HTG-23-12 Memorandum



Economic and Development Services Department

Date: February 16, 2023 File: 12-03

To: Heritage Oshawa

From: Harrison Whilsmith, Planner A

Economic and Development Services Department

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 Heritage Oshawa'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 Heritage Oshawa review the attached materials and provide comments by **March 31, 2023**.

Recommendation

That Report HTG-23-12 dated February 16, 2023 concerning the Columbus Study Circulation be received for information.

If you have any questions please contact Harrison Whilsmith at 905-436-3311, extension 2697 or hwhilsmith@oshawa.ca.

Harrison Whilsmith, Planner A Policy

HWhilemith

HW/

Attachment

HTG+23:1520-23-09

Title: Draft Recommended Land Use and Road Plan for the Columbus Part II Plan Attachment 4

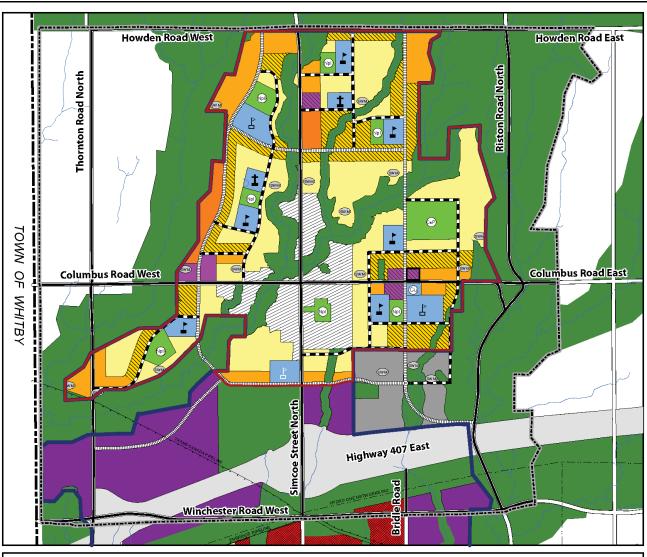
Subject: Integrated Columbus Part II Planning Act and Municipal Class

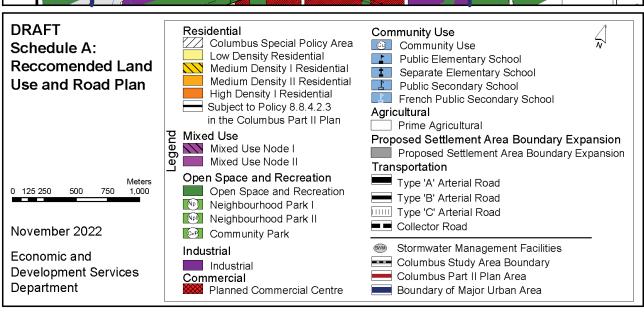
Environmental Assessment Act Study

Ward: Ward 1 File: 12-03-1453 HTG-23-xx

Attachment 1

City of Oshawa Economic and Development Services





HTG+28:120-23-09 Attachment 5

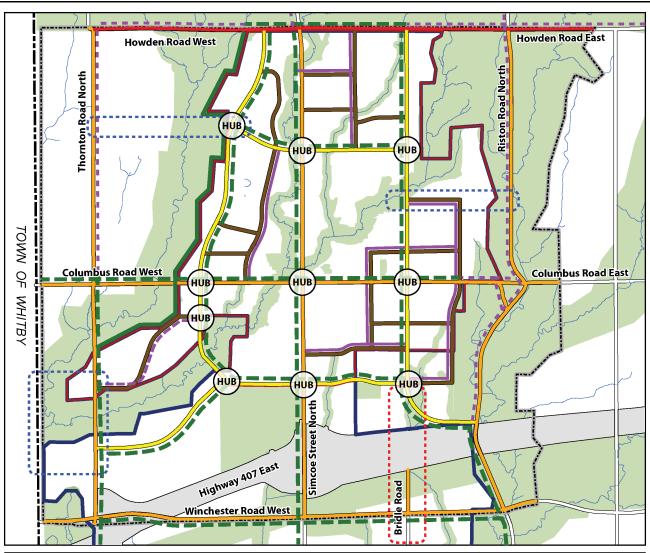
Title: Draft Recommended Transportation Plan for the Columbus Part II Plan

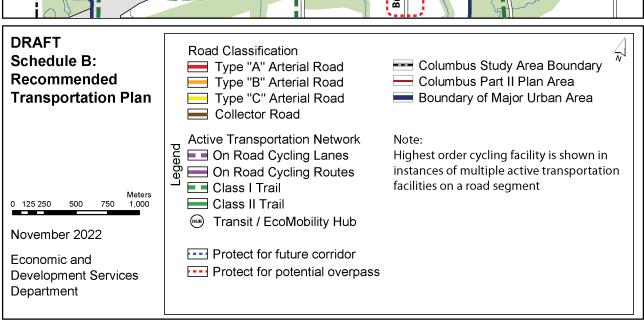
Subject: Integrated Columbus Part II Planning Act and Municipal Class

Environmental Assessment Act Study

Ward: Ward 1 File: 12-03-1453







Title: Draft Recommended Environmental Management Plan for the

Columbus Part II Plan

Subject: Integrated Columbus Part II Planning Act and Municipal Class

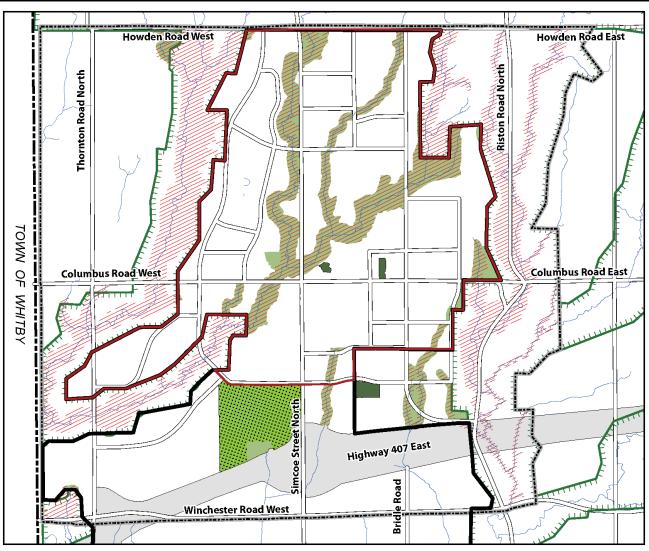
Environmental Assessment Act Study

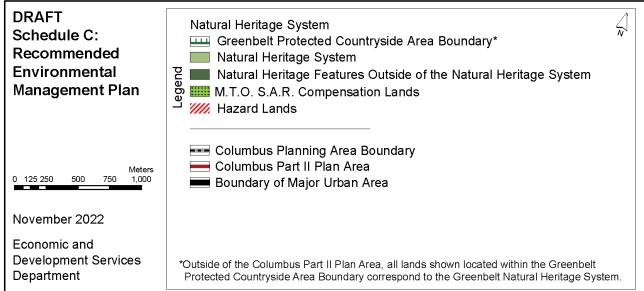
Ward: Ward 1 File: 12-03-1453



H:\PLAN\07-IT Mgmt\09-Data Trans\Attachments\2022\12 Dec\Columbus\pdf\Columbus_Att6.pdf

City of Oshawa Economic and Development Services





City of Oshawa Integrated Columbus Part II Planning Act & Municipal Class EA Study Land Use Concept Draft Recommended Plan

November 29, 2022

HTG-23-12 Item: ED-23-09 **Attachment 7**

Land Use	Gross Are
Land Use	(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	
	219.88
Prime Agricultural	
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
·	Groce Aro

Land Use (CPAII)		Gross Area			per Net	Units (Res)	PPU	Jobs per	Pop		Jobs Min Max		Pop + Jobs	(Total)
Land Use (CPAII)		(Ha)	Net Area	Hectare Min Max		Min	Max	PPU	hectare	Min	Max			Min	Max
Columbus Special Policy Area		11.73	8,91	17	18	151	156	2.89		437	451	75	75	512	526
columbas special rolley Area	Secondary Suites	3.0%	0.00	-	-	5	5	1.71		8	8	,,	,,	8	52.
	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	20%	7.40 26.83												
	Proposed Local Roads SWM	7%	9.39												
Medium Density Residential I	JVIVI	68.53	36.76	35	65	1,287	2,389	2.55		3,283	6,097	0	0	3,283	6,097
mediam bensity nesidential i	Proposed Arterial Roads	00.55	6.28	33	03	1,207	2,505	2.55		3,203	0,037	Ü	·	3,203	0,037
	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	l	2.50			1		I		1					
	Proposed Collector Roads	250/	1.69	l		l		l				l			
	Proposed Local Roads SWM	25% 7%	12.84 3.60			1		I		1		l			
High Density Residential	SWIVI	13.21	9.30	90	150	837	1,396	1.71		1,428	2,380	0	0	1,428	2,380
ingli belisty nesidental	Proposed Arterial Roads	15.21	1.51	50	230	837	2,330	1.71		2,420	2,300			2)420	2,300
	Proposed Collector Roads	l	0.15	l		l		l				l			
	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												
Commercial	SWM	7% 25%	0.42 1.14						45			51	51	51	51
Residential		75%	3.42	65	90	222	308	1.71	45	379	525	21	21	379	525
Mixed Use Node II		5.18	3.73	65	90	61	84		45	103	143	126	126	229	269
Mixed Osc Node II	Proposed Arterial Roads	3.10	0.46	05	30	01	04	1.71	45	103	143	120	120	LLJ	203
	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			103	143			103	143
Secondary Suites Undercount		2.5% 3.1%	0.00			168	252	1.71		288	431 837			288 572	431
		3.1% 12.89	12.00							570	837			5/2	839
Community Park	Proposed Arterial Roads	12.09	0.14												
	Proposed Collector Roads	l	0.14	l		l		l				l			
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	l	0.26	l		l		l				l			
	Proposed Collector Roads		0.54												
Public Secondary School		13.65	12.14						45			90	90	90	90
	Proposed Arterial Roads Proposed Collector Roads	l	1.05 0.47			1		1		1		l			
French Public Secondary School	rioposeu collector Koads	4.31	4.00						45			45	45	45	45
Trendin abile Secondary School	Proposed Arterial Roads	4.31	0.31						45			43	43	43	43
	Proposed Collector Roads	l	0.00	l		l		l				l			
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	l	0.00	l		l		l				l			
	Proposed Collector Roads		0.45												
Community Use		1.19	1.07						45			45	45	45	45
	Proposed Arterial Roads	l	0.12	l		l		l				l			
	Proposed Collector Roads	L	0.00					1				<u> </u>			

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	10
Retail	7%	6.17					72			444	444	444	44
Office	20%	17.63					126			2,221	2,221	2,221	2,22
Industrial	70%	61.69					34			2,098	2098	2,098	2,09
Sub Total										4,866	4,866	4,866	4,86
Work From Home							5%			243	243	243	24
No Fixed Place of Work							15%			730	730	730	73
Total Employment Area Jobs										5,839	5,839	5,839	5,83
		•		•		•			•			•	
Total Columbus Part II Plan Area (CPAII) Greenfield Density ¹				7,053	10,485			18,959	27,846	792	792	19,754	28,64
acres	975.87	•		•		•			,	Pop + Jo	bs/Ha	50	7
Total Columbus Part II Plan Area (CPAII) Developable Area ²	369 21			7.053	10 485			18 959	27 846	792	792	19 754	28 640

Total Columbus Study Area Greenfield Density ¹	395.09		7,053	10,485		18,959	27,846	6,631	6,631	25,593	34,479
acres	975.87							Pop + Jo	bs/Ha	65	87
Total Columbus Study Area Developable Area ²	479.81		7,053	10,485		18,959	27,846	6,631	6,631	25,593	34,479
neme.	110E 12							Don + Io	hr/Un	E2	72

Total Non-Developable & Developable Lands	1563.71
Assa Chaeli	1002.71

NOTES:

1. 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 Ontrario Growth Plan 2020

2. 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