

Additional Correspondence – ED-24-45

Attention: Bob Chapman (regional and local councillor & committee member on EDSC), Bradley Marks (local councillor), And all members of City Council.

Without any formality, I wish to make my opinion known regarding the infill development that is planned for the Maxwell Village neighbourhood. I have lived in this neighbourhood for over Fifty years and I am grateful for that. When my husband and I bought our house from Walter Schleiss we were young first time home buyers. We had to learn how to live with a well as our water source and a septic tank. Today not much has changed for most of this area. Sadly most homes are still using septic systems. There were no other developments north, west, east, or south of us. Cows were out to pasture on the west side of Harmony Road. We were a small quiet enclave of which Oshawa has been rightly proud.

Clearly much has changed over the years but we remain a quiet, peaceful neighbourhood. However, that, apparently is all about to change, thanks to the woefully poorly considered actions of our representatives on council. You were voted into your positions by the people of this city of which we, here, are many. It is my understanding that the representatives are sitting in council to represent the best interests of the citizens of this city, the people who have voted you into office. That is clearly not what is happening in regards to this matter.

There is a multitude of considerations, both re safety and well-being of both the current members of the community and the projected new families.

- **Safety first:** Overnight road parking has been prohibited in the city for years but suddenly due to the lack of space particularly townhouses cars will, for certain, out of necessity be doing exactly that. Can you justify this?
- **Traffic on Swiss Height and Pinecrest:** In no way can we tolerate the massive increase of traffic that will be produced by the planned density. We don't even have sidewalks. We have ditches. The roads will no longer be safe for pedestrians. Who will offer to take responsibility of this? If sidewalks and curbs become necessary (which, clearly, they will) we cannot be held responsible for the cost of a necessity we tried to prevent.
- **Only one entry/exit to the new area?** You can't be serious. Just from the point of view of emergency situations this is hazardous. More than one entry/exit is a major safety concern in an enclave of this size. Who will offer to take responsibility when serious incidents occur and traffic is jammed up at the one exit? Since this is apparently, a **regional matter**, **Bob Chapman** I believe you

might try to step up here to encourage an entry/exit onto Harmony Road. It will alleviate a significant safety concern for the entire community.

- **The amount of green space** planned is pathetic. With the number of families planned to be in this new development, there will most likely be well over One Hundred children. Where will they play? On their tiny little yards? On the streets, between the cars that, out of necessity are parked there? Who will offer to take responsibility for their fresh air and safety? A generous sized green park area is a must.
- **Where will all these children attend school?** As ever, looking back on the region's track record, schools will be playing catch-up, and I expect that these children will be bussed all over the city to find spaces for them. There are already way too many town homes currently and recently built along the Harmony Road corridor. Traffic on Harmony is already extremely heavy at certain times of the day. Where are these children going to school?
- **I don't understand.** Why a developer can simply throw out a plan and assume that it will be accepted.
- **I don't understand.** Why the residents of a neighbourhood, so profoundly affected by this development, are simply patronized and have our very valid opinions and reasonable requests simply ignored.
- **I don't understand.** Why councillors whom we voted in aren't doing their very best to consider and fight for the requests of the very people who voted them into office in the first place. And might I add, likely for the last time.

Our voices must be heard and validated. We feel ignored. There are so many things wrong with this development. Can any of you not see the problems being created? The absurd rush to build flimsy townhouses all up and down Harmony is poorly planned and will cause extreme problems in the near future. I expect that you will reconsider accepting this development in its present form. No joy can come of it in the long run for either the folks buying homes there or for the current home owners of our neighbourhood.

I anticipate some positive action from our representatives.

Regards,

Sheila Cox

Swiss Height

From: Gina Lavender <M.F.I.P.P.A. 14(1)>

Sent: Wednesday, April 3, 2024 1:52 PM

To: * Council <council@oshawa.ca>; clerks <clerks@oshawa.ca>;
Mayor@Oshawa.ca; John Neal <JNeal@oshawa.ca>; Rosemary McConkey
<RMcConkey@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>;
Jim Lee (Councillor) <JALee@oshawa.ca>; Bob Chapman
<BChapman@oshawa.ca>; Bradley Marks <BMarks@oshawa.ca>; Rick Kerr
<RKerr@oshawa.ca>; Derek Giberson <DGiberson@oshawa.ca>; Brian Nicholson
<BNicholson@oshawa.ca>; John Gray <JGray@oshawa.ca>

Subject: Re - Application to Amend Zoning By-law 60-94 and Approval of Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road

April 3, 2024

To:

Mayor Dan Carter

Councillor John Neal

Councillor Rosemary McConkey

Councillor Tito Dante Marimpietri

Councillor Jim Lee

Councillor Bradley Marks

Councillor Rick Kerr

Councillor Derek Giberson

Councillor Brian Nicholson

Councillor John Gray

Councillor Bob Chapman

Re: ED 24 – 42 – Application to Amend Zoning By-Law and approval of Draft Plan Icon Harmony Limited

I have lived my entire life in Maxwell Village. Maxwell Village was created as a small hamlet within East Whitby Township. It was a rural community, with large building lots, and home to those who were looking for natural surroundings, open space, trees and peace and quiet. Maxwell Village became one of the premium neighbourhoods in Oshawa.

Over the past thirty years, there have been many changes to the surrounding area. Shopping plazas have been built (most of which have constant vacancies), premium farmland has been replaced by huge subdivisions, and traffic has increased tremendously due primarily to commuters.

But as these changes have happened, our little Maxwell Village Community has remained rural, peaceful and quiet.

We do not have sidewalks, curbs or services. We are OK with that, as this is a feature of our neighbourhood. I would compare housing in Maxwell Village, similar to the area in Toronto, called Hoggs Hollow. Hoggs Hollow is one of the most affluent neighbourhoods in Toronto.

Hoggs Hollow is not going through rezoning due to the "Government making changes to the Planning Act" and the Federal Government pushing cities to change their zoning. Why is our neighbourhood being subjected to this? The Maxwell Village area is Zoned R1A. Icon Harmony Homes purchased the three homes on Harmony (each with two acre lots), that are intertwined with Maxwell Village, knowing full well that the properties are zoned R1A. I am not against future development, but I am against changing the zoning to allow this infill site to exceed both height and density outlined in R1A. These last 6 acres of developable land within this community should remain as R1A. Section 8.4.8 of the Pinecrest Part II Plan specifies that in areas designated as Low Density Residential, the City will encourage the provision of new residential development of a similar type as abutting residential development existing as of the date of approval of the Pinecrest Part II Plan in order to ensure Compatibility between new and existing development.

What happened to the days of strict architectural control, to ensure housing is compatible with the existing neighbourhoods? What happened to ensuring neighbourhoods have adequate green space and park land? What happened to the days of ensuring our school children had a safe and stimulating environment for their education, versus being packed like sardines into portables? Usually newer neighbourhoods are home for younger families, who usually have children. What thought has been given to providing an education for all of these children.? Is the solution, sending them to the already extremely overcrowded schools, full of portables.

Below is a quote from University of Western Ontario in 2023:

“Since only the most [urgent cases of overcrowding are selected for funding](#), school boards can [wait for several years](#) until requests for new schools are approved.

The process to fund new schools is so slow and reactive, that it is common for [new schools](#) to [receive portables shortly after opening](#).

Normalizing temporary structures as permanent educational facilities undermines the goal of providing quality public education to all children.

Portables are not a solution, but a symptom of overcrowding. A more proactive approach to school planning is required.”

Maxwell Village was created post war. The road infrastructure was built according to the requirements of that time. The roads are narrow, have drainage ditches, steep hills and sharp bends. Even the snow plow in the winter has difficulty staying within the road limits, without taking out stop signs, and ripping up residential lawns.

How are these roads going to handle the influx of traffic from the proposed Icon Harmony Limited Subdivision Plan? Even though there are 3 existing driveways on Harmony Road, an exit from the proposed Icon Subdivision is not being allowed by the Region. Where will the overflow parking from the proposed Icon Harmony Limited Subdivision park? The condo streets within the Icon Subdivision are too narrow for street parking. Street parking in Maxwell Village is not allowed overnight during the winter.

Why is it safer to redirect traffic from this proposed Icon Harmony Limited Subdivision through an older mature premium location, with narrow roads, sharp turns, no sidewalks and steep hills? Where do the children walk to catch the school bus? Where do parents park to pick up the smaller children on rainy, cold days? How do the children cross Harmony Road to catch the bus for high school? Is there an expectation that children will walk up to Grand Ridge and Harmony Rd to cross safely at the street light? That will never happen! In the past year, there was already a child hit by a vehicle attempting to cross Harmony Road. What will it take to realize that there is a major safety issue? How many accidents will it take for someone in the Region of Durham or the City of Oshawa to understand this issue?

There was an article in the Globe and Mail Friday, March 22, 2024, where Doug Ford criticized Ottawa's push for cities to change zoning laws. There needs to be a reasonability impact check. Yes, there is a housing shortage, but this small infill is not going to solve the housing shortage.

The property taxes in the Maxwell Village neighbourhood are some of the highest taxes in the City of Oshawa and the Region of Durham. Our neighbourhood does not ask for much, but I do not want to see it become unsafe due to major traffic routing.

If the solution is upgrading our streets, with curbs, sidewalks and sewers, I certainly do not want to be charged for this. I did not ask for this, and I already pay extremely high taxes.

I have contacted a real estate agent regarding the house values in the neighbourhood, and have been advised that property values will decline as a result of the traffic. Who is going to take the responsibility for that?

The Maxwell Village Neighbourhood Association has presented at the Economic Development Services Committee, had meetings with City of Oshawa Planners, and the Region of Durham Traffic Department.

I feel that our comments have fallen on deaf ears. There are very real concerns here!

Gina Schleiss Lavender

From: <M.F.I.P.P.A. 14(1)>

Sent: Wednesday, April 3, 2024 5:41 PM

To: <M.F.I.P.P.A. 14(1)>

Subject: Concern with the proposed Icon Project in Maxwell Village

To whom it may concern,

I am a concerned resident of <M.F.I.P.P.A. 14(1)>. The issue I have is with the high density project that is in the works in our backyard (The Icon construction project in Maxwell Village).

Based on the existing low density housing in the area we build a brand new modern house to conform to and enhance the current neighbourhood standards. This new project will drastically and negatively effect the beauty and value of our neighbourhood. It does not conform to the current by law and standards of the neighbourhood.

The area currently is held in high regard in terms of real estate. It has heritage value and the project undermines that.

I hope you will modify this project to conform to current lower density in the area where the by laws show 4 houses per hectare. This project will be about 35 houses per hectare. That sounds completely unrealistic and changes the dynamic of the area greatly and negatively.

We love our neighbourhood and want to keep it's valued character.

Sam and Rachel Berdugo, residents of <M.F.I.P.P.A. 14(1)>.

From: Ellen Liebrechts <M.F.I.P.P.A. 14(1)>

Sent: Monday, April 1, 2024 4:32 PM

To: * Council <council@oshawa.ca>

Cc: Mayor@Oshawa.ca; John Neal <JNeal@oshawa.ca>; Rosemary McConkey <RMcConkey@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>; Jim Lee (Councillor) <JALee@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; Bradley Marks <BMarks@oshawa.ca>; Rick Kerr <RKerr@oshawa.ca>; Derek Giberson <DGiberson@oshawa.ca>; Brian Nicholson <BNicholson@oshawa.ca>; John Gray <JGray@oshawa.ca>

Subject: Pinecrest Developments BY Icon

Dear Mayor and Elected Council Members

We are residents of Maxwell Heights for the last 36 years and have no issues (other than high taxes with no sewage services)

Now with the pending development by Icon and its potential approval by Council, it is going to make a **HUGE** impact of our living conditions in this neighbourhood. This includes increased traffic risking safety, noise and damage to the roads, which are minimally paved and in poor condition and other issues as presented.

We as taxpayers, seem to have no say in this matter so far despite our various presentations and input from our committee.

Please remember, we voted for you and we expect you would do **SOMETHING** in our interests, as representatives of us! **YOU REPRESENT US, NOT DEVELOPERS!**

Ellen and Albert Liebrechts
<M.F.I.P.P.A. 14(1)>

April 4, 2024

Dear City Councillors,

I am a resident of the Maxwell Village neighbourhood. I want to voice my strong opposition to the current development plan from Icon within our neighbourhood.

This plan is short sighted and hurts our beautiful neighbourhood. It will drastically change our quiet and peaceful neighbourhood into a place with all the problems of a high density neighbourhood. This is because of poor planning. I am not against development. But I am against how thoughtlessly this proposal has been put together. Both Icon and the City of Oshawa has shown blatant disregard for the current residents of the Maxwell Villiage community, and what makes our historic midcentury community special. Most of us have moved here because of the low traffic, pedestrian safety, good and uncrowded schools, and of course the heritage value of our unique neighbourhood.

In Icon's plan, where are people supposed to park when the ONLY 6 visitor parking spots fill up? When each house has 2-3 cars each (because that is the standard these days for families), and only 1 driveway parking space, what then? Icon does not care where these cars will have to park. And we already know where they will be forced to go- up and down our historic streets, as this will be the only place available to them. When this happens (not if), we will no longer be able to let our community's children walk to the park. It will be too dangerous with all the blind spots these parked cars will create on our curved streets. The area will no longer be safe for pedestrians to walk their dogs at night (remember, we don't have sidewalks, or curbs).

I urge council to reject Icon's development proposal and to force them to dramatically decrease the proposed density, and implement more parking for each residence in their plan. We do not want our neighbourhood to be the next slum in Oshawa, just like what has happened with the Windfields Farm developments.

Premier Ford has openly stated that issues such development density are to be left to the municipalities to decide (not the Region or the province), and it should be noted that we are already meeting our density targets.

Please, make the right choice here and stand up for our neighbourhood, and us, as citizens of Oshawa.

Sincerely,

Andre Villeneuve

Resident of <M.F.I.P.P.A. 14(1)>

Attn: Oshawa Councilors,

I am writing this letter to address the item "Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road", to be discussed at the April 8, 2024 Development Services Committee meeting.

I am a resident of 907 Pinecrest Road, and I have 3 small children. The proposed development by Icon presents a significant safety risk to my children, because of the large increase of traffic on these very twisty roads, and also the inherent issues that high density living presents. We are all familiar with the massive issues that have occurred around Simcoe Street North, in the recently built high density neighbourhoods- that location in North Oshawa is locally referred to as "Little Chicago" for all the police presence and violent crime that now occurs there. With high density living, comes higher crime rates. The Maxwell Village neighbourhood is known for its low crime and relative safety. In fact, that's one of the reasons that so many of us live in this area, and why housing costs (and property taxes) are relatively high- it reflects the rarity of a historic and low density neighbourhood that is still within city limits.

With the addition of the housing that Icon is proposing to build, the traffic on Pinecrest Road, as well as Swiss Heights, will dramatically increase. These are roads that have historically been safe to walk at night, and safe for children to ride their bikes on. With the extremely few parking spaces available to the housing that is proposed, the reality of the situation is that cars in the new development area will be forced to park up and down our streets. Keep in mind that because of the cost of housing, each household has at minimum 2 cars typically, and more if there are any teen/young adult children also living at home. Garage parking typically does not happen, as garages are often too small to accommodate the size of most family cars, or are used for storage. Two cars per household is not factoring in visitors to the various houses, which 6 visitor parking spots will surely not accommodate. Icon's plan is irresponsible and lacks foresight into how people live and commute, and they are shifting this problem to us to absorb. Their plan is forcing the people who currently live in this neighbourhood to be thrust into an unsafe environment where traffic is high and parked cars create blind spots around every bend.

Lastly, I wanted to mention that as there is currently no crossing signal at Pinecrest Road and Harmony Road (but the bus stop for school children exists on Pinecrest Road), a child was struck by a car last summer while trying to cross the busy road to the new development on the other side of Harmony. Now, imagine increasing the density of the Maxwell Village area immensely, and having many more children riding that same bus, walking to the mailbox on these same streets, riding their bikes to the same park... all while having to contend with a few hundred cars daily on streets that were not designed for wide sight lines. There will be casualties, and it is horrific to think about.

This is not an effective path to progress. This will drag our beloved community down, all together. Please, I urge you to impose heavy restrictions on what Icon has proposed, for a safe and positive future for us all.

Jacque Villeneuve

-----Original Message-----

From: J.A. Clark <M.F.I.P.P.A. 14(1)>

Sent: Friday, April 5, 2024 1:08 AM

To: clerks <clerks@oshawa.ca>

Subject: Re: ED-24-42 - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road

Good morning. I am writing in opposition to the recommendation to permit the zoning amendment and draft plan of subdivision represented by Report ED-24-42.

I have friends who live in this area, and who count themselves very lucky to have found this green and quiet enclave of well-preserved and maintained mid-century homes—and who are extremely concerned about its future.

From what I understand of the proposal, there is a significant increase in density proposed, but little green space or parking. There is also no direct access to Harmony Road north and south, which will force all traffic from the development onto the existing rural roads, Pinecrest and the next road north, a burden they were not designed for. This will create a dangerous situation with potentially fatal consequences. I'm told a child has already been struck trying to cross this busy stretch of Harmony without a light.

My friends' neighbours tell me they have been trying to negotiate reasonable solutions with the city and the developer for the past several years, but have met with little success, and most alarmingly, little support from the city and their elected representatives.

This is most concerning, as I had believed that the duty of city staff and members of council was to support and serve their constituents and to put their needs, the community's needs, first. Certainly ahead of those of developers, whose "needs" are clear and short-term. But in this case, you have a developer who seems to have gotten everything they wished and more, and neighbours who feel completely shut out and ignored, and therefore angry. This is a win?

As we continue to watch large areas of Oshawa be plowed under, areas that took a good part of our 100 years to evolve, I'm forced to wonder what the legacy of decisions like this one will be. Are these developments you are approving a net benefit, not just for the existing neighbourhoods but for the new communities they are meant to house? A quick tour of the Windfields area answers that.

Are we capable of learning from such mistakes? Of exercising some vision around what a development might be, rather than just accepting another sardine can greedily crammed with whatever a developer can flog to a desperate market?

There is so much opportunity here. Why are you squandering it? Instead of passing the buck, why not show some leadership and require this developer, and those to come, to WORK WITH the neighbourhoods they are planning on gutting so everyone can win.

At the moment, you are simply teeing up another tired cash-grab.

Is this development and the many others identical to it likely to be what we are celebrating in our 200th year?

Sincerely,

Barnett Down

From: Ann Barker <M.F.I.P.P.A. 14(1)>

Sent: Friday, April 5, 2024 7:47 AM

To: clerks <clerks@oshawa.ca>

Subject: Revised Applications to Amend Zoning By-Law 60-94 and the Approval of a Draft Plan of Subdivision, Icon Harmony Limited 1081 and 1093 Harmony Road north and 836 Pinecrest Road

City of Oshawa

Economic and Development Services Committee

April 8, 2024 Meeting

Re: Revised Applications to Amend Zoning By-Law 60-94 and the Approval of a Draft Plan of Subdivision, Icon Harmony Limited 1081 and 1093 Harmony Road north and 836 Pinecrest Road

Dear Mayor Carter and Councillors Neal, McConkey, Marimpietri, Lee, Chapman, Marks, Kerr, Giberson, Nicholson and Gray

I am a 37-year resident of the city of Oshawa and for the last 6 years have been living in the Maxwell Village neighbourhood. I am writing to express my grave concerns regarding the proposed development in our community, specifically addressing the significant traffic safety hazards it presents. As a resident deeply invested in the well-being and safety of our neighborhood, I feel compelled to voice my objections to the current plan.

Although I am not opposed to future developments, the proposed current one, as it stands, is fraught with issues that pose a serious threat to the safety of pedestrians (including our most precious children and grandchildren), and motorists alike. It is evident that the current infrastructure is inadequate to accommodate the increased traffic flow and on-street parking that this development will inevitably bring. The lack of proper planning and foresight regarding traffic management and safety is alarming and unacceptable.

Specifically, I would like to highlight some concerns:

The anticipated influx of vehicles (at minimum an extra 140 vehicles, very likely more!) from the new development will undoubtedly exacerbate congestion on Harmony Road - already a very busy main artery. How do you propose residents and students safely cross Harmony Road to catch the southbound bus to go to school and work? Why not put a proper intersection with lights at the new development? This will allow the new

residents a safe in/out. This congestion will further pose a significant safety risk as it spills onto Pinecrest Road and Swiss Heights, especially during peak hours.

There are insufficient provisions for pedestrian safety on Pinecrest and Swiss Heights. Currently, this is a pedestrian-friendly neighbourhood. However, the lack of infrastructure will endanger those who enjoy a walk in the neighbourhood, small children playing and riding their bikes on the street and those who walk as their primary mode of transportation. Without adequate measures in place, accidents involving pedestrians are inevitable due to the new influx of vehicular traffic.

Furthermore, if you decide to approve this plan as-is and later, when it comes to your attention that Pinecrest Road and Swiss Heights have become a safety issue for both cars and pedestrians, it should be made very clear that the residents (who already pay very significant property taxes), should have no financial obligation should the city deem it necessary to urbanize the roads. Certainly, widening the road, adding curbs, and sidewalks might address safety concerns, yet the cost of building the roads will far exceed the benefits in development charges and property taxes. The city and those responsible for the decisions made today, MUST bear the consequences for their lack of foresight for tomorrow. As councillors, you will be complicit in approving a problem that is just waiting to happen – I can only hope that it will not be a fatality that will bring this matter back to your attention for change.

Has the city considered the fact that the increased traffic volume and the on-street parking overflow on Pinecrest Road and Swiss Heights may impede emergency response times and put lives at risk in critical situations? It is imperative to ensure that emergency vehicles always have unimpeded access to all areas of the community. Likewise for the school buses that make their way through the winding neighbourhood – our children's safety is also of paramount importance.

Pinecrest Road - as lovely a street as it is – also poses some very hazardous driving conditions as it winds its way up / down a hill with serious blind corners. This situation will only be exacerbated by the influx of on-street parking from the new development. During a winter storm, this gets even more dangerous as drivers try to navigate the hill. And remember, school buses must also navigate these conditions as will the students waiting for them – young, elementary school children.

This brings me to another point, that of our overcrowded schools. The new development will undoubtedly appeal to some young families - there will be babies, preschoolers, elementary and high school students and certainly some young adults hopefully attending our own Durham College and UOIT. The elementary and secondary school students will also be stuffed like sardines (just as they will be in the new development), into already overcrowded schools here in north Oshawa. Because this is an infill development, school aged residents are not considered in the projections when

planning for new schools. While portables may provide a temporary solution to address overcrowding or space restraints, they come with various challenges that can negatively impact students' learning experiences and well-being. It's terribly unfortunate that children must pay the price for poor city planning without foresight.

Some of you may be aware that this is a rather old neighbourhood – it has cultural and heritage significance as many of the homes were built post- WWII 1950's - we still have wells, septic tanks, gutters, and no sidewalks. Yet the unique character and charm of this beautiful old neighbourhood stands to be diminished forever by the lack of commitment from our elected representatives to encourage a new development that compliments and stays in line with the existing elements of the neighbourhood. As council members, you are allowing a developer to walk in and dictate that they will sardine as many units into this infill as possible as they aim to maximize their bottom line.

As elected representatives entrusted with the well-being of our community, I implore you to prioritize the safety of our community and address these concerns before proceeding with the development. I urge you to come and visit the neighbourhood and familiarize yourselves with what is here as opposed to going to Google Maps or looking at drawings of the neighbourhood – none can truly convey the grave safety concerns we, as residents, can foresee as the new development is all but a rubber stamp away.

Ignoring these issues would not only jeopardize the safety of residents but also erode trust in the decision-making process of our city council. The timing of when we were made aware of the upcoming report and EDSC meeting is also very interesting - just before a 4-day long weekend - when most people may have been away or with family - giving residents very little time to respond. Further, setting the EDSC meeting at a time when most people are working and there is a solar eclipse occurring. Why would you not consider moving the meeting to the evening Planning session on April 8th – allowing those with day jobs to attend or deferring the item until the May EDSC meeting to allow a response to the Planning Department report? What is the urgency? Will Icon have shovels in the ground by the end of the month when this is all but a done deal? Doubtful. Will Icon run to the OLT? As councillors you cannot stand up and truly represent your community for fear of being taken to the OLT? Perhaps the question that needs to be asked is: Who is really running the city of Oshawa? Looks like the city of Oshawa capitulates to developers and takes the path of least resistance. The optics of your actions do not bode well for democracy or the future of the city.

I tire of hearing deferrals and passing the buck of 'we are being mandated by the province to build, build, build'. Guaranteed, Oshawa has surpassed its quota of new builds and is way ahead of its 2030 target. Which begs the question: Why allow a developer to sardine so many units in this tiny infill lot, causing a slew of safety

concerns when there is so much space north of Taunton? I for one don't want to hear political lip service – you pretend to care and tell us what you think we want to hear. To all councillors and 'Oshawa's Next Mayor', I implore you, please don't be complicit in your actions because in five years from now, will you be able to look back and say you are proud of what you have done or that you could have done more for the community you were elected to serve? Perhaps the voters will help answer that for you.

I encourage each one of you to take a drive to the Maxwell Village neighbourhood, get out of your car, walk around, enjoy, and experience it before you vote on something you are not familiar with. It's easy to make decisions that do not directly affect you and particularly when all you see is presented to you on paper. You are asked to consider the merits of two-dimensional architectural drawings, reports, facts, figures and the allure of potential tax dollars and development charges as reviewed and analyzed and presented to you by City and Regional staff. All the data is collected, a motion is made, and you vote. Yet behind that "motion" is a valued neighbourhood community – one that you will forever change with your one single vote. Much like a war, you are the Generals (no disrespect to the Oshawa Generals), you make decisions and fight battles from behind the safety of your desks at City Hall. You are not on the front lines. You truly do not know or understand what this neighbourhood is about and how this change will negatively affect it **forever**.

I strongly urge you to work towards a solution that prioritizes the safety and well-being of all residents and preserves the integrity of the neighbourhood. Thank you for your attention, I await your response and action on this critical issue.

Kind regards,

Ann Barker

<M.F.I.P.P.A. 14(1)>

From: Margaret Wilkinson <M.F.I.P.P.A. 14(1)>
Sent: Friday, April 5, 2024 10:16 AM
To: clerks <clerks@oshawa.ca>
Subject: Pinecrest Development Comments

To the Mayor and Councillors

I am concerned about the new **in fill housing** development planned for Pinecrest Area of Harmony Road.

I am very familiar with the neighbourhood and enjoy driving through this site of heritage mid-century homes.

With the widening of Harmony Rd, **entry and exiting** from the area is very limited by car. For any residents planning on taking a **southbound bus**, it is impossible for them to cross Harmony Rd to get to the bus stop. Life threatening for sure.

I am not against increased density in all areas of the city but there is **no planning made for increased traffic** on residential roads without sidewalks, **no planned recreational parks for even passive use**. Most of all **no increase in safely entering or exiting all the new and existing properties**.

There must be a **better plan** in place before this redevelopment is accepted by council. I would encourage **councillors to drive to the site and walk the roads**.

Marg Wilkinson

Re - the Revised Applications to Amend Zoning By-Law 60-94 and the Approval of a Draft Plan of Subdivision, Icon Harmony Limited 1081 and 1093 Harmony Road north and 836 Pinecrest Road.

Currently the neighbourhood is mature, established, uncongested and safe. It consists of desirable individual single-family residences. I'm extremely concerned that all adding row homes, town homes, will change this dramatically.

Adding multi-story townhomes and/or low-rise apartments in their midst which will further destroy one of Oshawa's most desirable 'established and mature' neighbourhoods.

Keeping architectural control in a neighborhood should be paramount. Tastefully adding new homes into the neighborhood similarly to the new homes on Grand ridge would be perfectly acceptable.

I am becoming discouraged with their council as we've communicated our concerns professionally & timely throughout this proposal.

It is obvious that we the residents of the Maxwell Village Association have extended considerable effort to express their concerns with this issue.

I urge all decision makers to consider a suitable solution by adding homes that match the original zoning lot sizes, and home designs that are consistent with the neighborhood.

Respectfully,
James Coker
<M.F.I.P.P.A. 14(1)>

From: Rogers™. <M.F.I.P.P.A. 14(1)>

Sent: Friday, April 5, 2024 2:50 PM

To: JFrench-co@ndp.on.ca; French-gp@ndp.on.ca; Mayor@Oshawa.ca; John Neal <JNeal@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; Bradley Marks <BMarks@oshawa.ca>; Rick Kerr <RKerr@oshawa.ca>; BNickolson@oshawa.ca; John Gray <JGray@oshawa.ca>; Jim Lee (Councillor) <JALee@oshawa.ca>; Derek Giberson <DGiberson@oshawa.ca>; clerks <clerks@oshawa.ca>; * Council <council@oshawa.ca>; Rosemary McConkey <RMcConkey@oshawa.ca>; TDMarimpietry@oshawa.ca

Subject: Application for 1081 and 1093 Harmony Road North and 836 Pinecrest Road Oshawa, On

Hello,

My name is Galina Popovych-Dudych. I am writing this email to express my concern and strong disagreement with the Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road which are the part of the Maxwell Village.

The historic Heritage Maxwell Village is one of the nicest well established area in Oshawa and all existing owners of the properties in this area are taking a great pride and care of our properties. It's a safe and quiet community that contributes to the city and pays one of the highest property taxes in order to enjoy our peaceful live over here.

We all understand very well what is the meaning of the word D E V E L O P M E N T . My question is: what "development" the ICON builder is proposing to our neighbourhood? Is it a development when they will destroy the beautiful currently existing green space on that land? Is it development when they will invade the neighbourhood by building huge subdivision with the dramatic increase of the density to 31-32 units per hectare? Is it a development when the traffic will increase drastically and the pollution from the new subdivision and cars will damage our health? Is it a development when proposed subdivision will increase the safety concerns for drivers and pedestrians, especially for children and elderly? Is it a development when by bringing the new overcrowded subdivision will impact the value of our existing homes in the negative way? Is it a development when, especially for the duration of the construction, we will not be able to enjoy our regular life activities because it will be constant noise from the equipment, incredible dust and construction garbage? What ICON builder is intended to do for our properties - is an I N V A S I O N !!!

Many of us have pools and gardens, how will we be able to use them during the construction when it will be so much dust and debris? Will the builder compensate us for those inconveniences and the decrease in market value of our properties due to new overcrowded subdivision? Will the City of Oshawa reduce our taxes because we would lose the enjoyment and quality of our lives due to the proposed subdivision? We

bought our properties to enjoy our and our children lives, to live in quiet and safe community.

For the builder it is just another project to make huge profit, they don't live here and they do not care and they don't appreciate this green oasis in our beautiful city. What contribution to the greener environment does the builder bring by killing the old trees and wildlife on the existing land?

That's why we rely on the City Council, on the Region Council, on all elected by us officials to protect us, existing residents of the Maxwell Village from the builder INVASION. We elected you to represent us and to stand up for us. We trust and believe in you!

It also would be a really historical moment if the City will decide to buy back this land from the builder and to convert it to the beautiful City Park where current residents of Oshawa and all future generations would appreciate it. Please consider this as an opportunity and leave a great legacy to the City of Oshawa for many years to come.

At the time of the elections we are happy to meet with each of you, your canvassing team and to support and elect you because we rely on our Councillors to stand for our community. We really need and appreciate your cooperation now, at such a crucial time for our community.

Please dedicate your time to personally visit and see the land behind our properties that the builder is intended to destroy. Please protect our neighbourhood, the historic beautiful Heritage Maxwell Village.

I am inviting each of you to come over, meet with me and see the green area, old trees and the hill where kids used to enjoy their activities all year round. Please help our community.

Thank you in advance for your time, understanding, cooperation and consideration.

Please do not hesitate to contact me at 905 922 4191 should you need additional information.

Respectfully,
Galina Popovych-Dudych
<M.F.I.P.P.A. 14(1)>

From: Rebecca White Lavender <M.F.I.P.P.A. 14(1)>

Sent: Friday, April 5, 2024 3:18 PM

To: Bob Chapman <BChapman@oshawa.ca>; Jim Lee (Councillor) <JALee@oshawa.ca>; Rosemary McConkey <RMcConkey@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>; Bradley Marks <BMarks@oshawa.ca>; clerks <clerks@oshawa.ca>; Derek Giberson <DGiberson@oshawa.ca>; dnicholson@oshawa.ca; jgray@oshaw.ca; John Neal <JNeal@oshawa.ca>; Mayor@Oshawa.ca; Rick Kerr <RKerr@oshawa.ca>

Subject: ED-24-42 - Draft Plan of Subdivision, Icon Harmony Limited

Hello Councillors,

I am writing in opposition to the proposed subdivision by ICON in Maxwell Village. I am aware that you have received a large amount of correspondence from our neighborhood regarding this proposal, so I will try to keep this relatively concise.

As a neighborhood, we understand that redevelopment of this land was always inevitable. and we are not against development. But what we would have liked to see here is something more appropriate for the neighborhood. I understand Oshawa has made it very clear the proposed density is allowable due to the location being on a major arterial road, and transit corridor. While I can appreciate the rationale behind this, the density proposed will have a hugely negative impact on our neighborhood due to the access/egress of the development.

Swiss Heights and Pinecrest have an older rural cross section, steep hills, and tight corners. I would appreciate it if you could take a drive up through our neighborhood this weekend to see for yourself the conditions of the roads. I think it's easy to misunderstand the scope of the problem when you are just looking at maps and drawings. It is tight for two cars to pass each other on the Pinecrest corners, and impossible if there is a pedestrian. I would suggest you enter Pinecrest heading northbound on Harmony, drive through the neighbourhood, then exit back to Harmony from Pinecrest. When these roads are snowy it can be difficult to get up the hills, dangerous to go down, and we've even had plows and garbage trucks get stuck on them.

If this was a lower density development, I don't think you would be receiving such a large opposition to this, because the volume of cars would be much less. But since that doesn't seem like it will be entertained, we need to do something to address the safety issues that are concerning us all. If you are going to allow 78 units to be crammed into our neighborhood, the least impact to us would be to provide them direct access to Harmony, without connecting to our aging rural roads. If the subdivision was its own enclosed entity, I think it would alleviate many of our concerns.

I am aware that there have been discussions between Oshawa and the Region regarding direct access to Harmony, but I don't believe all avenues have been fully explored. I know the Region would like to limit the number of access points to Harmony, but was the option of closing the Pinecrest access to Harmony investigated? Removing Pinecrest, and adding a full movement access/egress somewhere central to the proposed subdivision is something that would be favourable to us. ICON could even use the closed Pinecrest right of way to add to their site. I know the residents of Pinecrest would much rather lose their direct access to Harmony than have potentially 150 more cars drive by their houses every day.

I would please ask you to take our concerns regarding traffic and safety seriously, rather than moving to approve it just on staff recommendation. We are not a NIMBY neighborhood, but we have real concerns about the safety of our children, and our neighborhood. Please consider tabling this application so we can work together to find a safer solution for everyone.

Sincerely,

Rebecca White

<M.F.I.P.P.A. 14(1)>

From: Satish Puduri <M.F.I.P.P.A. 14(1)>

Sent: Friday, April 5, 2024 3:49 PM

To: clerks <clerks@oshawa.ca>

Subject: Maxwell Village Association - Letter - Satish Puduri - 871 Swiss Height.

Dear Sir/Madam,

Re - the Revised Applications to Amend Zoning By-Law 60-94 and the Approval of a Draft Plan of Subdivision, Icon Harmony Limited 1081 and 1093 Harmony Road north and 836 Pinecrest Road.

What we see here is that we have a matured neighbourhood which is established, quiet, desirable and safe.

This neighborhood has nice individual single-Family residences. It is extremely concerning that by adding so many townhouses, semi detached and numerous tightly packed single units, the neighbourhood will lose the desirability and nature of the neighbourhood.

With this current plan each existing back yard backs to 4 to 6 single units. The peace & quiet and the privacy for the existing units is in the drain.

With the addition of so many units in a small area, by not sticking to the original Zoning lot sizes, it increases traffic, density in the population, destroys the quiet and peace in the neighbourhood, and safety in the neighborhood is disturbed. Increased traffic and the risk and safety associated with it is troubling.

I always believe prevention is better than cure. This is already an established and Mature neighbourhood. Once so many units are added and crammed into a small space the originality of the neighbourhood will be lost and at that stage whatever anyone does to bring it back to the original glory (find a cure) will be a waste of effort. With the addition of so many units crammed in a tight space it would be like patching an old clothing with a new cloth. My request is not to make this area an eyesore.

As per the original Zoning lot size, if the new homes are added in the neighborhood similar to what we see in the Grand ridge areas, it would perfectly match the architecture of the neighbourhood. It is very much evident that the residents of the Maxwell village association are very much dissatisfied with the current proposal. As concerned and valuable members of this society our concerns should be addressed, a realistic and reasonable solution should be found. I believe that the decision makers would kindly understand the neighbours concern, what I understand is that all the

neighbours would agree if we stick to the original Zoning lot sizes and home design that are consistent with the neighbourhood.

Respectfully,

Satish