



Planning Act Public Meeting Report

To: Economic and Development Services Committee

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

Report Number: ED-23-179

Date of Report: October 11, 2023

Date of Meeting: October 16, 2023

Subject: Application to Amend Zoning By-law 60-94, Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd., 620 Taunton Road West and a portion of 646 Taunton Road West

Ward: Ward 2

File: Z-2023-06

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the application submitted by Arcadis (the "Applicant") on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. (collectively, the "Owner") to amend Zoning By-law 60-94 (File: Z-2023-06) to permit additional Select Industrial uses at 620 Taunton Road West and a portion of 646 Taunton Road West (the "Subject Site").

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

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

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

Attachment 4 is a copy of a previously proposed site plan for the Subject Site and additional lands owned by the Owner to the west of the Subject Site.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a sign giving notice of the application has been posted on the site. The notice was also posted on the City's website.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on October 13, 2023.

2.0 Recommendation

That the Economic and Development Services Committee select an appropriate option as set out in Section 5.6 of Report ED-23-179 dated October 11, 2023, concerning the application submitted by Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. to amend Zoning By-law 60-94 (File: Z-2023-06) to permit the development of additional Select Industrial uses at 620 Taunton Road West and a portion of 646 Taunton Road West.

3.0 Executive Summary

In the event that no significant issues are raised on the part of the public or the Economic and Development Services Committee at the public meeting, this Department recommends approval of the application submitted by Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. to amend Zoning By-law 60-94 to permit additional Select Industrial uses at 620 Taunton Road West and a portion of 646 Taunton Road West.

The proposal represents appropriate development for the industrially designated property and the proposed additional Select Industrial uses are appropriate for this portion of Taunton Road West.

The proposed development is consistent with the Provincial Policy Statement, conforms with the Provincial Growth Plan, the Durham Regional Official Plan and the Oshawa Official Plan, and represents good planning.

4.0 Input from Other Sources

4.1 Other Departments and Agencies

The subject application was circulated for comment and the identification of issues to a number of departments and agencies. No department or agency that provided comments has any objection to the subject application.

Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the site plan approval and building permit processes, if the application is approved.

5.0 Analysis

5.1 Background

The Subject Site is generally located on the north side of Taunton Road West, west of Stevenson Road North and east of Goodman Creek. The Subject Site includes all of 620 Taunton Road West and the easternmost portion of 646 Taunton Road West (see Attachment 1).

On February 27, 2023, City Council approved an application submitted by the Applicant and Owner for a zoning by-law amendment (File: Z-2022-08) for 650 and 660 Taunton Road West and the westerly portion of 646 Taunton Road West (the “Additional Lands”) to permit additional Select Industrial uses. The additional uses added to the Additional Lands are similar to the uses being requested by the Applicant for the Subject Site. Attachment 4 is a copy of the site design contemplated for the Additional Lands and the Subject Site at the time.

Prior to submitting the subject application, the Owner was also advancing site plan applications for the development of multi-unit industrial buildings and a commercial building including a restaurant and an associated drive-through facility on the Additional Lands and a portion of the Subject Site (Files: SPA-2019-16 and SPA-2022-36).

The Owner in partnership with Vaultra Storage previously advanced a site plan application for the development of a self-serve storage building on a portion of the Subject Site (620 Taunton Road West) (File: SPA-2020-16). This application became inactive and was closed in February 2023.

The Owner intends to withdraw all active site plan applications and submit a new site plan application for the combined Subject Site and Additional Lands (collectively referred to as the “Development Site”) in the event the subject zoning by-law amendment application is approved.

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Industrial, subject to Policies 2.4.5.10, 2.4.5.16 and 2.4.5.19 which currently permit, in addition to uses permitted in areas designated as Industrial, a convenience store, major retail uses having a minimum gross leasable floor area of 2,000 sq. m. (21,530 sq. ft.), and hotels and motels	No change

Item	Existing	Requested/Proposed
Zoning By-law 60-94	SI-A(11) “h-39”/SI-A(14) “h-60”/SI-A(19) “h-66” (Select Industrial)	<ul style="list-style-type: none"> ▪ Maintain the SI-A(14) “h-60” zoning ▪ Delete the SI-A(11) “h-39” zoning ▪ Amend the SI-A(19) “h-66” zoning to permit certain additional Select Industrial uses (see Attachment 3)
Use	Vacant	Multi-building, multi-unit industrial development

The following land uses are adjacent to the Subject Site:

- **North** Vacant land and the Trans-Northern pipeline corridor, beyond which is the Goodman Creek and associated natural heritage system
- **South** Taunton Road West, beyond which is a funeral home
- **East** Single detached dwellings
- **West** Vacant lands also owned by the Owner and comprising the balance of the Development Site

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

Site Statistics Item	Measurement
Lot Frontage of Subject Site on Taunton Road West	56.55m (185.53 ft.)
Net Lot Area of Subject Site	1.48 ha (3.66 ac.)
Net Lot Area of Development Site	4.06 ha (10.03 ac.)
Gross Floor Area of Select Industrial Buildings on Development Site (Buildings A, B, C and D)	15,669 sq. m. (168,659.71 sq. ft.)
Parking Spaces Required for Buildings A, B, C, and D	348 spaces (1 space per 45 sq. m.)
Parking Spaces Provided for Buildings A, B, C and D	385 spaces
Loading Spaces Required on Development Site	9 large loading spaces and 1 small loading space as follows: <ul style="list-style-type: none"> ▪ Building A: 3 large spaces ▪ Building B: 1 small space ▪ Building C: 3 large spaces ▪ Building D: 3 large spaces

Site Statistics Item	Measurement
Loading Spaces Provided	14 large loading spaces as follows: <ul style="list-style-type: none">▪ Building A: 3 large spaces▪ Building C: 6 large spaces▪ Building D: 5 large spaces

5.2 Oshawa Official Plan

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

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

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

Additional uses are permitted on the Subject Site, or portions thereof, pursuant to O.O.P. Policies 2.4.5.10, 2.4.5.16 and 2.4.5.19.

Policy 2.4.5.10 permits a convenience store on that portion of the Subject Site comprising the easternmost part of 646 Taunton Road West, subject to the inclusion of appropriate provisions in the zoning by-law.

Policy 2.4.5.16 states that the lands designated as Industrial north of Taunton Road West, between the Goodman Creek and the Oshawa Creek, and generally south of the Trans-Northern pipeline corridor, may be developed on a site-by-site basis for major retail uses having a minimum gross leasable area of 2,000 square metres (21,530 sq. ft.), subject to appropriate policies in the zoning by-law and any other relevant provisions of the O.O.P., provided that such uses are compatible with their surroundings, a transportation impact study is submitted to the satisfaction of the City and Region and a retail impact study is submitted which analyses that there is sufficient market demand.

Policy 2.4.5.19 states that the lands designated as Industrial on lands located on the north side of Taunton Road West between the Goodman Creek and Oshawa Creek, south of the Trans-Northern pipeline, may be developed for hotels and motels, subject to the following:

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

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

The subject application conforms to the O.O.P.

5.3 Zoning By-law 60-94

The Subject Site is currently zoned SI-A(11) "h-39"/SI-A(14) "h-60"/SI-A(19) "h-66" (Select Industrial) in Zoning By-law 60-94 (see Attachment 1).

The SI-A(11) Zone permits:

- (a) Banquet hall
- (b) Club, excluding nightclub
- (c) Commercial recreation establishment
- (d) Day care centre
- (e) Financial Institution
- (f) Office
- (g) Restaurant

The SI-A(14) Zone permits a hotel and a retail store. However, for any retail store in the SI-A(14) Zone, the gross leasable floor area shall not be less than 2,000 square metres (21,530 sq. ft.).

The SI-A(19) Zone permits a self-serve storage building.

The "h-39" holding symbol is in place to ensure that development of the Subject Site for uses permitted in the SI-A(11) Zone does not proceed until appropriate arrangements are made for municipal servicing, including stormwater management and transportation facilities and services.

While the "h-39" holding symbol is in place, only existing uses in accordance with the EU (Existing Use) Zone are permitted.

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

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

- (b) A transportation impact study is prepared to the satisfaction of the Region of Durham and the City; and,
- (c) A retail impact study is prepared to the satisfaction of the City in accordance with Subsection 2.4.5.16 of the O.O.P.

While the “h-60” holding symbol is in place, only uses permitted in a compound zone on the Subject Site are permitted, subject to any holding provisions.

The “h-66” holding symbol is in place to ensure that development of the Subject Site for the use permitted in the SI-A(19) Zone does not proceed until the following conditions are satisfied:

- (a) Site plan approval is obtained from the City;
- (b) Appropriate provisions have been made for municipal servicing, including stormwater management issues, and transportation facilities and services;
- (c) An environmental impact study is completed to the satisfaction of the Central Lake Ontario Conservation Authority, the Region and the City;
- (d) An archaeological assessment is completed to the satisfaction of the Ministry of Tourism, Culture and Sport;
- (e) Any necessary cross-access easements to the west and east are created to the satisfaction of the City; and,
- (f) A copy of the Region’s Site Screening Questionnaire and any other additional supporting information in accordance with the Region’s Site Contamination Protocol is provided to the satisfaction of the Region.

While the “h-66” holding symbol is in place, only existing uses in accordance with the EU (Existing Use) Zone are permitted.

The Applicant proposes to amend Zoning By-law 60-94 to rezone the Subject Site by amending the site specific SI-A(19) Zone to permit additional Select Industrial uses to implement the proposed site design for an industrial development. The list of additional Select Industrial uses proposed for the Subject Site forms Attachment 3 to this Report.

In addition, the Applicant has agreed to rezone the northernmost 15 metres (49.21 ft.) of the Subject Site to an OSE (Environmentally Sensitive Open Space) Zone to ensure the long term protection of these lands as a vegetation protection zone. The vegetation protection zone will be planted with self-sustaining native vegetation as compensation for the removal of the woodland on the property.

This Department has no objection to an amendment to Zoning By-law 60-94 which would:

- Rezone the northern 15 metres (49.21 ft.) of the Subject Site to an OSE (Environmentally Sensitive Open Space) Zone to protect a planting buffer area (i.e. vegetation protection zone); and,

- Amend the existing SI-A(19) Zone to permit the requested additional SI-A (Select Industrial) uses (see Attachment 3).

The “h-60” and “h-66” holding symbols would continue to apply to the SI-A(14) and SI-A(19) Zones, respectively.

Section 5.5 of this Report sets out the rationale for this department’s support for the above-noted rezoning.

5.4 Site Design/Land Use Considerations

The Owner proposes to construct a 25-unit industrial mall consisting of four multi-unit buildings across the Development Site, with two of them located on the Subject Site (see Attachment 2). The proposal for the Development Site includes parking areas, landscaping and driveway accesses from Taunton Road West, one of which would be directly opposite the terminus of Keith Ross Drive that will have traffic control signals.

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

In support of the proposed development, the Applicant has submitted various materials including a site plan and planning justification report.

Some of the specific matters this Department will be reviewing during the processing of the site plan application, in the event the subject rezoning application is approved, include:

- (a) Site/building design matters including building architecture, landscaping and implementation of the 15 metre (49.21 ft.) vegetation protection zone;
- (b) Transportation considerations including access between adjacent developments to the east;
- (c) Servicing and stormwater management matters; and,
- (d) Land use compatibility with the Oshawa Executive Airport regarding matters such as refuse storage, lighting and building height.

5.5 Basis for Recommendation

This Department has no objection to the application to amend Zoning By-law 60-94 for the following reasons:

- (a) Redeveloping an under-utilized property to industrial uses that are permitted by the Official Plan at this location conforms to the Provincial Growth Plan and is consistent with the Provincial Policy Statement.

- (b) The proposed development will make efficient use of existing municipal services such as water and sanitary services.
- (c) The proposed development can be designed to be compatible with surrounding land uses.
- (d) The proposed industrial development is in proximity to the Oshawa Executive Airport and other industrial uses, and is located on an arterial road.
- (e) The proposed industrial development will create opportunities for new employment uses along the Taunton Road West corridor.
- (f) The application conforms to the Durham Regional Official Plan.
- (g) The application conforms to the O.O.P.
- (h) The application represents good planning.

5.6 Options

At the conclusion of the public meeting, two options are available to the Economic and Development Services Committee to deal with the subject application.

5.6.1 Recommended Option 1: Approve the Subject Application

At the conclusion of a public meeting, staff are normally directed to continue to review the application and prepare a report and recommendation back to the Economic and Development Services Committee. However, with respect to the proposed subject application for a zoning by-law amendment, there is potential that no significant issues are raised on the part of the public or the Economic and Development Services Committee at the public meeting.

Accordingly, the Economic and Development Services Committee may wish to pass the following motion in the event no significant issues are raised at the public meeting:

“That the Economic and Development Services Committee recommend to City Council that, pursuant to Report ED-23-179 dated October 11, 2023, the application submitted by Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. to amend Zoning By-law 60-94 (File: Z-2023-06) to permit the development of additional Select Industrial uses at 620 Taunton Road West and a portion of 646 Taunton Road West, be approved generally in accordance with the comments contained in said Report and the necessary by-law be passed.”

5.6.2 Option 2: Direct Staff to Further Review the Subject Application and Report Back to the Economic and Development Services Committee

In the event significant issues are raised by the public and/or the Economic and Development Services Committee at the public meeting, then staff should be directed to further review the subject application and prepare a subsequent report. In this case, the

following motion should be passed by the Economic and Development Services Committee:

“That, pursuant to Report ED-23-179 dated October 11, 2023, concerning the application submitted by Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. to amend Zoning By-law 60-94 (File: Z-2023-06) to permit the development of additional Select Industrial uses at 620 Taunton Road West and a portion of 646 Taunton Road West, staff be directed to further review and prepare a report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.”

6.0 Financial Implications

The subject rezoning application was submitted on September 7, 2023. Consequently, the Owner is eligible for a refund of the associated application fees under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) starting at 50% (\$5,000) if the City does not make a decision on the Zoning By-law Amendment application by December 6, 2023.

7.0 Relationship to the Oshawa Strategic Plan

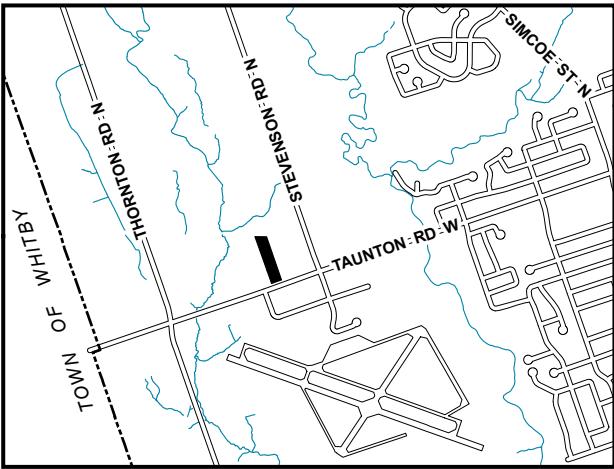
Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



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



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



Item: ED-23-179
Attachment 1

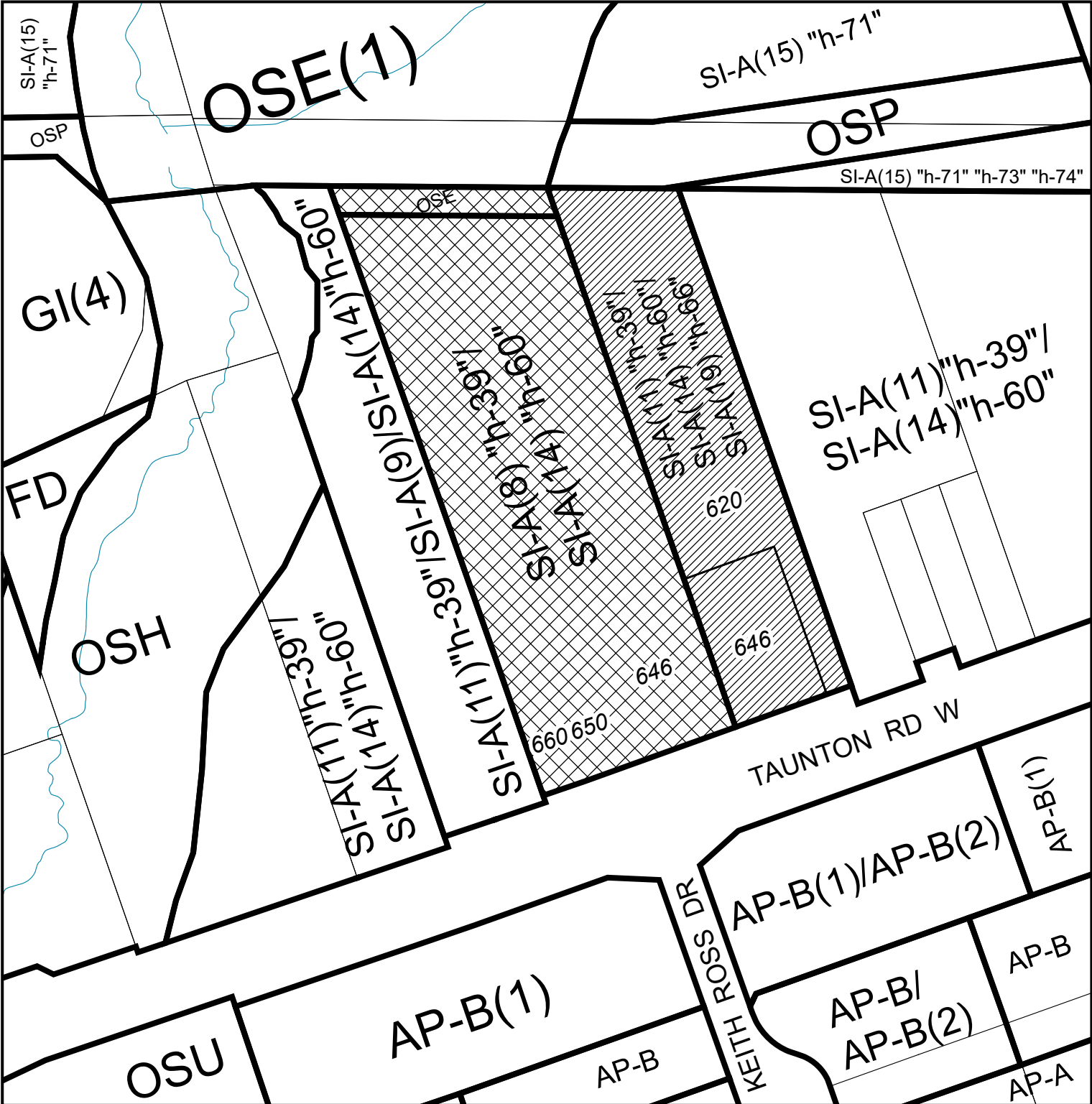
Economic and Development Services

Subject: Application to Amend Zoning By-law 60-94, Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd., 620 Taunton Road West and a portion of 646 Taunton Road West

Ward: Ward 2
File: Z-2023-06

Subject Site

Additional Lands owned by Owner



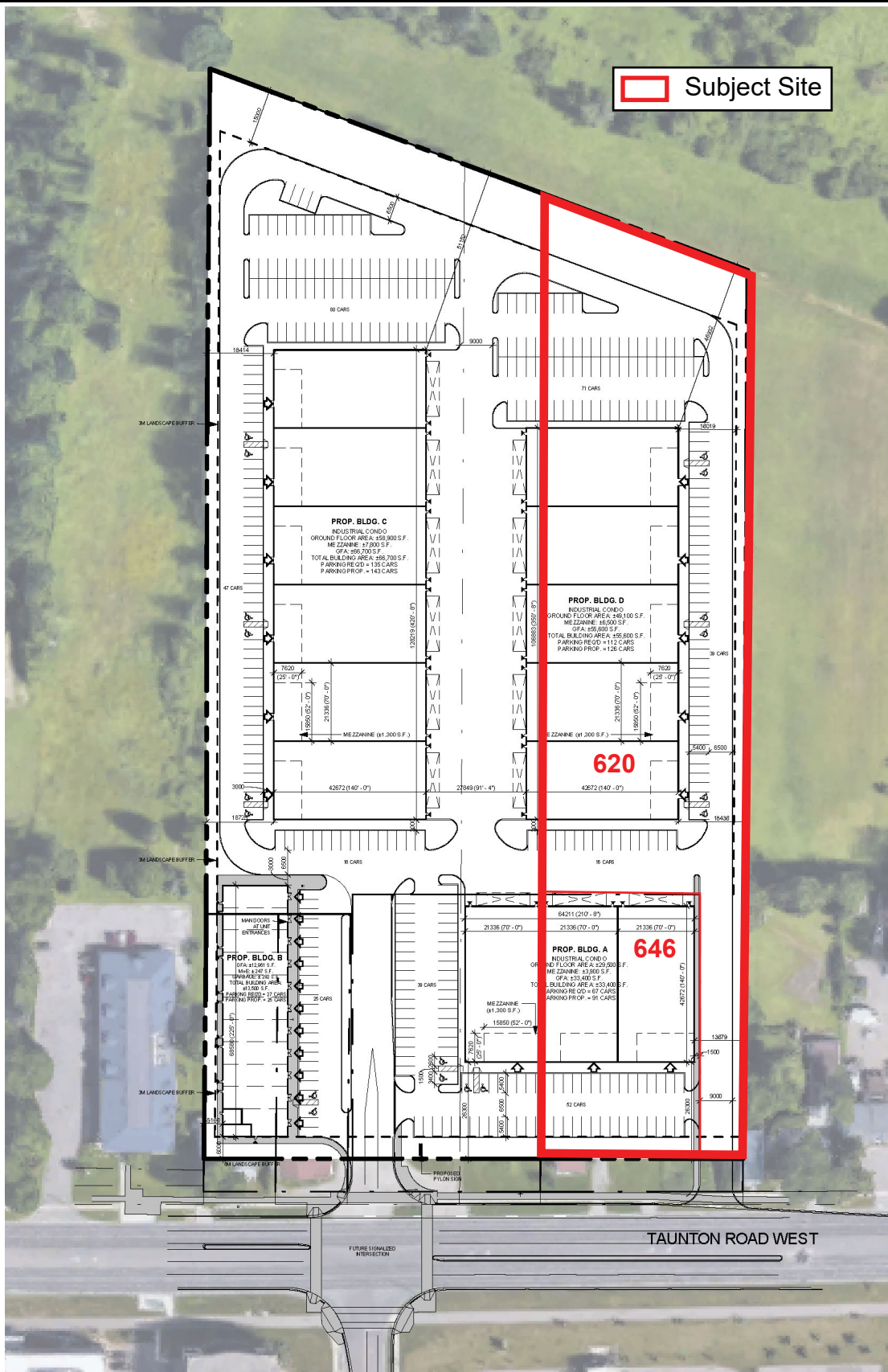
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Title: Revised Site Plan Submitted by the Applicant
 Subject: Application to Amend Zoning By-law 60-94, Arcadis on behalf of
 650 Taunton Developments Limited (c/o Fieldgate Commercial) and
 620 Taunton Self Storage Developments Ltd., 620 Taunton Road West
 and a portion of 646 Taunton Road West

Item: ED-23-179
 Attachment 2

Ward: Ward 2
 File: Z-2023-06

City of Oshawa
 Economic and Development Services



Additional Select Industrial Uses Proposed

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

Title: Previous Site Plan Proposed for 620, 646, 650 and 660 Taunton Road West **Item: ED-23-179**
 Subject: Application to Amend Zoning By-law 60-94, Arcadis on behalf of **Attachment 4**
 650 Taunton Developments Limited (c/o Fieldgate Commercial) and
 620 Taunton Self Storage Developments Ltd., 620 Taunton Road West
 and a portion of 646 Taunton Road West

Ward: Ward: Ward 2
 File: File: Z-2023-06

City of Oshawa 
 Economic and Development Services

