

Comments concerning the proposed Glenway West development

February 03, 2020

Brian Greiner



ISSUE : Trees

The Arborist Report states that of the 641 identified trees and tree groupings, 510 (78%) will require removal. That is a lot, even taking into account that some of them are diseased or elderly. Is there no way to save more of these established trees? Would not a backyard with a tree or two be more desirable than a barren one?

The report states that transplanting efforts in Glenway East were largely unsuccessful, but fails to give a reason. Was the effort poorly implemented or is there some inherent reason in the environment that would account for all these failures?

ISSUE : Water Pressure

The Functional Servicing Report talks about meeting current standards for water usage and pressure, but what does this actually mean for existing homeowners? Will the water pressure to our homes be adversely affected by this proposed development?

ISSUE : Water and Sewage allocation

There has always been an ongoing concern about water and sewage capacities in Newmarket. Will this proposed development cause problems in this regard?

ISSUE : Adverse effect of the construction process on existing homeowners

Experiences in the Glenway East development, and others, has shown that existing residents can expect months or years of degraded quality of life and enjoyment of their homes. This includes, but is not limited to : noise pollution (both within and outside of allowed times), construction vehicles using residential streets for parking and transport runs, minimal or absent traffic control procedures, dust pollution that coats exterior structures and furnishings, mounds of soil that remain bare rather than being seeded, grassy areas that remain unmowed and unsightly for lengthy periods of time (this also contributes to the growth and distribution of weeds throughout the neighbourhood), and using unused plots as a long-term dump for construction materials which not only looks unsightly but encourages residents to view those areas as dumping grounds for trash.

ISSUE : Accountability

The problem for residents is how to report issues that occur outside of Town office hours. Further, how can residents know that the Builder has been held to account for reported issues? Builders and their subcontractors have been far too casual in modifying their practices when building in already-existing neighbourhoods.

Solution 1 : Automatic fines levied against the builder, who could then take appropriate action against the individuals or subcontractors involved. Fines would increase (perhaps so much as doubled) for every day (or week or whatever is appropriate) that the issue remains unresolved. See also Solution-3.

Solution 2 : Create a Town-managed database of incidents, tracking date, time, location, and type of infraction. This database must be publically available (eg. similar to the coyote tracking app) and updated at least daily. Every builder must be required to pay towards the creation and maintenance of the database, which would be run by the Town. This would allow residents to track issues, but would also be of benefit to the builders who could use it to better hold individual people or subcontractors to account.

Solution 3 : When a problem has been reported by a resident (eg. excessive noise outside of the allowed working hours), the Builder would be required to post a supervisor at that specific location during the times that the issue was seen for however long it takes for the problem to be solved. It is not enough for the builder to promise to “talk to” the subcontractors, or for a manager to be on site managing the job as a whole. What is required is for the Town to automatically require an extra supervisor at a specific location where problems have been reported, at whatever time is required, for however long is required to fix the problem. Further, this supervisor must have the authority to resolve the issue, whether that involve extra personnel or equipment, or talking with residents. The hope is that the extra cost and inconvenience of posting an extra supervisor will provide incentive for the Builder to minimize problems, and to solve them as quickly as possible when they do occur. It would also increase the chances for the Builder to see the issues for themselves. This solution ties in with Solution-1’s proposed fines.

ISSUE : Habitat destruction and the effect on wildlife

The Glenway East development destroyed the habitat for both birds and ground-based animals. Mice, for example, moved towards the existing bordering homes and have become more of an issue. Birds now have far fewer feeding and nesting opportunities.

Given the extensive tree removal that is proposed, have any studies been done to determine the effect this proposed development will have on wildlife?

Are there any species of special concern that will be impacted?

How will changes to the ponds affect the wildlife that depend on them?

ISSUE : Other services

Have service providers such as Rogers and Bell been notified and consulted about this proposed development?

Will the services provided by them be interrupted or degraded for existing residents?