

# 600 Stonehaven Ave. Development Application

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

# The 5 minute version hopefully!

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- 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  - EIS- Environmental studies are outdated and inadequate<sup>2</sup>

# Key concern- the Eastern End

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- 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

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# On the Eastern bank by Stonehaven Avenue

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# Inclines are Steep

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# Trees near the old Farmhouse

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# Farmhouse Driveway with Mature Trees

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37 graves exist here

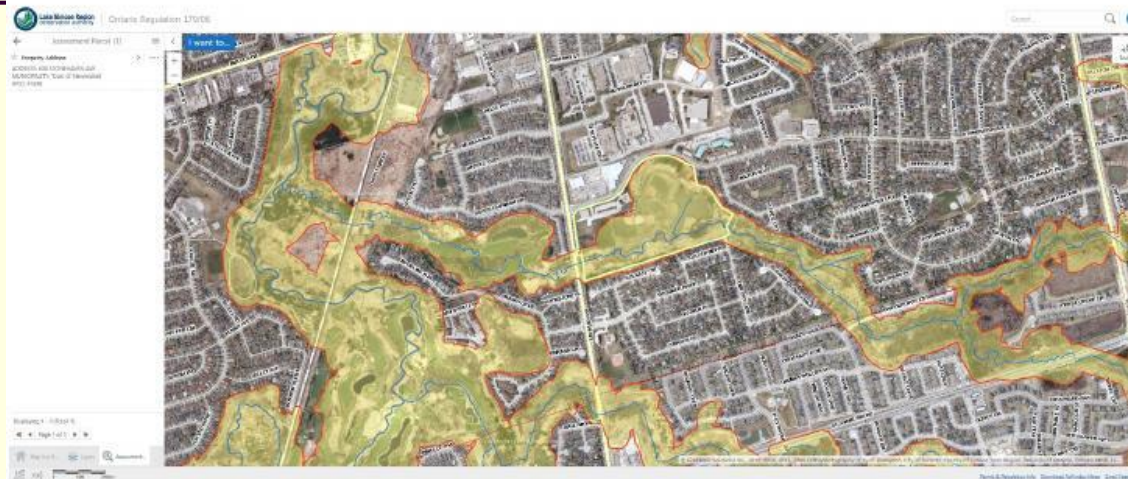


Most locations of graves  
not exactly known



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>



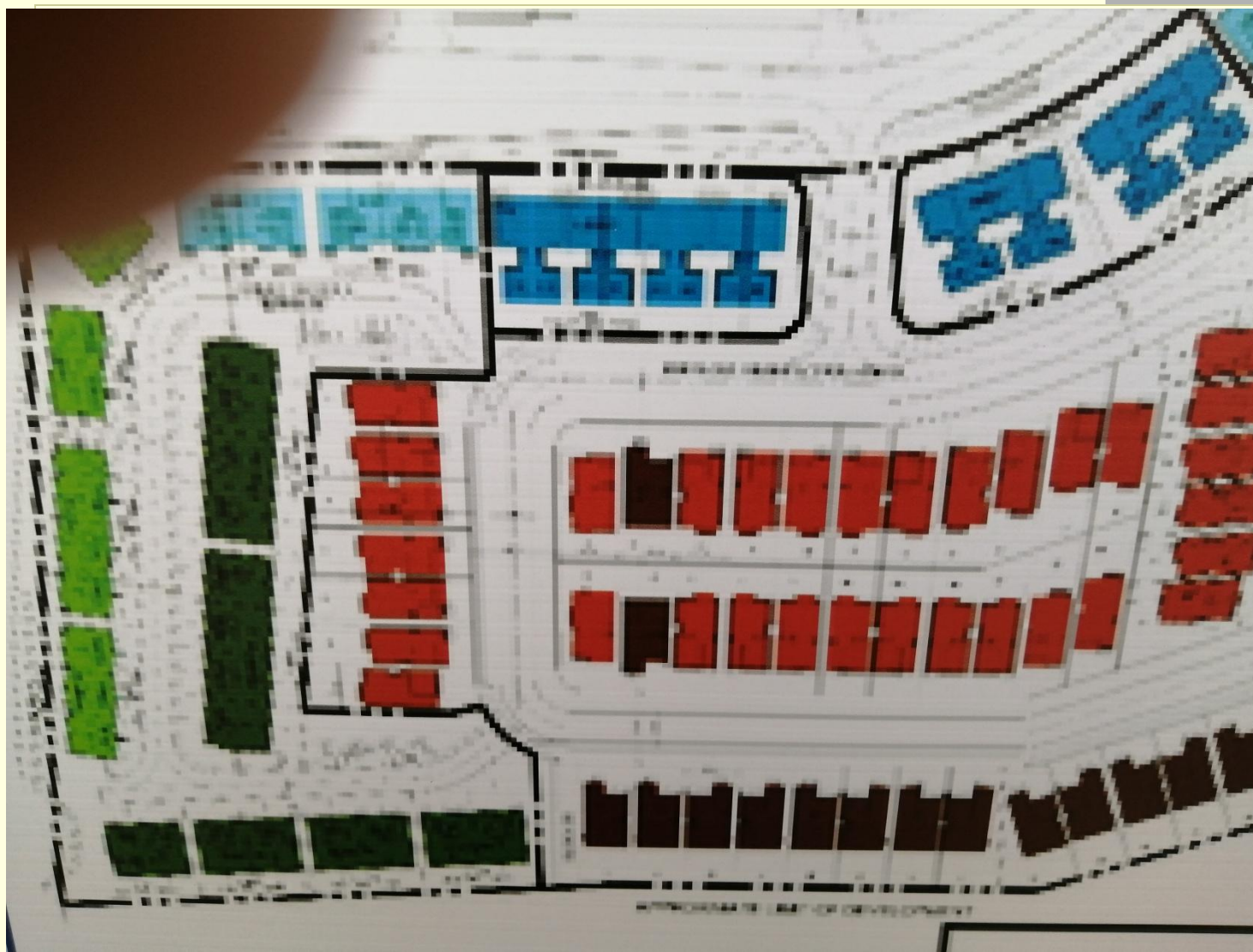


# What Needs to Happen:

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- 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--

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- We have a website [www.stonehavenresidents.ca](http://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!