

## LOSS OF GREENSPACE

This site is used on a daily basis by the neighborhood. It is the only space where families can play catch, play with their dogs, play soccer or baseball, fly a kite etc. You are proposing to not only take away the only green field for kids to play in but also to add hundreds more residents. There is also an environmentally protected forest on half of the site that offers kids a place to play and have fun. There are trails through the forest that are used by people walking their dogs or strolling in the shade every day. It is also home to many birds and mammals. You are proposing to bulldoze down this mature forest to make way for a parking lot.

## DOES NOT FOLLOW OFFICIAL PLAN

This project doesn't follow the intent of the Official Plan. High density residential zoning is supposed to be on arterial roads. This is a quiet low density residential neighborhood, on quiet residential streets. There are no medium density zonings that are adjacent to this property to make a transition from low to high density. The proposed site would also back directly on to industrial zoning, which the current site provides a buffer to.

## TRAFFIC ISSUES AND SAFETY

The proposal, at its current version, is for a 7 storey building with 137 units. This is just an idea at this time. Once the zoning is changed to high density, this proposal could change to a taller building or more units once a developer is sourced. As well, the lot that the school is currently on would be zoned high density, so we could potentially see another high rise on the property where the school is. All this extra density in a low density area is going to cause traffic issues. As it is, the intersection at Cedar and Simcoe is very busy and very dangerous. There is limited visibility when turning left out of Cedar Street and Simcoe is a very busy road especially at certain times of day. With all the extra cars that the proposed development would bring, I see this a safety issue. When people have to wait a long time to make a turn and there is a line of cars behind you, there is pressure to take chances. It's a busy intersection with pedestrians, cars and 2 businesses directly across. Also with the proposed apartments down Simcoe St., traffic will be highly increased by those residents also.

People currently use Cedar Street to walk their dogs, walk with their children, get the mail etc. There are no shoulders and no sidewalks because this is a quiet residential street. The proposal will add hundreds of vehicles that have no choice but to travel on Cedar street to get to Simcoe. Mixing all the extra traffic and families walking right beside that traffic and industrial traffic is a safety hazard.

## EROSION AND PROTECTED WETLANDS

The runoff water from the proposed site, is going to negatively affect the sensitive wetlands behind Cedar Street. The water will no doubt be contained within storm water run off basins, but it will eventually make its way to the wetlands. All the chemicals from hundreds of extra vehicles and all the extra road salt that this high rise will produce will have a detrimental effect on the wetland below. There is already an erosion issue in the lands behind Cedar Street and all the extra hard surface (building and parking lot) will only exacerbate this issue.