

From: Laurie Jarvis <[REDACTED]>
Sent: Wednesday, September 14, 2022 12:03 PM
To: Comments <comments@thamescentre.on.ca>
Subject: Proposed condos 233 Upper Queen St Thorndale

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

Please note the below items of concern for the proposed 38 unit development.

- opposed to removal of trees as they are a natural sound barrier, housing for wild life and visually pleasing
- opposed to 38 units due to increased noise and traffic.
- opposed to the volume of potential volume of residents and volume of potential vehicles on our otherwise quiet street.

Sincerely
Laurie Jarvis

[REDACTED]

From: Anthony Lewis [REDACTED]
Sent: Wednesday, September 14, 2022 9:39 AM
To: Comments <comments@thamescentre.on.ca>
Subject: 39T-TC-CDM2201 233 Upper Queen St - comments/concerns

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hello

I write with reference to the APPLICATIONS FOR PROPOSED PLAN OF CONDOMINIUM (39T-TC-CDM2201), OFFICIAL PLAN AMENDMENT (O2-22) & ZONING BY-LAW AMENDMENT (Z9-22)- REVISED. I live at 153 Agnes Street, Thorndale.

I do not necessarily oppose development on this site, but this proposal is over-development, and such a significant rezoning (and deviation from the Official Plan) is not justified.

My concerns/comments:

- There is no community-based justification to increase the density on this site **two levels**, from R1 to R3. Why skip R2 completely? That smacks of greed.
- The site is not supported by **public transport, a commercial/retail precinct, or on an arterial road**, making this level of density unsuitable and unjustified. Thorndale is a semi-rural village, not a city. This site is suitable for single dwelling residential development.
- Seeking several "special provisions", such as the **significant changes to building setbacks and interior yard provisions**, is over-development and not justified. The R1 rear and interior yard depth provisions are there to maintain the low-density character of Thorndale. This level of density, with such small back and side yards, will adversely affect surrounding resident's enjoyment of their property.
- A development of this density, with such a limited number of visitor spaces and no public transport, will see a significant increase in cars parked on surrounding streets.
- Safety during construction is a concern, with many small children living in the area and very little room for heavy vehicles to enter and exit the site.
- What will happen to the trees currently on the fence-line (Agnes Street)? Destroying these trees will detract from the character of the neighbourhood and existing resident's enjoyment of their property.
- And again, with small children in the neighbourhood, will there be sufficient fencing protecting surrounding residents?

Regards
Anthony J. Lewis

From: Emily Lewis [REDACTED]
Sent: Wednesday, July 27, 2022 11:37 AM
To: Alana Kertesz <akertesz@middlesex.ca>
Subject: FW: Proposed plan of condominiums in Thorndale: 39T-TC-CDM2201

CAUTION: This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Alana,

I am contacting you as Mark is out of office. I can wait for his return if there is no public meeting planned during his absence.

Thank you,
Emily Lewis

From: Emily Lewis <[REDACTED]>
Date: Wednesday, July 27, 2022 at 11:27 AM
To: mbancroft@thamescentre.on.ca <mbancroft@thamescentre.on.ca>
Subject: Proposed plan of condominiums in Thorndale: 39T-TC-CDM2201

Hi Mark,

My name is Emily Lewis and I just recently purchased [REDACTED] which backs onto [REDACTED]
[REDACTED]

I have been made aware of a proposed plan of Condominiums to be built in the lot behind me. I was wondering if you have more details regarding the plan, and specifically about fencing and trees on the property line.

I also wish to be included on the list to receive information and notices for public meetings.

Thank you,

Emily and Anthony Lewis
[REDACTED]
[REDACTED]

From: Kerolos Lutfalla [REDACTED]
Sent: Tuesday, September 13, 2022 10:00 AM
To: Marc Bancroft <MBancroft@thamescentre.on.ca>
Cc: Comments <comments@thamescentre.on.ca>
Subject: 233 Upper Queen St

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good morning,

Regarding the proposed new condominium on 233 Upper Queen St. there will be 3 units being built next door and with the current design of Upper Queen St., there are no curb & gutters on the street - how and where is the storm water draining? There will also be on site snow storage, has this location been determined?

-----Original Message-----

From: Josy Fitz Patrick [REDACTED]
Sent: Friday, September 9, 2022 1:02 PM
To: Comments <comments@thamescentre.on.ca>
Subject: Applications /Thorndale

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

1) Purpose and Effect of the Proposed Plan of Condominium This proposal plan is not feasible to the area in which you are suggesting to place, hence your wanting to change the Zoning By-law, to squeeze 38 "LOW RENTAL HOUSING UNITS" onto this small property.

Also the accessibility by a private road from Upper Queen St. will increase a tremendous and incredible amount of traffic on this quiet, narrow road that floods with every rain fall that's last more then one day. These units will effect our privacy and our quiet life here on our street. Also, what will be the financial burden on Thorndale tax paying residents for the maintenance and responsibilities of this "Private Road"?

2) Purpose and Effect of the Official Plan Amendment You are asking us to let you break laws that were written for good reason so it will benefit who exactly? I see no benefit to the renters/owners of a piece of property that will be diminished is size considerably to place money into developers, buyers and maybe even township coffers.

This last remaining part of historical Thorndale will be destroyed. Our quiet street will be inundated with constant vehicle traffic, noise of those vehicles and its residents exponentially 24/7 and the greater risk in crime because of the low rental housing. We are not a city and we do not want that city mentality to come any closer then it already is.

3) Purpose and Effect of the Zoning By-Law Amendment Now we read this proposal you intend to make "Special Provisions" by "Reducing Living Space"

This is not anywhere close to special living in the country. Or would you want to have your family of young children to live in such a reduction of outdoor living space.

1- FRONT YARD DEPTH 10 meters to 8 meters
SIZE EQUIVALENT LARGE BEDROOM
10.94 yards to 8.75 yards

2- BACK YARD DEPTH 10 meters to 6.6 meters
SIZE EQUIVALENT SMALLER BEDROOM
10.94 yards to 7.22 yards

3- INTERIOR SIDE YARD 10 meters to 2 meters
SIZE EQUIVALENT 10.94 yards to 2.19 yards How is the proposed "SPECIAL PROVISION" even considered an out door living area for children to grow up in?

This whole proposal equates to nothing more then "LOW RENTAL HOUSING" which is not welcomed here on Upper Queen St. or would I think anywhere else in Thorndale.

As you try to suggest Condominiums, in truth it is LOW RENTAL HOUSING FOR VERY LOW INCOME WELFARE FAMILIES

We vote against the APPLICATIONS FOR PROPOSED PLAN OF CONDOMINIUM (39T-TC- CDM2201), OFFICIAL PLAN AMENDMENT (02-22) & ZONING BY-LAW AMENDMENT (Z9-22)

Residents of [REDACTED] M. Roberts & J. Fitz Patrick

Sent from my iPhone

To: Municipality of Thames Centre
re: Application for Draft Plan of Condominium (39T-TC-CDM2201)

Mon. Sept. 12, 2022

From: William & Christal Tipping

██████████ ██████████ ██████████ ██████████
████████████████████ ██████████ ██████████ ██████████

As residents of ██████████ ██████████ ██████████ since Jan. 1978, we are against amending the Municipal Bylaw that would allow 38 residences to be built at 233 Upper Queen St. Our street, which is four blocks long, between Fairview Rd. and Railway St., consists of 34 homes and you are looking at more than doubling that number with this amendment.

Upper Queen is a narrow street, with no curbs or gutters and an old, undersized storm drain dating from the early 1900's. When the Community Centre grounds are very busy, overflow parking tends to be on this street and Fairview Rd., which makes the street even narrower with people parking on both sides. With only one way in and out, using a narrow lane, according to the plans we saw, this would be very dangerous for emergency vehicles, as well as for the residents themselves.

This street has been a quiet area for many families that walk or bike by our home, on their way to the Community Centre grounds, many using the south sidewalk as it goes directly to the playground, splash pad, etc., so that they don't have to cross the street numerous times. Many people prefer this peaceful street, as they feel it's safer for all ages, as King St. is faster with more traffic.

We know that there are already similar housing units planned for the extension of Monteith Subdivision and Rosewood Subdivision, although we bet not as close together, so why put so many units on a small parcel of land that doesn't meet the criteria laid out in the Official Plan? We don't have a problem with infill, but this seems to be going over what needs to be in this area. When subdivisions are built nowadays, they have retaining ponds, but obviously that isn't part of this plan. The storm drains won't handle the extra water from 38 units, so where is it going to go? Hopefully not on the neighbouring properties. This street goes downhill from Fairview Rd., with a 21 foot drop to Railway St., so a lot of the ground water comes down the street and sidewalks when it rains, not all goes into the catch basins.

What about the school, which is already overflowing, garbage pickup, delivery trucks, etc.? The hydro system in the old part of the village is not upgraded and is all above ground, unlike new subdivisions which are underground.

As well, things change when mature trees are removed. They actually soak up the extra water and absorb sound and shelter wildlife, but won't if they're cut down to build this many units.

We have noticed a big change in traffic on Agnes St., north and south, since it was opened up through to Foxborough. We don't want to see more of the same going east and west. Most people are fairly respectful, but there are always a few who don't think they need to stop at the stop signs, so there have been some close calls. We know this happens everywhere, but doubling the housing isn't going to make the traffic problems less, but will actually make things worse.

We think that a better use of this property would be a single storey seniors rental complex, similar to Nissouri Manor, so that more seniors could affordably stay in their own community.

Thanks for your time,
William and Christal Tipping & family

Marc Bancroft

From: L.J Wessel [REDACTED]
Sent: Tuesday, July 26, 2022 9:28 PM
To: Marc Bancroft
Subject: 233 upper Queen condo

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Morning,

I would love more info on this. I am super pissed. (Sorry not professional) this is BS. It's funny this is coming about when I was standing beside these two 3 years ago against the severing of the lot next to them.

I would like do vote against this. So if you could send me any info that I require that would be appreciated. I see I also need to contact the condo board in London.(I don't live in London so I don't see what they have to do with this)

38 condos are just going to add to the traffic issues. We already have the new subdivision on Agnes that I count 4-5 cars a day blow the stop sign but nothing is done. We live down the street from the community centre.

This back street is a drag strip half the time. Let's add to it!!! Maybe a kid need to be hit before some thing is done. (Better not be my kid)

Woo super let down that a small town is willing to sell their small town for dollars.

Thanks

LJ Wessel
[REDACTED]



Tom Heeman
Councillor Ward 1
Thames Centre

Re: proposed 38 townhouse condominium development at 233 Upper Queen

We have concerns regarding the possible approval by council of 38 units on a 2.36-acre lot. This would be more than the number of residential units presently on Upper Queen.

The existing Upper Queen neighbourhood is comprised of older homes on a street which is also used as overflow parking for the Community Centre. With only 4 visitor parking spots allocated for "233 Condo Complex" there will be increased street parking along Upper Queen, adding to the safety concerns.

The single 3 m. wide access lane servicing the townhouses is of concern should an emergency arise within the complex and access hindered by street parking in front of the units. A fire lane designation does not guarantee compliance with the law. There is also a question of where to move the snow in such a closed environment.

Council might also want to consider the school's capacity to deal with the possible increased attendance.

We do not oppose the construction of new homes on the in-fill lot. What is of concern is the density of housing in such a small area. We hope that council will ask for amendments to the proposal to better reflect the character of the neighbourhood. Increasing the 25' frontage and decreasing the dept to maintain the same square footage allows for a wider access road as well as room for sidewalks. The smaller number of homes would lessen the impact on the area.

Signed	Address
<i>[Signature]</i>	[Redacted] THORNDALE
Shelley Strubin	[Redacted] Thorndale.
Richard Kyratkevich	[Redacted] THORNDALE
<i>[Signature]</i>	[Redacted] THORNDALE
Angela [Signature]	[Redacted] Thorndale
Kyle [Signature]	[Redacted] Thorndale
Julie Wan	[Redacted] Thorndale
Dan [Signature]	[Redacted] THORNDALE
Cathy Whitcroft	[Redacted] - "don't take down the trees"
<i>[Signature]</i>	[Redacted]
Brian Allison	[Redacted]
Ann Stevens	[Redacted]

Tom Heeman

Councillor Ward 1

Thames Centre

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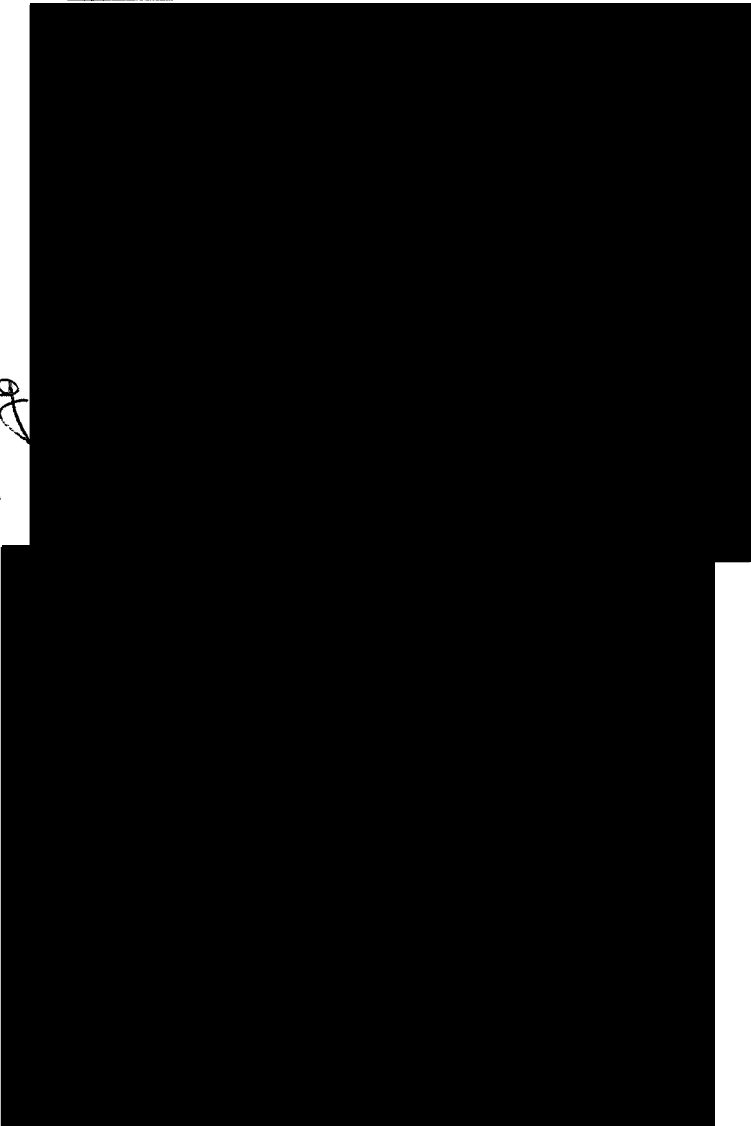
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Signed

Address

Margaret Smith
Kathy G. O'Leary
Kevin Green
Paul S. W.
Bill Zoff
Christal Duppier
M. G. C.
Sherry Jack
Ken Jack
M. H. M.
J.A.
B. Butts
A. J. C.



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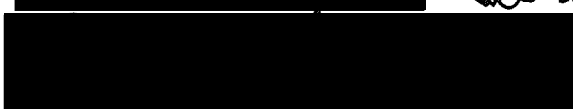





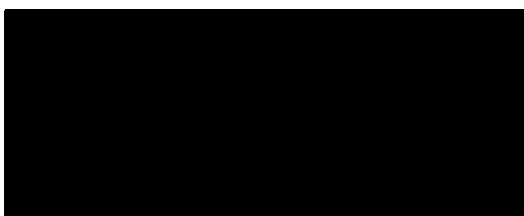




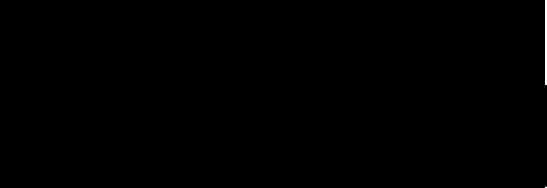
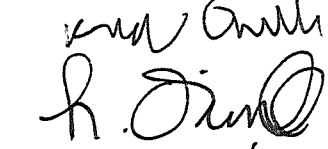
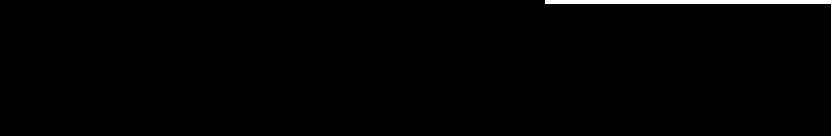
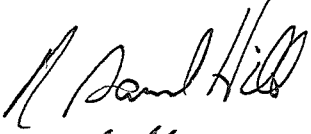

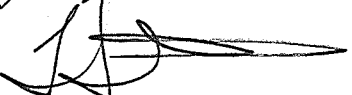
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Council might also want to consider the school's capacity to deal with the possible increased attendance.

We do not oppose the construction of new homes on the in-fill lot. What is of concern is the density of housing in such a small area. We hope that council will ask for amendments to the proposal to better reflect the character of the neighbourhood. Increasing the 25' frontage and decreasing the dept to maintain the same square footage allows for a wider access road as well as room for sidewalks. The smaller number of homes would lessen the impact on the area.

Signed

Address

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Signed

Address

<i>Bruce Way Jacelyne Kious</i>	[Redacted]	<i>Thorndale</i>
<i>Dwayne Stevens</i>	[Redacted]	<i>Thorndale</i>
<i>Eds SANDERS</i>	[Redacted]	<i>Thorndale</i>
<i>MARY LOU MURRAY</i>	[Redacted]	<i>THORNDALE</i>
<i>William Mervin</i>	[Redacted]	<i>THORNDALE</i>
<i>Ed Murray</i>	[Redacted]	<i>THORNDALE</i>
<i>Ronald Brun</i>	[Redacted]	<i>Thorndale</i>
<i>Bruce W. Patton</i>	[Redacted]	<i>THORNDALE</i> //

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<u>Signed</u>	<u>Address</u>	<u>Thorndale</u>
W. Marks	[Redacted]	"
Thorndale	[Redacted]	"
Dale Thore	[Redacted]	"
X Thore	[Redacted]	"
Jyllie	[Redacted]	"
Michael	[Redacted]	"
Ashley Wessel	[Redacted]	
Nicol Dulga.	[Redacted]	Thorndale.
[Signature]	[Redacted]	THORNDALE
Kok	[Redacted]	Thorndale.
[Signature]	[Redacted]	THORNDALE
[Signature]	[Redacted]	THORNDALE
[Signature]	[Redacted]	THORNDALE

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Address

Joanna Granville	[REDACTED]	Thorndale
Karen Bernard	[REDACTED]	Thorndale
Ronald E. Granville	[REDACTED]	Thorndale
[Signature]	[REDACTED]	THORNDALE
Summere Wakem	[REDACTED]	Thorndale
Laurie Gross	[REDACTED]	Thorndale
[Signature]	[REDACTED]	THORNDALE
nonongea	[REDACTED]	Thorndale
Angus J. Murray	[REDACTED]	Thorndale
alisa Campbell	[REDACTED]	Thorndale
Tom Dunston	[REDACTED]	Thorndale

↳ Drainage