

Grapevine Gospel

Dispelling the Myths



We know that Whitevalians are in love with the fact that Whitevale is a quiet, little hamlet where not much changes...it's like we're frozen in time. However, the development of Seaton is just around the corner and that means so much around us is going change over the next little while – no matter how we feel about it. In order to help you understand some of what you can expect, the WDRA has developed this newsletter to provide you with the most up-to-date information relating to Seaton and other changes the City is planning both within and around our hamlet.

Seaton on the Horizon

What's Happening, When and Where?

While we watch the changing landscape around us, we find ourselves with more and more questions about what this development will mean to our way of life. The WDRA continues to meet with the City, Region and the Seaton Landowners Group in order to get answers to these questions and obtain as much information as possible in order to keep residents informed.

Servicing:

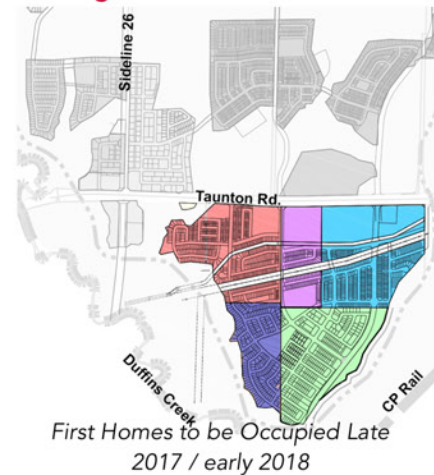
A number of the initial sections of Seaton have already been sold. These phases represent a few hundred homes located south of Taunton Road at Sideline 26. Although many of these homes were sold some time ago, their completion is pending the installation of spine services (water, sewer, etc.). These services are being brought in from the Brock Road along Taunton Road and are expected to reach this development later this year. This means that the first Seaton homes are expected to be occupied late 2017 or early 2018.

Roads:

The spine services will continue north along Sideline 26 up to Hwy 407. This will be done to coincide with the

construction of Sideline 26, which will ultimately become a six-lane road and will be renamed Whites Road. This newly constructed road will run north to Hwy 407 where there will be a new interchange (currently in the design phase). This work is expected to be complete by the end of 2018. This will mean that road construction may be well underway this summer and residents can expect detours and delays when travelling in this area.

Housing:



The building of the homes in Seaton will take place in phases. The initial phase will be built south of Taunton Road and will continue north of

Taunton from there. The majority of land to be developed in close proximity to Whitevale is owned by White Sun Developments. White Sun's first phase of house construction will be the area directly south of Sideline 28. It is expected to be open for sale in 2018, but not built until 2019. The White Sun property located north of the hamlet and east of North Road is not expected to be developed until at least 2029. The houses that will eventually be constructed on the gravel pit lands north of the village are expected to follow after the development to the east of North Road by no earlier than 2030.



White Sun Development
Occupancy to Start in 2019
in Orange - South of
Whitevale Road

All Roads Lead to Whitevale....

Tale of Two Roads

Changes to the Seaton Traffic Mitigation Plan

Recently, members of the WDRA met with the Seaton Stakeholders including developers, the region and the city to discuss possible changes to Traffic Mitigation Plan negotiated by the WDRA during the Ontario Municipal Board (OMB) hearings in 2013. The original agreement included the following elements:

What will change?

During the OMB process, it was determined that the Employment Collector (Item #6) would not be necessary as a mitigation measure if the Highway 407 interchange at Sideline 26/Whites Road was in place. The Highway 407 interchange is currently being designed and is expected to be constructed in 2018, at which point the Employment Collector (Item #6) would no longer be required as a mitigation measure and could be built at a later date. Despite this fact, the Seaton Landowners' Group (SLG) have proposed building the Employment Collector road first (before the 850 home mark) and delaying construction of the East-West Arterial (Item #5); this proposed change was approved at the April 19 residents' meeting. Both roads will be built eventually, but the SLG would prefer to build the Employment Collector road first. Whitevale residents agreed that building the Employment Collector road first would result in keeping the initial traffic (especially construction traffic) further away from the hamlet.

The original agreement included:

- 1) Dead-ending Whitevale Road at the hamlet's east limit
- 2) Dead-ending Whitevale Road west of Whites Road/Sideline 26
- 3) Installation of Advisory Signage (e.g. "No Access", "No Construction Traffic", "Community Safety Zone", etc.)
- 4) Implement a "Community Safety Zone" surrounding the hamlet
- 5) Construction of an East-West Arterial road between Sideline 26/Whites Road and North Road
- 6) Construction of an Employment Collector road between Sideline 26/Whites Road and North Road

Note: These traffic mitigation measures are to be in place prior to the occupancy of more than 850 homes in Seaton overall.
(see map below)

But there's more.

During discussions with the Seaton Stakeholder's group, the WDRA was adamant that further measures must be put in place to prevent construction traffic related to the building of these roads, from driving through the hamlet. With that in mind, the WDRA proposed the acceleration of the dead-ending of Whitevale Road at the east limit of the hamlet (Item #1). This way construction traffic would be forced to use alternative roads, as Whitevale Road would essentially become a 'road to nowhere'. The Stakeholders agreed and this proposal was approved by the residents at the April 19 residents' meeting. Details related to the dead-ending are pending further information from the City. Stay tuned!



Bridging the Gap

The WDRA will continue to work with the Seaton Stakeholders to ensure that all options related to minimizing traffic within Whitevale are considered. One measure that we know will have a dramatic impact on keeping Seaton traffic out of the hamlet will be constructing the Whitevale Bypass bridge over Duffins Creek. Although the bridge is part of the overall Seaton traffic plan, there are no plans to build it for at least 20 or 30 years. The WDRA will continue to keep this bridge at the forefront of our discussions with the Stakeholders group in an effort to encourage the region to recognize the importance of this bridge not only for Whitevale, but for all Durham commuters.



The Long and "Bumpy" Road - That Leads to your Door

It has been years since the city first consulted residents about stormwater management. Did you know that this conversation was as a result of the flood that ravaged Whitevale on July 23, 2008? Maybe you knew that, but did you know that the year before the flood, one of our very own residents raised the issue of drainage problems in the area of Whitevale Road to the city's Heritage Committee? Talk about being ahead of the game!

But where are we now?

Following the 2008 flood, the city undertook a study in 2011 that resulted in a Master Drainage Plan report in 2013 on how to manage drainage in the hamlet. While awaiting budget to implement the plan, the city has undertaken a number of "stop-gap" measures to alleviate some of the pressing drainage issues.

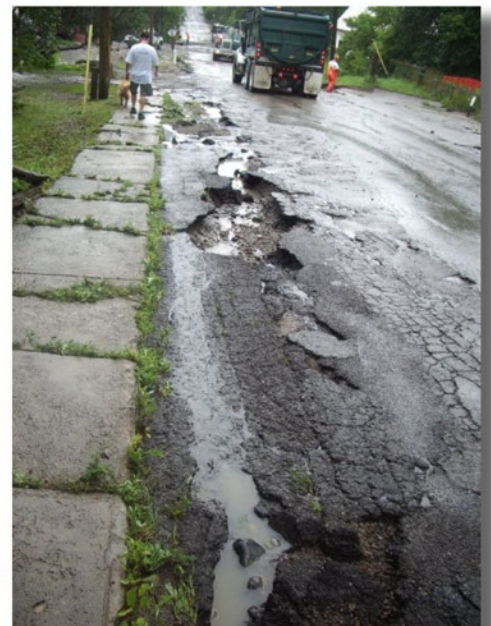
The report outlined a plan for how drainage is to be managed, which includes among other items, the installation of new underground sewer pipes and the repaving of Whitevale Road. The WDRA's Stormwater Committee was vigorously involved in the stormwater management plan consultation process and will continue to be so.

Additionally, the WDRA continues to actively follow-up with the city with respect to the final design plan in order to have final input as well as an understanding of the impact that the implementation of this plan will have on the hamlet and residents. An important component of our involvement is to ensure that any work undertaken must respect the integrity of our hamlet's heritage conservation district. We will continue to ask questions related to the impact that the development of Seaton will have on the proposed plan. At the most recent 'check-in' with the city, they have confirmed that drainage plan construction is scheduled to take place in 2019 and that many of our questions and concerns will be dealt with at the final design stage (likely not to take place until 2018). The delay in

construction will mean that the dead-ending of Whitevale Road will be in place long before the road reconstruction takes place. This will mean that the road dead-ending, coupled with the current condition of the road, will serve as deterrents to Seaton construction traffic.



Whitevale Road facing west at the Mill
July 23, 2008



Whitevale Road facing west - east of Factory St.
July 23, 2008



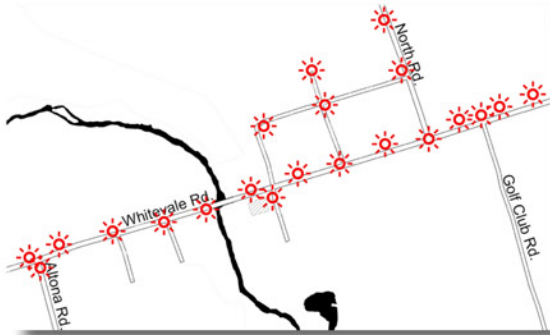
Lighting Up the Town

According to a recent report to the City of Pickering's Executive Committee, the plan is to convert all city streetlights to LED. This

conversion is expected to take place in 2018 and is completely unrelated to the 2019 road construction work being done as part of the Master Drainage Plan. It is worth noting that the lights currently in the village are a mismatch, as they were installed at various times since the 1950's. The LED streetlight conversion project will result in a more consistent look and feel throughout the village.

Here's what we know so far:

- ▶ Fixtures will be installed in 2018
- ▶ There will be no new poles or street lights
- ▶ Pickering Heritage Advisory Committee planner will be assisting the with the Whitevale conversion project
- ▶ In response to the WDRA question about the opportunity to look at possible 'custom' options, the response was "At this time we are suggesting a range of luminaires [light fixtures] from different manufacturers for your review and selection.
- ▶ The review and comment of options process will take place in June or July of this year. Keep on eye out for updates on this.



Current Street Light Inventory



Whitevale Road

– Now and for Always

Some residents have wondered what all these changes will mean to the name "Whitevale Road". Rest assured that the name will not change within the hamlet. Although there will be a number of changes to the road itself, within and outside the hamlet, we have confirmed with the city planners that the name "Whitevale Road" will remain unchanged.

This newsletter will continue to be published as further information is available. If you have any questions or you're not already on the Whitevale Grapevine email list, and would like to receive updates on these and other hamlet related items of interest, please email us @ grapevine@wdra.ca and we'll add you to the email distribution list.

