

As delegates representing Huttonville residents [in ward 4](#), we appreciate the opportunity to voice our concerns with regard to the proposed development of 1879 Queen Street West, referred to from hereon as MOCON Greenhouses Development Proposal. (MGDP)

After reviewing the MGDP, as well as the relevant studies related to this proposal, I would like to speak about the concerns we have that present as serious issues.

The key issues are as follows

- High Density housing and the associated concerns with traffic, parking, accessibility and safety, with consideration to consistency relating to existing neighborhoods
- Impact on environment of water table, adjacent greenspace/forest/ravine

My colleague Tony Mason [in ward 6](#) will address the [incompatible land use and zoning to surrounding lands](#) in his discussion.

Presently, the proposal from Korsiak Urban Planners shows the lot being developed with 9 single detached homes, 39 townhomes, 17 town/condominiums, as well as a 200 unit 12 storey apartment building on this 6.91 ha site (with 3.64 ha of developable area) The total number of units is 265.

Our concerns lie in the concentration of dwellings in such a small area, and the obvious associated issues, which ultimately will compromise the safety and well being of residents living in this development as well as the neighboring areas.

Firstly, the issue of accessibility. The proposal shows only one “common shared access point *traffic impact study, BA Group Nov 25 2020.

A single access point means that all of the residents will have only one way in and out of this development – causing several problems including vehicular traffic congestion, as well as the safety issue for emergency and fire vehicles.

Secondly, the issue of parking within the development - Forecasting the residents’ vehicles requiring parking, with 65 detached or townhome units with an average of 2 vehicles per unit, (130) as well as the apartment with 200 units, 2 cars per unit, (400) there will definitely be an issue with available parking. The proposed parking shows allotted space for 410 spots solely available for residents and visitors of the apartment, with no extra area designated for vehicles of visitors of the houses, which totals 530, and that’s a conservative number.

Thirdly, the high density homes on MGDP are not consistent with the immediate area neighborhoods. Other developments in the area feature detached single family executive homes, including the neighborhood directly east along Queen Street West, built by Kaneff, the development directly north on Royal West Drive, as well as the two homes that were recently built on River Road at Queen Street West. These homes are consistent with the neighborhood aesthetic, with lots of space for existing mature trees and greenspace.

There are several other proposed developments to the adjacent properties of MGD, all with high density housing. Both the CESTA proposal to the west, with a total of 59 units, and the Larencore and Branthaven developments to the east, as well as the Rotary Club property with 2 apartment buildings proposed for that site. These developments will all contribute to a significant increase in traffic and access issues, with potential of an increase of over 2000 residents, on an already overtaxed road system.

Currently, Mississauga Road bears a great deal of local residential and commercial traffic in this area, with congestion occurring throughout the work week. As residents of this immediate area, we see times in the day where traffic comes to a complete standstill. There are times when the vehicles are lined up from south of Lionhead Golf to the lights at River Road and Queen Street West – (on occasion my husband has sat in traffic from the Lionhead Golf driveway, taking over 10 minutes to reach our home which is only 4 driveways north of the golf club) Adding high density housing along Queen Street West will only compromise and complicate an already existing problem.

To summarize, I feel it's important to appreciate that these few points I have mentioned are only a small part of the overall negative impact that the MGD will have on the area. We ask that you consider our concerns moving forward, and thank you for your time.