

M.F.I.P.P.A. Sec 14 (1)
Oshawa, ON
M.F.I.P.P.A. Sec 14 (1)

Sent by email to:
Clerks@oshawa.ca
Clerks@durham.ca
Council@oshawa.ca
TAdams@oshawa.ca

Dear Sirs and Madams:

I am a retired lawyer who practiced for over forty years and moved to Oshawa last year. I have had an opportunity to review the proposal for the development of Columbus.

I have also reviewed the comments of our daughter, Dr. Sarah Mayes-Tang, and my wife, Ann Mayes. I agree with and support their comments.

I have three other general areas of observation.

First, no one can argue with the fact that Oshawa is growing quickly. The developers have suggested that reducing parkland would lighten the financial burden on the municipality; they would like to build on these lands instead. This argument lacks reason. The enormous costs to the taxpayer – both monetary and otherwise – of more developments and fewer parks far outweighs the cost of protecting and maintaining green spaces. For instance, additional road systems, community supports, mass transit, shopping, and educational costs would be tremendous burdens on ratepayers for generations to come. The fact that two secondary schools and seven elementary schools would be added is indicative of the real price. The natural result of more development is more dollars in the pockets of the developers; profits for developers should not be Council's or staff's concern whatsoever; your priority should be the well-being and quality of life of your citizens.

It is clear to me that this project has not been critically or thoroughly studied, considered or planned with the level of detail or consultation that it warrants.

Second, the province has stated a goal for more housing and has changed the laws accordingly. Governments change. I remember David Crombie and the Spadina Expressway proposal. The communities that existed and the quality of life of the inhabitants in those communities led to the decision to reject the proposal. The needs of the province for growth may not align with those of existing communities. The responsibility of Oshawa's local government is to protect its own residents and their prosperity, not to submit to the changing priorities of the provincial government at its

residents' expense. Local government should have a long-term and educated view in making decisions. This is the reason for the Official Plan; we should not change it willy nilly based on the short-term political pressures from other levels of government – or the coercion of developers.

Third, while residents' quality of life is of utmost importance, property values and the standard of living for Oshawa's citizens are of significant concern. The proposed development around Columbus will affect tens of thousands of residents but it does not appear that they have been adequately consulted about this important issue.

In summary, there should be no change to the Official Plan. The existing and ongoing developments complied with it. Future residents should not be condemned to a lower standard of living than the standards already enjoyed by existing residents.

Thank you for your consideration of these brief and inadequate comments.

Yours sincerely,

Stanley G. Mayes J.D.
M.F.I.P.P.A. Sec 14 (1)

July 12, 2023

Dr. Sarah Mayes-Tang
M.F.I.P.P.A. Sec 14 (1)
Oshawa, ON
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Councillor John Neal
City of Oshawa
50 Centre St. S.
Oshawa, ON
L1H 3Z7

Sent by email to: jneal@oshawa.ca

Dear Councillor Neal:

It was a pleasure to meet you last week and discuss the future of Oshawa. This city became our home seven years ago when we moved into an almost-new home at the north end, just west of Simcoe Street and south of 407.

I am sending you a letter today to emphatically voice my major concerns about the proposed development around Simcoe Street north of 407 and to encourage all councillors to vote against it. I have invested time reviewing the documents available online from both the developer and the municipality. I am aware that the residents of Columbus and area are concerned about the impact of the development on their everyday lives; the developers are wrong to dismiss them out of hand.

As a homeowner and taxpayer who has been living with the effects of the developer's expansion in my area, I can tell you that it is a non-stop, continuous nightmare. This has been going on for the seven years we have lived here and there is still no end in sight. These impacts include:

- loud construction traffic and work at all hours;
- extra vehicular traffic on our residential street;
- incessant construction noise that curtails outdoor activities;
- danger to children because of heavy trucks and poor air quality caused by large amounts of flying dust;
- garbage all over our lawns left by construction workers (no, it's not from the neighbours!);
- flying dirt constantly coating the exterior of our home, windows, and patio furniture – it is impossible to open our windows and it is frustrating that nothing can be kept clean.

Further, the municipality is quick to waive the rules for developers. I am very concerned that the profits of developers are taking precedence over the daily lives of residents. This development will take over parkland and farmland; although the Provincial Government under Premier Doug Ford has, similarly, changed the rules to allow the favoured developers to take over parkland, this is no excuse for our city. Just because the municipality is allowed to do it doesn't mean you should. You should do everything in your power to protect the parkland, green spaces, small towns and farmland that still remain for the benefit of all residents. Once they are gone, they are gone forever.

I sincerely hope that the better natures of our municipal council prevail. Please vote against the massive development planned for the Columbus area. Do everything in your power to protect the quaint and beautiful villages, parks and farmland in this area. Do not sacrifice them on the altar of big developers. Listen to taxpayers and residents. Listen to those of us who have lived through a similar experience and regret it.

Yours truly,

Dr. Sarah Mayes-Tang
Associate Professor
University of Toronto

From: **Ann Mayes** M.F.I.P.P.A. Sec 14 (1)
Date: Thu, Jul 13, 2023 at 10:31 PM
Subject: Please Vote Against Columbus Development
To: <BChapman@oshawa.ca>, <BMarks@oshawa.ca>

Dear Mr. Chapman and Mr. Marks:

My husband and I moved to Oshawa last summer. We came here from the southwest and are delighted by the system of walkways and parklands that our new city offers. One of my favourite drives has been heading north out of the city on Simcoe Street. I am always enchanted by Columbus, in particular. I love its rural feel and had been thinking that perhaps we should have purchased a home there instead of the middle of the city.

Boy, am I glad we didn't!

I was shocked and saddened to learn that our municipal council is considering a major development for this area. I feel strongly that this would be a serious mistake. I have personally experienced the pitfalls of a municipality allowing rural areas to be used for projects that are "sold" to the locals in the name of progress and, yes, for affordable housing too. In due course, the errors of those decisions become evident but there is no way to recoup what has been lost. I am very familiar with farmland and I doubt very much that farmers support the takeover of their land; allowing the City to encroach on these precious acres means less space to grow food. Farmers deserve your support and protection from developers.

I am very surprised that I have not seen any billboard at the site of the proposed development that would invite public consultation and input. I sincerely hope that Council is not trying to "pull a fast one". I do wonder about that, though, because I have done some research and I have discovered that Council has been very quick to change the rules to meet the demands of the developer. The Provincial Government has changed the rules to allow municipalities to use parkland for developments -- a terrible and short-sighted decision -- but that doesn't mean you have to do it.

Please allow Oshawa to be an example to other municipalities! Protect farmland, parkland and small towns. They add quality to every life they touch.

Yours truly,

Ann Mayes
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