

Hello- please include these concerns for the public meeting being held at 6:30PM on Monday June 13th...

Here are some concerns regarding the new Reid's Heritage Homes project (File ozs22-006):

a) PARKING

They are not allowing for enough parking for owners and visitors, as I believe there are roughly 160 spots for 160 dwellings. I imagine you have this number, but I assume most families in the area have an average of 1.5-2 cars per household.

b) GREEN-SPACE

There doesn't appear to be much if any park or green space within the community. They should get rid of Block C and/or Block D of the stacked townhomes to allow for a nice park area (this would also free-up the need for 40-60 parking spaces). It would also recover some of the storm water run off from all these new hard surfaces. Alternatively, could a portion of this land (say Lot 1 and Lot 2 on Dawn, beside the "Emergency Access") be designated for a park area that all local residents could enjoy?

c) STORM WATER MANAGEMENT POND

What is the requirement for Storm Water Management in a complex like this? I live across the street at Hearthstone/Ferris Circle, and we already have concerns about water issues here. I understand the water table is very high here. Every time we get the slightest rainfall Lowes Road West gets flooded from side to side with 2 large "puddles" that get up to 6" deep. This will get much worse as we add more hard surfaces in this area.

d) TRAFFIC CONGESTION

At Ferris Circle we already have issues with residents parking on their lawns and on Lowes because there wasn't enough parking planned/allocated. Hearthstone involved converting 4 dwellings into 36, and this new development is taking another half dozen homes and converting them to over 150 dwellings. In addition, there is a 6-storey apartment complex at Gordon and Lowes that nears completion. In addition, Reid's owns 4 more current bungalows at Dawn and Lowes that will be the next phase of their project. That's way too much traffic spilling onto Lowes. Instead of the "Emergency Access" that Reid's is planning, there needs to be a 2-lane entrance/exit coming off of Dawn in order to ease the traffic burden on Lowes.

e) PRIVATE ROAD

I understand they are also planning a private road for this complex. Our experience at Ferris Circle has not been a good one so far. We would have preferred this was a City street. We are forced to pay a condo fee to cover the maintenance of this private road. It is too narrow, there's not enough parking, we have to pay exorbitant amounts for snow clearing, build a contingency fund for future road and sidewalk repairs, and have to pay additional insurance to cover liability issues. The higher density/less frontage of the lots also means there isn't enough space to park on the street in front of our homes. In the case of Hearthstone, (for the sake of 1 less building lot), it would have been far simpler to have

Ferris Circle wide enough and with a sufficient turning radius to conform to a City street standard.  
(Merely meeting the minimum development requirements is rarely the best practice)

I realize that the Reid's Heritage proposal probably meets the MINIMUM STANDARDS that are required by The City for such a community development, however, not just MINIMUM, but MORE DESIRABLE or RECOMMENDED or PREFERRED suggestions such as those mentioned above should also be considered in new developments, as better designed neighbourhoods are happier neighbourhoods!

Thank you for your consideration.

Cheers!

*JOHN R MILLER*