

April 25, 2024

Without Prejudice.

We would like to express our objection to the proposed development of 500-600 housing units of mixed unit types, sizes, tenures on the south side of Castle Harbour Drive, in Port Perry by the owner/applicant Avenu Properties Corp. formerly Lalu Peninsula Inc. The owner/applicant was previously given permission to build 20 single-family dwellings, not 500-600 housing units. The owner/applicant wishes to use the "Community Infrastructure Housing Accelerator" and has been endorsed by some of the Township of Scugog Council members despite a lack of clarity on the legislation.

Castle Harbour residents have requested a meeting with local elected representatives. To date no meeting has occurred. It has however come to our attention that the Mayor and some of the Councillors have held private meetings with the developer and have publicly endorsed the project, despite no public meeting nor any response to resident's concerns. It is our opinion and understanding that elected officials are expected to maintain neutrality until such time all concerns have been addressed in a public forum.

In our opinion this proposed development is not compatible with the surrounding existing land uses and will not conform to the existing neighbourhood of single-family dwellings. Building 5 storey apartment units next to these homes is wrong. Ontario Premier Doug Ford recently stated that they have ruled out allowing municipalities to build fourplexes in little communities. He stated that it was off the table for them.

The province wants to "Super Size" neighbourhoods that are close to transit hubs. There is no transit hub in Port Perry, and we have no public bus service in this area. There is no stores or medical buildings close by and to get to them, people must drive to them.

This development would significantly increase traffic volume and is not permitted to access residential roads like Castle Harbour Drive. Installing traffic lights will not help the situation due to the location of Castle Harbour Drive onto Simcoe Street and the curve in the road. Not to mention the very poor condition that Castle Harbour Drive is in now.

The drawings that the owner/applicant presented showed very limited parking spaces within the development. Where will the 1,200 or more people, plus the service type vehicles park? There is no room for extra parking on Castle Harbour Drive.

There is great concern for the existing infrastructure in the Township of Scugog and how 1,200 more people will affect it. Some residents in our community have been on a waiting list for a family doctor for three years. Without a family doctor, these new residents would have to go to the hospital or walk in clinic, which have long line ups now. Our Fire Department has mostly part time staff and will not be able to handle a large increase in the population. Our schools are at capacity now and there are no

plans on building any new ones. Portables are not an option due to there being a shortage of them.

The existing neighbourhood is on wells and septic. This proposal is calling for town water that would be brought in after construction of a water line. The owner/applicant stated they would have enough capacity to start the project. Where would the additional water come from and who will pay for it in order to complete the project and what does this mean for a timeline of the completion of the project? This development deviates significantly from the approved 20 single-family dwellings. Also, we question the safety of their own private sewage system being proposed. This site is right next to Lake Scugog what if this system fails, that is our lake that could be destroyed. Who would be responsible for the cleanup?

The proposed site has numerous wet areas. In order to build the previous proposed 20 single-family dwellings, 6,000 truck loads of soil would have to be brought in. How many truck loads would have to be brought in to build 500-600 units? If contaminated soil is brought in, the local wells and lake would also be contaminated.

The proposed site is an environmentally sensitive land. Migratory birds with numbers estimated between 60-75 in one week of counting use this site for nesting. Northern Redbelly Dace fish have been found in the drain area on this property. In the many pond areas on this property Spring Peeper Frogs' nest as do ducks. There is protected Butternut Trees in this area and any construction near them would harm them. The Port Perry North Wetland, the Lake Scugog shoreline and the Beaver Meadow Creek must be protected.

We are proposing that a better site be found that would be suitable for clusters of townhomes and five storey buildings.

Respectfully,
Concerned Castle Harbour Residents
Janice and Selwyn Hamilton-Dicker
17 Castle Harbour Drive
Port Perry

Those letter sent to:

Mayor Wilma Wotten, wwotten@scugog.ca:
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