

ED-23-175

From: Shagun Suhail <MFIPPA 14(1)>
Sent: Tuesday, November 22, 2022 8:53 PM
To: Morgan Jones <MRJones@oshawa.ca>
Cc: Dirit Sanghani <MFIPPA 14(1)>

Subject: Against the application : File - OPA-2022-06

Hi Morgan Jones,

I hope this email finds you well.

I, Shagun Suhail along with my husband Dirit Sanghani moved about a couple years ago to Oshawa when we bought our home <MFIPPA 14(1)>, Oshawa L1K0K9.

I received a notice of complete application- planning act that has been submitted to the City of Oshawa by D.G. Biddle and Associates on behalf of 1494339 Ontario Limited for lands that are located right beside our home at the southeast corner of Ritson North road and Luple Avenue.

Me and my husband have read the notice throughly to understand the impact it will have on our community in terms of change to the zoning of the residential area, and we are very strongly opposing this application. In an unfortunate event that this application gets approved, we will be appealing that decision through the process.

This proposal of construction poses a great threat to the healthy functioning of the day to day lives of all the communities and neighbourhoods that reside here. The residential capacity is already at peak for a healthy functioning of our lives. We always usually find multiple parked vehicles outside our house and this change in zoning will make make it more challenging and we are not ready to manage it. The traffic at Ritson and Luple avenue intersection is usually dense due to the waste management facility right opposite to it and this construction will make it very challenging to handle. The construction itself will also impact us very negatively in every sense also because this land is located right beside us - it threatens our privacy since this is 6 storey proposal, destroys the quietness required for our mental health, impacts the cleanliness of the area as well, creates parking and traffic issues for us. We are not ready to live in a noisy area especially because this dwelling will be right next to us. There's a high tension electrical transmission wires in this proposed land which poses a threat to the safety of any new residents as well. Ideally, there should be no residential units near the high tension electrical wires. Also, this is family area and we strongly want to protect interests of this community and ourselves as residents.

Instead, if possible would like to propose if a community park can be constructed in this area as that is what this community really requires.

I hope our comments can be logged out shared with respective authorities per process. Thank you for your patience and time in reading about our comments and sharing them further.

We are happy to chat further in detail too if required.

Thank you,
Shagun & Dirit

From: Shagun Suhail <MFIPPA 14(1)>

Sent: Wednesday, August 16, 2023 8:35 PM

To: Alia Tulloch <ATulloch@oshawa.ca>

Subject: Re: Against the application : File - OPA-2022-06- Appeal rights & process

Good Evening Alia Tulloch,

I hope this email finds you well.

I just wanted to drop in a note to check on the latest status on the application- planning act that has been submitted to the City of Oshawa by D.G. Biddle and Associates on behalf of 1494339 Ontario Limited for lands located beside our home <MFIPPA 14(1)>, Oshawa L1K0K9.

Also, I wanted to reiterate our strong opposition to this proposal and highlight the negative impact it will have on our community. I wanted to add some more points to highlight the downsides of this proposed house zoning change in addition to what has been shared in my previous email. Please advise on the process to appeal this decision so we can begin that immediately.

- The potential increase in home insurance rates due to zoning changes proposed. The proposed six-storey building will significantly increase the risk of damage from fire, water, or other hazards. This, in turn, will increase the risk of claims and drive up home insurance rates for all residents in the area.
- This proposed construction will have a negative impact on the natural environment of our community. It will result in the removal of green spaces, which are essential for our physical and mental health.
- This proposed construction will have a significant impact on the overall aesthetics of our neighborhood. The proposed six-storey building is not in keeping with the scale and character of the existing residential homes in our neighborhood. This will have a negative impact on the overall value of our homes and our quality of life.
- This proposed construction will have a significant impact on the overall safety of our community. The construction of a six-storey building next to our homes will increase the risk of fire and other hazards. This will not only impact the safety of the new residents but also our own safety as well.

We strongly urge you to consider the negative impact of this proposed house zoning change on our community and take our concerns into account during the decision-making process. We also want to emphasize that this proposed construction does not belong in our residential area. It is not in keeping with the scale and character of the existing homes in our neighborhood, and it poses a significant threat to our privacy, safety, and overall quality of life. We strongly urge you to reconsider this proposal and to explore other alternatives, such as a community park, that would benefit our community in a more positive way.

Thank you for your attention to this matter.

Best regards,

Shagun Suhail and Dirit Sanghani.

ED-23-176

From: Tara Darling <MFIPPA 14(1)>
Sent: Thursday, July 28, 2022 10:50 PM
To: Morgan Jones
Subject: Ritson/Luple Proposed apartments and houses

Good evening,

I, and many of my neighbours, are concerned about the proposed apartment building to be added to the end of our already busy street.

Is there any way to stop it from happening?

If we have a petition .. how many signatures would we need?

If we have our school explain that they can not accommodate 50 new families, will that work?

If we pay for a traffic study to show you how congested that intersection already is .. will that work?

How can anyone build a 6 story building that close to hydro wires?

Please be honest, is there anything we can do?

Tara

Sent from my iPad

ED-23-177

From: Mark Prior <MFIPPA 14(1)>
Sent: Thursday, November 17, 2022 12:27 PM
To: Morgan Jones
Subject: Re: Development at Ritson Rd and Luple Ave

After re-reading my e-mail I meant to say a stop sign at Luple and *Northfield* - not Falconridge - could potentially help the issue. Thanks

On Thu, Nov 17, 2022 at 12:19 PM Mark Prior <[MFIPPA 14\(1\)](#)> wrote:

Hi Mr. Jones,

I would like to express my concerns about a high density development at the corner of Ritson Road and Luple Avenue.

The main issue for residents on our street is the increased traffic on both Falconridge and Luple Avenue.

With the entrance to the apartment complex located on Luple Avenue, most traffic heading east (especially to the amenities at Harmony and Taunton) will head east across Luple Avenue to access Coldstream.

There are many families on our street - mine included - with small children who enjoy playing out front.

With the increased traffic flow, we are gravely concerned about the safety of our children crossing the road. Cars can often already be seen speeding down our straightaway of a street. With the increased traffic, this only worsens.

If this building is approved, the city will need to either:

- a) Install a stop sign at the end of Falconridge where it meets Luple (half way down the street)
- or
- b) Install speed humps to slow traffic

Furthermore, the exit at the west end of Luple Avenue is also difficult to traverse at the best of times with the increasing traffic on Ritson Road. Will we be getting a stop light?

If you could kindly let me know what the city had planned to address these legitimate concerns it would be appreciated. I look forward to your reply.

Sincerely,

Mark Prior
<MFIPPA 14(1)>
Oshawa