

Aug 14 Comments received after writing of report before posting of the agenda

39T-TC2202 1598 RICHMOND ST (AUBURN)

- **Ian Macdonald**

August 1, 9:17 am

Good morning Alana/Mark,

I apologize for sending this email a day late. I live at [REDACTED]
[REDACTED] I have some questions/concerns about the new proposal.

1. Block 306: Eco Park:
 1. Open Space (OS) Zone limited to Blocks 306 to 307 to accommodate eco park uses being naturalized open space areas
 2. What does Eco park and Naturalized open space mean?
 3. Are they going to leave it all alone as it is now? If not, then I have the following questions:
 1. For the trees and foliage directly behind my property, will this area be left as is or will it all be removed and new trees planted.
 2. What about the stream that runs through the middle of the space, will it be redirected?
 3. Are there any plans to put in walkways?
 4. If the area will be set up for people to walk through, will there be allowances for additional fence height to try to maintain the privacy that we've enjoyed for 10 years?
2. Block 303 Low Density Residential:
 - a. How many houses/townhouses are planned for this area?
 - b. It says the max building height is 6 metres, does this mean they are all ranch style houses, 1 floor?
3. If the proposal is going ahead, when would the construction start?
4. Where would the construction start?
5. How long are they anticipating that the project will take once started? I'm trying to understand how long we will need to keep our windows closed due to all the dust and construction activities?

Additional questions/concerns:

1. not enough schools to support the increase in population
2. Only one bridge to get to the stores, ammenities
3. Not enough ammenities to support the increased population

4. Will we be forced to hook to the new sewer system, how much will this cost and will it be solely on the homeowner to cover all the costs?
5. For the R1 development, can the access for this work be from Richmond and not through our neighbourhood?

I look forward to answers to my many questions.

Is there still a meeting on Aug 14 or moved to September and called an Open House?

Ian.

- **CN**

August 4, 4:39 pm

Regarding the application in subject, I notice that CN had provided comments in the past. We had this application under Marion Street. I received CN peer review comments on the noise report submitted for this development. You will find in attached document CN peer review comments with regards to the noise and vibration report prepared by HGC Engineering, dated December 2022, for the application mentioned in subject. The report is generally made to CN satisfaction however, the applicant's consultant must submit a revised report addressing the peer review comments and concerns as they may alter the nature of mitigation measures proposed in the report.

- **County Engineer**

August 8, 10:44 am

There's no direct influence on the County road system but we should ask for a traffic impact study on this one. Also from an emergency response angle I don't see any issues with the proposed plan.

- **Dr. William Greason**

August 9, 9:11 am

Revised Proposed Plan of Subdivision (39T-TC2022) & Zoning By-Law Amendment (Z17-22)

Comments and Concerns

Objections raised by the Upper Thames Conservation Authority (letter dated January 20 2023) have not been adequately addressed. Many issues in the following areas remain outstanding which require action by the owner.

Floodplain

Stormwater Management

Water Balance Assessment

Hydrogeological Assessment

Environmental Impact Study

Public concerns, some related to the lack of infrastructure details, have not been satisfactorily addressed.

Infrastructure both hard and soft to support the development has not been discussed. These include but are not limited to:

Roads and transportation systems

Electrical grid

Telecommunications including Internet connectivity and broadband access

Gas

Education

Law Enforcement

Sound barriers

Waste management

Healthcare

A complete study is necessary giving requirements, costs and detailing who is responsible for these costs.

The area at the corner of Richmond Street and Marion Street, containing blocks 280-284 is an awkward geometry which is not considered suitable for residential development. In order to be in symmetry with the surrounding blocks 306 and 313, it should be rezoned from R1 to Park.

Dr. William D. Greason, P.Eng.

References

Summary of Consultation Comments and Response from Auburn Developments

Technical Responses from Developer's Consultant

Summary of Key Changes

- **Wes Bergsma**

August 9, 8:17 pm

Hello,

I would like to be notified of the decisions made of the above mentioned Zoning Amendment.

I would also like to know if there has been a traffic impact study performed for the proposed subdivision. I have a lot of concern for how this will impact the surrounding area roads, almost all of which do not have any sidewalks north of the tracks.

With 302 homes being added, and further possible with medium density zonings, on average this would add 453 cars to area roads, many which would travel down Marion towards London

every day. This road is not meant for that kind of traffic. We, and others, have young children playing and going for walks or bike rides along these roads, and it will certainly no longer be safe without improved roads and sidewalks.

What is the townships plan for this?

Thanks,

Wes & Amy Bergsma

