

November 22, 2023

Oshawa Economic and Development Services Committee

Attention: Laura Moebs, lmoebs@oshawa.ca

RE: City initiated amendment to the Harbour Road Area Community Improvement Plan
City File No.: 12-04-0040
TBG Project No.: 17475

This letter is being provided as commentary to the Planning Act – Public Meeting being held on November 27th, 2023 associated with the City initiated amendment to the Harbour Road Area Community Improvement Plan (“Harbour Road CIP”).

The Biglieri Group Ltd. (“TBG”) represents the owners of 80 Harbour Road in Oshawa (Subject Site) and has previously made submission to Committee and Council as related to OPA and ZBLA applications on those lands (now approved and in effect through By-law 85-2022 and 86-2022). The approved OPA and ZBLA permit for mixed-use redevelopment of two high-rise mixed-use buildings on the Subject Site. The Subject Site is located within the boundaries of the current in-effect Harbour Road CIP. In discussions with our client, TBG understands that development of the high-rise mixed-use buildings on the Subject Site have been predicated on availability of the incentives available through the Harbour Road CIP (as well as the Brownfields property tax cancellation program). Accordingly, our client wishes to advise the Economic and Development Services Committee that they are in support of the proposed extension of the expiry date of the Harbour Road Area Community Improvement Plan from December 31, 2023 to December 31, 2026. As noted above, this extension will support the redevelopment of the Oshawa Harbour Area at large into a mixed-use high-density node as envisioned by the City’s Official Plan.

As TBG’s clients have interest in the City initiated amendment to the Harbour Road Area Community Improvement Plan TBG requests to be notified of all future meetings, reports and decisions with respect to City File No.: 12-04-0040 and the Harbour Road CIP. We trust that you will find all in order; however, should you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

~~THE BIGLIERI GROUP LTD.~~



Michael Testaguzza, MCIP, RPP
Partner

cc. Negar Birjandi, Nahid Corp.