

Opposition to Proposed Development at 517 Fanshawe Park Rd.

Re: File 0-9426/Z-9427

We are very concerned with this proposed development for a 6-storey building at 517 Fanshawe Park Rd.

It is disappointing that this builder is attempting to have this area re-zoned to be adjacent to R1-10 zoning, as this does not fit in at all with the neighbourhood of ranch homes.

Our property values will be affected with this addition of a 6-storey building that will be a blight to the neighbourhood. Adjacent homes of residents will lose the precious privacy that they have bought into by choosing to live in this neighbourhood and have paid premium prices for this.

Parking of visitors to this building would be an issue as people would park on both sides on the street on Geary. Seeing how there are no curbs, people will sometimes park half on the boulevard which is common occurrence already and will lead to ongoing property damage. There is not enough surface parking for visitors based on the building proposal.

The driveway access leading into this apartment should be made on Fanshawe Park Rd itself. There are already two new property developments further down Fanshawe that have entrances onto Fanshawe Park Rd. Geary Ave could not handle the extra traffic due to poor road infrastructure. Has a traffic study been completed for this proposal? If not, will a study be undertaken?

People exiting 517 from a driveway onto Geary will never easily be able to turn left onto Fanshawe unless it is early on a Sunday morning or past 10 pm at night. Residents on Geary that want to head west of Fanshawe Park Rd. always drive south and then west around Stoneybrook Crescent to exit at the lights at Fanshawe, it takes quite a while to attempt a left turn onto Fanshawe without being at the lights.

There is already a tendency for people to drive well above the speed limit traveling down Geary both northbound and southbound. With this additional traffic passing in front the Stoneybrook school there will end up being additional safety concerns during the beginning and end times for the school day.

If a development is undertaken at this location it should be drastically be reduced in size and scope to limit the negative effects on the existing neighbourhood.

Regards,  
Jeff & Theresa Roszel  
1496 Geary Ave.