

To: Economic and Development Services Committee

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

Report Number: ED-23-14

Date of Report: January 4, 2023

Date of Meeting: January 9, 2023

Subject: Durham Region's Municipal Comprehensive Review: City
Comments on the Region of Durham's Growth Management
Study, Phase 2: Draft Settlement Area Boundary Expansions
and Area Municipal Growth Allocations

Ward: All Wards

File: 12-03

1.0 Purpose

The purpose of this Report is to obtain Council's approval of City comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations dated November 10, 2022 (the "Growth Management Study Phase 2 Report"). The Growth Management Study Phase 2 Report is a key component of Envision Durham, the Municipal Comprehensive Review (the "M.C.R.") of the Durham Regional Official Plan (the "D.R.O.P.").

The Region has requested that the City provide comments on the Growth Management Study Phase 2 Report by February 10, 2023.

A copy of the Growth Management Study Phase 2 Report can be found at the following link: www.durham.ca/EnvisionDurham.

Attachment 1 is a table containing a summary of all private landowner requests for settlement area boundary expansions received by the Region of Durham.

Attachments 2 through 14 are maps showing the locations of the privately requested settlement area boundary expansions.

Attachment 15 is a map showing the location of the City-initiated settlement area boundary expansion request.

Attachment 16 is a map showing the locations that the Region has identified in the City for settlement area boundary expansions, which in some areas overlap the settlement area

boundary expansions shown in Attachments 1 to 14 of this Report, and in other areas represent additional lands identified by the Region for settlement area boundary expansions.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

1. That Report ED-23-14 dated January 4, 2023 be endorsed as the City's comments on the thirteen (13) private landowner requests for settlement area boundary expansions that have been submitted to the Region of Durham as part of Envision Durham, the Municipal Comprehensive Review of the Durham Regional Official Plan, as outlined in Section 5.3 of said Report.
2. That, pursuant to Report ED-23-14 dated January 4, 2023, Planning Services staff be authorized to submit to the Region of Durham for consideration as part of the Envision Durham Municipal Comprehensive Review, the City's settlement area boundary expansion request, as outlined in Section 5.4 of said Report.
3. That, pursuant to Report ED-23-14 dated January 4, 2023, Planning Services staff be authorized to submit to the Region of Durham for consideration as part of the Envision Durham Municipal Comprehensive Review, the City's comments on the additional areas identified by the Region for Durham for settlement area boundary expansions, as outlined in Section 5.5 of said Report.
4. That staff be authorized to forward a copy of Report ED-23-14 dated January 4, 2023 and the related Council resolution to the Region of Durham and Durham area municipalities.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Not applicable.

5.0 Analysis

5.1 Envision Durham: The Municipal Comprehensive Review of the Durham Regional Official Plan

On May 2, 2018, Regional staff received authorization to proceed with Envision Durham, the M.C.R. of the D.R.O.P. Envision Durham is an opportunity to undertake a core review of the current D.R.O.P. and establish a progressive and forward-looking planning vision for the Region up to 2051.

On February 5, 2019, the Region initiated the first stage ("Discover") of the public engagement program for Envision Durham by launching a project web page and

public opinion survey. With the release of the first of a series of discussion papers on March 5, 2019, Regional staff launched the second stage (“Discuss”) of the engagement program, where participants were asked to provide input on various themes presented through the discussion papers.

The following six discussion papers were released as part of the second stage of the engagement:

- Agriculture and Rural System Discussion Paper (released March 5, 2019);
- Climate Change and Sustainability Discussion Paper (released May 7, 2019);
- Growth Management – Urban System Discussion Paper (released June 4, 2019);
- Environment and Greenlands System Discussion Paper (released September 3, 2019);
- Transportation System Discussion Paper (released October 1, 2019); and,
- Housing Policy Planning Discussion paper (released December 3, 2019).

As previously directed by Council, the City has submitted comments to the Region on each of the six above-noted discussion papers.

On June 24, 2020, Regional staff launched the third stage (“Direct”) of the Envision Durham process with the release of the first policy direction report related to the conversion of Employment Areas. The Region provided a ninety (90) day submission window for the public, including the development community, to submit requests related to the conversion of Employment Areas. The final date to submit a request for consideration through Envision Durham in this regard was September 23, 2020.

As directed by Council on December 14, 2020, the City submitted comments to the Region pursuant to Report DS-20-149 dated December 4, 2020 regarding various Employment Area conversion requests. These consisted of four (4) Employment Area conversion requests received from private landowners and three (3) City-initiated Employment Area conversion requests pertaining to employment lands located in Oshawa.

On December 22, 2021, Regional Council adopted amended recommendations of the Region’s Planning and Economic Development Committee on Employment Area conversion requests. As a result, a total of four (4) Employment Area conversion requests were advanced in Oshawa, including two (2) of the City-initiated Employment Area conversion requests.

The second policy direction report issued under the Direct stage of Envision Durham related to Major Transit Station Areas (M.T.S.A.s). The Region provided a ninety (90) day submission window for the public, including the development community, to submit comments on the M.T.S.A. Policy Direction Report dated December 2020. The final date to submit comments for consideration through Envision Durham in this regard was March 1, 2021.

As directed by Council on February 22, 2021, the City submitted comments to the Region pursuant to Report DS-21-20 dated February 3, 2021 regarding M.T.S.A.s.

The third policy direction report issued under the Direct stage of Envision Durham related to potential additions and changes to land use planning policies in the D.R.O.P. The Region provided a one-hundred-and-twenty (120) day submission window for the public, including the development community, to submit comments on the Proposed Policy Directions Report dated March 2021. The final date to submit comments for consideration through Envision Durham in this regard was June 30, 2021.

As directed by Council on June 21, 2021, the City submitted comments to the Region pursuant to Report DS-21-118 dated June 2, 2021 regarding the proposed policy directions.

The Region is now in the process of completing a Growth Management Study, which has been planned to be completed in two phases. The first phase of the Growth Management Study focused on the completion of a Land Needs Assessment. The Land Needs Assessment is a review and calculation of the ability of the Region's existing urban land base to accommodate the population and employment forecasts contained in the Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan, 2020), and seeks to determine if any additional urban land is required. The following four (4) technical reports have been released to inform the Land Needs Assessment:

- Region-Wide Growth Analysis (released July 2, 2021);
- Housing Intensification Study (released September 3, 2021);
- Employment Strategy (released September 24, 2021), and,
- Community Area Urban Land Needs Analysis (released October 1, 2021).

The second phase of the Growth Management Study focuses on the most appropriate locations for settlement area boundary expansions.

A component of the first phase of the Region's Growth Management Study involved the collection of submissions from the public and the development community regarding settlement area boundary expansions requests. The deadline to submit requests in this regard was May 31, 2021.

On September 7, 2021, the Region released the Proposed Regional Official Plan Amendment – Policies and Delineations for Protected M.T.S.A.s Report. The final date to submit comments for consideration through Envision Durham in this regard was September 30, 2021.

The City submitted comments to the Region pursuant to Report DS-21-163 dated September 8, 2021 regarding the proposed Protected M.T.S.A.s Regional Official Plan Amendment. On December 22, 2021, Regional Council adopted Amendment Number 186 to the D.R.O.P which established the policy framework for Protected M.T.S.A.s.

On February 11, 2022, the Region released the Alternative Land Need Scenarios Report, which was released in response to comments received on the four technical reports released between July and October 2021 (as noted above). A public information centre was held on March 24, 2022 to discuss the alternative land need scenarios (seven in total consisting of five Community Area land need scenarios and two

Employment Area density target scenarios). In addition, an online survey was launched on March 10, 2022 to solicit feedback on the alternative land need scenarios.

The City submitted comments to the Region pursuant to Report DS-22-76 dated April 6, 2022 regarding the alternative land need scenarios. Oshawa City Council chose to endorse a modified version of the Region's scenario 2a as submitted via letter dated April 11, 2022 by Delta Urban to the City on behalf of the Columbus Developers Group as the City's recommended scenario on the Alternative Land Need Scenarios Report.

Most recently, the Region has requested comments on the Growth Management Study Phase 2 Report, being the second phase of the Growth Management Study.

5.2 Growth Management Study

5.2.1 Phase 1: Land Needs Assessment

The Growth Management Study is a key component of Envision Durham. The first phase of the Growth Management Study was the preparation of a Land Needs Assessment.

The Land Needs Assessment is a detailed review of the Region's land base to determine how much of the Growth Plan population and employment forecasts for the Region can be accommodated within the existing Urban Area, which is comprised of both the Built-up Area and the designated Greenfield Area. Any growth that cannot be accommodated within the existing Urban Area would trigger a requirement for additional urban land by means of a settlement area boundary expansion.

In accordance with the Land Needs Assessment methodology issued by the Province, land needs are to be assessed across two different areas, namely Community Areas and Employment Areas, as defined below:

- **Community Areas:** areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs, and some employment land employment jobs. Community Areas may be located in both the delineated Built-up Area and designated Greenfield Area.
- **Employment Areas:** areas where most of the employment land employment jobs are located (i.e. employment in industrial type buildings), as well as some office jobs and some population-related jobs, particularly those providing services to the Employment Area. Employment Areas may be located in both the delineated Built-up Area and designated Greenfield Area.

To date, four (4) draft technical reports constituting the Land Needs Assessment have been released for public review and comment. These are as follows:

- **Region-Wide Growth Analysis (released July 2, 2021)** – Presented Region-wide population and employment forecasts, various trends in demographics, unit mix, housing prices, and built form. The report included a forecast housing unit mix for

new units to be built during the 2022 to 2051 timeframe consisting of 22% low-density units, 31% medium density units, and 48% high-density units.

- Housing Intensification Study (released September 3, 2021) – Evaluated the supply and demand for housing within the Built-up Area, including a detailed assessment of likely opportunities and supply potential for intensification and associated population and employment accommodation. The report recommended a Regional intensification target of 50%, consistent with the Growth Plan.
- Employment Strategy (released September 24, 2021) – Provided an assessment of trends in employment and analyzed the current state of the Region’s Employment Areas, provided recommendations on Employment Area conversions, recommended an overall Employment Area density target of 26 jobs per hectare, and identified an additional Employment Area land need of 1,164 hectares, (2,876 acres).
- Community Area Urban Land Needs Analysis (released October 1, 2021) – Evaluated the existing state, current trends, and long-term development potential of designated Greenfield Areas (i.e. lands within the Urban Area boundary that are outside of the Built-up Area). The report provided a recommended overall designated Greenfield Areas density target of 64 people and jobs per hectare and an additional Community Areas land need of 737 hectares (1,821 acres).

In response to comments received on the draft Land Needs Assessment, Regional staff confirmed at the October 5, 2021 Regional Planning and Economic Development Committee meeting the need to run modelling to assess an appropriate range of alternative land need scenarios.

Regional staff developed five (5) Community Area land need scenarios and two (2) Employment Area density target scenarios.

On May 25, 2022, Regional Council endorsed a modified version of Community Area Land Need Scenario 2 (referred to as “Scenario 2a”) as submitted to the Region by the Building Industry and Land Development Association, as well as Employment Area Land Need Scenario 2. Scenario 2a is the same Community Area Land need scenario approved by City Council pursuant to Report DS-22-76, as noted in Section 5.1 of this Report.

Community Area Land Need Scenario 2a is predicated on achieving the following:

- A housing unit mix that is approximately 33% low density, 38% medium density and 29% high density;
- An intensification target of 50% per year; and,
- A designated Greenfield Area density target of 57 people and jobs per hectare by 2051.

Employment Area Land Need Scenario 2 is predicated on achieving the following:

- A vacant Employment Area density target of 27 jobs per hectare; and,

- 20% share of employment growth accommodated by intensification.

Under Employment Area Land Need Scenario 2, additional Employment Area urban land is needed, in the amount of 1,171 hectares (2,894 ac.).

Under the Community Area Land Need Scenario 2a and Employment Area Land Need Scenario 2, a total of 3,671 hectares (9,071 ac.) of additional developable urban area land would be required to accommodate the Region's future growth forecast to 2051.

The City of Oshawa's 2051 population allocation is 298,500 people and the 2051 employment allocation is 107,300 jobs.

5.2.2 Phase 2: Area Municipal Growth Allocations

The second phase of the Growth Management Study looks at overall Regional growth, intensification, housing unit mix and localized density targets and how they are to be allocated across the Region's eight area municipalities.

Land supply, density, and built form context varies by area municipality, as does the ability to accommodate future growth through settlement area boundary expansions. Overall area municipal growth allocations, as well as local intensification targets, density, and housing unit mix are not uniformly distributed. Rather, they vary with local context.

The Growth Plan and the D.R.O.P. outline criteria to be considered when evaluating locations for settlement area boundary expansions. These criteria include:

- Municipal servicing capacity and feasibility;
- Transportation connectivity;
- The financial viability of providing services;
- Impacts on watershed conditions and the water resource system;
- Agricultural capacity of the land;
- Aggregate potential;
- Archaeological and cultural heritage; and,
- Compatibility and fit with the existing Regional Structure.

A total of eighty-one (81) settlement area boundary expansion requests from either private landowners or Durham's eight area municipalities were received by the Region. Thirteen (13) of the submissions from private landowners are for lands within the City of Oshawa. Additional details and staff comments on the thirteen (13) submissions by private landowners for lands within Oshawa are provided in Section 5.3 of this Report.

5.3 Staff Analysis of Settlement Area Boundary Expansion Requests by Private Landowners

Attachment 1 is a Table containing a summary of all private landowner requests for settlement area boundary expansions received by the Region of Durham.

5.3.1 Private Landowner Request Number 1

The lands associated with Private Landowner Request Number 1 (“Site 1”) are comprised of 654 Columbus Road West in the City of Oshawa and 550 Columbus Road East in the Town of Whitby. 2439648 Ontario Inc. submitted the request (see Attachment 2).

Key details about Site 1 are as follows:

- **Requestor:** 2439648 Ontario Inc.
- **Site Area:** Approximately 68.18 hectares (168.47 ac.) of which 40.18 hectares (99.29 ac.) are located in the City of Oshawa.
- **Regional Official Plan Designation:** The lands located in the City of Oshawa are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands located in the City of Oshawa are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the Oshawa Official Plan (the “O.O.P.”).
- **Zoning:** The lands located in the City of Oshawa are zoned AG-A (Agricultural Zone).
- **Services:** Servicing currently not available.
- **Current Use:** Agricultural with associated buildings.
- **Request/Development Proposal:** Include the lands in the Major Urban Area Boundary as Community Area. A concept draft plan identifies the potential for 2,317 residential units.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 1, staff support the request for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for residential purposes to achieve the City’s forecasted population growth target.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System. The whitebelt area in question is situated directly between the community of Brooklin in Whitby to the west and the community of Columbus in Oshawa to the east. Both of which are already within the Region’s Urban area.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area.
- The lands are adjacent to another proposed settlement area boundary expansion request and planned community area.

- The lands are located outside of aggregate resource potential areas.

5.3.2 Private Landowner Request Number 2

The lands associated with Private Landowner Request Number 2 (“Site 2”) are comprised of 2630 Harmony Road North. Muhammad Khan submitted the request (see Attachment 3).

Key details about Site 2 are as follows:

- **Requestor:** Muhammad Khan.
- **Site Area:** Approximately 0.81 hectares (2.00 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Single detached dwelling.
- **Request/Development Proposal:** Include the lands in the Major Urban Area Boundary as Community Area. The requestor noted that the lands have the potential for residential uses although an Employment Area designation is considered more appropriate by staff.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 2, staff support the request to include the lands in the Major Urban Area Boundary but recommend designating them as Employment Area for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for employment purposes to achieve the City’s forecasted employment growth target.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.

- The lands are adjacent to other proposed settlement area boundary expansion requests.
- The lands form part of the City's whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.
- The lands do not form part of the City's Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.3.3 Private Landowner Request Number 3

The lands associated with Private Landowner Request Number 3 ("Site 3") are comprised of the southern portion of 201 Columbus Road East. Setcon Investments Inc. submitted the request (see Attachment 4).

Key details about Site 3 are as follows:

- **Requestor:** Setcon Investments Inc.
- **Site Area:** Approximately 25.88 hectares (63.95 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule "A", Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture and Open Space and Recreation on Schedule "A", Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with no buildings.
- **Request/Development Proposal:** Include the lands in the Major Urban Area Boundary as Community Area.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 3, staff support the request to include the lands in the Major Urban Area Boundary but recommend designating the northern portion [approximately 9.6 hectares (23.72 ac.)] of the lands as Community Area and the southern portion [approximately 16.28 hectares (40.23 ac.)] of the lands as Employment Area for the following reasons:

- The Region has indicated that the southern portion of the lands are required over the 2051 time Horizon for employment purposes to achieve the City's forecasted employment growth target. Further, the Region has indicated that the northern portion of the lands are required over the 2051 time horizon for residential purposes to achieve the City's forecasted population growth target.

- The southern portion of the lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Simcoe Street North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- Designating the northern portion of the lands as Community Area aligns with the draft Preferred Land Use and Road Plan developed for the adjacent lands to the west and north, which are included within the Columbus Part II Planning Area.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area, including in Columbus.
- The lands are not within the Greenbelt Plan Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.3.4 Private Landowner Request Number 4

The lands associated with Private Landowner Request Number 4 (“Site 4”) are comprised of 2676 Harmony Road North. The request was submitted by Paul Hayle and Susan Coxe-Hayle (see Attachment 5).

Key details about Site 4 are as follows:

- **Requestor:** Paul Hayle and Susan Coxe-Hayle.
- **Site Area:** Approximately 5.74 hectares (14.18 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Single detached dwelling and accessory buildings.
- **Request/Development Proposal:** Include the subject lands within the Major Urban Area Boundary as Community Area and permit residential uses. The requestor noted that the lands have the potential for residential uses although an Employment Area designation is considered more appropriate by staff.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 4, staff support the request to include the lands in the Major Urban Area Boundary but recommend designating them as Employment Area for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for employment purposes to achieve the City's forecasted employment growth target.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are adjacent to other proposed settlement area boundary expansion requests.
- The lands form part of the City's whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.
- The lands do not form part of the City's Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.3.5 Private Landowner Request Number 5

The lands associated with Private Landowner Request Number 5 ("Site 5") are comprised of the northern portions of 2466 and 2651 Harmony Road North. Minto Communities submitted the request (see Attachment 6).

Key details about Site 5 are as follows:

- **Requestor:** Minto Communities.
- **Site Area:** Approximately 45.51 hectares (112.46 ac.) in total. The subject lands at 2466 Harmony Road North, located on the west side of Harmony Road North, have an area of 15.50 hectares (38.30 ac.). The subject lands at 2651 Harmony Road North, located on the east side of Harmony Road North have an area of 30.01 hectares (74.16 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule "A", Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture and Open Space and Recreation on Schedule "A", Land Use, of the O.O.P.

- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Some services are available.
- **Current Use:** Agricultural with associated buildings.
- **Request/Development Proposal:** Include the balance of the subject lands within the Major Urban Area Boundary as Community Area. The requestor noted that the lands have the potential for residential uses although an Employment Area designation is considered more appropriate by staff.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 5, staff support the request to include the lands in the Major Urban Area Boundary but recommend designating them as Employment Area for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for employment purposes to achieve the City's forecasted employment growth target.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are adjacent to other proposed settlement area boundary expansion requests.
- The lands form part of the City's whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.3.6 Private Landowner Request Number 6

The lands associated with Private Landowner Request Number 6 ("Site 6") are comprised of the western portion of 454 Columbus Road West and the western portion of the adjacent property situated directly to the north. The request was submitted by Tribute Communities, Sorbara Group of Companies and Halloway (see Attachment 7).

Key details about Site 6 are as follows:

- **Requestor:** Tribute Communities, Sorbara Group of Companies and Halloway.
- **Site Area:** Approximately 52.07 hectares (128.67 ac.).

- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with no buildings.
- **Request/Development Proposal:** Include the subject lands within the Major Urban Area Boundary as Community Area.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 6, staff support the request for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for residential purposes to achieve the City’s forecasted population growth target.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area.
- The lands are adjacent to another proposed settlement area boundary expansion area and planned community area.
- The lands are located outside of aggregate resource potential areas.

5.3.7 Private Landowner Request Number 7

The lands associated with Private Landowner Request Number 7 (“Site 7”) are comprised of a portion of 625 Columbus Road West and abutting lands directly to the west in the Town of Whitby. The request was submitted by Oxford Developments (see Attachment 8).

Key details about Site 7 are as follows:

- **Requestor:** Oxford Developments.

- **Site Area:** Approximately 23.72 hectares (58.61 ac.), of which 9.27 hectares (22.92 ac.) are located in Oshawa.
- **Regional Official Plan Designation:** The lands located in the City of Oshawa are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands located in the City of Oshawa are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands located in the City of Oshawa are zoned AG-A (Agricultural Zone).
- **Services:** Some services are available.
- **Current Use:** Agricultural with associated buildings.
- **Request/Development Proposal:** Include the subject lands within the Major Urban Area Boundary as Community Area.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 7, staff support the request for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for residential purposes to achieve the City’s forecasted population growth target.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area.
- The lands are adjacent to another proposed settlement area boundary expansion area and planned community area.
- The lands are located outside of aggregate resource potential areas.

5.3.8 Private Landowner Request Number 8

The lands associated with Private Landowner Request Number 8 (“Site 8”) are comprised of 3440 Wilson Road North. The request was submitted by Marshall Harding (see Attachment 9).

Key details about Site 8 are as follows:

- **Requestor:** Marshall Harding.
- **Site Area:** Approximately 55.91 hectares (138.16 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P. A small portion of the area forming the northwest and southeast corners of the property are within the Greenbelt Boundary.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P. A small portion of the area forming the northwest and southeast corners of the property are within the Greenbelt Protected Countryside Area Boundary.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with associated buildings and two single detached dwellings.
- **Request/Development Proposal:** Include the subject lands within the Major Urban Area Boundary as Community Area.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 8, staff support the request for the following reasons, provided that those minor portions of the site situated within the Greenbelt Boundary are not included in the settlement area boundary expansion:

- Lands within the Greenbelt Plan area are intended to be protected from future urban growth.
- The remainder of the lands comprising the subject site fall outside of the Greenbelt Protected Countryside Area.
- The Region has indicated that the lands are required over the 2051 time horizon for residential purposes to achieve the City’s forecasted population growth target.
- The majority of the lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.

5.3.9 Private Landowner Request Number 9

The lands associated with Private Landowner Request Number 9 (“Site 9”) are comprised of the northern portion of 1345 Winchester Road East. The request was submitted by Max Lysyk (see Attachment 10).

Key details about Site 9 are as follows:

- **Requestor:** Max Lysyk.
- **Site Area:** Approximately 21.55 hectares (53.25 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with a single detached dwelling.
- **Request/Development Proposal:** Include the subject lands in the Major Urban Area Boundary with the request not indicating a preference for Community Area or Employment Area. However, in this particular case, staff recommend an Employment Area designation.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 9, staff support the request and recommend that the lands be designated as Employment Area for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for employment purposes to achieve the City’s forecasted employment growth target.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are adjacent to other proposed settlement area boundary expansion requests.
- There will be future Regional services including water, sanitary and sewage in the vicinity with the development of the area to the south, in the Kedron Part II Plan Area.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.

- The lands are located outside of aggregate resource potential areas.

5.3.10 Private Landowner Request Number 10

The lands associated with Private Landowner Request Number 10 (“Site 10”) are comprised of a portion of 305 Columbus Road West. The request was submitted by G8 Oshawa Investments Limited (see Attachment 11).

Key details about Site 10 are as follows:

- **Requestor:** G8 Oshawa Investments Limited.
- **Site Area:** Approximately 0.60 hectares (1.48 ac.).
- **Regional Official Plan Designation:** The lands are designated Major Open Space Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Some services are available.
- **Current Use:** Vacant.
- **Request/Development Proposal:** Include the subject lands in the Major Urban Area Boundary with the request not indicating a preference for Community Area or Employment Area. However, in this particular case, staff recommend a Community Area designation.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 10, staff support the request and recommend the lands be designated Community Area for the following reasons:

- The surrounding lands comprising the remainder of 305 Columbus Road West are located within the Major Urban Area Boundary.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area.

- The lands are adjacent to another proposed settlement area boundary expansion area and planned community area.
- The lands are located outside of aggregate resource potential areas.

5.3.11 Private Landowner Request Number 11

The lands associated with Private Landowner Request Number 11 (“Site 11”) are comprised of 3856 Thornton Road North and a portion of 345 Brawley Road in the Town of Whitby. The request was submitted by Dellray Group of Companies (see Attachment 12).

Key details about Site 11 are as follows:

- **Requestor:** Dellray Group of Companies.
- **Site Area:** Approximately 41.54 hectares (102.65 ac.) of which 39.56 hectares (97.76 ac.) is in the City of Oshawa.
- **Regional Official Plan Designation:** The lands in the City of Oshawa are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands in the City of Oshawa are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands in the City of Oshawa are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with associated buildings and single detached dwelling.
- **Request/Development Proposal:** Include the subject lands in the Major Urban Area Boundary as Community Area.

Staff Comments:

In evaluating the proposed settlement area boundary expansion request for Site 11, staff support the request for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for residential purposes to achieve the City’s forecasted population growth target.
- The lands within the City of Oshawa form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.

- There will be future Regional services including water, sanitary and sewage in the vicinity with the development of the area to the south, in the Kedron Part II Plan Area.
- The lands are adjacent to another proposed settlement area boundary expansion area and planned community area.
- The lands are located outside of aggregate resource potential areas.

5.3.12 Private Landowner Request Number 12

The lands associated with Private Landowner Request Number 12 (“Site 12”) are comprised of the northern portions of 2375 Ritson Road North and 851 Winchester Road East. In addition, the minor portions of these properties that fall within the Greenbelt Boundary have been omitted from the request. The request was submitted by Menkes. The properties are separated by a north-south Hydro One corridor (see Attachment 13).

Key details about Site 12 are as follows:

- **Requestor:** Menkes.
- **Site Area:** Approximately 33.27 hectares (82.21 ac.) in total. The subject lands at 2375 Ritson Road North have an area of 11.68 hectares (28.86 ac.). The subject lands at 851 Winchester Road East have an area of 21.59 hectares (53.35 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Services are not available.
- **Current Use:** Agricultural with no buildings.
- **Request/Development Proposal:** Include the subject lands in the Major Urban Area Boundary as Employment Area for the subject lands located west of the Hydro One corridor (i.e. 2375 Ritson Road North) and Community Area for the subject lands located east of the corridor (i.e. 851 Winchester Road East).

Staff Comments

In evaluating the proposed settlement area boundary expansion request for Site 12, staff support the request to include the lands in the Major Urban Area Boundary but recommend the site be designated Employment Area in its entirety for the following reasons:

- The Region has indicated that the entire site is required over the 2051 time horizon for employment purposes to achieve the City’s forecasted employment growth target.

- The lands are contiguous with lands abutting to the south that are already designated as Industrial on Schedule “A”, Land Use, of the O.O.P.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are adjacent to other proposed settlement area boundary expansion requests that are recommended as Employment Area.
- There will be future Regional services including water, sanitary and sewage in the vicinity with the development of the area to the south, in the Kedron Part II Plan Area.
- The lands form part of the City’s whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.3.13 Private Landowner Request Number 13

The lands associated with Private Landowner Request Number 13 (“Site 13”) are comprised of 1051 Winchester Road East. The request was submitted by Alexander Lahoda (see Attachment 14).

Key details about Site 13 are as follows:

- **Requestor:** Alexander Lahoda.
- **Site Area:** Approximately 3.53 hectares (8.72 ac.).
- **Regional Official Plan Designation:** The lands are designated Prime Agricultural Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Prime Agriculture on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Some services are available.
- **Current Use:** Agricultural with no buildings.
- **Request/Development Proposal:** Include the subject property within the Major Urban Area Boundary with the request not indicating a preference for Community Area or

Employment Area. However, in this particular case, staff recommend an Employment Area designation.

Staff Comments

In evaluating the proposed settlement area boundary expansion request for Site 13, staff support the request and recommend that the lands be designated as Employment Area for the following reasons:

- The Region has indicated that the lands are required over the 2051 time horizon for employment purposes to achieve the City's forecasted employment growth target.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor and the Harmony Road North/Highway 407 East interchange. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are adjacent to other proposed settlement area boundary expansion requests that are recommended as Employment Area.
- There will be future Regional services including water, sanitary and sewage in the vicinity with the development of the area to the south, in the Kedron Part II Plan Area.
- The lands form part of the City's whitebelt lands and are not within the Greenbelt Plan Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.

5.4 Proposed City-initiated Settlement Area Boundary Expansion Request

In addition to the settlement area boundary expansion requests submitted by private landowners to the Region, staff have identified one (1) separate area of the City to include as a potential settlement area boundary expansion.

5.4.1 City-initiated Request Number 1

The lands associated with the City-initiated Request Number 1 ("Site 14") are comprised of 2770 Ritson Road North and portions of neighbouring properties directly to the north and west (see Attachment 15).

Key details about Site 14 are as follows:

- **Site Area:** Approximately 3.87 hectares (9.56 ac).
- **Regional Official Plan Designation:** The lands are designated Major Open Space Areas on Schedule "A", Regional Structure, of the D.R.O.P.

- **Oshawa Official Plan Designation:** The lands are designated Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** The lands are zoned AG-A (Agricultural Zone).
- **Services:** Some services are available.
- **Current Use:** Agricultural with associated buildings, two single detached dwellings, part of a hydro corridor and vacant land.
- **Request/Development Proposal:** Include in the Major Urban Area Boundary as Employment Area to reflect refinements to the Greenbelt Area completed in 2017 that resulted in shifting the Greenbelt Plan Boundary to the east, to follow the alignment of the segment of Ritson Road North situated between Highway 407 East and Winchester Road East.

Staff Comments

Staff recommend that the proposed City-initiated Request Number 1 regarding Site 14 be advanced for the following reasons:

- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor, and the interchanges at Simcoe Street North and Harmony Road North. Staff note that pursuant to Policy 7.2.15 of the O.O.P., the City recognizes the long-term economic importance of designated Industrial areas and associated freeway infrastructure for Industrial uses. On this basis, the policy states that lands in the vicinity of Highway 407 East should be designated for industrial purposes that rely on this freeway infrastructure once they are brought within the Major Urban Area.
- The lands are not within the Greenbelt Plan Natural Heritage System.
- The lands are located outside of aggregate resource potential areas.
- There will be future Regional services including water, sanitary and sewage in the area with the development of the surrounding area.

5.5 Additional Settlement Area Boundary Expansions Proposed by Durham Region

In addition to the settlement area boundary expansion requests submitted by private landowners and the City to the Region, Regional staff have identified additional areas in Oshawa that are being advanced as proposed settlement area boundary expansions to accommodate population and employment growth (see Attachment 16). The areas are as follows:

- Additional Community Area lands adjacent to Private Landowner Requests Numbers 1, 6, 7, 10 and 11. These lands are proposed by the Region to be designated as Community Area, which City staff support. These lands also align with City staff's support of the adjacent Private Landowner Requests.

- Additional Employment Area and Community Area lands east of and adjacent to Private Landowner Request Number 3. The northern portion of these lands are proposed by the Region to be designated Community Area, with the remaining southern portion designated as Employment Area, which City staff support. These lands also align with City staff's support of the Private Landowner request.
- Additional Community Area lands adjacent to Private Landowner Request Number 8. These lands are proposed by the Region to be designated as Community Area, which City staff support. These lands also align with City staff's support of the private landowner settlement area boundary expansion request.
- Additional Community Area lands located approximately between Ritson Road North and Grandview Street North and from Highway 407 East to north of Columbus Road East. The lands are proposed by the Region to be designated as Community Area which City staff support given that they are almost entirely surrounded by components of the Greenbelt Natural Heritage System and the Oak Ridges Moraine.
- Additional Employment Area lands adjacent to Private Landowner Request Numbers 2, 4, 5, 9, 12 and 13. These lands are proposed by the Region to be designated as Employment Area, which City staff support. These lands also align with City staff's support of the Private Landowner Requests in the manner outlined in Section 5.3 of this Report (which identifies some recommended modifications to the proposed designation of certain sites, such that they be designated as Employment Area rather than Community Area).
- Additional Community Area lands located west of the Oshawa-Clarington boundary, east of Harmony Road North and south of Winchester Road East. These lands are proposed by the Region to be designated Community Area which City staff support as such a designation would be contextually appropriate along the proposed interface with lands in the Kedron Part II Plan Area.

6.0 Financial Implications

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

7.0 Relationship to the Oshawa Strategic Plan

The Recommendation in this Report advances the Accountable Leadership, Economic Prosperity and Financial Stewardship, and Environmental Responsibility goals 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

Table 1: Summary Analysis of Settlement Area Boundary Expansion Requests by Private Landowners in Oshawa

Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
1	Requester: 2439648 Ontario Inc. Address: 654 Columbus Road West in Oshawa and 550 Columbus Road East in Whitby	The subject lands are located north of Columbus Road West and straddle the Oshawa-Whitby boundary (see Attachment 2).	68.18 hectares (168.47 ac.), of which 40.18 hectares (99.29 ac.) are located in Oshawa	Include the lands in the Major Urban Area Boundary as Community Area. A concept draft plan identifies the potential for 2,317 residential units.
2	Requester: Muhammad Khan Address: 2630 Harmony Road North	The subject lands are located on the west side of Harmony Road North, south of Winchester Road East (see Attachment 3).	0.81 hectares (2.00 ac.)	Include the lands in the Major Urban Area Boundary to permit up to 100 stacked townhouses.
3	Requester: Setcon Investments Inc. Address: Southern portion of 201 Columbus Road East	The subject lands are located north of Highway 407 East, southeast of Steepleview Court (see Attachment 4).	25.88 hectares (63.95 ac)	Include the lands in the Major Urban Area as Community Area.
4	Requestor: Paul Hayle and Susan Coxe-Hayle Address: 2676 Harmony Road North	The subject lands are located on the west side of Harmony Road North, south of Winchester Road East (see Attachment 5).	5.74 hectares (14.18 ac.)	Include the lands within the Major Urban Area Boundary and permit residential uses.

Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
5	Requestor: Minto Communities Address: Northern portion of both 2466 and 2651 Harmony Road North	The subject lands are located on the east and west side of Harmony Road North, south of Winchester Road East (see Attachment 6).	45.51 hectares (112.46 ac.) combined	Include the lands within the Major Urban Area Boundary as Community Area.
6	Requestor: Tribute Communities, Sorbara Group of Companies and Hallway Developments Address: Western portion of 454 Columbus Road West and western portion of the abutting property to the north	The subject lands are located on the east side of Thornton Road North between Howden Road West and Columbus Road West (see Attachment 7).	52.07 hectares (128.67 ac.)	Include the lands within the Major Urban Area Boundary as Community Area.
7	Requestor: Oxford Developments Address: Portion of 625 Columbus Road West (Oshawa) and land directly to the west in the Town of Whitby	The subject lands are located south of Columbus Road West and straddle the Oshawa-Whitby boundary (see Attachment 8).	23.72 hectares (58.61 ac.), of which 9.27 hectares (22.92 ac.) are located in Oshawa	Include the lands within the Major Urban Area Boundary as Community Area.
8	Requestor: Marshall Harding Address: 3440 Wilson Road North	The subject lands are located on the west side of Wilson Road North between Howden Road East and Columbus Road East (see Attachment 9).	55.91 hectares (138.16 ac.)	Include the lands in the Major Urban Area Boundary as Community Area.

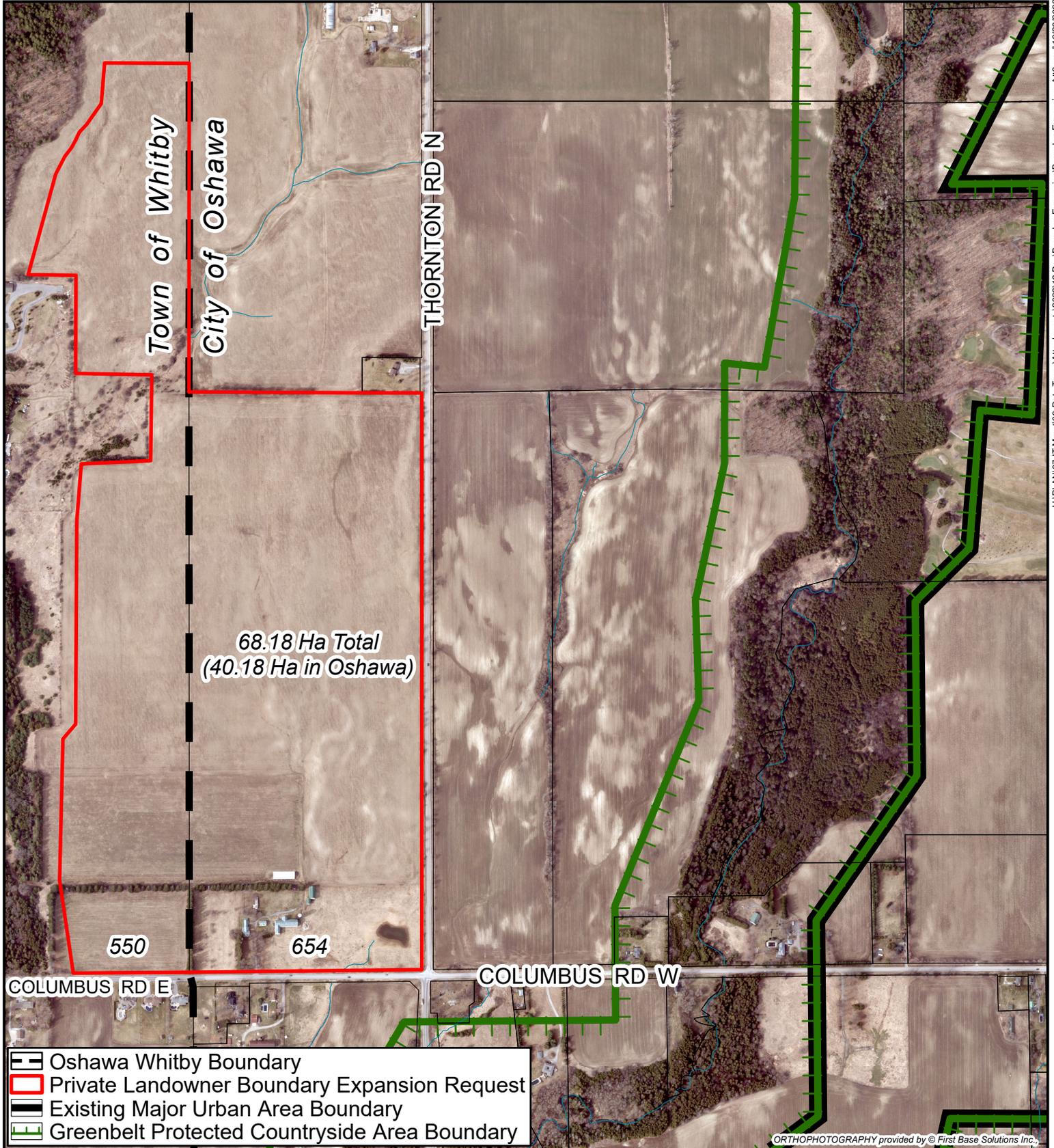
Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
9	Requestor: Max Lysyk Address: Northern portion of 1345 Winchester Road East	The subject site is located on the south side of Winchester Road East between Harmony Road North and Townline Road North (see Attachment 10).	21.55 hectares (53.25 ac.)	Include the lands in the Major Urban Area Boundary.
10	Requestor: G8 Oshawa Investments Limited Address: Portion of 305 Columbus Road West	The subject lands are located on the south side of Columbus Road West between Simcoe Street North and Thornton Road North (see Attachment 11).	0.60 hectares (1.48 ac.)	Include the lands in the Major Urban Area Boundary.
11	Requestor: Dellray Group of Companies Address: 3856 Thornton Road North and 345 Brawley Road in the Town of Whitby	The subject lands are located on the south side of Howden Road West and Brawley Road East and straddle the Oshawa-Whitby boundary (see Attachment 12).	41.54 hectares (102.65 ac.), of which 39.56 hectares (97.76 ac.) are located in Oshawa	Include the lands in the Major Urban Area Boundary as Community Area.
12	Requestor: Menkes Address: Northern portions of 2375 Ritson Road North and 851 Winchester Road East	The subject lands are located south of Winchester Road East and east of Ritson Road North (see Attachment 13).	33.27 hectares (82.21 ac.) combined	Include the lands in the Major Urban Area Boundary as Employment Area for lands west of the north-south Hydro One corridor and Community Area east of the corridor.
13	Requestor: Alexander Lahoda Address: 1051 Winchester Road East	The subject lands are located on the south side of Winchester Road East and the west side of Harmony Road North (see Attachment 14).	3.53 hectares (8.72 ac.)	Include the lands within the Major Urban Area Boundary.

Title: Private Landowner Request Number 1
 Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
 Address: 550 Columbus Road East (Whitby), 654 Columbus Road West (Oshawa)
 Ward: All Wards
 File: 12-03

Item: ED-23-14
 Attachment 2



City of Oshawa
 Economic and Development Services 

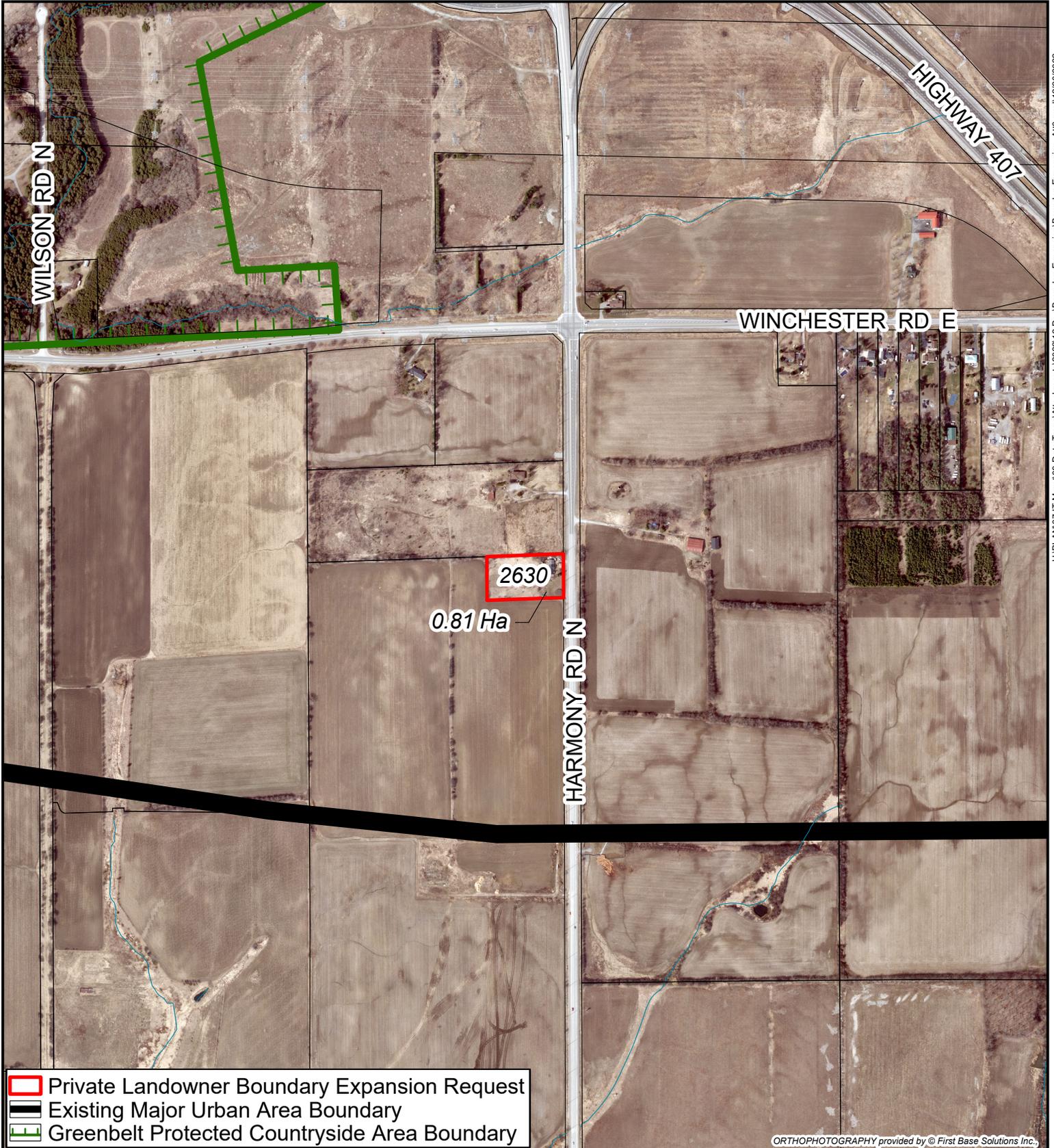


Title: Private Landowner Request Number 2
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 2630 Harmony Road North
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 3



City of Oshawa
Economic and Development Services



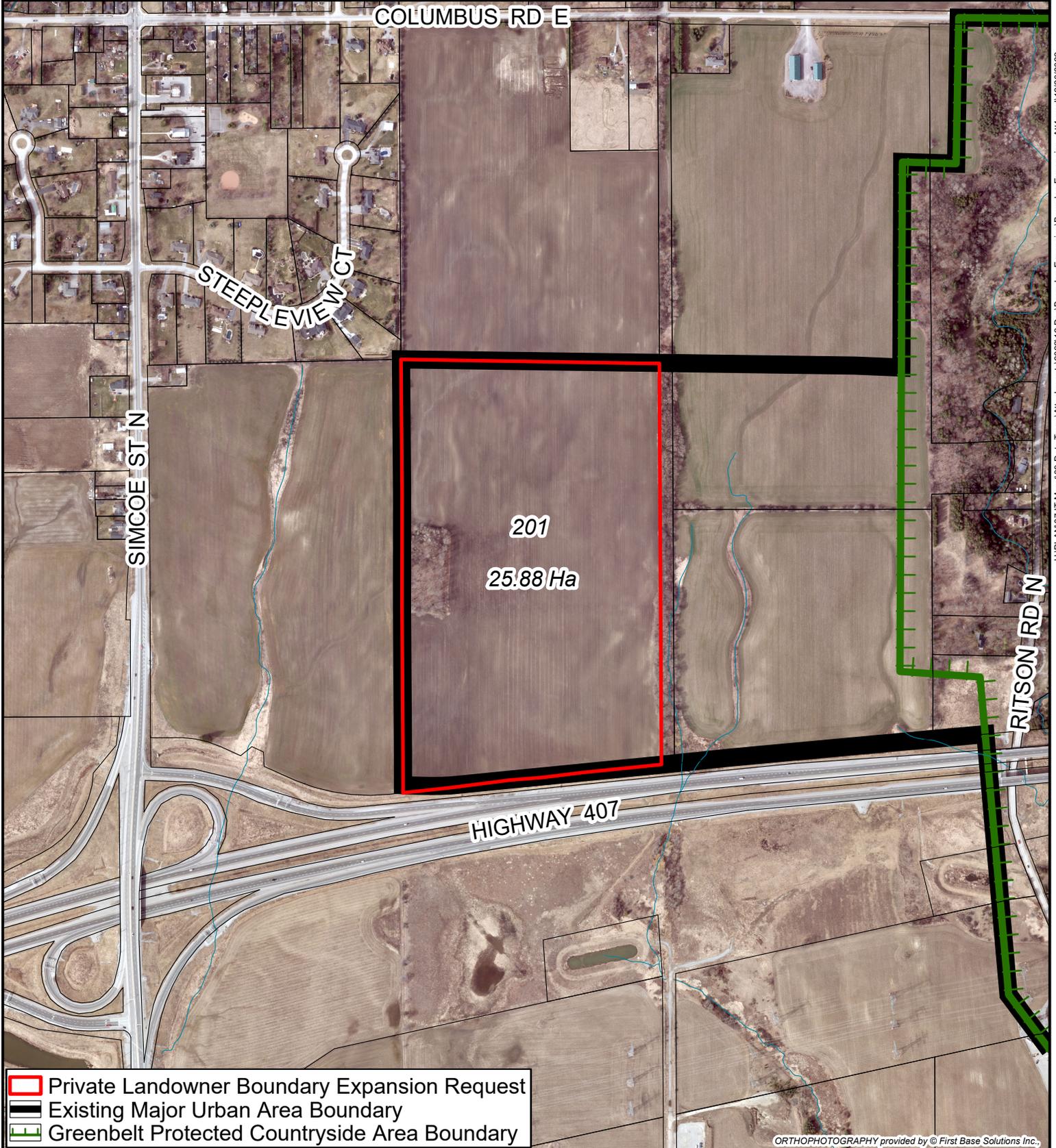
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Title: Private Landowner Request Number 3
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 201 Columbus Road East
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 4



City of Oshawa
Economic and Development Services 

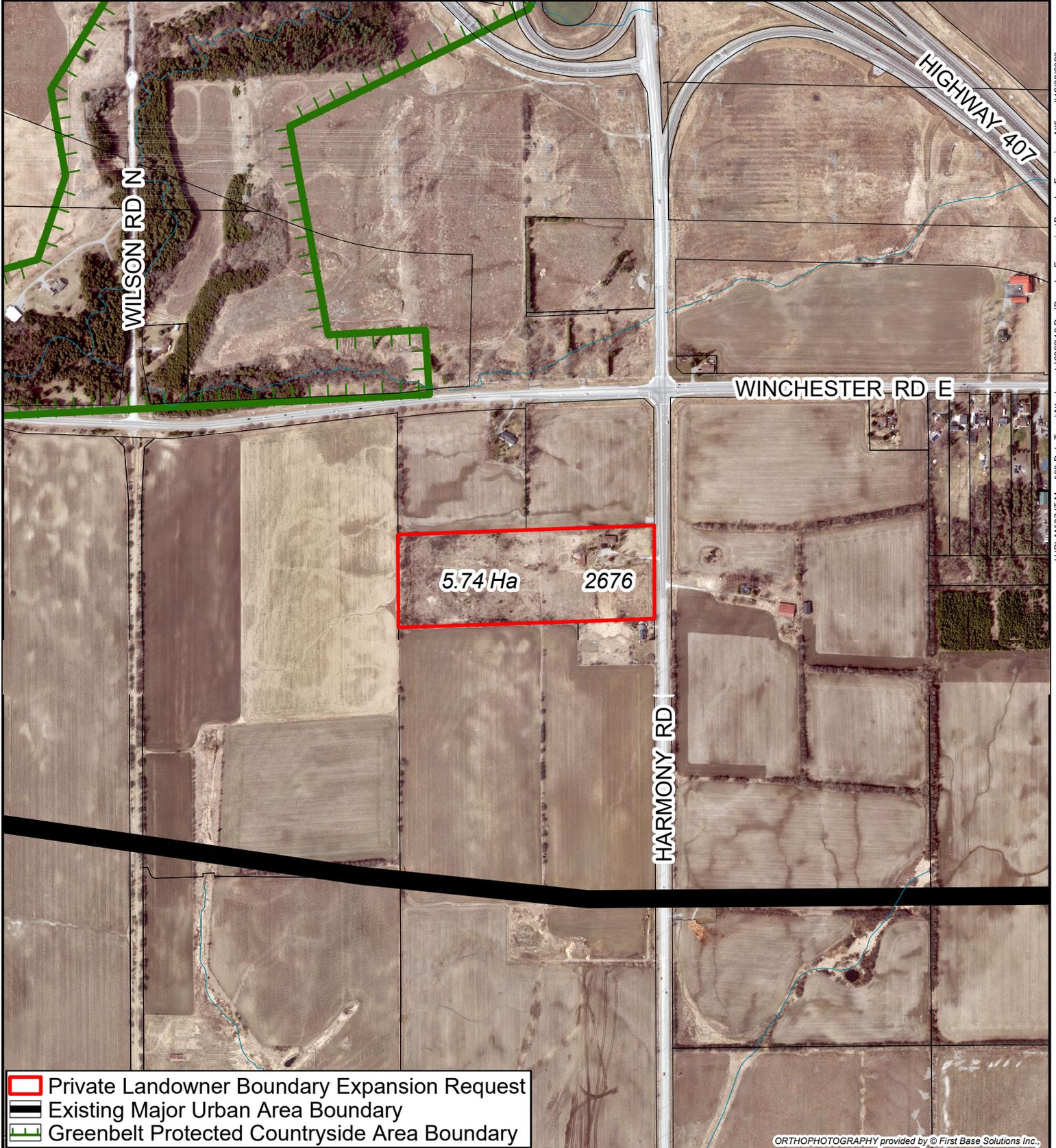


Title: Private Landowner Request Number 4
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 2676 Harmony Road North
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 5



City of Oshawa
Economic and Development Services 



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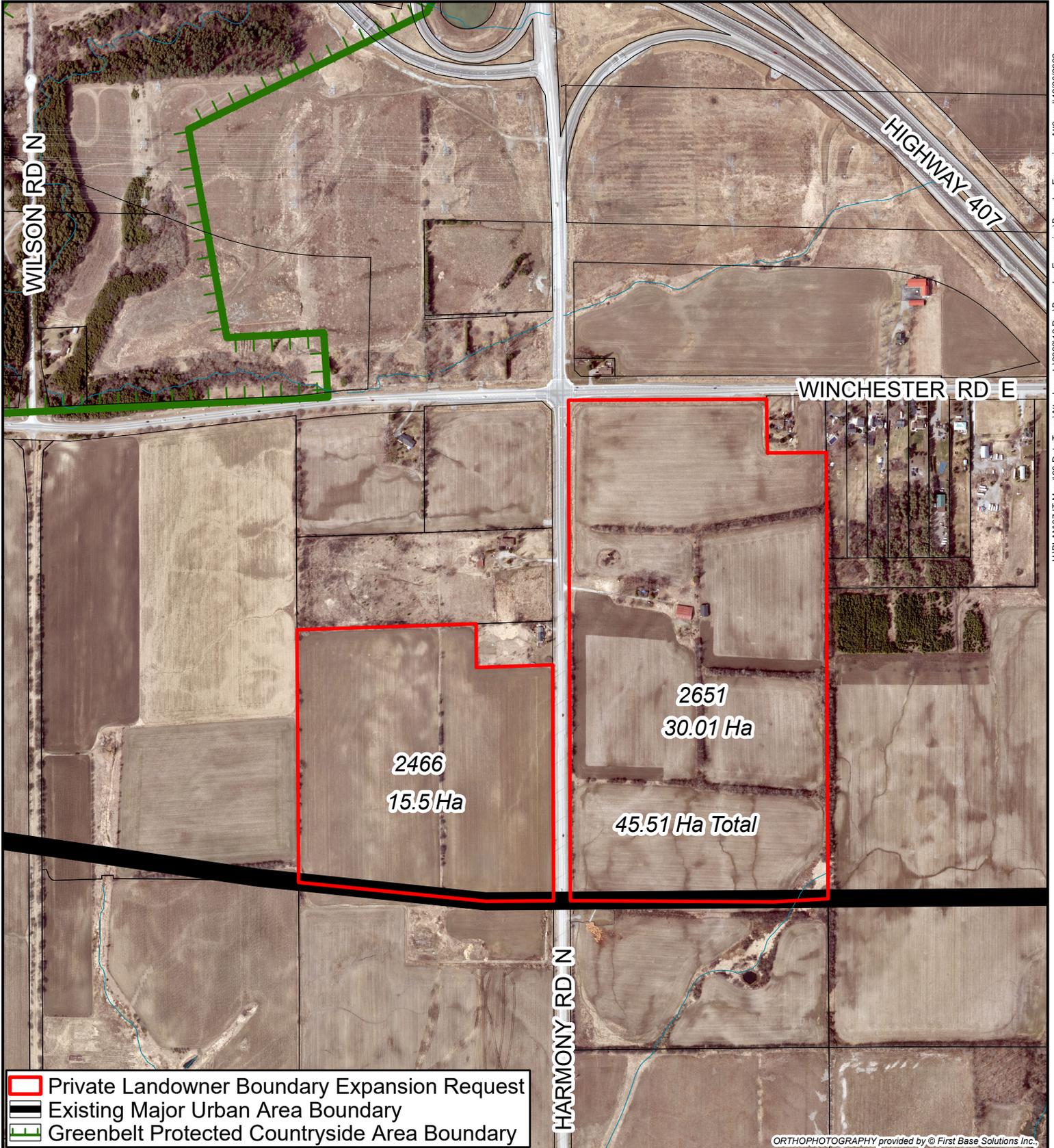
-  Private Landowner Boundary Expansion Request
-  Existing Major Urban Area Boundary
-  Greenbelt Protected Countryside Area Boundary

Title: Private Landowner Request Number 5
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 2466 and 2651 Harmony Road North
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 6



City of Oshawa
Economic and Development Services 



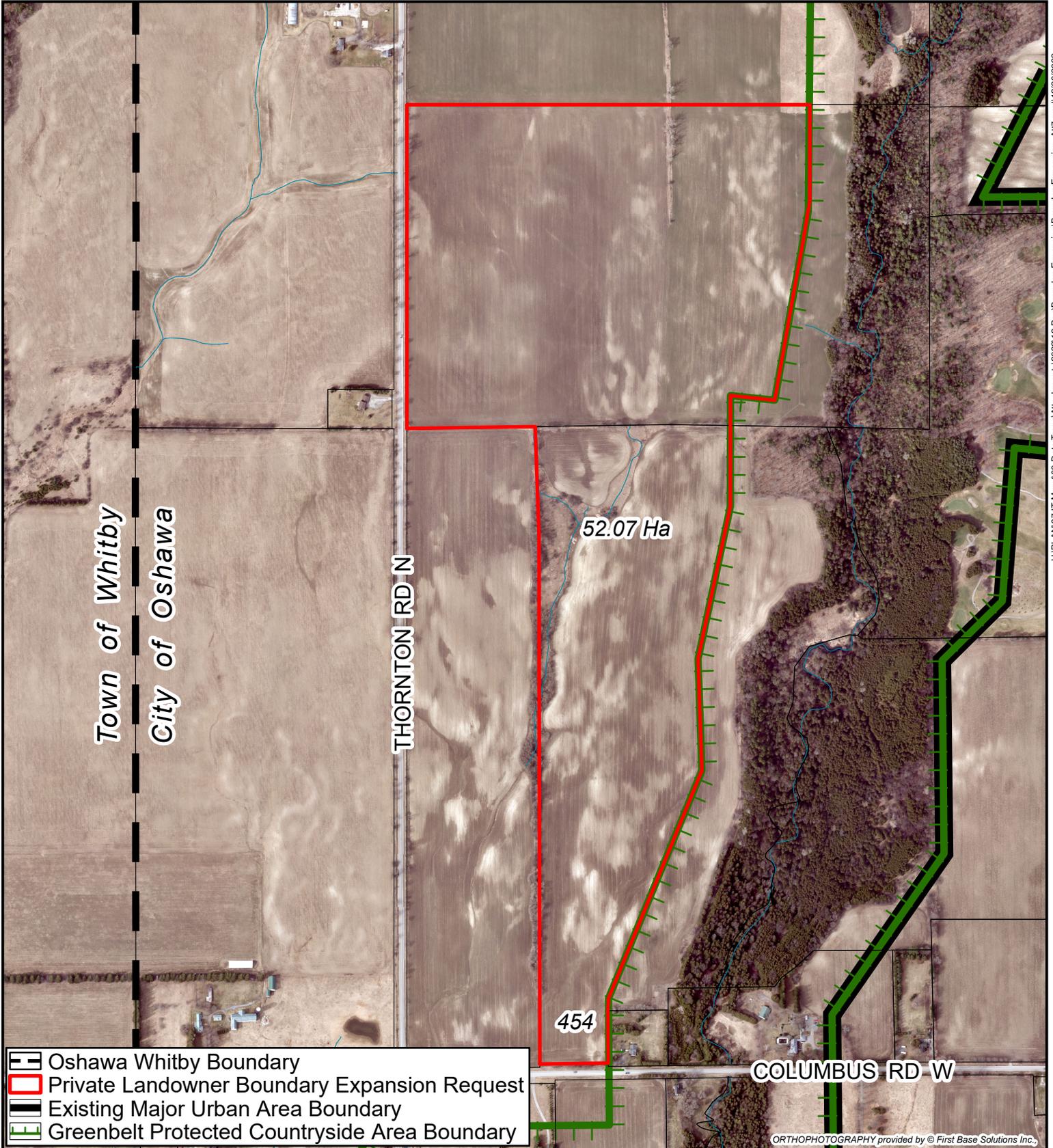
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Title: Private Landowner Request Number 6
 Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
 Address: 454 Columbus Road West and Western Portion of Abutting Property to the North
 Ward: All Wards
 File: 12-03

Item: ED-23-14
 Attachment 7



City of Oshawa
 Economic and Development Services 



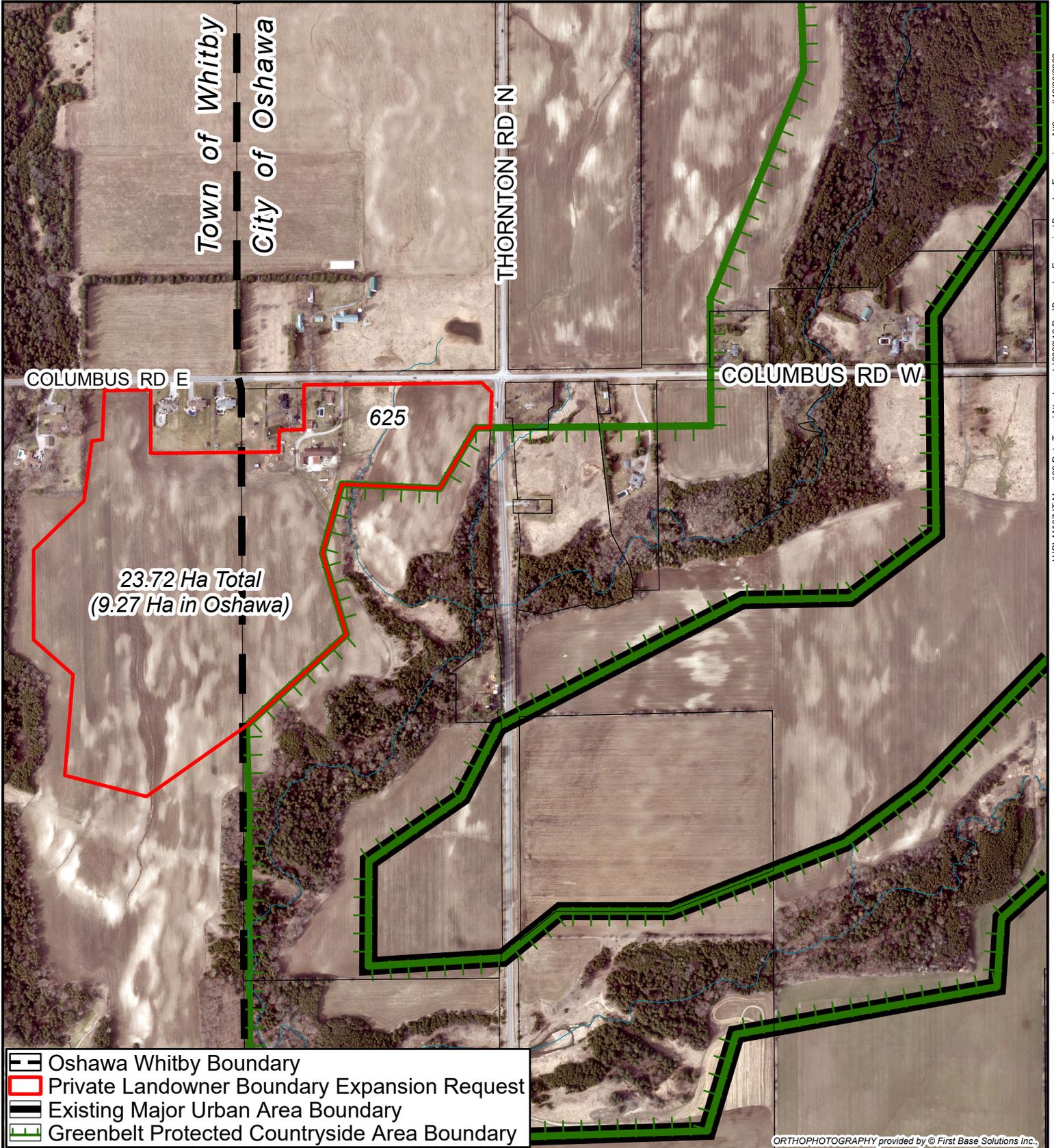
-  Oshawa Whitby Boundary
-  Private Landowner Boundary Expansion Request
-  Existing Major Urban Area Boundary
-  Greenbelt Protected Countryside Area Boundary

Title: Private Landowner Request Number 7
 Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
 Address: 625 Columbus Road West
 Ward: All Wards
 File: 12-03

Item: ED-23-14
 Attachment 8



City of Oshawa
 Economic and Development Services 



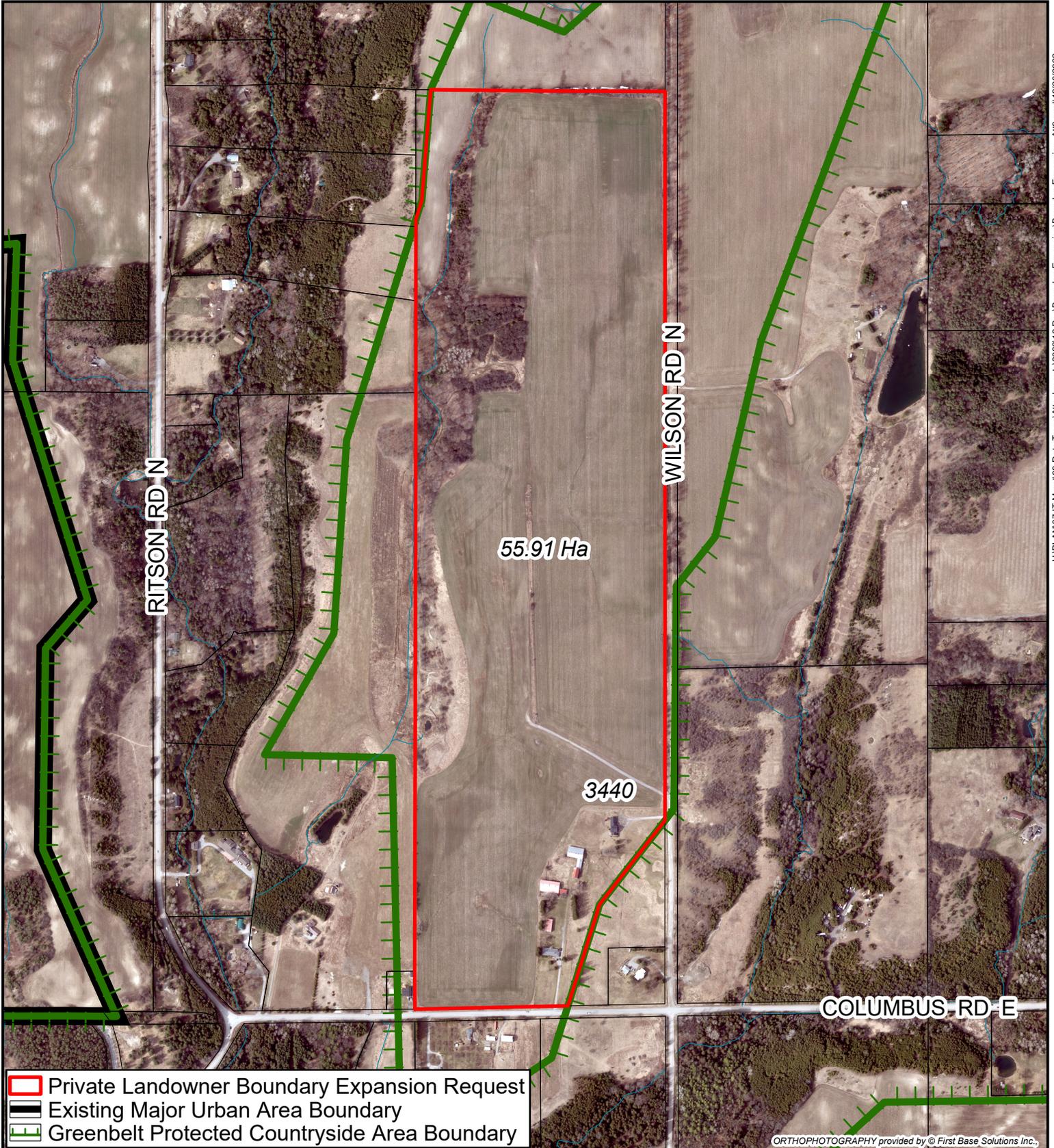
-  Oshawa Whitby Boundary
-  Private Landowner Boundary Expansion Request
-  Existing Major Urban Area Boundary
-  Greenbelt Protected Countryside Area Boundary

Title: Private Landowner Request Number 8
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 3440 Wilson Road North
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 9



City of Oshawa
Economic and Development Services 

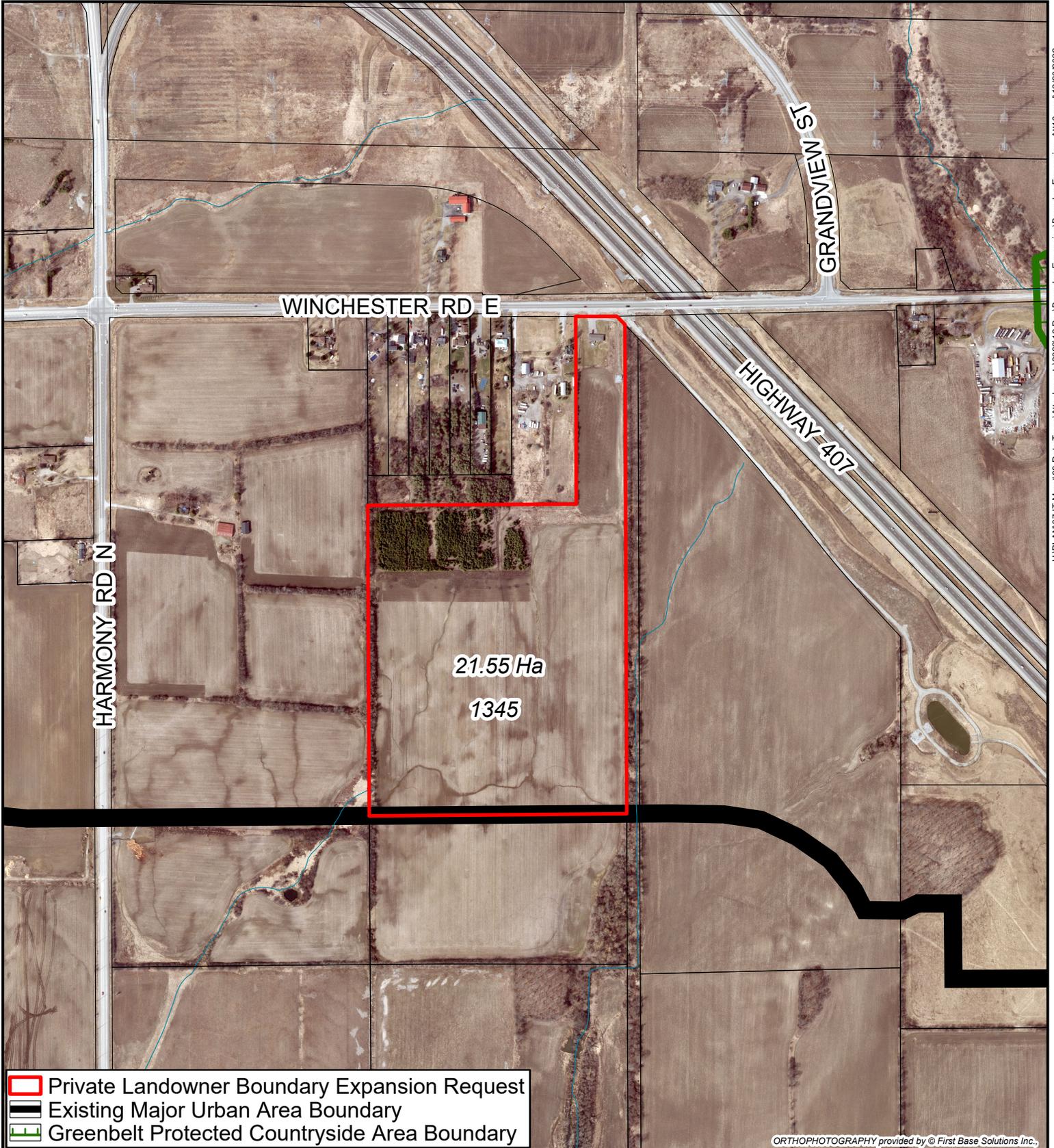


Title: Private Landowner Request Number 9
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 1345 Winchester Road East
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 10



City of Oshawa
Economic and Development Services



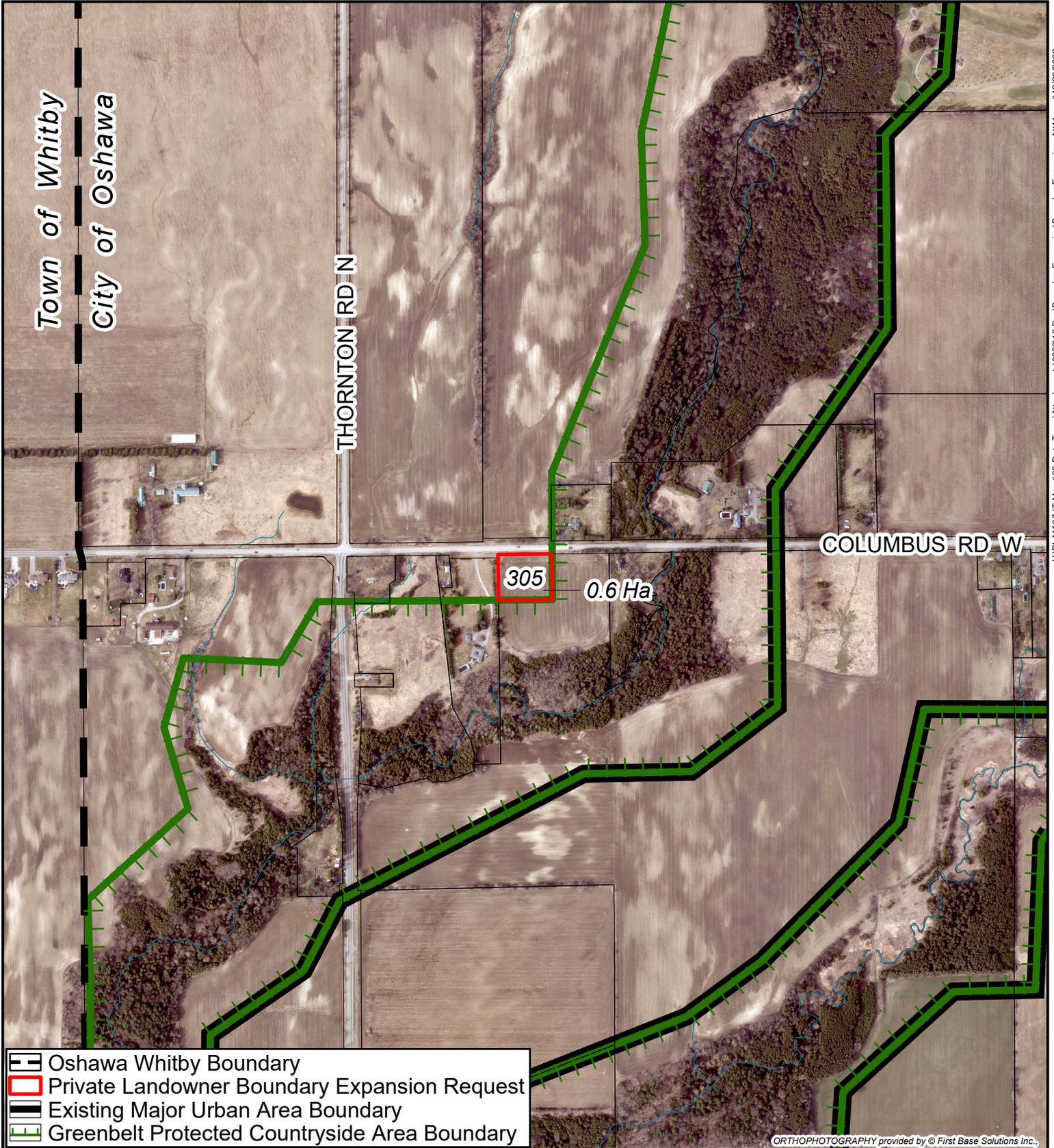
- Private Landowner Boundary Expansion Request
- Existing Major Urban Area Boundary
- Greenbelt Protected Countryside Area Boundary

Title: Private Landowner Request Number 10
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 305 Columbus Road West
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 11



City of Oshawa
Economic and Development Services 



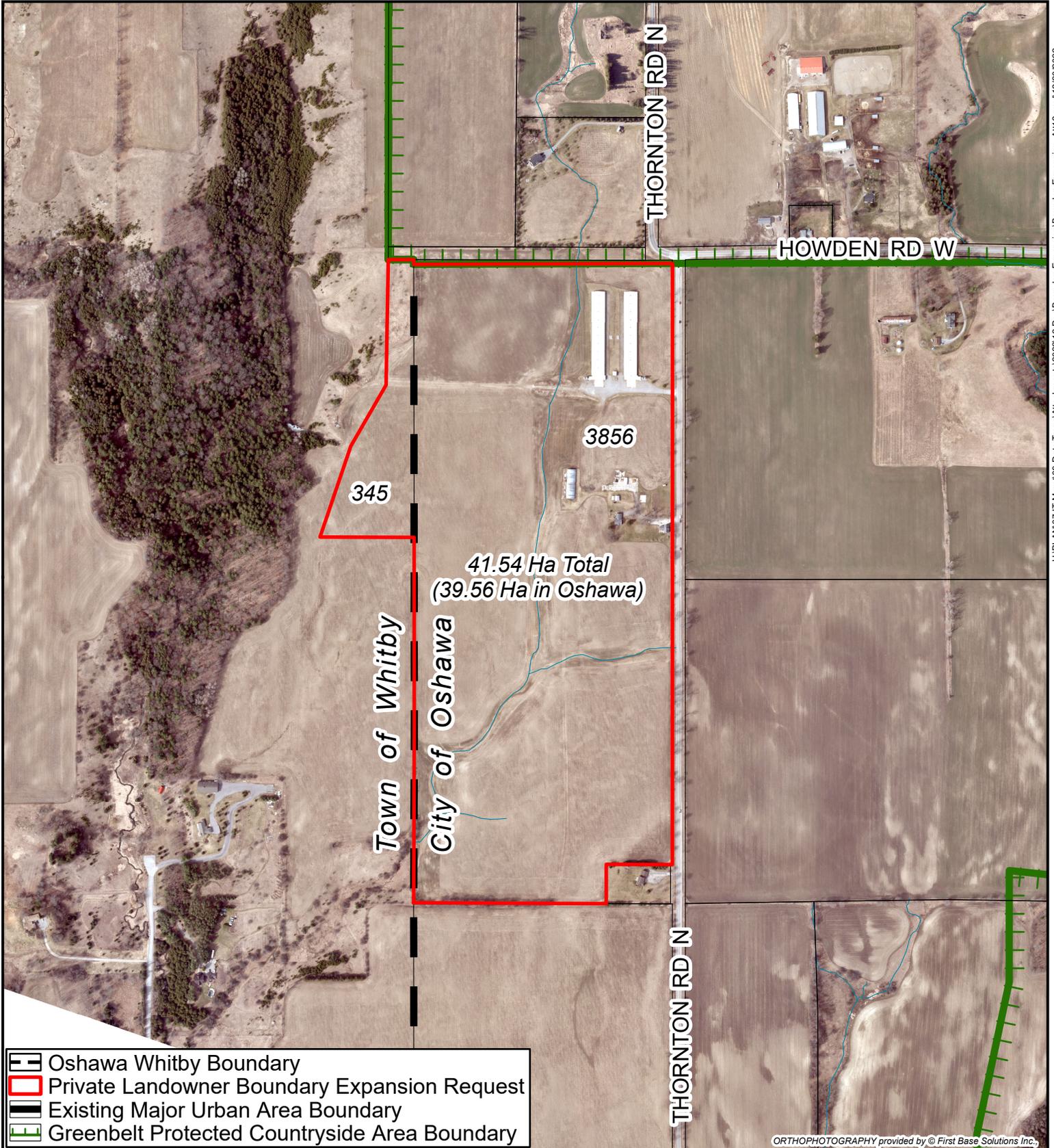
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Title: Private Landowner Request Number 11
 Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
 Address: 3856 Thornton Road North, 345 Brawley Road
 Ward: All Wards
 File: 12-03

Item: ED-23-14
 Attachment 12



City of Oshawa
 Economic and Development Services 



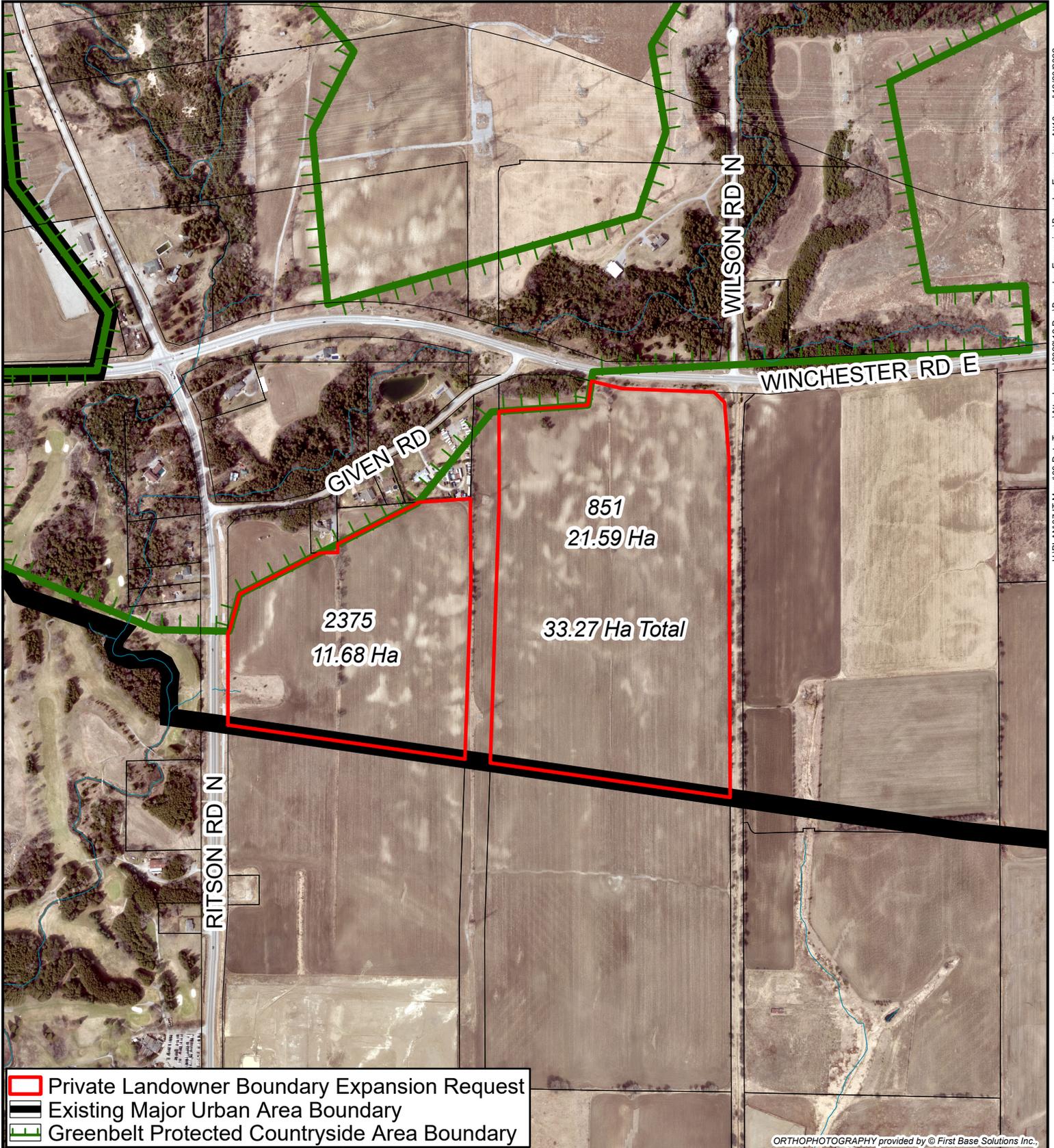
-  Oshawa Whitby Boundary
-  Private Landowner Boundary Expansion Request
-  Existing Major Urban Area Boundary
-  Greenbelt Protected Countryside Area Boundary

Title: Private Landowner Request Number 12
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 2375 Ritson Road North, 851 Winchester Road East
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 13



City of Oshawa
Economic and Development Services 



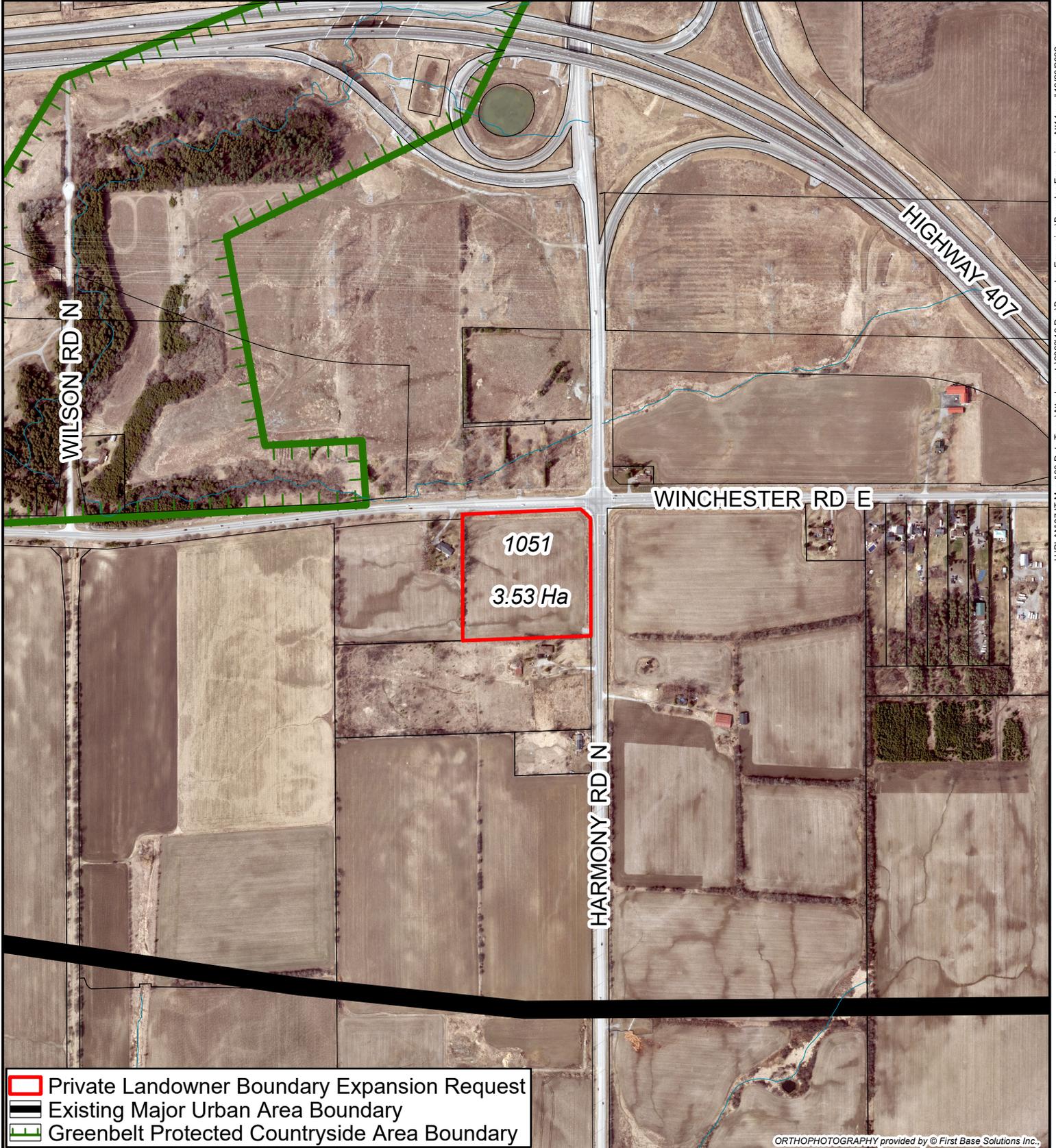
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Title: Private Landowner Request Number 13
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
Address: 1051 Winchester Road East
Ward: All Wards
File: 12-03

Item: ED-23-14
Attachment 14



City of Oshawa
Economic and Development Services 



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-  Private Landowner Boundary Expansion Request
-  Existing Major Urban Area Boundary
-  Greenbelt Protected Countryside Area Boundary

Title: City-Initiated Request Number 1
Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations

Item: ED-23-14
Attachment 15

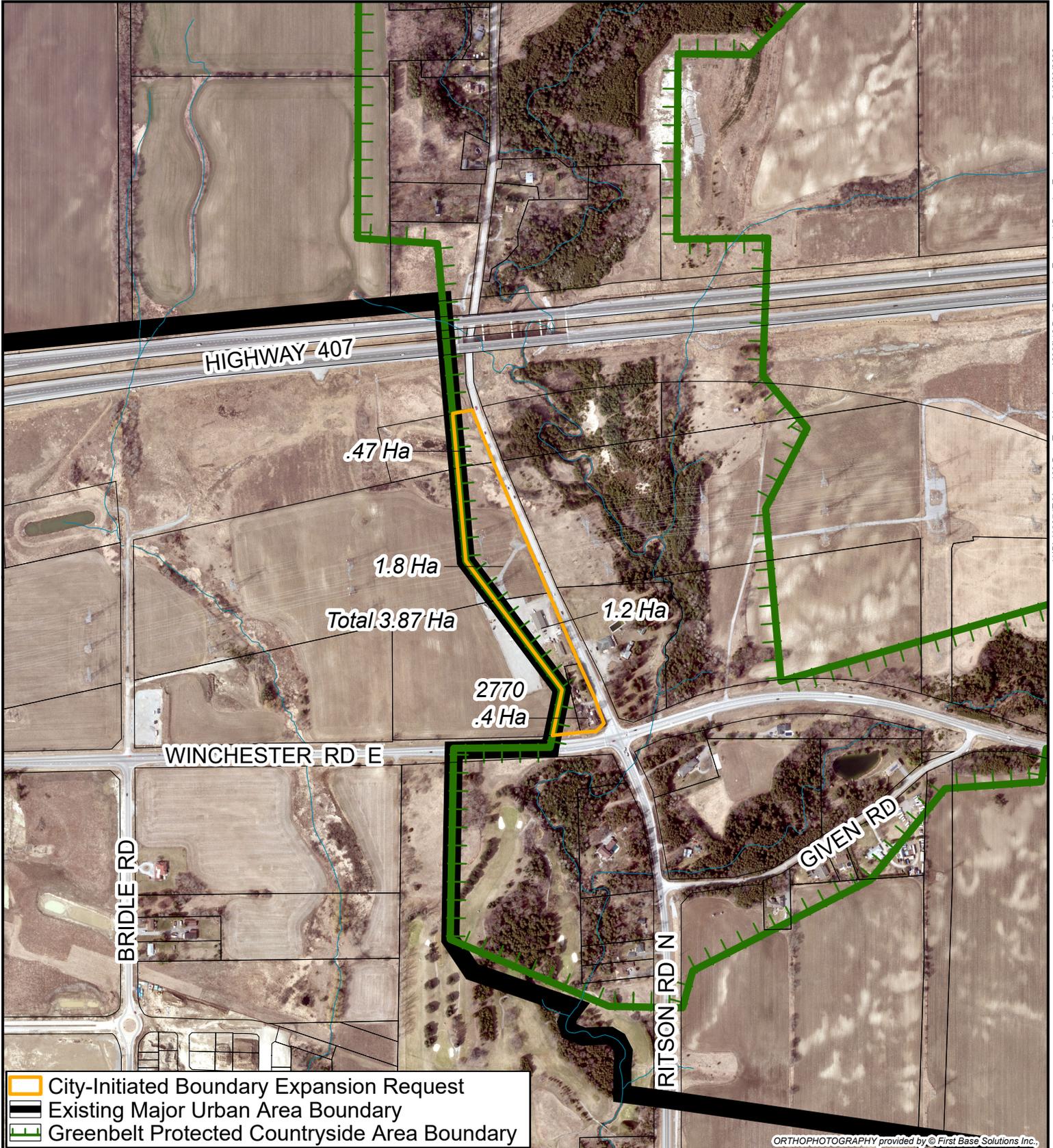
Address: 2770 Ritson Road North and Portions of Contiguous Properties to the North and West

Ward: All Wards

File: 12-03



City of Oshawa
Economic and Development Services



Title: Durham Region's Proposed Expansion Areas
 Subject: Durham Region's Municipal Comprehensive Review: City Comments on the Region of Durham's Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations
 Ward: All Wards
 File: 12-03

Item: ED-23-14
 Attachment 16



City of Oshawa
 Economic and Development Services