

November 24, 2023

Robert Bedic, Planner  
Mayor, and Members of Council

**Re: Report: ED-23-211**  
**File: Z-2022-10, S-O-2022-03**  
**65 Athabasca Street**

This is further to the Economic and Development Services Committee Public Report number ED-23-11 dated November 22, 2023 and in advance of the Committee meeting to be held on November 27, 2023.

We have reviewed this Public Report in detail and are, quite frankly, disappointed and frustrated that virtually no changes have been made by the Developer and it seems clear that the many concerns expressed by area residents have been dismissed by the City. We are opposed to the number of units that are proposed to be crammed into this area, the reduced set-backs allowing for the majority of the lots to be taken up by the dwelling unit and the fact that there is only one entry/exit, on to Winter Avenue.

#### Renderings

Despite requests by many area residents, the Developer has failed to provide any sort of renderings. This creates a lot of suspicion as we have no idea what the houses will look like that the City will allow to now form part of our neighbourhood.

#### Traffic

The Developer has commissioned a further traffic study since the January 9, 2023 meeting. The original study failed to measure any traffic at the intersections of Athabasca/Olive or Eastlawn/King Street. Remarkably, the new study also failed to measure traffic at these two intersections which are the busiest and will be heavily impacted by this development.

The intersection of Eastlawn/King is VERY busy. There are businesses on the southwest and southeast corners of that intersection that create very heavy traffic flow [not to mention that customers of those business frequently park on Winter Ave]. It seems ridiculous that the traffic study did not include this intersection as much of the traffic created by the development will head to the lights at this intersection. At 5:00 p.m. on any given day, this intersection is lined up in all directions. Traffic is trying to get into the drive-thru at Harveys and delivery trucks are often parked on Eastlawn St. at the end of Winter Ave. unloading their delivery.

Regarding the intersection at Athabasca/Olive, much of the traffic exiting the new development will be heading to the 401 and this will be the route they will take. School buses also currently travel along both Athabasca and Winter and we can only assume that there will be a large increase in school bus traffic as a result of all of these new residents.

We feel that the traffic study is insufficient and has not addressed the two busiest intersections that will be impacted.

#### New Street

The new proposed street to the Development has only one exit on to Winter Avenue. Again, we object to this. If the street also exited on to Athabasca St. It would alleviate all of the traffic being dumped on to Winter. Those who wish to head to the 401 could take the exit on to Athabasca instead of having to go down Winter to Athabasca or Eastlawn to Labrador to Athabasca.

#### Grading and Water Flow Concerns

We live in the house facing Winter Avenue immediately adjacent to the proposed development. We have never had water in our basement and we have serious concerns regarding water run off once the Development is complete. We would like some direct guarantees that the Development will not negatively impact us in this regard.

#### Fencing

We were given some promises previously that a fence would be constructed to replace the current chain link fence running along the eastern portion of the subject property. Please confirm that this will be the case.

As previously advised, we are not opposed to a development at this location. However, we feel that some compromise on the part of the Developer and the City is not unreasonable. We understand that the City is under pressure from the Province to meet certain targets for housing. However, Oshawa has a lot of land that is currently being newly developed or is available for new development. It makes sense that those areas would have these high density developments. It not at all unreasonable to ask that these infilled lots be in keeping with the existing neighbourhood or, at the very least, not as dense as what has been proposed by the Developer.

Regards,

Larry and Jennifer McCormack

M.F.I.P.P.A. Sec 14 (1)

Oshawa, ON

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