

February 28, 2025

MGP File: 17-2613

Economic and Development Services Committee
Oshawa City Hall
50 Centre Street South
Oshawa, ON L1H 3Z7

via email: clerks@oshawa.ca

Dear Mayor and Members of Council:

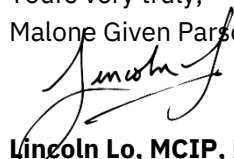
**RE: Economic and Development Services Committee, March 3, 2025
Preliminary Comments on Proposed City-initiated Amendments to the Oshawa
Official Plan and Zoning By-law 60-94 to Implement Protected Major Transit
Station Areas (Report No. ED-25-30)
555 Simcoe Street South, Oshawa, ON
Triple Properties (555) Inc.**

Malone Given Parsons Ltd. is the planning consultant for Triple Properties (555) Inc. ("Triple"), the owner of approximately 2.9 hectares (7.2 acres) of land, located at the southeast corner of Simcoe Street South and First Avenue and municipally known as 555 Simcoe Street South in the City of Oshawa (the "Subject Lands"). The Subject Lands are bounded by Albert Street to the east, First Avenue to the north and are located within the Central Oshawa Protected Major Transit Station Area ("PMTSA"). On behalf of Triple, we have reviewed the staff report and the Draft Official Plan and Zoning By-law Amendments.

We note that since the submission of our previous comments on behalf of Triple, staff have revised the land use plan to reflect most of our comments. We would like to thank City staff on their hard work in preparing the Draft Amendments and for considering our comments as part of this latest draft. We are continuing our review of the City-initiated amendments and will reach out to staff should we have comments, however we note that we are generally in support of the policy direction that has been proposed for this PMTSA. We will continue to monitor the process especially as it relates to Triple's development plans and look forward to working with staff where appropriate. We ask that we remain on the City's notification list to keep apprised of any changes to the proposed City-initiated amendments.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,
Malone Given Parsons Ltd.



Lincoln Lo, MCIP, RPP, PLE
Principal