

Mayor Junkin, Planning Committee, Counsellors:

Thank you for taking the time to read and listening to our concerns regarding: 1365 Station Street.

There are no other structures in our area that is approx 90% covered with building, concrete, asphalt.

THE BUILDING:

Building coverage including canopies and balconies,	65.28%
open parking garage not covered by building,	15.46%
landscape coverage including sidewalks,	13.13%
front parking areas asphalt	<u>6.12%</u>
	99.99%

Are these proposal units' rental or condos?

At looking at this proposal of a four storey complex, we see a structure and pavement on this building lot, with a few flower boxes. There is minimal green space. This structure does not fit in aesthetically with our neighbourhood.

PARKING:

- 1) 24 units, with 23 indoor parking spaces and one handicap parking outside.
  - a) The number of light vehicles per household in 2009 was 1.45 vehicles. *(2009 Canadian Vehicle Survey Summary Report for Ontario)(Canada Natural Resources Canada)* Where do the other household vehicles park?
  - b) On the north side of the building, are the cars parked half inside and half outside of the building?
  - c) Where do visitors park?
  - d) The extra vehicles that require parking away from the units have a few choices where to park off site: one being Port Robin Road by the Steve Bauer Trail. Parking in this area would refrain walkers from using the trail, due to no parking for walkers. Or, the overflow parking would use side streets to park, causing problems to the taxpayers who live on the side streets.

- e) Where would the overflow and visitors park between Nov-April?  
“Parking on any street in the Town of Pelham during the winter season is not permitted at any time during plowing, sanding or salting operations.” *(Quoted for the Town of Pelham website)*
- f) This main level parking is enclosed on three sides, the north side is opened. Has there been studies done on noise level and exhaust levels from a one sided open parking garage? Counsellors could you ask for a study to be done about the increase noise and exhaust levels?
- g) Driving down Station Street is horrible when vehicles are parked on the road.
- h) With the upcoming expansion of Station Street, and their developments we expect a major increase on Station Street. With such a large increase in units/homes, this close to the corner, there needs to be a traffic study.
- i) On the east side of Station Street there is 7 ft wide ditch which is 3ft deep. On the west side there is a 12ft wide ditch, 4 ½ft deep. In winter months cars have ended up in the ditch.

#### DENSITY:

Yes, the government wants High Density in the Niagara Area, BUT what about GREEN SPACE?

- a) Max building coverage is 50%. This proposal is 65.28%. What about GREEN SPACE?
- b) On the drawing A.8, there is NO grass, all pavement! Is that correct?
- c) 13.13% is landscape coverage including sidewalks! How much is grass? Where do children play? Is the rooftop patio considered green space in this percentage?
- d) Party deck on top! Now this is five floors. Why do you need a party deck to begin with? And why would you put this structure at the front of the building, to disturb the long living residence in the neighbourhood and invade their privacy?

- e) This complex is encroaching the north, east and south sides of the building. With no side yards.
- f) QUESTION: how much grass coverage is there? Looking at the drawing on A.8 The answer is Nil, Counsellors do you think that is enough green space for children to play or adults to enjoy?

#### STORM RUNOFF

- a) What controls are in place for the storm water runoff?
- b) There is no green space to absorb the water.
- c) During heavy rains, our ditches are at the full capacity. This is very concerning to us.
- d) The artist concepts of the building and area, are very misleading, they show no water drainage from the flat roof.
- e) Where will the storm water flow? The drawings do not show any rainwater leaders or eaves troughs.
- f) There is no grass to absorb the rain on this property. The surrounding neighbour yards, the ditches, and the road will get all the storm runoff!

(refer to first email on page 4, residences from 45 Port Robinson Rd)

We would like to see a structure that would fit into the neighbourhood, only two stories, all parking outside with 1 ½ parking spaces for each unit with visitors parking included, and a minimal 25% coverage with grass. An aesthetically pleasing looking structure which will not rise above the existing roof horizon on the adjacent lot as the drawing shows., This building sticks out like a sore thumb because of its sheer height and a design that will not blend into the existing neighbourhood.

We are looking forward to our concerns resolved and the answers to all of our questions.

Sincerely

Mike and Carol Jones	■ Emmett Street
Susan and Andre Bryan	■ Emmett Street
Cheryl MacDavid	■ Emmett Street
Elizabeth and Glen Wurfel	■ Station Street
Vivian and Lewis Wurfel	■ Station Street
Jacques Pilon	■ Emmett Street
Steve Hoselton	■ Emmett Street
Pat Cane	■ Port Robinson Rd
Tom Spowart	■ Emmett Street
Rob and Sue Grant	■ Emmett Street
Marey and Doug Martin	■ Port Robinson Rd
Rachel Roberston	■ Station Street #4
Cari Pupo	■ Emmett St
Joe and Gloria Kore	■ Emmett St
Chris and Dennis Goulden	■ Port Robinson Rd
Kimberly McClellan	■ Station St
Joanne and Kelly Rittenhouse	■ Emmett Street
Linda Martin	■ Station St. #1
Alix Lucian	■ Station St
Carol VanderWal	■ Emmett St

The two emails below have requested that their emails be included in our presentation:

Hi Carol and Mike

Thank you for putting together the comprehensive letter to the Mayor on the issue of proposed development of 1365 Station Street. As this new planned 4 storey development will most definitely infringe on the privacy of our backyard we appreciate your thorough investigation of this proposal.

We're also very concerned with the lack of information on water runoff. We've spent thousands of dollars correcting water issues with our lot at 45 Port Robinson as a result of improper planning by the town and original owner of our lot. Potential new threats of water damage could be financially devastating.

Please do add our names to the letter you've drafted. We happily support your questions on this matter.

Thank you,  
Marey and Doug Martin  
■ Port Robinson Rd, Fonthill  
■

Hi Carol and Mike,

sorry we missed you this afternoon. We would like to thank you for taking the time to get this letter re the development at 1365 Station Street.

We definitely share all your concerns and would like you to add our names to this letter protesting this proposal.

Whenever it comes to something like this the developers seem to take things a few steps further than what is in the drawings, which are vague to say the least. It is well known that developers will take advantage of things and say it is easier to ask for forgiveness than ask for permission!

so please add our names to your list and keep us posted on anything else we might be able to do.

Elizabeth and Glen Wurfel  
Vivian and Lewis Wurfel.