

Good day Jonathan,

I just wanted to voice my concern over this development. There are 35 residences from the corner of Broadview to the dead end of Chippewa and the subject property. There is probably no one that utilizes this incredible green space as much as I do on a daily basis. The residents here have enjoyed incredible peace and quiet and limited traffic for a long, long time. I have been a resident here since my family moved here from the Hudson Street expropriation/Carmen's Way project, some 20 years ago. I along with my neighbours have enjoyed our dog walks through the field and the numerous trails on the hillside. All of our dogs take full advantage of the West Davignon Creek in the summer for cooling drinks and swims.

Now we are faced with a development that will change the neighbourhood forever. The pristine serenity we all enjoy and was the main attraction of purchasing here in the first place. Numerous families over the years have enjoyed the field and hills for countless decades. It's an all-season playground for many. Countless kids come from the surrounding neighbourhoods for the safe sledding and tobogganing it offers. Other families atv and snowmachine here throughout the winter. I along with many of my neighbours express our concern over the increased traffic that inevitably will come. Using the formula that a residence often has two vehicles and based on projections of 180 units and 104 townhouses, one can then assume 284 units might contribute 500-600 additional vehicles using Chippewa and the other planned thoroughfare for access. That's a 7-8 fold increase of vehicular traffic, ballpark!

One of the great things about this street is the respect and consideration we all have for each other. Speeds are most often in the 40 kmh area or less, out of concern for the children and dogs, that are both numerous. As there are no sidewalks, everyone walks the streets with little concern for their safety as consideration is paramount. What guarantees will we have as a huge traffic increase will put people and their children at risk? I fear the certainty and inevitably of an accident involving a child with all the extra traffic.

As property owners and taxpayers, (I'm over 6000 \$/year), we will have to endure several years of large trucks, heavy equipment and contractors using our street as the service artery to their job site. Has anyone looked at the potential ramifications to our foundations with all this heavy truck traffic? Who would be then responsible for cracked foundations?

As many of us have witnessed in other developments of this magnitude, whether here or elsewhere, there is huge amount of dirt and clay that will be adhering to the tires of these trucks on a daily basis and left on the road surface. Many with expensive paved driveways will now have to contend with the extra mud and dirt and the additional work to keep it under control.

Now to the field itself. It's a beautiful preserve with the accompanying woodlots. As a biologist and a fisheries technician for over 40 years, I know what will happen with this development. All the fauna will disappear and in its' place garbage will proliferate the beautiful West Davignon Creek. This creek is home to multiple fish species from brook and rainbow trout and coho and chinook salmon in the fall. It is also a provincial fish sanctuary where its' crucial spawning habitat would be in jeopardy.

I have seen the destruction of numerous rivers in Southern Ontario on my work trips. As soon as a development borders a creek or river, the pollution will soon follow. Quite succinctly, people are slob. Those that don't have a vested interest or a respect for nature will destroy it in short order. Grocery

carts, plastic bottles and other garbage will be dumped there. One only has to see what gets dumped in the East Davignon near the Market Mall as evidence, despite the best efforts of the Conservation Authority to continually clean it.

People that can't afford the tipping fees at the municipal landfill will clandestinely dispose of their garbage over the fence under the cloak of darkness. I've seen it countless time and it always happens, guaranteed.

Over my countless walks over the years, I have watched 3 different species of owls, barred, snowy and short-eared. Hawk species from northern harriers, red-tailed , kestrels and merlins. Bald eagles are often perched in the surrounding trees. Black-crowned night herons, great blue herons , sand hill cranes and American bitterns all feed in the field and nearby drainages.

There are 5-7 deer that are residents along the creek. Coyotes, black bears are often seen as well. Perhaps, not the preferred species people want to see but nonetheless integral to the biodiversity for the area. Creekside, mink, otters , foxes, weasels are often seen along with snowshoe hares and ruffed grouse. These species will all be supplanted if this development goes through.

I know the city is looking at the lucrative tax base that would be generated from this development, but what about the strain on the already stretched budget, the workforce, and the equipment? We just witnessed the most impactful winter since 1995, where services were stretched to the limits, and now we want to add a large subdivision to further test those limits farther.

I know these submissions are not taken seriously as they stand in the way of progress. I believe I have addressed many of my concerns along with my neighbours but I truly hope that this does not go ahead. There has to be alternative sites that would not have all the ecological and personal ramifications elsewhere.

Thank you and respectfully submitted.

Chris Sierzputowski, [REDACTED]