

September 23, 2022
Debbie Leroux, Clerk
Township of Uxbridge
Box 190
Uxbridge, Ontario
L9P 1T1

RE: proposed zoning by-law amendment, municipal address of 181 Toronto Street South

Addendum to letter sent to you on September 7. (addendum is at bottom of letter in red)

We are the Board of Directors, representing 13 homeowners in a townhouse complex known as DSCC290, situated on Fred Barnard Way and Rodine Egan Court. The actual addresses are 2, 4, 6, 8, 10, 12, 14, 16 Rodine Egan Court and 2, 4, 6, 8, 10 Fred Barnard Way.

We are all very concerned with the 10 unit townhouse complex being proposed to be built on Toronto Street, between Elgin Park Drive and Cemetery Road.

We have a number of issues with this proposal, but the 3 key issues are traffic, noise and privacy.

TRAFFIC

There is only one entrance/exit from our complex to Toronto Street. We have experienced times when it has been difficult to exit onto Toronto Street, especially if we're trying to make a left turn. Situated between 2 traffic lights (Elgin Park Drive and Campbell Drive), we very often have to wait for the light to turn red at Elgin Park Drive and Campbell Drive before the traffic is light enough for us to do so. Sometimes it can take as long as 5 minutes for the way to be clear. And we're also competing with cars trying to enter Toronto Street from Cemetery Road, which adds to the wait. The thought of there being another 10 townhouses built on Toronto Street, adding yet another exit to Toronto Street is frightening. The stretch of road from Elgin Park Drive to Cemetery Road doesn't need the extra traffic that 10 more houses will bring.

NOISE

Not only will there be increased traffic from this new townhouse complex, it will also create unwanted noise from cars coming and going all hours of the day and night, garage doors opening and closing, cars starting and revving up, car alarms frequently going off, car doors being slammed shut, people talking and shouting as they leave their house. Also, on a regular basis, garbage collection will take place for the new townhouses. The new noises will be constant.

PRIVACY

The proposed townhouses are going to be 3 stories high, with garages, balconies and windows facing the townhouses currently in our complex. This means that the balconies and back windows of the new townhouses will have a perfect view of several backyards in our complex, eliminating the privacy currently enjoyed on backyard decks and patios.

WATER

With the houses on Fred Barnard Way and Rodine Egan Court built on a flood plain, water drainage has been a problem ever since the houses were constructed. All of the houses with basements on Fred Barnard Way have sump pumps in their basements to prevent flooding. In certain seasons, especially during Spring thaw and rainy seasons, many of the sump pumps are running constantly. The problem is this; water drains behind the north side of Fred Barnard Way, and it often backs up into the drainage system of the houses backing onto the north side of Fred Barnard Way. Some of the houses in this area have had to replace their sump pumps twice, even 3 times. The addition of 10 three story tousehouses on the other side of Fred Barnard Way will just compound the water problem that already exists. This problem is even more serious than the traffic, noise and privacy issues outlined in our letter of September 7. There shouldn't be any further discussions on any houses being constructed at 181 Toronto Street until the water drainage issue is dealt with a logical plan in place as to what is going to happen regarding the current water problem, and any future water problems down the road.

Many of the residents in this community are retired, most of them elderly. The last thing any of us need is more traffic, more noise and the elimination of privacy.

Respectfully yours

Board of Directors,

DSCC290

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