

**From:** D. D. <M.F.I.P.P.A. Sec 14(1)>

**Sent:** Thursday, May 29, 2025 2:51 PM

**To:** clerks <[clerks@oshawa.ca](mailto:clerks@oshawa.ca)>

**Subject:** Fwd: Objection to Proposed Development at 374 Farewell Street – Files A-2025-39, Z-2024-09, S-O-2024-01

Dear Committee of Adjustment and Ms. Erika Kohek,

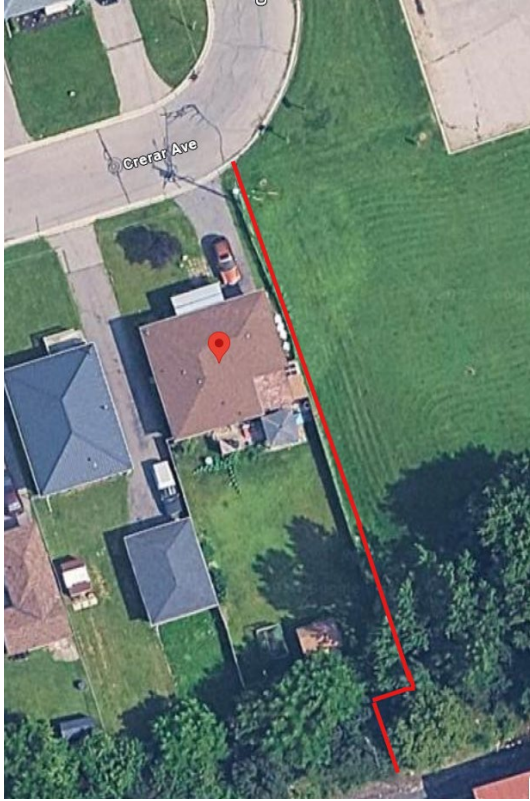
I am writing as a nearby homeowner regarding the proposed development and minor variance applications at 374 Farewell Street (Files A-2025-39, Z-2024-09, and S-O-2024-01). I have several concerns about the impact these changes will have on my property and the surrounding neighbourhood.

### **1. Loss of Corner Lot Status**

My home currently sits as a corner lot on Crerar Avenue — a key feature that influenced my decision to purchase the property. The new proposed dwellings would eliminate this corner status, significantly affecting my home's market value, privacy, and appeal. Corner lots are typically valued higher due to increased light, openness, and lot configuration — all of which would be lost with this proposed subdivision.

### **2. Established Pedestrian Pathway**

There is an informal but widely-used pedestrian pathway that runs beside my property and leads toward the nearby CP Rail corridor. This path is used by local residents and possibly rail personnel. The proposed construction would appear to block or remove this pathway, which would restrict safe and familiar access, disrupting the current flow of foot traffic in the community.



### **3. Mismatch in Building Type and Neighbourhood Character**

All existing homes on Crerar Avenue are single-storey bungalows. Based on the request for increased lot coverage and reduced setbacks, it is likely that the proposed single and semi-detached dwellings may be two-storey homes. This would be visually inconsistent with the surrounding neighbourhood and could negatively impact both privacy and property values. Maintaining a cohesive streetscape is important to preserving the character and comfort of long-standing residents.

In light of these concerns, I respectfully ask the Committee and Planning Department to reconsider or revise the development plan so that it aligns more closely with the existing layout, community usage, and architectural character of the area.

Thank you for taking the time to consider my input. Please let me know if additional documentation or images would help clarify my concerns.

Sincerely,

Dilord Diza

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