

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

Sent: Tuesday, November 25, 2025 3:20 PM

To: clerks <clerks@oshawa.ca>

Subject: Concerns and Written Submission Regarding OPA-2025-01 and Z-2025-03 (126, 136, 142 & 148 Townline Rd N)

November 25th, 2025

Legislative Services

City of Oshawa

50 Centre Street South

Oshawa, ON L1H 3Z7

Email: clerks@oshawa.ca

**Subject: Written Submission Regarding OPA-2025-01 and Z-2025-03
(126, 136, 142 & 148 Townline Rd N)**

Dear Members of Council and Staff,

I am writing as a long-term resident who lives directly across the street from the proposed 5-storey, 155-unit apartment building at 126–148 Townline Road North. My family and I have lived in our home for 14 years, and I wish to register my concerns regarding the scale and impact of this development.

1. Height and Neighbourhood Character

The surrounding neighbourhood consists almost entirely of one- and two-storey homes, with the exception of a newer development farther north containing three-storey townhouses. A five-storey structure would be unprecedented on this stretch of Townline Road and significantly out of keeping with the established character and height profile of the area.

From our property, the proposed building would tower above every other structure nearby. It would also block our afternoon sunlight, which currently reaches our home and yard unobstructed.

2. Traffic Congestion

Traffic on this section of Townline Road is already challenging. During the morning and late-afternoon peak periods, it is often extremely difficult to exit our driveway safely due to the steady flow of vehicles.

Townline Road is a major corridor with no remaining opportunities to add additional traffic lights, stop signs, or lane adjustments without disrupting the entire roadway system. A 155-unit building could easily add 150–250 more vehicles (or more, depending on household size), which would further worsen congestion and compromise safety.

3. Noise and Proximity of Parking Areas

According to the preliminary materials, the parking area will be located on the side facing existing residential homes — including ours. Our bedroom windows look directly across the street toward the proposed parking lot.

This raises significant concerns regarding:

- Increased noise from vehicles at all hours
- Headlights shining into windows
- Added pedestrian activity
- General disruption in what is currently a low-density residential stretch

4. Overall Density and Suitability

While I understand the need for housing, this particular location appears unable to support a building of this scale without negatively affecting long-term residents. I am not opposed to development, but I believe this specific proposal is too large, too dense, and too tall for this area of Townline Road.

5. Privacy Impacts

The proposed building presents significant concerns regarding the loss of privacy for existing residents. A five-storey structure positioned directly across from single-family homes would create clear sightlines into our bedrooms, living areas, and yard, which have never faced multi-storey observation in the 14 years we have lived here.

In addition, the placement of the parking lot on the side facing our home increases the risk of noise, headlights, and pedestrian activity occurring immediately opposite our windows, further reducing our sense of privacy and security. The cumulative effect of a tall building overlooking our property, combined with the increased movement from vehicles and residents, would drastically alter the quiet residential environment we currently experience.

6. Environmental and Groundwater Concerns

Our neighbourhood is currently low-density, composed of single detached homes, and zoned in an Environmental Protection / agricultural context. Several residences in this area still rely on private wells. Introducing a development of this size raises important questions about groundwater protection, stormwater management, and potential impacts on existing wells.

I am concerned about how a 155-unit, five-storey apartment building — with significantly increased water usage, wastewater output, and hard-surface coverage — will affect groundwater infiltration and long-term water availability for homeowners who depend on wells. I respectfully request clarification on how the City has evaluated these potential impacts.

In addition, the property is immediately adjacent to OSH (Hazard Lands Open Space) and areas classified under CLOCA's Ecological Land Categories, including Forest to the rear and Swamp, Forest, and Meadow to the front of the site. These are sensitive

natural features that play essential roles in local drainage, wildlife movement, and ecological stability.

A development of this magnitude must be shown to be compatible with:

- The environmental protection zoning
- Hazard land setbacks
- The ecological function of the adjacent forest, swamp, and meadow systems
- CLOCA's regulations and required buffers
- Stormwater management requirements to prevent runoff into protected features

Without clear evidence of environmental compatibility, the scale and intensity of this proposal may place undue pressure on nearby natural systems and alter the hydrology of the surrounding area.

Request

In light of the concerns outlined above, I respectfully request that Council and Planning Staff:

1. **Re-evaluate the proposed height and density**, and require a building scale that is compatible with the existing one- and two-storey residential neighbourhood.
2. **Conduct a comprehensive traffic impact study** that specifically examines:
 - Driveway safety for existing homes
 - Peak-hour congestion
 - Limitations on adding signals or signage along this busy major corridor
 - Effects of an additional 150–250 vehicles during morning and afternoon peak periods
3. **Assess the privacy impacts** created by a five-storey building overlooking single detached homes, and ensure that building placement, window orientation, and parking-lot layout do not compromise residents' privacy or security.
4. **Evaluate noise, light, and activity impacts** from the proposed parking area located directly across from existing bedroom windows, including requirements for fencing, landscaping, buffers, and noise-reducing design.
5. **Require an environmental and hydrological review** that takes into account:
 - Nearby Hazard Lands Open Space (OSH)

- CLOCA ecological features (Forest, Swamp, Meadow) adjacent to the site
- Natural drainage patterns, habitat connectivity, and ecological function
- Stormwater management and infiltration concerns
- The presence of private wells in the surrounding area and the need to protect groundwater quantity and quality

6. **Ensure compatibility with the existing Environmental Protection / agricultural zoning context**, and require the applicant to demonstrate how a five-storey apartment building aligns with the established character, infrastructure capacity, and natural heritage features of the area.

7. **Consider requiring a scaled-down development** that maintains the integrity, livability, and environmental sensitivity of this neighbourhood.

I respectfully ask that these concerns be carefully reviewed, and that any decision prioritize the safety, privacy, environmental protection, and long-term character of the community.

Thank you for considering my concerns. I appreciate the opportunity to provide input and ask that I be notified of all future meetings, reports, or decisions related to this application.

Sincerely,

Melissa Hancock