

County of Brant Council and Staff:

When looking at a first draft of a proposal on a project like this all involved in the decision making should pay attention to how those proposing the project effects the lives of the residents who live in the area.

For the lack of a better term, staff and council, should take notice of the 'red flags' on whether or not those making this proposal have and/or have not shown any respect as to how this project will impact the area. Or is the project for maximum profit that leaves the neighborhood and its residents paying for it when it's built and the builder has left town.

When this proposal is reviewed it is easy to see that the effect on the area is of very little concern to those involved in it.

While the areas residents have been well aware that at some point the factory would be replaced by homes. I myself have never taken issue with this, nor have I heard anyone else from the area.

For the most part it should be seen as responsible infill development...

However 77 units is not in anyway a responsible proposal for this site. Some time ago a drawing was online showing 50 units. For a copy of that the county would need to contact a realtor named Steve Bailey.

To me the 27 visitors parking spots is to low and this is proposing to reduce this to 15.

This is one if the parts that the neighborhood pays the price for the builders profit. As in along come Christmas and if even half of the units have one car of visitors come Christmas dinner.

The likely belief of this builder is that there is parking on area side streets and whether our not the residents on those side streets have visitors is clearly of little concern in this application.

This is just one example of this builders proposal that shows this is not a project that takes into account the area residents.

Pretty much this whole area and street are zoned with an HA or Cultural Heritage.

Yet it would appear that this proposal includes removal of some of the heritage landscape IE: old growth trees...

As well I see no reference anywhere to the underground springs on the property, let alone the spring that runs 24/7 into the storm drain on Beverly East. Someone not do their homework?

These above are just 'some' of the Red Flags that Council and staff should be looking at and maybe suggest that this builder come back when they have a more 'user friendly' project to propose.

Not objecting to the new homes. However this proposal beyond disrespectful to those already living here...

Regards:

Dave Thomson and Shannon D'Onofrio

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