

From: Perri, Tony [REDACTED]
Sent: Monday, September 16, 2024 7:48 PM
To: policyplanning <policyplanning@king.ca>
Subject: Our King

Re: ZBL Amendment – 12958-12972 Highway 27 and 15 Wellington Street

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Hello. I would like to be added to the project mailing list please.

I do have some comments I would like to be documented regarding growth and development.

I am all for growth and development, being done the right way. In this example file number Z 2022-07, development is looking to take a residential lot on Wellington Street and incorporate it into a condominium development proposed on Hwy 27. The condominium wants a driveway entrance/exit onto Wellington Street, a quiet residential street. Wellington Street has seen increased traffic and speeding by traffic cutting through when King Rd or Hwy 27 are busy. They speed through Ellis Av and Wellington Street causing increased safety concerns for residents on Wellington Street, as a result we had traffic calming added on Wellington Street to reduce traffic and speeding concerns. Thus, it would seem allowing or even considering a condominium to have a driveway on Wellington Street is counter intuitive and inconsiderate to current residents.

This would inevitably ruin the quiet neighbourhood of Wellington Street effectively turning it into a main road to bypass King Road/Highway 27, and now to access the condominium which will welcome hundreds of extra car and foot traffic through Wellington. This will not only affect the quiet suburban nature of Wellington Street, but also impact property values and safety of the neighbourhood. The above example is bad development and growth for all the residents that live on Wellington Street and surrounding streets. This condominium will not positively impact anyone except for developers and all those on the payroll of this condominium. When people move to streets such as Wellington Street, they're seeking a quiet neighbourhood with safety in mind, not to be situated right beside a condominium with the street being used as a car access which would completely disrupt the lives of all residents on Wellington Street. In addition, the condominium entrance would also impact the safety of Country Kids Daycare as the play area for children will be situated directly beside the proposed condominium entrance.

Allowing such development is doing business in bad faith, and without the impact on current residents in mind that have been committed to the safe functioning of this neighbourhood and paying a premium to the city via taxes for the maintenance of such.

Build the condominium on the main road of Hwy 27 and keeping all traffic on Hwy 27 and King road is the ideal outcome. This would allow for the development to progress without significant, detrimental impact on current residents of Wellington Street and the surrounding area. I understand development is an inevitable reality as population surges, but this can be executed without significant impact on current residents. If development is needed on the residential lot on Wellington Street surely a better solution is possible like some semi detached or attached homes.

It is in bad faith to disregard the impact on the wider community situated on Wellington Street just for the benefit of developers, it is your job to ensure the livelihoods of your tax payers is maintained and considered when developments such as this condominiums are proposed. It is the responsibility of the city and the developers to conjure a plan that does not drastically impact current residents such as inviting hundreds of car and foot traffic into the region by situating an entrance on Wellington Street.

Regards,

Tony Perri