



**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](mailto:hwhilsmith@oshawa.ca).

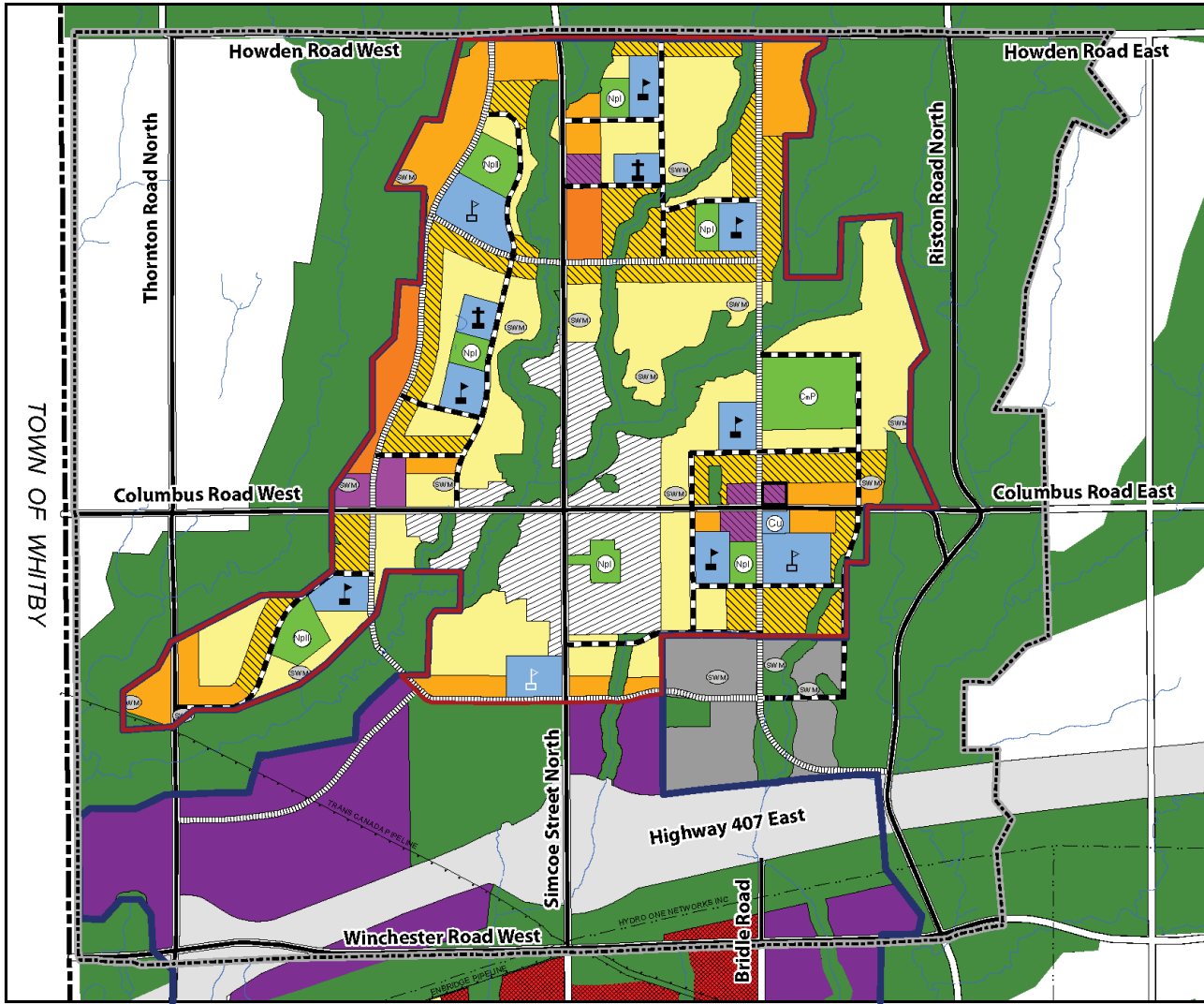
A handwritten signature in blue ink that reads "H Whilsmith". The signature is written in a cursive, flowing style.

Harrison Whilsmith, Planner A  
Policy

HW/

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



**DRAFT**  
**Schedule A:**  
**Recommended Land**  
**Use and Road Plan**

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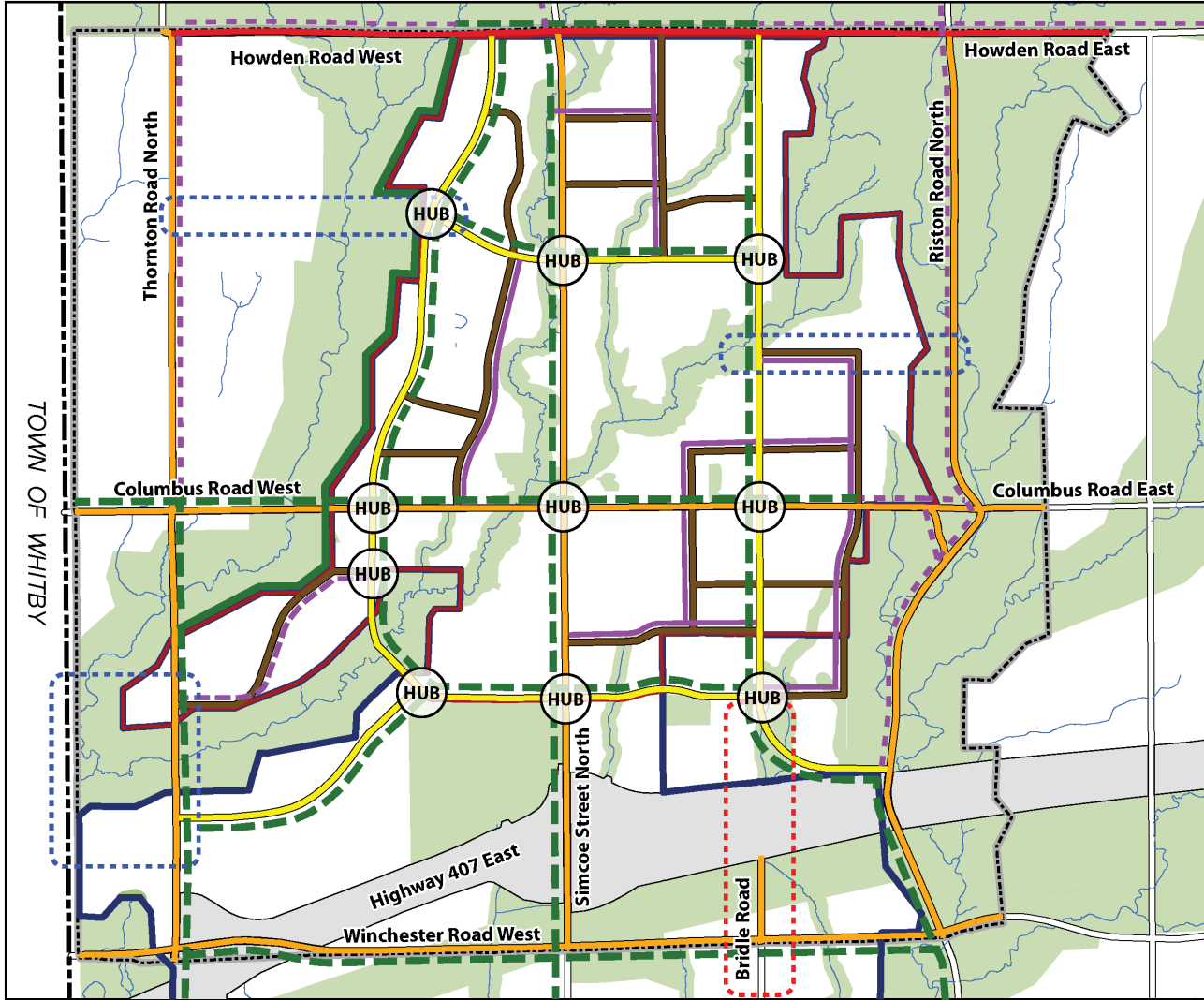


<b>Legend</b>	<b>Residential</b>	<b>Community Use</b>
	Columbus Special Policy Area	Community Use
	Low Density Residential	Public Elementary School
	Medium Density I Residential	Separate Elementary School
	Medium Density II Residential	Public Secondary School
	High Density I Residential	French Public Secondary School
	Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan	<b>Agricultural</b>
	Mixed Use Node I	Prime Agricultural
	Mixed Use Node II	<b>Proposed Settlement Area Boundary Expansion</b>
	<b>Open Space and Recreation</b>	Proposed Settlement Area Boundary Expansion
Open Space and Recreation	<b>Transportation</b>	
Neighbourhood Park I	Type 'A' Arterial Road	
Neighbourhood Park II	Type 'B' Arterial Road	
Community Park	Type 'C' Arterial Road	
<b>Industrial</b>	Collector Road	
Industrial	Stormwater Management Facilities	
<b>Commercial</b>	Columbus Study Area Boundary	
Planned Commercial Centre	Columbus Part II Plan Area	
	Boundary of Major Urban Area	

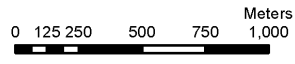
Title: Draft Recommended Transportation Plan for the Columbus Part II Plan  
 Subject: Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study  
 Ward: Ward 1  
 File: 12-03-1453



City of Oshawa  
 Economic and Development Services



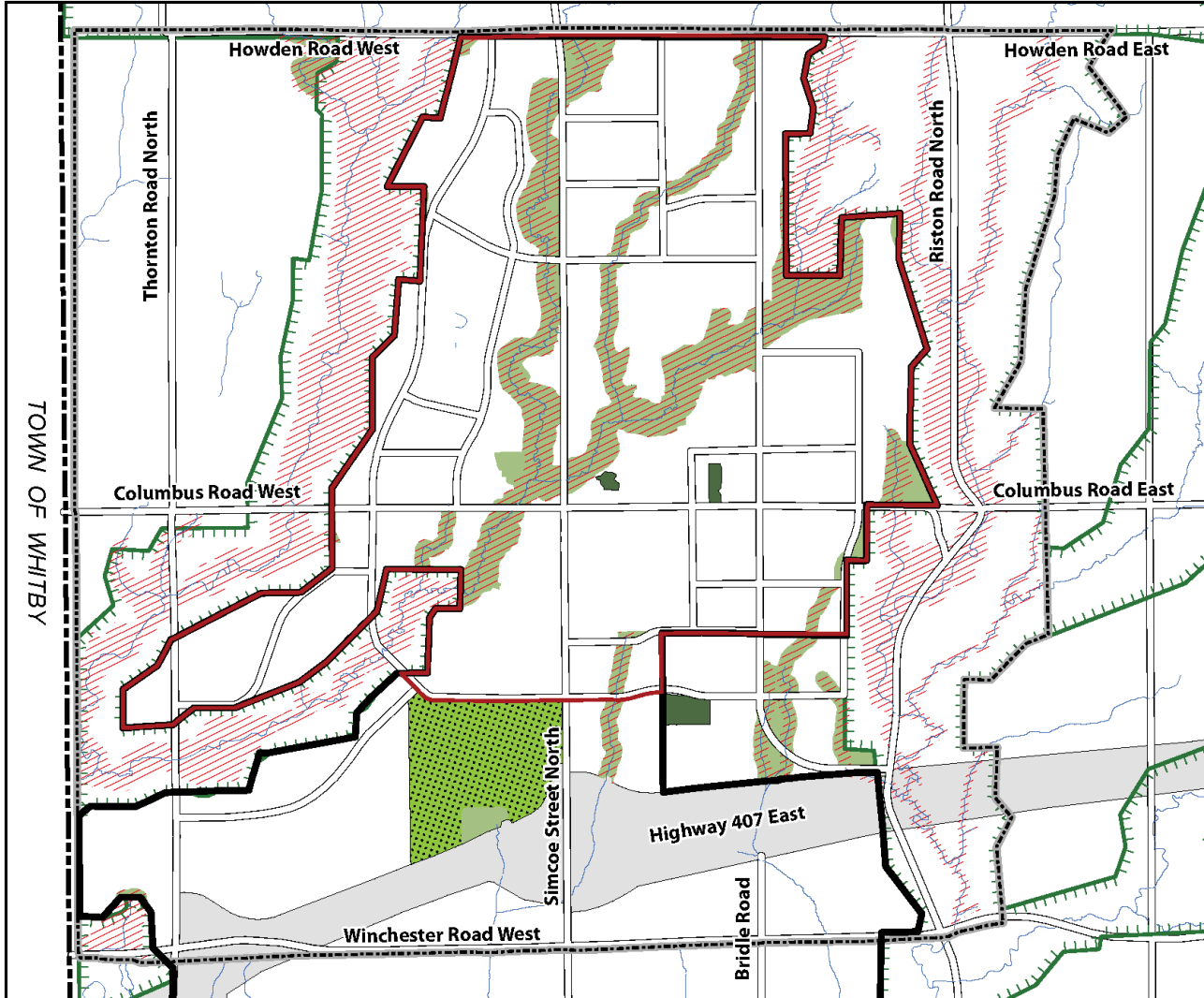
**DRAFT**  
**Schedule B:**  
**Recommended**  
**Transportation Plan**



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<p><b>Road Classification</b></p> <ul style="list-style-type: none"> <li> Type "A" Arterial Road</li> <li> Type "B" Arterial Road</li> <li> Type "C" Arterial Road</li> <li> Collector Road</li> </ul>		<p> Columbus Study Area Boundary</p> <p> Columbus Part II Plan Area</p> <p> Boundary of Major Urban Area</p>
<p><b>Active Transportation Network</b></p> <ul style="list-style-type: none"> <li> On Road Cycling Lanes</li> <li> On Road Cycling Routes</li> <li> Class I Trail</li> <li> Class II Trail</li> <li> Transit / EcoMobility Hub</li> </ul>		
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Protect for future corridor</li> <li> Protect for potential overpass</li> </ul>		<p><b>Note:</b>                  Highest order cycling facility is shown in instances of multiple active transportation facilities on a road segment</p>

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



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



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- Legend**
- 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.

