

# 1015 – 1029 Davis Drive Townhouse Development Residents' Concerns

Presenter: Behram Engineer  
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# Concerns

- **Increased traffic**
- **Parking**
- **Safety**
- **Right to Quiet Enjoyment**

# Increased Traffic

## (23 condos with only one access)

All traffic entering and exiting the proposed development will do so from Hamilton Drive. Hamilton Drive currently has approximately thirty-six homes and the addition of the proposed twenty-three townhomes will likely result in a minimum 60% increase in traffic volume based on the two car per unit (single car garage with single driveway) design.

# Parking

(Approximately 44 cars accessing Hamilton Drive)

The project has allotted 3 visitor parking spots with an additional accessibility spot to meet the visitor parking needs of twenty-three residences. Parking is not allowed on the access road within the development. Residents' experience would indicate that overflow parking is likely to locate on Hamilton Drive and on Burling Place.

# Safety

(Residents on foot, using mobility aids and in vehicles)

Residents foresee various safety issues arising from the proposal including for children walking to and from local schools and parks given existing sidewalk locations and increased street parking; the added congestion on Davis Drive between Hamilton and Leslie given the pre-existing entrance to the plaza at Leslie and Davis, bus stop and bike lanes which already increase risk of accident; and, the location of postal boxes and cars parking so residents can retrieve their mail.

This would be a congested area to turn left or right given its proximity to the Leslie Street and Davis Drive intersection and the fact that a traffic light at Hamilton and Davis is not a possibility as relayed to residents at the public meeting.

## Residents Right to Quiet Enjoyment of their Properties (Lack of greenspace and sightlines not in keeping with area)

Greenspace for children to play has not been incorporated in to this plan. Rather, the developer has opted for common area on the rooftop to meet this need. This adds to the already three story design of the buildings which is not in keeping with existing buildings in the adjacent area. The land available does not adequately allow for the number of units proposed sacrificing occupants needs for greenspace and adjacent residents' sightlines.