

## Comments Jan 29 Council

Ida/Eva 39T-TC-CDM2302 O3-23 Z31-23

### 1. Maas

RE: file 39T-TC-CDM2302 D. CHARABIN HOLDINGS INC ZONING BY LAW REQUEST

This email is regarding the proposed application file # 39T-TC-CDM2302 location west of Eva and Ida St, Dorchester. It is our hope that our elected council will work on our behalf to deny this request as the proposed application does not fit with the existing properties on Ida and Eva Street or the surrounding area. The township should be ensuring that any new development should be in line with the existing properties sizes and house styles.

With our property being affected the most by this development we are making a **formal request to oppose** the rezoning of the property to smaller sizes. With the proposed application our property will have 11 1/2 properties backing onto our lot which will significantly reduce our property value. We have consulted multiple real estate agents, and all have confirmed this will have a huge impact financially on our property.

Our kitchen, family room, bedroom windows and back deck are on the side in which the development is being built, the height of the buildings will have a detrimental impact and significantly reduce our privacy and the amount of sunlight our property receives. The reason we moved to Dorchester was to have a big lot in which your neighbors were not in your back yard!

The developer says they want to build these properties for retirees and young families, but retirees are not looking for homes with 3 floors for mobility reasons and young families with small children will also not want the stairs for safety reasons.

We have lived here for over 25 years and the property they want to build on has changed hands multiple times. It seems to be because every time a new owner gets a new land survey, they find that it is like quicksand and the added excavation costs to build motivates them to sell it. We mentioned this to the current owner at the town meeting and they responded that their survey said it was fine to build on as is. Most people that we had mentioned this to are shocked, either the surveyor is telling them what they want to hear, or the owner is not telling us the truth. This concerns us as to how the drainage will affect our property if they build as is. Although we have been told that we will not have to hook up to sewers with this development the cost to bring these services down our streets will end up being passed on to the property owners. This has been proven by similar situations in the town and it is not fair to the homeowners to have to take on these extra costs especially in a time where inflation is at its highest and people are struggling to make ends meet as it is.

There are so many cons to this development:

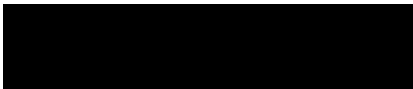
- being North of the river and only having one bridge for access to get to Hamilton Rd the additional traffic will be a nightmare. With the existing traffic it is often hard to turn from Minnie St onto Catherine St to get to Dorchester Rd.

- If there is a train on Minnie St, it will impact the flow of traffic in all directions, Minnie St, Catherine St and Dorchester Rd. There have been multiple times that it holds up traffic on Dorchester Rd turning onto Catherine St as there is a line of cars waiting to turn onto Minnie St which backs up to the stop sign and people are not able to go around.
- As there are many children living nearby, and no sidewalks, the additional volume of cars coming in and out would, in my opinion, make the area far more dangerous for pedestrians, especially young children
- the construction vehicles alone that will be travelling up and down our small streets will be an inconvenience to the existing homeowners and dangerous for the small children that play on our streets
- our schools are understaffed for the current community children as it is and do not have the capacity to have more children
- The community is growing so fast and the town does not have the infrastructure to support these changes ( ie water tower / roads )
- crime rates will increase more with larger subdivisions, we have already seen this happen over the last few years, and we do not have the police support for the growth of the community
- There are no transportation services in the community to support individuals getting around town

We imagine you will receive several similar objections from other residents living in the area and we trust and plead with you to refuse this application on the basis that it does not fit with the existing residential area.

We respectfully request notification of any further actions or decision made by Town Council respecting this matter.

John and Jeanette Maas



## **2. Roberston/ Blair**

The residents of [REDACTED] are OPPOSED to 39TCDM2302.

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to 39TTCCDM2302.

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to (03-23)

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to (Z31-23)

Trish Robertson

Doug Blair

### **3. Gilbert**

Dear Mr. Bancroft and Council,

I am writing you today to remind you of my concerns about development north of the river in Dorchester. In addition to my concerns with the large Auburn proposal, I am equally concerned with the two proposals to be discussed at the January 29th council meeting.

In particular, because it is so close to my home, the proposal for the end of Eva/Ida street greatly concerns me. I have been advocating for some time that Ida Street should remain a dead end street, and I'm sure the residents on Eva feel the same way. You have all heard my concerns with extending the street, and I hope it has helped shape future amendments to the proposed Auburn plan. Given the Eva/Ida proposal is asking to also extend Ida street, I will ask you again to push back on the developer. Additionally, what the developer is proposing is not in line with the current zoning for the property. I am deeply concerned that allowing the zoning to be changed to allow townhomes and stacked townhomes is so far outside the characteristics of the current neighbourhood that it will in all likelihood further reduce the property values of the surrounding home owners.

Finally, with all the land on the North side of the river starting to gain more attention for development, I would think Thames Centre staff and Council would be looking at these developments on a consolidated basis instead of each individually. In particular a traffic study showing future traffic patterns as a result of the Auburn, North Street, & Eva/Ida Street proposed developments is a minimum of what is needed to even consider any proposals. What I would hate to see if one or more of these developments get green lit, and then avoidable problems come up as a result of poor/lack of information. Need I remind you that we have one bridge crossing, and a rail line that runs 28 freight trains a day (plus via trains). This is a major problem that is being overlooked by the developers and needs to be addressed to the satisfaction of not only council but the existing residents.

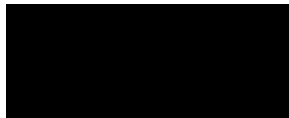
I will close by saying, I hope council lives up to the recently released Strategic Plan, and the particular section that notes "smart planning decisions to grow the community, while maintaining a 'hometown

feel". I ask, how will growing the population of Dorchester by 50% through the current approved developments (Boardwalk & Sifton) plus the proposed developments north of the river help maintain a 'hometown feel'? Are we building new hockey rinks, ball diamonds, soccer fields, schools, hiring full time firefighters, growing our contract with the OPP, gaining access to more water, creating a new dump, expanding our waste water plant, etc etc. With such an influx of population, there is no way for the amenities of living in Dorchester to scale at the pace of population growth. If the developers want to come into this town, and reap the profits of developing these properties, it shouldn't be at the expense, the reduction in home equity, or the loss of quality of life of the current residents.

As always, I'm open to any questions you may have. I'd also be happy to meet with any of you who wish to come out to Ida Street and see for yourself what the marshy property to the west of me is like, I just recommend bringing knee high rubber boots.

Best Regards,

Darren Gilbert



#### **4. Martin**

Hi

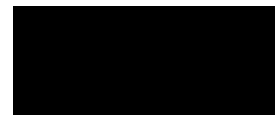
This email is to advise our opposition for the Rezone application to have R3 sites reduced in size.

This is also a formal request to have the townhouses planned be moved somewhere else in the building plan so they are not adjacent to existing homes.

The townhomes are not in line with the existing homes on Eva and Ida - the builder should be putting them somewhere else in the plan that is not near existing homes. Having the townhomes near existing homes will significantly devalue the existing properties.

The township needs to ensure that any new building is in line with the existing properties size and homestyle.

Kevin/KellyMartin



#### **5. Hewer**

Your Name (first and last)

Mary Anne Hewer

Address

[REDACTED]  
City/Town

[REDACTED]  
Postal Code

[REDACTED]  
Email Address

[REDACTED]  
Telephone Number

[REDACTED]  
Are you a...(select all that apply)?

Resident

Which staff or departments were involved?

Comment concerning the Eva Street extension.

What type of contact or interaction did you have (select all that apply)?

Telephone Conversation

Provide details of your complaint.

I have lived on Eva ST. for 50 years. When we moved here there was a terrible odor, there was a sub floor in the basement, when we removed it there was a lot of stale water and the floor was cracked down the length of the floor. The basement was so wet all the time we had to wear boots to go down there.

When we got it fixed they said they had never seen so much water under a house.

We later learned these houses were built on a swamp.

In 1992 they extended the street when they got in front of my laneway there was a water spout that took nearly a week to cap.

We had to sue the neighbors on the [REDACTED],

the ones before the one that is there now because they have to have a hose that they would run the water from one of their sub pumps in our yard. There has been four families in that house and they would run the hose in the front yard over the side walk.

I am also aware of many other houses on the street with water problems.

We have spent money getting our septic system retiled and I do not have money for a sewer system and I don't know of any one with \$25,000.00 sitting around to pay for them.

Where did it happen?

I had called because I am unable to attend the meeting Thursday Dec. 7 2023.

I was advised to send a e mail and I could not find a section for comments on the meeting so I used this page

Notice of Collection

Yes