

Wilmot Creek Secondary Plan Public Information Centre #1 Summary



Thursday, July 26, 2018

7:00 – 9:00 pm

The Wheelhouse – 1 Wheelhouse Drive, Newcastle



ACKNOWLEDGEMENTS

Consulting Team

Ron Palmer, The Planning Partnership
Stacey McCulloch, The Planning Partnership
Dan Leeming, The Planning Partnership
Matthew Wheatley, Swerhun Facilitation
Nicole Swerhun, Swerhun Facilitation
SCS Consulting Group
THT Incorporated
Urban Equation
EQ Building Performance Incorporated
Hemson Consulting Limited
GEO Morphix Limited
Savanta Incorporated
RWDI
Archeoworks
Terraprobe Incorporated
GHD Limited
HGC Engineering Limited

Municipality of Clarington Project Team

Lisa Backus, Principal Planner
Carlos Salazar, Manager of Community Planning & Design

Project Steering Committee

Municipality of Clarington

Lisa Backus, Principal Planner
Karen Richardson, Manager of Development Engineering
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Central Lake Ontario Conservation Authority

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Wilmot Creek Homeowners Association

Lynn Stillwell

Landowners

David Rice, Rice Development Group
Douglas Humphrey

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1. Executive Summary

On Thursday, July 26, 2018, the Municipality of Clarington hosted the first Public Information Centre (PIC) for the Wilmot Creek Secondary Plan. The purpose of the PIC was to introduce the process the Municipality of Clarington is undertaking to develop a Secondary Plan for the final phases of the Wilmot Creek Community. The Secondary Plan will result in a land use planning framework for the development of this area.

Approximately 400 people attended the meeting, nearly all of whom indicated that they live in the existing Adult Lifestyle Wilmot Creek Community. Clarington Planning Services staff, members of the consultant team (including The Planning Partnership and Swerhun Facilitation) also attended and participated in the meeting.

The meeting began with an open house in which participants were encouraged to review display panels, ask questions, and share feedback on the types of features they would like to see included in the design of the new community, potential issues that may arise from the new community, and suggestions on how to address potential issues. Planning and Engineering Services Staff as well as the facilitation team were available to answer any questions attendees had while they reviewed the display panels.

Following the open house, Lisa Backus, Clarington Planning Services, provided welcoming remarks and explained the purpose of the Secondary Plan. Ron Palmer of The Planning Partnership gave an overview presentation that described the process being followed to complete the secondary plan. Following the presentation, participants shared feedback and asked questions of clarification in a facilitated plenary discussion.

Matthew Wheatley, Nicole Swerhun, and Khly Lamparero with Swerhun Facilitation helped facilitate the meeting and prepared this meeting summary. This summary is not intended to be a verbatim transcript but instead provides a high-level summary of the perspectives and advice shared by participants. The summary incorporates feedback shared at the meeting verbally and in writing during the open house, during the plenary discussion, as well as feedback shared afterwards by email.





2. How and Where the PIC was Advertised

The Municipality widely advertised for this PIC including:

- Newspaper articles were placed in the Clarington This Week and the Orono Times for two weeks preceding the event.
- Every household within the existing Wilmot Creek Community was sent a notice of the event.
- The Wilmot Creek Homeowners' Association (WCHA) newsletter advertised the event.
- The event was advertised on the Municipality's website (www.clarington.net/WilmotCreek)

The following flyer was sent to the residents of the existing Wilmot Creek Community and placed in the Clarington This Week and Orono Times on July 11th and July 18th.

Talk with us!

Wilmot Creek



The development of the **Wilmot Creek Secondary Plan** will follow an environment-first approach, and we would like you to participate in the process.

The **Wilmot Creek Secondary Plan** will create a complete community that may include assisted living facilities, a range of housing types, recreation facilities as well as some commercial uses. The neighbourhood design will promote healthy and active lifestyles by integrating a mix of land uses with active transportation connections. Please join us at the **Public Information Centre** to learn more about the project and to share your ideas.

Thursday, July 26, 2018

7 to 9 p.m. | Presentation at 7:30 p.m.

The Wheelhouse

1 Wheelhouse Drive, Newcastle

Follow the project online at www.clarington.net/WilmotCreek
To provide comments, get more information or join the project mailing list, email WilmotCreek@clarington.net or contact:

<p>Municipality of Clarington 905-623-3379 Lisa Backus ext. 2413 Carlos Salazar ext. 2409</p>	<p>The Planning Partnership 416-975-1556 Ron Palmer ext. 227 Stacey McCullough ext. 237</p>
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3. Project Team

The Wilmot Creek Secondary Plan Study is being led by the Municipality of Clarington and supported by steering committee and a team of consultants. The consultant team is being coordinated by The Planning Partnership (TPP). The project team members and a description of their roles is included below.

Municipal Staff will be responsible for coordinating the consultant team, reviewing the project deliverables, providing input, contributing local perspectives and organizing public events.

Steering Committee includes representatives from the WCHA, Municipal Staff, the Region of Durham, the Central Lake Ontario Conservation Authority and existing property owners. The Steering Committee will meet in advance of all PICs.

The Planning Partnership will serve as the lead consultant and will be responsible for municipal planning, urban design, landscape, consultation and communications, and project management services. The Planning Partnership will be responsible for the co-ordination and management of all of the consultants that will prepare background reports in support of the Secondary Plan including:

- SCS Consulting Group
- Thompson Ho Transportation
- Urban Equation
- EQ Building Performance Incorporated
- GEO Morphix Limited
- Savanta Incorporated
- RWDI
- Archeoworks
- Terraprobe Incorporated
- GHD Limited
- HGC Engineering Limited
- Hemson Consulting Limited

Swerhun Facilitation will be responsible for the design, delivery, and reporting of the engagement approach, including the Public Information Centres.



4. Summary of Public Information Centre #1

Overview

The purpose of the first Public Information Centre (PIC), held on July 26, 2018, was to introduce the process the Municipality is undertaking to develop a Secondary Plan for the final phases of the Wilmot Creek Community. The meeting, which was attended by approximately 400 people, included an open house, presentation from Municipal Staff and The Planning Partnership, and plenary facilitated discussion. The following section includes a description of how the PIC unfolded, key messages from the feedback, and a detailed summary of the feedback received. The meeting agenda and feedback form are included as Attachment A.

Open House

The PIC began with a thirty-minute open house in which participants were encouraged to review display panels, ask questions, and share feedback on the types of features they would like to see included in the design of the new community, potential issues that may arise from the new community, and suggestions on how to address potential issues. Planning and Engineering Services Staff were available to answer any questions attendees had while they reviewed the display panels. The display panels from the open house are included as Attachment B. The facilitation team recorded feedback attendees shared on flipchart paper during the open house. Pictures of the feedback recorded on the flipchart paper are included as Attachment C. All feedback shared during the open house and recorded on the flip chart paper has been incorporated into the detailed summary of feedback, which follows this section of the report.

Presentation

Following the open house, Lisa Backus, Clarington Planning Services, provided welcoming remarks and explained the purpose of the Secondary Plan. Ron Palmer of The Planning Partnership gave an overview presentation that described the process being followed to complete the Secondary Plan. The presentation is included as Attachment D.

Discussion Session

Following the presentation, participants asked questions and shared feedback through a plenary discussion guided by a series of focus questions. The focus questions included:

1. What features should be included in the design of the new community?
2. What potential issues could arise related to the new community? What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?
3. How can the Project Team best stay connected with the community going forward?

The discussion was facilitated by Nicole Swerhun of Swerhun Facilitation. Municipal Staff and Ron Palmer were available to answer questions. The feedback shared was typed live and projected on the presentation screen during the discussion. The live notes are included as Attachment E.



Summary of Feedback

Attendees provided feedback orally during the open house and the facilitated discussion, in writing at the meeting on feedback forms, and after the meeting by email. All feedback shared during and after the meeting has been incorporated into the following key messages and detailed summary, which has been organized according to the three focus questions listed above. Additionally, all written feedback shared at meeting is included as Attachment F and feedback received after the meeting is included as Attachment G.

Key Themes

The following themes reflect the feedback provided by participants. They are meant to be read along with the more detailed summary of feedback that follows. Note that the numbering of the points is intended for ease of reference only and not intended to imply any type of priority.

- 1. Programs and facilities in the existing community are very important and in many cases are near or at capacity.**
- 2. Integrating the new community with the existing community is a significant concern as it may place an even greater stress on already strained programs and facilities. If integration were to take place, many additional programs and facilities would be required in the new community to ensure existing residents' enjoyment of existing programs and facilities are not negatively impacted.**
- 3. The security of the residents in the existing community needs to be preserved and enhanced.**
- 4. The safety of existing and future residents needs to be given careful consideration and additional emergency exit routes should be explored.**
- 5. Existing infrastructure needs to be carefully studied to ensure there is adequate capacity for the new community as well as the existing community.**
- 6. Upgrades to the existing bridge should be considered to ensure it is safe for all users, including pedestrians, cyclists, and individuals using mobility devices and golf carts.**
- 7. The baseball diamond is an important facility and should be maintained or replaced.**

Detailed Feedback Summary

The following section includes a detailed summary of the feedback shared by participants during and after the meeting. As noted previously, the feedback shared is organized by the three focus questions used to guide the facilitated discussion.

1. What features should be included in the design of the new community?

Many participants said the new community will need a wide variety of features and amenities to adequately accommodate the new population and ensure additional stress is not placed on the programs, facilities and infrastructure of the existing community. The suggested features are summarized below under common topics.

Programs, facilities and community uses:

- Recreation centre/club house similar to the Wheelhouse;
- Golf course;
- Baseball diamond;
- Vegetable gardens;
- Pools (indoor and outdoor);
- Tennis court;
- Dart room;
- Billiard hall;
- Shuffleboard; and
- Pickleball court.

Commercial uses:

- A bank;
- Restaurants; and
- Small stores.

Design features & infrastructure:

- Adequate sewer and water infrastructure;
- An additional and/or upgraded bridge over the railway;
- A well-functioning security gate system;
- Additional entrances/exits;
- No curbs, sidewalks or fences; trees at each residence;
- Environmentally sustainable design; and
- Permeable pathways.

Community services & facilities:

- Medical office with walk-in clinic; and
- Access to social services, e.g. Community Care Durham.

Community & housing types:

- An adult lifestyle community; and
- An assisted living facility.

2. What potential issues could arise related to the new community? What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?

[Integration with the existing community](#)

Many are opposed to integration. Many participants raised concerns about integrating the new community with the existing community with several saying they do not want integration. They said integration would place an even greater stress on already strained programs, facilities and infrastructure within the existing Wilmot Creek community.

Some conditional support for integration. Some participants were not entirely opposed to integration as long as additional programs, facilities and infrastructure upgrades are provided to adequately accommodate the new population. There was also support for having a 2 person per household restriction and discouraging children from living in the new community if integration were to take place. One participant noted that existing Wilmot Creek residents may be excluded from new programs and facilities in the new community if integration of the two communities does not take place.

[Impacts on Programs & Facilities](#)

Existing programs and facilities are very important and need to be protected.

Participants, including the Director of group activities for the Wilmot Creek Homeowners Association (WCHA), said the wide variety of programs offered in the existing community are a huge benefit to the residents, but many are currently near or at capacity. Participants requested that potential impacts from the new community on existing programs and facilities be studied to ensure the current level of enjoyment of programs and facilities is not negatively impacted. *A full list of the many programs currently offered was provided by the Director of group activities and is included in Attachment D – Written Feedback Received at the Meeting.*

Protecting or replacing the existing baseball diamond. Several participants emphasized the importance of the existing baseball diamond, noting that the current baseball league is at capacity with a waiting list. Many residents also enjoy watching the games. Participants requested that the baseball diamond be maintained or replaced. There was also a suggestion to add a dome if a new baseball diamond is built.

Protection and maintenance of the existing trail. Participants raised concerns about connecting the trail system in the existing community with the new community and/or creating public access, which would negate the purpose of the existing gated community. Participants also raised concerns about the condition of the existing trail and the impacts of allowing additional people from the new community to use the trail.

Maintaining and enhancing social services. Participants said that Community Care Durham has been serving the existing community for 10 years with personal support workers and other services. It was noted that this is a very important service for many residents and needs to be maintained regardless of whether or not the new community is integrated.

Impacts on Infrastructure

Construction impacts. Participants said impacts on existing residents related to the construction of the new community need to be studied and mitigated, especially resident's ability to enter and exit the existing community.

Water and sewer system impacts. Participants said sewer and water infrastructure needs to be studied to ensure there is adequate capacity for the existing and new community.

Traffic impacts. Participants raised concerns about increased traffic in the existing community, especially along Wilmot Trail as it is the main access route to the Wheelhouse. There was a suggestion to provide an additional access point and route further east if the new community is integrated.

Financial impacts on existing residents. Participants said that they, not the Municipality, pay for maintenance of the existing community. They said integrating the new community would require additional construction of, and maintenance to, bridges, roads, sewers, etc. in the existing community and that they should not be responsible for paying additional costs.

Safety & Security

Providing adequate emergency exit routes. Participants said there are currently only two exits from Wilmot Creek and the addition of the new community would require additional exit routes in the event there is an emergency that requires evacuation. It was suggested that Fairway Drive be upgraded to provide a third full time exit and that the railway crossing at Cobble Dick Road be improved.

Improving security. Participants raised concerns about the existing security gates at the entrances to Wilmot Creek and said they need to be upgraded.

Existing bridge capacity and safety. Participants said that the existing bridge into the community isn't safe for pedestrians, cyclists, wheelchairs, or golf carts and needs to be improved or replaced with the development of the new community.

Air quality impacts. There was a concern raised by a participant about the impact additional cars would have on air quality and requested this be included in the studies for the new community.

Noise levels. There was a suggestion to include the impact of train whistles in the noise studies due to the close proximity of the new community and the train tracks.

3. How can the Project Team (the Municipality and their consultants) best stay connected with the community going forward?

The majority of participants identified email as the best way for the Project Team to stay connected with the community. Other suggestions included: further public meetings; updates on the project website; sharing updates with the WCHA; and posting notices and project materials at the Wheelhouse.

Clarification Questions

During the discussion session some participants asked questions of clarification. Questions asked are included in **bold text** followed by responses provided by the Project Team in *italics*.

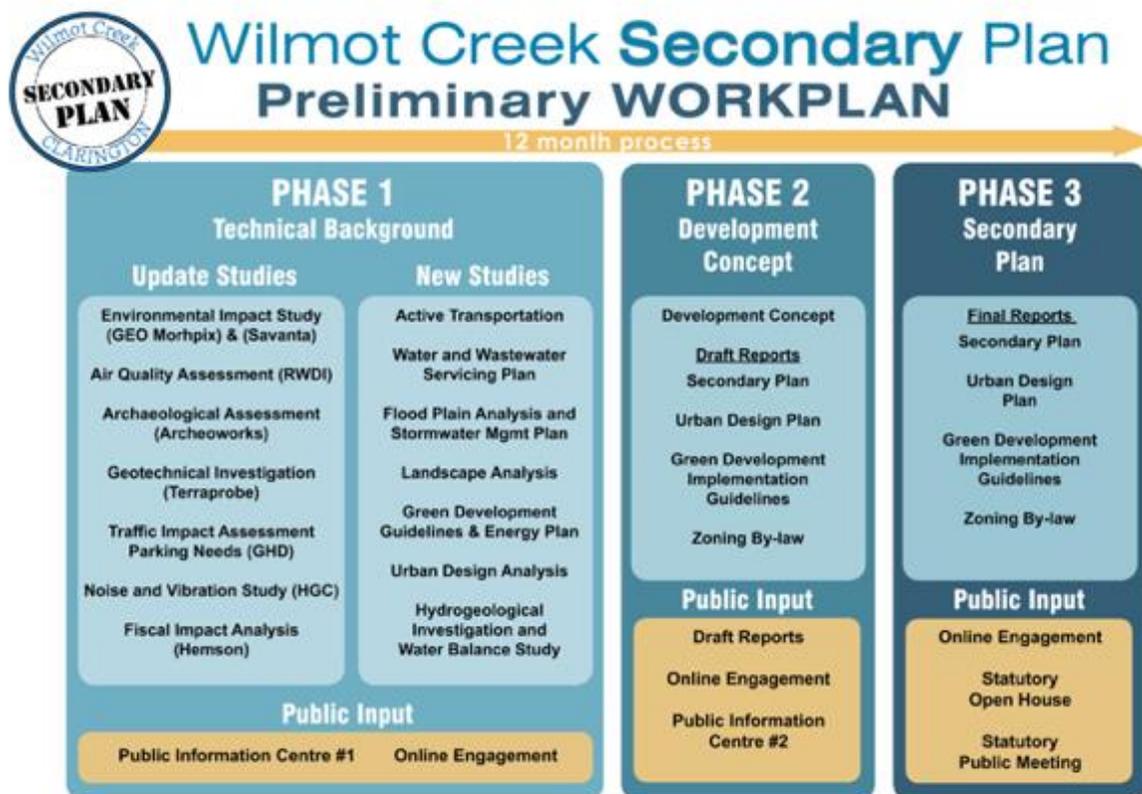
- **At this point, a decision has not been made whether the new community will be integrated with the existing community?** *That is correct, a decision has not yet been made.*
- **When construction takes place what will the conditions be for us entering our community?** *There will be plans that outline requirements for how construction will take place that ensure ongoing and uninhibited access. These plans will also outline how construction impacts will be mitigated.*
- **How will water and sewer pipers be handled/considered?** *There will be a comprehensive water and sewer management plan.*
- **What level of detail will the Secondary Plan include?** *The level of detail will be similar to the Fonthill example shown in the presentation, which included roads, trails, land use, density, etc.*
- **Is the Wilmot Creek Homeowner Association represented on the Steering Committee?** *Yes, the Steering Committee includes a representative from the WCHA. The Steering Committee will meet in advance of all public meetings.*
- **Are there plans to eliminate the baseball diamond?** *No decision has been made with regards to the baseball diamond.*
- **Are there plans to have a new exit ramp from the Highway 401 at Lambs Road and close the current ramp at Bennet Road?** *There are no current plans to make changes; this is not within the scope of the Wilmot Creek Secondary Plan. This is both a financial and long-term transportation decision that would be made by the provincial government and would require an Environmental Assessment.*
- **When the new community is built will municipal standards apply?** *This depends on what kind of community it becomes. If it is a community similar to the existing Wilmot Creek community it would use alternative development standards for a private development. If it is a public community then typical municipal standards would apply. The decision on what kind of a community it will be has not yet been made.*
- **Who ultimately makes the decision on whether or not the new community will be integrated with the existing?** *Council and the Region of Durham will make the decisions regarding the approval of the Secondary Plan. Whether or not the new community will be integrated with the existing community will be up to the Developer.*
- **What is the timeline for this process?** *Our timeline for the Secondary Plan process is 1-year.*
- **Understand there is land to the west of Wilmot Creek that is designated as future parkland, what is the status of this land?** *The Municipality has an advance purchase program, which we use to buy parkland well in advance of when it is*

needed. The Municipality has purchased close to 20 acres of land, to the west and east of Wilmot Creek, for future community park services but no facility or design has been completed.

5. Session Wrap-Up & Next Steps

The Project Team, including members of the Planning Services Department and their consultants, thanked participants for attending the meeting and sharing their feedback and advice. Participants were reminded they could provide additional feedback by email or through the project website and that a summary of the meeting would be shared with participants in draft before being finalized.

As illustrated in the image below, the Wilmot Creek Secondary Plan study is being completed over 12 months in three phases with consultation events being held in each phase. In addition to the PIC held on July 26th, the study will include one additional PIC, a Statutory Open House, a Statutory Public Meeting, and online engagement throughout the course of the study. The feedback shared at this PIC will be used to help draft a vision, principles and development concept that will be shared with participants for review in the second phase of the study at PIC #2.



Attachment A – PIC Agenda & Feedback Form

Wilmot Creek Secondary Plan
Public Information Centre #1
Thursday, July 26, 2018
7:00 pm Open House
7:30 – 9:00 pm Presentation & Discussion
The Wheelhouse - 1 Wheelhouse Drive, Newcastle



Public Information Centre #1

Secondary Plan Purpose: To provide the land use planning framework for the development of the final phases of the Wilmot Creek Community.

Meeting Purpose: To introduce the process that the Municipality of Clarington is undertaking to develop a Secondary Plan for Wilmot Creek.

Proposed Meeting Agenda

- 7:00 Open House**
- 7:30 Welcome, introductions, and agenda review**
Clarington Planning Staff
Swerhun Facilitation
- 7:40 Presentation**
The Planning Partnership
Questions of clarification
- 8:00 Discussion**
1. What features should be included in the design of the new community?
 2. What potential issues could arise related to the new community?
What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?
 3. How can the Project Team (the Municipality and their consultants) best stay connected with the community going forward?
- 8:55 Wrap up and next steps**
- 9:00 Adjourn**

Clarington

To submit additional feedback related to tonight's meeting visit the project website www.clarington.net/WilmotCreek or email WilmotCreek@clarington.net
The deadline for feedback is Thursday, August 2nd, 2018.

Clarington

Thank you for attending Public Information Centre #1 for the Wilmot Creek Secondary Plan. We look forward to your continued participation in the process.

To provide additional comments, get more information or join the project mailing list, email WilmotCreek@clarington.net or contact:

Municipality of Clarington
905-623-3379
Lisa Backus ext. 2413
Carlos Salazar ext. 2409

The Planning Partnership
416-975-1556
Ron Palmer ext. 227
Stacey McCullough ext. 237

Swerhun Facilitation
416-572-4365
Matthew Wheatley

Follow the project online at
www.clarington.net/WilmotCreek



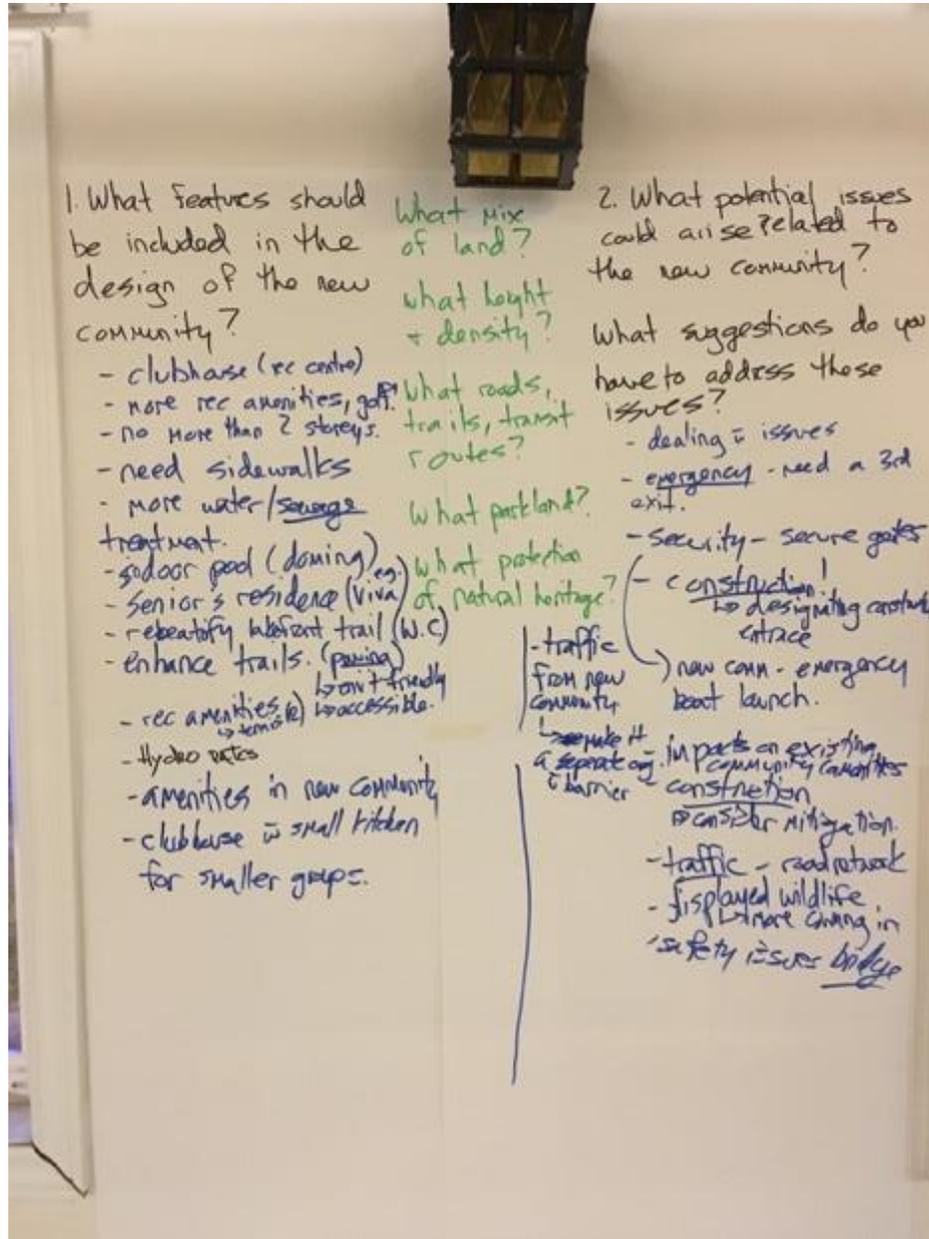
Attachment B – Display Panels

The following display panels were used during the open house portion of the Public Information Session.

Attachment C – Open House Feedback

The meeting began with an open house where participants were encouraged to share feedback on the types of features they would like to see included in the design of the new community, potential issues that may arise from the new community, and suggestions on how to address potential issues. Members of the facilitation team took notes on large flip chart paper to record the feedback shared. Photos of the flip chart paper are included below. This feedback has been incorporated into the main summary.

Station 1 of 2



Station 2 of 2

① What features should be included in the design of the new community?

- properly maintain water's edge - fill in between rock boulders. **NEEDS SIDEWALKS**
- maintain existing design + feel → no sidewalks, no curbs
- free wifi (so wheel house?)
- * **Wheel house + those types of amenities in house phase** (so existing community isn't overburdened) → **SEPARATE THE HOMES STAGES**
- * **Keep the BALL DIAMOND** → another hole to golf course
- rentals + homeownership don't mix
- need street lights
- access to Bell Canada → so not hold hostage to Rogers
- more medical access in community (doctors, walk-in clinic) → ppl who come here can't get access

what mix/land uses?
 what height + density?
 what roads, trails, transit routes?
 what parking?
 what protection for natural heritage?

② What potential issues could arise related to the new community?
 What suggestions do you have on how to address them?

- main draw to community = waterfront (+ keep it in state of good repair) → cut grass at top of hill
- worry whether traffic can be handled on existing roads. → work about safety on bridge
- ~~need~~ need another entrance (another way to wheelhouse) → **MAKE SURE ACCESS WORKS**
- from Barrett Rd to Fleethunter - Mitigate train impact on both sides of tracks (extra soil from digging new canal could end to build berm in existing community) → for deal + existing residents (great connection) to the water
- Stop train whistle
- traffic mgmt @ Barrett / and St. Mary's bike proposal = more traffic

Attachment D – Presentation

The following presentation was shared at the PIC following the Open House.

Attachment E – Live Typed Notes

The notes below were typed live during the plenary discussion and projected on the presentation screen. The content of these notes has not been modified and appears as they were projected at the meeting, with the exception of minor formatting and spelling corrections. Please note that these are not a verbatim transcript of what was shared in the room, as some of the words may have been inadvertently changed or missed during the typing at the meeting. The feedback captured in these notes has been integrated into the main body of the summary.

- Second VP WCHA, role is to look after safety/sec of residents. Concern is safety – WC is by no means an island. If there is an emergency that requires evac, evac routes are restricted – CN rail, detox, lake, conservation lands – lacking adequate evac routes for approx. 1600 people Proposed Rice plan will require us to travel through centre. Up to 1500 people combo of detached and semi-detached, condos, ASL facility retail complex. Only two exits – WC drive leading out to Bennett and south service road leading out to Cobbledick road – need exit from Fairway drive to be upgraded to provide 3rd full time exit from WC. Important to reduce traffic flow including phase 8 area which may also need to be evacuated through Bennett road. Need access from Firehall. Problem will certainly grow with the population of phase 8.
- *Direct routes for emergency exits definitely need to be considered. Nothing has been approved at this time.*
- Active and healthy community – what are your comments on maintaining baseball diamond? Certainly, we have a community not only fan base but also have a waiting list for baseball team. Want to continue with this and all the activities in WC. Concern with recreation centre – have some commitment that our existing amenities will be maintained. *Ron – certainly understand there is an existing context – new development would be required for park land not sure if it will be public or exclusive use but there will be park land just don't know how it will be distributed.*
- Spoken to a number of people tonight – there is a lot of legitimate concerns / comments that will be made. Add, seen in this area and the development of north side of WC as well as the additional homes of the Lake Breeze Community to the west there will be many more people – safety issues have to be addressed – whether it is correct/expanding or creating an entirely new access point... The new community will be a significant impact to our access. Need to work with new neighbours, developers need to be considered. Sounds like Municipality and TPP are looking at the safety concerns – need to be looked at closely.
- Concern is security – our gates are deplorable – need better gates especially if there will be apartments or any kind of community outside – need to know who is coming in.
- Live at end of Cobbledick Road – looking at the math of the expansion – the Cobbledick Road railroad tracks crossing is archaic – should have been dealt with years ago. Should be an overpass over the railroad tracks. This is a barrier for emergency access.
- Director of group activities for WCHA – support many resident volunteers. List of all activities. Ends with Yoga. This is an active retirement community great benefits

from the community. The Wheelhouse is an important hub with the prospect of phase 8 concerned that our enjoyment will be impacted given that we are already pushing the limits, e.g. both women/men's golf leagues are over capacity (start 8 players per role). Really slows down game. Shuffle board at full capacity – darts runs 5 days a week with long wait list. Q – not aware of any discussions that Rice has had about these issues – will the impact on wheel house or golf course be studied based on potential new population? Has anyone looked at this? *NS - Make sure someone studies the impact on existing recreation facilities to maintain current level of enjoyment. Ron – we haven't looked at anything yet – don't know if this is an extension of this community or a separate community. If it were to be a connected community it would have to provide facilities to deal with capacity issues.*

- How is Rice development or your group planning to ensure current residents maintain current level of enjoyment?
- Moved here to get away from terrible conditions in cities – air, safety. I worry about the air, 3 times cancer survivor. Worried about the air and all the cars that would be coming in here – bad enough now. Did everyone know about plans about Bennett road – marijuana plant. Has anyone looked into this and impacts on air conditions?
- Were not sure this is going to be part of WC or not? *Yes, that is correct.* When or if the construction happens – what will be the conditions of us entering our own community during the construction? *There will be requirements for plans to be put into place for how development will occur to ensure ongoing uninhibited access. Plan to mitigate construction impacts.*
- What will happen with sewers/pipes? *Ron – there will be pipes for sewer and water.. there will be a comprehensive system to ensure water management.*
- Reviewing rules in OP for development – concerned current plan does not adhere to the same rules. If development proceeds, we want to welcome our new neighbours – concern related to safety – requirement that developers ensure physical safety and active lifestyles including active transportation modes. Sec 16.2 sidewalks and multiuse paths are to be separated from vehicle traffic and connect to open space. Active transportation networks – walking and cycling also includes mobility aids (wheelchairs) requires increased network connectivity with crossing across key barriers including railways. Current has no crossing for pedestrians, dangerous for golf carts, no safe way to cross over the railroad except by automobile. Unless a new bridge is built this new development will not comply with Clarington's OP.
- Concern is the future of the existing structures we have here – will be required to update our water and sewer to facilitate new demand of new developments to the north? *This will be part of work to determine how they will be provided and potential upgrading.*
- Initial OP example – couldn't get a sense of the detail – when you produce the SP for us what detail will that cover? *The level of detail in the Fonthill plan showed roads, trails, land use, etc. that's pretty detailed we would expect to do something similar to that in WC important to provide this level of detail to make sure it works. We also have mandates from Prov. Gov't have to be detailed enough to show we met the thresholds.*
- In the initial presentation indicated that part of the new phase 8 system there would be an integrated trail system. We already have a trail if they connect, is there any

way to ensure that the trail will not be open to the public thereby negating the whole purpose of the gated community. *Key question from today is to integrate or not integrate. Connectivity is key issue we have to grapple with. If we are trying to maintain existing WC without connecting outside it is a different kind of plan. Hard to answer at this point because no decision has been met yet. The issue of integration vs segregation needs to be resolved before design trails, access, etc.*

- Steering committee, the purpose of the Steering Committee and if the Wilmot Community represented? *Ron – had our first meeting. Yes the WC community is represented. We will meet with them in advance of the Public meetings to show work for public meetings to get preliminary thoughts. Includes WCHA, Town staff, region, CLOCA,*
- Integration of new development – if it will be integrated you have to take into consideration existing land uses of our community – common areas: walking trail. Advertised as Lakefront community. Having trouble with condition of the trail – need to have it dealt with need environmentally friendly solution such that golf carts can use the trail – don't want them on our roads. As we add to population need to take this into consideration. There are solutions, the cost money. Our Bluffs are eroding, and we have to deal with 2 different environmental groups. Let's get our waterfront fixed so everyone can enjoy it including new neighbours.
- Came here 2 years ago – best decision we ever made – came here because of the lifestyle – we don't want is screwed up.
- Been here 31 years – seen a lot of changes. What we've loved since the beginning is the Ball Diamond. You said there would be park land but didn't say there would be a ball diamond. 35 members including a backup squad and members waiting – Are there plans to eliminate the ball diamond? *No decisions have been made yet – through development there would be opportunities for demand sounds like there is demand to put a baseball diamond in. We've heard loud and clear that there are people that love the baseball diamond. If you build a new baseball diamond could you put in a dome.*
- Town has already approved expansion of service road assume this will be for heavy trucks – what will happen to the ramps to the 401 – would there be an exit to Lambs? Bennett shut down? Plan doesn't show provincial highways – is this on purpose. *David – Future interchanges is partly a financial question partly a long-term transportation question – future interchange at Lambs road – today the province has not recognized that this would be done by them. Over the longer term as the transportation system evolves this could go a few different ways. Currently there are now plans from the province to change. There will be need for better access to the 401. This has nothing to do with this study. Would require the province to do an Environmental Assessment.*
- The plan I have seen so far allows for development north of us and those homes if they all come down to the club house exiting subdivision that goes directly to the club house – possibly 1000 cars. Anyway, to join the subdivision at the east end so they don't use Wilmot Trail. *There is no approved plan, but we will be exploring options for transportation connections to the broader network to ensure it works. Transportation issues will be of paramount concern in all of our work.*

- Director of entertainment – concern – every month have entertainment event right here past year it has been a sell-out. Integration or not – I strongly urge to approve the plan not to integrate!! Lots of clapping from the room.
- Make sure the new phase will be an adult lifestyle community with no children living there.
- Been here since November – concerned about if there is integration talking not only about facilities but infrastructure – everything will be affected. To keep the costs down (because it costs us, not Newcastle, not Clarington). Keeps our value down below the 2.9 increased in each year. More traffic will need more bridges, need to fix the roads, sewers. Need to make sure the infrastructure and money are forwarded here to us when things do start to go wrong.
- Potentially adding more than 1000 people – 70% increase. When will the new community be built – will municipal standards apply? *Really depends on what kind of community it becomes – if it is something like WC – it would use alternative development standards for private development. If it were to be a more typical development it would have to include public roads, services, facilities – this decision has not yet been made.*
- When and by whom is the decision made whether or not to integrate? *This process is designed to get advice on this. Ron – We don't know the answer specifically – this land is owned by two owners – they would have an idea in how they would like it to process – haven't seen those lands yet – they haven't told me if it will be land lease or more typical forms of development – haven't told me if it would be integrated, separate lifestyle community, separate public community. Ultimately council will make a decision. Developers have heard what you are saying tonight, and this may impact what they would like to proceed.*
- No matter what it is in the end – can't imagine it would be integrated – we are all going to have drive through it everyday. *We don't know what the access arrangements will be but it is right beside you. Figuring out of the network, roads, crossing will be part of the*
- Share concerns from residents – the number of houses has changed – whether it is integrated or not has changed – concerned that the developer will continue to present a moving target – if this development goes forward it should include new rec centre, golf course, and meets the approval of the existing residents.
- Have been here 28 years – we should hear tonight from one or all of the landowners that own this place. Had a bad winter they had to spend a lot of money bringing in rocks are they going to do this each year.
- If we are going to be integrated would there be restriction of 2 people per household? Advice is to restrict to 2 people per household.
- You haven't got a time of when this will be all finished? *1-year timeline.* Why is there advertising online for houses for sale if nothing has been approved?
- Integration vs not. What if the baseball diamond is located in the other area or their rec centre has some special event. If you exclude them they will exclude you have to consider this. Maybe we have to wait and see before start excluding people we don't even know. *Some clapping.*
- Noise studies that are listed among all the other studies. Will these studies include studies when trains are whistling, done at many locations in the community to factor

in really high levels of noise from trucks on the highways. Looks like some people would be squeezed right between highway and railway. Probably wouldn't be allowed to be built with the noise levels. *There are maximum noise levels for residential development that will have to be dealt with this will be examined through broader municipality studies. We can put in the notes information about the noise study.*

- Some services that are soft that don't get talked about – been here 10 years love it – Community Care Durham (used for PSWs look up what exactly it is.) Durham region community access has office near gate to provide social services. These services need to be made adequate whether there is integration or not.
- Have 10 years left on my lease, was hoping that there be some senior assisted housing or apt or condo so that when we get to the end of our lease we don't have to change our community. We need to provide better social services here to ensure we can spend the rest of our lives here.
- Wondering if there is any consideration on the development on the west end future parkland? Designated as future parkland, what is the status of the development? *The municipality has had an advanced purchase program to buy parkland well in advance of its needs we've purchased land on both of the west and east sides – close to 20 acres also have lands on Cobbledick Road for future community park services. No facility or design done and would be something that would be determined in the future.*

Attachment F – Written Feedback Shared at the Meeting

Several participants provided written feedback by completing the feedback forms distributed at the meeting and/or by submitting prepared submissions. A total of 56 completed feedback forms and 3 prepared submissions were received at the meeting. The responses provided in the feedback forms has been organized under the three questions asked. The prepared written submissions follow the worksheet feedback.

Feedback Forms

1. What features should be included in the design of the new community?

- Senior residence
- Club house
- Own golf course
- Indoor pool
- Security
- Outdoor swimming pool(s)
- Additional golf course to the existing
- Recreation centre that can host dances and various activities
- Own facilities e.g. golf, baseball, pools, auditorium
- Larger club house before new houses built, with indoor pool, with gym
- Ball diamond
- Make it a true gated community with proper security
- Bell internet access
- Fairway Drive should have a 3rd exit/entrance gate
- Adult Lifestyle Community – 2 people per household
- A new activity building, the one we have is aging and is filled to capacity
- An adult lifestyle community no bids
- A new pool, preferably an inside one
- A high rise assisted living building would be a great asset for older resident to move in
- A bank, stores and restaurants a good idea
- Better gate system
- Needed for extra traffic!
- Commitment from Capreit for increase in maintenance people and equipment
- Additional rec facility!
- A full-size Wheelhouse. Same size and amenities that are now present at the existing Wheelhouse in Wilmot Creek.
- A new 9-hole golf course in the new development so ours isn't over taxed
- I am for integration of the new phase!! – both adult communities. I think we need Phase 8 to exclude apartment condos and perhaps assisted living housing.
- Seniors residence
- Our own clubhouse. Ours is at capacity
- Veggie gardens
- Own golf course
- indoor swimming pool

- cap out community as is – not integrated
- maintain existing atmosphere – no curbs, no sidewalks, bungalows, no multi-storey homes
- high rise and commercial along 401
- lake access and maintain trails
- no fences
- ensure proper drainage and stormwater management
- ensure all homes have trees
- ensure proper green space with trees recreation land
- ensure retail and clubhouse has EV charging stations
- ensure climate adaptation is taken in consideration such as stormwater management, emergency management
- climate modeling to look at GHG impact of new community
- with the energy from waste facilities being close by, is there an opportunity for district heating and cooling
- is there a proper emergency management plan for evacuation?
- Inclusive of all who live here and the community
- Integrated vs segregated need to be considered before planning starts
- Lots of common areas, wide streets, adequate sewers
- New amenities to enhance the new community – less stress on Wilmot Creek amenities.
- A single access road to serve only the new and existing Wilmot Creek Community without stop signs or hazards
- Perhaps the community of “Wilmot Landing” should include “Phase 8” and be kept totally separate from our existing happy and “organized” community.
- The “dirt that will be dug up for Phase 8 should be used for a “berm” from Heatherlea (where it ends) to Bennett Road. We live on the west side of Park Place and the noise is challenging to say the least!
- Adequate rec facility accommodation
- Bike/golf cart paths all through community and along lake bank that will: a). Keep the carts off the roads and biking safe (non-dust material on paths); and b). separate “bridges” over railway for cars, golf carts, bikes and walking.
- Golf cart paths
- Long term care building
- Condos for seniors
- Rental apartments for seniors
- Convenience store (milk bread, etc.)
- Walk-in clinic and medical offices
- Flood control
- Long term care facility
- A clubhouse first thing
- A new 9 hole course as we are already over capacitated on our first 9
- Another entrance way
- Safety – road, pedestrian, golf carts, rail roads safety

- What happened to the plan of Mr. Rice that he presented to us many years ago??? Will Rice be involved in the sale of the many homes, apartments, etc.
- Outdoor pool
- Golf course
- Tennis courts
- Large rec centre
- Baseball diamond
- A second Wheelhouse for all the new people and a swimming pool
- Improve infrastructure – roads, sewers, bridges
- No low rental housing! Causes security problems
Prevent overcrowding of the community not only from a number of houses but all uses of the community i.e. golf course, swimming pools, ball diamond, dart room, billiard hall, shuffleboard to mention a few.
- New and larger club house
- Better entry gates and security (camera)
- Road along Hydro property to lessen traffic along Wilmot Trail could connect up with Bluff Road entrance.
- It should also be retirement community
- Strictly adult lifestyle only!
- Is this development open to the public?
- Same amenities – mixed use housing, affordable to the community
- Rec facilities
- Permeable pathways/walking trail not asphalt – environmental considerations
- Baseball diamond
- Expansion of the Wheelhouse due to increased demand
- Variety store
- EMS/ambulance on site
- Baseball diamond
- Expansion of Wheelhouse due to increased demand
- Will there be a second rec centre?
- We use the baseball diamond. Will we always have a diamond?
- Will there be assisted living apartments?
- We don't want to lose anything we have now
- *Don't integrate
- The only acceptable condition of integrating the new development with the current community is requiring the construction of additional recreational and Wheelhouse facilities in effect doubling the current size of the facilities.
- Additional road/bridge over railway tracks at Bennett Road entrance
- Ball diamond or keep old location
- Gates that work or consider a manned gate system
- Road access on Bennett Road will also include new subdivision to the west. This could be a factor in traffic congestion, getting to the 401 or Hwy 2
- Overpass at Cobbledick Road
- 1 indoor pool, 1 outdoor pool

- Indoor shuffleboard and pickleball (indoor)
- Additional facilities to accommodate current and future residents. All activity locations already turn away residents due to size of rooms/course/courts
- Indoor pool
- Shoreline retention to be improved
- Full recreational facilities
- Completely self-contained separate from existing Wilmot community
- Should have separate amenities
- Should not be able to overload existing facilities which are already stretched
- Residents who become unable to take care of a house should be able to stay in the community in apartments for rent with limited supports. This is if the new development will be integrated. Development in Newcastle and Bowmanville seem to be condos for sale only.
- Amenities to serve current and new volume of residents i.e. pools, auditorium, golf course
- Serious consideration should be given to access and exit points from community without having to travel through residential streets.
- Existing amenities should be restricted to existing residents.
- A recreation centre large enough to accommodate the new areas and population. The Wheelhouse and other areas, golf course etc. are at full capacity now.
- Secure entrance
- Social services access
- Medical clinic
- Second recreation centre
- Walking maze (on lakeside) as we have a lot of elderly residents who have several medical issues. A maze is known to be a great stress reliever
- Third entrance/exit at Heatherlea Drive and Cobbledick (at the emergency exit)
- A secondary recreation centre (such as the Wheelhouse) to accommodate influx of new homeowners and residents
- No children as full-time residents
- New community should not be integrated!!!
- Should be absolutely separate from Wilmot Creek
- Please keep the ball diamond
- Additional recreational facilities, as well as parking
- Keep the baseball diamond
- Onsite storage units for existing community as well as new phase
- Better road system
- Ensure we have enough facilities/amenities to handle the additional population – including golf, pools, Wheelhouse – all current facilities
- Will Wilmot Creek remain a gated community? (all depends on facilities)
- When will we be able to stop the train whistles?
- What will be planned for the train line overpass?
- Will a second entrance/exit be planned?

- Will there be rental units? (relates to contribution to facilities). How/will they share facilities?
2. What potential issues could arise related to the new community? What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?

Potential Issues:

- Traffic problems
- Train whistle noise
- Safety issues for transportation other than vehicle (walking, biking, golf carts)
- Overcrowding of current access to Wilmot Creek
- Integration
- Too many residents for golf course
- Too many residents for amenities and facilities
- Traffic issues
- Security of our community and safety will be compromised
- The facilities are already busy. The new community should be separate from the existing one. Who makes this final decision? Do the residents of the existing community have any input?
- Traffic could be risked if not directed properly
- Congestion on entrance both gates!
- Condition and deterioration of railways bridge and roads
- Water systems and environment impact
- Ingress/regress safety of getting out in case of evacuation
- Pollution caused by cramming so many people in one small area. You are idiots to even expand this much.
- What will happen to wildlife?
- Overcrowding of facilities i.e. swimming pool, Wheelhouse that are already overloaded. You talk about policies, but you do not define your policies.
- How will this affect our condo fees/taxes
- If we are integrated will there be children? Congesting area with school busses.
- More stress due to traffic on the existing bridge over the railway tracks entering the existing community.
- New community needs own clubhouse, pool – our buildings are more than full with access across the bridge for both communities
- Traffic problems
- Emergency exits from community
- Train whistle noise
- Security – gates don't work half time now
- New traffic crossing the bridge over railway tracks. Bridge needs updating.
- Overcrowded facility e.g. clubhouse, gym, pools
- Expand clubhouse facilities with a second building in the new development
- Noise from 401 and train whistles
- More traffic over railway bridge – no walking access over the tracks

- Increased traffic flow at entrance and exits means a need to increase number of exits and entrance
- Increase impact on current amenities (back to the issues of integration and segregation)
- Safety of all the community – both current and future. Consider in all planning.
- Can the existing railway bridge handle the additional vehicle load including golf carts, cyclists, and walkers?
- The existing Wheelhouse and facilities cannot accept more residents.
- It would be a tremendous asset to have an overpass at Bennett Road and the train tracks for all groups involved – Kaitlin, Phase 8 and Phase 7
- Phase 8 – Wilmot Creek: be aware that Capreit will purchase the built properties from Rice and manage the final phase as a Land Lease investment. They are doing a poor job of maintenance of the existing phases, this includes infrastructure of all types.
- Knowing that existing activity rooms, golf i.e. darts, shuffleboard, auditorium, etc. are at fire code capacity for many events now. How will capacity be built to accommodate an almost 50% population increase?
- Evacuation plans and exits and routes integration only if new phase is same make-up as existing and gated from Bennett Road.
- Room for extra cars and golf carts on roads overload of activities and events
- Traffic on Bennett Road
- Traffic over flat crossings and bridges for the railway
- Extra pressure on fire and ambulance services
- Will it be adult also?
- Wilmot Trail
- Too many people using existing facilities
- Pedestrian pathways
- Traffic issues
- Beautify waterfront area
- Safety – crossing from current community to Phase 8 for pedestrians, cyclists, golf carts.
- Bennett Road railroad needs an underpass or a bridge over it, otherwise when a train goes through the delay will be significant for the community to the west
- Security is very important. What will be provided? The population is aging and that should be taken into account.
- Excessive road use requiring maintenance and repairs.
- Enforce by laws i.e. noise – hours of construction crews
- Emergency evacuation route only 2 now.
- Should only be a retirement community and no integration – erect new facilities to accommodate new residents
- To integrate or not – community to our west, Lakebreeze, will not be integrated with Wilmot Creek. The Phase 8 to our north should be treated the same – no freedom to enter. No integration!
- Security
- Gates upgraded to be safer

- Sidewalks and curbs
- Do not integrate the two
- Excess traffic/golf carts to get to the Wheelhouse – visitor parking
- Taxes increase/decrease
- Infrastructure: Bennett Road, Liberty Road
- Hospital services the population increasing dramatically – fire/ambulance services
- Entrances already congested
- St. Mary's proposed mine under lake
- Commercial traffic to the west
- Ensure costs don't increase dramatically – many seniors on fixed income
- My main concern is integrating multi-family homes in Phase 8. I moved to this adult community for safety in my home. I am not prepared to have my property vandalized by youth groups and gangs.
- Not to integrate!
- Overload on the golf course
- Overload on activities until second recreation hall established
- Overload on roads
- Evacuation routes established for both communities in case of emergency such as fire, flooding, hydro leakage
- Consider our own fire hall for such emergencies that could arise.
- Saturation of existing Wilmot Creek Facilities
- Security – must be secure, trails, etc.
- Current road condition cannot tolerate higher use
- Exit issues will only / overpass of train tracks
- Security gates need improvement suggested live person to be security for entry into park
- Designated walking and golf cart paths
- Feedback already tells you many issues will arise! Please leave our community alone. DO NOT INTERGRATE and we won't have the issues!!!
- Disappointed homeowners who think they are buying a lifestyle only to find that all community activities are full.
- Safety concerns proximity of Hwy 401 and rail tracks and overhead Hydro wires.
- A second and/or third entrance should be included for emergency vehicles and residents
- Assisted living residences and condos are necessary.
- Rental units do not mix with owner occupied homes. They have no vested interest in taking care of their properties.
- The main entry road should not have to go through any commercial area to access gates to residential areas.
- New area should be totally separate from Wilmot Creek.
- Emergency evacuations
- Train accidents
- The bridge

- Emergency evacuation
- Train accidents
- More exits on permanent buses. Heatherlea Drive and emergency exit off of Cobble Dick near the tree park – both of them should be permanently open.
- A gated community means just that – gated – or closed off to non-residents. Opening up walkways for the general public defeats this purpose and removes a feeling of safety for a great many seniors.
- Listen to concerns of Wilmot Creek residents
- You could split this community in half with 2 clubhouses (re Sandy Cove Acres)
- Traffic problems – exit/entrance are not adequate
- We need to maintain a gated community lifestyle – adult community – therefore create facilities for the new phase.
- Lack of facilities/amenities to support the additional population
- Need a second entry/exit for safety and security – especially train derailment
- Parking is extremely short today. We need to increase this substantially.
- We need better gates/security
- The Municipality of Clarington, historically, has been very difficult to deal with over the past 10 years. They don't listen to the WCHA or our community.

Suggestions:

- Better entrance system (something that works)
- More secure entrance and exits
- Enlarge current bridge or add some kind of additional crossing for other types of transportation
- Need overpass
- Gates for entry with security, a person should be at gate to let guests in
- There should also be safe access for walkers and cyclists into our existing community.
- My suggestion is to keep the new community separate from Wilmot Creek. This would solve all of our issues.
- Need to expand bridge access for walkers, golf cart

3. How can the Project Team (the Municipality and their consultants) best stay connected with the community going forward?

- Doing what's promised
- 24-hour security
- Someone to go to if there is a problem
- *Enforcement of rules for everybody, children are guests not priority. Rules enforced
- Work with us on our concerns and try to understand that all we want is for our community to be safe and we want to retain the kind of life style we have been accustomed to.
- Emails and public forums.
- Making the project information up-to-date
- Community meetings

- Emails
- Through our Board of representative or by email
- Public meetings, emails and updated web pages are great as you are already doing that
- More information posted in the clubhouse and stay up to date on emailing all information.
- Continue the public meetings
- Many residents need to increase awareness regarding the planning process
- Your professionalism was appreciated 😊
- Keep in regular contact with us (as you have promised) via email, bulletins, or additional public meetings (which should include Wilmot Creek representatives)
- Email
- Town hall gatherings
- Info in monthly magazine.
- Continuous update progress meetings on site / Wheelhouse.
- Emails and meetings
- Internet
- Via our Wilmot Creek representative on the steering committee
- Via emails to interested parties/residents who have submitted their emails.
- Keep in touch.
- Email
- Email
- Send copies of all reports by technical experts. Keep us informed of all stages of the process.
- Email input and a website to show the steps completed.
- Answers to significant emails can be posted for everyone to read.
- Meetings, newspapers, emails.
- Email to office who in turn emails residents
- Email around the Creek Mag
- Email
- Letters sent to homes
- Notifications in local newspaper – not all seniors are tech savvy
- Letters
- Emails or letters to all in community
- Via email
- E-mail with the ability to respond to those emails.
- Keep connected to our Wilmot Creek Board, with contact mode to the president.
- Keep us informed. This meeting is a great idea. Have more as the process advances. Email
- Email
- Email
- Public meetings
- Internet messages
- Open info meetings

- Email
- Homeowners website
- Through municipal website – have a special portal for Wilmot Creek to access with a special log-in or key for Wilmot Creek residents only. Please add my email to your email list.
- Email. Thanks for tonight’s meeting.
- Have access on line for residents to get into, as well as physical copies available at the Wheelhouse.
- Public meetings here and listen what we’re saying/suggesting. We know the issues! Email updates before decisions are finalized. Distribute in advance so have time to think/reflect before meeting.

Prepared Submissions

Submission #1

Hello.

As Director, Group Activities I support the many resident volunteers who initiate and coordinate the 63 Group Activities that are currently available to all Wilmot Creek residents. **These activities are:**

AquaFit
 Art Group
 Baseball
 Bid Euchre
 Bingo
 Book Club
 Bunka
 Card Making & Scrapbooking
 Carpet Bowling
 Chess
 Couples Fun Golf
 Crafts
 Cribbage
 Croquet
 Doubles Snooker
 Dream Circle
 Euchre
 Exercising with Weights
 Fifth Wheels
 Social Club
 Fitness Class
 Friendly Fridays
 Garden Club
 Hand and Foot
 Hidden Talents
 Karaoke

Knitters & Knatters
Ladies Darts
Ladies Snooker
Ladies' 8 Ball League
Doubles
Ladies' Golf
Lakeside Artists
Lawn Bowling
Line Dancing
Low Impact Exercise
Mah Jongg
Men's Darts
Men's Golf
Men's Poker
Mexican Train Dominoes
Mixed 9-Ball
Mixed Darts Mixed Golf
Mixed Horseshoes
Mixed Texas Hold' em
Open Mic
Pickleball
Quilting B's
Red Hat Society
Sewing
Shuffleboard
Stained Glass
Table Tennis
Tap Dancing
Team Darts
Team Trivia
Travel Club
Walking Club
Weight Loss Group
Cloggers
Wilmot Creek Singers
Woodcarving
Woodworkers' Club AND
Yoga

We also have 7 Musical Groups, 9 Service Groups and 6 Annual Events that all make use of the Wheelhouse facility and the Golf Course.

As you can appreciate, this is a very active retirement community that derives great benefit from the activities and events that are available. **When people** considered purchasing a home within this community the lifestyle offered was often a key consideration. **For those of us** who moved in, the Wheelhouse is an important hub for fun, friendship and healthy activity.

With the prospect of Phase 8, we are concerned that our current enjoyment will be impacted. **We are concerned** about the increased number of people joining our community, given that we are already pushing the limits on some of our infrastructure.

For example, both the Women's and Men's golf leagues are over capacity and have to start 8 players per hole in order to accommodate the membership. You may be aware that some of our holes are less than 130 yards long, so with 8 players on each hole, this really slows down the game.

Shuffleboard runs at full capacity 5 days a week with 160 members and wait list.

Darts also runs 5 days a week with 288 members and 27 residents on the wait list.

Our Baseball team has 35 members including the backup squad, however our main concern with this activity is that Rice's plans eliminate the existing Baseball Diamond altogether. **This will not only impact** our team, but the 3 other community teams we play against, **plus** the many residents who enjoy coming out to the games **as well as** our newest activity, Croquet, which plays in the same area and has 73 members.

This brings me to my 3 questions:

1. **I am not aware** of any discussions with Rice Developments about these issues, **so my first question is, has Rice Development** studied the impact on the Wheelhouse and Golf Course, of adding another 500+ residents to our current population of approximately 1,100, **thereby increasing** the number of potential participants in our Group Activities by 33%?
2. **How is Rice Development planning to ensure** that our residents maintain their current level of enjoyment, especially given, for example the fixed size of the Golf Course, and the Shuffleboard and Darts facilities within the Wheelhouse?
3. **Does Rice Development have a plan to replace the Baseball Diamond and if so what is it?**

Submission #2

Potential issues for new community.

They would be disappointed in the promise of the lifestyle.

No one really moves to Wilmot to buy a house.

They come for community and lifestyle.

This community and lifestyle by the way is largely brought to the residents by dedicated volunteers of the Homeowners Association.

Just like a village loses their sense of community when it grows to become a town, Wilmot Creek has also reached that point.

I am the director of Entertainment, I am responsible for providing monthly events usually held in this auditorium. For the past year almost every event has been a sell out. We are at capacity.

Canada Day we served 1000 people a BBQ lunch, we do not have the space or the volunteer power to increase these numbers.

If there is to be a development of further housing then I would suggest that such a development must be separate and excluded from the current Wilmot development.

Part two of the potential issues is more of an observation. I am quite sure there has been much studying and planning of this proposed development but I am at a loss to think that there really would be a market for homes which are to be built on a piece of land that is to the North yards from the busiest highway in North America, and a few yards to the south there is a busy 24 hour rail line, add to all of that some huge Hydro wires overhead. Sounds like a peaceful safe place to live? I think not.

Submission #3

Hello,

While Wilmot Creek is by no means an island, should a major emergency occur that requires an evacuation, our evacuation routes are extremely restricted. With Lake Ontario to our south, St. Mary's Cement and the Detox facilities to our west, CN Rail to our immediate north and the Conservation land and creek to our east, we are already lacking adequate evacuation routes for our present population of 1600 people. The proposal Rice plan will require us to travel through the centre of the new Phase 8 development which may house up to 1150 additional people in combination of detached and semi-detached homes, townhomes, rental apartments, high density condos, assisted living facilities and retail complex.

With only two full-time entrance and exit routes presently available to us, Wilmot Creek Drive in the west-end leading out to Bennett Road, and Service Road situated slightly towards the east-end and leading out to Cobbledick Road, now more than ever it is essential that the current east-end one lane emergency exit from Fairway Drive which leads directly onto Cobbledick Road, be upgraded to provide a third full-time entry/exit point to Wilmot Creek. This is important not only to reduce traffic flow through the western entry/exit gates but also through the new highly populated Phase 8 area which, in an emergency, may also be evacuating via Bennett Road, but also it is essential to provide a more direct and much faster access route for emergency fire and medical services from the Newcastle Fire Hall on Hwy 2 just east of Cobbledick Road.

The lack of evacuation routes may no longer be Rice's problem but it's a problem that will most certainly grow as and when Rice Developments populates Phase 8.

While I do not have a question, I hope my concerns are addressed.

Thank-you.

Attachment G – Post Meeting Feedback

Participants provided additional written feedback following the meeting via email. A total of 13 emails were received. Aside from removing names and other personal information they have been included as submitted.

Post-meeting Feedback #1

What a meeting! Lots of NIMBY sentiments expressed which is not surprising, lots of vested interest. My wife and I have a few questions and reflections, hope these are positive to assist in your task:

1. Density. We feel that there should be a specified cap on the overall density of the new development which should be similar to the current WC Community standards.
2. References were made to Provincial Regulations and Standards. Somehow this does not give us much comfort, seeing how quickly rules and policies can be changed under the new PC Government.
3. With all these community inputs and meetings, we are somewhat cynical as to what value and weight these carry, considering the number of authorities, and the owners, who will have input and authority to amend the proposed Secondary Plan before implementation.
4. Time line. Best case scenario: what is the earliest possible date for shovels in the ground? People were not really forthcoming in the meeting on this issue. Spring 2020, 2021?
5. We want to make sure that area currently accommodating the Lawn bowling, Woodworking Shop and Dog walking area in not effected in any way by rearranging recreational facilities to accommodate the new development's requirements.
6. We feel that the new development should be integrated with the existing community but if you put this to a referendum it will be soundly defeated.
7. There should be a small commercial development directly off Bennett Road. Just a small strip of 4 or 5 shops to serve our community, new residential development West of us as well as the upcoming industrial units. It could be a great commercial success.

Thank you for your consideration.

Post-meeting Feedback #2

As a resident of Wilmot Creek I am extremely concerned that the construction of phase 8 will negatively affect the lifestyle that we currently enjoy.

If a new development is to be integrated into Wilmot Creek there will be numerous issues

- 1). Safety. Wilmot Creek is currently a development of approx. 900 homes and our infrastructure is already busy with motor vehicle traffic, golf carts, cyclists, disability scooters etc. and pedestrians on narrow roads with no sidewalks. Another 1000 residents using our roads would be disastrous.

2) Facilities: Our residents bought into a Lifestyle that includes facilities that are maxed out.

Our many activities are already full with waiting lists .

Our Entertainment events sell out quickly

Our golf course requires 2 foursomes per hole for league play.

3) Road Accessibility: I see this as a huge problem due to the already massive construction going on to the west of the community. Bennett Road to the West and Cobbledick Road to the East do not offer enough ease of accessibility which could be a major safety issue in the event of a disaster such as a derailment.

These are 3 of my personal concerns and I know many neighbours share these issues.

I am not against a development of the lands if indeed it proves safe to do so and given the piece of property being considered which is bordered by the busiest highway in North America, a very active 24 hour rail line and massive Hydro wires, I would question the wisdom of developing such lands.

If development does proceed, in the interest of the 1600 residents currently living in Wilmot Creek Lifestyle Community I ask that such a decision protects our interests and any new development must not be integrated into the current Wilmot Community.

Post-meeting Feedback #3

These are a few of our concerns

If integrate into Wilmot

1) The existing bridge can hardly handle what traffic we have now from Wilmot and it is not safe for walking on or golf carts.

With additional 1000 cars from Phase 8 that will be using it it just cannot handle that extra volume

2) Our facilities and activities, i.e. Golf course, Swimming pools, Dart room, main hall, are full to capacity now with the current residents So new facilities, pool, golf course , main activity building need to be built and the older facilities need to be updated and expanded to handle the additional residents

3)Traffic congestion within Wilmot and Phase 8 need to be addressed

4) if it is non-integrated community, a better security systems need to be installed to ensure the safety of the existing residents and to ensure that only Wilmot resident use the facilities that they have paid for

Post-meeting Feedback #4

I wish to commend you on the excellent meeting held at the Wheelhouse on July 25. The chairperson was very efficient, kept the meeting in line and was able to adjourn in time with everyone satisfied.

I also wish to commend the person taking notes which were displayed on the screen. I looked for the minutes of the meeting on line, but was unable to find them. Perhaps I was looking in the wrong area.

I will be submitting comments on a variety of topics. This should be in my next email.

Post-meeting Feedback #5

Communication Services in Wilmot Creek

The phone lines in Wilmot Creek installed by Bell Telephone are copper wire. There is no plan to upgrade this system to fiber optic cable in the near future. It is also serviced by Rogers Cable which provides TV and high speed internet thru their system. Due to this existing cabling, Rogers has a monopoly on Internet unless a resident is satisfied with "Dial Up". TV is available via Satellite and provides an alternate to Rogers Cable.

When planning communication infrastructure for Phase 8, serious consideration should be given to allow Bell to install Fiber Optic cable in order to provide competition to Rogers.

Condition of Existing Sewer in Wilmot Creek

The existing sewers are pumped to the Newcastle Treatment plant via several pumping stations located throughout the Complex. There are emergency generators at each of these pumping stations. The system is overloaded now and in need of maintenance. The emergency generator at the pumping station near 99 Bluffs Rd. has been out of commission due to waiting for parts to repair it. There is a large portable generator that has been moved there for the last several months. This is blocking the view of several residents.

In order to service Phase 8, there needs to be consideration given to utilizing the new sewer system to the west of the complex that is serviced by the Bowmanville Treatment Plant on Port Darlington Rd., rather than overloading the existing sewer system that requires pumping.

Calculation of Golf Course Utilization

At the meeting, it was stated that the Golf Course is utilized fully now and if Phase 8 was integrated into Wilmot Creek Community, it would overextend the usage. I disagree.

At present there are three organized golf leagues under WCHA using the Golf Course.

Men's league play Friday, & Saturday AM only

Ladies play Monday & Tuesday AM only.

Couples play Friday PM only.

There is another group that plays once a month on Wednesday PM only for June, July & August.

The Golf Course is a short Executive Course with 7 par 3 & 2 short par 4. It normally takes 1.5 hours max to complete the 9 holes if there are no delays.

Because the leagues are full, there are normally two foursomes starting on each hole and using "shotgun" start, the complete round of 9 holes could take 2.5 to 3 hours, due to waiting delays.

If a half day is allowed for each event, the leagues are given priority for 5 half day sessions.

Because of the short course, many persons will play in the evening. Therefore, there are a total of 21 sessions available each week. (7 X 3).

Safety on CN Overpass

At the meeting, a person stated that in order to be compliant with Clarington Bylaws, the CN overpass Bridge must be modified to accept pedestrians, bicycles, & golf carts.

The Bylaws quoted refer only to pedestrians & bicyclists, not Golf Carts. I suspect this is because Golf Carts are not allowed on city streets. However, many residents in Wilmot Creek use golf carts for local internal transportation as well as on the golf course.

The existing CN overpass bridge already contains a separate pedestrian walkway on the east side of the bridge. This is fully protected by a concrete barrier running the full length of the bridge. However, access to this walkway has been blocked for several years by the placement of a guard rail on both sides of the bridge in the northbound lane. By removal & relocation of this guard rail, access to this pedestrian walkway could be achieved. This would satisfy the requirement of the Bylaw but does not address the issue of Golf Carts using the CN overpass.

The leagues use only 20% of the available time, leaving 80% available for individual play. This extra time could be allotted to additional residents due to Phase 8 integration. If the 5 sessions were doubled to 10, that still leaves over 50% available for individual play.

Utilization of Tennis and Pickleball Courts

At present there is one combination court that accommodates one Tennis Court and two Pickleball Courts. There is no official approved WCHA Tennis Club, however approx. 6 to 8 residents play on Wednesday morning for about two hours.

There is a WCHA authorized Pickleball Club with about 40 members that play three times a week only in the morning. Normal attendance each day is about 10 to 20 members. Utilization of the courts is less than 15% allowing for morning, afternoon, & evening play seven days a week. Ample time would be available for extra residents should Phase 8 be integrated into Wilmot Creek Community.

These courts are not used for any other activities. There is also a second court in the west end that is NOT used due to disrepair. It could easily be converted into a usable court should the need arise.

Utilization of Wheelhouse

At present the Entertainment Committee organizes 10 events a year, utilizing the Auditorium. At present every event is sold out at 200 to 225 attendees. This is normally limited to residents but is opened to friends after a certain period of time. If these events were limited to only residents and held for two consecutive nights ie Friday & Saturday, there would be ample space for extra residents if Phase 8 was integrated into Wilmot Creek Community.

Other events held in the Wheelhouse are fully utilized, such as Shuffleboard, and Darts. If another clubhouse was built in Phase 8, there would be ample space to hold these daily events. Perhaps the two clubhouses could be arranged so that Darts would be held in one and Shuffleboard in another.

The Dart room is used for other activities such as Exercise Classes, Yoga, Trivia, Private Parties, etc. However, utilization is less than 25% for these activities. There is still ample time for integrated Phase 8 residents.

The Shuffleboard courts cannot be utilized for other events, but if a second clubhouse was built to accommodate more courts, then it would not cause any problems.

I am coordinator for the Pickleball Club and have no problems booking the Auditorium for our annual Banquet.

On the surface it appears the Wheelhouse is well used, however with some reorganization, it could easily accommodate extra residents from Phase 8.

Wish List suggestions for Phase 8

There is considerable discussion over integration with existing Wilmot Creek Community or not. I would support integration of a substantial portion of Phase 8.

If the decision is made to NOT integrate Phase 8 into Wilmot Creek Community, there will be problems that we have now that will be made worse.

Each resident now pays CAPREIT approx. \$900 to \$1000 per month. This is divided into three parts:

1. Rental of land that house occupies
2. Municipal Taxes for house
3. Share of maintenance of Common Elements including Wheelhouse, Golf Course, Tennis court etc.

The ratio is approx. 33% for each of these categories.

If the new area called Phase 8 is NOT integrated into Wilmot Creek Community, the house owner will not be paying for maintenance of the common elements. They will not be eligible to use the Golf Course, Swimming pools, Wheelhouse, Tennis Court etc. However we now have a problem with residents outside our community, arriving by bus or car to play on our golf course and use the two outdoor pools. This will increase due to the fact that these residents will be much closer proximity than residents of Bowmanville & Newcastle. In fact, they could easily walk thru the gate rather than having to drive. Or they could access our Community via the Waterfront Trail.

If Phase 8 is wholly or partially integrated with Wilmot Creek Community, this will ensure the new residents are paying their portion of the maintenance of the common elements.

My wish would be to have at least 80% of the land utilized for new housing for Wilmot Creek Community. The balance could be utilized for commercial use such as convenience store, drug store, hair salon, etc. Also a Long Term Care or Retirement Home outside the "gate" would allow existing residents to stay near their friends still living in Wilmot Creek.

Post-meeting Feedback #6

1. What features should be included in the design of the new community?
 - The design of the new community should be a standalone enterprise with its own facilities.
2. What potential issues could arise related to the new community? What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?
 - We purchased in Wilmot Creek 10 years ago because it was a "gated adult community". Any development consisting of rental units assisted living or retail space would not meet this criteris, however, it must meet

municipal planning requirements. Therefore, I do not foresee how these two communities could be integrated. I further feel that the development of the property in question should be separate from the present “gated adult community”.

3. How can the Project Team (the Municipality and their consultants) best stay connected with the community going forward?

- Hold on going status meetings at the Wheelhouse
- Utilize the “Around the Creek” magazine
- E-mail updates with residents who have provided their addresses

Post-meeting Feedback #7

As new residents to Wilmot Creek, these are our concerns.

Safety: the roads around the community are exceptionally busy with cars, golf carts, bikes, people out for a stroll. Adding another 1000 residents would create a major safety problem.

Municipal Roads: Bennett Road and Cobble Dick Rd the two main roads to Wilmot are becoming very heavy with traffic i.e. dump trucks and new development. The winter months driving can be hazardous.

Activities: the many activities that made Wilmot Creek so attractive when we bought, there's waiting lists to join. The entertainment events sell out quickly.

Post-meeting Feedback #8

Potential Issues

1. To Integrate with the existing Wilmot community or not.

Wilmot Creek is an extremely successful adult community with a well defined culture, using space efficiently and effectively to provide a variety of suitable activities which allows residents to have a very livable, enjoyable lifestyle. If the new community of the final phase were to be connected / integrated to the existing community, it has the potential

- to destroy the existing culture
- to decrease the efficiency of current operations
- to negatively impact the many activities , which are running at capacity now,

and in general make it less enjoyable to live in Wilmot Creek.

On the other hand if the last Phase were to be it's own entity a whole new culture could develop which might reflect the diversity within Clarington, providing new interests and a unique focus of it's own, without impacting an existing very successful adult community.

2. Many Issues within the Final Phase property.

There are three services which border or run through the property that will have life impacting effects on livability for residents; (These issues are already concerns at Wilmot Creek)

- a major highway on the north that creates huge amounts of noise
- a major railway on the south that compounds the noise problems
- a trunk Hydro line running through the property that might be a health hazard
- lack of roads, bridges into the property which, in the case of emergencies, which could very well occur given the surrounding major services and the nuclear generating station, are totally inadequate even now let alone with addition of another possible 1500 people in this cramped area.

Finally, what an opportunity to be really creative re: integration of housing, green space, retail and public transportation.

Post-meeting Feedback #9

Your Phase 8 input meeting at Wilmot Creek was not only well attended, it was additionally very well facilitated.

I don't really think you need much input on infrastructure. I am sure you have the expertise to address the hard item issues required to create Phase 8. I doubt if this is your first rodeo. However, I would question your appreciation of the uniqueness of the Creek.

I would invite you and your staff to visit Wilmot Creek (unescorted); explore, talk to the residents, observe the activities.

You will see people take great pride in their homes and gardens...

You will see neighbours who look out for each other...

You will see a very patriotic community...

You will see that it's the volunteers that make things work.

You will also realize that most of our facilities are at maximum capacity, to the point of having to turn residents away from many activities.

Our demographics are changing. Our population is becoming younger; and consequently more active, putting a further strain on facility utilization.

Here lies the problem. Wilmot Creek cannot accommodate integrating the population of Phase 8. Integrating the residents of Phase 8 would totally destroy our community as we know it.

The serenity and security would be gone!

To us, Wilmot Creek is not what we see, it's what we feel. Please don't jeopardize this!

Post-meeting Feedback #10

First, we wish to commend your group on a highly professional presentation to our homeowners at the Wheelhouse on July 26. It was somewhat re-assuring that protection of our way of life was in competent and thoughtful hands.

As to input to the planning process, we are sure that anything we can offer will only echo what many others have already said, namely, that the over-arching concern for most or all of us is the protection of status quo. While we realize that change is inevitable, we wish to emphasize that we bought into an adult lifestyle community. We did so not because we dislike children or other people from a different demographic but because we've already "been there, done that", so to speak. We highly value the peace and security that a community of this type offers. Therefore, we would hope that a primary planning criterion would recognize that this is not just another neighbourhood, but a way of life for a group of people who have limited opportunities to migrate should their surroundings be threatened or markedly changed.

On another note, there are, of course, concerns of added stress on our existing facilities which include recreational spaces which are already over-subscribed in some cases but, as well, if not more so, infrastructure such as sewers and water supply, which is not evident to the naked eye.

We look forward to the next meeting where we expect to find more focus on the key issues and sincerely hope that our initial impressions of how this process is being handled will remain optimistic.

Post-meeting Feedback #11

Regarding the Public Information meeting held July 26th, i would like to submit my opinion that future development of the lands owned by Capreit Apartments Inc and/or Rice Developments should be totally separate from, and NOT be integrated in any way with the existing Wilmot Creek adult community.

I believe that this opinion is shared by the vast majority of attendees at the Public meeting, and, in fact, the vast majority of current residents of the Wilmot Creek community.

I am of the opinion that it is impossible to agree upon an equitably arrangement that would satisfy the interests of the present community in regard to sharing of already overloaded amenities, access and traffic considerations, style of home or land ownership or density of population.

I have no objection to future development of the subject lands but can see absolutely no positive reasons to integrate it with the existing community.

I believe that, before any construction occurs on the subject lands, the owners/developers should be required to construct a new road for the exclusive access/egress of the existing Wilmot Creek community extending from the north side of the existing bridge to a new controlled entrance/exit to Bennett Road, parallel to the

utilities corridor, and that a berm or similar barrier be constructed on the north side of that road so as to discourage access from the new development. It is important that this occur in advance of any new construction so as not to inhibit traffic flow, especially emergency vehicles.

Respectfully submitted

Post-meeting Feedback #12

To Whom It May Concern:

First, I want to acknowledge the meeting held on July 26th. While no answers were forthcoming, they were not expected due to the fact that the planner was hired only a few days prior. The attendance was great proving people really care about Wilmot Creek's life style. The comments were excellent and extremely supportive about keeping Wilmot Creek as an independent entity.

My comments are as follows:

The issue of safety was very well covered and a great deal of work is needed whether there is an expansion or not. Some of the work is urgent.

To act on the new development taking place will require a lot of work. For example, the bridge connecting the sales office to our community will have to be enlarged to deal with the extra traffic. We do not wish to have to contribute to the cost of such a project or other similar ones as it would have to be done strictly to accommodate the new development. The proposed new development **MUST** cover all costs.

It appears that the new project will alter our gated community – this we do not want. The traffic is actually very busy now, and we do not need more. As a matter of fact, it likely could not accommodate more unless changes are made.

The Wheelhouse and other activities are operated by volunteers. Newcomers will have contributed nothing toward its success. Why should they be allowed on our turf when there is currently a lot of pressure to accommodate those already living here and it is already stretched to capacity? The proposed community **MUST** be gated separate from ours.

The train whistle needs to be addressed. Just think how much worse it will be for those living in the proposed community situated between the train tracks and highway 401. This problem has been addressed by current residents but so far nothing has been done. Council is very slow.

It was mentioned that a number of types of housing would be built. Would they be a land lease? Would they be built as part of a retirement community? Would it also limit two persons per household? Since the population of the new development would be close to 1,000 then they would need their own activity center run by their own volunteers.

The Municipality has been playing games with us regarding the train whistle situation. It is clear they are not interested in dealing with the situation as we always get the same answer. All train crossings need to be examined first. I disagree. We have, along with others, invested a lot of money toward this project already. If other areas in our region want to stop the whistles then they should do their own due diligence and fight for their area – just as we are doing. I also do not feel comfortable with the fact that Council will have the final decision about this. Why should they decide how we should live our lives? We all invested a lot of money for what Wilmot Creek offers and that is what we want to protect.

The idea that newcomers could pay to use our facilities is not going to work. How could it possibly be controlled and frankly it would lead to serious divisions – that we do not want. It does not appear that our association will have a seat at the table of negotiations. That would be a big mistake.

We also have assisted living within our community on site and home support. This is working great and cannot be altered.

There is no retail within the Creek except for the drug store. That is the way we like it. Shopping is abundant and very close to our community.

In closing – one thing needs to be considered. The people of Wilmot Creek need to be respected and must continue to receive and experience the life style that we were promised when we bought our homes. We experience tranquility, a relaxed life devoid of crimes, the ability to walk all over unafraid of vandalism, assault and we all support each other. We all have lots of friends, we can relax by the lake in peace and quiet except for the train noises, we have our own trails and all of us enjoy the life style immensely. As far as I know, we live in a very unique place and to date I have not found another just like ours. If you want to copy our way of life you have a right to do it but not at the expense of our community.

We are not in favour of integration. We bought a life style we want, like, and enjoy and deserve to maintain the status quo. We older folks have earned the right to live here in peace and enjoyment. It would be morally wrong to take this away from us. We all contribute in one way or another to support each other and wish other communities our best if they can obtain the same results from their own efforts.

It is hardly possible for anyone to truly feel what it is like to live here unless you get to experience it. Ask anyone they will tell you the same.

Post-meeting Feedback #13

Good afternoon.

My husband and I moved to Wilmot Creek after retiring four years ago. What attracted us to Wilmot Creek was the fact that it was adults only living (although that has been

changing since we have moved here, there are in fact children living here! A fact that is very disturbing since we were sold an the adult lifestyle), clean and well kept homes within the community and the fact that the community was gated. We know it is not totally secure (which hopefully will be looked at to improve with Phase 8) however, there is a good chance I will out live my husband so being somewhere that a single elderly female can feel save was a high priority.

I can understand and see the attraction for adding to this type of living, however it is very crowded here at most events at the wheelhouse and is very near fire safety capacity most times. To add additional residents will be problematic unless there is a secondary wheelhouse within the new phase and or one much larger wheel house. A new entrance with better functioning gates and better gates at the pathway from the public water front trail into the community is needed. There are lots of nice to haves like indoor swimming pools etc. but fundamentally in my opinion the most important is to ensure Condos and rentals of any kind be kept outside the Wilmot Creek community. There should be consistency within the gates of the types of homes; two people per household, owned outright, and sign the same contractual agreement regarding following rules, animals on leashes etc. is key. A seniors home where it is truly for seniors would be a great addition....perhaps these would be considered condos?