

**ED-24-85**

May 24, 2024

**Attention: Anthony Ambra, Commissioner**

Economic and Development Services  
The Corporation of the City of Oshawa  
50 Centre Street South  
Oshawa, ON  
L1H 3Z7

Dear Mr. Ambra,

**RE: 1645 and 1707 Stevenson Road North, Oshawa  
Developer Commitment to Site Servicing**

Atria Development Corp. ('Atria') is pleased to provide this letter of request on behalf of 2865259 Ontario Corp. and 1000042400 Ontario Corp. to enter into an agreement with the City of Oshawa to take responsibility for the design, tendering and construction work associated with the provision of adequate sanitary, water and storm services for Stevenson Road North, inclusive of 1645 and 1707 Stevenson Road North (the 'Sites'). It is important to note that it is our preference that the Region of Durham complete the above noted works, so please advise anticipated timing.

The Sites currently contemplate separate/independent one-storey industrial facilities, as summarized below:

1. 1645 Stevenson Road North
  - Approximately 209,000 sq.ft.;
  - Three units; and
  - 19 trailer parking spaces, 141 parking spaces and 27 loading spaces.
2. 1707 Stevenson Road North
  - Approximately 110,000 sq.ft.;
  - One to two units; and
  - 36 parking spaces and 15 loading spaces.

\*Please note that the above noted development statistics are subject to amendment through the approval process.

As you are aware, portions of both Sites are currently subject to a Hold Zone Provision ("h-71"), as per the City of Oshawa's Zoning By-Law 60-94, to ensure that the sites are not developed until such time that they are compliant with applicable provisions, including site servicing:

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**3.5.7(71)**

- (b) *Appropriate arrangements are made for the provision of adequate sanitary, water and storm services to the satisfaction of the City, the Region of Durham and the Central Lake Ontario Conservation Authority.*

Atria is currently in the process of completing the City's 3-Stage Pre-Application Consultation (PAC) process, with the submission of a 'Technical' Stage-2 application for 1645 Stevenson in April 2024, followed by same for 1707 Stevenson Road in the coming months. We anticipate the conditional approval of a Site Plan Control (SPA) application and H-Lifting application by the end of 2024 (including Committee of Adjustment approval for Minor Variances, if necessary), for 1645 Stevenson Road North (followed by 1707 Stevenson Road North).

As the first proposed development is slated to be completed by 2026, Atria requires all related servicing be functional as soon as possible in the interest of public safety and tenant requirements. Atria will manage the works but will require a guaranteed compensation for project costs (inclusive of all hard and soft costs). A preliminary estimate provided by Crozier & Associates Consulting Engineers estimates a budget of approximately \$2 million plus contingency for sewer upgrades and restoration.

If agreed to, Atria will proceed with the design and coordination with the City of Oshawa to guarantee that said work is completed in a timely manner.

I trust that the foregoing is in order. Please contact the undersigned should you have any questions or require further information. Thank you.

Yours Truly,  
**Atria Development Corp.**



Hans Jain  
President and CEO