

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

Sent: Monday, November 24, 2025 7:27 PM

To: Tim Ryan <TRyan@oshawa.ca>; clerks <clerks@oshawa.ca>; selhajjeh@clarington.net

Cc: nratnasingam@clarington.net; RPorras@clarington.net; Parish, Sarah <SParish@clarington.net>

Subject: Concerns & Requests Regarding OPA-2025-01 / Z-2025-03 – 126–148 Townline Rd N

Dear Members of Oshawa's Planning Staff and Council, Yard 1 Councillor of Clarington - Sami Elhajjeh, Development Review Division, Planning and Infrastructure Services Department of the Municipality of Clarington,

My name is **Melissa Rafael**, and I live directly across Townline Road N in **Courtice (Clarington)**.

I am writing to express serious concerns about the proposed development, 5-storey, 155-unit apartment, at **126, 136, 142, and 148 Townline Road North** (Applications **OPA-2025-01 & Z-2025-03**), and to request that Council direct the following steps ***before any recommendation or decision is made***. Many of these concerns involve risk to our private well water, the sensitive creek behind our homes, and broader community infrastructure.

1. Traffic & Road Safety

- I request that the full **Traffic Impact Study (TIS)** be made available, including AM/PM peak-hour two-way trip numbers and detailed intersection analysis — especially regarding the Courtice side of Townline Road, as many of our homes have driveways that exit directly onto Townline. In the current state, during peak hours, it sometimes takes me 4 to 6 minutes to turn left so I can drop off or pick up the kids from school.
- Please clarify whether the TIS will recommend signals, new turn lanes, or widening, and who would be responsible for funding these changes (the developer, the City (our taxes), or cost-sharing), and sidewalk safety, as there are schools, shops and bus stops.
- Given the proposal's request for **reduced parking**, I am concerned about spillover vehicle parking; what protections will be put in place? Where will these residents park? There is no street parking allowed anywhere around the area, low public transit, and no bike lanes.

2. Groundwater, Drainage & Private Wells

- On our side of Townline, some homes, like mine, rely entirely on **private wells**, and a significant creek runs behind our properties. This creates a real risk: dewatering during construction or altered infiltration could cause wells to go dry or be contaminated. Please confirm whether a **hydrogeological study** has been

submitted, and if so, whether it assesses groundwater recharge, drawdown risk, and chemical pathways.

- I also request that the **Stormwater Management Report** be released to the public before the decision, so we may review how extreme rainfall events have been modelled, and how overflow to the creek will be managed. My house contains a retaining wall to protect it from the creek, and an increased volume of water can put my house's structure at risk.
- What **monitoring or safeguards** will be required to protect our wells (during construction and long-term)? Will the developer be required to provide a plan for dewatering, groundwater recharge, and well testing?

3. Environmental & Creek Protection

- Has there been a formal study of the creek behind our homes, including its ecology, hydrology, and any wetland or greenbelt features? The creek crosses under the road and adjacent to the proposed site and ends on the Oshawa Second Marsh, a protected area.
- With the proposed building's higher density and reduced setbacks, what measures will the City require to ensure erosion is controlled and natural flow paths are not disrupted?
- Will there be continuous water-quality monitoring (both during construction and after occupancy) to ensure the creek and groundwater remain healthy? Currently, there are fish, crayfish, and other wildlife that depend on water quality.

4. Land Use Compatibility

- Our neighbourhood is low-density (single detached) and currently zoned in an Environmental Protection zone/agricultural. How has the City evaluated the compatibility of a 5-storey apartment building with this context? Adjacent to the proposed built area, there is OSH (Hazard Lands Open Space) and CLOCA Ecological Land Class: FOREST and in front, CLOCA Swamp, Forest and Meadow. (See picture below)
- What studies have been performed on shadowing, privacy, and overlook impact for the residents? I estimate I will lose around 4h of direct sun in the Summer, and I can't even imagine it in the winter.
- Given that Townline Road is a municipal boundary, has Oshawa evaluated **cross-border impacts** on Clarington (Courtice) residents in terms of drainage, traffic, and water?

5. Schools & Community Infrastructure

- I ask that a **school yield assessment** be completed for this development to estimate how many students might be generated and what grades they will be in.
- According to the Financial Accountability Office of Ontario (FAO), the **Durham District School Board (DDSB)** has *severe capacity pressure*: in its 2024 report,

the FAO found that **69.2% of DDSB schools are operating over 100% utilization.** [FAO Ontario+2FAO Ontario+2](#)

- Given these pressures, will Council or DDSB require a **detailed capacity review**, or secure developer contributions to support school expansion or new school infrastructure?
- Regarding social/community infrastructure: Will there be a *dedicated community space* in the proposed building (multi-purpose rooms, social service hub)? If not, will the developer be required to provide **community benefits** (recreation, libraries, social services) to support the increased population?

6. Phasing, Timing & Accountability

- What is the proposed timeline for construction and occupancy? How does this align with any planned school or community service expansions?
- Will there be mechanisms to **monitor** the actual impact of this development (e.g., number of school-aged children, usage of local services)?
- Can Council require a **mitigation or restoration fund** if actual impacts (on water, schools, infrastructure) exceed projections?

7. Transparency & Public Documents

Before any recommendation is made, I respectfully request that the following be publicly posted and made available for community review:

- The full TIS (with appendices)
- The hydrogeological study
- The Stormwater Management Report
- Any environmental / natural heritage study
- Shadow / privacy / overlook study
- Servicing / infrastructure capacity study

8. Inter-Municipal Consultation

Because the development sits on the boundary with Clarington and will have direct impacts on residents in Courtice, I ask that:

- Clarington's Planning Department be formally consulted on the TIS, stormwater, and hydrogeological work.
 - The Region of Durham be asked to review and respond to cross-municipal impacts (water, traffic, well-water).
 - Clarington Council receive notice and an opportunity to provide formal comment before any recommendation or approval.
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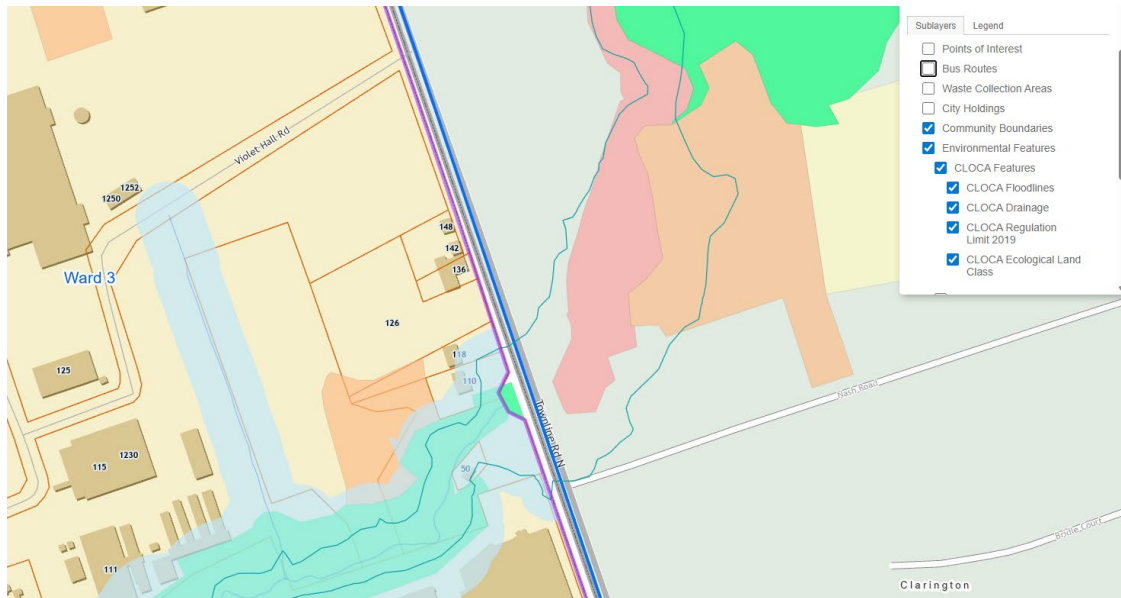
Why These Concerns Are Especially Important

- The **FAO report** highlights that the DDSB is under extraordinary capacity strain. [FAO Ontario+2FAO Ontario+2](#)
- Without a rigorous hydrogeological and stormwater review, there is a serious risk to our **private wells** — a vital resource for dozens of neighbourhoods.
- Cross-boundary issues (water, traffic, drainage) require **both Oshawa and Clarington** to coordinate — not just informally, but through integrated planning.

Request for Action

1. Please ensure that **all requested technical studies** be made publicly available *before* a recommendation report is finalized.
2. Please add me as an **interested party** on this file so I receive all future reports, revisions, and meeting notices.
3. Please direct staff to require **peer review** of the technical work (TIS, hydrogeology, SWM) given the risk to wells and environmentally sensitive lands.

Thank you for your time and consideration of these deeply felt concerns. I hope Council will take these steps seriously to ensure **safe, responsible, and fully informed decision-making**.



Sincerely,

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