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**General Motors of Canada Company**  
500 Wentworth Street West  
Oshawa, Ontario L1J 0C5  
Tammy.giroux@gm.com

November 22, 2022

Tim Ryan  
Oshawa City Hall  
50 Centre Street South  
Oshawa, ON L1H 3Z7

**Re: Applications to amend the Oshawa Official Plan (File OPA-2022-05) and Zoning By-law 60-04 (File Z-2022-09) for land at 245 and 255 Bloor Street West and 671 and 675 Park Road South**

Dear: Mr. Ryan

General Motors of Canada Company (General Motors) is one of the nearest neighbors to the lands subject to the application for amendments to the Oshawa Official Plan and Zoning By-law associated with the lands at 245 and 255 Bloor Street West and 671 and 675 Park Road South. Our Oshawa Manufacturing Campus is located directly across Park Road South on the west side of the road. General Motors has a long history in Oshawa and has operated at this location for over 60 years and over the last year has invested over a billion dollars in the facility.

General Motors has a number of concerns about the proposal that would change the zoning of the properties from commercial to mixed residential, increase the permitted density per hectare and increase the building height allowance. The GM property, which extends from Bloor Street to the north, Phillip Murray to the south, Park Road South to the east and west of Stevenson Road, has been identified as a Provincially Significant Employment Zone (PSEZ) by the Ontario government. PSEZ by their very nature are to be protected as they provide stable, reliable employment across the region. The City of Oshawa's Development Services Committee should ensure the area surrounding a PSEZ but in particular the area immediately adjacent to the GM property is designated for compatible uses that support, or at a minimum don't conflict, with the ongoing operations within the PSEZ.

General Motors has concerns that these proposed changes could negatively impact our operations, as high density residential/high density mixed residential designations can impose new restrictions related to noise, lighting, and traffic among other considerations. In addition, the height of the new proposed structure may present a concern related to the line of site into our property including views of restricted operations at our McLaughlin

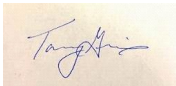
Advanced Technology Track. All these potential impacts need to be assessed prior to any approvals being granted to change the Official Plan or the associated By-laws.

In light of our serious concerns, we are not in favour of the land use designation change to a more restrictive use due the extremely close proximity to our facility. Should you or any committee members have any questions regarding this submission please feel free to contact me at your convenience.

Regards,

11/22/2022

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Tammy Giroux  
Manager Government Relations  
Signed by: MZ9FFD

Tammy Giroux  
Manager Government Relations