

Economic and Development Services Department

Date: February 15, 2023

File: 12-03

To: Oshawa Accessibility Advisory Committee

From: Laura Moebs, Principal Planner
Planning Services

Re: Columbus Study Circulation: Draft Recommended Land Use and Road Plan, Land Budget and Supporting Documents

The City of Oshawa has initiated the Study for the Columbus community, focusing on the Columbus Part II Planning Area. This Integrated Study seeks to advance development in a manner that is consistent with both the Planning Act and Municipal Class Environmental Assessment Act requirements.

The Project Team is currently completing Stage 4 of the Study. As part of the deliverables under Stage 4 and owing to the fact that Council has authorized staff to initiate the statutory public process under the Planning Act for Council to consider a proposed City-initiated amendment to the Oshawa Official Plan to introduce a Part II Plan for the Columbus Planning Area, the draft recommended land use and road plan, associated land budget, draft recommended transportation plan, draft recommended environmental management plan and revised draft policy text for the Columbus Part II Plan have been prepared. Supporting documents have also been prepared, which consist of the revised draft Columbus Community Urban Design Guidelines and the revised draft Columbus Transportation Master Plan Final Report.

Attachment 1 contains the following for the Oshawa Accessibility Advisory Committee's review and comment:

- Draft Recommended Land Use and Road Plan;
- Draft Land Budget;
- Draft Recommended Transportation Plan; and,
- Draft Recommended Environmental Management Plan.

In addition, the following documents are available online for review and comment, and can be viewed at <https://www.oshawa.ca/en/city-hall/development-studies.aspx>, specifically under the "Columbus Study" tab:

- Revised Draft Policy Text for the Columbus Part II Plan;
- Revised Draft Columbus Community Urban Design Guidelines; and,
- Revised Draft Columbus Transportation Master Plan Final Report.

Feedback on the above noted materials will be used to inform the development of the final recommended land use and road plan, transportation plan, environmental management plan and Part II Plan policy text for the Columbus Part II Planning Area. It is requested that the Oshawa Accessibility Advisory Committee review the attached materials and provide comments by **March, 31, 2023**.

If you have any questions please contact Laura Moebs at 905-436-3311, extension 2818 or lmoebs@oshawa.ca.

A handwritten signature in black ink that reads "LMoebs". The letters are cursive and fluid, with the "L" and "M" being particularly prominent.

Laura Moebs, Principal Planner
Policy

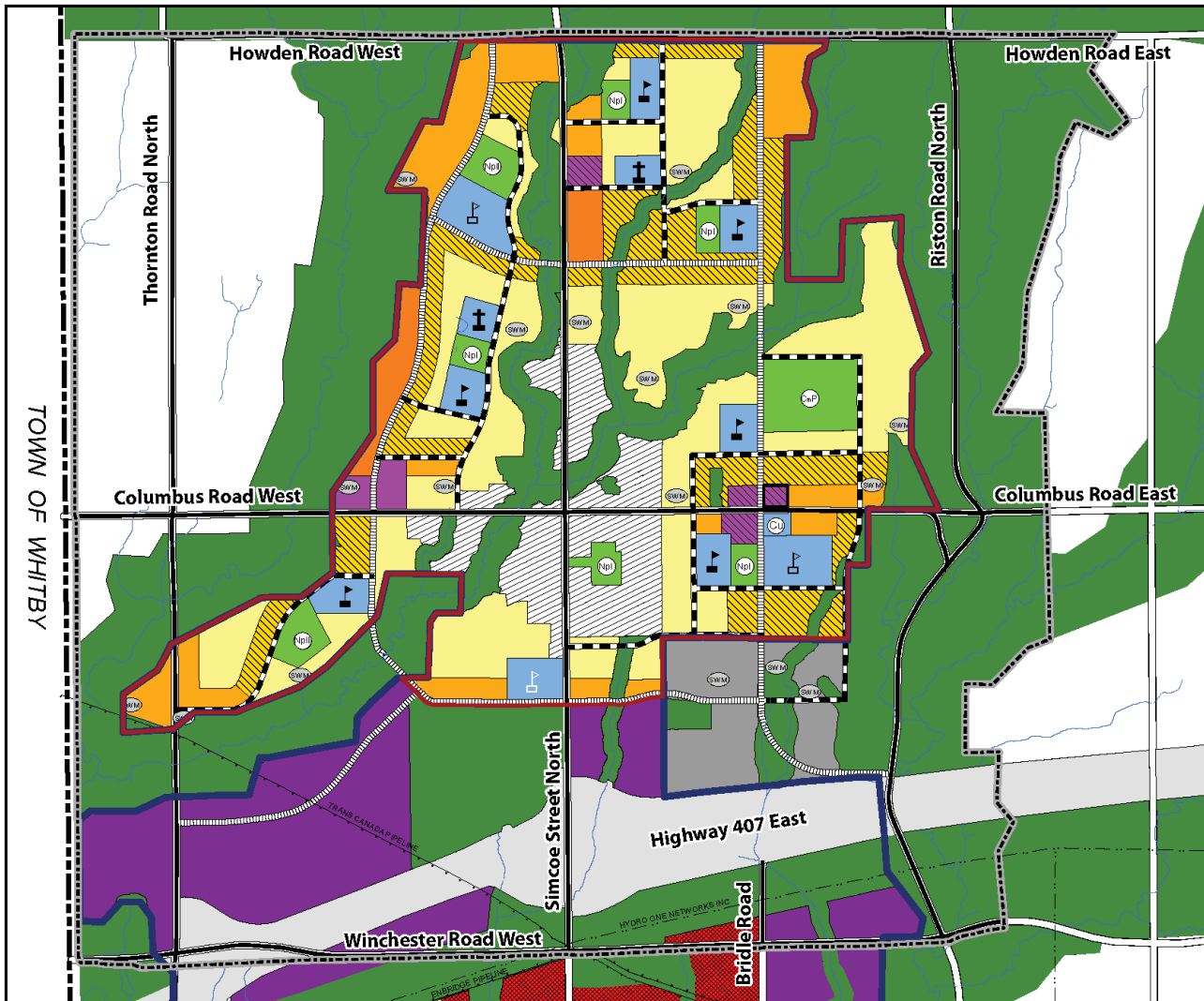
LM/k

Attachment

Title: Draft Recommended Land Use and Road Plan for the Columbus Part II Plan
 Subject: Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study

Ward: Ward 1
 File: 12-03-1453

City of Oshawa
 Economic and Development Services

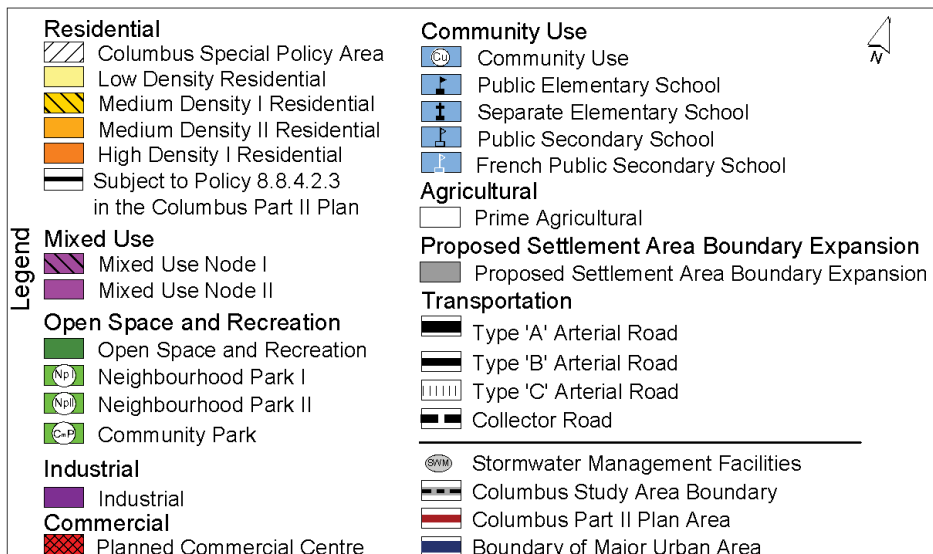


DRAFT Schedule A: Recommended Land Use and Road Plan

November 2022

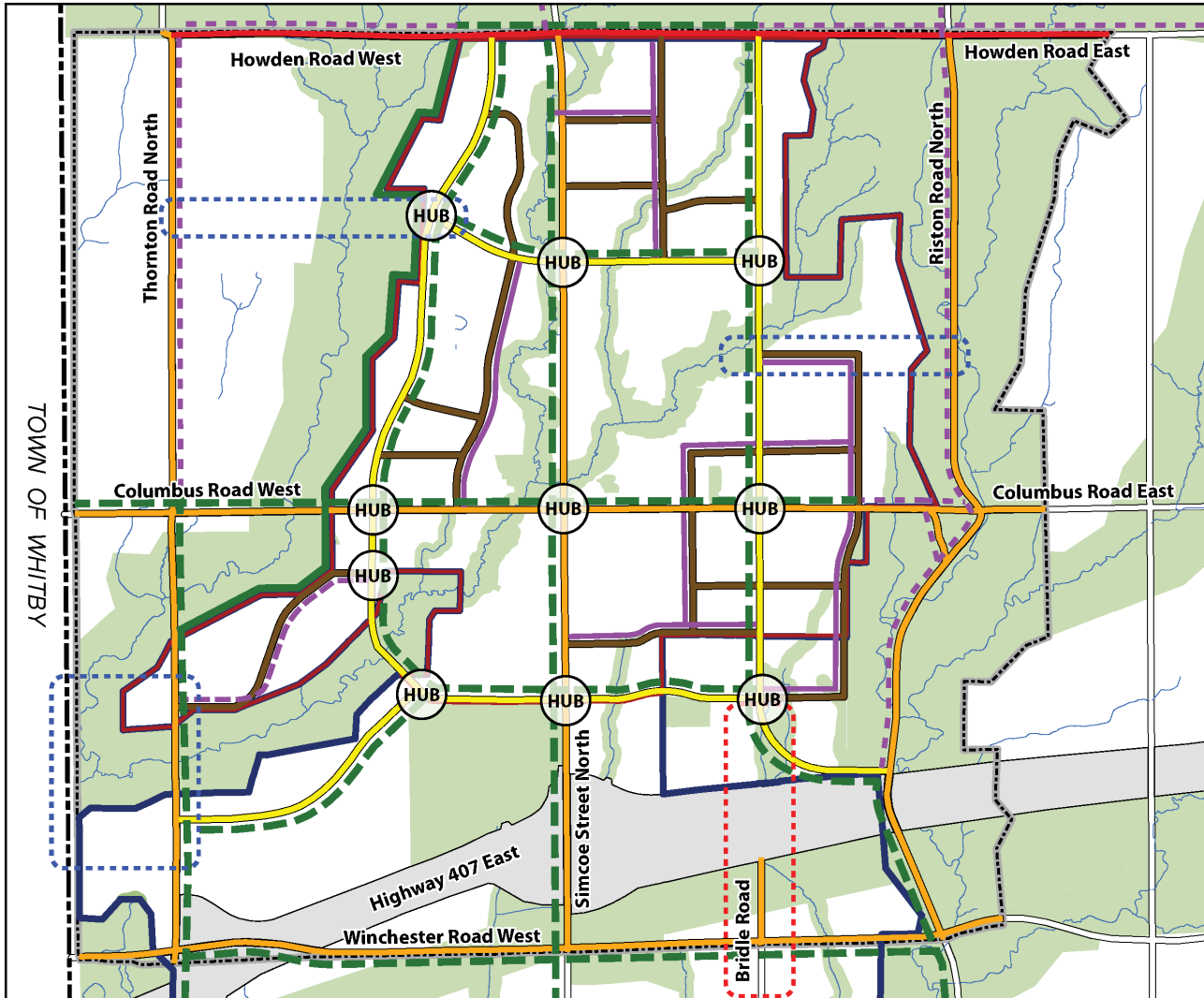
Economic and
Development Services
Department

0 125 250 500 750 1,000
Meters



Title: Draft Recommended Transportation Plan for the Columbus Part II Plan
Subject: Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study
Ward: Ward 1
File: 12-03-1453

City of Oshawa
Economic and Development Services



DRAFT Schedule B: Recommended Transportation Plan

0 125 250 500 750 1,000
Meters

November 2022

Economic and
Development Services
Department

Road Classification

- Type "A" Arterial Road
- Type "B" Arterial Road
- Type "C" Arterial Road
- Collector Road

Legend

- Active Transportation Network
- On Road Cycling Lanes
- On Road Cycling Routes
- Class I Trail
- Class II Trail
- Transit / EcoMobility Hub

- Protect for future corridor
- Protect for potential overpass

- Columbus Study Area Boundary
- Columbus Part II Plan Area
- Boundary of Major Urban Area

Note:
Highest order cycling facility is shown in instances of multiple active transportation facilities on a road segment



Title: Draft Recommended Environmental Management Plan for the Columbus Part II Plan

Subject: Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study

Ward: Ward 1

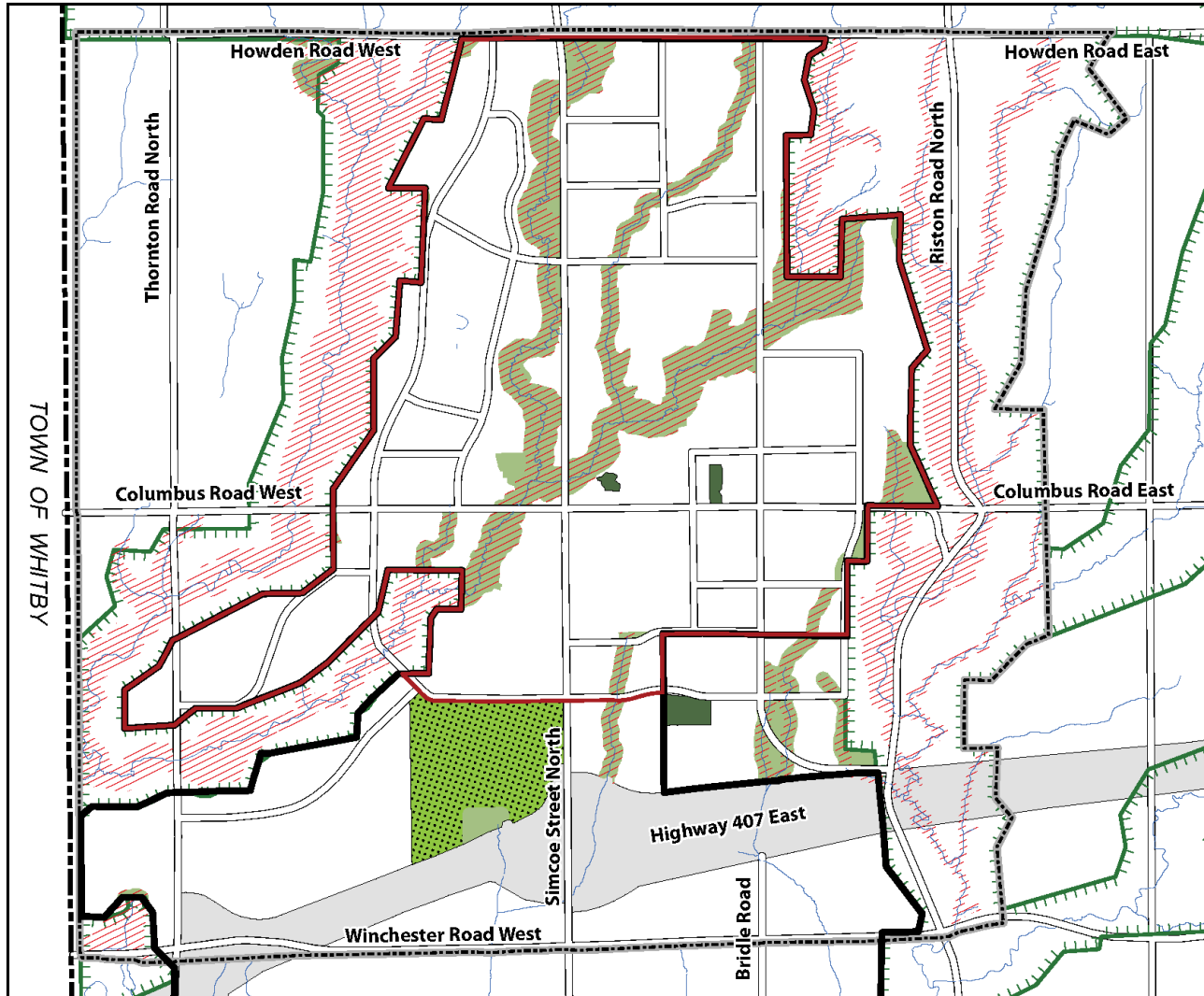
File: 12-03-1453

Item: ED-23-09
Attachment 6

City of Oshawa
Economic and Development Services



H:\PLAN\07-11\Mgmt\09-Data Trans\Attachments\2022\12 Dec\Columbus\pdf\Columbus_Atlas.pdf



**DRAFT
Schedule C:
Recommended
Environmental
Management Plan**

0 125 250 500 750 1,000
Meters

November 2022

Economic and
Development Services
Department

- Legend**
- Natural Heritage System
 - Greenbelt Protected Countryside Area Boundary*
 - Natural Heritage System
 - Natural Heritage Features Outside of the Natural Heritage System
 - M.T.O. S.A.R. Compensation Lands
 - Hazard Lands
 - Columbus Planning Area Boundary
 - Columbus Part II Plan Area
 - Boundary of Major Urban Area

*Outside of the Columbus Part II Plan Area, all lands shown located within the Greenbelt Protected Countryside Area Boundary correspond to the Greenbelt Natural Heritage System.

Land Use	Gross Area (Ha)
Columbus Part II Plan Area (CPAII)	557.32
Other lands within Columbus Study Area Boundary (OCSA)	1006.39
Total Columbus Study Area Boundary	1563.71
Non-Developable Lands	
Prime Agricultural	219.88
Hwy 407	84.31
Existing Arterials & Planned Widening	70.90
Existing Local Roads	4.61
Non-Developable Columbus Special Policy Area	25.88
Open Space	36.51
Natural Heritage Feature Outside of NHS	3.80
Natural Heritage Feature Buffer Area	58.04
NHS	
Greenbelt Plan Protected Countryside	434.75
C.S.W.S. NHS	102.47
Proposed Linkage Area	3.47
Proposed Enhancement Area	5.10
MTO SAR Compensation Lands	34.17
Total	1083.90

Land Use (CPAII)	Gross Area (Ha)	Net Area	Units per Net Hectare		Units (Res)		PPU	Jobs per hectare	Pop		Jobs		Pop + Jobs (Total)	
			Min	Max	Min	Max			Min	Max	Min	Max	Min	Max
Columbus Special Policy Area	11.73	8.91	17	18	151	156	2.89		437	451	75	75	512	526
Secondary Suites	3.0%	0.00	-	-	5	5	1.71		8	8			8	8
Proposed Arterial Roads		0.00												
Proposed Collector Roads		0.12												
Proposed Local Roads	20%	2.35												
SWM	3%	0.35												
Low Density Residential	134.13	89.42	26	35	2,325	3,130	3.17		7,366	9,915	0	0	7,366	9,915
Proposed Arterial Roads		1.08												
Proposed Collector Roads		7.40												
Proposed Local Roads	20%	26.83												
SWM	7%	9.39												
Medium Density Residential I	68.53	36.76	35	65	1,287	2,389	2.55		3,283	6,097	0	0	3,283	6,097
Proposed Arterial Roads		6.28												
Proposed Collector Roads		5.28												
Proposed Local Roads	23%	15.42												
SWM	7%	4.80												
Medium Density Residential II	51.36	30.73	65	90	1,998	2,766	2.55		5,098	7,059	0	0	5,098	7,059
Proposed Arterial Roads		2.50												
Proposed Collector Roads		1.69												
Proposed Local Roads	25%	12.84												
SWM	7%	3.60												
High Density Residential	13.21	9.30	90	150	837	1,396	1.71		1,428	2,380	0	0	1,428	2,380
Proposed Arterial Roads		1.51												
Proposed Collector Roads		0.15												
Proposed Local Roads	10%	1.32												
SWM	7%	0.92												
Mixed Use Node I	5.94	4.56	65	90	222	308	1.71	45	379	525	51	51	430	576
Proposed Arterial Roads		0.22												
Proposed Collector Roads		0.15												
Proposed Local Roads	10%	0.59												
SWM	7%	0.42												
Commercial	25%	1.14						45			51	51	51	51
Residential	75%	3.42	65	90	222	308	1.71		379	525			379	525
Mixed Use Node II	5.18	3.73	65	90	61	84	1.71	45	103	143	126	126	229	269
Proposed Arterial Roads		0.46												
Proposed Collector Roads		0.11												
Proposed Local Roads	10%	0.52												
SWM	7%	0.36												
Commercial	75%	2.80						45			126	126	126	126
Residential	25%	0.93	65	90	61	84	1.71		103	143			103	143
Secondary Suites	2.5%	0.00			168	252	1.71		288	431			288	431
Undercount	3.1%								570	837			572	839
Community Park	12.89	12.00												
Proposed Arterial Roads		0.14												
Proposed Collector Roads		0.75												
Neighbourhood Park I	11.29	10.55												
Proposed Arterial Roads		0.24												
Proposed Collector Roads		0.50												
Neighbourhood Park II	9.00	8.20												
Proposed Arterial Roads		0.26												
Proposed Collector Roads		0.54												
Public Secondary School	13.65	12.14						45			90	90	90	90
Proposed Arterial Roads		1.05												
Proposed Collector Roads		0.47												
French Public Secondary School	4.31	4.00						45			45	45	45	45
Proposed Arterial Roads		0.31												
Proposed Collector Roads		0.00												
Public Elementary Schools	21.55	19.20						45			270	270	270	270
Proposed Arterial Roads		0.46												
Proposed Collector Roads		1.89												
Separate Elementary Schools	5.25	4.80						45			90	90	90	90
Proposed Arterial Roads		0.00												
Proposed Collector Roads		0.45												
Community Use	1.19	1.07						45			45	45	45	45
Proposed Arterial Roads		0.12												
Proposed Collector Roads		0.00												

Employment (OCSA)	110.60	88.13												
Existing Local Roads		0.00												
Proposed Arterial Roads		3.66												
Proposed Collector Roads		0.00												
Proposed Local Roads	10%	11.06												
SWM	7%	7.74												
Institutional	3%	2.64						39			103	103	103	103
Retail	7%	6.17						72			444	444	444	444
Office	20%	17.63						126			2,221	2,221	2,221	2,221
Industrial	70%	61.69						34			2,098	2,098	2,098	2,098
Sub Total											4,866	4,866	4,866	4,866
Work From Home								5%			243	243	243	243
No Fixed Place of Work								15%			730	730	730	730
Total Employment Area Jobs											5,839	5,839	5,839	5,839

Total Columbus Part II Plan Area (CPAII) Greenfield Density¹	395.09				7,053	10,485			18,959	27,846	792	792	19,754	28,640
acres	975.87												50	72
Total Columbus Part II Plan Area (CPAII) Developable Area²	369.21				7,053	10,485			18,959	27,846	792	792	19,754	28,640
acres	911.94												54	78

Total Columbus Study Area Greenfield Density²	395.09				7,053	10,485			18,959	27,846	6,631	6,631	25,593	34,479
acres	975.87												65	87
Total Columbus Study Area Developable Area²	479.81				7,053	10,485			18,959	27,846	6,631	6,631	25,593	34,479
acres	1185.12												53	72

Total Non-Developable & Developable Lands	1563.71
Area Check	1563.71

- NOTES:
- Greenfield Density is calculated excluding the areas for natural heritage features/systems, employment areas, cemeteries, and rights-of-way for electricity transmission lines, energy transmission pipelines, and freeways; in accordance with Section 2.2.7 of the Ontario Growth Plan 2020
 - Developable Area is calculated by excluding natural heritage features/systems, existing rights-of-way, and prime agricultural lands, and non-developable Columbus Special Policy Area