

## Public Comments

Tuesday, August 17, 2021 7:19 AM

Dear Planner: Concerns about FILE ZNPL20221200

1. Because of our experience during the construction of neighbouring properties by the same builder, we have little confidence that what is asked for and granted will be what is constructed.
2. Parking on the street on both boundaries is non-existent so more than average off street parking will be necessary for this site.
3. Drainage from this property is a concern. At present the water runoff from 66-72 Evergreenhill Road, a previous and still ongoing project of this builder, is still flooding onto our common driveway leaving clay scum after heavy rains.
4. Having residential construction on this site is preferable to having a food outlet but if the density causes overcrowding in the area then it is a no-win situation. There are already 8 families squeezed onto the two adjacent lots by special permissions. To allow extra families by special exemptions into this area is to degrade the living space for all of us.

Please make this an appropriate plan without special exceptions that only benefit the builder.

Thank you for your consideration.

David or Nancy Baldock

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Friday, August 13, 2021 12:25 PM

Dear Sir:

The details regarding this proposal are very sketchy indeed. Is this a proposal for a single apartment building that will be four storeys high and contain 14 units? I ask because the notice we received is, in my opinion, unclear on this point. Also what provision will be made for parking for this proposed site? Will it be underground or street level parking? Will the entrance to the parking be off Evergreen Hill Road or off Queen Street South? This proposal is of great concern as we live on Queen Street South just down from the corner. I am pleased that something is finally being done to improve that lot that has been derelict and truly an eyesore for years.

That being said, we are definitely not in favour of any building that is too high to conform with existing residences in the area. Ideally we would prefer to see stand alone, semi-

detached or condo type buildings such as those that already exist on Queen Street South and Evergreen Hill Road.

I look forward to your sending me the specifics regarding this proposal that I requested earlier in this email.

Sincerely,  
Heather Rognvaldson

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August 18, 2021 3:13 PM

Dear Sir,

My wife and I strongly object to Sunfield's latest application for zoning change.

When we built in 2007 we were led to believe "LUXURY TOWN HOME CONDOMINIUMS" on the west corner(that was changed), and "A SMALL(4 unit) BUSINESS PLAZA" on the east corner containing a Variety Store, a Take Out Restaurant and a Professional Office(Doctor/Dentist/Lawyer) (this has already been changed twice).

Over the past 14 years we have seen one zoning application after another made and approved for this area and have always said when will it stop!  
We have been told by neighbours in the Elm St. area that there was a proposed apartment building on the east corner years ago but it was defeated at the time as unsuitable for the neighbourhood.

Now that Queen St. S. has been developed it would be even more unsuitable to have a 14 unit apartment at the main corner.

The two units that have already been built on the site are causing problems with parking on Evergreen Hill Rd.(I have counted 4 and 5 cars parked on the street by them on many occasions), this will only increase with an apartment building on the corner. Once again, we feel that any apartment building on this corner would not blend in with the existing area, would cause traffic concerns for the neighbourhood and for the daily traffic to and from Holy Trinity High School.

Thank you for your attention

John & Jackie Holm

Hello

I am writing in regards to the proposed zoning and site amendment plan application number ZNPL2021200 and SPPL2021201.

I am located at <sup>Personal Information</sup> and I am concerned with any overflow parking on the south side of Evergreen Hill Rd. from the proposed apartment building. With extra vehicles parked on the south side of Evergreen Hill Rd., it would decrease your line of sight when turning from Elm St. onto Evergreen Hill Road. This is already evident with more vehicles parking on the south side of Evergreen Hill Rd by the 2 new semi homes that were recently built. It is difficult to have appropriate lines of sight while trying to turn with the current vehicles that are parked on the south side of Evergreen Hill Rd. and with more vehicles from the proposed apartment building parking there, the lines of sight will be reduced even more making turning difficult and unsafe. This section of the road is quite busy especially during the Holy Trinity School pick-up/drop off times and this is the time period when more people would be coming from Elm St. onto Evergreen Hill Rd.

I would like to see no parking on the south side of Evergreen Hill Rd. from Queen St. To Elm St.

I am hoping that the planning department will take into consideration my concerns.

Regards,  
Michelle Bayne

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As all of these various Sunfield things have been built, we have never seen any local contractors, local suppliers used.

Everything-cement and framers- framing carpenters- electricians-plumbers-roofers-hvac/heating/a/c-etc, and the suppliers of the equipment and supplies have never been acquired locally!

What has their benefit been to our community?

So why do we keep allowing them to get their way on zoning changes?

Once again  
John & Jackie Holm

Diane Stinson

Re: File # ZNPL2021200 Part Block F. Plan 37M15 Urban area of Simcoe, Norfolk County  
**76 Evergreen Hill Road**

**Re Zoning Change**

I have several questions and concerns regarding the proposed zoning change to the property 76 Evergreen Hill Road.

**Drainage:**

I am VERY concerned with the DRAINAGE of the property. There is an existing drainage swell which helps drain this property behind (South) of the proposed new 16 apartments and behind the newly built 4-plex apartments which were severed from the existing property in question. There is a significant difference in the elevation of that property and the condo property at 409 Queen Street South. This swell is currently not working and during a large rainstorm, it overflows leaving a muddy mess between our fence line and the drain in the center of our property. The mud which is collected in our storm sewers builds up and requires additional cleaning to keep them running properly. The diagram of the "subject lands" indicates a driveway and parking spots on top of this swell and right up to our fence line. What plans have been made to resolve this problem?

**Parking:**

I notice 22 parking spots available for the 16 proposed units.

Is there enough room for the cars parked at the "back/south" of the building to turn and drive out without backing into the swell and our fence line? **At least 2 parking spots are on top of the swell as well as the driveway coming right up to the fence-line. There is no other allowed street parking for at least two blocks away.**

Note: A by-law change for the 8 4-plex apartments along Evergreen allowed for additional off-street parking for these residents. There are often three or four cars parked on the street in front of these apartments. They cause a distraction while driving along as often small children are being loaded or unloaded into these cars on a busy street.

**Stoplight:**

The **four-way (six-way) stop** at the corner of Queen Street South and Evergreen Hill will now become even more difficult to manage safely. A four story, 16 unit building right on the corner will block a clear view down the street. There will be two additional entrance/exits very close to that corner. There are many inexperienced drivers (high school students) using that corner. The latest repainting of the lines there failed to include blocked off lanes in the center of Evergreen Road. This is now being used as a six way stop...while many cars making right hand turns just fail to stop. In addition, there is additional traffic from the 48 -unit apartments at that corner and the new housing in the back of the survey. As well there is considerable pedestrian traffic in the area... dog walkers and high school students. I feel this corner needs to have controlled traffic lights including pedestrian lights.

**Other questions...**

Where is the proposed entrance/exit to the building.?

Where will the snow be moved to?

Will there be a garbage bin? Where?

Will there be any green space?

What type of apartments are planned for the site...gear-to-income? Low income? Fair market price?

How soon would we expect the construction to **begin**?

Could there be a specified **ending date** for the construction so that it doesn't linger incomplete for months and years as the other SUNFIELD Home construction sites in this immediate area?

I request that the application for change from commercial to residential be postponed until these potential problems are considered and resolved.

Diane Stinson