

Good evening, I am Linda Wittenbols and I live at 808 Carlisle which backs on to this Vandyke site. I have read very carefully the new traffic study which was paid for by Vandyke in support of their application to the Town. I have provided a color-coded map of the area.

This new study does NOT take into account the fact that Carlisle is not a straight road. There are already many bends in the road, many stop signs and parked cars. This creates already very poor sight lines. By increasing the traffic exiting onto Carlisle, it will undoubtedly increase the problems we are already facing daily - twofold! The study traffic study provided, uses charts and percentages that are an industry norm, used for making predictions. They are all on paper only and do not reflect daily life in the neighbourhood.

The residents are aware of the current traffic problems on Carlisle and have complained. Police have been monitoring the corner of Prince of Wales and Carlisle for people running stop signs and speeding. With the proposal of 72 new units and the potential of having 2 cars to each unit, this could mean potentially 144 cars being added to the local neighbourhood traffic. The reality of increasing cars for delivery vehicles, service vehicles, family and friends visiting - now turns a quiet neighbourhood into something other than that. The traffic, the noise, the car exhausts and environmental issues greatly affects the residents.

The access from Greenly is simply not acceptable to the residents. The access needs to be onto Elgin. That access needs to be blocked by a little parkette. Something environmental – not a through street! The units being proposed will have only a single garage and single drive. One of the two parking spaces per unit described by the developer will be the garage. So, where will all the excess vehicles go when the lawn mowers, household junk, bikes and excess storage take up the entire garage.

Again, the new traffic report was done for Vandyke and the report clearly says that it was “prepared in support of their application.” I fear this report was done without any thought or consideration to the residents in the neighbourhood. I would like to know why The Planning Report mentions monitoring traffic AFTER completion of construction and addressing problems then. Why fix it later when you can fix it now?

Has anyone checked with the Police Department to ask them about their monitoring the neighbourhood regarding people not stopping at the stop signs, in

particular at Rogers Road and Carlisle. How this dangerous intersection would be impacted by adding another 144 cars daily. If a proper traffic study was done, they would see that a traffic light would need to be installed at Rogers Road and Carlisle, as people do not stop properly, there is no efficient lighting for people to cross, and there have been many near misses of pedestrians trying to cross at that intersection. Adding 144 more cars would cause this to be an absolute nightmare!

The second concern is drainage. The development site is adjacent to Canadian Tire and the residents are well aware of the flooding problems they have in that area. There was a report, initiated by Northumberland in 2018, which is a completed study on storm drainage in the area. The map which is part of the study clearly shows the flooding areas on the south side of Elgin. The coloured lines on the map highlight these problem areas. Vandyke has already installed water, sewer and rough roads, which are 4 to 5 feet higher than the adjacent laneways. The Plan also includes the installation of a ditch to help with drainage on the south side of the development. This ditch will be in the backyards of the new homeowners and are supposed to be maintained by those homeowners. Hopefully they will all be very conscious about that maintenance. The planning report addresses this, and I quote. "The site needs to be raised around the perimeter with the use of retaining walls along property lines. There is to be no runoff to abutting properties." "Abutting sites, including laneways, are responsible to collect and drain their own run off." Was that part of the town's responsibility when the laneways were approved some 10 years ago? Now, are the residents going to be on our own?? While there have been no problems to date, the residents have grave concerns that proper measures are being implemented so that drainage does not become a problem in the future.

The question is: How will any drainage issues be fixed and by whom, if problems arise in the future because of this which will be no fault of the residents? It's soon to be 2021 and we are being asked to accept ditches and retaining walls meant to protect us in an area known for flooding and poor drainage. We need answers and corrections now, not after the problems arise.

Council is representing the residents/taxpayers of Cobourg - not the developer. Before approving this proposal, we ask that you kindly understand the position of the 164 people who signed the Petition before you, as well as the 40+ letters, 30+ emails received as well as the 84 personal visits Donna made to residents of the

neighbourhood affected by this Proposal, where seniors did not have access to computers and those who were outraged at this proposal but were unable to get involved due to age, computer availability and to COVID-19.

We are not opposed to development; we are opposed to bad development. Vandyke has left the site an eyesore for years. They did sell some houses previously but then reneged on the closures in order to sell off the property to make a bigger profit. They were taken to court. They left people homeless and with serious real estate problems that trickles down the chain of home buyers.

We are not prepared to allow this Proposal to proceed without letting you know what the residents feel about an exit onto Carlisle. It simply is not in the best interests of the neighbourhood. This is not a difficult concept. The main issue is 72 units with only one single access onto Carlisle. This plan is bad for the residents/taxpayers that you are here to protect. We ask you not to approve this site plan in its current state without taking into consideration the input of the residents. The residents fully understand the property will be sold. It is the obligation of Town Council to uphold the best interests of the residents/taxpayers of Cobourg.

It is now your job, on our behalf to ensure that you review all the relevant reports, traffic concerns, drainage and the letters of residents and their concerns regarding this proposal to exit off Greenly to Carlisle in order to make a decision which encompasses these concerns. Your townspeople are counting on you. We hope that you will come to the conclusion which is the best for the neighbourhood and your constituents.

We would ask that you not simply sign off on a 7-year project to be rid of it. The impact of your decision is very important to the citizens you represent.

We thank you very much for taking time to listen carefully and understand fully our life-impacting concerns. The impact of your decision will be heartfelt by many and is vital to the neighbourhood and the future of Cobourg. Please do not underestimate our concerns.