

To the Planning & Environment Committee;

Please accept this note as support for a forthcoming directive to be submitted by Councillor Morgan at the next PEC meeting regarding enforcement in unassumed subdivisions. This directive highlights an ongoing failure by the City, in partnership with developers, to enforce basic development agreement clauses designed to support quality of living for residents in new developments. While I believe many in new communities recognize that there will be growing pains, within our new development, we are constantly subject to miscommunication, noise infractions, dust, heavy machinery, etc. all in breach of development agreements. Consideration of this directive is imperative.

Moreover, I believe there is a critical component missing from this directive and would invite Councillor Morgan and the Committee to consider another facet. This directive pertains mostly to enforcement, however, I believe that development agreements on a whole require review. Within new developments, many elements are overlooked and I believe the following require consideration.

1. Routing of heavy construction vehicles avoiding developed phases
2. Responsibility for individual construction sites
 - a. Safety
 - b. Cleanliness
 - c. Noise violations
3. Traffic and pedestrian flow
 - a. Incomplete sidewalks & Pathways
 - b. Overnight parking of heavy machinery
4. Communication
 - a. Provide timelines
 - b. Provide plans for parks, walkways, other developments nearby

The directive as written seeks a proactive response to possible violations of the developer agreement, which is required. However, to be truly proactive, the agreements themselves must be reviewed to consider and support the safety and comfort of those moving into these new communities on a very practical level. Ultimately, all of this is the City's responsibility and the overwhelming sense of the community is that this area is grossly mismanaged. My hope is that others in new development areas do not feel the frustration and disappointment that me and my neighbours experienced.

If required, I am happy to provide broader insight to my comments. Thank you for the consideration of the above and Councillor Morgan's directive.

Sincerely,

Doug MacRae

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