

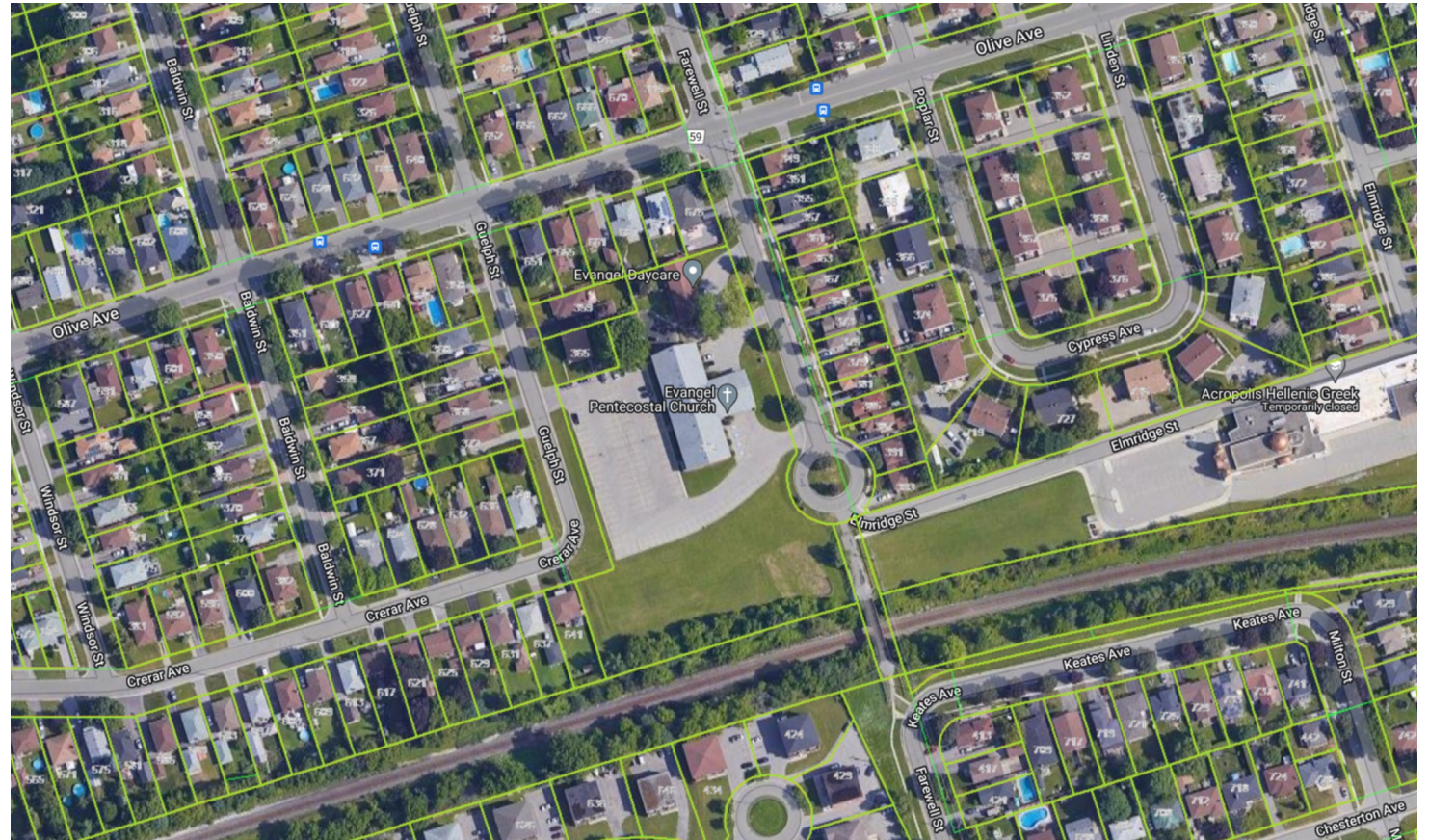
374 Farewell Street, Oshawa, ON

Draft Plan of Subdivision & Minor Zoning Amendment



LOCATION

- Located on the east side of Guelph Street and Crerar Avenue, and north of the Canadian Pacific Railway (CPR) Corridor
- The subject development site is currently a parking lot and vacant land.
- The proposed development comprises the construction of eight (8) single detached dwellings with access from Guelph Street, and two (2) semi-detached dwellings with access from Crerar Avenue.



SURROUNDING CONTEXT



Figure 2 – Site Location (East)



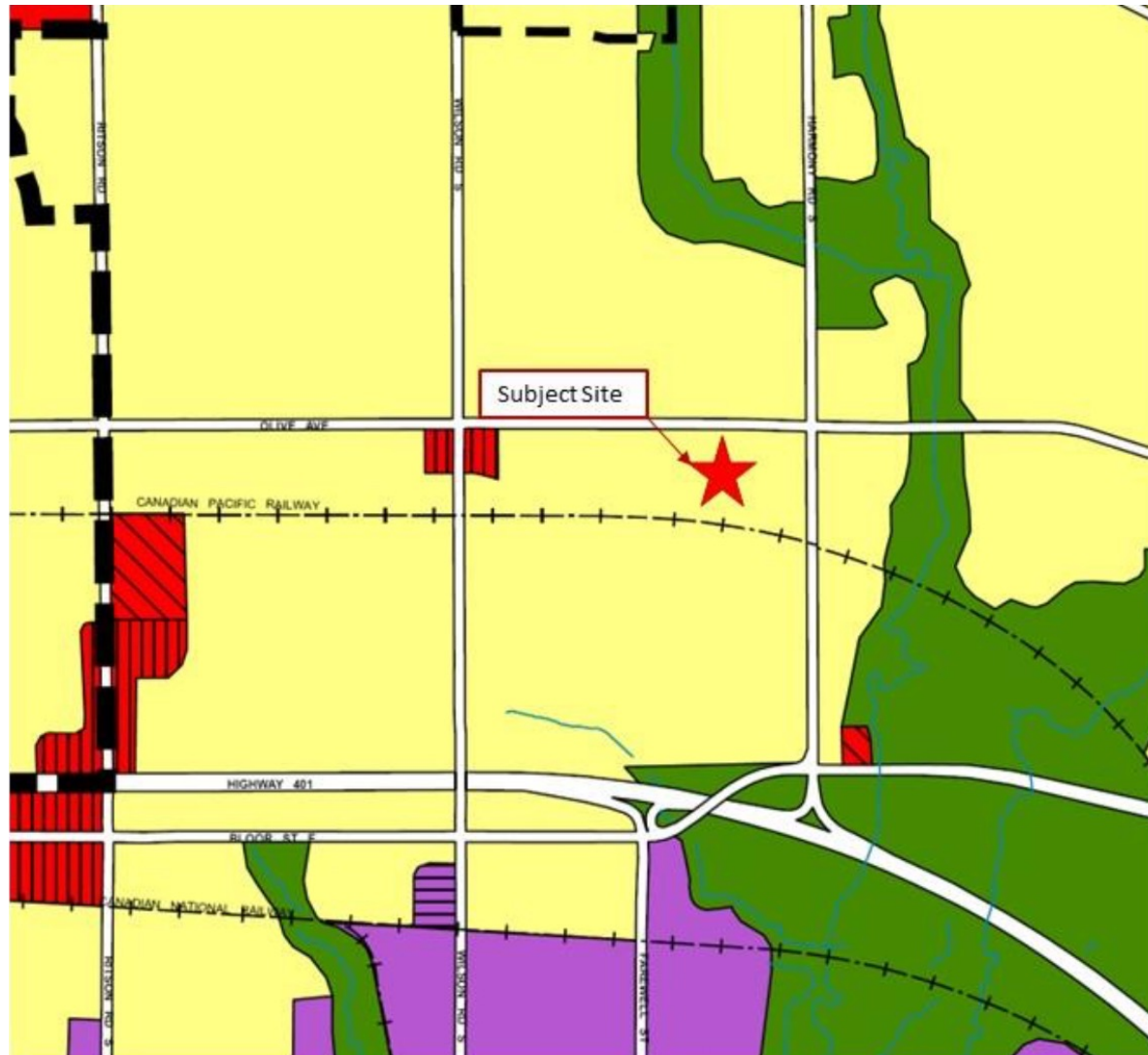
Figure 3 – Site Location (North-East)

APPLICATION HISTORY



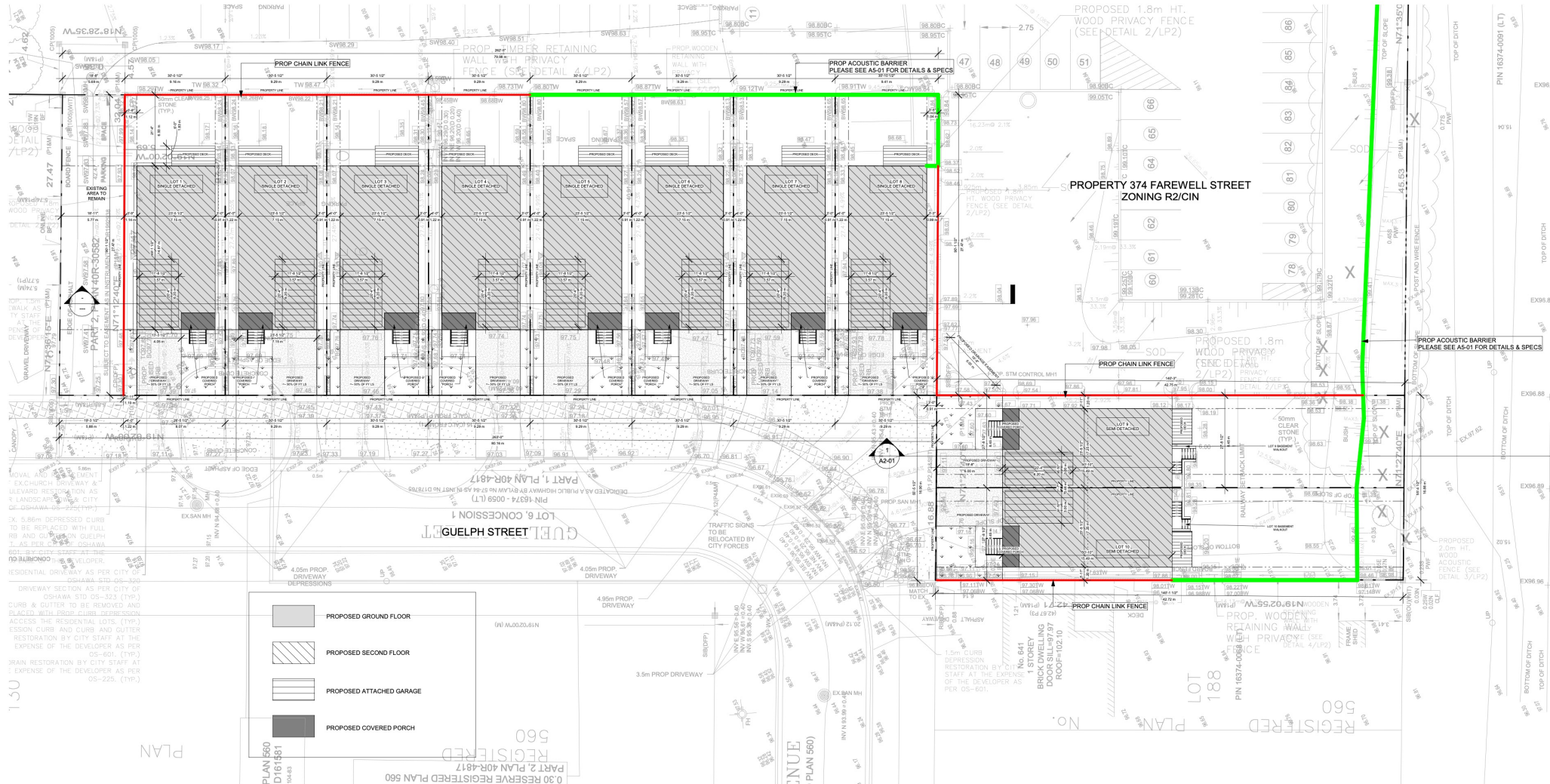
- On March 11, 2022, the Owner met with the City of Oshawa through a Pre-Application meeting
- A Stage 2 Submission was provided on April 20, 2023.
- A formal Draft Plan of Subdivision application submission was made on March 1, 2024. The City provided a number of technical and detailed comments pertaining to this submission, including the requested Minor Zoning Amendment Application to support the requested site specific Zoning By-law relief required for the development.
- The current Zoning Amendment application has been submitted at the request of Planning Staff.

OSHAWA OFFICIAL PLAN



- Urban Areas**
- Residential
 - Downtown Oshawa Urban Growth Centre
 - Planned Commercial Centre
 - Planned Commercial Strip
 - Special Purpose Commercial
 - Institutional
 - Industrial
 - Regeneration Area
 - Airport
 - Special Waterfront Area
 - Utilities
 - D Deferred by Regional Council
 - Local Central Area
 - Boundary of Major Urban Area
 - Built Boundary
- Legend**
- Special Development Area
 - Main Central Area Boundary
 - Sub-Central Area Boundary
 - Community Central Area Boundary
 - M Marina Node
 - R Recreational Node
 - T Tourist Node
- Rural Areas**
- Estate Residential (refer to section 2.7.3.1)
 - Prime Agricultural
 - Oak Ridges Moraine
 - Limits of Approved Highway 407 Corridor
 - Greenbelt Protected Countryside Area Boundary
- Greenland Areas**
- Open Space and Recreation

PROPOSED LOTS



ZONING MODIFICATIONS

Zoning Item	Proposed	Required
Minimum Interior Side Yard	0.9m	1.2m
Minimum Rear Yard Depth	6.5m	7.5m
Maximum Lot Coverage	43%	40%
Minimum Lot Area	250 sq. m.	270 sq. m.

RENDERING



CONCLUSION

- The proposal is consistent with the Provincial requirements of the Planning Act and the Provincial Planning Statement. The proposal conforms to the Region of Durham Official Plan, the Oshawa Official Plan, and specifically provides appropriate compatibility to the overall neighbourhood character within the immediate vicinity.
- The proposal is appropriate from both a land use and built form perspective and implements the design principles set out in the Oshawa Official Plan

THANK YOU

From: [Erika Kohek](#)
To: [Felicia Blanchet](#)
Subject: 374 Farewell Street
Date: Tuesday, October 29, 2024 8:40:17 AM
Attachments: [Presentation_374 Farewell.pdf](#)

Good Morning Felicia!

Please see the attached presentation. I think the accessibility checker passed.

Paul Demczak from Batory Management will be presenting for 374 Farewell Street at the Nov EDSC meeting.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Monday, October 28, 2024 5:19 PM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: FW: FW: 374 Farewell Street

Hi Erika,

Please find attached presentation. Hope we are good?

Thanks,

Prosper

--

ATL CONSTRUCTION
2000-1225 Kennedy Rd, Toronto, ON, M1P 4Y1
info@atlconstruction.ca | www.atlconstruction.ca | T: (647) 444-5350

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On 2024-10-28 14:49, Erika Kohek wrote:

Hi Prosper,

Thanks for your quick response.

Will it be both you and Paul presenting? I need to confirm with Clerks.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Monday, October 28, 2024 9:07 AM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: FW: FW: FW: 374 Farewell Street

Hi Erika,

Received with thanks. We shall adjust and resend ASAP.

Thanks,

Prosper

--

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On 2024-10-28 08:53, Erika Kohek wrote:

Good Morning Prosper,

I opened the presentation in Adobe and it failed the accessibility checker.

Please correct the issues identified in the accessibility checker and resubmit. Clerks will not allow you to show the presentation in the meeting if it does not pass the checker.

I have attached screenshots that were identified by the accessibility checker for your reference.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Monday, October 28, 2024 8:42 AM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: FW: FW: 374 Farewell Street

Hi Erika,

Please find attached presentation.

Also based on the information received, do we need to register those who will be attending and presenting ?

Thanks,

Prosper

--

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On 2024-10-22 11:01, Erika Kohek wrote:

Hi Prosper,

Currently the zoning application is in circulation and we will be sending you comments following the public meeting.

Please be advised that as Daid noted a public presentation must be provided to us by October 29th and be fully accessible.

If you have any questions please let me know.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Monday, October 21, 2024 8:18 AM
To: David Sappleton <DSappleton@oshawa.ca>
Cc: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: FW: 374 Farewell Street

Hi David and Erika,

Following up to confirm pictures were received.

Following up on our Nov 8th hearing, should we be waiting for any additional doc or information?

Thanks,

Prosper

--

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On 2024-10-14 21:21, info@atlconstruction.ca wrote:

Hi David and Erika,

Please see attached signed application. Also see attached photos of posted signs per instructions.

Thanks,

Prosper

--

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On 2024-10-07 10:48, David Sappleton wrote:

Hi Prosper,

Please confirm you received this email. When you post the new signs please take photos and send to Erika.

Thanks.

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
"Committed to delivering exceptional services, spaces, and experiences."

The City of Oshawa is situated on lands and waters within the Williams Treaties Territory, home to seven First Nation communities of the Michi Saagig and Chippewa Anishinaabeg, who have cared for and maintained these lands from time immemorial and continue to do so to present day. [Learn more](#)

From: David Sappleton
Sent: Thursday, October 3, 2024 4:44 PM
To: 'info@atlconstruction.ca' <info@atlconstruction.ca>
Cc: Erika Kohek <EKohek@oshawa.ca>
Subject: RE: FW: FW: FW: 374 Farewell Street
Importance: High

Good afternoon,

Please find attached the information for the planning notification signs that are to be posted on the subject site by **October 15th** at the very latest (20 days before the November 4 public meeting). Once the signs are installed, please take photographs and send to us. Please also sign the 3rd page of the attached document and send back to us. This is to replace the existing signs that were posted for the notice of complete application.

Please also be advised that your team will have to be present at the public meeting and give a presentation to the Economic and Development Services Committee and the public on November 4 at 6:30pm. Please prepare your presentation and provide to us by October 29. The presentation will need to be final by November 1 and will need to be fully accessible so that it can be posted on the city's website on the agenda. To maximize your likeliness of making the presentation accessible, minimize text and use a new document (do not reuse old presentation documents). Your presenter will have 10 minutes to make the presentation at the public meeting.

If you have any questions please let me know.

Thanks

David Sappleton, Manager, Development Planning | City of Oshawa
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From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Thursday, October 3, 2024 3:49 PM
To: David Sappleton <DSappleton@oshawa.ca>
Cc: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: FW: 374 Farewell Street - Follow Up on Comments

Hi David and Erika,

The link below has all updated reports.

<https://we.tl/t-PfCoZs6iZH>

Thanks,

Propser

--

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On 2024-10-03 15:27, info@atlconstruction.ca wrote:

Hi David,

Please see attached noise study. Is there a platform i could upload this documents? So I don't send multiple emails.

The rail study report bounced back. Just noticed.

Thanks,

Propser

--

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On 2024-10-03 14:00, David Sappleton wrote:

Hi

The rail and noise reports and draft zoning amendment were not attached to your email. Only 3 items were.

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
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From: info@atconstruction.ca <info@atconstruction.ca>
Sent: Thursday, October 3, 2024 12:51 PM
To: David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi David,

Please find attached

1. **Application to Amend Zoning By-Law 60-94** - See attached.
2. **Fee**- The fee for this has also been confirmed. 10,758 plus 1500 for the region. - we shall drop cheque on Friday.
3. **PJR**- The planning justification report has also been completed by our planner. - see attached.
- 4 **Draft zoning by-law amendment- Part of the application.**
5. **Complete Architectural drawings** - See attached final set of Arch drawings.
6. **Rail Report- See attached report.**
7. **Noise Study Report - See attached**

We shall have this printed and dropped as per the application.

Thanks,

Prosper

--

ATL CONSTRUCTION
2000-1225 Kennedy Rd, Toronto, ON, M1P 4Y1
info@atconstruction.ca | www.atconstruction.ca | T:(647) 444-5350

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On 2024-10-01 15:33, David Sappleton wrote:

Hi Prosper,

Are you able to email me any of the plans ahead of time? To help us prepare the public meeting report and advertisement? Primarily looking for the updated draft plan of subdivision, and updated planning report or zoning request. I want to make sure I have the proper lots dimensions and zoning items. Thanks .

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
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From: David Sappleton
Sent: Tuesday, October 1, 2024 9:23 AM
To: 'info@atconstruction.ca' <info@atconstruction.ca>
Subject: RE: FW: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi

It doesn't matter, but you can address it to me. Erika returns Monday. For the purpose of expediency, when you bring it in please call Planning Services so that you can deliver it directly to Planning staff. When you arrive call 905 436 3853 and advise that you're dropping something off and want to give it directly to Planning Services, ask for me in case I'm available. If you leave it with Service Oshawa Frida we probably won't get it until Tuesday afternoon. Thanks

David Sappleton, Manager, Development Planning | City of Oshawa
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From: info@atconstruction.ca <info@atconstruction.ca>
Sent: Tuesday, October 1, 2024 8:27 AM
To: David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi David,

Yes we are. Will have applications and drawings dropped at city hall by Friday. Who should we address too? Erika or you?

Thanks,

Propser

--

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On 2024-09-27 12:10, David Sappleton wrote:

Hi,

Are you still on track for Sept 30-October 4? Including the \$10,758 cheque for the City plus \$1500 for the region? Thanks.

FYI city hall is closed September 30.

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
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From: David Sappleton

Sent: Monday, September 16, 2024 10:07 PM

To: "info@atlconstruction.ca" <info@atlconstruction.ca>

Cc: Erika Kohek <EKohek@oshawa.ca>

Subject: RE: FW: FW: FW: 374 Farewell Street- Follow Up on Comments

Thanks for the update. Please update me again closer to the end of September.

Yes, you have already sent the digital copy of the rezoning application. Please be sure to provide us a hard copy as well.

When ready to submit, please provide 4 hard copies of all plans and 3 copies of all reports, and of course a digital copy.

We'll continue to target November 4 public meeting.

thanks

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
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From: info@atlconstruction.ca <info@atlconstruction.ca>

Sent: Monday, September 16, 2024 9:37 PM

To: David Sappleton <DSappleton@oshawa.ca>

Cc: Erika Kohek <EKohek@oshawa.ca>

Subject: Re: FW: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi David,

We can have the following submitted week of September 30th latest October 4th.

The below will be ready

1. **Application to Amend Zoning By-Law 60-94** - Yes the application has been completed and commissioned.
2. **Fee** - The fee for this has also been confirmed. 10,758 plus 1500 for the region.
3. **PJR** - The planning justification report has also been completed by our planner.
4. **Draft zoning by-law amendment** - I thought this was part of the application to amend zoning by-law we have completed ? is this a different application ?
5. **Complete Architectural drawings** - We shall have complete and final set of Arch drawings with all amendments we are seeking. Height, lot areas etc.
6. **Rail Report** - Entuitive is working on the report and they should be completed by end of next week.

Engineering Drawings - we might be behind on the Engineering drawings (site servicing, storm management report etc) we will have a good idea on timing by end of week. Pushing our consultant.

Hope if we have the 6 items prior to that date we should be good for our application to be accepted.

Thanks,

Prosper

--

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On 2024-09-11 12:30, David Sappleton wrote:

Prosper,

At this point we can target a November 4th meeting at best.

You require a planning justification report for the rezoning application and a draft zoning by-law amendment for rezoning application. What is the timing of these? Until we receive those the application is incomplete, and can't arrange a public meeting. And of course the cheque for the rezoning application.

The public meeting won't be for just the rezoning application, it is also required for the draft plan of subdivision. Please confirm that the draft plan of subdivision has not changed at all since the first submission. Or provide the new plan and identify what has changed. Thanks.

We don't want to go to a public meeting with plans and a proposal that will just be changed again a month later. What's critical for us is being able to effectively communicate to the public and committee what your proposal is. In any case, to make a November 4 public meeting we would need the application, fee, PJR and draft zoning by-law amendment by September 30. Do you think you will submit the updated materials by the end of this month?

Just a note, if you submit the rezoning application, PJR and draft zoning amendment, we will not circulate it to departments and agencies until you submit the updated subdivision information.

With your resubmission, please include a response letter from your consultant Entuitive to MetroInx's comments and CP's comments.

What are the lot boundaries for the semis? We commented previously on how the plans and reports weren't coordinated. The plan of subdivision said one thing which was different from the noise study, and the architectural plans are confusing in this regard. For example, why does drawing A0-06 show the lot so small whereas the rest of QBS' plans show it as the full 42m depth? Drawing A0-06 is unnecessary and creates confusion. You can submit unnecessary excess plans like A0-06 that aren't required if you want, but its best if they're coordinated fully with other plans. And the previous noise study showed a noise fence running straight through the middle of the back yards.

FYI the frontage of Lot 1 shown on drawing A1-00 (9.29m) doesn't match your previous draft plan of subdivision (9.16m).

Please let us know your timing of the full resubmission for the subdivision and site plan applications, and the timing of the rezoning fee, PJR and draft zoning by-law amendment. Thank you.

David Sappleton, Manager, Development Planning | City of Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
"Committed to delivering exceptional services, spaces, and experiences."

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From: info@atconstruction.ca <info@atconstruction.ca>
Sent: Wednesday, September 11, 2024 8:33 AM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi Erika,

Further to my email below we can have the following as final

1. Arch Drawings including site setbacks,heights, etc.
2. Noise Study with adjustments.
3. Traffic study with adjustments.

What will be left

1. Civil Engineering pipings for the development. Most of this are on Guelph and we are fine with this in correction.

Let us know.

Thanks,

Prosper

--

ATL CONSTRUCTION
2000-1225 Kennedy Rd, Toronto, ON, M1P 4Y1
info@atconstruction.ca | www.atlconstruction.ca | T: (647) 444-5350
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On 2024-09-11 00:20, info@atconstruction.ca wrote:

Hi Erika,

We thought bases on our last meeting, the city was ok to have our Architectural as final before we could submit Zoning Amendment. We are working on the complete Application for both site plan and subdivision. We were hoping we could have our application heard while we finalize the heavy Engineering work.

We shall review the heights of the drawings as well.

Our major hold up to address all comments is from the Engineering.

Railways Comments- we did address this via our railway report(see attached again).Not sure if this was reviewed but we had no feedback base on the report and the same questions were asked when the report addresses them.

Not sure why the parking lot comments are being considered in Amendment for Zoning application. Thought this were being considered separate.

Thanks,

Prosper

--

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On 2024-09-09 12:08, Erika Kohek wrote:

Hi Prosper,

I started to review the updated materials you had attached and I have some comments that should be addressed prior to your submission.

Please ensure you provide hard copies and a digital copy of the **submission 1 response matrix completed**. I have re-attached it for ease of reference. Please respond to each comment in the Applicant response column and explain how each of the comments were addressed in your upcoming subdivision and rezoning application submission.

Further to the comments in the attached chart, I have included some comments below after reviewing the updated drawings you provided last night.

- The lot areas for lots 9 and 10 are incorrect. The railway setback does not reduce the lot area, it just limits the location of the buildings on the property. The lot areas should be updated on the plans and in the site statistics chart in your submission. I calculated approximately 361.24 sq.m. and 360.98 sq.m.
 - Further to the above, the minimum setback from a railway right of way is 30m for buildings. This comment was included in the return of comments package. Please advise how Metrolinx's comments will be addressed:
 - *As per Metrolinx's Adjacent Development Guidelines, sensitive uses (i.e., commercial, and residential) must be set back 30 metres from the rail corridor (measured from the Metrolinx property line to the nearest commercial and residential unit). A reduction to the setback (of up to 5 metres) may be contemplated when a higher order safety barrier (such as a crash wall or larger earthen berm) is considered. I note that drawing A0-06 Proposed Lot Areas Plan indicates a 28.55 m setback from the rail corridor to the nearest proposed lot. However as stated above the railway setback will have to be indicated from the Metrolinx property line to the nearest sensitive building/ structure. The proponent shall resubmit the drawings indicating the required setbacks.*
- The proposed building heights should be included in the site statistics. If you are waiting for completion of the grading drawing do not submit until you have the building heights. If the building heights are taller than what is permitted in the R2 (Residential) Zone we would want to include that in the zoning amendment request.
- Lot 1 – the front yard landscaped open space (LOS) should be a minimum of 50%. The LOS shown in 49.8%, reduce the width of the driveway to comply or include this request in the zoning amendment request.
- Lot 1 – shift the building footprint slightly so one interior side yard is a minimum of 1.2m or add minimum interior side yard of 1.1m as shown on the drawing to the zoning amendment request.
- The Site Plan of the final development should be clear and easy to read without the existing parking lot and various other layers of information stacked on top of each other making the plan difficult to follow. Please update A1-00 to remove the numerous engineering labels and existing church parking lot. Please keep the sidewalk on the site plan drawing.
- Rear yard landscaped open space is not a requirement of the zoning by-law and is an unnecessary drawing in the architectural set for this application.
- Add fencing and fence height to site plan.
- This submission should include the [updated noise study](#) to address the comments of the first submission – has this been completed? The submission 1 noise report *does not incorporate the most up-to-date rail forecast data. The proponent may obtain Metrolinx's most up to date rail forecast data by submitting a request to raidatarequests@metrolinx.com and resubmit a revised study.*

A cheque for an additional zoning by-law amendment application review fee of \$1,500 payable to the Region of Durham is required with your ZBA application submission.

No additional CLOCA fee is required for their review of the zoning by-law amendment application.

With your rezoning application, also submit all the required second submission materials for the subdivision application as noted in the attached return of comments form. Please ensure you review and provide a response to all of the items in the comments form to ensure your rezoning submission and next subdivision submission address each of the comments from myself and other departments and agencies.

If you have any questions about the above information please let me know.

Thank you,

Erika Kohek, MCIP, RPP
Senior Planner | City of Oshawa
905-436-3311 ext. 2519 | 1-800-667-4292
EKohek@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."



From: Erika Kohek
Sent: Monday, September 9, 2024 9:38 AM
To: 'info@atlconstruction.ca' <info@atlconstruction.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>
Subject: RE: FW: FW: 374 Farewell Street- Follow Up on Comments

Good Morning Prosper,

David will reach out by the end of the week to confirm which Economic and Development Services Committee meeting the subdivision and rezoning applications will be heard.

The subdivision and the rezoning applications will move forward simultaneously. The site plan really only pertains to the church parking lot and is separate to the residential development and will likely be circulated on its own going forward.

The digital copies of all the materials can be provided by email or on a USB when you drop off the hard copies of the materials. Please ensure 4 copies of the Planning Rationale Report are also provided.

Please note that on the application form you indicated the point of contact to be Paul Demczak, is he the primary contact to the City going forward with these applications?

The site screening questionnaire should be filled out – it is blank in the attached application form you provided (pages 17-20).

I will be taking a look through the drawings you had attached today and if I have any concerns I will let you know.

Thank you,

Erika Kohek, MCIP, RPP
Senior Planner | City of Oshawa
905-436-3311 ext. 2519 | 1-800-667-4292
EKohek@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Sunday, September 8, 2024 11:23 PM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: 374 Farewell Street- Follow Up on Comments

Good Morning Erika,

Hope you had a great weekend.

Find attached filled application and drawings. This is going to be our final set of drawings in terms of concept and elevation. We are still reviewing and working on the complete comments based on site plan application comments received (most of which are landscape and civil). The sidewalk has also been integrated in the attached file. Are we ok to address both site plan application and zoning amendment comments simultaneously. Hope that will work.

Hope we are ok to submit for Zoning Amendment Application with the attached set of drawings.

If we submit by the end of the week, when can we be scheduled roughly for hearing October, November or when next?

Submission Requirements

Two (2) copies (one original, one photocopy) of a fully completed application form is submitted to - [Yes ok to submit, see attached filled.](#)

-Minor Zoning By-law Amendment: A \$10,758 processing fee for all other Zoning By-law Amendment Applications - [Ready with payments.](#)

- Plans and Supplementary Information:

If this application is intended to implement a plan of subdivision or condominium, please submit the plans and information required in the Application to Process a Subdivision or Condominium. - [This will be Subdivision.](#)

- Three (3) usb/flash drives or digital download link containing digital copies of all plans and documents are required. The drawings shall be in both AutoCad format and PDF format. All studies and reports shall be in PDF format.- [See attached in drawings, how do we provide the digital download link?](#)

-Four (4) copies of a site plan which shows the General Information and Site Data listed below.- [See attached in drawings](#)

-Four (4) copies of an elevation drawing showing the massing and conceptual design of the proposed building(s) (e.g. townhouses, apartments) and commercial, office and industrial buildings. [See attached in drawings](#)

-Four (4) copies of floor plan drawings in the case of apartment buildings, commercial, office and industrial buildings. Such drawings shall include underground and storage areas- [See attached in drawings .](#)

-Planning Rational Report - This will also be added.

Please review and let us know. We are aiming to have this by the end for week. Our drawings and application have been commissioned.

Updated Variances based on Updated Drawings.

(a) Required minimum lot area for a single detached dwelling in the R2 zone is 270 sq.m. Variances required listed below:

Lot 1: 253.32 sq.m.

1. Zoning Check

Lots 2-7: 255.06 sq.m.

Lot 8: 256.75 sq.m.

Correct for all. No changes.

(b) Required minimum rear yard depth for a single detached dwelling in the R2 zone is 7.5m. Variances required listed below:

Lots 1-8: 6.5m

Lots 9 and 10: 6m (depending on the size of the lots)

Correct for all. Updated rear yard setbacks on site statistics A0-02.

(c) Maximum permitted lot coverage is 40% for a single detached dwelling or a semi-detached dwelling in the R2 zone. Variances required listed below:

Lot 1: 40.4% **40.04%**

Lots 2-7: 40.1% **41.97%**

Lots 9-10: 46% (depending on the size of the lots) **48.33% & 48.27% respectively.**

Thanks,

Prosper

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2000-1225 Kennedy Rd, Toronto, ON, M1P 4Y1
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On 2024-08-12 09:32, Erika Kohek wrote:

Hi Prosper,

Thank you for the update.

I understand coordinating with consultants can take time, when you are ready to submit we will do our best from our side to get you on the soonest agenda possible while ensuring we still meet provincial notice requirements.

If you have any other questions prior to your submission just let me know.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>

Sent: Monday, August 12, 2024 9:12 AM

To: Erika Kohek <EKohek@oshawa.ca>

Subject: Re: FW: 374 Farewell Street- Follow Up on Comments

Good Morning Erika,

We will like to request for us to submit for ZBA on our Before August 30th. We are including the sidewalk as per the most recent email and our Arch and Civil Eng will have to finalize. Once they are complete I will have to coordinate with all consultants to update their drawings on the report prior to us submitting. Please let us know.

We are aiming for October meeting at this point.

Thanks,

Prosper

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On 2024-07-26 12:07, Erika Kohek wrote:

Hi Prosper,

Further to my last email below the plans should be updated to confirm the site statistics as they were inconsistent across the plans. Once confirmed provide the new drawings so it's clear what the requests will be for through the rezoning application.

I also just spoke with David, and if you are targeting the October meeting we will still need the submission in August, preferably mid-August to ensure we have enough time.

If you have any questions please let me know.

Thank you,

Erika

From: Erika Kohek
Sent: Friday, July 26, 2024 12:04 PM
To: 'info@atlconstruction.ca' <info@atlconstruction.ca>
Subject: RE: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi Prosper,

If the drawings are the exact same there is no need to provide the same ones again.

The next Economic and Development Services Committee meeting would be Monday, October 7, 2024.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Friday, July 26, 2024 8:06 AM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi Erika,

My question was do we print the same drawings we submitted for Plan of subdivision? No changes have been made yet to any of our drawings due to information we still waiting for and we just receive comments as well.

What is the next hearing date by Council? May be we aim for the next hearing date if its in October ?

Thanks,

Prosper

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On 2024-07-25 15:29, Erika Kohek wrote:

Hi Prosper,

I received word from our Engineering staff that they are working on the response to the consultant as it relates to the SWM methodology. Regarding the sidewalk design, they will be following up internally with our Infrastructure Planning group and will provide a response, hopefully sometime next week.

Further, I have received comments from Canadian Pacific Rail in response to your first submission of the Subdivision application. I have attached it for you.

With the rezoning application, once the site plan has been revised please provide 15 hard copies of that plan.

If you have any further questions for me ahead of your submission please let me know.

Thank you,

Erika Kohek, MCIP, RPP
Senior Planner | City of Oshawa
905-436-3311 ext. 2519 | 1-800-667-4292
EKohek@oshawa.ca | www.oshawa.ca
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From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Thursday, July 25, 2024 11:05 AM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: Re: FW: FW: 374 Farewell Street- Follow Up on Comments

Hi Erika,

The office is preparing drawings for printing, we are aiming for Monday August 5th Submission. Given the comments have not been received and also we needed to make some changes from our last submission for Eng to review before we finalize and submit officially.

Do we print and include the old drawings we submitted for Plan of subdivision. During the meeting David advice we could submit but not the drawings(to avoid multiple circulation at city level given we are still submitting a revision). However we need actual drawings during our meeting for September 8. I am having my Arch revise drawings accordingly but might not meet August 5th dateline.

ZBA Application submission :

- Planning Justification for ZBA to support application , Batory Management, July 2024- **Ready for Submission.**
- ZBA Application Form filled and signed, July 2024 - **Ready for Submission**
- Site Plan, QBS Architects, January 26, 2024- **To be revised once final comments are received and confirmation of sidewalk.**
- Landscape Plan and Details, Gotfryd Group, December 28, 2023 - **To be revised once final comments are received, waiting on Metrolinks and confirmation of sidewalk**
- SWM and FS Report, February 27, 2024, N&N Engineers Ltd - **To be revised once final comments are received**
- Geotechnical Investigation and Calcium Carbonate Assessment, Cambium Inc., March 28, 2023- **Ready for submission no change**
- Archaeological Assessment, Bluestone Research, May 2022 - **Ready for submission, no change.**

Three (3) usb/flash drives or digital download link containing digital copies of all plans and documents are required. The drawings shall be in both AutoCad format and PDF format. All studies and reports shall be in PDF format. - **we shall be providing 3 USB flashes.**

Four (4) copies of a site plan which shows the General Information and Site Data listed below.- **will comply once application form is printed**

Four (4) copies of an elevation drawing showing the massing and conceptual design of the proposed building(s) (e.g. townhouses, apartments) and commercial, office and industrial buildings.- **using original design, however pedestrian walkway not included.**

Four (4) copies of floor plan drawings in the case of apartment buildings, commercial, office and industrial buildings. Such drawings shall include underground and storage areas.- **to comply once Arch drawings are printed**

Two (2) paper copies and one (1) digital copy in PDF format of an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and- **Will print and add including clearance from ministry**

Please advice once able so we prepare accordingly.

Thanks,

Prosper

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On 2024-07-23 09:16, Erika Kohek wrote:

Hi Prosper,

With respect to item 5, staff will discuss and I'll provide a response later this week.

Thank you,

Erika

From: Erika Kohek
Sent: Tuesday, July 23, 2024 9:03 AM
To: 'info@atlconstruction.ca' <info@atlconstruction.ca>
Subject: RE: FW: 374 Farewell Street- Follow Up on Comments

Hi Prosper,

Thank you for checking in following the meeting, I apologize for missing it as I was off sick.

If you need anything from me or have any questions prior to submitting the ZBA application or the next subdivision or site plan submission please let me know.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Tuesday, July 23, 2024 9:00 AM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: Christopher Lato <CLato@oshawa.ca>; David Sappleton <DSappleton@oshawa.ca>

Subject: Re: FW: 374 Farewell Street- Follow Up on Comments

Hi Erika,

Following up on our meeting last week Wednesday July 17th, below is and update on items discussed.

1. SWM Methodology - Allowable Pre-development flows were provided with Pre-Con comments. (Our records indicate that the entire site area has been accommodated in the existing storm sewer within Crerar Ave., designed for a 1 year storm event using a runoff coefficient of 0.45.) The consultant is currently using the 5 year storm to determine pre-development flows. Please revise as per pre-Con comments. - **Our Civil Engineer is reviewing and will send a draft to Chris Lato who will intent discuss with Tara-Lynn. We are aiming to have approach sent to Chris Lato this Friday.**
2. The major point of concern are lots 9 and 10 (Block 1), the grading along the west property utilizes a retaining wall and fence combination that is in excess of our design criteria. The designer will need to demonstrate that grading within our allowable standards can be achieved in the proposed lot configuration. - **Reviewed and will be addressed as discussed.**
3. We also question the concept of discharging the foundation drainage to a rear yard discharge pit. Bore hole information for that area indicated ground water 1.38m below existing ground. I would suggest that the designer may have to look at an alternative location to discharge the foundation drainage. - **Reviewed and will be addressed as discussed.**
4. (a) Only 3 of the 7 street trees shown on LP.1 could be accommodated in practice, they are located too close to the driveways on either side. See Ryan Upton's comments.- **Reviewed and will be addressed as discussed.**
5. The construction of a 1.50m sidewalk within the east boulevard of the Guelph St ROW to provide pedestrian connection to the existing sidewalk at the Olive Ave intersection. We are of the opinion that the developer should supply a 1.5m wide sidewalk from the intersection of Olive Ave E continuous to between lot 10 driveway and the existing driveway of 641 Crerar Ave. At this point a curb depression and sidewalk stub is to be provided for a future crossing to the north side of Crerar St (future sidewalk). Proposed sidewalk to comply with City standards.- **The wording to be changed from Construct to design(only a design will be required at this time). The city will like studies/design completed till olive street. A portion of the land towards olive Avenue is not owned by us. Can you please confirm how the city will like the invoices addressed. We believe the land which is not owned by us should be paid by the city or neighbors- please confirm how the city will like to go about this(we shall be needing a surveyor to confirm major info in the street), and Arborist will also be needed to confirm the location or existing trees and if they are required to be removed or not), our Civil Engineer will have to integrate into the design, our Arch will have to update that portion in our site plan as well. Please let us know how the city will like this handled.**
6. ZBL - **Date line for submission should be August 4th. It was discussed the city will wait for official comments to be addressed prior to distribution of drawings to be reviewed.**

Thanks,

Prosper

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On 2024-07-11 07:25, Erika Kohek wrote:

Good Morning Prosper,

Please select an appointment time for a Teams meeting for you and your consultants to meet with staff and I will forward a meeting invite. Please select a time as soon as possible so I can secure the time in staff's calendars.

- ▶ Tuesday July 16 – 10am – 11am
- ▶ Wednesday July 17 – 11am – 12pm
- ▶ Thursday July 18 – 11am – 12pm

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>
Sent: Wednesday, July 10, 2024 9:49 PM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: Christopher Lato <CLato@oshawa.ca>; David Sappleton <DSappleton@oshawa.ca>
Subject: Re: FW: 374 Farewell Street- Follow Up on Comments

Hi Erika,

Please see response in green. We are available to have a meeting next week Tuesday at 11am, let me know some time slots available at your end if this is not possible.

1. SWM Methodology - Allowable Pre-development flows were provided with Pre-Con comments. (Our records indicate that the entire site area has been accommodated in the existing storm sewer within Crerar Ave., designed for a 1 year storm event using a runoff coefficient of 0.45.) The consultant is currently using the 5 year storm to determine pre-development flows. Please revise as per pre-Con comments. - **We will like some records of this. Our Civil Eng will like to discuss with Eng department. D&TS - Please find the design records of the Crerar Ave storm sewer attached. The contributing drainage area has been accommodated using a runoff coefficient of 0.45 for a 1 year storm event.** The Engineering comment regarding The Stormwater management is stating to keep the storm release rate off the site shall be 1 year and run off of 0.45 to Creerer Avenue. The existing Storm drainage does not go with this instruction which has been there for many years (20 years or more) as follows:

- 1- A good portion of site at north Sheet drains to Farewell street
- 2- a section of the site on northwest drains to Guelph street.
- 3- The south portion of the site including the parking area drains to Cerer Avenue. This area is mostly impervious.

I believe controlling the entire site for 1 year and 0.45 is not reflecting the existing condition of the site. it will require an extremely oversized storm storage in the subject site while a good portion of the site is not even draining to the proposed storm system.

In my professional opinion, the existing storm drainage should be assessed and a post to pre-storm water management practice will satisfy the storm requirements of the site.

2. The construction of a 1.50m sidewalk within the east boulevard of the Guelph St ROW to provide pedestrian connection to the existing sidewalk at the Olive Ave intersection. We are of the opinion that the developer should supply a 1.5m wide sidewalk from the intersection of Olive Ave E continuous to between lot 10 driveway and the existing driveway of 641 Crerar Ave. At this point a curb depression and sidewalk stub is to be provided for a future crossing to the north side of Crerar St (future sidewalk). Proposed sidewalk to comply with City standards. - **In previous discussions with the city, it was confirmed it is not needed reason being, we do not have any present at the street currently. Please advise if this item can be removed. D&TS - We recommend that the sidewalk is constructed with this development to provide safe pedestrian passage for the new residential units. If this is not feasible, than the developer should design the sidewalk, provide a platform free and clear of all encumbrances (i.e move all utilities, trees) and provide a cost-estimate for a cash-in-lieu contribution to be included in the agreement. We will like to discuss further in our meeting, as having a sidewalk may not be feasible and this discussion was previously held.**

Thanks,

Prosper

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On 2024-07-05 07:51, Erika Kohek wrote:

Good Morning Prosper,

Only 1 application is required.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>

Sent: Thursday, July 4, 2024 11:31 PM

To: Erika Kohek <EKohek@oshawa.ca>

Subject: Re: 374 Farewell Street- Follow Up on Comments

Hi Erika,

For the Zoning By Law Amendment application? Are we preparing 1 application which will apply for all houses or are we doing 10 separate application ?

Thanks,

Prosper

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On 2024-06-26 09:24, Erika Kohek wrote:

Good Morning Prosper,

Please see my responses to your questions received last week below in blue.

Thank you,

Erika

From: info@atlconstruction.ca <info@atlconstruction.ca>

Sent: Thursday, June 20, 2024 1:18 PM

To: Erika Kohek <EKohek@oshawa.ca>

Subject: 374 Farewell Street- Follow Up on Comments

Hi Erika,

Based on the comments, we have a few questions

- 1. Public Consultation** - Given we shall be posting the sign on or before July 3rd, we think a public consultation will not be needed as the same target population we are envisaging to request their input will still be the same which the city with Provide update on whether they support or have any concerns. we believe this is not needed. Let us know if this can be waived.

Staff recommended community consultation in addition to requirements under the Planning Act for a public meeting and our comments are consistent with all development applications. The request was that this take place before you submitted an application.

- 2. Hearing and Dates** - Do we have a rough month on when the hearing will take place ? is it August, September or October? Also during the hearing shall we have both application heard, site plan Application, Plan of Subdivision.

- 2.1** - Will additional material be send prior to the date of hearing ? date time and location ?

The site plan application does not require a public meeting since such applications are delegated to staff, only the subdivision and rezoning applications require a public meeting. The first Economic

and Development Services Committee meeting is September 9th 2024 following summer recess. Meetings are always held in Council Chambers at City Hall in the evening for public meetings. Please provide clarity on what you mean by additional material. Please note that with the rezoning application we will require the following items:

- draft zoning by-law amendment indicating the zoning you're seeking and any site specific regulations

- a planning brief from your planning consultant.

3. Approval of Subdivision - The parking lot will have to be re-constructed, new services to the church and the rear wall be brought up to date as per permit issued.

There is not a question in the above point, let me know if you'd like to discuss further.

3.1 Church Wall - We do have the permit for the this work and it shall be completed at the same time with the parking lot. Inspection - We do have our inspector name listed on the issued permit, we are good.

The completion of the work to the church wall will be a requirement of the subdivision application and can be done at the same time as the parking lot. You may want to check with Building Services when the permit expires.

3.2 Construction of the Parking lot- We shall be addressing comments as required, will the Site plan Application approval for the church be good for us to start the construction of the parking lot ? or do we require any other permit to start construction of the parking lot ? Inspection of the parking lot- will Engineering be supervising this work by form of permit or how will this be handled ?

The site plan agreement will need to be executed before any construction of the parking lot can begin. We are working on the conditional approval in accordance with Sections 41(4) and 41(7) of the Planning Act and will send to you shortly. You still have quite a bit of work to do. The site plan approval will be a conditional approval; you will have to fulfill all the conditions, including updating relevant plans and submitting to the city, getting approval for said plans, getting a site alteration permit, entering into a site plan agreement with the city, storm sewer connection permit, etc. However, for now you will need to focus on updating the relevant plans and submitting plans that were missing for the parking lot (i.e. landscape plan for the parking lot/church).

3.3 New Services to be installed- Once Eng is ok with our comments do we need any additional permit for this work to commence ? Inspection of services- How will inspection be carried out for this work ?

See Section 3.2 above. What specific comments are you referencing and what work do you want to commence? I will forward this inspection question to Engineering Services and follow-up with you.

3. Comment Reply - Site Plan and Plan of Subdivision hearing will be scheduled sometime in the fall, do we need to have all comments address prior or how much time do we have to address comment prior or after approval ?

The site plan application doesn't require a public meeting.

You will not be getting any approval if you do not address the critical comments and update the plans and reports.

The public meeting will be based on whatever plans have most recently been submitted. We would prefer to receive updated plans for the subdivision alongside a new zoning by-law amendment application at the same time. It will not be productive to receive a rezoning application in the absence of updated subdivision plans and site plan drawings. It is a holistic proposal and must be circulated and considered together. The public meeting will be just an information meeting to present the proposal to the public and obtain public comments, no decisions will be made on the subdivision or zoning amendment application at that meeting. Following the meeting you would continue with submissions and working with staff until we advance a recommendation report – this timeline can vary depending on the outstanding comments on the application and how quickly they can be addressed. However, we recommend you address the comments we provided you as soon as possible. As you know, in Ontario planning applications are to move as quickly as possible. The public meeting The city can only move as quickly as you decide to submit your plans and application. We recommend you talk with your planning consultant about how you are moving forward with these applications.

Please be advised I have copied your other questions from a separate email chain below so all responses are in the same email for ease of reference.

We have gone through the comments and we will like to clarify the following.

1. Please can you confirm that is the application we shall be using ? see attached.

The 2024 application form you had attached is the correct one.

2. Based on application we see fees - Given our changes are minor can you confirm the fees needed for this submission?

The application would be the minor zoning by-law amendment and the fee is \$10,758 and a \$500 review fee payable to the Region of Durham.

3. Date line for Submission - It is recommended this application be heard in fall of 2024 simultaneously with the plan of sub division applications? can you please confirm date line when this has to be submitted to the city ?

Yes, the subdivision and the zoning application would be heard as a singular development proposal at the same meeting. As soon as possible to ensure we can meet the notification guidelines – by the end of July at the absolute latest.

4. Variance in Parking Lot - Once we review our reports and drawings if we have a variance, can we have this added to this same application, which the house variance will be included ?

No construction or additions are proposed for the church property, correct? Given that the site plan application only applies to the parking lot, and the number of spaces provided and the layout meets the requirements of the Zoning By-law, there shouldn't be any need for a variance. However, if you want to fold both the subdivision and the retained church into the single rezoning application, that is possible. But note that you may trigger the rezoning application to become a Major Application due to the combined size being over 1 hectare.

5. Zoning Variance for residential lot to be included in Application.

Below are a list of variances based on the comments.

(a) Required minimum lot area for a single detached dwelling in the R2 zone is 270 sq.m. Variances required listed below:

Lot 1: 253.32 sq.m. Lots 2-7: 255.06 sq.m. Lot 8: 256.75 sq.m.

b) Required minimum rear yard depth for a single detached dwelling in the R2 zone is 7.5m. Variances required listed below:

Lots 1-8: 6.5m - Lots 9 and 10: 6m

c) Maximum permitted lot coverage is 40% for a single detached dwelling or a semi-detached dwelling in the R2 zone. Variances required listed below:

Lot 1: 40.4% - Lots 2-7: 40.1% - Lots 9-10: 46% (depending of the size of the lots)

Yes, these are the required variances I identified through the zoning review of the submitted plans. As noted in the comments, in your next submission please provide clarity on the size of the lots as the numbers appeared inconsistent across different drawings and the site statistics.

Signature on the Application - Given we have the church as owner presently and we have the portion for the development, will the church be signing as owner for this application or can we(sign in the place of the owner to streamline the process),given most of the variances are for the development and once the parking lot is completed this approval will go into Building Permit as so on.

As with the other applications, they will need to sign as the owner, and grant you authorization to act on their behalf on the authorization section of the application form.

Thanks,

Prosper

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