

September 11, 2017

Mr. Robert Brown  
Manager of Planning &  
Development Services  
Town of Kingsville  
2021 Division Road N.  
Kingsville, ON  
N9Y 2Y9

Dear Mr. Brown:

Re: Application for Zoning By-law Amendment ZBA/02/16

As I will be unable to attend the September 19 and October 23 meetings in regard to this application, I would like to provide this written submission.

I have a number of concerns about the rezoning of the lands near Applewood Rd/Woodycrest to permit the development of 2 condos with up to 120 units. My concerns are as follows:

1. The proximity of these buildings to the homes on the south side of Applewood and Woodycrest. I believe these buildings will overshadow these homes for a significant portion of the day. They will also lose privacy due to the balconies overlooking their backyards.
2. I am concerned that these buildings will have sewer holding tanks similar to what was proposed for the 95 unit building at Main and Jasperson. It is my opinion that holding tanks are not suitable to deal with the town's current infrastructure limitations. The infrastructure needs to be corrected before these developments proceed. We shouldn't have a town that is built upon basically over-sized septic tanks! It seems ludicrous to be going in this direction with such large developments. If the application proceeds and holding tanks are included and approved and there is a failure that affects our homes, what is the town prepared to guarantee as rectification for us at the town's expense?
3. Water pressure - what written assurances can we receive that the water pressure to our homes will not be affected? What is the town prepared to do for us if it is affected?
4. Excessive traffic flow on Applewood - with 120 units there will be a minimum of 240 people coming and going throughout the day. Applewood already has significant traffic due to its proximity to Main and Jasperson. Even though adults 50+ are being targeted, we're an active age group and most leave our homes at least once a day and

usually more frequently. At a minimum that is 240 vehicles per day as people leave and return to their condos. Some of these units will also have 2 vehicles coming and going and will make multiple trips for shopping and recreational activities. Also we're not all snowbirds! In addition to the tenants there will be the traffic of their friends and family and those using Woodycrest to access the Medical Clinic. Rather than routing all of this traffic onto Woodycrest and Applewood, a better long-term solution would be to negotiate a secondary access road through the Kingsville High property to Main St. The school is slated to close and the timing of both could be coordinated. When the high school closes that piece of property will become available. Whatever it is redeveloped into should be coordinated with this property so that traffic will not come onto Woodycrest and Applewood. Now is the time to redirect all of the associated traffic onto Main St. rather than through a residential area. If Main St. can't handle the traffic then these intense developments should be located further from this area.

If the application proceeds and emergency access is the reason given for an entrance from Woodycrest then limit it with electronic gates only accessible by emergency vehicles.

5. Parking - another problem that I foresee is overflow parking onto Applewood and Woodycrest. Even though the apartment buildings will have some visitor parking, it is likely to be insufficient, especially around holiday times. Visitors will not park near the Medical Clinic when the shortest distance to walk is going to be from Applewood and Woodycrest. Parking in this area will also cause congestion at the corner and increased potential for accidents.

I trust that my comments and concerns will be taken into consideration when this application is addressed at the open house and subsequently by Council.

Sincerely,

Janice Kubiak  
214 Applewood Rd.