

## ED-24-81

184 Bond St W propose plan.

1. There exists a noticeable disparity in ground elevation between the Valleyview Community Center, situated within Valleyview Park (the home of O.C.C.N.A & N.A.S.C sports), and the properties at 200 Bond St W and 184 Bond St W. Our primary concern revolves around the potential impact on this elevation difference when the new building is constructed. This impact could stem from various sources, such as the vibrations generated during drilling and construction activities for the new building and other consequences associated with its construction.

We are particularly worried that these activities may lead to the disturbance and potential damage of this delicate elevation difference. Consequently, the existing fence, in conjunction with the sand in the vicinity, might become dislodged, posing a risk to the parking lot at 200 Bond St W. Moreover, there's a possibility that water might start flowing downhill from the Valleyview Community Center toward 200 Bond St W. Unfortunately, we are uncertain about the potential effects on the 184 Bond St building.

Addressing this critical issue is of paramount importance. Please refer to the attached photograph illustrating the elevation difference for a visual representation of the concern.



The elevation difference between Oshawa Center and 200 Bond St W.

2. The mandated reduction in the number of parking spaces, as per Oshawa bylaws, will have a significant impact on both the available street parking in the vicinity and the parking lot at 200 Bond Street West office building. Given the anticipated lack of sufficient parking spaces within the new building, residents of the upcoming development will likely seek additional parking options in the surrounding area. This may lead them to utilize the parking lot at 200 Bond Street West, which is currently free for use by current tenants and their customers.
3. The proposed development consists of 19 one-bedroom apartments and 33 two-bedroom apartments. It's reasonable to assume that some of the 33 two-bedroom apartments will have two cars. Based on this estimate, the total number of cars resulting from the new building would be approximately  $19 + (33/2) + 33$ , which equals 68.5 cars. However, the new building is only planning to provide 22 parking spots, which falls significantly short of the required number of parking spaces for a building of this size. This shortfall in parking spots is sure to lead to a shortage of parking availability, which will undoubtedly impact the parking situation at 200 Bond Street West.

The proposed 6th-floor building stands in stark contrast to the existing McLaughlin Community. This neighborhood predominantly comprises private bungalow and two-story houses. Along Bond St, you'll find a mix of commercial buildings and businesses, most of which are one or two stories tall. In contrast, the proposed development at 184 Bond St intends to construct a 6-story building. This significant departure from the prevailing architectural style threatens to fundamentally alter the unique character of the McLaughlin Community.

Introducing a 6-story building in the heart of this community would be highly conspicuous and could have a

profound impact on the ambiance and identity of the neighborhood. The increased height of the new building would completely obscure the 200 Bond St W office building, which is presently prominently visible from the elevated perspective on Bond St hill. This visibility is vital for advertising available rental space within the 200 Bond St W building, as well as showcasing businesses through their signage, and its loss would be detrimental to these purposes.

4. In The documentation provided by the city does not clearly specify the type of separation fence that will be installed between the new building and the parking lot of 200 Bond St W. It is unclear whether there will be a fence on the west side of the new building, which borders the 200 Bond St parking lot. Additionally, the documentation does not specify whether the fence will be made of wood or net metal.

It's worth noting that a wood fence would likely block the immediate view of the neighbouring building, providing more privacy but potentially altering the open concept of the area. On the other hand, a metal net fence would allow for a more open and unobstructed view, which might better complement the surrounding environment. However, without specific details from the documentation, it's challenging to determine the exact nature of the fence that will be used in this scenario.

5. Why Environmental Phase 2 and 3 reports have not been conducted for this lot, which is known to be contaminated

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