

File # OZ-8297

18th March, 2014

The residents of Glenora Drive and Glenview Cr. appreciate this opportunity to have our voices heard, at the upcoming meeting scheduled for 25th March, regarding the proposed zoning amendments to the property located at 1444 Adelaide Steet North.

We would like to clearly indicate that we have no issues regarding the actual building, as laid out in the online Urban Design Brief, but we strongly object to the proposed entrance/exit coming onto an already very busy, single lane, Glenora Drive, so close to such a busy junction as Adelaide.

Having lived in the area for many years we are aware of the increased amount of traffic travelling both East and West on Glenora Drive either from or connecting with Adelaide street.....most especially now with so many new housing developments east of the area plus families travelling through to the three schools along this corridor.

The # 13 bus used to stop on Glenora Drive (south side close to Adelaide) and all of us who live in the neighbourhood knew to be aware as we turned off Adelaide and encountered a stationary bus. Others coming around the corner behind us weren't always alert to the sudden stop and with the result many mishaps occurred. Visibility at the junction is compromised by the high privacy wall on the South East corner. Due to safety concerns the bus route was changed last year.....the # 13 bus now stops on the North side on Glenora Drive directly beside where this proposal plans to put the new entrance/exit to this Adelaide street property.

The entrance/exit to 1444 Adelaide Street North has always been directly off Adelaide Street. The online Urban Design Brief makes reference to using the existing entrance on Glenora Drive.....which we hasten to add was an entranceway suddenly opened up a few years ago, when the property owner started to rent out the cabin at the back of the property. In order to accommodate this entrance a mature tree on the boulevard was removed and the curb cut away without any prior notice or discussion with the neighbours. One car coming in and out a few times a week can hardly be compared with 27 plus cars coming and going thru out each and every day.

There is a strong potential for an accident to occur as the traffic travelling east from Adelaide onto the single lane Glenora Drive conflicts with traffic attempting to make a left turn into a parking lot, directly at the bus stop and so close to the junction. With the result the eastbound car attempting to turn left, into the business, is guaranteed to cause traffic to back up and block Adelaide Street. This is further complicated by west bound traffic, including traffic turning left out of Glenview Cr., attempting to connect with Adelaide where a long line of traffic is often the norm at the traffic lights. The junction will become more of a bottleneck to navigate than it already is and this should be a major concern for anyone considering this portion of the rezoning plan.

Yes we acknowledge that Adelaide, North of Glenora Drive, has become more commercialized over the past few years, but that does not give any Business, planning to locate at the above mentioned address on Adelaide Street, the right to expect a rezoning which would spill over into a residential area in order to accommodate the high level of additional traffic generated by their business. Glenora Drive and Glenview Crescent are not Commercial...they are well established residential areas and cannot become part of an Adelaide Street Business rezoning consideration. This would add serious safety concerns to an already overloaded residential corridor.

The entrance and exit for this property located at 1444 Adelaide Street North should be on the North East side of the property directly off Adelaide Street, where there is a straight, two lane roadway, with an additional turn lane already in place and clear visibility to safely make the necessary turns both in and out of the property.

It must be the responsibility of the zoning committee to not create an unnecessarily dangerous situation on this single lane corridor, so close to the junction. They must also avoid causing a less than appealing visual impact to a established residential neighbourhood when they are considering this rezoning, which would allow a 27 vehicle commercial parking lot, with an entrance/exit encroaching into the residential area of Glenora Drive and Glenview Crescent. This is not something the residents are willing to accept, most especially, when there is another viable option available for consideration.

Since this proposed business is at 1444 Adelaide street most clients will be travelling on the main street of Adelaide and the entrance/exit should be on Adelaide Street rather than rerouting traffic into the already busy, one lane residential area of Glenora Drive and Glenview Crescent.

Signed by 22 families in this neighbourhood,

1. *Anne & Charles Chamberlaine, 24 Glenview Cr.*
2. *Jessie & Paul Kubik, 1111 Glenora Drive*
3. *Marsha & Larry Haggarty, 20 Glenview Cr.*
4. *Kathy & Mark Speechley, 28 Glenview Cr.*
5. *Bernice & Al Hardy, 7 Glenview Cr*
6. *Lib & Earl McMillen, 3 Glenview Cr.*
7. *Jena & Den Harder, 4 Glenview Cr.*
8. *Leslie & Terry Heatherley, 12 Glenview Cr.*
9. *Mary & Nick Katsios, 8 Glenview Cr.*
10. *Dora & Milton Moses, 11 Glenview Cr*
11. *Sharon & Michael Zwart, 31 Glenview Cr.*
12. *Karen & Tyson Bruckschwaiger, 36 Glenview Cr.*
13. *Jodi & Wes Rhiger, 39 Glenview Cr.*
14. *Tanya & Sherri Player, 15 Glenview Cr.*
15. *Andie & Ned Judge, 1132 Glenora Drive*

16. Judy Markle, 1160 Glenora Drive
17. Joan & Bill Robinson, 48 Glenview Cr.
18. Anna Wielogorska, 78 Glenview Cr.
19. Claudia & Nestor Bayona, 1127 Glenora Drive
20. Cheryl & Al Roach, 1163 Glenora Drive
21. Nancy & Fred Holden, 27 Glenview Cr.
22. Irene & Russell Jenner. 1159 Glenora Drive