

June 1, 2022

Good afternoon, Ms. Caruso

**Subject: File OZS-2022-001 -**

My Husband and I, are writing to express, our strong opposition to File OZS-2022-001, the proposed rezoning at 227 Vodden Street East.

**We feel the proposed residential buildings, will be detrimental to the area.**

Nearly all residents in the Madoc neighbourhood are completely opposed to the addition of the multi-family housing at Vodden and Hansen. We feel that it will cause traffic and safety problems for the elderly and our children, create even more congestion within the surrounding schools that are already over capacity, promote increased negative activities, destroy our local wildlife habitat, and potentially lower the property values of the older existing community.

**Traffic and the safety of pedestrians are major areas of concern.**

The increase in the volume of vehicles, prompted by the proposed residential condos, along with the previously narrowed lanes to accommodate bicyclists, will greatly impact the already existing traffic jams at the intersection of Vodden St East and Kennedy Rd, as well as Rutherford Rd and Vodden St East. This congestion, already spans the distance between Queen St and Kennedy Rd, stretching all the way to Bovaird Drive and Kennedy, routinely blocking the intersections with traffic jams and/or accidents. Motorist will likely opt for alternate routes, such as Archdielen or Rutherford via Vodden, both of which are throughways for local homes, multiple schools, a community center, and a church, in the immediate area.

And while the traffic may be lighter on average due to Covid and those able to work from home, the local neighbourhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighbourhood. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Kennedy Rd and Queen St, as well as to Kennedy Rd and Bovaird Rd which may not have been anticipated during the last rezoning approval.

There is also concern of unanticipated issues that will arise during the construction of these new units that will negatively impact the community; transport, use, and storage of heavy equipment necessary to build (cranes, dump trucks, etc), excessive dust & noise pollution, containment and safety of the new development to curious passerby's, to name a few.

**Schools in the area are already reported at overcapacity in classrooms.**

Teachers and their support staff are overextended, and concerns regarding school bus shortages transporting our local children, have been previously reported. Overcrowding in classrooms is detrimental to our children's education and health. It restricts their opportunity to receive the one-on-one instruction or assistance that may be required – whether it be through Teachers, Guidance Counselors, or special events. It places undue strain on our Educators and Supporting Staff to prepare, monitor, and anticipate the needs of our students in a way that will allow them to flourish. The Council should seriously consider not approving additional multi-family dwellings in the residential area. It will create, or promote a situation that will cause school efficacy to fail, not only for this proposal and/or other approved plans, but also for those who already reside in the neighbourhood.

**Property values are likely to go down, while costs to maintain the area continue to rise, and will only be compounded if multi-family apartments or condominiums are permitted to be built.**

Highrise, multi-family dwellings are inconsistent with our older developed neighbourhood. There is already a massive increase in number of homes being rented; where both top and bottom apartment units are being occupied by multiple families. The population increase, being supported by the neighbourhood from these circumstances alone, are continuing to place additional strain on our school and transit capacity, as well as garbage, postal, and emergency services. It can be very evident as to which homes in the neighbourhood are occupied by multiple renters, verses home owners. Unmaintained yards, garbage overflowing, lack of shoveled sidewalks, excessive parked vehicles, and obvious absence of required property repairs, can be clear indicators of neglect due to a lack in "pride of ownership". We understand that, affordable housing is an indisputable issue, and something must be done. However, adding a Highrise to the corner of our neighbourhood will ultimately lower the, already decreasing value of the surrounding homes. To compound matters, many single households these days maintain 2 or more cars per family. This calculation can be doubled, if the home is being split between two rentals. The increase in vehicles from these arrangements, have created parking issues that hinder or obstruct travel on our residential streets, as is. Adding additional "through" traffic from these Multi-family units/condos will eventually place our families at greater risk.

We have been Residents for over 20 years, and in the past 10 years we have experienced a slow but steady, increasing number of reported instances, involving break-ins, vandalism, deadly and domestic violence, and fatal pedestrian-traffic accidents. We feel a portion of this can be directly attributed to the increase in residents to the neighborhood. Our neighbourhood was not designed, or developed, with an anticipated 100% increase in capacity or needs - utilizing the existing/original support services intended for half the volume. It is already suffering. We fear the proposed additional multi-family dwellings will negatively impact, the already teetering balance of safety and community, in the area.

**Plaza supports and provides services to residents, that rely on it for day to day shopping needs.**

This is the only pharmacy, grocery, and multi-leveled dollar store, in the immediate area. This plaza is also comprised of a natural health store, beauty parlor, wine kiosk, flower shop, a small boutique, snack bar, a gym and a pizza place; to name a few of its services. All of which allow a well-rounded opportunity for residences in the area to pick up weekly groceries, last minute gifts, home supplies, and medications; as well as provide an avenue for social interaction and physical fitness for young and old. For groceries alone, relocation of these amenities would redirect all the local home owners to the No-frills on Queen St and HWY 410, the Fresco across HWY10 on Vodden, the Giant Tiger at Main Street North, or lastly, the grocery plaza at Bovaird/Kennedy. These distances may not seem substantial to those who own a vehicle and drive. However, to those residents without a vehicle, it would prove quite problematic and becomes even more detrimental in the winter months. The extended distance, time, and cost of transit required to access these alternatives, impacts not only our elderly who require handicap accessibility/assistance, or live on a regulated income, but also "Stay at home" Moms with small children, as they will have increased limited access to basic needs on a daily basis. And our young individuals, who don't yet drive, but are just growing into independence and adulthood, will also be deterred from making small steps at learning to interact in more useful, responsible ways – whether it be running errands to the plaza, or holding down their first job close to home.

**Considerable risk to Wildlife that has been observed in the area, and development will potentially destroy their habitat.**

Any planned development of the property should consider the continuing impact to local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency, prior to approving development.

**On a more personal note .....**

We chose, and have lived in this neighborhood for 20 years because we were drawn to the established older homes, young families with children, and an abundance of green space – and the

obvious lack of high-rises in the immediate area. It appeared safe, clean, quiet, and it was convenient to amenities such as schools and shopping, without having to access the busier surrounding streets.

We've watched our neighbours grow older as they put down roots, and friendships have been built and strengthened by shared hardships and experiences through winter storms, flooding, and Covid .... and happier events like Graduations, milestone Birthdays, and new arrivals. Our Son and his friends have grown up, attended schools and churches in the neighborhood, they've walked their dogs, climbed trees, and built memories of their own. They've been on "ice cream dates" at the plaza, done late night "Timmy's" runs, played sports in the streets and at the community center, they've learned to ride their bikes - and then later ... learned how to drive on the quieter streets - perfecting their parking skills in the plaza lot. Some bought their first Mother's Day card at the dollar store, or experienced their first summer jobs at the plaza – expanding their skills and building their knowledge, And they stay connected by attending the local gym and meeting for a slice of pizza, or a coffee at Tim Hortons. They take pride in where they live and responsibility for their actions. They've participated in park cleanups, helped neighbours in need, respected the neighbourhood and it's rules, and supported the community,

**And now, we are asking for your support.**

We strongly urge Council to disapprove of the proposed rezoning in this location. Recent meetings and discussions with neighbours, prove they share and support our stand on the matter. However, many have not managed to attend meetings, or write letters and emails personally.

**We beseech you to consider building a new community of apartments/condos in a more undeveloped location, as there are many to choose from...**

Recently an affordable living building was constructed at the Southwest corner of Queen and Hansen. Perhaps, lower or adjacent lots could be acquired and used to continue this trend/project, and intern help to improve the area by building a community of apartments/condos on the South side of Queen. One that could incorporate a general store, laundry mat, hair parlor, restaurant/coffee shop, daycare, etc. within the lower "street level" of the building. Thus minimizing the impact on the Madoc neighbourhood, while making the Kennedy/Queen district more appealing and serviceable for everyone in the surrounding area. Remove the several "beyond capacity" car lots that currently occupy and disrupt the area, and invest in new homes that will build our community into something more desirable. The empty lot at Queen and Rutherford could also be considered – which has been vacant for 10+ years. Or the huge empty Pizza Hut parking lot at 410/Queen – where there are never more than 4 cars parked at the restaurant at any given time of the day ... and always the same ones??

There must be better options, then tearing down services that one community already depends on.

Provide a new location where the residents can enjoy the opportunity of growing in an environment, that has the same aspects that drew us to our neighbourhood. Build in an open, more spacious, area where residents will have the promise of Council's support for growth, in their newly purchased homes. Provide them with support in the form of adequate transit, community workers (postal, garbage, etc.), accessible emergency services, local businesses, and easily obtainable amenities. Provide them with sufficient parks to walk, play, and grow in, and ensure vacancy in the schools and churches they will attend. Build in an area where they won't have to fight traffic to exit their homes in order to access main roads. Build a new community where their children can grow up, make friends, play in the streets, and be safe ... just like ours did.

**Please don't destroy our neighbourhood, in order to provide a living opportunity for others - that just doesn't measure up!**

**Brampton can do better!**

Julie Robinson