BLOOR AVENUE / BEECHMONT CIRCLE DEVELOPMENT

Resident Concerns

As the owners of 4764 and 4774 Bloor Avenue we have strong objections to changing the zoning from Manufacturing Limited (ML) to Planned Development (PD). We have the following concerns regarding the change and the proposed apartment complex development:

1. Each year when the Ohio and Little Miami Rivers flood, our area is impacted some way. Either with limited or no access to Beechmont Levy, or in the worst case scenario as we had in 1997, flood walls being installed severely limiting access in and out.

   The addition of the proposed development will require significant changes to the landscape and topography directly affecting Bloor Avenue. The proposal states the property will only need to be built-up approximately two feet. Two feet of height is significant in terms of drainage, stormwater, and changing the aesthetics of the street. Basically, the view from across the street will be of an apartment building.

   We have seen how flood waters flow in our area over the years. The impact this new development will have greatly concerns us. Flood insurance since 2006 has gone from $500 a year to nearly $9,000 a year; and that is without any flood claims ever being filed. We need to know how this development will affect drainage, the flow of storm sewers, and flood waters. An apartment complex of this size will require too many changes to the natural barriers currently existing on the undeveloped property at Beechmont Circle and Old Wooster. That undeveloped land has acted as a natural barrier.

2. The apartment complex does not fit the residential neighborhood and surrounding area. Adding the proposed 84 apartments to Bloor, which already has limited access and parking will significantly change the character of the street. It is a quiet residential street. Adding 84 apartments, at full capacity, will add a minimum 84-people and 84-cars. Bloor cannot handle the increased foot and vehicle traffic. Bloor was not designed for that type of structure. Two cars driving on Bloor at the same time currently constitutes a traffic jam. The addition of this size of a building will be detriment to the current residents and property owners.

3. The contemporary design of the proposed development is significant different from the existing older homes and residential feel of Bloor. Quite frankly, if the development is approved as proposed, you will have two completely different sides of the street on Bloor – one side consisting of older row-style homes with a garage in the middle – versus a glass-fronted contemporary complex with outdoor amenities.

We have been on Bloor since 1994. People have come and gone over the years, but the street has stayed the same, and the quality of life has stayed the same. The addition of such a large complex in a limited area will significantly impact our lives.

We are not opposed to the zoning change in the future. However, we are strongly opposed to this development and ask the proposed zoning change not be permitted.