

January 28, 2021

To: Fabian Sierra, Planner
Norfolk County,
Planning & Development
185 Robinson St
Suite 200
Simcoe, Ontario
N34-5L6

From: JANE LUKOV'S
[REDACTED]

Re ZNPL2020244 File #
3310461010001000000 Roll #
Application by TJ Cicciua
900 The EAST MALL
Suite 300 Toronto M9B 6K2

Request for proposed Zoning Bylaw Amendment
to permit an (8) Storey mixed use apartment
building on Block 68 (severed lands). (Full
description listed on Application)

Mr Sierra :

I oppose the above Zoning Bylaw Amendment
to permit an 8 Storey Building on the property
at 185 Robinson, Simcoe.

Next week I will write again (and copy my Councillors)
after I have a chance to talk with some of
my neighbours. At this moment it is important
to register my opposition as early as possible

Thank you

J. Lukov's
[REDACTED]

No email



Mr. Fabian Serra, Planner
Norfolk County
Planning and Development
185 Robinson Street
Suite 200
Simcoe, ON N3Y 5C6

Mr. Serra and Norfolk County Planning Department:

I am writing this letter to express my strong opposition to the request for a proposed Zoning Bylaw Amendment to permit an eight (8) storey, mixed-use apartment building on Block 68 (severed lands). (See full description listed on application.)

Firstly, as a resident of Simcoe for 45 years and a property owner on King Lane for 21 years, it came as quite a surprise that Norfolk County Planning Department is entertaining the idea of a zoning bylaw amendment to these subject lands. When Norfolk County acquired the American Can property and began development on the current administrative building, it was suggested that the lands would be used to build a structure that would be in line with the height of the surrounding buildings. And now we have been informed that the proposed building would be more than double the height of what was originally suggested, and this sends a message of bad faith to residents such as myself, if Norfolk County is not willing to follow through with its own long-term plans.

Secondly, there is already a major issue with traffic in the immediate area surrounding the subject lands. The volume of vehicles travelling from both Cedar Street direction and West Street is extremely heavy, especially during weekdays mornings and afternoons. But most concerning to me and should be to you, is the fact that directly in front of the subject lands is the intersection of Marshall Lane and Queen Street. Each school day multiple school buses are travelling both directions along Queen Street, as well as buses turning West on Marshall Lane to transport children to Elgin Avenue Public School. This is a very busy intersection, not only with vehicular traffic but also pedestrian traffic: school children walking to Elgin Avenue and Saint Mary's Catholic School, seniors, and everybody else who regularly walks these streets. It will be much more dangerous for all pedestrian and drivers if you allow an 8-storey building with potentially 50 -100 more vehicles on the road, turning into and out of this property. And where would these additional vehicles park? The side streets are already filled with parked cars belonging to hospital visitors and employees.

In addition to this, by looking at the statistics for accidents in Simcoe one can see that the intersection of West Street accidents frequently occur as well as at the intersection of Robinson and Queen Streets. I know this because I can clearly hear the impact at my home when accidents happen there. I certainly do not wish to see even more of this because of a huge increase in traffic in this area. Further to this, Queen Street is routinely used as route for ambulance dispatch to the West and North of Simcoe.

Adding additional traffic snarls to this area of town is going to compromise the safety of drivers and pedestrians alike.

Thirdly, the proposed development will devalue the properties of residents in the surrounding area, namely Queen Street, Kars Street, King Street, Elgin Avenue, Head Street North, Robinson Street, Marshall Lane, Union Street, and beyond. An 8-storey apartment building is completely out of place for this area. It will tower above everyone, reducing privacy and a view of the sky. Zoning bylaws exist for a reason. A structure such as the one proposed will be an eyesore to be sure, and this is exactly why the zoning bylaw must not be amended.

Finally, from my personal perspective, I know that if you allow for an 8-storey building to be constructed on the subject lands, I will never again be able to see the sunrise from my kitchen window. For my viewpoint faces due East, directly at the spot where the subject lands sit. By permitting such a tall structure, this will completely obliterate the sun from shining into my windows, onto my backyard until nearly noon, when the sun is high enough in the sky to peek over the top of such a tall building. How would you like to gaze out through your backyard window, only to stare directly at an 8-storey building behind your house? To put this into perspective, I have included photos of my backyard view as it currently appears, and a second photo showing how the same vantage point would change if the current zoning bylaw were to be overturned, permitting the construction of such a structure.

Once again, I would like to reiterate that this is a low-rise, residential area surrounding the subject lands. Do not devalue residential taxpayer's properties by amending the zoning bylaw. I adamantly oppose this proposed Zoning Bylaw Amendment.

Let us return to a day when Norfolk County cared about the best interests of its residents, rather than appeasing the big city developers in order to increase their own monetary gain.

Thank you,

Christine A. Hrycun







T. Zukows

February 2, 2021

To

FABIAN SERRA, PLANNER
185 Robinson Street, Suite 200,
Simcoe N34-5C6

Re: Proposed Zoning By-law Amendment
(8) Storey mixed use Apartment Building
185 Robinson Street (full description on Application)

Re: SERRA,
Further to my letter of January 28th 2021 and
our telephone conversation yesterday:

My neighbour Christine Hryciuk's letter in opposition
to Spring By-law Amendment (proposed) concisely
states my concerns and fears about this (8)
storey mixed use apartment building. Therefore,
I enclose both a copy of Christine's letter and a
copy of the 'bulletin version' both letters with
my signature in support of her strong opposition

I moved to 45 King Lane (at that time King Street)
eighteen years ago. Christine Hryciuk has been my
'next door' neighbour for all those years and I
have great respect for her. Her love for Norfolk
County, Simcoe and especially our neighbourhood
is but one reason.

I respectfully ask that you and the Planning
Department do everything possible to stop
this proposed Amendment

Jane Zukows

Attachment A

Mr. Fabian Serra, Planner
Norfolk County
Planning and Development
185 Robinson Street
Suite 200
Simcoe, ON N3Y 5C6

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JS

Adding additional traffic snarls to this area of town is going to compromise the safety of drivers and pedestrians alike.

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Let us return to a day when Norfolk County cared about the best interests of its residents, rather than appeasing the big city developers in order to increase their own monetary gain.

Thank you,

Christine A. Hrycun

& supported by:

Tara Lukacs



N34-325

J Zubovs Feb 2nd/2021

Att: B

Simcoe, ON N3Y ____
_____, 2021

Mr. Fabian Serra, Planner
Norfolk County
Planning and Development
185 Robinson Street
Suite 200
Simcoe, ON N3Y 5C6

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I am opposed for the following reasons:

- a structure this tall is completely out of line with the height of the surrounding buildings.
- there is already a major issue with traffic in the immediate area surrounding the subject lands and extra traffic will make it more dangerous for school children and seniors who walk in this area
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Thank you,

J. Zukors



[REDACTED]

[REDACTED]

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Thank you,

Barbara McCabe.



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Mr. Serra and Norfolk County Planning Department:

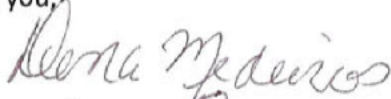
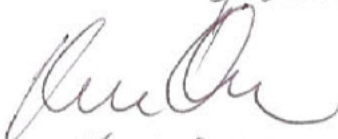
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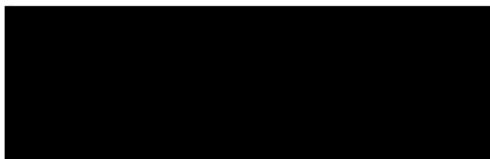
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Thank you,



KEN ORR



February 15, 2021

Norfolk County Council and
Norfolk County, Planning Department,
185 Robinson Street, Suite 200,
Simcoe, ON N3Y 5L6
Attention: Fabian Serra

Upon receipt of the Notice of Application File Number ZNPL2020244, Roll No. 331 040 1010001000000 dated January 18, 2021, I would like to make the following comments for Norfolk County Council and planning staff to consider.

I believe the Applicants could be allowed to develop on the subject lands but careful consideration must be given to the type of structure to be placed there. The present request in the application is “to permit the construction of an eight (8) storey mixed use apartment building containing ground floor retail units, a retirement home and /or long-term care facility, as well as residential dwelling units”. The type of use is needed but the height of the structure request in the application would not be the best for the surrounding area. A structure of lesser height could be allowed with the proposed use. The eight storey request would be extreme and disproportionate.

In viewing the surrounding community of the subject lands, I have noted the height of the following buildings which are appropriate and pleasing for the area:

Norfolk General Hospital – 4 storey

West Street Health Centre – 3 storey

Norfolk County offices, 185 Robinson Street, Simcoe, ON – 3 storey

Old Canadian Cannery building on Robinson Street – 3 storey

Breyers’ Good Humour – 2 storey

Ecole Sainte-Marie school – 2 storey

Elgin Avenue Public School – 3 storey

Oak Lodge Terrace Apartments, 135 Union Street – 4 storey

Indwell building, Norfolk Street South – 2 storey

St. Paul’s Court apartments, 100 Robinson Street – 3 storey

New Apartment building being constructed corner of Robinson and Talbot Streets – 2 storey

The application also did not mention the number of units wishing to be developed. If the eight storey building is allowed, parking would be an issue. This area is already flooded with cars that have taken up available parking spots on the streets of Robinson, Elgin Avenue, King Lane, Marshall Lane with persons visiting or working at the hospital who do not wish to pay in the hospital parking lot. The residents in these blocks already have difficulty when having visitors needing parking and the added stress of insufficient parking for a new eight storey building would be unacceptable. The Applicants should be indicating the amount of units they are developing so the appropriate allotment of parking spaces for residents, visitors and accessibility users of the proposed application structure can be calculated per unit without the need for offsite parking.

With respect to the angular plane of the structure, I also wish Norfolk County to consider the present residential homes in the area. With an eight storey building, the angular plane of that building would not be good urban design. The eight storey building would hinder the present residential owners from proper enjoyment of their properties, yards and spaces. The bottom line is, the request for an eight storey building is excessive and would not be respectful of the present neighbourhood.


I hope Norfolk County Council and staff note the above comments and submissions when considering the proposed application. The present residents of the neighbourhood would like to welcome an appropriate and suitable structure that will conform in a fitting way.

I also wish to be advised of the Norfolk County decision in respect to this zoning by-law.

Thank you all for your hard work and continued support to the betterment of our County.

Christina Sheppard,

[REDACTED]
[REDACTED]



Mr. Fabian Serra, Planner
Norfolk County
Planning and Development
185 Robinson Street
Suite 200
Simcoe, ON N3Y 5C6

NORFOLK COUNTY
RECEIVED
FEB 09 2021
DEVELOPMENT AND
CULTURAL SERVICES

Mr. Serra and Norfolk County Planning Department:

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Thank you,




[REDACTED]
[REDACTED]
[REDACTED]

Mr. Fabian Serra, Planner
Norfolk County
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185 Robinson Street
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NORFOLK COUNTY
RECEIVED

FEB 10 2021

DEVELOPMENT AND
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Thank you,

Leona Bennett

- Post drop box

Mr. Serra and Norfolk County Planning Department:

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John

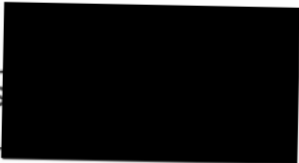
[REDACTED]

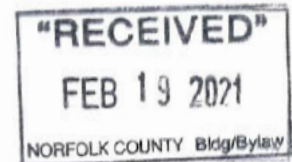
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you,
Richard Swale


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Norfolk County
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Simcoe, ON N3Y 5C6



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Thank you,




From: [REDACTED]
Subject: RE: New submission from Contact Council
Date: Friday, July 19, 2024 10:04:10 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Olivia

It's not so much a question that I have but more of a concern about inadequate parking particular with future tenants of the proposed development. I'm hoping the planning department will do due diligence in regards to this number one problem. Adequate parking cannot be compromised.

Regards,

Roger Swanton

Sent from my Galaxy

----- Original message -----

From: DCS Planning General Email <planning@norfolkcounty.ca>
Date: 2024-07-19 11:43 a.m. (GMT-05:00)

[REDACTED]
Subject: RE: New submission from Contact Council

Hello Roger,

Your inquiry below has been forwarded to us in the Planning Department. I see you have an inquiry regarding a recent Planning File at 185 Robinson Street (ZNPL2024244). What questions do you have?

Thank you!

Best Regards,

Olivia Davies

Planning Coordinator