

STATUTORY PUBLIC MEETING

2835731 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE 12-2-0127

827 GORDON STREET

CITY OF OSHAWA

NOVEMBER 04, 2024

WESTON
CONSULTING



PROJECT TIMELINE & STATUS



SUBJECT PROPERTY



Air Photo - Prepared by Weston Consulting

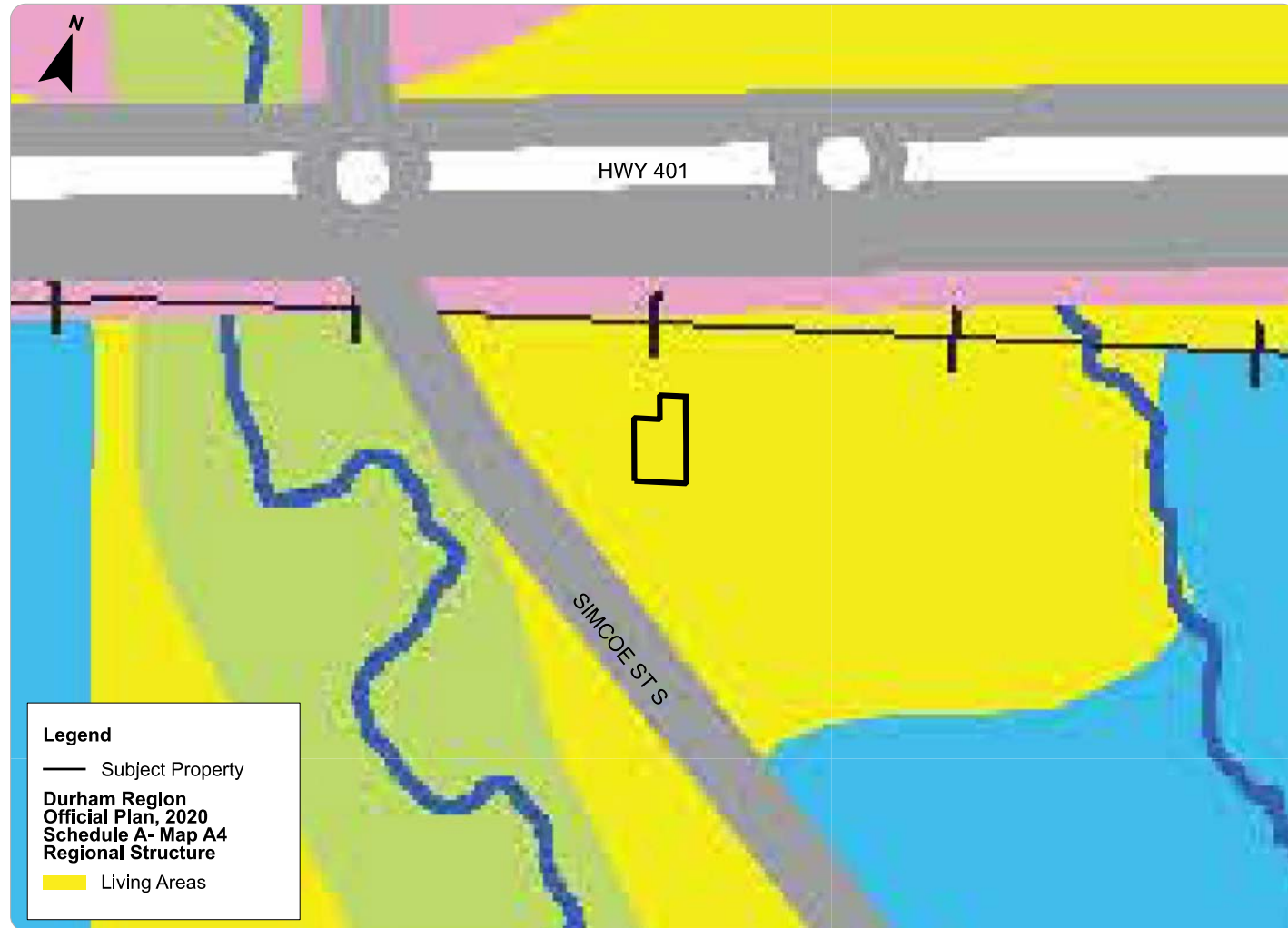
- **Site area:** 1.21 hectares
- **Frontage (approx.):** 112m on Gordon Street & 93m on Wolfe Street
- **Location:** Intersection of Simcoe Street and Wolfe Street

AREA CONTEXT

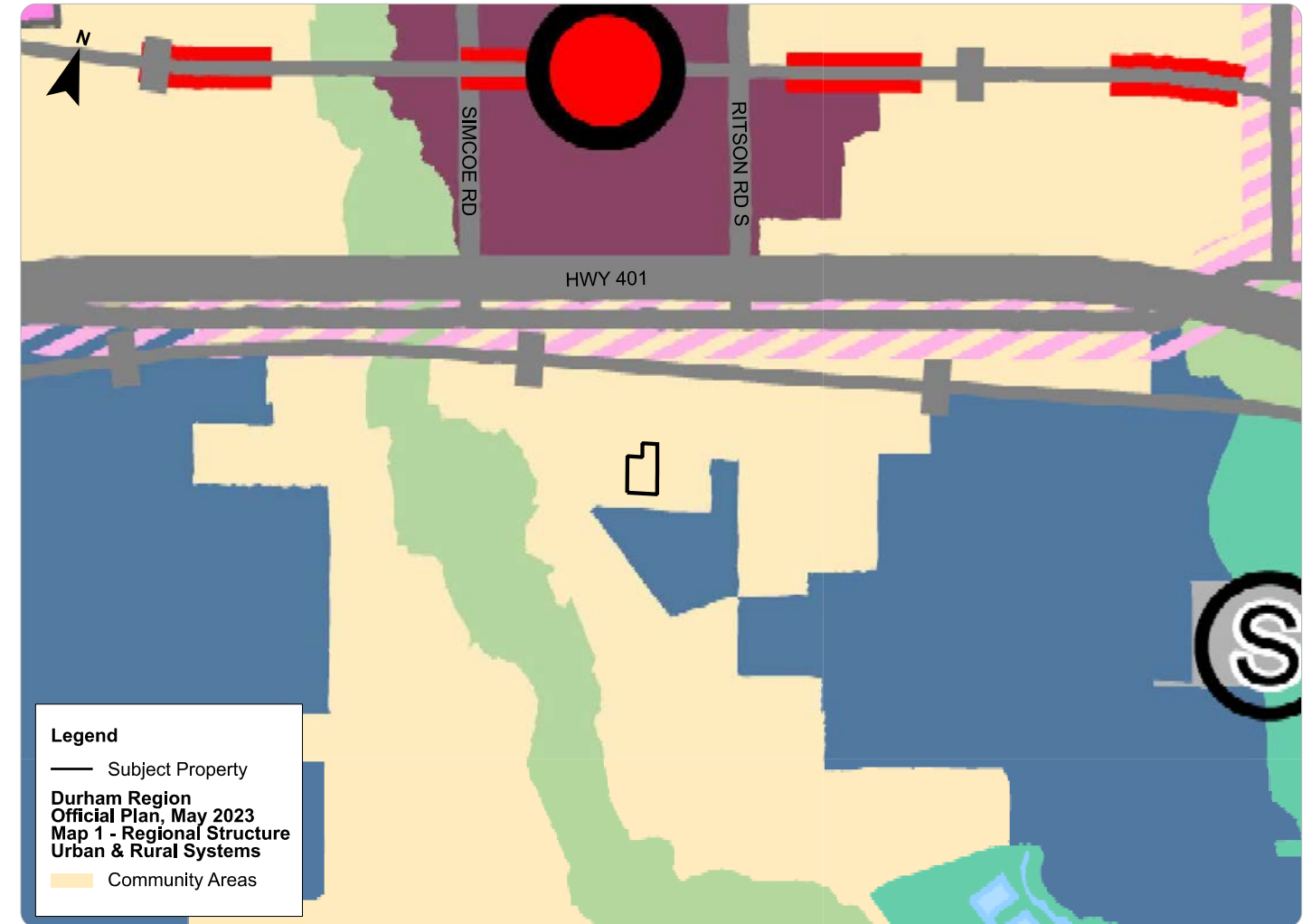


Context Map - Prepared by Weston Consulting

POLICY FRAMEWORK – REGION OF DURHAM

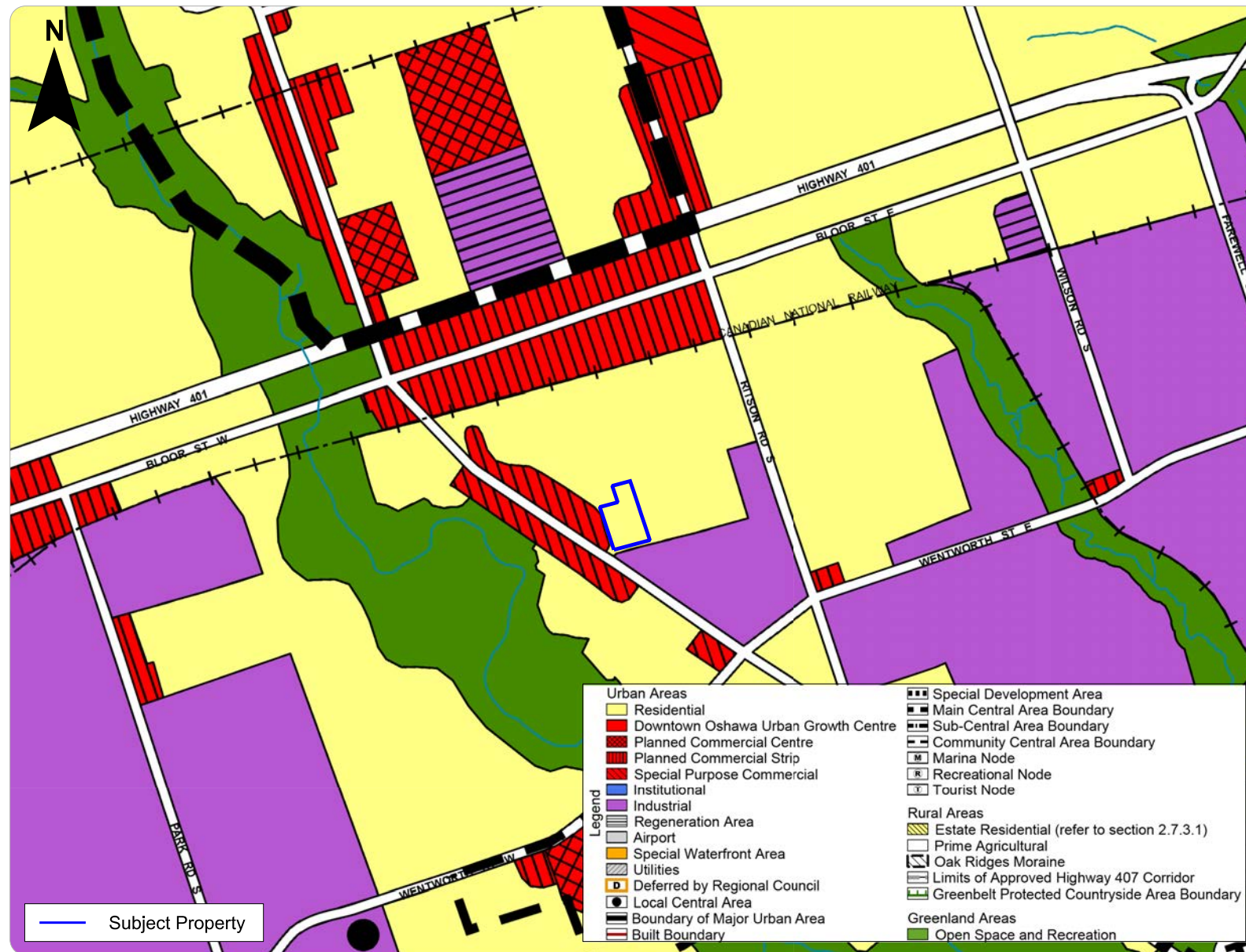


Schedule 'A' - Map 'A4' Regional Structure - Prepared by Weston Consulting



Map 1 - Regional Structure - Urban & Rural System - Prepared by Weston Consulting

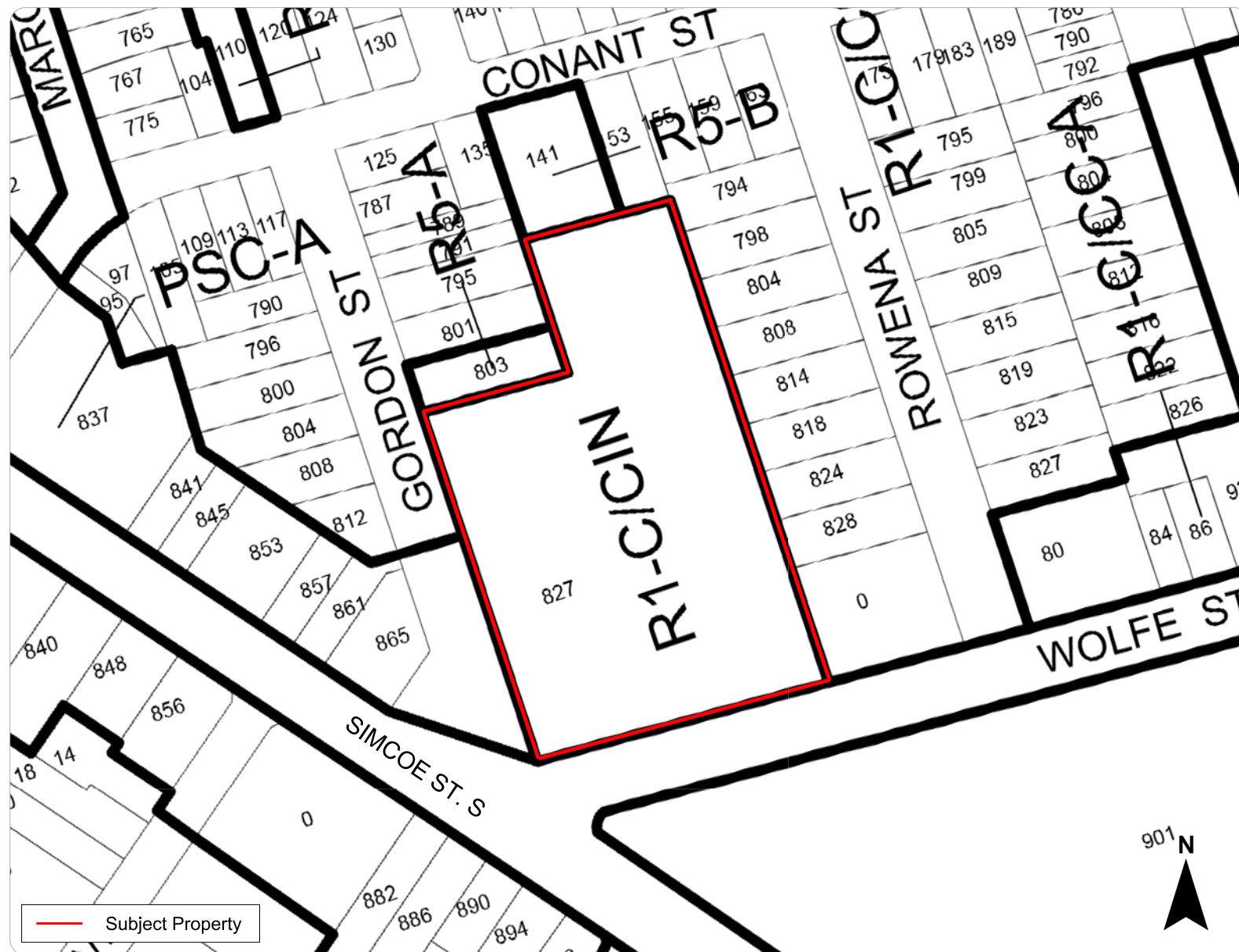
POLICY CONTEXT: CITY OF OSHAWA



Schedule A - Official Plan Designation - Prepared by Weston Consulting

- Residential designation, according to Schedule A of City of Oshawa Official Plan
- City of Oshawa Official Plan encourages residential intensification within the Major Urban Areas, including along Arterial Roads (2.1.5.1).
- Section 6.4 provides policy direction related to *Residential Intensification* and outlines criteria for intensification, including:
 - Ensuring compatibility with the character of the surrounding neighbourhood, minimizing overshadowing and respecting existing scale, massing and height.

POLICY CONTEXT: ZONING BY-LAW 60-94



Zoning By-law 60-49 Schedule A - Map B1 - Prepared by Weston Consulting

- **Current zone:** Residential 1C + Community Institutional Zone (R1-C/CIN)
- Amending to CIN (XX) and Residential Five B (XX)
- To permit stacked and block townhouses with site-specific provisions
- **Site specific provisions for townhouses include:** reduced front yard setback, reduced interior side yard setback, reduced landscaped open space, establish a maximum building height
- Diversify permitted uses for heritage building
- **Site-specific provisions for existing building include:** reduced rear yard setback, reduced landscaped open space, and increase in maximum lot coverage.

PROPOSED DEVELOPMENT - SITE PLAN

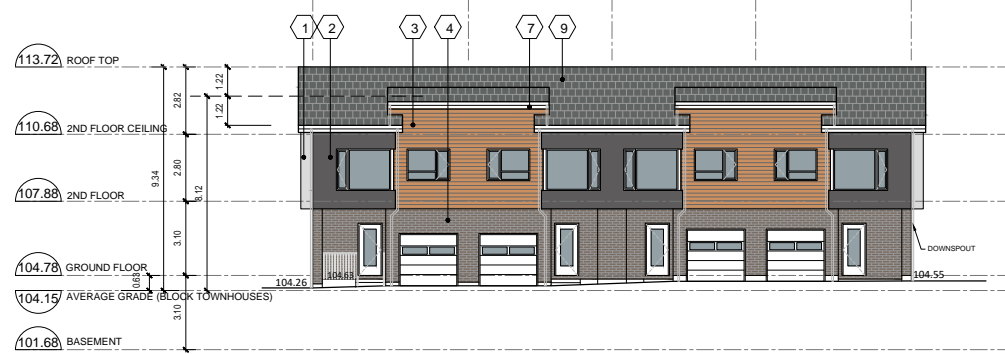


Proposal Statistics:

- **Total Site Area:** 12,050.5 square metres.
- **Total Gross Floor Area:** 8,521.3 square metres
- **FSI (Density):** 0.71
- **Units:** 67 units (63 stacked units + 4 townhouse units)
- **Height:** 2 and 3 Storeys
- **Parking:** 120 spaces plus 25 for existing building

Site Plan Diagram - Prepared by Weston Consulting (Site Plan - Prepared by Icon Architects)

PROPOSED DEVELOPMENT – STREET & STACKED TOWNHOUSE UNITS

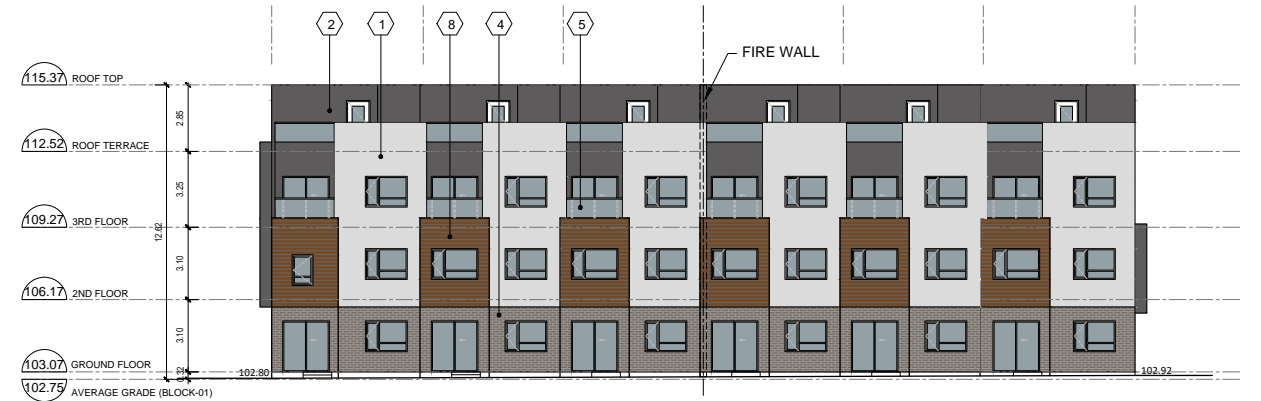


1 EAST ELEVATION - BLOCK TOWNHOUSES
A210 SCALE: 1/150

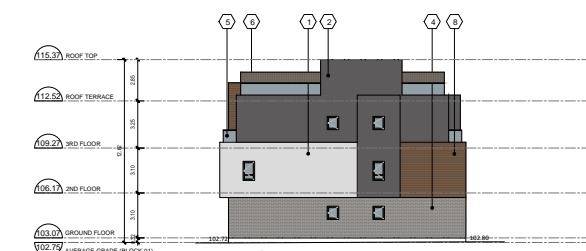


2 WEST ELEVATION - BLOCK TOWNHOUSES
A210 SCALE: 1/150

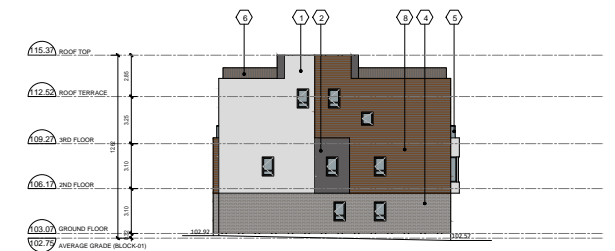
Block Townhouses Elevations - Prepared by Icon Architects



1 EAST ELEVATION - BLOCK-1
A202 SCALE: 1/150



3 SOUTH ELEVATION - BLOCK-1
A202 SCALE: 1/150



4 NORTH ELEVATION - BLOCK-1
A202 SCALE: 1/150

Block 1 Elevations - Prepared by Icon Architects

PROPOSED DEVELOPMENT: LANDSCAPING



- 18 trees to remain on lands
- Approx. 57 deciduous trees proposed as part of Landscape Plan

Landscape Concept Plan - Prepared by Adesso Design Inc.

SUPPORTING STUDIES

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Transportation Impact Study
- Noise Study
- D6 Land Use Compatibility Assessment
- Heritage Impact Assessment
- Phase 1 Environmental Site Assessment

COMMENTS FROM COMMUNITY CONSULTATION MEETING

1. Concerns regarding overall Building Heights

- **Response:** The overall height of Block 4 has been reduced. The height has been revised from three storeys to two storeys.

2. Concerns regarding overall number of units

- **Response:** The overall unit count for the proposed development has been reduced from 75 units to 67 units.

3. Concerns regarding Traffic Congestion

- **Response:** All intersections adjacent to the Subject Lands are expected to operate at acceptable levels of service.

4. Concerns regarding Unit Prices

- **Response:** The proposed townhouses will be sold at market price.

5. Privacy Concerns

- **Response:** The height of Block 4 has been reduced from three storeys to two storeys, The privacy fencing surrounding the proposed development will be increased from 1.5m to 1.8m to ensure additional privacy for residents.

6. Tree Removal

- **Response:** 18 trees are intended for removal, whereas approximately 57 new deciduous trees will be planted as part of the proposed development.

7. Concerns regarding the total proposed amenity area

- **Response:** The proposed development incorporates 150 m² of private amenity space as part of the overall development.

8. Concerns regarding the impacts on the existing Heritage Building

- **Response:** The proposed heritage building will be preserved as part of the development scheme.

Thank You
Comments & Questions?

Kayly Robbins, MPL, MCIP, RPP
Planner

905-738-8080 (ext. 315)
krobbins@westonconsulting.com



From: [Erika Kohek](#)
To: [Felicia Blanchet](#)
Subject: FW: 827 Gordon Street (File 12-2-0127)
Date: Thursday, October 31, 2024 11:33:34 AM
Attachments: [image007.png](#)
[image011.png](#)
[image013.png](#)
[image015.png](#)
[image018.png](#)
[image020.png](#)
[image022.png](#)
[image024.png](#)
[image026.png](#)
[image032.png](#)
[image028.png](#)
[image030.png](#)
[image034.png](#)
[westonlogo_1000x200_528e75a7-52f8-4f7d-abf3-78d024a9965f.png](#)
[2024.10.30_827_Gordon_Street_Presentation_10481_Final_\(Updated\).pdf](#)

Hi Felicia,

Can you please update the presentation with the one attached? The applicant advised they found an error and corrected it.

Thank you,

Erika

From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Thursday, October 31, 2024 11:17 AM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Erika, sincerest apologies – I found an error in the presentation, specifically on the zoning slide regarding the proposed zoning. Is there an opportunity to replace the previous presentation sent with the attached?

Also, are you able to advise if you have received any department / agency comments on the application and if so, are you able to circulate those?

Thanks!

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: October 31, 2024 9:08 AM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Thanks Erika – happy Halloween to you as well!

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: October 31, 2024 9:07 AM
To: Kayly Robbins <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Good Morning,

Thank you for completing the edits so quickly, Clerks has given us the green light on the presentation. See you Monday evening and happy Halloween!

Thank you,

Erika

From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Thursday, October 31, 2024 8:57 AM
To: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Erika,

Please find attached the updated presentation – let us know if you have any further comments.

Thank you.

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: October 30, 2024 4:42 PM
To: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Erika, we are working on these updates and will have the presentation over to you tomorrow morning. Thank you

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: October 30, 2024 9:38 AM
To: James Todd <jtodd@westonconsulting.com>; Kayly Robbins <krobbins@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi James,

I believe so, but you should also be able to run the accessibility checker in Adobe to confirm. I have a "Tab Order" fail on my run of the presentation with checker as well.

Thank you,

Erika

From: James Todd <jtodd@westonconsulting.com>
Sent: Wednesday, October 30, 2024 9:36 AM
To: Erika Kohek <EKohek@oshawa.ca>; Kayly Robbins <krobbins@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Erika,

Just to confirm, is the alternative text for the figures the only flagged issue?

Thanks,

JAMES TODD
PLANNER

OFFICE 905.738.8080 X345
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: Wednesday, October 30, 2024 9:24 AM
To: Kayly Robbins <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>
Subject: FW: 827 Gordon Street (File 12-2-0127)
Importance: High

Good Morning,

Please be advised that the attached presentation failed the accessibility checker in adobe and alternative text is required to be added to all the figures in the slides.

Please make the necessary changes and resubmit at your earliest convenience.

Thank you,

Erika

From: Felicia Bianchet <FBianchet@oshawa.ca>
Sent: Wednesday, October 30, 2024 9:21 AM
To: Erika Kohek <EKohek@oshawa.ca>
Subject: FW: 827 Gordon Street (File 12-2-0127)

Good morning;

Please advise the applicant that the attached presentation needs to be provided in an accessible PDF format. There are 20 figures that are failing alternate text.

Thank you,

Felicia Bianchet, Council and Committee Coordinator | City of Oshawa
905-436-3311 ext. 2212 | 1-800-667-4292
FBianchet@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 Saagiig 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: Erika Kohek <EKohek@oshawa.ca>
Sent: Wednesday, October 30, 2024 8:51 AM
To: Felicia Bianchet <FBianchet@oshawa.ca>
Subject: FW: 827 Gordon Street (File 12-2-0127)

Hi Felicia,

Please see the attached presentation provided by the applicant. Kayly Robbins of Weston Consulting will be presenting.

Thank you,

Erika

From: James Todd <jtodd@westonconsulting.com>
Sent: Tuesday, October 29, 2024 2:54 PM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>; Kayly Robbins <krobbins@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Good afternoon Erika,

Please find attached our presentation for 827 Gordon Street, ahead of the Statutory Public Meeting on Monday, November 4th.

Kayly will be presenting.

Please let us know if you require anything else prior to the meeting.

Thank you,

JAMES TODD
PLANNER

OFFICE 905.738.8080 X345
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: Monday, October 28, 2024 2:57 PM
To: Kayly Robbins <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Perfect, thank you!

From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Monday, October 28, 2024 2:55 PM
To: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Erika, no worries – you emailed us requesting the draft presentation to you by October 29th. We will send you the presentation for your comment by EOD tomorrow. I will confirm the names tomorrow. Thank you!

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: October 28, 2024 2:53 PM
To: Kayly Robbins <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi Kayly,

I am so sorry, my response was sitting in my drafts folder. Presentations are due by November 1 at 4:00pm to Clerks.

Can you please also confirm who will be at the meeting presenting? I need to provide the name(s) to Clerks for the Chair's notes.

Thank you,

Erika

From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Tuesday, October 22, 2024 1:59 PM
To: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>; David Sappleton <DSappleton@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Thanks for confirming Erika. Are you able to confirm when the presentation is required by clerks for the Public Meeting?

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: October 21, 2024 1:39 PM
To: James Todd <jtodd@westonconsulting.com>; David Sappleton <DSappleton@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>; Kayly Robbins <krobbins@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Good Afternoon,

The signed form and photos were received.

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: James Todd <jtodd@westonconsulting.com>
Sent: Tuesday, October 15, 2024 12:05 PM
To: David Sappleton <DSappleton@oshawa.ca>; Erika Kohek <EKohek@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>; Kayly Robbins <krobbins@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)
Importance: High

Good afternoon David and Erika,

Please see attached for your confirmation the planning notification signs, which were installed on Friday, October 11th. Also attached is the authorization form.

Please confirm receipt of this email.

Thank you,

JAMES TODD
PLANNER

OFFICE 905.738.8080 X345
WWW.WESTONCONSULTING.COM



From: David Sappleton <DSappleton@oshawa.ca>
Sent: Wednesday, October 2, 2024 1:12 PM

To: Kayly Robbins <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>
Cc: 'herbert chen' <mldchca@126.com>; Erika Kohek <EKohek@oshawa.ca>
Subject: RE: 827 Gordon Street (File 12-2-0127)
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.

If you have any questions please let me know.

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 Saagiig 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: Tuesday, October 1, 2024 8:38 AM
To: 'Kayly Robbins' <krobbins@westonconsulting.com>; James Todd <jtodd@westonconsulting.com>; Erika Kohek <EKohek@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi
Thank you for the response.
Correct, it is a background report.

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: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Monday, September 30, 2024 8:58 PM
To: David Sappleton <DSappleton@oshawa.ca>; James Todd <jtodd@westonconsulting.com>; Erika Kohek <EKohek@oshawa.ca>
Cc: 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

Hi David,

Apologies for the delay in my response. Thanks for bringing this item to our attention. I agree that we do not need to pursue any reduction in the required parking, apologies for this mix-up.

We can proceed with removing this as a requested special provision with the zoning application.

We will prepare a presentation for the meeting and we will be sure the sign is posted as soon as possible (once the details are provided). To confirm the city's process, your report is a background report and not a recommendation report, correct?

Thank you.

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM

From: David Sappleton <DSappleton@oshawa.ca>
Sent: September 25, 2024 1:44 PM
To: James Todd <jtodd@westonconsulting.com>; Erika Kohek <EKohek@oshawa.ca>
Cc: Kayly Robbins <krobbins@westonconsulting.com>; 'herbert chen' <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127)

James, Kayly,

I'm not sure if Erika mentioned, but we'll be targeting a public meeting to be held November 4, 2024 with the Economic and Development Services Committee at 6:30pm (or shortly thereafter any other applications on that agenda).

You'll be expected to give a presentation at that meeting and answer any questions from the committee.

Notice of the public meeting will be sent out October 10. We'll send you info next week about the signs that need to be posted **by October 15**.

We're working on the staff report and have a quick question.

For condominium block townhouse the City's zoning requires 1.65 spaces per unit plus 0.35/unit for visitors (2/unit). Your requested zoning asks for 2 per unit plus 0.3 per unit for visitors (2.3/unit). However, the site plan stats indicate you're providing 2 per unit plus 0.35 per unit for visitors (2.35/unit). (a) why are you proposing a reduction in the visitor parking for block townhouses if you're providing sufficient parking to comply with the zoning by-law (you're actually providing 2 when 1 is required for 4 block towns)?, and (b) What is the reason for the discrepancy between your draft zoning request and the site plan? What is it you're asking for? And what do we include in our public meeting notice and staff report to advise Committee and the public?

The City's zoning requires 1.75 spaces per unit for condo stacked townhouses (1.45 + 0.3 for visitors). Your draft zoning requests a parking rate for the stacked townhouses of 1.4 spaces per unit plus 0.3 per unit for visitors (1.7/unit). For the stacked towns this would produce a requirement for 107 spaces (1.7 x 63). However, the site plan stats indicate you're providing 1.44/unit plus 0.3/unit for visitors (1.74/unit) or 110 spaces. What is the reason for the discrepancy? What is it you're asking for? And what do we include in our public meeting notice and staff report to advise Committee and the public?

Your draft by-law would suggest you're only providing 117 parking spaces whereas the site plan shows 120. What is the discrepancy? Given the site plan shows you are exceeding the parking requirement for stacked towns and block townhouses, and given that both 1.74/unit and 1.75/unit both equal 110 spaces for the stacked towns, and given that you're exceeding the block townhouse requirement, I would recommend that you not pursue any parking reduction for the stacked townhouses.

	ZBL	Requested zoning	Site Plan
Block towns	1.65/unit (7)	2.0/unit (8)	2.0/unit (8)
Block towns visitor	0.35/unit (1.4 = 1)	0.3/unit (1.2 = 1)	0.5/unit (2) (4÷2 = 0.5)
Stacked towns	1.45/unit (91)	1.4/unit (88)	1.44/unit (91) (same as 1.45/unit = 91)
Stacked towns visitor	0.3/unit (19)	0.3/unit (19)	0.3/unit (19)

I'd appreciate your commentary as soon as possible. thanks.

10.3.XX (4) Notwithstanding Article 39.3.1 and Table 39.3B, a minimum number of parking spaces of 1.4 spaces per dwelling unit plus 0.3 per dwelling unit for visitors for apartment building (stacked townhouses shall be provided.

10.3.XX (5) Notwithstanding Article 39.3.1 and Table 39.3B, a minimum number of parking spaces of 2.00 per dwelling unit and 0.3 per dwelling unit for visitors for block townhouses shall be provided.

PROVIDED PARKING FOR STACKED TOWNHOUSES & TOWNHOUSES

	UNITS	RATIO	PARKING PROVIDED
STACKED TOWN HOUSES	63	1.44	91
VISITOR	63	0.30	19
Townhouses	4	2.00	8
Townhouses Visitors	4	0.35	2
TOTAL			120

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: David Sappleton
Sent: Wednesday, September 11, 2024 4:36 PM
To: 'James Todd' <jtodd@westonconsulting.com>; Erika Kohek <EKohek@oshawa.ca>
Cc: Kayly Robbins <krobbins@westonconsulting.com>; herbert chen <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi James,
 As long as (a) as long as the Region accepts e-transfer payment, and (b) they confirm for us they received the payment. We usually take a cheque (made out to the Region) then forward on to the Region.

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: James Todd <jtodd@westonconsulting.com>
Sent: Wednesday, September 11, 2024 4:30 PM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>; Kayly Robbins <krobbins@westonconsulting.com>; herbert chen <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Good afternoon Erika,

We will provide the Regional fee as soon as possible. From my understanding, the Regional fee was never confirmed, but we will provide it to you as soon as possible.

Regarding the fee payment, can you deem the payment acceptable if we e-transfer directly to the Region? Or do you need the physical cheque?

Kindly confirm.

Thank you,

JAMES TODD
 PLANNER

OFFICE 905.738.8080 X345
WWW.WESTONCONSULTING.COM



From: Erika Kohek <EKohek@oshawa.ca>
Sent: Wednesday, September 11, 2024 3:59 PM
To: James Todd <jtodd@westonconsulting.com>
Cc: David Sappleton <DSappleton@oshawa.ca>; Kayly Robbins <krobbins@westonconsulting.com>; herbert chen <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Good Afternoon James,

I was just reviewing the submitted hard copy materials with David and we noted there was no review fee provided for the Region of Durham. The Regional review fee of \$1,500 must be provided to deem the application complete.

If you have further questions please let us 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: James Todd <jtodd@westonconsulting.com>
Sent: Tuesday, September 3, 2024 4:30 PM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: David Sappleton <DSappleton@oshawa.ca>; Kayly Robbins <krobbins@westonconsulting.com>; herbert chen <mldchca@126.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Good afternoon Erika,

Please find in this link the submission materials for 827 Gordon Street. Contained in [this link](#) are the following submission materials:

1. ZBA Application form
2. Draft Zoning By-law Amendment
3. Planning Justification Report (Public Consultation Strategy included and responses to public comments included)
4. Site Plan Package (Site Plan, Elevations, Floor Plans included)
5. Landscape Plans and Details (includes Tree Protection Plan)
6. Surveyor's Real Property Report
7. Functional Servicing and Stormwater Management Report
8. Civil Engineering Drawings
9. Geotechnical Study
10. Reliance Letter for Geotechnical Study
11. Transportation Addendum Letter
12. Noise Impact Addendum
13. D-6 Land Use Compatibility/Air Quality Assessment (including Peer Review Response Letter)
14. Heritage Impact Assessment
15. Phase 1 Environmental Site Assessment
16. Reliance Letter for Phase 1 ESA
17. Phase 1 ESA Certificate of Insurance
18. Comment Response Matrix

We will be providing four physical copies of all of the items above and 15 copies of the site plan to the City this week, along with the required fees.

Please let me know if you have any questions.

Thank you,

JAMES TODD
PLANNER

OFFICE 905.738.8080 X345
WWW.WESTONCONSULTING.COM



From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Wednesday, August 21, 2024 2:32 PM

To: Erika Kohek <EKohek@oshawa.ca>
Cc: James Todd <jtodd@westonconsulting.com>
Subject: Re: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi Erika,

Very timely email. We hope this week, but may be early next.

Thank you

Sent from my iPhone

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



PLEASE BE ADVISED THAT SUMMER HOURS (OFFICE CLOSURE AT 1PM ON FRIDAYS) ARE IN EFFECT JULY 5th - AUGUST 30th

On Aug 21, 2024, at 2:16 PM, Erika Kohek <EKohek@oshawa.ca> wrote:

Hi Kayly,

I hope this email finds you well. I thought I would check in and see what your timeline will be for your upcoming submission for this file?

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: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Wednesday, July 24, 2024 4:34 PM
To: Erika Kohek <EKohek@oshawa.ca>
Cc: James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi Erika,

Thank you for the information. We hope to submit in the next couple weeks.

Kayly

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

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PLEASE BE ADVISED THAT SUMMER HOURS (OFFICE CLOSURE AT 1PM ON FRIDAYS) ARE IN EFFECT JULY 5th - AUGUST 30th

From: Erika Kohek <EKohek@oshawa.ca>

Sent: July 24, 2024 3:56 PM
To: Kayly Robbins <krobbins@westonconsulting.com>
Cc: James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi Kayly,

Thank you for your stage 3 submission.

The applicable fee for the City application fee is \$10,600.

The CLOCA fee is **\$5715.00** for the zoning application.

Please provide 15 hard copies of the site plan and 4 hard copies of everything else, and 1 digital copy of everything.

The landscape plan and details can be submitted with this application or deferred to the Site Plan application.

If you have any further questions please let me know otherwise I look forward to receiving your submission.

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: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Monday, July 15, 2024 10:48 AM
To: David Sappleton <DSappleton@oshawa.ca>
Cc: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi David and Erika,

I hope you both had a nice weekend. We have submitted the Stage 3 Pre-Consultation checklist with a cover letter for your review and confirmation. The team is currently working towards making the formal 1st ZBA Submission coming in the next 2-3 weeks.

Thank you and looking forward to moving this project along with you both.

Kayly

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

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PLEASE BE ADVISED THAT SUMMER HOURS (OFFICE CLOSURE AT 1PM ON FRIDAYS) ARE IN EFFECT JULY 5th - AUGUST 30th

From: David Sappleton <DSappleton@oshawa.ca>
Sent: June 18, 2024 10:32 AM
To: Kayly Robbins <krobbins@westonconsulting.com>
Cc: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>

Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi

See responses in red below.

The checklist is really about communication. The point of the checklist is to (a) serve as a checklist for your team to prepare a complete application submission, and (b) confirm that you will be submitting or are submitting the materials that were requested. I appreciate you may not have the details yet, but the point is that it sounds like you plan on submitting them. If not, then that's the point of the checklist, to initiate discussion on what you feel you won't be submitting for whatever reason. We exist in a hyper sensitive planning regime where applicants and approval authorities need to move as quickly as possible, and key to that is communication. We developed this checklist to give all applicants the ability to communicate their intentions.

Same with the fees, we just want to make sure the right fees are being submitted and we and you are not wasting time after the submission re-calculating fees and chasing down cheques. Happens all too often. You don't need the cheque in hand, but of course we calculate the fees.

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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The City of Oshawa is situated on lands and waters within the Williams Treaties Territory, home to seven First Nation communities of the Michi Saagiig 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: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Tuesday, June 18, 2024 9:06 AM
To: David Sappleton <DSappleton@oshawa.ca>
Cc: Erika Kohek <EKohek@oshawa.ca>; James Todd <jtodd@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi David,

Thanks – we will fill out the form. I am a bit confused with this checklist, it says "Timing of Submission" which would be when all the documents are ready **Timing of Submission is us telling you when that document is required to be submitted to the City.** and for the "Name, Author and Date of Document" the date of the document, will likely be the date we submit the formal ZBA application. We would like to submit and confirm this checklist now, but I don't have the dates of all the final reports? **Ok submit it as-is with the info you have for confirmation. When you submit the actual application please include the full info about the name, date and author of the report.**

What is the expectation for the Comments section? **It's a space for you to add any context, if necessary. For example: "Parking study contained within traffic impact study", or "Calcium carbonate assessment contained within geotechnical report", or "We do not agree this is required yada yada yada ..."**

We are working on updating and preparing all the required materials for the submission, but I cannot submit this checklist until all the reports are done to include the date?

If you can clarify, that would be appreciated.

Thank you

KAYLY ROBBINS, MPL, MCIP, RPP
SENIOR PLANNER
SHE/HER

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM

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From: David Sappleton <DSappleton@oshawa.ca>
Sent: June 13, 2024 3:33 PM
To: James Todd <jtodd@westonconsulting.com>; Erika Kohek <EKohek@oshawa.ca>
Cc: herbert chen <mldchca@126.com>; Kayly Robbins <krobbins@westonconsulting.com>; Josh Jeyamohan <jjeyamohan@westonconsulting.com>
Subject: RE: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Hi James,

Stage 3 is basically just confirming the fees and the materials you're submitting. It is not a submission or discussion or meeting on the proposal. Whether you call it pre-consultation or not, it is still best practice, so that your client's application(s) can hit the ground running once submitted. We would ask you to fill out the pre-consultation checklist that we provided you for the type of application you're submitting.

Let me know if that helps. Thanks

David Sappleton, Manager, Development Planning | City of
Oshawa
905-436-3311 ext. 2426 | 1-800-667-4292
DSappleton@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."

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The City of Oshawa is situated on lands and waters within the Williams Treaties Territory, home to seven First Nation communities of the Michi Saagiig 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: James Todd <jtodd@westonconsulting.com>
Sent: Thursday, June 13, 2024 2:52 PM
To: Erika Kohek <EKohek@oshawa.ca>; David Sappleton <DSappleton@oshawa.ca>
Cc: herbert chen <mldchca@126.com>; Kayly Robbins <krobbins@westonconsulting.com>; Josh Jeyamohan <jjeyamohan@westonconsulting.com>
Subject: 827 Gordon Street (File 12-2-0127) - PAC Submission, Bill 185 Implications

Good Afternoon Erika,

I hope you're doing well. I just wanted to inquire about any potential changes to the City's PAC submission process, in light of Bill 185, specifically concerning 827 Gordon Street (File 12-2-0127). As you may remember, our last submission was the Stage 2 Technical Stream submission in August 2023.

Based on Bill 185's implication for PAC meetings, are we to proceed with a submission to Phase 3, or is the City creating a new process?

Please let me know if you have any questions.

Thank you,

JAMES TODD
PLANNER

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