

July 6<sup>th</sup> Clarington Council Meeting

REF: Proposed Mill Street South Townhomes Newcastle

Dear Councillors,

Please see below comments, concerns and recommendations regarding the proposed Mill Street South Townhomes development in Newcastle.

**1) Traffic Control and Safety at Mill Street South and Robert Street East**

- There are existing significant traffic and safety concerns at the Mill Street South and Robert Street East intersection, with restricted lines of sight, which will be further impacted by the proposed development
- This intersection is particularly dangerous as it is a designated school crossing zone and only controlled by a two-way pedestrian crossing and East/West stop signs
- I strongly encourage Council to investigate how this intersection can be made safer prior to this development being approved, and if it is approved, ensuring that the sight lines at this intersection are improved to mitigate the existing danger that this presents

**2) Traffic Control and Safety at Robert Street East and Beaver Street South**

- This intersection is notorious for school traffic, and there have been multiple complaints regarding dangerous driving conditions
- Furthermore, there is only one stop sign, when in fact this should be controlled by three-way stop signs, which are present at the intersection of Glass Court and Bridges Drive on the exact opposite side of the school
- At the Planning Committee Meeting on June 29, municipal staff indicated that the speed of vehicles, which is a 50kmh zone on Beaver Street South, was deemed not to be an issue. As residents with three young daughters who have to navigate these perilous conditions on a daily basis, my wife and I respectfully disagree. Regardless if cars are travelling 50kmh or not, this is a school zone and the speed limit should be lowered accordingly, especially considering that this has been a longstanding issue, which was also indicated by municipal staff
- The World Health Organization indicates that there is a 90% survival rate if a pedestrian is hit by a vehicle travelling at 30kmh or less, but less than 50% chance of survival if hit by a vehicle traveling at 45kmh.
- I strongly encourage Council to consider reducing the speed limit in this school zone to 30kmh, in addition to installing a three-way stop. This will significantly improve the current safety and traffic conditions, understanding that many of the residents in the proposed development will also be impacted by this.

**3) Privacy of Residents and Roadside Parking**

- With the limited amount of parking within the proposed development, I would request that if this development is approved, that the parking restrictions currently in force on Robert Street East and Beaver Street South be further expanded so the privacy of local residents is not further negatively impacted with vehicles being parked directly in front of their homes.

#### **4) Privacy of Residents in Site Design**

- The proposed 3 ½ storey townhomes will tower over local homes, significantly reducing privacy for existing residents
- If the development is approved, I strongly encourage Council to ensure that the developer has taken every step necessary to mitigate the negative privacy impacts on local residents, and for local residents to have an opportunity to work with the developer to ensure this is the case
- This would include the placement of windows in the proposed development, as well as privacy landscaping designed to protect the privacy of local residents immediately and not waiting years for trees to grow to a certain height

#### **5) Accountability in Design and Build**

- There has been strong opposition to this development, with over 300 residents signing a petition against its development.
- 15 townhomes will more than double the existing population in this small, historic part of Newcastle. This is essentially a creation of another community, not just a development.
- This area is a designated Gateway, and if Council does approve the proposed development, I implore Council to ensure accountability with the developer in keeping their promise in working with local residents, and in adhering to the expensive finishings and landscaping they have promised to protect the privacy and quality of life residents currently experience, and to ensure the Gateway into Newcastle is reflective of the small town, historic feel of our community.

Sincerely,

Stuart McReynolds