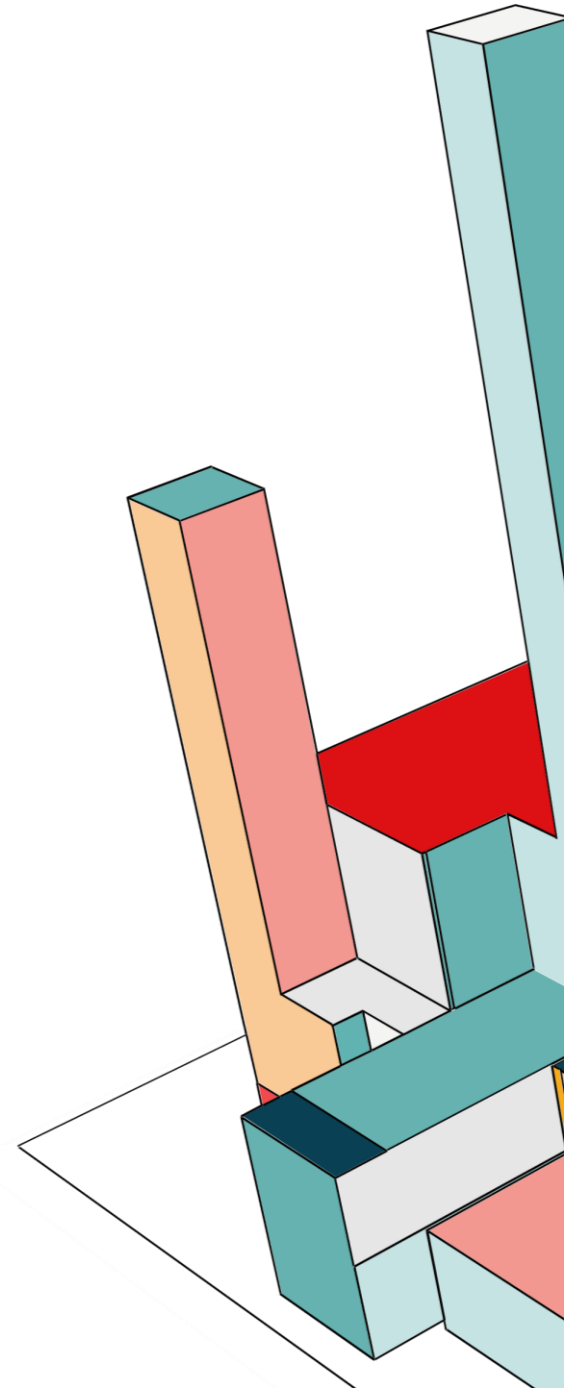


25 CHALMERS STREET HOUSING DEVELOPMENT

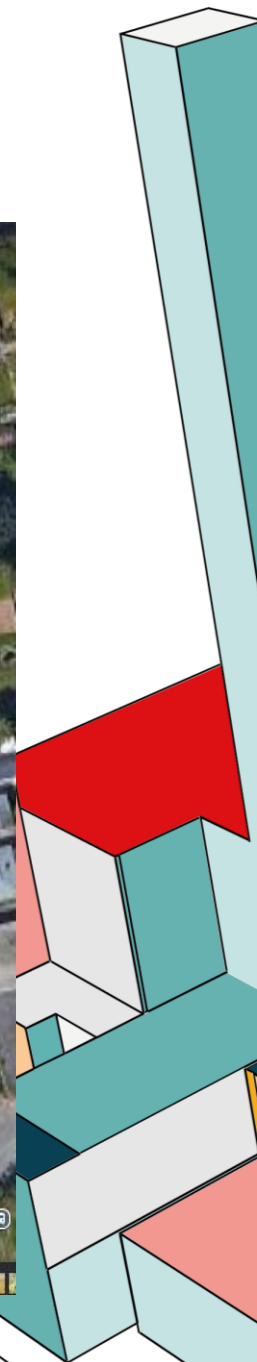
**PRESENTING ISSUES AND RAMIFICATIONS
PATRIZIA PIRAINO, NEIGHBOURHOOD RESIDENT**

CHALMERS/ELLIOTT STREET NEIGHBOURHOOD

- Many new-to-region families
- Lots of young families and young children
- 1-2 storey dwellings
- Low-to-medium traffic during off-peak times
- Lots of speeders, people not stopping at stop signs (across from development site) and elsewhere nearby
- Peak traffic times and mass times (church) see a large increase in traffic...
-even moreso when traffic is slow on Highway 97 (people use Elliott Street as a fast bypass)
- Adding 360 units (approx. 900-1000 people) would compound the traffic issues among other issues like safety



CHALMERS/ELLIOTT STREET NEIGHBOURHOOD

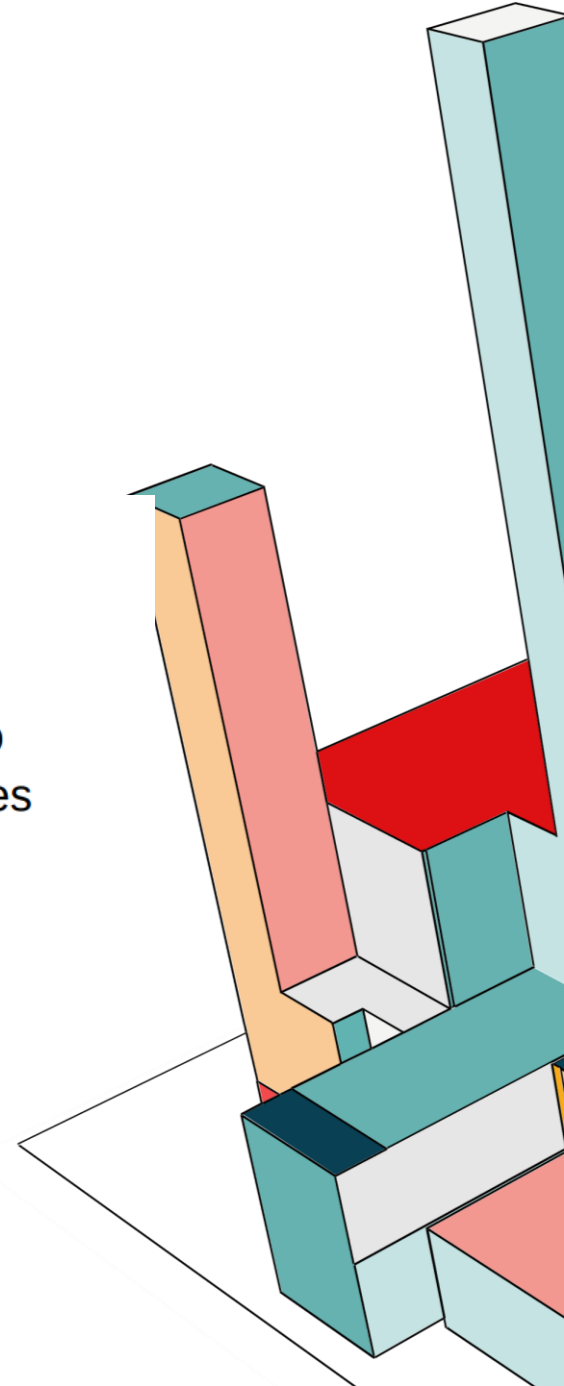


SIGHTLINES/VISUAL IMPACT

- From the planning document from the City (slide 12)
- 24-052-CD---City-Owned-Sites---Affordable-Housing-Concepts.pdf

It is the opinion of staff that the high density option represents the best opportunity for this site. With appropriate building design, the visual impact on surrounding residents will be similar to the existing school building and it will provide the opportunity for up to an additional 360 affordable rental units. The property is in close proximity to bus routes and commercial areas at the intersection of Main St and Dundas St. S which include, amongst other stores, a pharmacy, grocery stores, a bank and Canadian Tire.

0 Grand Ridge Drive



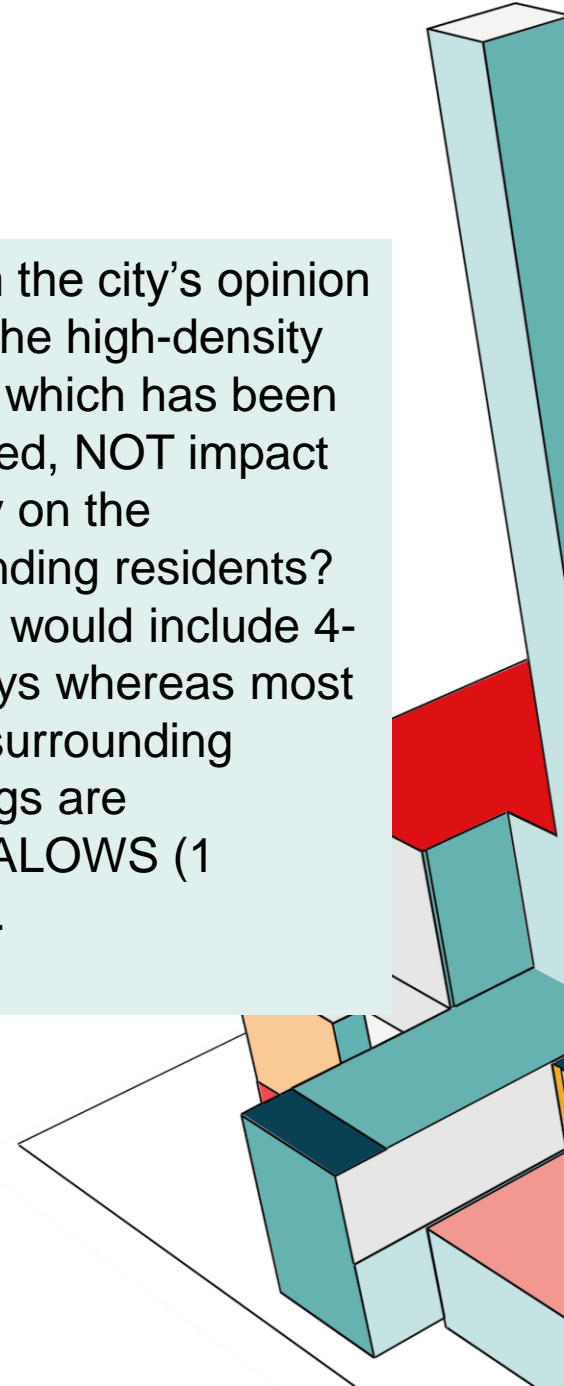
SIGHTLINES/VISUAL IMPACT

20 Chalmers Street S
St. Ambrose School Property

DEVELOPMENT CONCEPT - High Density Apartments (FUTURE PHASE)



How, in the city's opinion would the high-density option, which has been proposed, NOT impact visually on the surrounding residents? Project would include 4-5 storeys whereas most of the surrounding dwellings are BUNGALOWS (1 storey).



UPH NUMBER: HOW WAS IT ARRIVED AT?

Units per hectare rates differ greatly between proposed development sites (p 13-14):

10 Ethel Street:

Official Plan and Zoning By-law Amendments for an increase in maximum permitted density from 40 Units Per Hectare (UPH) to 76 UPH and a reduction in parking to facilitate up to 14 stacked townhouse units.

1580 Queenston Road:

Inclusiveness • Respect • Integrity • Service

Official Plan and Zoning By-law Amendments for an increase in maximum permitted density from 40 UPH to 89 UPH and a reduction in parking to facilitate a three-storey walk-up apartment building with up to 24 units.

0 Dando Avenue:

No further action be taken by staff.

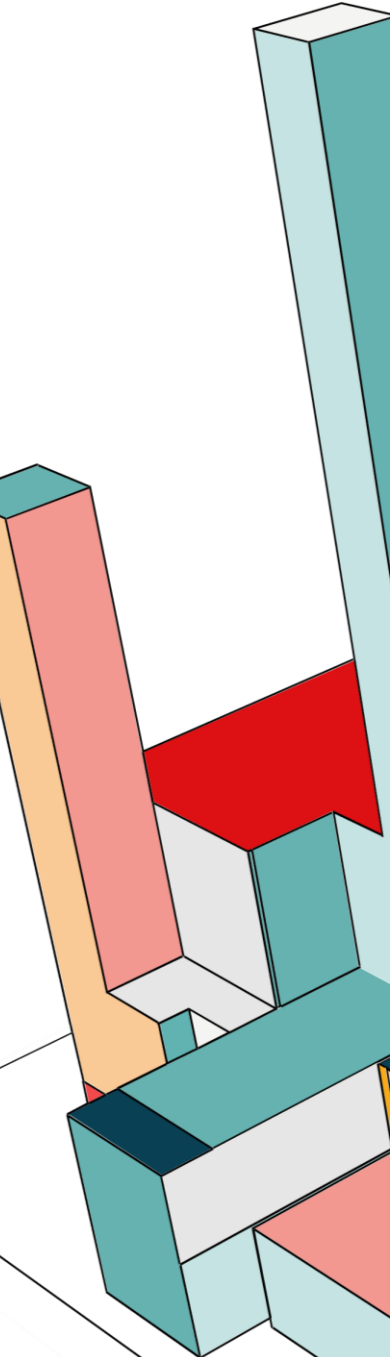
25 Chalmers Street S

Official Plan and Zoning By-law Amendments to redesignate the property to High Density Residential with a permitted maximum density of 315 UPH and a reduction in parking to facilitate three apartment buildings with a total of up to 360 units.

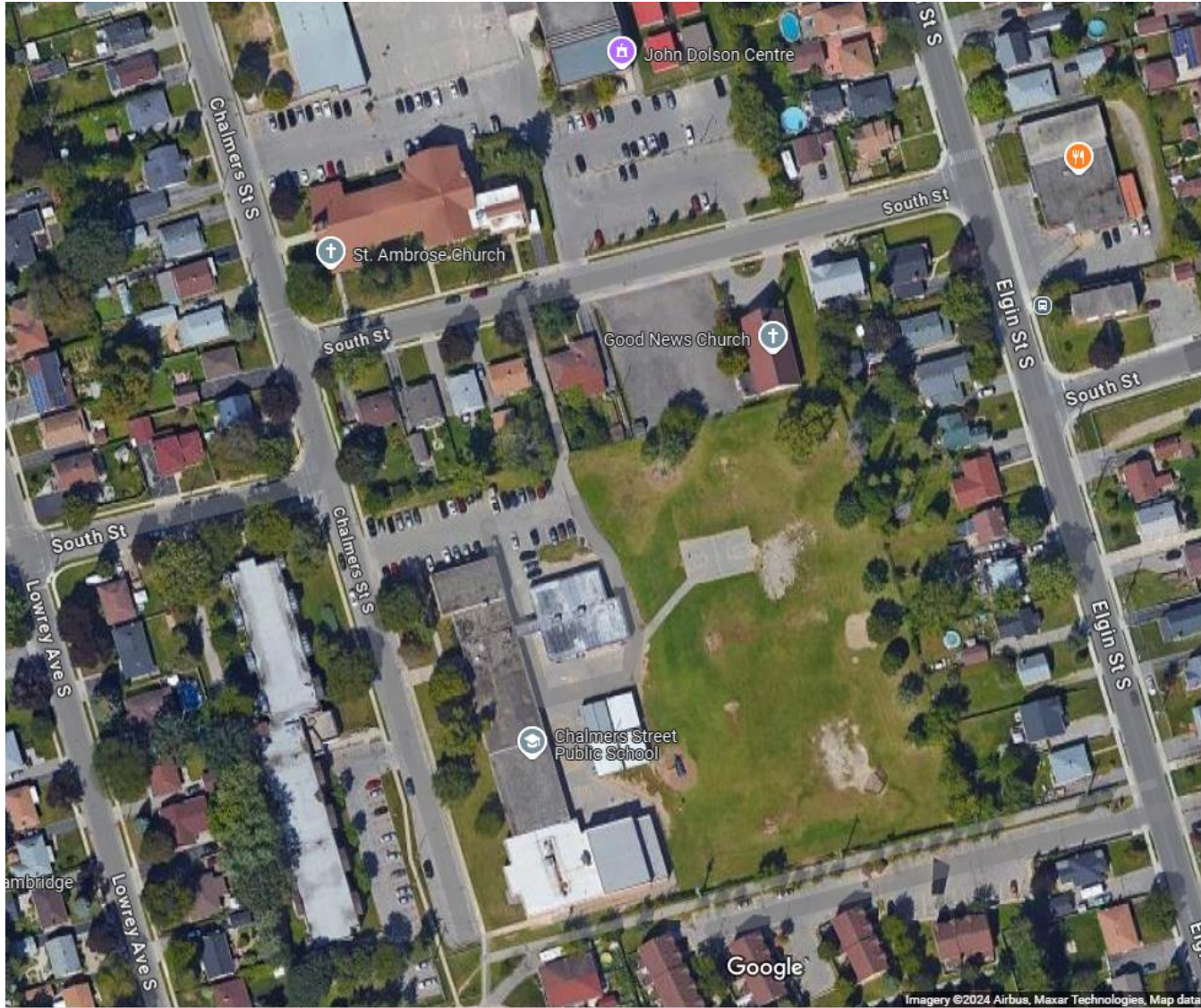
How can this be considered safe, responsible planning in a suburban neighbourhood ?

What is the current UPH of the Chalmers site/neighbourhood (not stated like the others)?

Why do the other neighbourhoods have comparatively small increases?



MORE SAFETY CONCERNS



Chalmers Street public school (JK-6) has bell times of 9:20 and 3:40 (approx)

Chalmers Street is not a thorough street (barrier).

Traffic on South Street and Chalmers and environs would be impacted greatly not to mention the children and families who walk through the neighbourhood at those times

Imagine what it would look like with 1000 more people in the area....more dangerous than it already is

IN SUMMARY

minimum *density targets* for *intensification* consistent with existing or planned transit service levels.

6. *Intensification* within the *built-up area* will be planned and designed to:
 - a) support vibrant neighbourhoods through the inclusion of a diverse and *compatible* mix of land uses, including residential and employment uses;
 - b) provide for a range and mix of housing that takes into account *affordable* housing needs;
 - c) incorporate high quality public open spaces;
 - d) support walking, cycling and transit;
 - e) support the cultural heritage of the area;
 - f) generally achieve higher densities than surrounding areas; and
 - g) ensure an appropriate transition of built form to adjacent areas; and
 - h) maintain, enhance or wherever feasible and appropriate, restore the natural environment.

Can council explain how this project supports the cultural heritage of the area?

From City's Official Planning Consolidation, p. 7, 2.6.1 2e)

While I recognize that housing is necessary in the city/region, and that the proposed site is underutilized:

The proposed development design and exponential UPH increased will impact the surrounding area in a negative manner due to:

- safety issues
- overcrowding
- misalignment with neighbourhood "culture" structurally speaking, visual impacts
- lower rise buildings and a much lower UPH rate should be considered**

THANK YOU FOR YOUR CONSIDERATION

Patrizia Piraino

