

OZ/OPA 21-14 W11 - Development at 6, 10 & 12 Queen Street(s) - Serious Objections

FROM:

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MAIN ISSUES:

1. Queen Street South is a two-lane road which already appears to be operating at its peak traffic capacity. During most hours of the day it is very difficult and risky to drive in or drive out from the properties fronting onto Queen Street. With additional traffic added from 100's of more units as proposed in the new development projects at 8, 10 & 12 Queen Street S and 2 William Street & 16 James Street it will become almost impossible to drive in or out from these properties.
2. In the New Transportation Impact Study (January 2023) which is being used to justify the proposed residential developments at 8, 10 & 12 Queen Street S the traffic from 232 residential dwelling units at 8, 10 & 12 Queen Street S, though the entrance of this development has been moved to James Street, however the traffic is still coming to Queen Street South. This is in addition to traffic from 100's of more dwelling units at 2 William Street & 16 James Street is also eventually moving on to or exiting from Queen Street. In conclusion there is no other way for the traffic to exit except to or from the Queen Street route. As residents living here we can absolutely confirm that the reality on the ground is much more serious and full of accident risk than presented in this updated version of Transportation Impact Study (January 2023). Please review the appendix at the end of this document for some photos we have taken just in the week prior to this meeting.
3. If this development does proceed, that there is an assurance by the City of Mississauga that this development, or any new projects such as are being proposed in the neighborhood, do not preclude any future redevelopment of our existing properties. We don't want any development to sterilize our property.

RECOMMENDATIONS:

1. A physical traffic count at the Queen St S, and at the Britannia/Queen Street intersection by an independent agency to make sure that Transportation Impact Study is not impacted by any conflict of interest.
2. Feasibility of all proposed development projects in the neighborhood to be re-evaluated based on the cumulative traffic flows from all proposed projects leading on to Queen Street as determined by the above traffic counts/ new Transportation Impact Study.

OTHER SERIOUS ISSUES:

We request a consideration of the following real issues we are facing and a clear redressal by the city before this project is approved.

1. Most properties in Streetsville are limited in height to be 2 or 3 story buildings. The proposed 8 story high building (approx. 80 ft high) is absolutely out of place from the heritage nature and culture of Streetsville.
2. The 8 story building units facing directly into the back yards and bedroom windows of existing properties are a serious encroachment of the privacies of our homes. Our homes and properties were never built with the intention/concept of something that large looking down onto our back yard property and into our homes. We had planned on adding a pool in the backyard of our 14 Queen St S property. Such a large building as this 8 story development would leave us no privacy and make the use of a pool undesirable. This is a significant loss to us given this property was specifically purchased with a large back yard that could accommodate a future pool.
3. As demonstrated by the Shadow Studies supplied to the city, the proposed 8 story high building will cast massive shadows simply cutting out all sunlight and wind flow to our properties. The shading analysis provided already shows that a building this high in that location would cast shadows across the entire properties of both 14 & 20 Queens St. S. along with the properties across the street – that is onto the homes on the east side of Queen St. S. affecting properties 11 & 13.
4. Security and privacy concerns of current property residents at 14 & 20 Queen St. S. need to be addressed since they are the most affected by this proposal. The proposal calls for a road behind our properties and a 24 hour walkway along the north facing side of the 14 Queen St. S. property. It is likely that there will be street lights and pathway lights put up along this road and pathways surrounding our properties. This light will certainly bleed into the bedrooms and main floor rooms of the buildings further limiting the intended use of these rooms and their

privacy in the evening. Our properties were not built with the intent of having a road behind it or a 24 hour walkway to be used from the thousand plus new residents of the proposal. With that in mind we would request a couple of things for our security, privacy and the reduction of the 24 hour noise caused by the new tenants:

- a) Our current original 'developer built' 9 foot cedar soundproofing fence around 14 and 20 Queen St South will need to be replaced by the developer with one of equal or greater properties as well as being extended further to end at the road (Queen St. S.) along the north facing side of 14 Queen St S. This fence extension is in order to protect both the home and the privacy from the ground floor windows on this side of the home by an extended fence of the same quality.
 - b) We would request the addition of new guardrails along the replaced fence where cars will now be driving. This is for the safety of anyone using our backyards as well as the sheds and usage of our properties within from vehicle accidents.
5. With a road along the back of our properties and a pedestrian walkway alongside the north side of 14 Queen St., that would mean that there would likely be salt thrown down onto this road and walkway in the winter months. The salt run-off would cause damage leaching into the soil through any fencing and onto our properties. This was not a potential concern when our properties were originally built or in their current state. This change may lead to the yards becoming barren and gardens becoming useless. What can be done to mitigate this?
 6. When the construction of any approved development begins, there will be a significant amount of dirt blown onto our properties, buildings, windows and vehicles in addition to making use of our backyards undesirable as the dirt is blowing in. This would mean we would need to spend additional time and money to clean up from this too, this has already shown itself to be a problem when the old vacant homes were sporadically demolished last summer. As such, we would request compensation for these damages.

Appendix:

Below are a series of photos that have been taken in the few days before the meeting proposal that this document pertains to. The purpose of these photos is to show a view from the area near Queen St South headed northbound towards Britannia Road to validate the concerns of the persons on this document. The photos are a realistic representation of the road conditions at all hours of the day.

A backup from Queen St & Britannia Rd can commonly go all the way back to Ontario St (the next nearest street light on Queen St S). It is common at any hour of the day for this lineup to not be able to get through the intersection in one light exchange making it exceedingly difficult and unsafe for residents and patrons of this area to enter and exit their driveways.

Friday June 2nd:









Saturday June 3rd:











Sunday June 4th:









Monday June 5th:







Tuesday June 6th:









Wednesday June 7th:







