

600 Stonehaven Ave. Development Application

Presentation to The Public Meeting
Stonehaven Residents
October 13, 2020.

The 5 minute version hopefully!

- We are a committee of 10 local residents created after the March ward meeting on the application.
- Intent is to find a solution which will work for the Town, the developer and our residents, neighbours.
- After researching reports, and 2 site visits we provided Marianneville with our initial findings (attached)
- Key Concerns are simply-
 - -additional traffic problems
 - -the density is too high
 - -loss of virtually all the trees and the impact on wildlife
 - -Loss of vistas- by local residents
 - EIS- Environmental studies are outdated and inadequate²

Key concern- the Eastern End

- Eastern area is most concerning to area residents
- Highly treed, steeply banked
- Current vistas to ponds will be lost by continuous blocks of townhomes up to 6 metres in width
- Requires adjustments to floodplain
- Major grading will change the landscape
- Construction will be a major problem to residents.
- ***A better option is to remove density here, protect the vistas and look at alternate densities on the Bayview Ave. side where major transportation corridors exist***



Virtually all these trees will be
cut down

View from Stonehaven Avenue



On the Eastern bank by Stonehaven Avenue



Inclines are Steep



Trees near the old Farmhouse



Farmhouse Driveway with Mature Trees



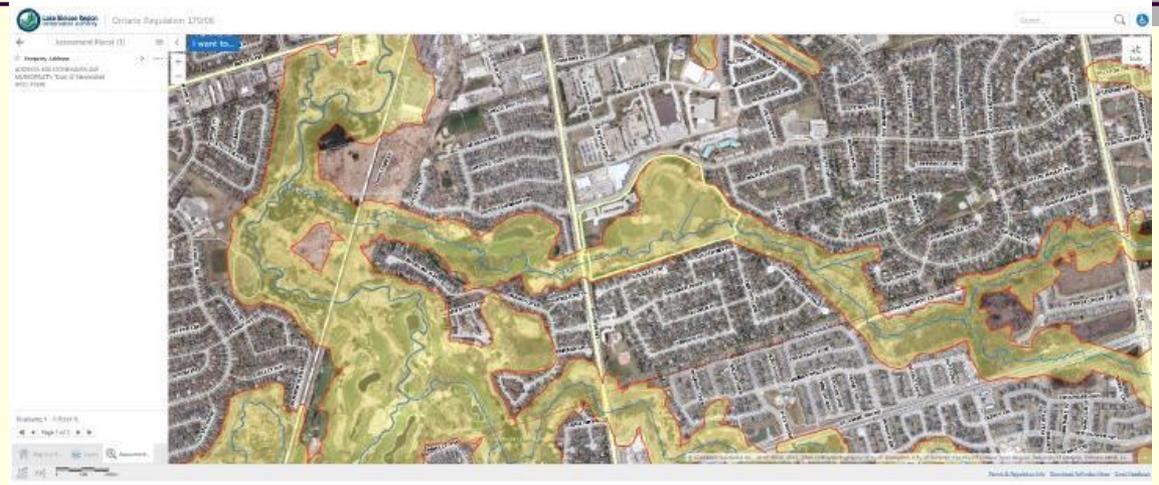
37 graves exist here



Most locations of graves
not exactly known

A property on the map which is fully or partially covered by a transparent yellow color is regulated under Ontario Regulation 179/0 permit for development.
Regulated areas by the Conservation Authority are areas that are subject to flooding and shoreline erosion

<https://maps.lsrca.on.ca/EH5Viewer/index.html?viewer=LSRCARegulations>

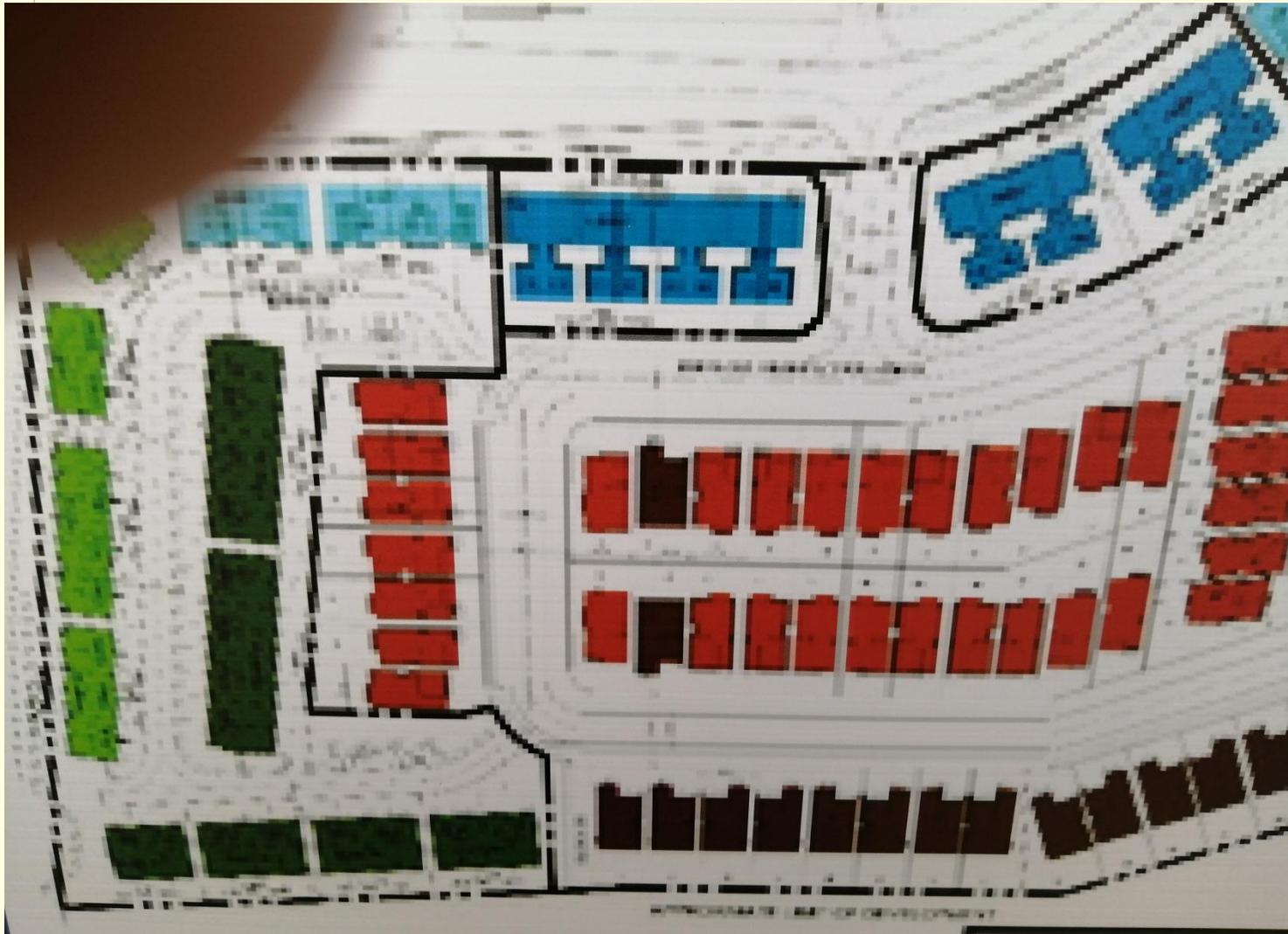


What Needs to Happen:

- EIS study must be updated and complete (attached)
- The town needs to take a position on preserving the steep part of the eastern portion of the development proposal. We will work with all parties on that.
- Traffic studies need to better resolve the challenges the development brings---exits, entrances, conflicts with the plaza traffic etc.
- The town needs to reduce the loss of trees and negotiate truck spade transfer of many of those smaller mature trees that can be moved.
- Can the YRPA building be saved?
- Please get the signs fixed. They remain pixilated.

Current signs are not readable!-

Oct. 6, 2020



We can help--

- We have a website www.stonehavenresidents.ca
- We have distributed flyers to make our neighbourhood aware. Councillor Simon has also advised the ward in her community newsletter.
- The developer has agreed to review our concerns
- We have an email
feedback [@stonehavenresidents.ca](mailto:feedback@stonehavenresidents.ca)

Remember, our intent is to find a solution which will work for the Town, the developer and our residents, neighbours.

Thank you!