

Summary of Written Public Comments

File DEV-03-18 (OPA-2018-W/02, SW-2018-01, Z-08-18)

Davina Jones, resident, provided written correspondence which objects to changing the designation of the land and raised concerns about:

- loss of employment lands needed to provide jobs;
- increased traffic and gridlock caused by increased density; and,
- limited access by only one main road (Victoria St W) instead of four main roads as would be required for a development of this scale.

Phil Murray, local business owner, provided written correspondence in support of the development to support local businesses and provide local employment.

Mufiz Rahman and Shabana Mufiz, residents, provided written correspondence which objects to the development of multi-storey apartments or office buildings;

R. Gleaves, resident, provided a petition on behalf of Durham Corporation Condominium 171 which objects to the proposed development. The petition was signed by 24 residents and raises concerns about:

- increased noise;
- the road system is insufficient, including intersection capacity, for existing and future traffic that would be generated by the development. There are major traffic generators in the vicinity including the existing GO Station, Iroquois Park Sports Complex, Abilities Centre and Marina and accidents on Highway 401. Specific intersections and roads are noted (Henry, Brock, Victoria);
- safety of pedestrians due to increased traffic levels;
- lack of doctors, schools, etc. to accommodate the increased population;
- impact on wildlife;
- parking at GO Station and Iroquois Park Sports Complex;
- impact on property values;
- impact on neighbourhood character;
- cumulative impact of this and other developments proposed in Port Whitby on the surrounding community;
- increased temperatures and blocking the prevailing winds; and,
- impacts from construction (noise, dust) which is expected to take many years.

Diane McCurdy, resident, provided written correspondence in opposition to the proposed development. The correspondence notes that the location is not acceptable due to the congestion it will create and due to the close proximity of environmentally sensitive areas including Lynde Shores and Lake Ontario. The correspondence raises concerns regarding:

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- noise and dust during construction;
- concerns with total project density and population, including the additional lands owned by the applicant that is not currently part of the application;
- who is financially responsible if the proponent abandons the project mid-construction;
- bird friendly design;
- how to mitigate issues with such a massive development;
- traffic and congestion;
- impacts on integrity of Lynde Creek Conservation Area and quality of biodiversity in the Lynde Creek watershed;
- air quality;
- property values;
- noise including noise from Victoria St W reflecting off of tall buildings and being directed to existing subdivisions south of Victoria;
- availability of essential services;
- cumulative impact of this and other developments;
- increased ground temperature and blocking the prevailing winds; and,
- loss of habitat with the removal of the existing ponds formed by previous excavation and relocation of wildlife such as turtles from the ponds to appropriate habitat.

Jenna Bayley, resident, provided written correspondence which is opposed to the proposed development and raises concerns about:

- lack of schools for the increased population;
- increased traffic;
- GO Transit is already at capacity, a plan is needed to accommodate additional commuters;
- capacity of existing businesses to support such a huge influx; and,
- environmental impact, particularly the Conservation Area.

David Wishart, resident, provided written correspondence which supports a mixed use development including another grocery store, more restaurants and office space.

Questions are raised regarding:

- capacity of the GO to accommodate additional commuters;
- a new school to accommodate new students;
- road widening requirements to accommodate additional traffic;

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- timing of Brock Street South / Highway 401 bridge work related to the proposed development;
- ecological protections need to be established prior to the development; and,
- financial responsibility if the proponent does not complete the project.

Melissa Cutting, resident, provided written correspondence in opposition to the proposed development. Concerns are raised regarding:

- existing traffic noise and future construction noise and increased traffic noise;
- increased population and traffic/pedestrian impacts on the quiet family friendly neighbourhood;
- loss of privacy; and,
- impact on wildlife.

James Choleas, resident, provided written correspondence which raises concerns regarding:

- existing traffic and congestion and increased traffic from the new development;
- lack of school or other public services;
- capacity of GO Train parking lot and overflow parking lot at Iroquois Park Sports Complex; and,
- loss of neighbourhood character.

Janice Spencer and Craig Wilson, residents, provided written correspondence which raises concerns regarding:

- increased density and traffic;
- limited access to north of Highway 401, especially in the event of an accident on Victoria Street preventing access for EMS in the event of an emergency; the development should be conditional upon the construction of a flyover connection from Gordon Street (now Jim Flaherty Street) to Annes Street;
- impacts on insurance premiums; and,
- the development proposal should be conditional upon a flyover the 401 being provided at Gordon Street.