

Comments regarding File OR05/22 - 44 and 46 Mill Creek Rd and 5 Liberty Dr

Date: September 12, 2022

From: Mill Creek Neighbours (Susan Bayliss and Graham Bayliss at [REDACTED], Karen Bailey and Rajmy Sayavong at [REDACTED])

Comments:

- Regarding Intensification/densification:
 - Increasing the overall residential density in single detached neighbourhoods should not significantly alter the existing character of the neighbourhood
 - The optimal density is not necessarily the highest density
 - Taller buildings may create visual sightlines from units in the taller building into the yards of surrounding residential lots, impacting privacy
1. We do not support this proposed development as it will significantly alter the existing character of the neighbourhood. The existing character is “country in the city” setting.
 2. The developer states (page 24 Planning Justification Report) that this complex has similar massing and scale compared to other townhouse and multiple-unit developments in the neighbourhood. On page 7 of the same report you can see that none of these townhouse/multi unit developments are within immediate proximity to the properties that will be surrounding this proposed complex (none of them are visible from the proposed development site). The existing residences adjacent to and within close proximity to this proposed complex are single family homes; most are on large lots (approximately 0.5 to 1 acre). Residents chose these large lots for their “country in the city” style of living and privacy, which will be diminished by the proposed development in the midst of them, along with the overall “hum” such an increased population will create.
 3. All mature trees should be retained on the property. Otherwise it will significantly alter the “country in the city” character of the neighbourhood and negatively impact the City’s tree canopy. Based on the City’s tree canopy assessment the property has about 30% tree canopy. The City promotes increasing tree coverage and providing shade in public and private spaces. According to the canopy assessment report trees provide valuable ecosystem services including

energy conservation, stormwater management and air pollution removal. This canopy already exists! It should be retained and the development should work around all the mature trees.

4. Limit the proposed development to what is already designated (40 units) by the existing zoning R3 and restrict the height to 2 floors by building row townhomes - not stacked.
- The target for density should be based on neighbourhood fit: schools, traffic, hospital, doctors
5. The increased traffic the proposed development will bring (whether under the current zoning of 40 units or the proposed new zoning of 77 units) will reduce the safety along Mill Creek Road which is already unsafe. While a traffic study was completed for the development, the conclusions only pertain to traffic volumes and that the study area intersections and proposed driveway connects to Liberty and Mill Creek will operate at acceptable levels during a peak hour in the AM and PM. The study does not factor in speed of vehicles, nor does it highlight the lack of safety for pedestrians and bicycles along Mill Creek. As residents who live here and see/hear the traffic everyday, we live and breath of traffic patterns. Sue and Graham have lived at [REDACTED] for 40 years giving them a deep understanding of the traffic patterns here. Currently there are no sidewalks along Mill Creek and there are only grassed boulevards which are not suitable for walking/pushing a strollers/riding a bicycle (especially during the winter when they are snow covered). Therefore these activities must be done on the live traffic lane of Mill Creek. Currently many vehicles travel along Mill Creek at a very fast speed (which appears above the speed limit, though we don't have equipment to measure this) especially those turning off Franklin. Safety of pedestrians/bicycles/vehicles is already a concern along Mill Creek. With the additional vehicular traffic and pedestrian/bicycle traffic this development would bring it will create an increased safety hazard for existing and new residents. While sidewalks and bicycle lanes be added on Mill Creek to create safe passage (to streets with sidewalks/bicycles lanes) to the east and west of the proposed development? Will traffic calming measures be implemented to reduce vehicular traffic speed along Mill Creek and at the where southbound Franklin turns right onto Mill Creek?
6. Southbound traffic exiting right off Franklin Blvd onto Mill Creek Rd is moving very fast(which appears above the speed limit, though we

- don't have equipment to measure this). In the past this has caused many near misses (for pedestrians and vehicles entering/existing driveways) for those living in the first 6 homes on the street. The increased traffic from 2 access points on Mill Creek Rd will make this worse. Will traffic calming be added if this development goes ahead?
7. Will this growth, along with others that have been happening in the area affect overcrowding of schools (more portables) in this area or create boundary changes to accommodate school populations.
- An appropriate amount of off-street parking should be provided in order to limit the impacts to on-street parking in the surrounding area
8. The proposed development has parking supplied for 1.35 cars per unit. In reality this is not a realistic amount of off-street parking. Most families these days have 2 cars (if not more) and everyone gets visitors. There will be overflow cars. Where will the other cars park? Only grassed boulevards exist on Mill Creek Rd where parking is not permitted under City bylaw. If cars park on the grassed boulevards and damage the grass who will pay to repair the grass? If cars park on the asphalt portion on the road they will be within the active traffic lane where currently traffic travels at a very fast speed as noted on comment #5. Pedestrians/bicycles would have to walk/ride around the cars farther into the active traffic lanes creating a further safety hazard. Street parking also hampers snow removal in the winter. If there is a snow event (no street parking allowed) where would these cars move to? Street parking would also impact the character of the neighbourhood.
- Miscellaneous
9. What is the price range for these units? Will they be low income, purchased, leased, condo or rental units?
 10. How will this complex affect the property taxes in the area?
 11. Is there employment available in the area or does this become a commuter bedroom/community for Toronto/Hamilton/Burlington?
 12. If these units become occupied by families this proposal has very limited green space and no personal space/yards for children playing, sitting outside, BBQ's (which are not permitted on a rooftop terrace

per City bylaw), pets, etc. There are 2 small parks nearby; however there is no safe pedestrian/bicycle passage way to get there from the proposed development. One park is to the west off of Wendy Court. There are no sidewalks along Mill Creek Rd nor Liberty Dr/Athlone Rd connecting the development to the sidewalks along Wendy Court. As noted in above comments, safety hazards exist for pedestrians/ bicycles especially along along Mill Creek Rd. The safety hazards will increase with increase volume from the development. The other park is east of Franklin Blvd within the Sawmill Creek neighbourhood. to access this park from the area of the development families have to cross Franklin Blvd at an unmarked uncontrolled crossing at the end of Mill Creek at the bus stops). Franklin is a 4 lane road with a speed limit of 60 km/h, however, vehicles consistently travel well above that limit. Traffic is heavy along Franklin. There is a curve from the southbound lanes creating visual impairment, and there is a cresting hill from the northbound lands also creating visual impairment. It is flat out dangerous to cross especially with young children and strollers. Increased vehicular traffic from the development will add to the safety hazard. How will families and children safely access these amenities?

13. In the developers Environmental Noise Study (page 13) it is indicated that there will be Purchaser/Tenant warnings about noise levels due to traffic, and air conditioning units may be added at the occupants' discretion. Does this mean the noise study was done based on no air conditioning units running? Realistically most buyers will opt for A/C and how will that impact the overall noise levels around the complex for the complex residents and for the exist surrounding residents?