

**Krystal Christopher**

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**Subject:** FW: ED-23-211 65 Athabasca Street

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**From:** Dan Bouchie <[M.F.I.P.P.A. 14\(1\)](mailto:M.F.I.P.P.A. 14(1)@oshawa.ca)>

**Sent:** Friday, November 24, 2023 6:10:20 AM

**To:** Bob Chapman <[BChapman@oshawa.ca](mailto:BChapman@oshawa.ca)>; [Mayor@Oshawa.ca](mailto:Mayor@Oshawa.ca) <[mayor@oshawa.ca](mailto:mayor@oshawa.ca)>

**Cc:** <[M.F.I.P.P.A. 14\(1\)](mailto:M.F.I.P.P.A. 14(1)@oshawa.ca)>; <[M.F.I.P.P.A. 14\(1\)](mailto:M.F.I.P.P.A. 14(1)@oshawa.ca)>

**Subject:** ED-23-211 65 Athabasca Street

Please forward this email Tito, The email on the website seems to be incorrect. Our last email got kicked back.

Please be aware that this email was unfortunately rushed due to the time constraints imposed on us so it may not be as articulate as we would hope. We ask that you don't allow our concerns to go unheard and as a councilor elected to look out for our best interests we ask that you do that today and not approve these plans as they stand. We understand that growth is inevitable but it needs to make sense and most of all we need to take into consideration what already exists around this site and grow accordingly. We feel that townhomes are not suitable structures for our neighbourhood.

We were not able to retrieve this report until Nov 22 2023, in the afternoon. This report appears to have taken approximately 10 months from the date of the town meeting in Jan 2023 to be compiled. We have been given **less than 48 hours** to review, digest, decipher and collect our thoughts and concerns on this report. Then we hear that we will not have the opportunity to ensure our concerns are addressed as a meeting has been scheduled for a time that is impossible for us to attend. This is due to our work commitments and I'm sure the same can be said for a lot of our neighbors. We feel 1:30 PM is a ridiculous time to schedule a meeting for a matter that will impact our neighborhood. It feels as though we have been invited to participate in a process that is just going through the motions because you have to. The lack of time to access this report and the undesirable timing of this meeting look like barriers that appear to have been put forth to push this proposal through in favor of the owner.

We respectfully ask that you acknowledge receipt of this email and if we need to share it with anyone we are advised of that before any deadlines.

After reading the report from the Economic and Development services department on the recommendation to approve the changes to 65 Athabasca Street, Sharron and I as residents of this community disagree. We feel that the concerns raised at the January 9 2023 meeting were just dismissed. The revised application and responses address none of the concerns raised at that meeting. They appear to have been absolutely ignored. We further disagree that the differences are not substantial enough to not require further notice or another public meeting. The fact that the composition of the build has been changed to add more Townhomes we feel is substantial enough to require further notice to the public and a public meeting.

Below we have added some of our concerns about the responses given by the Economic and Development services department and with the application

## **2.2.1 Consistency of the neighborhood.**

Our issue with this staff response is the structures being built are not in keeping with the existing neighborhood. There are no townhouses within 1 km of this neighborhood. The majority are 1 story detached homes, 3 story towns would be invasive.

#### **4.2.2 Traffic - Please supply us with copies of both TIS conducted with specific dates and times.**

This build will essentially double the volume of cars in the immediate neighborhood. Not including the traffic from the new businesses that will eventually be opening in the now vacant Walmart, as well as the recent opening of the stores on the corner of Eastlawn and King. The stop sign intersections at Grandview and King, Athabasca and Olive and Athabasca and King will most definitely be affected but appears those intersections were not included in the study.

#### **4.2.3 Parking**

If we heard correctly at the January meeting some of the homes will not have basements so potentially, if not likely, the 2 parking spaces you are banking on will be reduced to 1 which now puts 1 if not 2 cars on our local streets." Anticipating" no impact does not fill us with confidence.

#### **4.2.4 Building heights and impact on privacy**

The height of the townhomes is a major concern to us. They are not in keeping with the existing subdivision. The staffer references 2 recent new builds at Donavon and Kedron. The Donavon site is and absolute eye sore and should be an example of what not to do in communities such as ours. The Kedron build is a whole new subdivision and doesn't emulate ours in anyway. We are an existing subdivision that has been here for 70 plus years not a new one that is surrounded by fields and similar newer dwellings. This looks and feels like a builder looking to cram as many house as they can into an area to make as much money as they can with total disregard for the surrounding community. The recent build on Hudson Street is in keeping with our neighborhood surely the same can be considered for 65 Athabasca. At the January meeting the builder rep said from Winter we will not be able to see the townhomes, we believe this to be untrue.

#### **4.2.5 Construction**

So since the market appears to be in trouble and the provincial and federal governments focus is on affordable housing I'm guessing this could take a lot longer than 3 years, maybe?

#### **4.2.7 Power grid considerations**

As per the staff response it appears that at this time an answer cannot be provided to the comment posed. So we could anticipate that there might be issues with power supplies but we won't know until the plans are approved and the designing stage happens at which time potential problems can or may be found.....confusing

#### **4.2.8 Drainage/flooding on neighbouring properties**

As per the staff response it appears that at this time an answer cannot be provided to the comment posed. So we could anticipate that there might be issues with drainage and flooding but we won't know until the plans are approved and the designing stage happens at which time potential problems can or may be found.....confusing

These are concerns we would like raised at the meeting scheduled for Monday November 27<sup>th</sup> at 1:30PM.

Thank you for taking the time to read this.

Kind regards

Dan and Sharron Bouchie