

DS-21-178

From: andersonhouse andersonhouse <M.F.I.P.P.A Sec. 14(1)>

Sent: Saturday, September 11, 2021 4:41 PM

To: clerks <clerks@oshawa.ca>

Cc: Dan Carter <DCarter@oshawa.ca>; Tito-Dante Marimpietri

<TDMarimpietri@Oshawa.ca>; Rosemary McConkey <RMcConkey@oshawa.ca>; Jane

Hurst <JHurst@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; Rick Kerr

<RKerr@oshawa.ca>; John Neal <JNeal@oshawa.ca>

Subject: Comments Re: Item DS-21-155 September 13, 2021

To Whom it May Concern

As I am part of the Columbus Community Advisory Committee, please accept my comments for Monday's DSC meeting regarding Item DS-21-155, the Columbus Part 11 Draft Plan.

Firstly, I would like to request that this item be deferred until the next meeting, as we have had very little time to properly study the lengthy documents.

I am very concerned that the plan as presented does not adequately take into account the need to preserve the heritage of the village of Columbus that dates back to the 1850's. Columbus should be declared a Heritage District and be protected from the widening of Simcoe Street that will definitely have a huge negative affect on many of the heritage homes and the village!

During Monday's meeting, Matthew Somerville will be speaking on this subject. I totally support his ideas and suggestions to make the Columbus Part 11 Draft Plan acceptable for all involved.

Regards

Elizabeth Anderson

<M.F.I.P.P.A Sec. 14(1)>

Oshawa, ON, <M.F.I.P.P.A Sec. 14(1)>

<M.F.I.P.P.A Sec. 14(1)>

DS-21-178

From: andersonhouse andersonhouse <M.F.I.P.P.A Sec. 14(1)>
Sent: Monday, September 13, 2021 8:15 AM
To: clerks <clerks@oshawa.ca>
Cc: Dan Carter <DCarter@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>; Jane Hurst <JHurst@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; Rick Kerr <RKerr@oshawa.ca>; John Neal <JNeal@oshawa.ca>
Subject: DS-21-155, Columbus Part 11 Planning

To Whom it May Concern.

Further to my previous letter, I failed to mention that the public information Number 4 is being planned to be held virtually. That poses a huge problem for the residents of Columbus, as it is very well known that our internet service out here is very unreliable.

I ask that the meeting be held where social distancing is possible.

Regards

Elizabeth Anderson

<M.F.I.P.P.A Sec. 14(1)>

Oshawa, ON, <M.F.I.P.P.A Sec. 14(1)>

<M.F.I.P.P.A Sec. 14(1)>

DS-21-178

From: Margaret Wilkinson <<M.F.I.P.P.A Sec. 14(1)>
Sent: Sunday, September 12, 2021 9:51 AM
To: clerks <clerks@oshawa.ca>
Subject: Columbus Redevelopment DS-21-155

Regarding: Report DS-21-155 dated September 8, 2021,

I have **questions** regarding this massive plan for the north end of the city:

Short lead time to hear about the item to be on the agenda giving little time for discussion among those closely affected

The overall plan looks similar to the Windfield Plans which now realized has brought many **problems concerning density, lack of passive recreation space and safety**

The increase in traffic and speed on the north/south and east/west routes through the middle of the village. More than a few **properties will be demolished** while the plan calls for a investigation into a Heritage Conservation District for the Village.

I could continue but the point is much **more consultation and explanation is needed** before this project is allowed to move forward.

Respectfully
Margaret Wilkinson

Oshawa

DS-21-178

From: Jane <<M.F.I.P.P.A Sec. 14(1)>

Sent: Sunday, September 12, 2021 12:22 PM

To: clerks <clerks@oshawa.ca>

Cc: Dan Carter <DCarter@oshawa.ca>; Rosemary McConkey

<RMcConkey@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>;

Jane Hurst <JHurst@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; Rick Kerr <RKerr@oshawa.ca>

Subject: DS-21-155: Columbus Part II Draft Plan

Greetings, Clerks, Councillors, and Mr. Mayor:

I wish to write in support of the residents of Columbus who have serious concerns about the Draft Part II Plan that was released on Wednesday evening, and is on Monday's Development Services Committee meeting agenda.

There was not sufficient time to provide a detailed response on such a lengthy and complex document, particularly for those who lack training in land-use planning. It seems unlikely that such a system could be counted as "accountable leadership," in my opinion.

Firstly, therefore, I would like to request a deferral of this item until next month's meeting to allow members of the public to examine it in more detail and formulate a response.

Second, I wish to state my full support for Matthew Somerville's delegation and the points he will be making at tomorrow's meeting. Mr. Somerville *does* have the requisite training in land-use planning, and he also has, I believe, the support of the Columbus residents, including several on the Columbus Community Advisory Committee.

Briefly, the Draft Plan does not address many of the most significant concerns of the residents of Columbus, and more discussion and revision is therefore required. These concerns include:

- those parts of the Plan that would inevitably result in the demolition of many identified heritage properties, including the plan to widen Simcoe St. N and to construct proposed "Arterial C" roads through heritage properties to the west and east.
- the lack of any land-use aspects that effectively communicate the rural and agricultural heritage of Columbus, specifically, the green spaces surrounding it, and the creek valleys, which in the current draft do not allow for any community use or engagement.

Overall, this Plan strikes many of us as yet another Windfields-style, business-as-usual approach, one that would miss the chance to integrate the history and agricultural legacy of the village with an innovative and sustainable design.

As always, preserving Oshawa's heritage resources is a public good, an investment, and most of all an opportunity. Oshawa has a chance to show leadership and innovation

DS-21-178

here, and to improve its woeful reputation on heritage planning and mindless urban sprawl.

I hope this committee and Council will not let this rare opportunity pass all of us by.

Please note that I am writing today as a concerned resident of Oshawa, not as a member of Heritage Oshawa.

Sincerely,

J.A. Clark

DS-21-178

From: Jacquie V <<M.F.I.P.P.A Sec. 14(1)>
Sent: Sunday, September 12, 2021 5:15 PM
To: clerks <clerks@oshawa.ca>
Subject: DS-21-155

To members of the Development Services Committee:

I am writing about the Columbus Part II Plan, and to express my disappointment about the short timeline available for a full public response to such a large document. Discussion on this should be deferred to a later meeting.

Also, like many residents of Columbus I have heard from, I have serious concerns about the Draft Part II Plan. One of the main issues is the plan to widen Simcoe St. N through the "Four Corners" of Columbus. This would almost certainly lead to the catastrophic loss of many of Oshawa's most significant heritage properties, rendering the option of a Heritage Conservation District for Columbus moot, as there would be little heritage to conserve. Ditto the plan for the proposed "Arterial C" roads, which seem also to be routed through heritage properties, especially to the east. The suggested HCD is therefore just lip service.

Heritage Planner Matthew Somerville will be bringing a delegation to your meeting tomorrow. I support his opinion on the weaknesses of this Plan, as well as his ideas for an innovative solution. The current Draft Plan is uninspired and a missed opportunity for a new approach that doesn't simply repeat the planning mistakes of this city's recent history, but offers a new vision.

I am sure that your Committee will carefully consider any approach that helps Oshawa avoid yet another bungled development while preserving what matters to the current residents and providing an innovative semi-rural setting for those to come.

Regards,

Jacqueline Villeneuve

Oshawa resident, and former Heritage Oshawa member

DS-21-178

From: Stephen LaForest <<M.F.I.P.P.A Sec. 14(1)>
Sent: Monday, September 13, 2021 6:20 AM
To: clerks <clerks@oshawa.ca>
Subject: DSC item DS-21-155

I understand the DSC is meeting today with respect to DS-21-155.

Unfortunately I did not receive the draft plan early enough to review and prepare a delegation.

I am sure the residents of Columbus feel the same as me- the communication with regards to this issue has been minimal, at best.

Deferring this meeting until October might be good option.

I understand that Matthew Somerville has had a chance to review the draft as we did have a brief meeting. He is very knowledgeable in this process and I fully support him and his experience in this area.

Stephen LaForest
<M.F.I.P.P.A Sec. 14(1)>

DEVINE PARK LLP

PLANNING AND DEVELOPMENT LAWYERS

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September 10, 2021

DELIVERED VIA EMAIL (clerks@oshawa.ca)

Councillor Marimpietri, Chair
Development Services Committee
City of Oshawa
5th Floor, Rundle Tower, City Hall
50 Centre Street South
Oshawa, ON L1H 3Z7

Dear Chair Marimpietri,

RE: 487 Howden Road East, Oshawa

- **Response to Public Report prepared by Development Services Committee dated September 8, 2021**
- **File No. B-2100-1454**

We are the solicitors for Menkes Development Ltd. the registered owner (the “**Owner**”) of the lands municipally known as 487 Howden Road East, Oshawa (the “**Site**”). The Owner is in receipt of the Public Report prepared for the Development Services Committee dated September 8, 2021, as it relates to the Integrated Columbus Part II *Planning Act* and *Municipal Class Environmental Assessment Act Study* (File No. B-2100-1454). Given the short timeframe of the release of this report and its opportunity for comment before the Committee’s consideration on September 13, 2021 (Item DS-21-155), we hereby are offering high-level comments, and are reserving the right to comment on the land use planning process. The Owners comments are as follows:

1. As per the “Draft Preferred Transportation Plan”, a “protect for future corridor” is proposed within the northern limits of the Owner’s Site which causes a concern from a feasibility perspective as there is a large difference in grading between the Site and Ritson Road North. This would cause for future infrastructure that warrants further review and consideration.
2. The Owner has had a cursory review of the “Draft Preferred Land Use and Road Plan” and is writing to advise of the serious concerns of the location and configuration of the “Community Park” identified on the Site. A suggestion is being made to consider appropriate alternative locations either within the limits of the Columbus Part II Planning Area or adjacent to the said Planning Area.

3. The Owner has reviewed "Attachment 8" dated August 31, 2021, as it relates to parkland calculations, and respectfully request further details as to how the calculations were determined in order to appropriately assess the parklands requirements in relation to Section 42 of the *Planning Act*.

Thank you for reviewing our concerns and comments as it relates to the Integrated Columbus Part II *Planning Act* and *Municipal Class Environmental Assessment Act* Study. Please do not hesitate to contact me should you have any questions.

Yours very truly,

Devine Park LLP



Jason Park
JIP/CJD

cc: Councillor McConkey, Vice-Chair
Councillor Chapman, Member
Councillor Hurst, Member
Councillor Kerr, Member
Mayor Carter, Ex Officio

Sept 9, 2021

Development Services Committee,
Oshawa City Council
Oshawa

Dear Councils and Mr. Mayor, members of Oshawa's Development Services Committee,

I would like to comment on the recently released Public Report (DS-21-155) on the Columbus Part II Planning Act. For context, I am quite familiar with the development plans for Columbus as while I was a member of Heritage Oshawa, I chaired a working group on Columbus development, was in attendance at the Public information session in Nov. 2019, and have presented on Heritage approaches to the Columbus Citizens Advisory Group. Additionally, as the Chair of the Inventory and Designation working group of Heritage Oshawa, I was involved in the addition of a number of properties in Columbus to the Inventory of significant heritage assets in Oshawa.

Overall, my concern about the Sept 8, 2021 Public Report is that it does not adequately incorporate plans to protect the unique heritage attributes that currently exist in Columbus. Timing is a key here. If Designation of the Columbus heritage properties is not sought immediately, they may be vulnerable to loss because they are not protected to the full extent possible under the Ontario Heritage Act.

The Planning process for Columbus included a report 'Cultural Heritage Resource Assessment Study Existing Conditions Report' from ASI heritage consultants (available on the City's website at https://www.oshawa.ca/city-hall/resources/Columbus-Study_Cultural-Heritage-Resource-Assessment-Study.pdf). This report:

- identified 62 heritage assets in Columbus,
- recommended consideration of the Heritage Conservation District and
- expansion of the Special Policy Area of heritage significance.

While many of the identified properties are in Oshawa's Inventory of heritage properties, few are Designated under the Heritage Act, which would provide protection from alteration and demolition. This is NOT because such designation is unwarranted but because Oshawa has had a very conservative approach to Designation. Further, Designation of all noted properties in Columbus under a Heritage Conservation District adds additional protection for the historical area as a whole.

While the Sept 8 report addresses concerns related to a Heritage Conservation District, the statement on page 16* of this report is "It is intended that the Part II Plan will include policies to ensure that undertaking a Heritage Conservation District Study will be considered for the purpose of potentially implementing a Heritage Conservation District Plan..." This statement is too vague, does not include the immediate action required to protect historic Columbus. There is a need to protect the area prior to the beginning of any development or drafting of plans.

On page 15* of the Sept 8 report, it is noted that a request was made to extend the Special Policy Area to be more inclusive of all the heritage assets in Columbus. This is countered with the rationale that the Special Policy Area reflects the original hamlet of Columbus. However, additional heritage assets have been identified in the neighbouring area and it seems reasonable to protect them all, particularly when the additional properties (those not currently included in the Special Policy Area but requested to be added by the ASI heritage consultants, as well as Heritage Oshawa) increase the protection of Columbus' unique historical character. The response given in the Sept 8 Report suggests that additional

properties of heritage significance can be Designated individually. However, this is a slow and tenuous process and protection could be obtained more efficiently and comprehensively by including the entire area in the Heritage Conservation District of Columbus.

On page 21* of the report, the issue of preserving the heritage and culture of the area is discussed. It is stated that "A Columbus Special Policy Area is proposed in the vicinity of the former hamlet of Columbus." The statement suggests that boundaries will be determined by other factors than the location of the heritage assets. Or the statement could be interpreted that some of the heritage buildings might be moved from their original location, which would certainly not preserve the unique heritage characteristics of Columbus. One of the observations made by the ASI heritage consultants was the uniqueness of Columbus, in that it was virtually untouched from its original state. The study noted this is rare in Ontario.

Although I am glad to see the suggestion of arterial roads around the periphery of the proposed development, which should help preserve the character of the area around the intersections of Simcoe St and Columbus Rd., it should be noted that a number of heritage properties are very close to these roads. I do not see it possible that either Simcoe St or Columbus Rd could be widened without moving some of these properties. Widening the roads would be a significant detriment to preserving Columbus's heritage features and character.

On the plan, there is proposed medium density housing and other new development proposed for Columbus Rd. E. However, there are properties of heritage significance at these sites which presumably would be lost if this development is pursued.

Therefore, I recommend and request immediate action be taken to Designate a Heritage Conservation District in Columbus that extends along a broadened Special Policy Area - along Simcoe from the 407 to Howden and along Columbus Rd. from Thornton to Ritson.

Yours sincerely,
Ann Dulhanty
Oshawa

*Note the page numbers I refer to are those in the PDF version of the bundled report available here http://app.oshawa.ca/agendas/development_services/2021/09-13/report_ds-21-155.pdf .
Each individual page has multiple page numbers on it.

..

HALLOWAY DEVELOPMENTS LIMITED

BUILDING FOR YOU SINCE 1922

September 10, 2021

City of Oshawa
50 Centre Street South
Oshawa, Ontario
L1H 3Z7

Attention: Development Services Committee Members

RE: Report Number DS-21-155

Report Date September 8, 2021

Date of Meeting September 13, 2021

Subject: Integrated Columbus Part II Planning Act and Municipal Class Environmental
Assessment Act Study

File: B-2100-1454

Dear Members of Committee and Staff,

First, we want to thank Staff for getting this report out under very unusual circumstances. As you know Halloway Development Limited has owned this land since the early 1990s and have been long time residents and developers in Oshawa and the Region of Durham. Halloway Developments Limited is also a member of the Columbus Land Owners Group. At this time, we would like to reserve any rights to make further comments on this report and studies going forward as we have not had an opportunity to do a detailed review.

Halloway Developments Limited would like to echo the comments made by Mike May of Reg Webster Consulting Inc., on behalf of the Columbus Land Owners Group in their submission made on behalf of the Land Owners Group.

Respectfully,



Elizabeth Kelly
President

CC:
Columbus Land Owners Group

September 13, 2021

City of Oshawa
City Hall – Council Chamber
50 Centre Street South
Oshawa, ON L1H 3Z7
Sent by email: clerks@oshawa.ca

Attention: Development Services Committee

Dear Development Services Committee Members,

***Re: Integrated Columbus Part II Planning Act and Municipal Class
Environmental Assessment Act Study (Report #: DS-21-155)
G8 Oshawa Investments Limited***

We are planning consultants to G8 Oshawa Investments Limited, the owner of the property located at 305 Columbus Road West in the City of Oshawa ("the Owner"), as shown on **Attachment 1** (legally described as Part of Lots 14, 15 and 16, and Part of the Road Allowance between Lots 14 and 15, Concession 6, hereinafter referred to as the "subject lands").

In December 2019 we wrote to the City, on behalf of our client, with respect to the three alternative land use and road options presented at the Public Information Centre on November 20, 2019. The concerns of the Owner were listed in that letter, which also included a conceptual plan for their lands. The Owner also advised that as a participating member of the Columbus Landowners Group (CLG) they were generally supportive of the comments submitted by GHD on behalf of the CLG at that time. Delta Urban has now submitted a further letter on behalf of that Group dated September 13th 2021 in response to the above Report, and the Owner is also generally supportive of the comments in that letter, in that we look forward to continuing to work with the City through the Part II Plan process.

The Owner has reviewed Staff Report DS21-155, and its Attachments, in particular Attachment 3, a chart summarizing the comments received from the public, and a response to those comments, Attachment 4 being the preferred land use and road plan, Attachment 8 being the land budget for the preferred land use plan, and Attachment 9 being the draft policy text. They note that their comments set out in their letter of December 20, 2019 do not appear to have been specifically identified or addressed in Attachment 3, although some of their requested changes have been included in the preferred land use plan. There remain, however, a number of areas of concern, and some additional areas of concern, which are listed below:

- **Location and size of the School and Park Complex**

G8 had proposed that a 2.49 ha school site and a 1.47 ha park site be located adjacent to the north-south Type C arterial (next to the Open Space lands). The location of the school/park complex has been changed. The school is now larger (elementary schools are now sized between 2.6 and 3.2 ha) and has been shifted to the south side of the new east-west Collector. The park has also been increased in size. While the actual size of the park has not been identified on the land budget, there are, however, only two Neighbourhood Park II designations shown for a total of 8.21 ha which would indicate the park size on the G8 lands would be in the order of 4 ha. The reason for the increase in the size of the park is not clear. While the Secondary Plan provides that the size of the school site will be determined at the subdivision stage and directs that site sizes should be minimized to promote compact development, the basis for the overall increase in size of the elementary school sites in the Secondary Plan is not clear.

- **Flexibility to Locate Stormwater Management Systems and Parkland within the Greenbelt Buffer**

Although limited flexibility is included with respect to the location of stormwater ponds adjacent to parks (subject to not impacting the functionality or programming of the park), draft policy 8.8.8.3.1 would appear to restrict the provision of stormwater management facilities in buffer areas:

“Stormwater management facilities ... are not generally permitted on lands identified as *Hazard Lands* or *Natural Heritage System* on Schedule “C” – Columbus Environmental Management Plan, including buffers, subject to detailed studies to identify the extent of the *Hazard Lands* or *Natural Heritage System*.”

We would ask that the location of ponds in buffer areas be specifically permitted where there is adequate space adjacent to developable lands. As noted in our December 2020 letter, much of the buffer adjacent to their residential lands is comprised of fields which are being farmed. The proposed pond located on the G8 lands is adjacent to the Open Space system. Permitting some areas within the Natural Heritage System buffers would allow for a more efficient use of the developable lands.

In addition, the ability to locate a portion of parkland within the Greenbelt buffer, as identified in our December 2019 submission, would also allow for a more efficient use of developable lands.

- **Extent of Medium Density II designation**

All the lands on the north side of the new Collector Road are included within the Medium Density II designation, which requires densities in the range of 60 - 85 units per net hectare and permits townhouses but also low and medium rise apartments. The Owner is not supportive of the extent of this designation given the location of the proposed designation at the periphery of the community.

The Owner's preferred concept proposed a mix of Low Density Residential and Medium Density I Residential on both the north and the south sides of the Collector Road. They ask that the lands on the north side of the new Collector Road be designated Medium Density I adjacent to the road and Low Density Residential adjacent to the Open Space.

- **New Collector Road**

A new L shaped collector road is shown connecting from the east-west collector south and then westerly to connect with Thornton Road North. The Owner questions the need for this road, given the small area it will be serving, and the location of the storm water management pond.

- **Vegetation Protection Zones (VPZ)**

As stated in our December 2019 letter, we would ask that the text of the Part II Plan include a policy which would provide for the review and refinement of the boundaries of the VPZs at the time of draft plan approval, without requiring a further official plan amendment.

- **Employment Lands and Regional MCR**

Although not part of the City's current Part II Planning process, on behalf of the Owner, we have requested a conversion of a portion of the Owner's Employment Lands through the Envision Durham MCR process.

Importantly, we asked that the lands **north** of the Future Type C arterial which is to extend between Simcoe Street and Thornton Road be included within a Residential designation, in accordance with the approved Official Plan policies, while those on the south side remain in an Employment designation. We believe that our interpretation is supported by the policies in Sections 10.1.2 (b) and (c) which state:

“Boundaries of land use designations shown on Schedules “A” and “A-1” and in Part II Plans shall be considered as approximate. Minor adjustments to these land use boundaries will be permitted without amendment to this Plan except where such boundaries coincide with identifiable features such as roads, railways, creeks and utility rights-of-way.”

and

The location of roads shown on Schedules “A”, “A-1”, “A-2”, “B”, “B-1” and “B-2” shall be considered as approximate. Minor adjustments to the location of these roads or land use boundaries defined by roads will be permitted without amendment to this Plan.

Further support is given through the provisions of Section 2.4.1.6.1 which identifies that the South Columbus Industrial Area **lies to the south** of the future East-West arterial.

Thank you in advance for your consideration of these issues, and we look forward to continuing to work with you and your staff throughout the next stage of the Columbus Part II Planning process and the fourth public information meeting. We would also welcome an opportunity to meet directly with your staff to discuss our client's concerns.

If you have any questions, please contact the undersigned.

Regards,

Bousfields Inc.



Lindsay Dale-Harris, FCIP, RPP

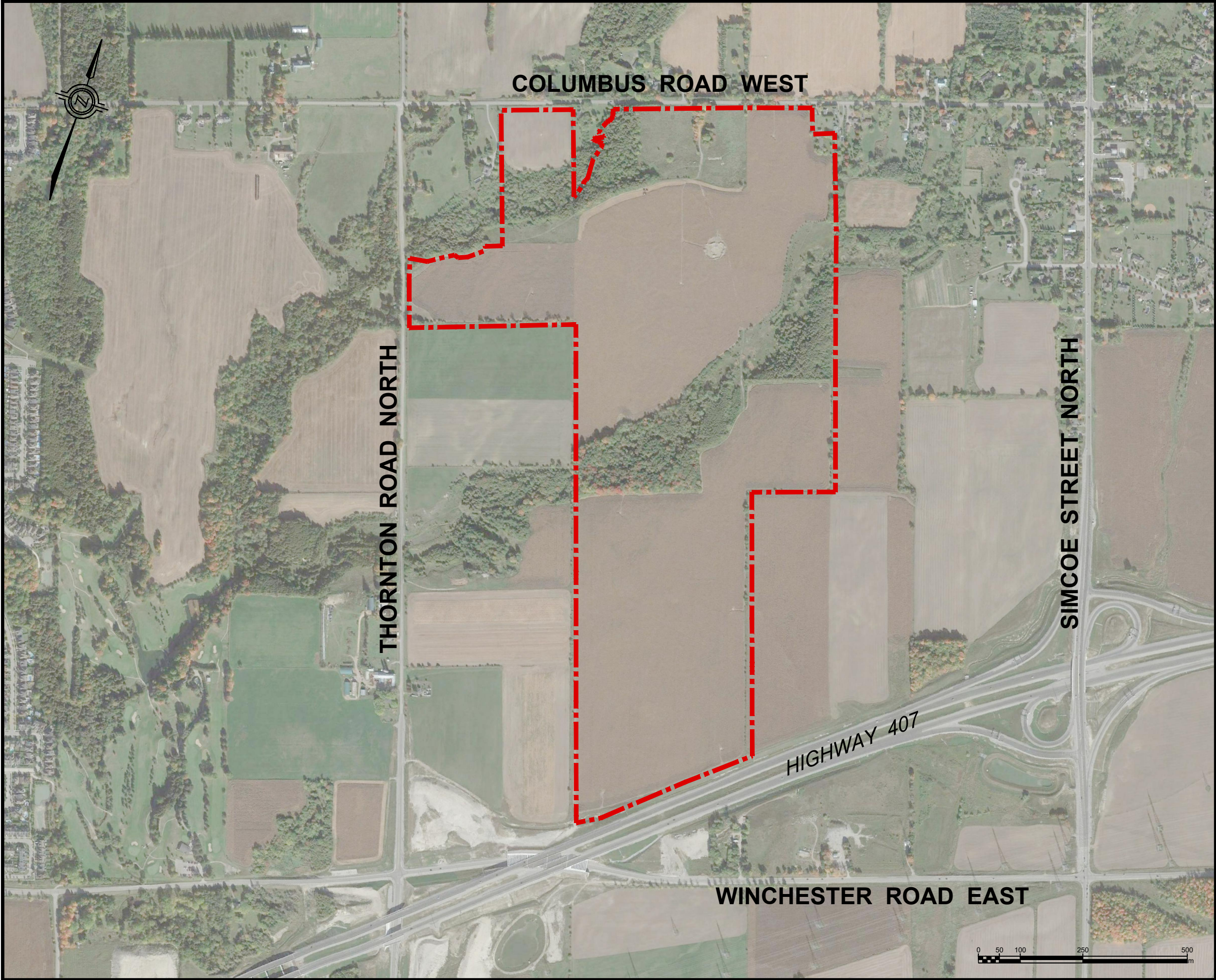
LDH/rml

Copies to

Mr. C. Matson, cmatson@mmland.ca

Mr. R. Yanowski, roberty@sundialhomes.com

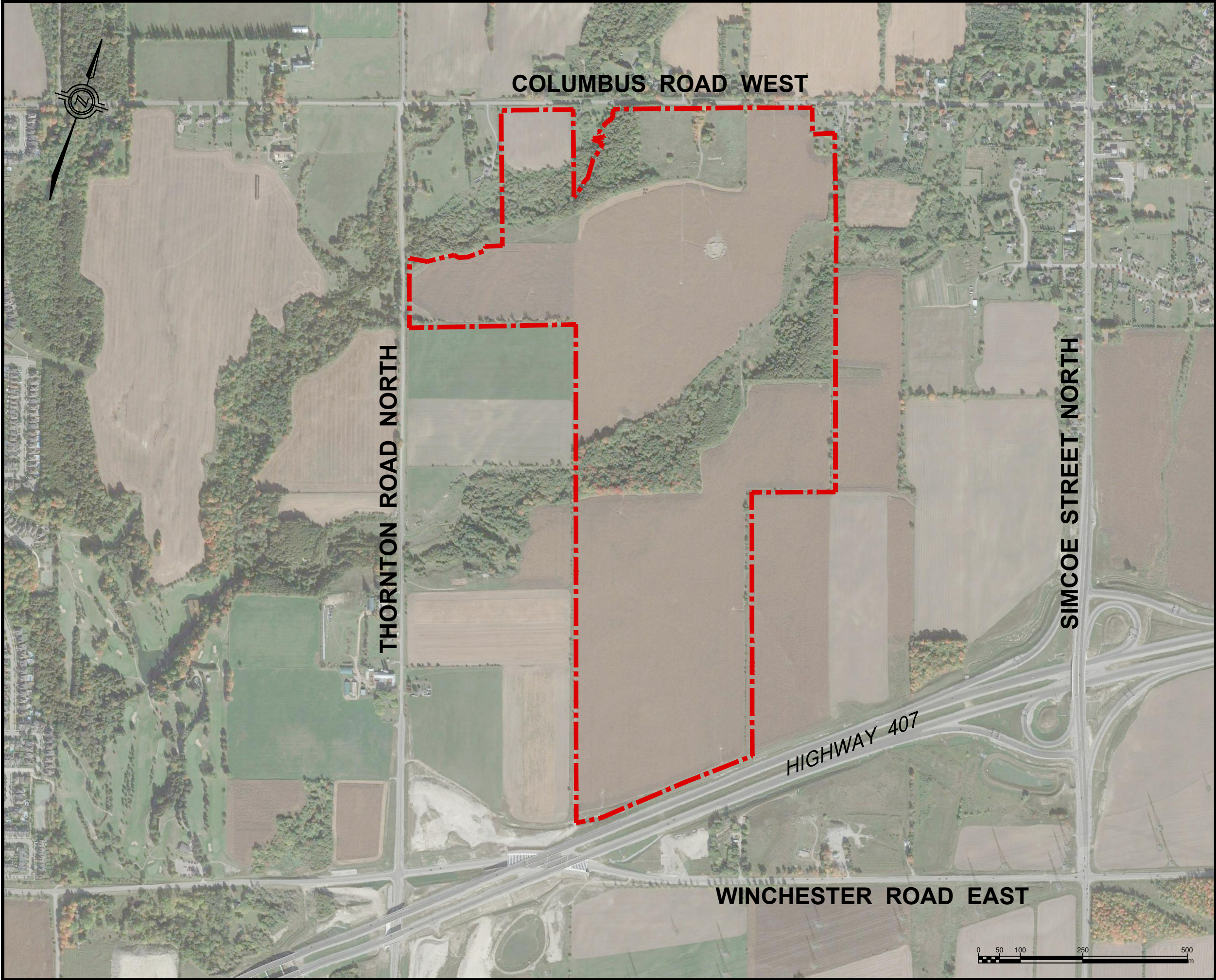
Mr. D. Yanowski, dyanowski@sundialhomes.com



ATTACHMENT #1

**Thornton Rd & Columbus Rd W
(Oshawa G8)
OWNERSHIP PLAN**

Land Use	Area (ha.)
Developable Area	= 61.61
Environmental Lands	= 37.36
--- TOTAL	= 98.97



ATTACHMENT #1

Thornton Rd & Columbus Rd W
(Oshawa G8)
OWNERSHIP PLAN

<u>Land Use</u>	<u>Area (ha.)</u>
Developable Area	= 61.61
Environmental Lands	= 37.36
--- TOTAL	= 98.97

September 13th, 2021Sent by email: clerks@oshawa.ca

City of Oshawa
City Hall – Council Chamber
50 Centre Street South
Oshawa, ON L1H 3Z7

Attention: Development Services Committee

**RE: Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study (Report #: DS-21-155)
Columbus Landowners (Developers) Group**

Dear Development Services Committee Members,

We are writing to you as the Group Manager on behalf of the Columbus Landowners (Developers) Group (the “Group”), which consists of landowners within the Columbus Part II Planning Area in the City of Oshawa. For your reference, the Columbus Landowners Group consists of the following landowners:

- | | |
|-------------------------------|-----------------------|
| ○ Tribute | ○ Sorbara |
| ○ Valleysmede | ○ Menkes |
| ○ Halloway | ○ Setcon |
| ○ G8 | ○ Guglietti |
| ○ Tercot | ○ Delpark Homes |
| ○ Brand Development | ○ Oxford Developments |
| ○ 276 Columbus Road West Inc. | |

Specifically, we are writing regarding the recently released Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study (Report #: DS-21-155) dated September 8, 2021. The purpose of this letter is to:

1. Confirm the Group’s support for Council to endorse staff’s recommendation to hold Public Information Centre (PIC #4) in October/November 2021 to allow public review and input on the preferred land use and road plan.
2. The Group has been actively reviewing the above noted report and background documents and will be providing comments/concerns on the preferred plan through PIC #4 and Developers Committee Meeting commenting periods.
3. Acknowledge the appreciation for City Staff efforts on this project and for continuing to keep the Group engaged in the Columbus Part II Plan process.

The Group is eager to continue to work with Staff in continuing the Columbus Part II Plan process and look forward to receiving additional updates in the coming months.

Thank you for your time and consideration.

Yours very truly,

On behalf of the Columbus Landowners Group



Michael May, P.Eng., General Manager



8800 Dufferin Street, Suite 104 | Vaughan, ON | L4K 0C5 | Tel: 905-660-7667 Ext. 231 | Cell: 905-243-9161

E-mail: mikem@deltaurban.com | Visit us at: www.deltaurban.com

DS-21-178

From: Dan Cook <M.F.I.P.P.A Sec. 14(1)>

Sent: Monday, September 13, 2021 11:29 AM

To: Laura Moebs <L.Moebs@oshawa.ca>; clerks <clerks@oshawa.ca>; Mary Medeiros <MMedeiros@oshawa.ca>

Cc: Rosemary McConkey <rosemcconkey@live.com>; Frank Janeiro <M.F.I.P.P.A Sec. 14(1)>; Ellen Cook <M.F.I.P.P.A Sec. 14(1)>

Subject: 83 Columbus road west, DS-21-155 Village of Columbus draft

Good morning all, I know this is a bit late as the meeting is today at 1:30.

This about the potential rezoning of a portion of the land at 83 Columbus road west and the "Ego gift" to the city.

Laura Moebs had sent a note to Frank Janeiro (who is acting for me, Dan Cook the owner) that the matter would be brought up at today's meeting at 1:30, and Rosemary McConkey dropped off an note with some links to review the items for the meeting last night (thank you).

I went through it this morning and it seems clear that the change in zoning is not going to be allowed.

My issue is we have tried on at least 2 separate occasions to be allowed to build a single family home, I one storey home to accommodate some health challenges my wife has and have been told both times NO, the city wants and need medium density, so we have no applied for medium density and again are being told NO, it doesn't fit with the area.

So I now have 14 acres of land with is currently zoned agricultural with a R1 compentant, half of which I was going to donate to the city to complete the park connecting lake Ontario with Port perry if I was allowed to build a personal retirement house, or if the city must have Medium density rezone sell and move on to another solution for my wife, which will most likely be a complete rebuild of the old house and the new house currently at 105 Columbus to make is accessable.

But it appears neither is possible, this have been close to 5 years of back and forth from must be medium density, to you can't build medium density.

My other property at 105 Columbus road west has plenty of room for access point for a single family house, no change in zoning required, no change in current in's and out's on Columbus.

We are trying really hard to work with the City and use the land in accordance with what the city needs and wants but I am at a bit of a loss on what that is. In the past both COLCA and the Region gave a general approval with the City stopping it each time.

DS-21-178

I will be listening to the meeting today and will decide on next steps after it, but I really thought asking what the city wanted there would be simplest way and avoid OMB or whatever the new system is.

We really just want some clear direction so we can move forward with our life's.

Any input would be most welcome.

Sincerely

Dan Cook
President

Cell <M.F.I.P.P.A Sec. 14(1)>