

Tim Dickson

8:49 AM (4
minutes ago)

to me

Good morning Donna:

From our conversation, I believe that we share a desire to encourage our local government(s) to work cooperatively with all parties involved to ensure that the Vandyk subdivision designs will be revised such that everyone involved will be proud of the endeavour! If done with thoughtful insight, the updated proposal will reflect Cobourg's long standing tradition of balancing growth and corporate vigour, against the hard work and long term values that wholesome, safe and welcoming neighbourhoods must have if they are to exist and thrive.

That said; I believe that the following points are worthy of consideration;

- Given that the Canadian Tire's public fueling station shares a property line with this development, has Cobourg's fire department been given the opportunity to comment on the outcome should a catastrophic fuel spill from a tandem tanker truck, a BLEVY or the consequences of a rapidly spreading gasoline fire occur? How would they respond to such an event that could threaten the families whose homes border that property and, what is their plan should something like this occur? Presently, is this development in full compliance of Ontario's fire code?
- The Cobourg region has seen a number of train derailments in the past decade and with cargos that include; Chlorine, Non-odorized, liquified petroleum gas (propane), Anhydrous Ammonia, Aviation Fuels and a variety of hazardous liquids transported in intermodal containers. If a stormy southerly wind were to accompany a catastrophic rail disaster, to suggest that residents of this new development would be obliged to remove themselves from harm by heading through a bottleneck and directly into whatever advancing noxious clouds are present would create a nightmare. Clearly, a second avenue of escape must be made available! Of interest, ask town council to think back to the fire at Horizons Plastics and consider what lessons were learned from that experience?
- The idea that the southern boundary of this development will permit an open ditch to exist, says much of the developer's lack of understanding of the circumstances at hand when the province of Ontario states that any standing water must be minimised to prevent mosquito borne diseases like West Nile Virus. <https://www.ontario.ca/page/west-nile-virus> Or Typhoid Fever from dormant water

- I'll add that come early March, it is not inconceivable that a ditch filled with near freezing water could be covered with a thin crust of snow and ice and for whatever reason, an elderly resident or child could easily find themselves thigh deep in water and the steep icy walls would prevent their escape. Not likely; well, a 15-year old drowned this week in a pond in Bradford! Ditches are a third world design option and they have no place here!
- After a heavy rainfall, the parking lot at Canadian Tire is often flooded. Does this occurrence reflect poor lot grading, or does the town's storm water system play a role in this matter? What has the town done to ensure that future storm waters will not run off into the new development? See Vandyk grading complaints on attached reviews with Homestars, Google and the BBB
- Come mid-winter, Highway 2, or Elgin Street, say south of Spencer's Chevrolet, will be narrowed on each side by an accumulation of hard, black ice that obscures the curbs. That road is wide enough to accommodate the reduction, however, is Greenly Drive?
- Of greater importance, no parking is allowed on Elgin, so, if a fire should occur in this development, think about a series of adjoining townhomes burning, can the town's largest fire fighting equipment get past whatever the town's parking bylaws presently permit? Again, a second entrance/exit in the north end, available to all, is a must have and at the risk of stating the obvious, I wonder if the commercial building, as proposed, is too large for this cloistered neighbourhood.
- Before the plans for the proposed new hotel that will be located near the Home Depot are approved, I wonder if instead of extending Rogers Road north, if we couldn't consider building a new intersection just north of the Vandyk site instead and have it host the road north to service the new hotel and Home Depot on DePlama Drive. Properly done, it would provide for a north entrance/exit for these new homes while perhaps easing what is presently an awkward westbound exit from the Canadian Tire gas station.

Donna, I hope these ideas will provide everyone with a pivot to leverage ideas upon so that we may all have a much better outcome and in turn, a wonderful new neighbourhood to champion. Presently, the abandoned site does not reflect well on Cobourg and the rightfully proud residents deserve far more than what has been proposed

Very best regards,

Timothy
Street (S.E. corner, Hudson & Carlisle)