

RE: Proposed Commercial Development

475 Main Street, Palmerston, Ontario NOG 2P0

Introduction

Good day, members of the council. My name is John Akermanis, my better half is Diana Long, and I have been a resident of this beautiful neighborhood for 5 years. I am here today to express my concerns regarding the proposed zoning by-law change that would allow for a proposed 4-story mixed-use building in our community and backyard. While we understand the need for development, we believe this particular project would significantly disrupt the character and tranquility of our neighborhood.

Impact on Neighborhood Character

Firstly, the proposed 4-story mixed-use building is inconsistent with the existing character of our quiet, residential neighborhood. Our community is predominantly composed of single-family homes, and the introduction of a large commercial and residential structure would significantly alter the aesthetic and atmosphere of the area. This change could undermine the sense of community and tranquility that we currently enjoy.

Additionally, the proposed 4-story building's design and height are incompatible with the existing architectural style of our neighborhood. Our community is characterized by low-rise, single-family homes, and the introduction of a taller structure would stand out negatively, disrupting the visual harmony of the area."

To the west of the current neighborhood, there is a property better suited to multiple-story structures, given there are already 2 and 3-story buildings in that area. This location would be more appropriate for such development without disrupting the character of our immediate neighborhood.

Increased Noise and Pollution

Secondly, the increase in noise and pollution from commercial traffic is a major concern. The additional traffic from commercial activities would not only bring more noise but also increase air pollution, which could negatively affect the health and well-being of residents. The quiet environment we cherish would be disrupted, impacting our daily lives and overall quality of life.

Loss of Scenic Views and Natural Light

Another critical issue is the loss of our pristine view and morning sunrise from our rear deck or rear windows. The proposed building would obstruct these views, depriving us of the natural beauty and light that we currently enjoy. This loss would diminish our enjoyment of our homes and outdoor spaces, which are integral to our lifestyle.

Property Value Concerns

Furthermore, the introduction of a 4-story commercial/residential building could negatively impact property values in the area. Potential buyers may be deterred by the presence of a large commercial structure, leading to decreased demand and lower property prices. This could result in financial losses for current homeowners.

Traffic and Safety Issues/Concerns

Furthermore, the proposed development raises significant traffic and safety concerns. The retail traffic from the development, combined with that of TG Minto, makes the placement of just a stop sign seem inadequate. In addition to the daily commuter traffic, there is an added danger from trucks and vehicles that often travel above the speed limit, creating additional safety concerns, especially in poor weather conditions. We believe that more robust traffic control measures are necessary to ensure the safety of all residents.

Alternative Solutions

We are not opposed to development in our neighborhood, but we believe that additional residential homes would be a more suitable alternative. This type of development would align better with the existing character of the area and would not introduce the same level of noise, pollution, and traffic concerns. We urge the council to consider this alternative, which would be more harmonious with our community.

Community Sentiment

Lastly, I would like to highlight that many of my neighbors share these concerns. During our discussions, it has become clear that there is a strong collective sentiment against the proposed zoning change. We believe that maintaining the character and quality of life in our neighborhood is of utmost importance.

Additional Concerns

Fencing and Privacy

Given the retail space and the uncertainty about the type of retail expected, along with the apartment units appearing to be rentals, we would like to see the developer put in a fence along the rear of our properties. This would help stop headlights from lighting up our bedrooms at the rear, especially considering the increased traffic from the retail space. Additionally, a fence would prevent residents of the new development from taking shortcuts through our yards, ensuring our privacy and security.

Light Pollution

Lastly, we hope that the additional parking lot lights are designed to minimize light pollution. It is important that these lights are focused and do not spill over into our backyards and windows, which would disrupt our nighttime environment and quality of life.

Conclusion

In conclusion, while we understand the need for development, we believe that the proposed 4-story mixed-use building would have significant negative impacts on our neighborhood. If we had known that the said lands were going to be used in this manner, we would have never moved into our home. We respectfully request that the council deny the proposed zoning change and consider alternative solutions that align better with the character of our community. We trust that you will take our concerns seriously and make a decision that preserves the quality of life for all residents. Thank you for your time and consideration.

Best Regards,

John Akermanis & Diana Long

130 Bridge Crescent, Palmerston