

ZBA2021-0002 – Public Comments

Comments received up to and including November 19, 2021

The following documents were received from the public regarding the proposed Mixed-use development and the south-east corner of Green Road and Highway 2 in Bowmanville.

If you require any of this information in an alternate format, please contact the Planning and Development Services Department at planning@clarington.net or 905-623-3379 ext. 2405

From: [REDACTED]
To: [Tapp, Amanda](#)
Subject: Development at Green Road and Hwy 2.
Date: June 6, 2021 2:13:09 PM

EXTERNAL

To the Committee Members,

As a 10 year resident of Bonathon Cres. I feel the need to express my disappointment in the proposed development on Green Road and Hwy. 2.

I moved to Bowmanville for the small town feel and look. I chose my house based on the lack of development behind me, affording me peace and quiet and a sense of privacy. The new development on the corner of Hwy 2 and Green Road will destroy all of that. In Bowmanville the tallest structure is 6 storeys and the developer wants to nearly double that with these 2 buildings. In this area no building exceeds 3 storeys and this will tower over everything. Talk about an eyesore! Additionally, all the residents with their backyards facing onto this structure will now have hundreds of people peering down into their yards. Backyards and bedroom windows alike will be bathed all night with the lights from the parking lots. Not very relaxing!

Last but not least I am sure that this development will once again require the removal of trees from that particular lot. The number of old growth trees that were taken down during the construction of Conners court and the extension of Bonathon Cres. was shameful and here goes the town planning to destroy more. The replacement with an odd tree here and there on the new street doesn't even begin to cover what was lost.

I understand the need to grow and develop but can we not do so without losing sight of what this town represents. Why do the buildings need to be 11 storeys? Cap the buildings at 6 storeys, still taller than everything around them but certainly more palatable.

If you wonder why downtown Bowmanville is slowly dying take a look at the development plans sitting in front of you! Welcome to the new Oshawa.

A very disappointed resident,

Hillary Clifford

From: [Lizotte, Nicole](#)
To: [Tapp, Amanda](#)
Subject: FW: Public Meeting Notice - Green Road and Highway 2, Bowmanville
Date: May 14, 2021 9:30:00 AM

Hi Amanda, FYI please see below.

I will remove Glen from the IP List for ZBA2021-0002 and save the email to the Correspondence folder.

Nicole

From: [REDACTED]
Sent: Thursday, May 13, 2021 11:45 AM
To: Lizotte, Nicole <nlizotte@clarington.net>
Subject: Re: Public Meeting Notice - Green Road and Highway 2, Bowmanville

EXTERNAL

Remove me from further communication

Thx
Glen

Get [Outlook for Android](#)

From: Lizotte, Nicole <nlizotte@clarington.net>
Sent: Thursday, May 13, 2021 11:21:02 AM
Subject: Public Meeting Notice - Green Road and Highway 2, Bowmanville

Good Morning,

You are receiving this notice because you have identified to us that you are interested in receiving information about the applications at the southwest corner of Green Road and Highway 2 in Bowmanville (ZBA2021-0002 and SPA2021-0002).

The Municipality is seeking public comments before making a decision on an application for a proposed Zoning By-law Amendment.

Please see the attached Public Meeting Notice for the project details and upcoming meeting information.

If you have any additional questions, comments or concerns, please contact Amanda Tapp, Planner II at atapp@clarington.net or Carlos Salazar, Manager of Community Planning and Design Branch at csalazar@clarington.net

Have a great day,

Nicole

Nicole Lizotte

Development Application Coordinator
Planning and Development Services
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2403 | 1-800-563-1195
www.clarington.net



From: [Wirch, Paul](#)
Cc: [Tapp, Amanda](#); [REDACTED]
Subject: Green & Hwy 2 Development App
Date: June 1, 2021 2:44:20 PM
Attachments: [Public Meeting Notice \(ZBA 2021-0002\).pdf](#)

Hi Richard,

As requested, please find attached a copy of the public meeting notice that was circulated for a development application (ZBA 2021-0002) at the southwest corner of Green Road and Highway 2 in Bowmanville West.

A copy of the public meeting report will be available on the [Municipal website](#) as of Thursday afternoon when the agenda is posted.

My colleague, Amanda Tapp, is coordinating this file. Please contact Amanda if you wish to be added to the interested parties list.

Let us know if we can be of any further assistance.

Keep well,

Paul Wirch, RPP
Senior Planner
Planning and Development Services
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2418 | 1-800-563-1195
www.clarington.net

From: Richard Domes [REDACTED]
Sent: May 27, 2021 4:29 PM
To: Wirch, Paul <pwirch@clarington.net>
Subject: Other Application

Paul, firstly for conducting this morning's PAC Meeting. We look forward to receiving the formal response in order to determine how to best respond.

In the meanwhile I would ask that you please circulate the details of the "other application" in the area that you noted is currently being processed and the date of that public meeting.

Upon receipt I will provide a formal request to be placed on the Municipality's notification list.

Thanks in advance.

Richard Domes

From: [REDACTED]
To: [Tapp, Amanda](#)
Subject: Highway 2 & Green Road Development
Date: August 26, 2021 9:20:38 AM
Attachments: [Hwy 2 & Green Road, Bowmanville.pdf](#)

EXTERNAL

Good Morning Amanda,

I was just wondering if there is Gross Floor Area calculation for this development? I can't seem to locate it in the document. My apologies if I've missed it.

Thanks,

Chris Rennie | **B.Mgmt, AACI P.App**



From: [REDACTED]
To: [Tapp, Amanda](mailto:Tapp.Amanda)
Cc: [Wirch, Paul](mailto:Wirch.Paul)
Subject: RE: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)
Date: March 22, 2021 3:10:53 PM

EXTERNAL

Good afternoon,

I am wondering if you can provide me some more information about the parcels in question. If the zoning and proposals pass the next stage when would you be expecting to see construction start. I am asking for this information so that the affected homeowners have time to figure out if they want to sell. You have 3 families along that section that just installed pools and would be severely impacted. But we are looking at 3 -5 years then at a minimum it would calm everyone down.

Thanks very much
Glen

From: Tapp, Amanda [mailto:ATapp@clarington.net]
Sent: March 8, 2021 4:17 PM
To: [REDACTED]
Cc: Tapp, Amanda <ATapp@clarington.net>; Wirch, Paul <pwirch@clarington.net>
Subject: FW: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)

Good Afternoon Glen,

Your e-mail was forwarded to me by Paul Wirch as I am the planner working on the file for the subject properties. Since your original conversation with Paul, the owners of 2349 and 2345 Highway 2 have submitted a Zoning By-law Amendment application and a Site Plan application to permit two 11 storey buildings fronting onto Green road and Highway 2. We are in the preliminary phases of the review and a Public Meeting date has yet to be set, which is why you have not received notice in the mail and signs have not gone up on the property. In the coming month or so, you should receive notice of a Public Meeting date, and all the information will be uploaded to the Municipalities webpage to give you more detail on what is being proposed and provide you an opportunity to comment.

With regards to the work being done on the site today, I am not sure what they would be doing. Perhaps its related to confirming if any wells/old septic systems are decommissioned. But they have not received any approvals to move ahead with any construction. Hopefully they're off the site shortly but if not please follow up and I'll reach out to the applicants.

I will add you as an interested Party to the projects to keep you informed moving forward and given your address you will received notice when we proceed with a meeting to Council.

I hope this helps, and I will be in touch.

Stay healthy and safe!

Amanda Tapp, MCIP, RPP
Planner II
Planning and Development Services
Municipality of Clarington
40 Temperance Street, Bowmanville, ON L1C 3A6
905-623-3379 ext. 2427 | 1-800-563-1195
www.clarington.net

From: Glen CAIN <GCAIN@drps.ca>
Sent: March 8, 2021 1:06 PM
To: Wirch, Paul <pwirch@clarington.net>
Subject: RE: Development

Hey Paul,

I know we spoke back in January about the vacant parcel on the South West Corner of Green Rd and Hwy 2. I have read the development package you sent me and was wondering what has changed or developed. I have a large piece of equipment just behind my property drilling down and taking cores samples. Hoping you can shed some light on what is happening.

Thanks,
Glen

From: Wirch, Paul [<mailto:pwirch@clarington.net>]
Sent: January 15, 2021 1:20 PM
To: Glen CAIN [REDACTED]
Subject: RE: Development

Hello Glen,

Thank you for contacting us with your question about the land behind your home on Bonathon Crescent.

Current Zoning

The “A” zoning reflects the fact that the zoning for this site has not been updated since Bowmanville grew to include this property many years ago. For the time being, this zoning only permits a single detached dwelling.

The site at the southwest corner of Highway 2 and Green Road was zoned “(H)R4-

29" in 2007. This zoning permits a six-storey apartment building.

Planning for the Future

Both properties zoned "A" and "(H)R4-29" are part of the Bowmanville West Urban Centre Secondary Plan. We are in the midst of updating the Secondary Plan. You can review the information that has been completed from the project web page: www.Clarington.net/BowmanvilleWest. At the conclusion of this project we will bring forward an updated set of policies and zoning regulations for Bowmanville West that complements the future GO Train station that will be developed behind Sportchek.

Let me know if you want to be kept informed on any updates to the Secondary Plan project and I will add your name to our contact list.

At some point in the past, the owners of the corner property did proposed a multi-use building that included a medical clinic. However, we have not yet received any development applications for this property.

Please do not hesitate to contact me if you have any further questions.

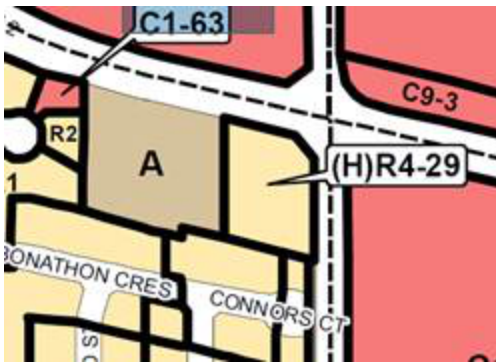
Keep well,

Paul Wirch, RPP
Senior Planner
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40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2418 | 1-800-563-1195
www.clarington.net

From: Glen CAIN [REDACTED] >
Sent: January 15, 2021 10:40 AM
To: Wirch, Paul <pwirch@clarington.net>
Subject: Development

Hello,

I am a resident of Bowmanville living at [REDACTED] and have a question about a vacant property located behind my house. I was given your contact information from the receptionist or admin staff when I called the planning department. I am inquiring about the parcel on the south west corner of Green Rd and Hwy 2 which currently has a zoning of (H)R4-29. I also noticed that the parcel right behind me is now zoned as A for Agriculture which is nice but was wondering about the plans for the parcel in question. Initially when we bought the house on Bonathon I spoke with the planning department and they indicated that a low rise medical facility would probably be built sometime in the future but no plans were in place.



Would you mind providing more details about this parcel with some specifics if possible.

Thanks very much,

Glen Cain

[REDACTED]

L1C 5B9

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [Tapp, Amanda; Wirch, Paul](#)
Subject: Re: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)
Date: March 22, 2021 10:02:34 AM

EXTERNAL

Good morning Amanda and Paul

My name is Ryan Fleming and I am a resident at [REDACTED]. Obviously, we are disappointed to hear that the height of the structure of the condo development (highway 2 and green rd.) is going to be so high. I am just wondering what our rights as current residential owners. Is there a certain distance you must build from our properties? Many of us spoke with the city and were told it was zoned for a 6-story condo and then a medical center. This seems like a drastic change with it being a month away from approval. Can you point me in the direction of zoning laws? As a planner and developer for the Durham region what is it you are going to do to ensure and protect the privacy of our homes?

Thank you
Ryan Fleming

From: Tapp, Amanda <ATapp@clarington.net>
Sent: Friday, March 12, 2021 9:07 AM
To: G [REDACTED]
[REDACTED] Wirch, Paul <pwirch@clarington.net>
Subject: RE: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)

CAUTION: External Email - Do not click on links or open attachments you do not trust ***

Good Morning Glen,

We were not ignoring your previous communications. Your comments and concerns have been noted and will be referred to in any upcoming report to Council. Further, I have been working on putting together the notice for a Public Meeting in the coming month and since your last correspondence you have been added to the Interested Parties list for the project. Any formal communications moving forward you will be privy to.

With regards to your communications with the property owner, the formal application for these lands came in at the end of January. Any communications prior to a formal Planning Application being submitted to the department are completely confidential and we are unable to provide this information until an application has been submitted. With regards to increase densities surrounding the Go stations, I defer to Provincial Policy which encourages higher densities within what is referred to as the "Major Transit Station Areas", this property would be located within that radii.

As I referred to in my original e-mail, this application process will be subject to a public

process. We are anticipating a public meeting sometime late in April. At this time yourself and the residents of the surrounding area will be invited to speak to Council, the applicants and Staff regarding the proposal. The April meeting would not be providing a recommendation or approval or denial to council. It will simply provide the opportunity to gather the public's comments and input. I anticipate a notice to go out by mail in the coming weeks.

We look forward to your involvement in the process moving forward and will be made aware of any meeting or report that is forthcoming.

I hope this helps clarify some things, feel free to give me a call any time.

Amanda Tapp, MCIP, RPP
Planner II
Planning and Development Services
Municipality of Clarington
40 Temperance Street, Bowmanville, ON L1C 3A6
905-623-3379 ext. 2427 | 1-800-563-1195
www.clarington.net

From: Glen CAIN <GCAIN@drps.ca>

Sent: March 12, 2021 8:52 AM

To: Tapp, Amanda <ATapp@clarington.net>; Wirch, Paul <pwirch@clarington.net>

████████████████████

Subject: RE: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)

EXTERNAL

Amanda and Paul,

I have a question and comment for both of you since you have chosen to ignore my previous email. I decided to visit the property owner along Hwy 2 adjacent to the two parcels in question to update him on the development plans. He laughed and said that he was made aware of the two 11 storey buildings last October/November. As a matter of fact, he explained that Clarington made a deal with Metro Links to increase the density in multiple areas to accommodate the new Go Train extension. Optically at least it seems that you folks have sat on this information for an extended period of time and are only going to inform the affected home owners at the 11th hour. Is this true? And if so, I find it particularly troubling since I have had continual communication with the planning department since the spring of 2020.

Regards,

Glen

██████████

Sent: March 8, 2021 6:42 PM

To: Tapp, Amanda <ATapp@clarington.net>

Cc: Wirch, Paul <pwirch@clarington.net>

Subject: RE: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)

Hello Amanda,

Thank you for the information. I must say that this is not good news. When I purchased my home on ██████████ ██████████ I called the planning department to discuss the parcel of land behind my house. I was told at that time that no proposals had been put forward for development. I was also told that if developed it would be some soft of low rise medical center. Now If I understand you correctly an application to amend the zoning has been brought forward with the idea of putting two 11 storey buildings on these lots. If approved this would certainly impact both the value and quality of my home. How can Clarington even consider something this size when the resulting structures would negatively impact the adjacent housing. Not to mention the loss of privacy, construction noise, dirt, light pollution, tenant noise, snowplowing and all the other issues that surround buildings if this size. I could have moved anywhere in Bowmanville but chose this area because of it's proximity to amenities, Holy Family Catholic School and most importantly from the information given to me by your planning department. While I certainly recognize that nothing is set in stone changing the zoning to go from a low rise medical facility to two 11 storey buildings is hard to fathom.

I realize that you are having a public meeting to discuss this proposal which I will attend but I can honestly say that I will be putting my house up for sale if this gets approved.

Regards,

Glen Cain

From: Tapp, Amanda [<mailto:ATapp@clarington.net>]

Sent: March 8, 2021 4:17 PM

To: Glen CAIN ██████████

Cc: Tapp, Amanda <ATapp@clarington.net>; Wirch, Paul <pwirch@clarington.net>

Subject: FW: Green & Hwy 2 - Inquiry (ZBA 2021-0002 & SPA2021-0002)

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property. In the coming month or so, you should receive notice of a Public Meeting date, and all the information will be uploaded to the Municipalities webpage to give you more detail on what is being proposed and provide you an opportunity to comment.

With regards to the work being done on the site today, I am not sure what they would be doing. Perhaps its related to confirming if any wells/old septic systems are decommissioned. But they have not received any approvals to move ahead with any construction. Hopefully they're off the site shortly but if not please follow up and I'll reach out to the applicants.

I will add you as an interested Party to the projects to keep you informed moving forward and given your address you will received notice when we proceed with a meeting to Council.

I hope this helps, and I will be in touch.

Stay healthy and safe!

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Thanks,
Glen

[REDACTED]

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Hello Glen,

Thank you for contacting us with your question about the land behind your home on Bonathon Crescent.

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Please do not hesitate to contact me if you have any further questions.

Keep well,

Paul Wirch, RPP

Senior Planner

Planning and Development Services

Municipality of Clarington

40 Temperance Street, Bowmanville ON L1C 3A6

905-623-3379 ext. 2418 | 1-800-563-1195

www.clarington.net

From: Glen CAIN [REDACTED]

Sent: January 15, 2021 10:40 AM

To: Wirch, Paul <pwirch@clarington.net>

Subject: Development

Hello,

I am a resident of Bowmanville living at 36 Bonathon Crescent and have a question about a vacant

To: [Melissa](#)
Cc: [Melissa](#)
Subject: Re: 1111 Green Building, 4th floor west bank in connection to zoning issue
Sent: Mon, 15 Mar 2021 1:40:58 PM

EXTERNAL

Hi Amanda,

Thank you so much for the quick reply! You please add me to future information regarding this project and I will be attending all meetings when the public meeting is on.

The plan to meet 11 times building the show room bank in connection to zoning issue. How often would be as potentially more incidents being able to look down into our backyard with young children. Not to mention looking at these two large buildings from our backyard would be an eyesore. When we moved into this property we were under the understanding it would be so nice that I may holding in this business and need study an restaurant here.

I look forward to the council meeting to provide further comments on my concerns.

Thanks
Melissa

On Mar 15, 2021, at 1:07 PM, Teqy, Amanda <A24qy@hugoboss.com> wrote:

Good afternoon Melissa,

Your request was forwarded to me so I am the planner working on the file for the subject properties. The owners of 2348 and 2349 Highway 2 have submitted a Zoning By-law Amendment application and a Site Plan application to permit two 11 story buildings housing onto Green road and Highway 2. We are in the preliminary phase of the review and soon will set a date for a Public Meeting. We are anticipating a public meeting sometime late in April. At this time yourself and the residents of the surrounding area will be invited to speak to Council, the applicants and Staff regarding the proposal. The April meeting would not be providing a recommendation or approval or denial to council. It will simply provide the opportunity to gather the public's comments and input. In the coming month or so, you should receive notice of a Public Meeting date, and all the information will be updated to the Municipalities website to give you more detail on what is being proposed and provide you an opportunity to comment.

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Stay healthy and safe!

Amanda Tapp, MCP, AEP
Planner II
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Municipality of Chatham
60 Temperance Street, Queensville, ON, L1C 3A6
905-623-3379 ext. 2427 | 1-800-563-1195
www.chatham.ca

-----Original Message-----
From: Melissa Jones <melissa.jones@hugoboss.com>
Sent: March 15, 2021 12:28 PM
To: Amanda, Clerk <amanda@hugoboss.com>
Subject: Re: Development Plans Green Rd & Hwy2

EXTERNAL

Hi Clerk,

Thank you address to 34 Bonathon Crescent and we back onto the property which is on the corner of green Rd and Hwy2. It's currently the only land not developed in the area.

Please let me know if I have if you have any further questions.

Thanks
Melissa

> On Mar 15, 2021, at 8:28 AM, Melissa Jones <melissa.jones@hugoboss.com> wrote:

> Good Morning,

> I can direct your enquiry to our Planning department for assistance.

> Could you provide your address so we can check in our system?

> Thank you,

> Clerk, Amanda
> Communications Information Clerk
> Office of the CAO
> Municipality of Chatham
> 60 Temperance Street, Queensville, ON L1C 3A6
> 905-623-3379 ext. 2427 | 1-800-563-1195
> www.chatham.ca

> -----Original Message-----
> From: amanda@hugoboss.com - On Behalf Of Melissa Jones
> Sent: March 15, 2021 11:18 AM
> To: Melissa Jones <melissa.jones@hugoboss.com>
> Subject: Development Plans Green Rd & Hwy2

> EXTERNAL

> Hi,

> I, I am resident who backs on to the current empty property of green rd and Hwy 2 the south west corner and was wondering if someone could let me the development plans for this property?

> Thanks so much
> Melissa Jones

> -----Original Message-----
> Origin: melissa.jones@hugoboss.com

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> From: amanda@hugoboss.com - On Behalf Of Melissa Jones
> Sent: March 15, 2021 11:18 AM
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> Sent: March 15, 2021 11:18 AM
> To: Melissa Jones <melissa.jones@hugoboss.com>
> Subject: Development Plans Green Rd & Hwy2

> EXTERNAL

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> EXTERNAL

From: [REDACTED]
To: [Tapp, Amanda](#)
Subject: Re: ZBA2021-0002/SPA2021-0002 and Bowmanville West Urban Centre Secondary Plan
Date: July 5, 2021 11:11:46 AM

EXTERNAL

Thanks for your reply.

My main concern was that the recommendations that come from the planning meetings seemingly don't matter. I just question why we have them.

Looking forward to further reports on this.

Josie Pascoe

On Mon., Jul. 5, 2021, 10:54 a.m. Tapp, Amanda, <ATapp@clarington.net> wrote:

Good Morning Josephine,

Thank you for reaching out to us regarding the above noted development applications at the corner of Green Road and Highway 2 in Bowmanville.

At the time of the October 2020 meeting, the zoning on the eastern property permitted 6 storeys. Since your attendance at the October 2020 Public information Centre for the Bowmanville West Urban Centre Secondary Plan, the owners have submitted a Zoning By-law Amendment application and a Site Plan application to permit two 11 storey buildings fronting onto Green road and Highway 2. A Public Meeting was held on June 7, 2021, you can see the report [here](#). At this time, staff is still reviewing the proposal. All comments/concerns are still being analyzed as we prepare for a recommendation report for Council.

You have been added to the Interested Parties List, so you will receive notice of all upcoming events, meetings and reports associated with this rezoning proposal.

If you have any further questions related to the Bowmanville West Urban Centre Secondary Plan, please feel free to contact my colleague Paul Wirch at pwirch@clarington.net.

Best,

Amanda Tapp, MCIP, RPP

Principal Planner, Community Planning and Design

Planning and Development Services

Municipality of Clarington

40 Temperance Street, Bowmanville, ON L1C 3A6

905-623-3379 ext. 2427 | 1-800-563-1195

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