

## The People of Alton Village Against High Density Development

To: Our Mayor, Our City Council, The Review Committee, and The City Planning Department

### Summary Statement:

The Alton Village community is strictly opposed to further High Density development in Alton Village. Current designations and historical policy decisions do not reflect to the realities of how Alton Village has evolved, and the current realities faced by the community. The infrastructure for the community is overburdened, which has already resulted in significant livability challenges with respect to schooling, safety, traffic, and parking issues. Further High density development, especially the extremes proposed by the rezoning applicant, would only intensify the challenges already faced by our community, and further inhibit their resolution, or mitigation. Additionally, further High Density development in Alton Village does not align with key tenants and objectives of the Official Plan, specifically, making Alton Village an attractive, livable, and identifiable community, with a healthy environment. Thus, we implore our representatives and decision makers to stop high density development where it doesn't belong, thereby protecting the interests of your constituents and our community.

### Our Objective:

Preserve and reinstate appropriate zoning and density growth, to prevent further insufficiency in infrastructure, thereby stabilizing the prevalent decline in services, amenities, and overall livability, within our community.

Primary Goal - Stop the rezoning of 4853 Thomas Alton Boulevard (File No. 505-05-15 & 520-08/15)

Secondary Goal - Overturn bylaw 2020.203, which came into force April 10, 2006, allowing High Density

Tertiary Goal - Resolve and/or mitigate issues due to insufficient infrastructure for the current realities

### Community Vision:

- A. Development of medium density residential at 4853 Thomas Alton Boulevard
- B. Development of Neighborhood Commercial + Residential (Dundas & Sutton) at 4880 Valera Road
- C. Mitigation of Infrastructure Insufficiency via policy making based on current realities moving forward
- D. Enhanced community amenities via leveraging of remaining development space

### Key Points & Rationale:

#### 1. Insufficient Infrastructure

##### a. Schooling:

- Alton Village in its current state is experiencing schooling challenges
- Prolific and significant use of portables for educating the current enrollment base in Alton Village
  - Alton Village PS = 6 portables (decreased green space)

- Frank J Hayden SS = 6 portables w 10 additional units to be installed on parking lot (contribute to parking/traffic issues)
- St. Anne's is expected to be over enrolled this fall
- In 2011, a School Attendance Boundary Committee provided an Option 1, in which Alton Village elementary would provide enrollment relief to St. Elizabeth and St. Christopher with enrollment projections indicating no need for portables until 2017...
- School resources and programs, which require significant lead time and investment to develop, are already pressured to provision for current enrollment levels, with questionable sufficiency
- b. Traffic:
  - Alton Village in its current state is experiencing significant traffic issues
  - Thomas Alton Boulevard is the primary artery for Alton Village community, especially during peak traffic times
  - Existing issues with respect to accessing Thomas Alton from non-stop sign controlled entry points, i.e. 4823 Thomas Alton Blvd, during peak traffic times
- c. Parking:
  - Alton Village in its current state is experiencing significant parking challenges
  - Significant parking challenges along Thomas Alton Blvd. with many single driveway residences owning 2 or more vehicles (far more than the 1.53 per townhouse unit suggested by the applicant in its referenced studies) and parking street side
  - Parking issues in the area of Frank J Hayden will already be magnified by parking lot allocation to accommodate additional 10 portables, which is highly utilized for access to amenities and services, such as the library, recreation center, etc.
  - Insufficient parking to accommodate activities at North Community park
- 2. Safety
  - a. Emergency vehicle access
    - Community concern with respect to emergency vehicle access to the community during peak traffic times
    - Community concern with respect to traffic bottlenecks in the event of emergency evacuation situation
  - b. Road congestion, primarily on Thomas Alton, increasing pedestrian safety issues
    - Alton Village schools designated as walking schools within the community
    - Reality is that many parents choose to drive their kids to school
    - Traffic concerns with respect to children walking to school
    - Halton Police receive regular complaints from residents with respect to speeding and traffic issues, which would only multiply with additional traffic and driver frustration
- 3. Built Form
  - a. Multi floor tower development exceeding 4 floors is inconsistent with the community identity and does not adhere to the concept of built form
    - Rotary Way and Dundas (4 floors)
    - Dundas & Sutton Drive (Dundas is classified as a Highway, unlike Thomas Alton Blvd and Appleby, yet restricted to 6 floors)

- Appleby & North Service Rd. (4 floor development)
- Appleby – NO 19 floor towers (are there any north of QEW?)
- 4. Outdated/Incomplete/Inaccurate Assumptions, Data, Studies and Designations
  - a. Alton Central East Urban Design Study (2004)
  - b. Bylaw 2020.203 conceived and enacted over a decade ago (site specific amendment 2005)
  - c. Traffic/Transportation Impact Study
    - Non-reflective study parameters unreflective of actual use, i.e. peak time traffic data
    - Non-reflective sample data for extrapolation, i.e. visitor parking
    - Unrealistic and inaccurate assumptions for Alton Village
  - d. Sewage and Drainage Sufficiency?
    - Lack of green space – does it impact ground water absorption and pose a flood risk?
    - Are our sewers able to effectively address increases in density at these development sites?

Additional Considerations:

- a. 374 Martha Street:
  - Unanimous city council rejection of proposal
  - OMB hearing expected March 2016
- b. Dundas & Sutton Drive:
  - Rejection of proposal
  - OMB ruling based on settlement between City and ADI; limited to 6 floors
- c. 4880 Valera Road (Emery)
  - Community objection to rezoning from Neighborhood Commercial to High Density Residential
  - Neighborhood Commercial aligned with livable “walking” community
  - Additional traffic at the entry point of Alton Village on Thomas Alton Blvd. resulting from development at this site
  - Allowing High Density Residential rezoning applications (4853 Thomas Alton Blvd & 4880 Valera Road) to go forward would be disastrous for the community
- d. Emery “Appleby Club” development project at 4853 Thomas Alton Boulevard
  - 234 residential dwelling units (v 691 proposed by ADI)
  - Limited to 4 floors
  - Emery cancelled due to transition into strictly commercial/industrial development
  - Site development does not require proposal put forth by applicant
- e. Rotary Way & Dundas (Existing High Density residential)
  - Alton Village has already significantly contributed to High Density residential planning allocation and the concept of intensification
  - 4 Floor development
- f. Walkers & Dundas (Sundial Development – File No. 520-06/15)
  - Approximately 400+ residential units
  - Impact to Alton Central/East



- Traffic – accessing amenities (i.e. Burlington Plaza at Thomas Alton and Tim Dobbie), Dundas traffic bypass/Alternate route to 407 East access, etc.
  - No High Density in draft plan of subdivision
- g. Burlington Plaza
  - Located at Thomas Alton and Tim Dobbie
  - 29 units of commercial retail and services
  - Significant contribution to traffic on Thomas Alton
- h. Palladium Way
  - Development of commercial offices, retail, religious institutions, etc., will significantly impact on traffic issues, particularly with respect to the Appleby intersections at Thomas Alton Boulevard and Palladium Way

Community Action:

- ☐ Represent our community and achieve our goals through clear, concise, factual, and relevant communication, delivered via a common voice representing the people
- ☐ Representation committee formed
  - George Tremis
  - Dhruv Kochhar
  - Lara Wareing
  - Andrea Florian
  - Paul Haddaden
  - Shruti Patel
- ☐ Proxies requested
  - ✓ Review our community position as outlined above
  - ✓ Provide feedback for additions, if required
  - ✓ Complete and sign “Proxy” form enabling representation at 2<sup>nd</sup> City Council meeting