

From: andersonhouse M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 2:11 PM
To: clerks <clerks@oshawa.ca>; Mayor@Oshawa.ca; * Council <council@oshawa.ca>
Subject: Columbus Part 11 Plan

Good Afternoon

I am writing to you to share my concerns about the proposed Columbus Part 11 plan.

I am extremely concerned about the future of Columbus and its residents. The plan needs to insure that the residents of Columbus, now and in the future maintain the life style they are accustomed too! It is inevitable that progress must happen, but at what cost?

The way the plan sits now will definitely take Columbus off the map!

A group of residents have been working all summer to come up with solutions to the plan that would make it fair to the residents and the developers.

One of our suggestions is to go ahead with our Heritage Study as promised before the last budget. The City has indicated it will do the study after the Columbus Part 11 :has been completed, but that will be useless at that time. We need the study to get their input on how we can successfully create a Heritage district that the Citizens of Oshawa and Columbus would be extremely proud of?

It won't happen overnight, but if the stage is set properly now, our little village can become a unique place to visit and do business!

It is our impression that Columbus and Simcoe street are both slated to be widen. After discussion with planners, it seems this may not be the case which I hope is true. Any widening of either street will definitely do irreparable damage to our Village. Many of our Heritage homes would be wiped out.

It is important that a ring road be created to divert traffic away from our historic village.

There is also concern about the natural heritage of our area and that you need to ensure that everything possible be done to protect the wildlife and green space.

The very most important issue that I am extremely concerned about, is our water. With a project of this size, it is inevitable that anyone with a dug well will be left high and dry and those with drilled wells will eventually have problems too!

To build this magnitude of homes around us and wait to see if the wells run dry, if not acceptable. The wells will dry up !!! I am aware that the Region has a policy in place that they will cover the cost of hooking up to City water if it is proven that the

construction caused the problem which could take years to resolve, especially if it is an entire community without water!

I have priced the development fees to have my home connected to water and sewer at today's rates at almost \$80,000.00 which is outrageous to say the least! Many of us will have to remortgage.

It seems to me that the village of Columbus residents are getting the very short end of the stick. We will be living in a construction zone for years, with water and sewer issues, traffic, safety issues, and to add the situation, financial problems!!

It would be appropriate that the region and the developers be made accountable and make sure that all of the residents of Columbus are hooked up to water and sewer (if they want it) before construction begins and to cover all costs.

Thanks you in advance for you help in this matter.

Sincerely

Elizabeth Anderson

M.F.I.P.P.A. Sec 14 (1)

Oshawa, ON M.F.I.P.P.A. Sec 14 (1)

M.F.I.P.P.A. Sec 14 (1)

From: Bonnie Lane-Heer M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 11:49 AM
To: clerks <clerks@oshawa.ca>; * Council <council@oshawa.ca>; Mayor@Oshawa.ca
Cc: M.F.I.P.P.A. Sec 14 (1)
Subject: Re: Oct 2nd Council meeting, agenda item #ED-23-117

Wednesday, September 27, 2023

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

I am writing to share my concerns about the Proposed Columbus Part II Plan, item ED-23-117.

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern. The Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.)
4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the Part II Plan is passed. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus, most value. This includes a commitment from the City and the Region to

maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that we have been heard, as our concerns still have not been appropriately addressed in the Plan.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Columbus, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community. If you share my concerns, I remain hopeful that as my elected representative, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,
Residents of M.F.I.P.P.A. Sec 14 (1), Oshawa since 2001
Bonnie Lane-Heer
Rob Heer
Gerda Heer
Matthew Heer
Andrew Heer
Shawn Heer

From: Heather Vaters M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 11:17 AM
To: Mayor@Oshawa.ca
Cc: clerks <clerks@oshawa.ca>; Laura Moebis <LMoebis@oshawa.ca>; * Council <council@oshawa.ca>
Subject: Columbus Part II Plan

Wednesday, September 27, 2023

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

I am writing to share my concerns about the Proposed Columbus Part II Plan, item ED-23-117.

Please see my comments below underlined in red, and Laura Moebis responses highlighted in yellow.

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern. The Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.)
4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the

Part II Plan is passed. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus, most value. This includes a commitment from the City and the Region to maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that we have been heard, as our concerns still have not been appropriately addressed in the Plan.

In addition to the above, please see my comments sent to Laura Moeb on November 11th 2021 regarding the Columbus online meeting on October 28th 2021, which did not achieve any meaningful communication, given the "communications, connections, and internet services" are substandard in Columbus, and as expected, failed.

Our point in the original email we sent had less to do with being afforded advance notice of the P.I.C presentation, or the opportunity to call-in, but rather, the meeting itself was ineffectual in producing the desired outcome of meaningful open communication with attendees. Clearly, everyone is aware, as mentioned above, the internet broadband challenges that exist.

The phone in option had its own challenges with mute buttons and the like preventing proper connections to the meeting. As far as staff in attendance, it would have been beneficial to include a slide/graphic at the start of the presentation to clarify the members of staff attending and what their roles/limitations are with respect to actual changes/objections to the Columbus area plan.

Laura's response;

Section 17 (Sub-section 15) of the Planning Act (which provides direction on consultation and public meetings in the context of Approvals for Official Plans) states that:

(15) In the course of the preparation of a plan, the council shall ensure that,

(a) the appropriate approval authority is consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material, even if the plan is exempt from approval;

(b) the prescribed public bodies are consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;

(c) adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and

(d) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).

While we appreciate you sending Section 17 and Subsection 15 of the Planning Act for reference, it does manage to avoid including any concessions due to a Global pandemic (We are fairly confident this act was created prior). Under normal circumstances, the meeting would have been publicly attended in person. We have all been asked to make concessions as a result of the pandemic, but none are being extended here for the residents to have a properly communicated discussion?

The last point under sub-section (d) references the requirement for one public meeting to give the public an opportunity to comment on the Part II Plan.

While I appreciate that sections 17 and subsections 15 of the planning act were followed as part of the due diligence, it matters not if we couldn't achieve the spirit of what subsection (d) of the Act has intended. Adding insult to injury, there are no delegations permitted at the October 2nd meeting, which ultimately stonewalls any efforts by Columbus residents to be heard by Council, period! It certainly begs the question why the City is not interested in any type of collaboration with the citizens and taxpayers of Columbus, and who may benefit as a result? Our elected officials have an opportunity with this plan to protect the heritage of Columbus and provide a legacy for the future of the community and the City of Oshawa. It will be interesting to see what they do with this very important opportunity.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Columbus, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community.

If you share my concerns, I remain hopeful that as my elected representative, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,

Heather Vaters
Columbus Resident

From: Dawn Squires M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 9:11 PM
To: clerks <clerks@oshawa.ca>
Cc: Laura Moebs <LMoebs@oshawa.ca>
Subject: Columbus part II plan Columbus

Wednesday, September 27, 2023

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

I am writing to share my concerns about the Proposed Columbus Part II Plan, item ED-23-117.

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern. The Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.)
4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the Part II Plan is passed. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus, most value. This includes a commitment from the City and the Region to maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that we have been heard, as our concerns still have not been appropriately addressed in the Plan.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Columbus, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community.

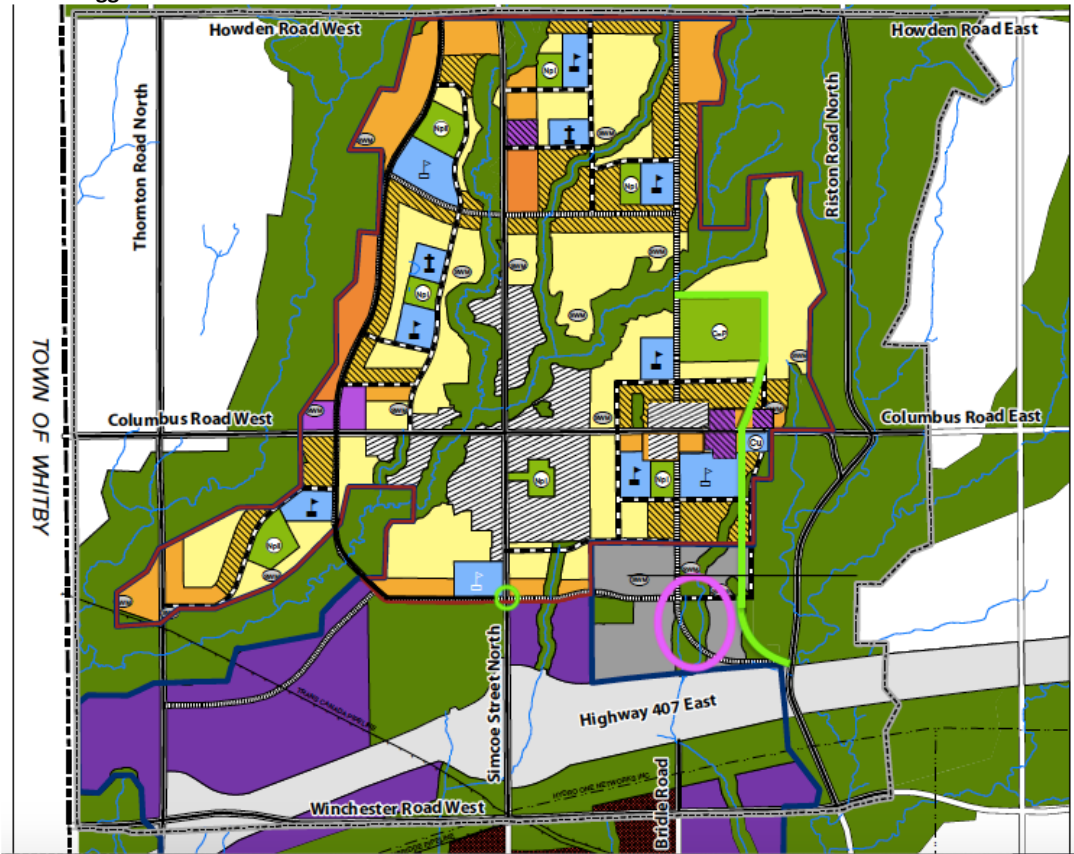
If you share my concerns, I remain hopeful that as my elected representative, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,

Dawn & David Squires

Suggested Amendments to Columbus Part II Plan



**Schedule 'A'
Columbus Land Use
and Road Plan**
Part II Plan for the
Columbus Planning Area

0 105 210 420 630 840
Meters

May 2023
Economic and
Development Services
Department

| Residential | Community Use |
|---|----------------------------------|
| Columbus Special Policy Area | Community Use |
| Low Density Residential | Public Elementary School |
| Medium Density I Residential | Separate Elementary School |
| Medium Density II Residential | Public Secondary School |
| High Density I Residential | French Public Secondary School |
| Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan | Transportation |
| Mixed Use | Type 'A' Arterial Road |
| Mixed Use Node I | Type 'B' Arterial Road |
| Mixed Use Node II | Type 'C' Arterial Road |
| Open Space and Recreation | Collector Road |
| Open Space and Recreation | Stormwater Management Facilities |
| Neighbourhood Park | Columbus Part II Plan Area |
| Community Park | |

Roundabout

Original eastern Type C arterial road route crossing two creeks

New route for eastern Type C arterial road

Upgraded western Type A/B Throughway

From: Mary Kettrick M.F.I.P.P.A. Sec 14 (1)
Sent: Thursday, September 28, 2023 6:19 AM
To: clerks <clerks@oshawa.ca>; Laura Moebs <LMoebs@oshawa.ca>; John Neal <JNeal@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>
Subject: Request a change to Report_ED-23-117

Please amend...

Pg 20 "A proposed Community Use area located on the south side of Columbus Rd. East approximately midway between Simcoe St. abutting a proposed secondary school, a medium density type 2 residential area and a proposed north-south Type C arterial road."

A secondary school is due to open 2026, just 3k south of this location in north Ward 2. The proposed location for this secondary school should **not** be assigned here in Columbus and therefore the Cu area should be relocated. The Cu designation at Grass Grove and Columbus Rd. should be considered as Mixed Use, Node 1 or Medium Density Residential (8.8.6.10 - 8.8.6.13)

The other more northerly secondary school location in previous documents with accompanying Cu designation should be reconsidered.

My appologies if I am being repetitive.

All the best,
Mary Kettrick
James Kettrick
M.F.I.P.P.A. Sec 14 (1)
M.F.I.P.P.A. Sec 14 (1)
M.F.I.P.P.A. Sec 14 (1)

From: Clara-Ann Woolsey M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 11:16 PM
To: clerks <clerks@oshawa.ca>
Subject: Columbus Heritage Status

Dear Counsellors & Mayor,

My name is Clara-Ann Woolsey, I am 22 years old, and have been a resident of Columbus for my entire life. I have grown up in this wonderful historic community and have always loved my little hamlet of Columbus. I am now at the age where I need to start planning my future, and I can't imagine leaving my beautiful home of Columbus that has given me nothing but love and comfort for the past 22 years.

I hope to take over the home that I grew up in from my parents after they retire and build my own life here in Columbus with my boyfriend.

I want to raise my own future children in this small community, however this is becoming a strained decision on my heart because of the changes being suggested by selfish developers and greedy businessmen.

I do not want my children to grow up in an environment like that of Scarborough, Milton, and Brampton. I want my children, and possibly their children to have a childhood just like mine, feeling safe and protected in the neighborhood of Columbus.

Please hear not only my plea, but of others around Columbus.

Please do not allow developers to destroy the historic hamlet that is Columbus. Please protect Columbus and the many families that live in this community from further urbanization and keep Columbus the way it is, a beautiful, rural part of North Oshawa that has been so for many, many years.

Please allow Columbus to become a historical community and save the hopes of not only myself, but also the future generation of children to call Columbus home.

Please don't let not only myself down, but all the other residents that are pleading with you to protect Columbus.

I hope you will all look into your hearts and see the love that is being shared across Columbus, and see that this tight-knit historical community is worth protecting.

Thank you for listening to my plea,
Clara-Ann Woolsey

From: b128lorett M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 10:47 PM
To: clerks <clerks@oshawa.ca>
Cc: Laura Moebs <LMoebs@oshawa.ca>
Subject: Ed Mills Concerns about Columbus Plan, upcoming City Council Meeting

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

escaping the hectic city life of Toronto in December 2021, my wife and I purchased a unique almost 2 acre property with a large frontage in the little hamlet of Columbus. Here we were hoping to be able to spend our senior retirement years in peaceful quiet surroundings, enjoying nature and the quaintness of this historic area. Little did we know that next to us an extensive new development is being planned, and we would be expected to hook up to water and sewage. If forced to hook up, with the cost tied to our frontage, the cost would be exorbitant and this would force us out of our home. Further, the traffic noise level would be considerably increased with the proposed four lane widening of Simcoe Street N.

I am writing to share my serious concerns about the Proposed Columbus Part II Plan, item ED-23-117.

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern. The Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.)
4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents

should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the Part II Plan is passed. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus, most value. This includes a commitment from the City and the Region to maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that we have been heard, as our concerns still have not been appropriately addressed in the Plan.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Columbus, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community.

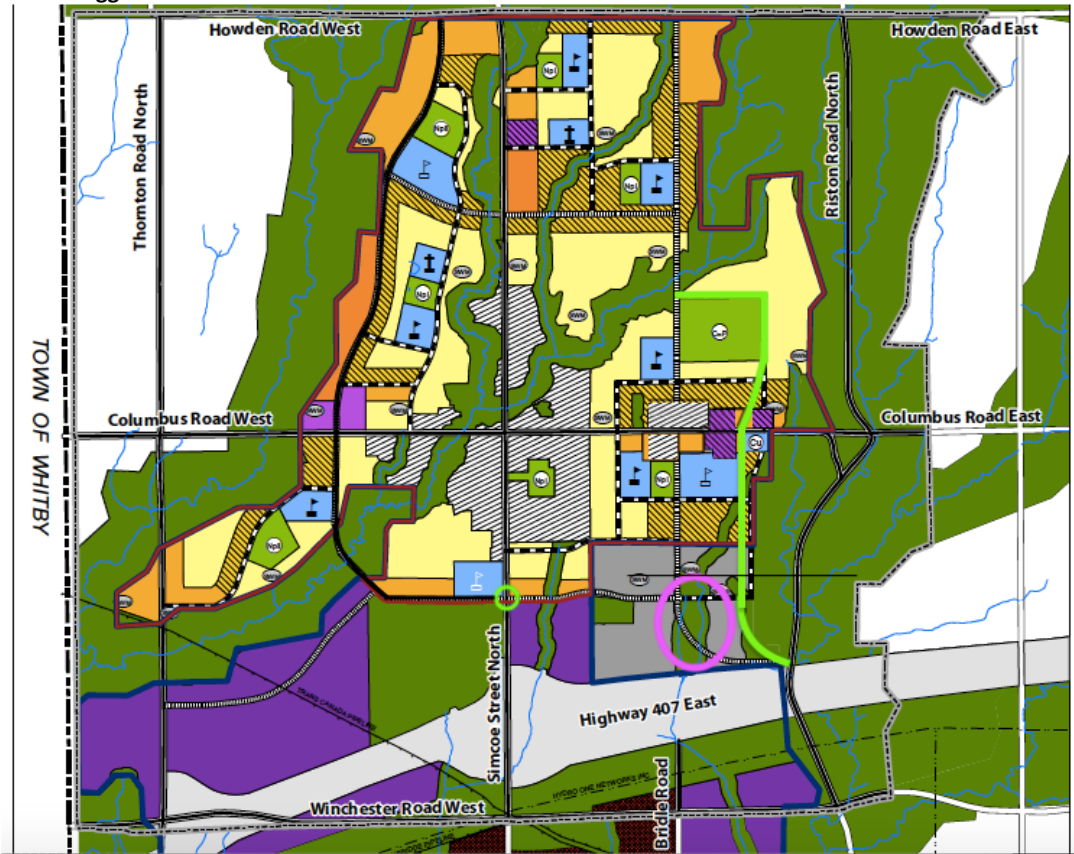
If you share my concerns, I remain hopeful that as my elected representative, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,

Ed Mills,
M.F.I.P.P.A. Sec 14 (1)
Oshawa, M.F.I.P.P.A. Sec 14 (1)

Suggested Amendments to Columbus Part II Plan



**Schedule 'A'
Columbus Land Use
and Road Plan**

Part II Plan for the
Columbus Planning Area



May 2023

Economic and
Development Services
Department

| Residential | | Community Use | |
|----------------------------------|---|-----------------------|----------------------------------|
| | Columbus Special Policy Area | | Community Use |
| | Low Density Residential | | Public Elementary School |
| | Medium Density I Residential | | Separate Elementary School |
| | Medium Density II Residential | | Public Secondary School |
| | High Density I Residential | | French Public Secondary School |
| | Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan | Transportation | |
| Mixed Use | | | Type 'A' Arterial Road |
| | Mixed Use Node I | | Type 'B' Arterial Road |
| | Mixed Use Node II | | Type 'C' Arterial Road |
| Open Space and Recreation | | | Collector Road |
| | Open Space and Recreation | | Stormwater Management Facilities |
| | Neighbourhood Park | | Columbus Part II Plan Area |
| | Community Park | | |

Roundabout

Original eastern Type C arterial road route crossing two creeks

New route for eastern Type C arterial road

Upgraded western Type A/B Throughway

From: D. W. M.F.I.P.P.A. Sec 14 (1)
Sent: Wednesday, September 27, 2023 10:23 PM
To: clerks <clerks@oshawa.ca>
Cc: Laura Moebs <LMoebs@oshawa.ca>
Subject: Concerns about Columbus Plan, upcoming City Council Meeting

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

escaping the hectic city life of Toronto in December 2021, my husbands and I purchased a unique almost 2 acre property with a large frontage in the little hamlet of Columbus. Here we were hoping to be able to spend our senior retirement years in peaceful quiet surroundings, enjoying nature and the quaintness of this historic area. Little did we know that next to us an extensive new development is being planned, and we would be expected to hook up to water and sewage. If forced to hook up, with the cost tied to our frontage, the cost would be exorbitant and this would force us out of our home. Further, the traffic noise level would be considerably increased with the proposed four lane widening of Simcoe Street N.

I am writing to share my serious concerns about the Proposed Columbus Part II Plan, item ED-23-117.

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern. The Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.)
4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents

should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the Part II Plan is passed. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus, most value. This includes a commitment from the City and the Region to maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that we have been heard, as our concerns still have not been appropriately addressed in the Plan.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Columbus, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community.

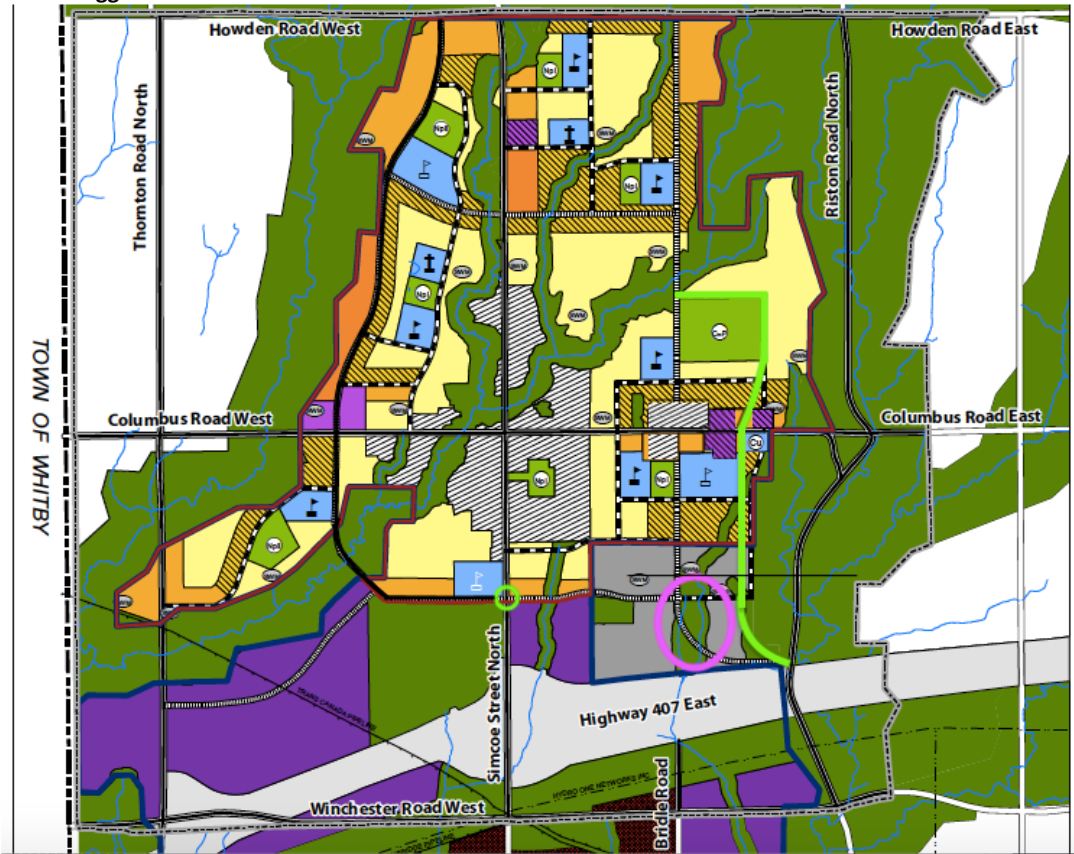
If you share my concerns, I remain hopeful that as my elected representative, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,

Doris Wisiak,
M.F.I.P.P.A. Sec 14 (1)
Oshawa, M.F.I.P.P.A. Sec 14 (1)

Suggested Amendments to Columbus Part II Plan



**Schedule 'A'
Columbus Land Use
and Road Plan**
Part II Plan for the
Columbus Planning Area

0 105 210 420 630 840
Meters

May 2023
Economic and
Development Services
Department

| Residential | | Community Use | |
|----------------------------------|---|-----------------------|----------------------------------|
| | Columbus Special Policy Area | | Community Use |
| | Low Density Residential | | Public Elementary School |
| | Medium Density I Residential | | Separate Elementary School |
| | Medium Density II Residential | | Public Secondary School |
| | High Density I Residential | | French Public Secondary School |
| | Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan | Transportation | |
| Mixed Use | | | Type 'A' Arterial Road |
| | Mixed Use Node I | | Type 'B' Arterial Road |
| | Mixed Use Node II | | Type 'C' Arterial Road |
| Open Space and Recreation | | | Collector Road |
| | Open Space and Recreation | | Stormwater Management Facilities |
| | Neighbourhood Park | | Columbus Part II Plan Area |
| | Community Park | | |

Roundabout

Original eastern Type C arterial road route crossing two creeks

New route for eastern Type C arterial road

Upgraded western Type A/B Throughway

From: Jess Joss M.F.I.P.P.A. Sec 14 (1)
Sent: Thursday, September 28, 2023 11:25 AM
To: Linda Joss M.F.I.P.P.A. Sec 14 (1) clerks <clerks@oshawa.ca>
Cc: * Council <council@oshawa.ca>
Subject: Submission to Council, waiving rules and allowing a variance

Good morning.

Thank you for taking time to consider this simple request, regarding Monday's Council Meeting.

As property owners, taxpayers and constituents, my mother, Linda Joss and I, Jess Joss, strongly object to the detrimental loss of property rights that would ensue by passing the Development Part 2 plan, with its detrimental community, heritage and environmental impact, not to mention the unconscionable negative impact on our 11-acre heritage estate.

The public planning process should allow the Mayor and Councillors to hear our concerns in a public meeting. This is our third attempt to be heard. In June, the Clerk wrote a friend could not speak on my behalf for us and now we have been informed that Monday's meeting will not have in-person submissions. But there must be thorough and balanced dialog.

As a Council, supporting and hearing individuals is equally important to consulting with corporations and large organizations. And, Council is in a position to help develop positive, and fair, legacy plan for Columbus, that respects owners rights, a heritage community, biodiverse green space and community safety. If an individual were to attempt to negotiation one-on-one with a developer a balanced, fair legacy community will not be achieved.

We ask the Council exercises its authority and request that to waive the rules and allow my mother or I to speak Monday, in order to support fair and balanced community dialog and submissions.

My phone number is M.F.I.P.P.A. Sec 14 (1)

Linda's is M.F.I.P.P.A. Sec 14 (1)

Thank you for your kind assistance is support of open dialog and balanced, strategic plans.

Kind regards,
Jess Joss

From: linda joss M.F.I.P.P.A. Sec 14 (1)
Sent: Thursday, September 28, 2023 1:56 PM
To: clerks <clerks@oshawa.ca>; * Council <council@oshawa.ca>
Subject: Proposed development plan Columbus part 2

I am writing to express my strong objection to the proposed Columbus development plan part 2.

Having chosen Columbus after a 2 years search for the perfect retirement home, and having lived here for a dozen years I feel very invested in the hamlet's future.

As well as agreeing with the other community objections that you have received, regarding wildlife, agriculture and heritage, I object most strenuously to the blatant disregard of individual rights and proposing a plan That suggests placing water reaction ponds on privately owned lands, with neither consultation nor knowledge of the a fore mentioned plan.

I find the proposal, Without consultation, Or prior discussion to be egregious and totally unacceptable.

From: Lubomir Poliacik M.F.I.P.P.A. Sec 14 (1)

Sent: Thursday, September 28, 2023 12:24 PM

To: clerks@oshawa.ca; council@oshawa.ca

Subject: Delegation and submission request for October 2, 2023 Council meeting re. ED-23-117

I am a long-time (30 years) resident of Columbus and a Columbus property owner.

I request to make a delegation to Council on October 2, 2023 regarding the Columbus planning matter, item ED-23-117.

I am advised that the Clerk has determined not place any delegations regarding ED-23-117 on the agenda, because this matter was deferred from the June Council meeting.

There is no such prohibition on delegations in the Procedure By-law. This prohibition is merely the Clerk's interpretation of Robert's Rules of Order.

The Procedure By-law prides:

6.1 a) **The public has the right to participate** in the decision making process by corresponding to or addressing Council or a Committee **as a Delegation** or by submitting a Petition subject to the rules set in this By-law.

And:

6.5 a) Subject to the rules set out in section 6.6, **a person is welcome to address Council or a Committee as a Delegation.**

Sub-sections 6.6 (a) – (c) of the Procedure By-law deal with matters that will not be placed on the agenda. None of these prohibitions apply to the proposed delegations re. ED-23-117.

The Clerk's discretion not to place a delegation on the agenda is set out in Sub-section 6.6 (d): "Delegation requests that, *in the Clerk's determination*, relate to the following matters will not be placed on an agenda."

None of the matters enumerated in subsection 6.6 (d) apply to delegations on item ED-23-117.

It is respectfully submitted it is not within the Clerk's powers to abrogate the public's right to address Council, a right specifically set out in Subsections 6.1 (a) and 6.5 (a) of the Procedure By-law, except in matters enumerated in subsection 6.6 (d).

Furthermore, the Planning Act requires fulsome and meaningful participation by the public in the planning process. Failure to hear delegations on the proposed amendments to the Official Plan violate the spirit, if not the letter, of the Planning Act.

The Procedure By-law allows Council to waive any Rule in the Procedure By-law. I urge council to accept my request for the delegation, as well as the other delegation requests on item ED-23-117.

I wish to address Council on one specific issue – the designation of privately owned lands, that is, lands not owned by the developers, for community uses, including schools and, in my case, storm water retention ponds.

The amendments proposed in ED-23-117 comply with the provincial policies and with good planning practices generally, **only** if the privately owned lands designated for community uses are available and in fact used for those purposes.

I am the current owner of lands on which a storm water retention pond is proposed. The proposed Official Plan amendment, allowing the developers to build homes on their lands adjacent to my property, is contingent on a storm water retention pond being constructed.

I have no intention of allowing a storm water retention being built on my property. That means that the lands that this water retention pond was to service cannot be built upon (at least while I am alive), unless provincial policies and environmental and planning principles are ignored.

The proposed placement of community uses designations on privately owned lands in ED-23-117 is not only unfair to the current owners of those lands. It makes the proposed amendments non-compliant with sound planning principles.

From: Valerie Hunt M.F.I.P.P.A. Sec 14 (1)
Sent: Thursday, September 28, 2023 3:56 PM
To: clerks <clerks@oshawa.ca>; * Council <council@oshawa.ca>
Cc: John Neal <JNeal@oshawa.ca>; Rosemary McConkey <RMcConkey@oshawa.ca>; John Gray <JGray@oshawa.ca>; Tito-Dante Marimpietri <TDMarimpietri@Oshawa.ca>; Brian Nicholson <BNicholson@oshawa.ca>; Rick Kerr <RKerr@oshawa.ca>; Derek Giberson <DGiberson@oshawa.ca>; Bradley Marks <BMarks@oshawa.ca>; Bob Chapman <BChapman@oshawa.ca>; JHurst@Oshawa.ca; Mayor@Oshawa.ca
Subject: Oct 2nd Council meeting, agenda item #ED-23-117

Thursday, September 28, 2023

Re: Oct 2nd Council meeting, agenda item #ED-23-117

Dear Member of Council:

On June 25 of this year, Council voted to defer this item until the Oct. 2nd meeting. The stated reason was to give the residents of Columbus more time to examine and understand the latest version of the Plan. We are grateful to Councillors Neal and Marimpietri for affording us this time.

I am writing to share my concerns about the Proposed Columbus Part II Plan, item ED-23-117.

Over the summer, Columbus residents formed a Steering Committee and worked to create a list of recommendations for amendments to the Plan that addressed issues of concern.

I was a member of the Columbus Community Advisory Committee. The following items are items that I have been asking for during this entire process. Items that have been ignored this whole time.

The Steering Committee then circulated a petition detailing the final list of FIVE AMENDMENTS. They are as follows:

1. Protect the built heritage by establishing a Heritage Conservation District as quickly as possible.
2. Protect the natural heritage by ensuring all possible protections are referred to and including how and what should be protected.
3. Protect the historic areas of Columbus by directing fast-moving through traffic around the periphery using the existing arterials as ring roads. (Please see attached map.) To fail to do so would create 4 separate areas separated by high speed roads rather than creating one cohesive community.

4. Respect existing property owners by making clear that planning designations are hypothetical and no changes to the use of privately owned property will be made without the current owners' consent.
5. Include specific provisions to compensate existing owners who have fully functional utilities if development requires changes to their services. Existing residents should not bear the cost of utility hook-ups that may become necessary as the result of development.

Most concerning is the fact that the City acknowledged our stated wish for a Heritage Conservation District Study, but voted earlier this year to defer this Study until after the Part II Plan is passed. This makes no sense. As there are virtually no protections for any non-designated properties in the proposed Plan, I am led to wonder who benefits from this delay?

The Plan needs to include specific language that protects what we, the citizens of Columbus and Durham, most value. This includes a commitment from the City and the Region to maintain the section of Simcoe St N and Columbus Road between Thornton, Ritson, Howden, and Hwy 407 as a reduced-speed, two-lane rural road to protect the future commercial viability of the village core, as well as maintaining natural heritage features such as the community's woodland walking trail that runs north from Grass Grove Lane, which would be obliterated by the planned Type C arterial.

Specific language is also required that protects property owners who do not wish to re-designate or rezone from bearing the cost of hook-ups to City utilities (e.g., water and sanitary sewer systems) that are likely to be required due to this development.

*** I wish to emphasize that these concerns and the amendments that resulted are not new. My neighbours and I have been sharing these concerns for several years, but thanks to a largely illegitimate consultation process, the people of Columbus do not feel that they have been heard, as their concerns still have not been appropriately addressed in the Plan.

I am also deeply disappointed to learn just last week that the City has decided to exclude our delegations at the Oct 2nd meeting, meaning that all of the work over the past three months will not be heard by Council. Neither can you or your fellow Members now discuss the amendments with nor ask questions of any of our delegates. This only seems to confirm the impression many of us have that the City is not interested in listening to or working with its citizens to develop a Plan that creates a complete and healthy community, one that works for all present and future residents.

As a resident of Durham, I appreciate the unique character of the hamlet and would like to see it as the centre of development for a vibrant, larger community that would benefit all Oshawa residents, as well as the existing and future Columbus community.

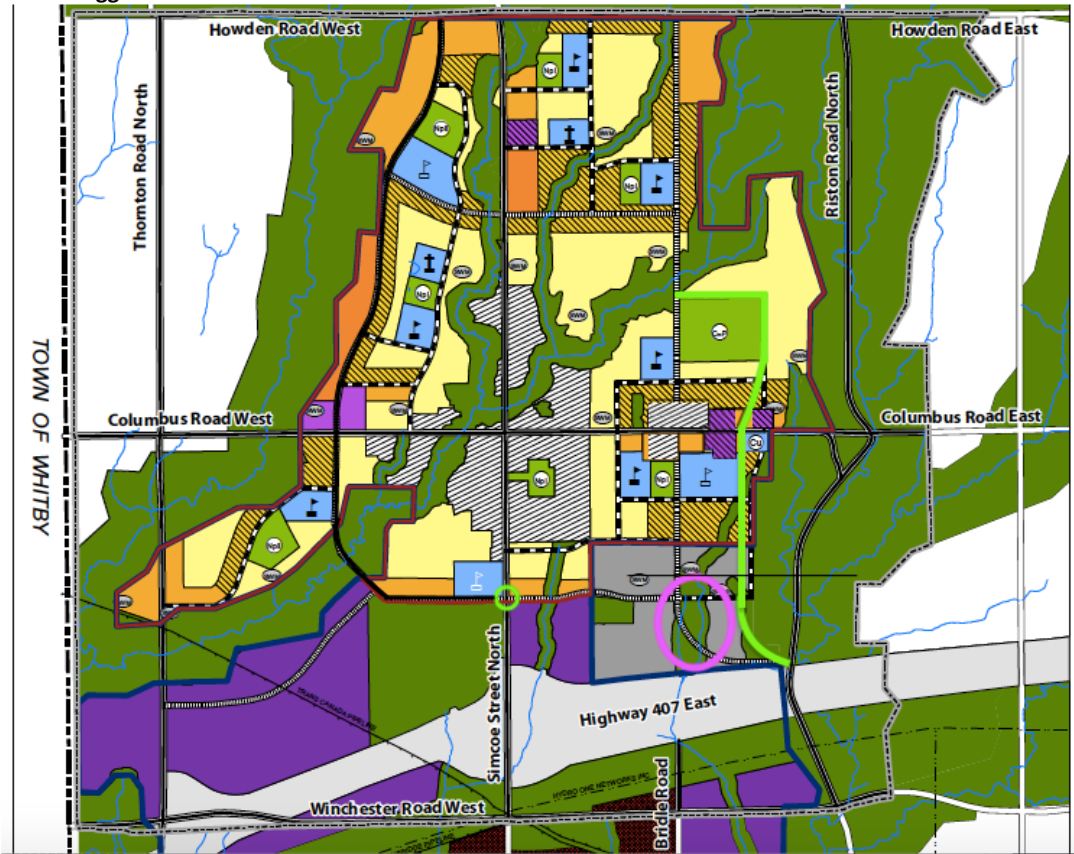
If you share my concerns, I remain hopeful that as elected representatives, you will stand with us and not vote to pass the Part II Plan without considering our recommended amendments and adequately addressing our concerns.

Many thanks for your time and consideration,

Regards,

Valerie Hunt

Suggested Amendments to Columbus Part II Plan



**Schedule 'A'
Columbus Land Use
and Road Plan**
Part II Plan for the
Columbus Planning Area

0 105 210 420 630 840
Meters

May 2023
Economic and
Development Services
Department

| Residential | | Community Use | |
|----------------------------------|---|-----------------------|----------------------------------|
| | Columbus Special Policy Area | | Community Use |
| | Low Density Residential | | Public Elementary School |
| | Medium Density I Residential | | Separate Elementary School |
| | Medium Density II Residential | | Public Secondary School |
| | High Density I Residential | | French Public Secondary School |
| | Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan | Transportation | |
| Mixed Use | | | Type 'A' Arterial Road |
| | Mixed Use Node I | | Type 'B' Arterial Road |
| | Mixed Use Node II | | Type 'C' Arterial Road |
| Open Space and Recreation | | | Collector Road |
| | Open Space and Recreation | | Stormwater Management Facilities |
| | Neighbourhood Park | | Columbus Part II Plan Area |
| | Community Park | | |

Roundabout

Original eastern Type C arterial road route crossing two creeks

New route for eastern Type C arterial road

Upgraded western Type A/B Throughway

Dear Mayor Carter, Councillors Neal, McConkey, Marimpietre, Lee, Chapman, Marks, Kerr, Giberson, Nicholson and Gray,

I am submitting the letter below on behalf of the Steering Committee of the Friends of Columbus.

The Subject is ED23-117 - Suggested Amendments to the Part II Plan for Columbus Planning Area (the Plan) and related modifications to the Oshawa Official Plan (OOP).

The points below have arisen by consensus of The Steering Committee of the Friends of Columbus, a group of residents from Columbus and Oshawa. The changes are requested to protect valuable community assets that are at risk of being irreversibly lost unless the Plan is amended to make clear the value of these assets and what is required to protect them.

It is critical that these protections are written into the current Plan for a clear record of these goals. The goal of the following recommendations is to balance the needs of the current inhabitants of Columbus, future community in Columbus, land developers, and politicians and City and Regional staff. Concrete suggestions are offered to protect the special character of Columbus while at the same time enabling the community to accommodate forecast population growth, and the services to support that growth while development proceeds.

The following revisions to the Plan are required to protect the special character of Columbus. These revisions are not exhaustive but serve as concrete measures that enhance protection:

1. Protect the built heritage of Columbus.

This should include both immediately beginning the process to have a Heritage Conservation District designated, and strengthening the wording in the Plan, to protect the heritage assets in and beyond the Special Policy Area.

- Regarding the Plan, amendment to sections 8.8.1.7 of the OOP and other policies (e.g., 8.8.2.2(f) and 8.8.11.1 of the Plan) should include the *Cultural Heritage Resource Assessment Study Existing Conditions Report* from heritage consultants ASI to ensure the heritage properties that extend beyond the Special Policy Area are clearly defined.
- Delete 8.8.3.2.1 and 8.8.3.1.4 from the Plan to fully protect the heritage assets in the Special Policy Area which primarily lie adjacent to Simcoe St. N. and Columbus Rd.
- Increase the strength of any language intended to protect the heritage assets (for example, make demolition a remote possibility), such as that in 8.8.11.3. For example, alternative language in this policy should be: ""When considering a *development* application, the approach should be to the conserve and preserve any of the built *heritage resources* documented in the Cultural Heritage Resource Assessment Study Existing Conditions Report and shall be their retention in situ, through integration and/or adaptive re- use. However, if it is demonstrated to the satisfaction of the City that retention in situ is impossible, the preferred secondary approach shall be relocation to a different location on the same property for adaptive re-use or, if such is not feasible, relocation off-site for adaptive re-use. Demolition of a built heritage resource will only be considered in rare circumstances.""

- Section 3.2.5 of the OOP "requirements other than right-of-way widths shall not apply to arterial roads within Central Areas, or the Hamlet of Raglan, or the Columbus Special Policy Area. However, if it can be demonstrated, in consultation with the Region, that exceptions to the right-of-way widths are appropriate for specific sections of arterial roads traversing Central Areas, or the Hamlet of Raglan, or the Columbus Special Policy Area, these exceptions shall be permitted." should be edited to include "no exceptions shall be permitted in the Columbus Special Policy Area." rather than including the Special Policy Area in the exceptions.

2. Protect the natural heritage of Columbus, including Grass Grove Lane.

This consists of two aspects: best practices in building and best practices in preserving existing natural heritage, which includes waterways and flora and fauna.

- To the Urban Design Guidelines should be added best practices in environmentally sensitive, or preservative, construction practices. These could include certified programs such as Zero Carbon Building Standards, LEED, Investor Ready Energy Efficiency (IREE) and TRUE.
- 8.8.2.2.(h) of the Plan should make reference to where the natural heritage features are (or how they will be identified) and the expertise that will be drawn on to determine best practices for conserving the natural heritage.
- Section 5 of the OOP should be referenced (in 8.8.2.2 (h)). The Region's documentation on Greenbelt conservation practices should also be referenced.
- Environmental assessment requirements should include cataloguing all resident animal and plant species, and impact studies to these.
- While consultation with CLOCA, where jurisdictionally appropriate, is mentioned (e.g., 8.8.7.1 and 8.8.8.3, especially 8.8.8.3.8), additional references should be added to other sources of expertise, if CLOCA does not have jurisdiction. Expertise might be found at the Ontario Heritage Trust and various other agencies with knowledge of natural geography and flora and fauna, such as BECO (Bird Ecology and Conservation Ontario) or Ontario Nature to ensure appropriate measures are taken before and after development to protect the resident species and their habitats.

3. Divert traffic away from the centre of Columbus (Simcoe St and Columbus Rd).

The preferred road systems of Schedule A and B, referenced in 8.8.2.5 should be replaced by the road plan illustrated in the attached map (Appendix 1), which features a high-speed ring road thoroughway enabling travellers to bypass the Village of Columbus to do so in a more efficient manner than is currently possible. This road plan preserves the character of Columbus and its sense of place, while enabling future development in keeping with the historic character and nature of the Village.

4. Respect existing property owners in identifying land use areas.

- All maps throughout the plan should indicate that the land use areas are hypothetical and are suggested for development purposes only and do not indicate existing property owners must give up occupation and use of their property.
- Sections 8.8.1.6 and 8.8.1.10 of the OOP, and 8.8.13.5 of the Plan should state that existing land uses (those determined prior to the Columbus Planning documents) cannot be changed without the owners' consent.

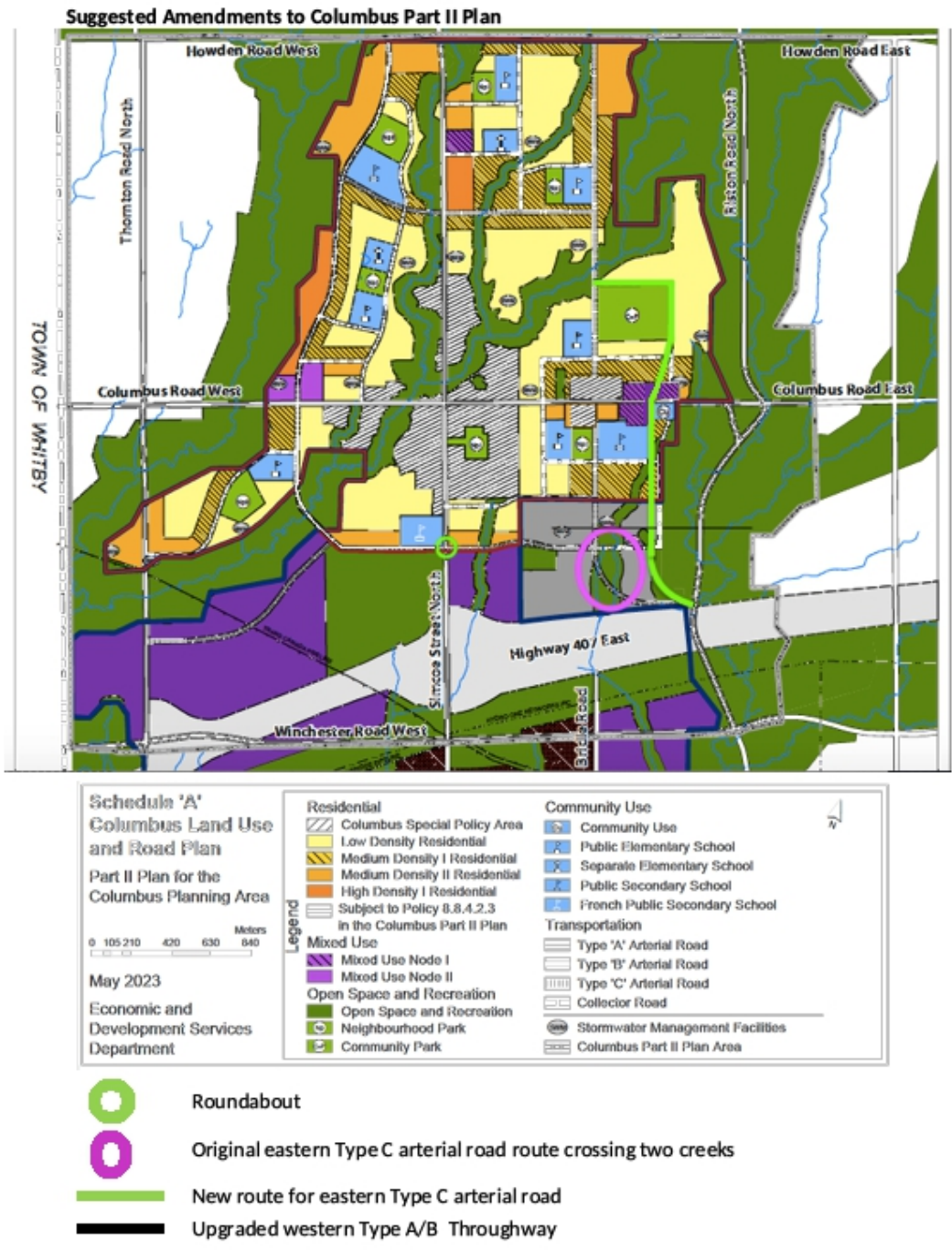
5. Protect existing residents from paying the price of development through utility connection charges.

Further to advisement from the City (see Attachment 8 of ED-23-117) that “To service the existing residents for water, it is anticipated that local water-mains along Simcoe Street and Columbus Road would be required...[to] service the existing residents from a wastewater perspective, the existing village could potentially be serviced by gravity. However, it is anticipated that a sanitary sewer would have to be extended along Simcoe Street North,”

- 8.8.10.11 should state that any and all costs, including hook-ups to future water and/or waste water services, that become necessary due to development, will not be borne by property owners with previously existing dwellings.
- 8.8.10.11 should reference CSWS Section 8.5.2 regarding private well monitoring. 8.5.2 should be amended in 8.5.2.3 (d), replacing the current statement that results of an interference complaint investigation is to be documented, to state that the resident(s) who previously had adequate water supply would not have to bear the cost of mitigation of 'dewatering' including hook up to municipal water and sewer supply systems.

We thank you for your consideration and hope you will support each of these recommendations, as it will make a better Columbus for all of us.

Ann Dulhanty
on Behalf of the Steering Committee of the Friends of Columbus.



Thursday, September 28, 2023
To: Oshawa City Council
Re: ED-32-117

Dear Mayor and Members of Council:

What I am writing about today is not new; you have heard many residents of Oshawa and the Village of Columbus make these same requests over several years. I have listed the specifics of the amendments recommended by the Friends of Columbus Steering Committee later in this letter.

What I would like to do is to ask you some questions that remain unanswered in the four years I have been working on this file.

As a heritage advocate, naturally I'd like to start with:

WHY WAS A HERITAGE CONSERVATION DISTRICT (HCD) STUDY NOT COMPLETED BEFORE THE PLAN WAS DRAFTED?

(Secondary question: If your stated wish is to protect something from something else that could harm it, why would you permit that something else to happen BEFORE putting robust protections in place?)

The proposed Plan does not include heritage protections, only vague promises to consider keeping the heritage resources if feasible. Of the 62 heritage resources identified in the ASI Consultant's Report, only THREE are designated (i.e., protected), and two of those are cemeteries. The single protected property is the Town Hall; therefore at least 59 properties are at risk. One heritage property does not a village make.

The ASI report states that the approx. 62 documented heritage resources "are integral components [to the Village] and their maintenance, conservation and preservation is of primary importance." THIS IMPORTANCE IS NOT REFLECTED IN THE DRAFT PLAN.

The HCD Study should have been done concurrently with other preparatory studies in order to appropriately incorporate the findings and inform, thereby strengthening, the Plan. ASI's recommendation should have been followed and an HCD Study funded and commissioned when it was requested by the residents in 2019. In other words, do it right the first time; delaying will only increase the cost and be less efficient—why did this not happen? And who benefits because it didn't? (I would also like to note that many of those identified but as yet unprotected heritage properties are currently owned by developers. How likely is it that they will be interested in preserving and maintaining them?)

My next question is:

WHY HAS THE CITY NOT LISTENED TO THE ONGOING CONCERNS OF THE CITIZENS OF COLUMBUS?

Although Staff will claim that the statutory requirements of community consultation were technically met, this is true only in the letter, not the spirit of those statutes. The entire process

was deeply flawed and even, I would argue, illegitimate, and as a result, the citizens of the village were not effectively represented. The CCAC committee was appointed by Council in a non-transparent process; most of the PIC meetings were held on-line despite the City's awareness of the many connectivity issues in the community and the fact the residents requested in-person meetings for that reason; there was inappropriate involvement of the developers in the PIC meetings; and there was a high turnover of the CCAC membership over the years the committee was active, leading to fragmented knowledge and new members never getting up to speed, attending only the last one or two meetings. Over the life of the committee, there were 11 members at various times. By the final meeting earlier this year, only one original member continued to serve.

All of this prevented a fulsome engagement of the community. It was not until the problematic CCAC was dissolved and a new Steering Committee formed this summer that the wishes of the residents, in the form of the alternatives presented below, could be presented. These are whole-heartedly supported by the majority of the community, as the correspondence from the residents and our petition with 238 names attests. In other words, **the Steering Committee IS the legitimate representation of the wishes of this community.**

The residents feel they have not been heard throughout this process as a result. This impression was only confirmed by the recent ban on delegations on this item. Which leads to another question: WHO BENEFITS from preventing community consultation?

Next, I am wondering:

HOW DOES THE PROPOSED ROADS PLAN SUPPORT THE CITY'S STATED GOAL OF PRESERVING THIS HERITAGE VILLAGE?

The Plan makes vague references to protecting heritage properties in the SPA, but then undercuts this by excepting those "adjacent to and abutting" Simcoe St. N. and Columbus Road. Wait—isn't this precisely where those properties are? What is the point of stating the goal of heritage protection and then paving those very properties? If the roads plan does not support protecting the identified properties, why is it not being amended?

The attached map proposed two solutions that will preserve these properties and maintain Columbus's sense of place and community.

First, the western Type C arterial must be upgraded to a high-speed Type A throughway to allow through traffic to be diverted around the core of the village. This will be a safer and more efficient option for both those living in the community and those travelling to the north and south.

Second, the eastern Type C arterial and Mixed Use Node 1 must be shifted further east, away from Grass Grove Lane and its five heritage resources, as well as the much-used and much-loved walking trail that is maintained by Marlene Grass and that runs north through a strip of virgin woodland.

Next:

WHAT IS COUNCIL'S RESPONSIBILITY TO THE CITIZENS OF COLUMBUS (AND OSHAWA)?

I don't think it would be an exaggeration to say that feeling unheard has led to trust among the people of Columbus toward this Council being badly damaged. We all understand the difficulties in governing in this situation. The stated reason for the June deferral was "to give the public more time to read [the report] and digest it." If that was the case, what was the point if you do not allow those people to share their findings and recommendations?

The City should be stepping in to support the residents and to protect what's best for the community, now and in the future. They know their community best.

In my view, the draft Plan is just the latest squandered development opportunity in Oshawa. People—and I include Members of Council in this statement—HATE the Windfields development, yet similar infill developments continue to infest our city, including those on the Donevan property, as well as north of Taunton and Harmony. Again, WHO BENEFITS from these cramped and greenspace-free social experiments?

The people of Columbus have a vision of a vibrant, walkable, historic village with a thriving fine-grained commercial hub at the Four Corners. A destination, not just a stoplight on a highway. The Steering Committee has brought you thoughtful, reasonable alternatives (listed below) to achieve this vision. Many other historic communities and their larger municipalities share this vision, and have benefitted economically from putting in place policies preserving their 19-century farming villages. So here's a final question: Why won't Oshawa?

Subject: ED-23-117 — Suggested Amendments to the Part II Plan for Columbus Planning Area (the Plan) and related modifications to the Oshawa Official Plan (OOP).

The points below have arisen by consensus of The Steering Committee of the Friends of Columbus, a group of residents from Columbus and Oshawa. The changes are requested to protect valuable community assets that are at risk of being irreversibly lost unless the Plan is amended to make clear the value of these assets and what is required to protect them.

It is critical that these protections be written into the current Plan for a clear record of these goals. The goal of the following recommendations is to balance the needs of the current inhabitants of Columbus, future community in Columbus, land developers, and politicians and City and Regional staff. Concrete suggestions are offered to protect the special character of Columbus while at the same time enabling the community to accommodate forecast population growth, and the services to support that growth while development proceeds.

These are some of the recommended detailed revisions to the Plan, which are required to protect the special character of Columbus. The revisions are not exhaustive but serve as concrete measures that enhance protection:

1. Protect the built heritage of Columbus.

This should include both immediately beginning the process to have a Heritage Conservation District designated, and strengthening the wording in the Plan to protect the heritage assets in and beyond the Special Policy Area.

- Regarding the Plan, amendment to sections 8.8.1.7 of the OOP and other policies (e.g., 8.8.2.2(f) and 8.8.11.1 of the Plan) should include the *Cultural Heritage Resource Assessment Study Existing Conditions Report* from heritage consultants ASI to ensure the heritage properties that extend beyond the Special Policy Area are clearly defined.
- Delete 8.8.3.2.1 and 8.8.3.1.4 from the Plan to fully protect the heritage assets in the Special Policy Area which primarily lie adjacent to Simcoe St. N. and Columbus Rd.
- Increase the strength of any language intended to protect the heritage assets, such as that in 8.8.11.3. For example, alternative language in this policy should be: "When considering a *development* application, the approach should be to conserve and preserve any of the built *heritage resources* documented in the *Cultural Heritage Resource Assessment Study Existing Conditions Report* and shall be their retention in situ, through integration and/or adaptive re-use. However, if it is demonstrated to the satisfaction of the City that retention in situ is impossible, the preferred secondary approach shall be relocation to a different location on the same property for adaptive re-use or, if such is not feasible, relocation off-site for adaptive re-use. In the case of a demolition application submitted for any identified built heritage resource within the Study Area, the City requires at minimum a Heritage Impact Assessment, Structural Assessment, and Conservation Plan by heritage consultants or other heritage professionals.

- Section 3.2.5 of the OOP, "requirements other than right-of-way widths shall not apply to arterial roads within Central Areas, or the Hamlet of Raglan, or the Columbus Special Policy Area. However, if it can be demonstrated, in consultation with the Region, that exceptions to the right-of-way widths are appropriate for specific sections of arterial roads traversing Central Areas, or the Hamlet of Raglan, or the Columbus Special Policy Area, these exceptions shall be permitted," should be edited to include "no exceptions shall be permitted in the Columbus Special Policy Area." rather than including the Special Policy Area in the exceptions.

2. Protect the natural heritage of Columbus.

This consists of two aspects: best practices in building and best practices in preserving existing natural heritage, which includes waterways and flora and fauna.

- To the Urban Design Guidelines should be added best practices in environmentally sensitive, or preservative, construction practices. These could include certified programs such as Zero Carbon Building Standards, LEED, Investor Ready Energy Efficiency (IREE) and TRUE.
- 8.8.2.2.(h) of the Plan should make reference to where the natural heritage features are (or how they will be identified) and the expertise that will be drawn on to determine best practices for conserving the natural heritage. For example, the Grass Grove Lane walking trail, which is both a natural-heritage feature AND a significant community asset.
- Section 5 of the OOP should be referenced (in 8.8.2.2 (h)). The Region's documentation on Greenbelt conservation practices should also be referenced.
- Environmental assessment requirements should include cataloguing all resident animal and plant species, and impact studies to these.
- While consultation with CLOCA, where jurisdictionally appropriate, is mentioned (e.g., 8.8.7.1 and 8.8.8.3, especially 8.8.8.3.8), additional references should be added to other sources of expertise, if CLOCA does not have jurisdiction. Expertise might be found at the Ontario Heritage Trust and various other agencies with knowledge of natural geography and flora and fauna, such as BECO (Bird Ecology and Conservation Ontario) or Ontario Nature to ensure appropriate measures are taken before and after development to protect the resident species and their habitats.

3. Divert traffic away from the centre of Columbus (Simcoe St and Columbus Rd).

The preferred road systems of Schedule A and B, referenced in 8.8.2.5, should be replaced by the road plan illustrated in the attached map, which features:

- A high-speed ring road throughway enabling travellers to bypass the Village of Columbus to do so in a more efficient manner than is currently possible; and
- Moving the eastern Type C arterial and associated Mixed Use Node 1 further east as shown to protect the five identified heritage resources clustered at Grass Grove Lane, as well as the community and natural-heritage asset of the Grass Grove trail that extends

north from the Lane. This road plan preserves the character and natural heritage of Columbus and its sense of place, while enabling future development in keeping with the historic character and nature of the Village.

4. Respect existing property owners in identifying land use areas.

- All maps throughout the plan should indicate that the land use areas are hypothetical and are suggested for development purposes only and do not indicate existing property owners must give up occupation and use of their property.
- Sections 8.8.1.6 and 8.8.1.10 of the OOP, and 8.8.13.5 of the Plan should state that existing land uses cannot be changed without the owners' consent.

5. Protect existing residents from paying the price of development through utility connection charges.

Further to advisement from the City (see Attachment 8 of ED-23-117) that "To service the existing residents for water, it is anticipated that local water-mains along Simcoe Street and Columbus Road would be required...[to] service the existing residents from a wastewater perspective, the existing village could potentially be serviced by gravity. However, it is anticipated that a sanitary sewer would have to be extended along Simcoe Street North,"

- 8.8.10.11 should state that any and all utility costs, including hook-ups to future water and/or wastewater services, that become necessary due to development will not be borne by existing property owners who have not submitted a redevelopment or re-zoning application.
- 8.8.10.11 should reference CSWS Section 8.5.2 regarding private well monitoring. 8.5.2 should be amended in 8.5.2.3 (d), replacing the current statement that results of an interference complaint investigation are to be documented, to state that the resident(s) who previously had adequate water supply would not have to bear the cost of mitigation of 'dewatering' including hook-ups to municipal water and sewer supply systems.

I would add a few more quick points here:

- Of the 99 comments from the most recent comm. consultation, 60 were from the developers. Of these, 36 (60%) were agreed to by the City.
- There are FIVE Grass Grove Lane properties, not just three in the "northeast quadrant" These would have been identified in an HCD Study!
- Language such as "preferred approach" (8.8.11) "assist in protecting" and "if appropriate," "exceptions [to road widening]...shall be permitted" (3.2.5), "subject to staff's evaluation" weakens the Plan's supposed heritage protections.
- The Plan includes a drastic reduction of **30%** in the size of the Community Park and **49%** in the Neighbourhood Parks
- The Plan must include commitment not to widen Simcoe or Columbus through the Study Area and thereby to protect the adjacent and abutting identified heritage resources;

there is currently sufficient ROW to permit multi-use paths, bump-outs and traffic-calming measures

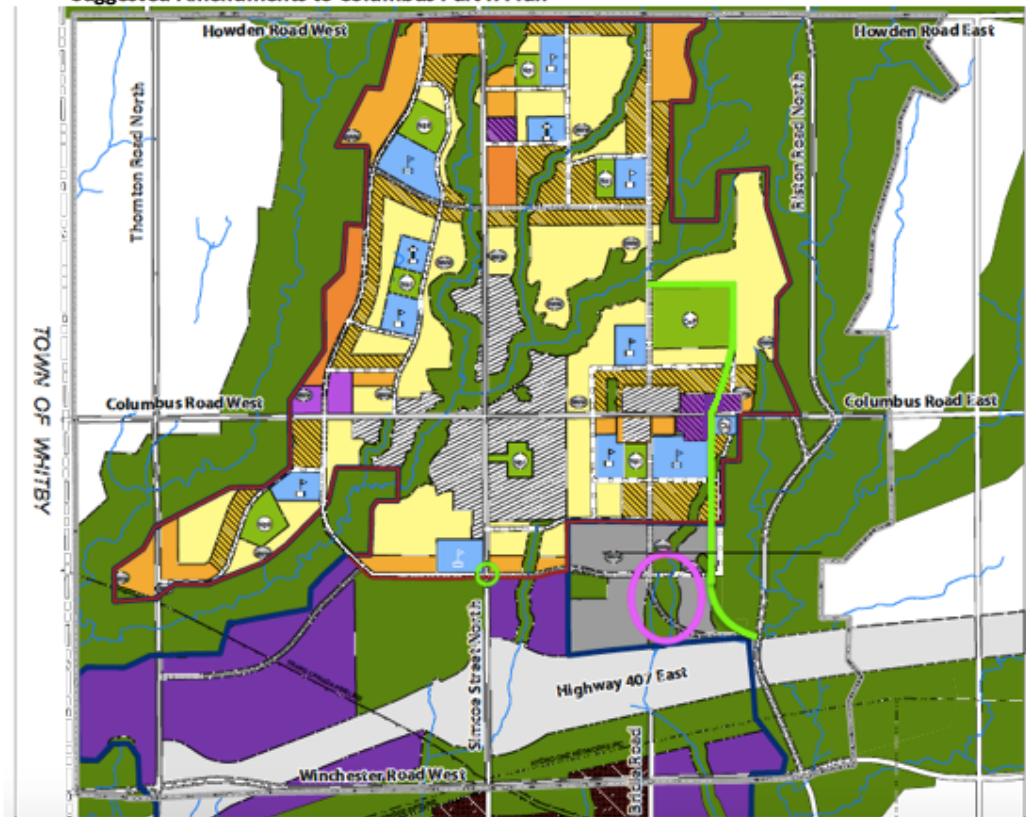
- Previous height restrictions in the SPA were increased this year after a request from developers; this increase needs to be repealed.
- Rationales must be provided as to the decisions in the Plan, such as the reason for the final choice of the “three options” in land use and roads.

Based on these recommendations and concerns, I ask that Council NOT pass this flawed draft Plan in its current form, but that Council immediately commissions a Heritage Conservation District Study of the entire Plan Study Area, and that Council directs Staff to come back with costs—not to exceed \$140,000—and terms of reference. I would also request that Council directs that Schedule B be amended to show the alternate road plan as shown in the attached map.

Thank you for your attention to this critical issue.

Jane A. Clark

Suggested Amendments to Columbus Part II Plan







Schedule 'A' Columbus Land Use and Road Plan
 Part II Plan for the Columbus Planning Area

May 2023
 Economic and Development Services Department

0 105 210 420 630 840 Meters

| Residential | Community Use |
|--|--|
| <ul style="list-style-type: none"> Columbus Special Policy Area Low Density Residential Medium Density I Residential Medium Density II Residential High Density I Residential Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan | <ul style="list-style-type: none"> Community Use Public Elementary School Separate Elementary School Public Secondary School French Public Secondary School |
| Mixed Use | Transportation |
| <ul style="list-style-type: none"> Mixed Use Node I Mixed Use Node II | <ul style="list-style-type: none"> Type 'A' Arterial Road Type 'B' Arterial Road Type 'C' Arterial Road Collector Road |
| Open Space and Recreation | <ul style="list-style-type: none"> Stormwater Management Facilities Columbus Part II Plan Area |
| <ul style="list-style-type: none"> Open Space and Recreation Neighbourhood Park Community Park | |

-  Roundabout
-  Original eastern Type C arterial road route crossing two creeks
-  New route for eastern Type C arterial road
-  Upgraded western Type A/B Throughway