



Planning Act Public Meeting Report

To: Economic and Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-22-206

Date of Report: November 23, 2022

Date of Meeting: November 28, 2022

Subject: Application to Amend Zoning By-law 60-94, IBI Group on behalf
of 650 Taunton Developments Limited (c/o Fieldgate
Commercial), 646, 650 and 660 Taunton Road West

Ward: Ward 2

File: Z-2022-08

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the application submitted by IBI Group on behalf of 650 Taunton Developments Limited (the "Applicant") to amend Zoning By-law 60-94 (File: Z-2022-08) to permit additional Select Industrial uses and a reduced number of required loading spaces at 646, 650 and 660 Taunton Road West (the "Subject Site").

Attachment 1 is a map showing the location of the Subject Site and the existing zoning in the area.

Attachment 2 is a copy of the proposed site plan submitted by the Applicant.

Attachment 3 is a list of additional Select Industrial uses proposed by the Applicant.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a notice was published in the Oshawa This Week newspaper and a sign giving notice of the application has been posted on the Subject Site. The notice was also posted on the City's website and communicated through its Corporate Twitter and Facebook social media accounts.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation

were invited to register their intent to participate electronically by 4:30 p.m. on November 23, 2022.

2.0 Recommendation

That, pursuant to Report ED-22-206 dated November 23, 2022, concerning the application submitted by IBI Group on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) to amend Zoning By-law 60-94 (File: Z-2022-08) to permit the development of additional Select Industrial uses and a reduced number of required loading spaces at 646, 650 and 650 Taunton Road West, staff be directed to further review and prepare a report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

3.0 Executive Summary

Not applicable.

4.0 Input from Other Sources

4.1 Other Departments and Agencies

The subject application has been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the application.

5.0 Analysis

5.1 Background

The Subject Site is generally located on the north side of Taunton Road West, between Stevenson Road North and Goodman Creek, opposite the northern terminus of Keith Ross Drive, and is municipally known as 646, 650 and 660 Taunton Road West (see Attachment 1).

The Applicant is currently advancing a site plan application (File: SPA-2019-16) for the development of a multi-unit commercial building including a restaurant and an associated drive-through facility (Building A on site plan in Attachment 2). The multi-unit commercial building would be located partially on the Subject Site and partially on the adjacent lands to the east also owned by the Applicant. These lands will be consolidated in order to advance the construction of Building A. The Applicant also plans to advance three multi-unit industrial buildings (Buildings B, C and D on site plan in Attachment 2) on the Subject Site. In order to advance the proposed industrial buildings a zoning by-law amendment is required to permit additional Select Industrial uses proposed by the Applicant, as well as a reduced number of required loading spaces.

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Industrial, subject to Policies 2.4.5.10, 2.4.5.17 and 2.4.5.20 which currently permit, in addition to uses permitted in areas designated as Industrial, a convenience store, major retail uses having a minimum gross leasable floor area of 2,000 sq. m. (21,530 sq. ft.), and hotels and motels	No change
Zoning By-law 60-94	SI-A(8)/SI-A(14) "h-60" (Select Industrial)	Amend the SI-A(8) (Select Industrial) portion of the zoning to permit certain additional Select Industrial uses (see Attachment 3) and to reduce the number of required loading spaces
Use	Vacant	Multi-building, multi-unit industrial and commercial development

The following land uses are adjacent to the Subject Site:

- **North** Vacant land and the Trans-Northern pipeline corridor, beyond which is the Goodman Creek and associated natural heritage system
- **South** Taunton Road West, beyond which are a funeral home and a medical office building
- **East** Vacant lands also owned by the Applicant for which they have submitted a site plan application for a new self-storage facility and a portion of a retail building which is partially situated on the Subject Site (File: SPA-2019-16)
- **West** A one-storey animal hospital

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Lot Frontage on Taunton Road West	94m (308.4 ft.)
Proposed Gross Floor Area of Select Industrial Buildings (Buildings B, C and D)	9,039.5 sq. m. (97,300 sq. ft.)

Site Statistics Item	Measurement
Proposed Gross Floor Area of Commercial Building A	944.9 sq. m. (10,171 sq. ft.) (a portion of Building A is located on adjacent lands to the east owned by the Applicant)
Net Lot Area	2.631 ha (6.5 ac.)
Parking Spaces Required	39 for commercial (1 space per 24 sq. m.) 201 for industrial (1 space per 45 sq. m.) Total: 240
Parking Spaces Proposed for Buildings A, B, C and D	275 spaces
Loading Spaces Required	5 large loading spaces
Loading Spaces Proposed	1 large loading space

5.2 Oshawa Official Plan

The Subject Site is designated Industrial in the Oshawa Official Plan (“O.O.P.”).

The Subject Site is located within the area known as the Northwood Business Park which is generally bounded by Taunton Road West to the south, the Oshawa-Whitby municipal boundary to the west, Highway 407 East to the north and the Oshawa Creek to the east.

Policy 2.4.5.10 permits a convenience store on the Subject Site subject to the inclusion of appropriate provisions in the zoning by-law.

The O.O.P. specifies, in part, that areas designated as Industrial shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming and recycling, research and development facilities, corporate offices, utility functions and transportation terminals, subject to the relevant policies of the Plan. In addition, subject to the inclusion of appropriate provisions in the Zoning By-law, the following land uses may also be permitted in appropriate locations in areas designated as Industrial: industrially oriented sales, service and office operations such as truck and machinery operations, equipment repair, merchandise service shops and building or contracting yards; community and recreational uses such as facilities for day care and recreation that are municipally owned and operated, vehicle fuel stations, and, on a limited basis in accordance with Policy 2.4.1.6, certain commercial, community and recreational uses such as banks, offices other than corporate or industrially oriented offices, restaurants, banquet facilities, personal service and retail uses, fraternal organizations and athletic clubs provided that such uses are compatible with industrial uses in the area.

Additional uses are permitted on the Subject Site pursuant to O.O.P. Policies 2.4.5.10, 2.4.5.17 and 2.4.5.20.

Policy 2.4.5.17 states that the lands designated as Industrial north of Taunton Road West, between the Goodman Creek and the Oshawa Creek, and generally south of the Trans-Northern pipeline corridor, may be developed on a site-by-site basis for major retail uses having a minimum gross leasable area of 2,000 square metres (21,530 sq. ft.), subject to

appropriate policies in the zoning by-law and any other relevant provisions of the Official Plan, provided that such uses are compatible with their surroundings, a transportation impact study is submitted to the satisfaction of the City and Region and a retail impact study is submitted which analyses that there is sufficient market demand.

Policy 2.4.5.20 states that the lands designated as Industrial on lands located on the north side of Taunton Road West between the Goodman Creek and Oshawa Creek, south of the Trans-Northern pipeline, may be developed for hotels and motels, subject to the following:

- The development is desirable and compatible with surrounding land uses;
- The development will not create undue traffic problems; and,
- The inclusion of appropriate provisions in the zoning by-law.

Schedule 'A-2', Corridors and Intensification Areas, of the O.O.P. designates Taunton Road West as a Regional Corridor. Schedule 'B', Road Network, designates Taunton Road West as a Type 'A' Arterial Road, while Schedule 'B-1', Transit Priority Network, designates Taunton Road West as a Transit Spine.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject application.

5.3 Zoning By-law 60-94

The Subject Site is currently zoned SI-A(8)/SI-A(14) "h-60" (Select Industrial) in Zoning By-law 60-94 (see Attachment 1).

The SI-A(8) Zone permits:

- (a) Banquet hall
- (b) Club, excluding nightclub
- (c) Commercial recreation establishment
- (d) Convenience store with a maximum gross floor area of 300 square metres
- (e) Day care centre
- (f) Financial Institution
- (g) Office
- (h) Restaurant

The SI-A(8) Zone applies only to the Subject Site and no other lands in the City. The SI-A(14) Zone permits a hotel and a retail store. However, for any retail store in the SI-A(14) Zone, the gross leasable floor area shall not be less than 2,000 square metres (21,530 sq. ft.).

The "h-60" holding symbol is in place to ensure that development of the Subject Site for uses permitted in the SI-A(14) Zone does not proceed until the following conditions are satisfied:

- (a) Site Plan approval is obtained from the City for a retail store;

- (b) A transportation impact study is prepared to the satisfaction of the Region of Durham and the City; and,
- (c) A retail impact study is prepared to the satisfaction of the City in accordance with Subsection 2.4.4.17 of the Oshawa Official Plan.

While the “h-60” holding symbol is in place, only uses permitted in the current SI-A(8) Zone are permitted.

The Applicant proposes to amend Zoning By-law 60-94 to add permission for certain additional Select Industrial uses in the SI-A(8) Zone and to implement the proposed site design for an industrial mall. The list of additional Select Industrial uses proposed for the Subject Site forms Attachment 3 to this Report. In addition, the Applicant is requesting a site specific regulation to reduce the number and type of loading spaces required.

The subject application will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the application.

5.4 Site Design/Land Use Considerations

The Applicant proposes to construct a 41-unit industrial mall consisting of three multi-unit buildings on the north and southwest portions of the Subject Site and part of a multi-unit commercial building on the southeast portion of the Subject Site (see Attachment 2). The proposal includes parking areas, landscaping and one driveway access from Taunton Road West opposite the northern terminus of Keith Ross Drive. The driveway access will serve the commercial building and the proposed industrial buildings.

Traffic control signals will be installed on Taunton Road West at the intersection with the proposed new driveway/Keith Ross Drive as part of the construction of the commercial building and associated drive-through facility (Building A on site plan in Attachment 2).

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a site plan and planning justification report.

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the City’s Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the site design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject application include:

- (a) The appropriateness of the requested Select Industrial uses;
- (b) The appropriateness off the proposed site design;
- (c) Transportation considerations; and,
- (d) Land use compatibility with the Oshawa Executive Airport regarding matters such as refuse, lighting and building height.

6.0 Financial Implications

There are no financial implications associated with the recommendation in this Report.

7.0 Relationship to the Oshawa Strategic Plan

Holding a public meeting on the development application advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department

Title: Proposed Site Plan Submitted by the Applicant
 Subject: Application to Amend Zoning By-law 60-94, IBI Group on behalf of
 650 Taunton Developments Limited (c/o Fieldgate Commercial)
 Address: 646, 650 and 660 Taunton Road West
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 Attachment 2

City of Oshawa
 Economic & Development Services



Additional Select Industrial Uses Proposed

- a) Assembly hall
- b) Brew your own operation
- c) Commercial school or training centre
- d) Data processing centre
- e) Food preparation plant
- f) Industrially oriented office
- g) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- h) Merchandise service shop
- i) Plumbing, electrical or building supply shop
- j) Printing establishment
- k) Research and development establishment
- l) Sales outlet
- m) Service industry
- n) Studio
- o) Television or radio broadcasting station or studio
- p) Theatre
- q) Warehouse