

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-24-08

Date of Report: January 3, 2024

Date of Meeting: January 8, 2024

Subject: Revised Applications to Amend the Taunton Part II Plan and Zoning By-law 60-94, east of Harmony Road North, south of Greenhill Avenue, Silwell Developments Ltd. and 1229403 Ontario Ltd.

Ward: Ward 1

File: B-3100-0174, Z-2012-11

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. (the “Applicant”) to amend the Taunton Part II Plan and Zoning By-law 60-94 to permit a Separate Secondary School and alternative residential uses if the secondary school is not built, on lands located south of Greenhill Avenue, between Harmony Road North and the Harmony Creek valley (the “Subject Site”).

The Subject Site generally forms part of draft plan of subdivision S-O-2012-03. The original draft plan of subdivision S-O-2012-03 generally included the lands located north of Coldstream Drive, between Harmony Road North and Grandview Street North. Phase 1 of draft plan of subdivision S-O-2012-03 included the Harmony Creek valley, lands east of the creek valley, and Greenhill Avenue between Harmony Road North and Grandview Street North. Phase 1 was draft approved by Oshawa City Council on September 22, 2014.

Construction of Phase 1 is generally complete, except for that portion of Greenhill Avenue situated between Harmony Road North and Irvine Scott Street, where a trunk sanitary sewer has been installed within the future Greenhill Avenue road allowance, but the road itself and other services have not yet been constructed.

Advancing the applications to amend the Taunton Part II Plan and Zoning By-law 60-94 for that part of draft plan of subdivision S-O-2012-03 comprising the Subject Site will facilitate the development of the new Monsignor Paul Dwyer Catholic Secondary School and the construction of the remaining portion of Greenhill Avenue.

The Subject Site consists of lands owned by 1229403 Ontario Ltd. and the Durham Catholic District School Board (D.C.D.S.B.). The D.C.D.S.B. owns 1735 and 1761 Harmony Road North, and 1229403 Ontario Ltd. owns the balance of the lands bounded by Harmony Road North, the Delpark Homes Centre, the Harmony Creek valley, and the future alignment of the Greenhill Avenue extension (see Attachment 1).

The applications to amend the Taunton Part II Plan and Zoning By-law 60-94 are being advanced by the Applicant. Under the Planning Act, the Applicant does not need to own the lands for which it has applied for a zoning by-law amendment. In any event, the D.C.D.S.B. is supportive of the applications. The Applicant intends to sell their lands south of Greenhill Avenue to the D.C.D.S.B., who intends to submit an application for site plan approval to advance the development of a new 3-storey secondary school.

Attachment 1 is a map showing the location of the Subject Site, the existing zoning in the area and the current distribution of land ownership between the Applicant and the D.C.D.S.B.

Attachment 2 is a copy of the Taunton Land Use and Road Plan from the Taunton Part II Plan, demarcated to show the location of the Subject Site.

Attachment 3 is a map showing the Subject Site within the original proposed draft plan of subdivision S-O-2012-03 submitted by the Applicant.

Attachment 4 is a copy of the conceptual site plan for the proposed secondary school on the Subject Site.

On May 27, 2013, a public meeting was held with respect to the subject applications to amend the Taunton Part II Plan and Zoning By-law 60-94 and also an application for approval of an associated draft plan of subdivision. At the conclusion of the public meeting, the then-Development Services Committee adopted a recommendation to direct staff to further review the applications and prepare a subsequent report and recommendation back to the then-Development Services committee. At that time, the Subject Site was proposed to be zoned and developed expressly for the purpose of a secondary school. The minutes of the May 27, 2013 public meeting form Attachment 5 to this Report.

Subsequent to the May 27, 2013 public meeting, the Applicant has revised the subject development proposal for the Subject Site. The key differences between the proposal for the Subject Site considered at the public meeting and the revised proposal are as follows:

- The original proposal included an amendment to the Taunton Part II Plan to delete the requirement that the subject separate secondary school site be offered for another community use if the school boards do not require the Subject Site for a secondary school. The Applicant is no longer requesting to delete this policy;
- The original proposal included implementing an appropriate CIN (Community Institutional) Zone across the entire developable portion of the Subject Site. The standard CIN zone permits a maximum building height of 12 metres (39.37 ft.). The

revised zoning request proposes a maximum height of 17 metres (55.77 ft.) to accommodate a 3-storey school building;

- The original proposal did not propose to rezone 1735 and 1761 Harmony Road North. The revised proposal intends to rezone 1735 and 1761 Harmony Road North (which have since been acquired by the D.C.D.S.B.) along with the western portion of the Subject Site owned by the Applicant to an appropriate CIN/R6-B (Community Institutional/Residential) Zone; and,
- The original proposal included the Subject Site in draft plan of subdivision S-O-2012-03. The Applicant no longer proposes to advance the registration of a subdivision for the Subject Site. The Applicant proposes to convey the alignment of Greenhill Avenue to the City and design and construct the road at their cost, and convey the lands south of Greenhill Avenue to the D.C.D.S.B. The school board would be responsible for conveying the open space lands to the City with the execution of the site plan agreement for the secondary school.

2.0 Recommendation

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

1. That, pursuant to Report ED-24-08 dated January 3, 2024, the revised application submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. to amend the Taunton Part II Plan (File: B-3100-0174) in order to permit alternate residential land uses in the event that a secondary school is not constructed on lands located south of Greenhill Avenue, between Harmony Road North and the Harmony Creek valley, be approved, generally in accordance with the comments in said Report and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services.
2. That, pursuant to Report ED-24-08 dated January 3, 2024, the revised application submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. to amend Zoning By-law 60-94 (File: Z-2012-11) to permit a secondary school and alternate residential land uses in the event a secondary school is not constructed on lands located south of Greenhill Avenue, between Harmony Road North and the Harmony Creek valley, be approved, generally in accordance with the comments in said Report and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services.
3. That, pursuant to Report ED-24-08 dated January 3, 2024, an easement for a storm water outfall from the subject site to the Harmony Creek over a portion of City-owned lands be approved in a form and content satisfactory to the Commissioner of Economic and Development Services and the City Solicitor.
4. That, pursuant to Report ED-24-08 dated January 3, 2024, the Commissioner of Economic and Development Services be authorized to execute any required documents to give effect to Part 3 above, including any required easement agreements with Silwell Developments Ltd., 1229403 Ontario Ltd. and/or the Durham Catholic

District School Board, in a form and content acceptable to the City Solicitor and the Commissioner of Economic and Development Services.

5. That in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-13-166 dated May 22, 2013 presented at the public meeting of May 27, 2013 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

3.0 Executive Summary

This Department recommends the approval of the revised applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. to amend the Taunton Part II Plan and Zoning By-law 60-94 to permit a secondary school and alternative low and medium density residential uses in the event the lands located south of Greenhill Avenue, between Harmony Road North and the Harmony Creek valley, are not required for a secondary school or another community use.

The revised applications will advance the development of a new separate secondary school and will allow for appropriate low and medium density residential uses if it is determined that the secondary school is not required. The proposal is consistent with Provincial, Regional and City policies and represents good planning.

4.0 Input From Other Sources

4.1 Other Departments and Agencies

No department or agency that provided comments has any objection to the approval of the subject applications. 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 revised applications are approved.

4.2 Public Comments

The minutes of the May 27, 2013 public meeting concerning the subject applications form Attachment 5 to this Report.

Key concerns raised by the public at the public meeting are set out below together with a staff response.

4.2.1 Impact on Lots along Harmony Road North

Comment:

Comments were made at the public meeting related to the impact of the proposed development on the privately owned lots municipally known as 1735 and 1761 Harmony Road North.

Staff Response:

The lands at 1735 and 1761 Harmony Road North that were discussed at the public meeting have since been acquired by the D.C.D.S.B. and will form part of the new secondary school site. In the event the secondary school is not constructed at this location, the lands will be incorporated into an alternative community use or residential development.

Access for any development on these lands will be provided from Greenhill Avenue. There will be no direct access to Harmony Road North (except possibly construction access).

4.2.2 Traffic Impacts:

Comment:

Comments were made regarding increased traffic on Harmony Road North.

Staff Response:

A traffic study was prepared by GHD, a professional engineering consulting company, on behalf of the Applicant. The study was reviewed by the Region of Durham and city staff. The proposed traffic can be accommodated on Harmony Road North and Greenhill Avenue which are arterial and collector roads respectively.

Since the public meeting in May 2013, Harmony Road North has been widened to 4 lanes with a central median between Coldstream Drive and Conlin Road East and traffic signals have been added at the intersection of Harmony Road North and Greenhill Avenue. In the vicinity of the Subject Site, a multi-use trail has been constructed on the east side of Harmony Road North to Conlin Road East and a sidewalk has been constructed on the west side of the street.

The construction of Greenhill Avenue between Harmony Road North and Irvine Scott Street will help complete the collector road network in this area and will provide relief to nearby parallel streets such as Coldstream Drive and Conlin Road East. It will also provide an additional active transportation connection between Harmony Road North and neighbourhoods east of Harmony Creek.

5.0 Analysis

5.1 Background

The Subject Site is located on the east side of Harmony Road North, south of Greenhill Avenue (see Attachment 1). The Delpark Homes Centre is located immediately to the south of the Subject Site.

Subsequent to the May 27, 2013 public meeting, the Applicant separated the subdivision into two parts: a Phase 1 area, which they were requesting approval for, and the remainder of the lands. The zoning and draft approval for Phase 1 of the subdivision were approved by City Council on September 22, 2014. Phase 1 has since been developed. At the time

Phase 1 was approved, the Applicant was not advancing that portion of the subdivision located west of Harmony Creek due, in part, to the need for an Urban Design Study to be prepared and approved for the lands bounded by Harmony Road North, the future alignment of Greenhill Avenue, the Harmony Creek valley and Conlin Road East (the “Planned Development Area”). Although the Subject Site is not part of the Planned Development Area, the Applicant did not request approval for the zoning on the Subject Site since it could have been influenced by the Urban Design Study.

The subject proposed amendments to the Taunton Part II Plan and Zoning By-law 60-94 for the Subject Site are being advanced at this time to facilitate the conveyance of the lands to the D.C.D.S.B. for the future Monsignor Paul Dwyer Secondary School.

A future report on the applications related to that portion of the Applicant’s lands located north of Greenhill Avenue will be prepared once, among other matters, an Urban Design Study is prepared and approved for the Planned Development Area. A public meeting will also be held to consider the findings of the Urban Design Study.

Although the Subject Site is not in the Planned Development Area identified in the Taunton Part II Plan, the Applicant has not advanced the official plan and zoning by-law amendment applications for the Subject Site until recently, for several reasons. Initially, the Applicant had attempted to locate the stormwater management facility for servicing the entire area north of the Delpark Homes Centre, west of the Harmony Creek valley on the east half of the Subject Site. This meant that the Subject Site had to be considered in conjunction with the Planned Development Area. More recently, the D.C.D.S.B. acquired 1735 and 1761 Harmony Road North and approached the Applicant about acquiring the rest of the lands needed for the secondary school. In consideration of subsequent discussions between the city, the Applicant and the Central Lake Ontario Conservation Authority (C.L.O.C.A.), and the fact that the D.C.D.S.B. is seeking as large a site as possible, the Applicant is no longer proposing that the stormwater management facility be located on the eastern portion of the Subject Site. This has allowed the Applicant and the D.C.D.S.B. to move forward with the planning applications for the Subject Site outlined in this Report. The Applicant will need to accommodate a stormwater management facility north of Greenhill Avenue on their lands and/or in cooperation with other landowners in the Planned Development Area.

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Residential within the Community Central Area Boundary and Open Space and Recreation	No change
Taunton Part II Plan Designation	Community Use – Separate Secondary School and Open Space and Recreation. The Separate Secondary	Amendments to Policies 8.5.2.2, 8.5.3.3 and 8.5.9.7 are proposed to permit Low Density Residential, Medium Density I Residential and Medium Density II Residential

Item	Existing	Requested/Proposed
	School site is within the northerly portion of the Community Central Area Boundary.	uses in the event a secondary school or another community use are not required
Zoning By-law 60-94	FD (Future Development)	An appropriate CIN (Community Institutional) Zone to permit a secondary school, appropriate R1, R3 and R6 (Residential) Zones to permit low and medium density residential uses as additional permitted uses in the event a secondary school is not developed on the Subject Site, and OSH (Hazard Lands Open Space)
Use	Agricultural	Secondary school and open space

The following land uses are adjacent to the Subject Site:

- **North** The future Greenhill Avenue road allowance, beyond which are vacant lands owned by the Applicant and one vacant single detached dwelling at 1829 Harmony Road North
- **South** Delpark Homes Centre, a place of worship and a portion of the Harmony Creek valley
- **East** Harmony Creek valley, beyond which are single detached dwellings fronting onto Irvine Scott Street
- **West** Harmony Road North, beyond which are single detached dwellings fronting onto Wrenwood Drive and Greenhill Avenue

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

Site Statistics Item	Measurement
Lot Frontage on Harmony Road North	153.28m (502.89 ft.)
Lot Frontage on the future Greenhill Avenue	158.37m (519.59 ft.)
Gross Area of Subject Site	6.83 ha (16.88 ac.)
Area of Secondary School Site	6.77 ha (16.73 ac.)
Area of Open Space Lands	0.06 ha (0.15 ac.)

5.2 Oshawa Official Plan and Taunton Part II Plan

The Subject Site is designated as Residential and Open Space and Recreation in the Oshawa Official Plan (the “O.O.P.”). The lands designated as Residential are also within the Community Central Area Boundary.

The O.O.P. specifies, in part, that areas designated as Residential shall be predominantly used for residential dwellings. In addition, subject to the relevant policies of the O.O.P. and the inclusion of appropriate provisions in the zoning by-law, other land uses may be permitted in areas designated as Residential such as, but not necessarily limited to, schools, places of worship, nursing homes, homes for the aged, day care centres and libraries.

The O.O.P. specifies, in part, that Community Central Areas shall primarily serve the surrounding residential communities and shall be planned and developed similar to, but generally smaller in scale than, Sub-Central Areas. Community Central Areas shall be planned to support an overall long-term density target of at least 24 residential units per gross hectare (9.71 residential units/gross ac.).

The O.O.P. also states that lands designated as Open Space and Recreation within the urban areas shall be predominantly used for recreation, conservation, reforestation, etc. These uses shall have regard for the natural environment and be compatible with their surroundings.

The Harmony Creek valley is shown as Hazard Lands and/or Natural Heritage System on Schedule "D-1", Environmental Management, of the O.O.P.

The Natural Heritage System refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/reforestation that will improve connectivity and habitat. It is intended to achieve a linked open space and natural heritage system. When opportunities for public ownership arise, the O.O.P. requires that all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

Hazard Lands shall be used primarily for the preservation and conservation of land and/or the environment. These lands shall be managed in a manner to complement adjacent land uses and protect adjacent lands from physical hazards.

Schedule "A-2", Corridors and Intensification Areas, of the O.O.P. identifies Harmony Road North as a Regional Corridor. Schedule "B-1", Transit Priority Network, of the O.O.P. identifies Harmony Road North as a Regional Transit Spine. Schedule "B", Road Network, in the O.O.P. and Schedule 'A', Taunton Land Use and Road Plan, in the Taunton Part II Plan, identify Harmony Road North as a Type 'A' Arterial Road and Greenhill Avenue as a Future Collector Road.

In the Taunton Part II Plan, the Subject Site is designated as Community Use – Separate Secondary School within a Community Central Area and Open Space and Recreation.

The Community Use designation in the Taunton Part II Plan generally includes schools, places of worship, day care centres, libraries, and nursery schools that, by nature of their activity, scale and design, are compatible with surrounding land uses.

While other community uses are generally permitted on sites designated Community Use, Policy 8.5.9.7 of the Taunton Part II Plan states that if the School Board(s) determine that

a secondary school is not required and the site is not needed for another community use, or that the school site can be reduced in area, an amendment to the Taunton Part II Plan shall be required to establish an appropriate Residential designation for the lands.

Policy 8.5.3 of the O.O.P. specifies, in part, that the Community Central Area is intended to serve as a major community focal area. Policies 8.5.2.2 and 8.5.3.3 of the O.O.P. acknowledge that there are two secondary schools planned in the Community Central Area.

The Harmony Creek valley is shown as Hazard Lands and Natural Heritage System on Schedule 'B', Taunton Environmental Management Plan, in the Taunton Part II Plan.

The Open Space and Recreation system is intended to achieve a linked open space and natural heritage system. The city requires the conveyance of lands designated as Open Space and Recreation.

The Applicant is proposing to amend the Taunton Part II Plan to permit the Subject Site to be used for Low Density Residential, Medium Density I Residential and Medium Density II Residential uses in the event the Subject Site is not required for a secondary school or another community use. These amendments would also amend the Taunton Part II Plan to stipulate that there may be only one secondary school in the Community Central Area.

This Department has no objection to the approval of the revised application to amend the Taunton Part II Plan. Section 5.5 of this Report sets out the planning rationale for this position.

5.3 Zoning By-law 60-94

The Subject Site is currently zoned FD (Future Development) in Zoning By-law 60-94, as amended. The following uses are permitted in the FD (Future Development) Zone:

- (a) Agricultural uses, but not including new farm dwellings;
- (b) Existing uses, located in existing buildings or structures, provided such uses continue in the same manner and for the same purpose for which they were used on the day the Zoning By-law was passed, and new one storey accessory buildings; and,
- (c) Outdoor recreational uses without any buildings or structures.

The Applicant proposes to amend Zoning By-law 60-94 to facilitate the construction of the proposed new Monsignor Paul Dwyer Secondary School and to permit alternative residential land uses in the event the D.C.D.S.B. does not proceed with the new secondary school or the lands are not needed for another community use. The proposed zoning amendment would:

- Rezone the eastern portion of the Subject Site that forms part of the Harmony Creek valley to OSH (Hazard Lands Open Space);

- Rezone the balance of the Subject Site to an appropriate CIN (Community Institutional) Zone including special regulations to permit increased maximum building height. The CIN Zone permits secondary schools, elementary schools, private schools, assembly halls, clubs, children's shelters, churches and day care centres;
- In addition to the CIN Zone, the balance of the Subject Site is also to be rezoned to appropriate R1, R3 and R6 (Residential) Zones to permit single detached dwellings, street townhouses, apartment buildings, long term care facilities, retirement homes and block townhouses as alternative uses in the event the lands are not required for a secondary school or another community use.
- The proposed R1 Zone includes special regulations for single detached dwellings related to minimum required front yard depth and exterior side yard depth, maximum permitted lot coverage, maximum permitted building height and maximum permitted encroachments for an unenclosed porch in a front yard or exterior side yard.
- The proposed R3 Zone includes special regulations for street townhouses related to minimum required front yard depth, maximum permitted building height and maximum permitted encroachments for an unenclosed porch in a front yard or exterior side yard.
- The proposed R6 Zone includes special regulations for apartment buildings, long term care homes, retirement homes and block townhouses related to minimum required front yard, interior side yard, exterior side yard and rear yard depths, maximum permitted lot coverage and maximum permitted encroachments for an unenclosed porch in a front yard or exterior side yard.

It is recommended that an appropriate holding symbol be applied to the proposed CIN and R1, R3 and R6 zoning to ensure that appropriate provisions are made for the design, construction and conveyance to the city of the Greenhill Avenue road allowance between Harmony Road North and Irvine Scott Street, conveyance to the city of the open space lands associated with the Harmony Creek valley, the provision of new fencing between the secondary school site and the Harmony Creek open space lands, the provision of a trail connection between Greenhill Avenue and the Delpark Homes Centre, and site plan approval for any proposed secondary school or other community use. An additional holding symbol is recommended to be applied to the proposed R1, R3 and R6 Zones, which would be removed when an appropriate draft plan of subdivision is approved and a subdivision agreement is executed which includes acceptable provisions, financial and otherwise, related to stormwater management and servicing to allow the alternative residential uses.

While the holding symbols are in place only existing uses will be permitted.

This Department has no objection to the rezoning which would facilitate the proposed secondary school or alternative community uses or residential uses if a secondary school is not required. Section 5.5 of this Report sets out the rationale for this position.

5.4 Site Design/Land Use Considerations

As noted in Section 1.0 of this Report, the Subject Site forms part of draft plan of subdivision S-O-2012-03. However, it did not form part of Phase 1 of the plan and the Applicant no longer proposes to advance the registration of a subdivision for the Subject Site. Instead, the Applicant proposes to convey the alignment of Greenhill Avenue to the city and design and construct the road at their cost, and convey the Subject Site to the D.C.D.S.B.

The Subject Site is intended to be developed for the new Monsignor Paul Dwyer Secondary School. The secondary school will be subject to an application for site plan approval if the subject applications are approved. The future application required to be submitted for site plan approval for the secondary school will address such matters as building and site design, servicing and stormwater management, the implementation of a trail connection between the secondary school and the Delpark Homes Centre, the conveyance to the city of a portion of the Harmony Creek valley which currently forms part of the eastern portion of the Subject Site and the erection of new fencing between the Harmony Creek open space lands and the secondary school site. The preliminary design of the school site prepared by the D.C.D.S.B. is shown on Attachment 4.

The Applicant proposes to develop low and medium density residential uses if the Subject Site is not required for a secondary school. Accordingly, the subject applications propose alternative low and medium density residential uses for the Subject Site. Specifically, the Applicant is proposing medium density residential uses along the Harmony Road North frontage of the Subject Site with the proposed zoning including apartment buildings, long term care homes, retirement homes and block townhouses as permitted uses. The remainder of the secondary school site is proposed to be zoned to permit single detached dwellings and street townhouses. Any alternative residential development would require a new draft plan of subdivision application which identifies a subdivision design, new public roads, and how stormwater will be managed.

The alternative residential uses will be subject to appropriate subdivision approval and site plan approval processes in the event the lands are not required for a secondary school or another community use.

If the Subject Site is developed as a school or another community use, stormwater will be managed on-site and will outfall directly to Harmony Creek to the east. If the Subject Site is developed for residential uses, the Applicant will be required to submit a new draft plan of subdivision application and will be required to identify how stormwater will be managed, which may require a stormwater management pond that manages stormwater only for the Subject Site.

Detailed design matters will be reviewed during the processing of the future site plan approval application for the secondary school to ensure compliance with the city's Landscaping Design Policies, engineering standards and other policies if the subject revised applications are approved.

5.5 Basis for Recommendation

This Department has no objection to the approval of the revised applications submitted by the Applicant to amend the Taunton Part II Plan and Zoning By-law 60-94 for the following reasons:

- (a) The proposed development conforms to the Durham Regional Official Plan and the O.O.P.;
- (b) A separate secondary school has been envisioned for the Subject Site since the adoption of the Taunton Part II Plan by City Council in 1994;
- (c) The proposal advances the development of a new separate secondary school in an underserved part of the city;
- (d) Zoning the lands to permit alternative low and medium density residential development in the event the Subject Site is not developed for a secondary school or another community use is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan;
- (e) The Subject Site can be designed to be compatible with existing and planned surrounding land uses;
- (f) The Region of Durham, C.L.O.C.A. and the D.C.D.S.B. have no objection to the applications;
- (g) The applications will facilitate the construction of the extension of Greenhill Avenue between Harmony Road North and Irvine Scott Street; and,
- (h) The proposed development represents good planning.

6.0 Financial Implications

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

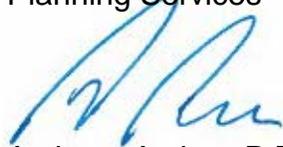
The subject applications were submitted prior to July 1, 2023 and therefore the Applicant is not eligible for a refund under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) if the city does not make a decision on the Zoning By-law Amendment application within a certain timeframe.

7.0 Relationship to the Oshawa Strategic Plan

The Recommendation in this Report advances the Economic Prosperity and Financial Stewardship, Social Equity and Environmental Responsibility goals of the Oshawa Strategic Plan.



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

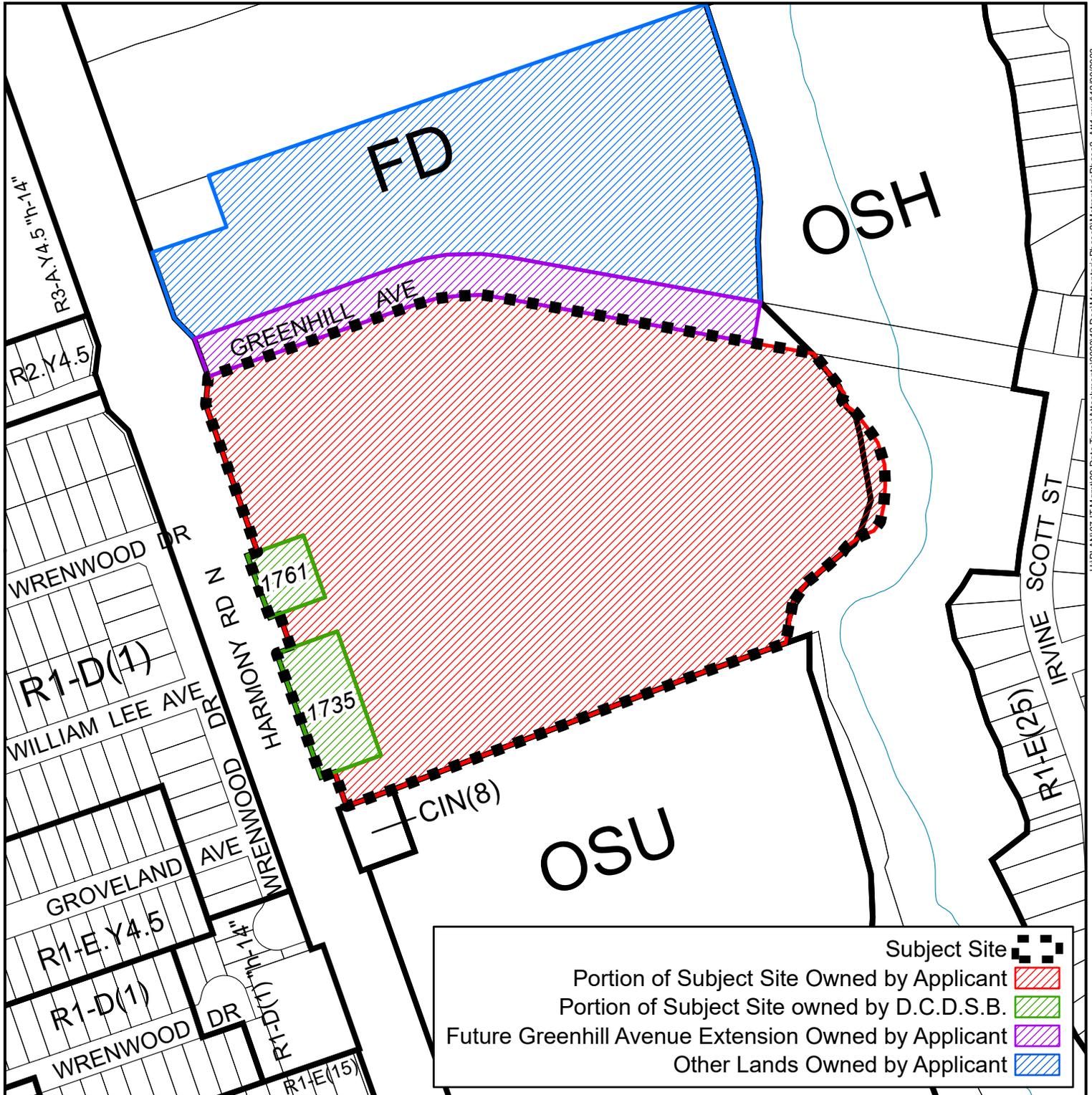
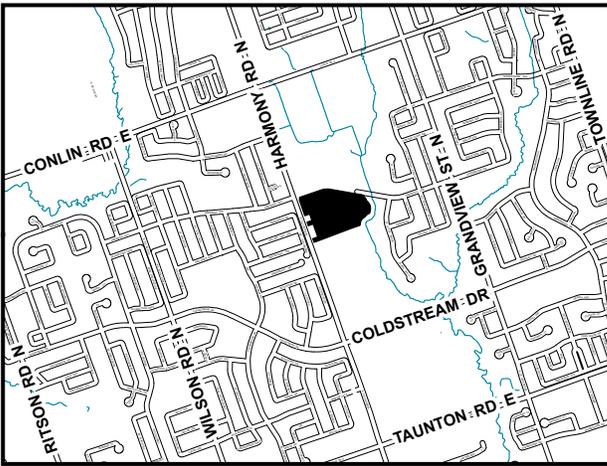


Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

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Title: Schedule 'A' Taunton Land Use and Road Plan Part II Plan for the Taunton Planning Area

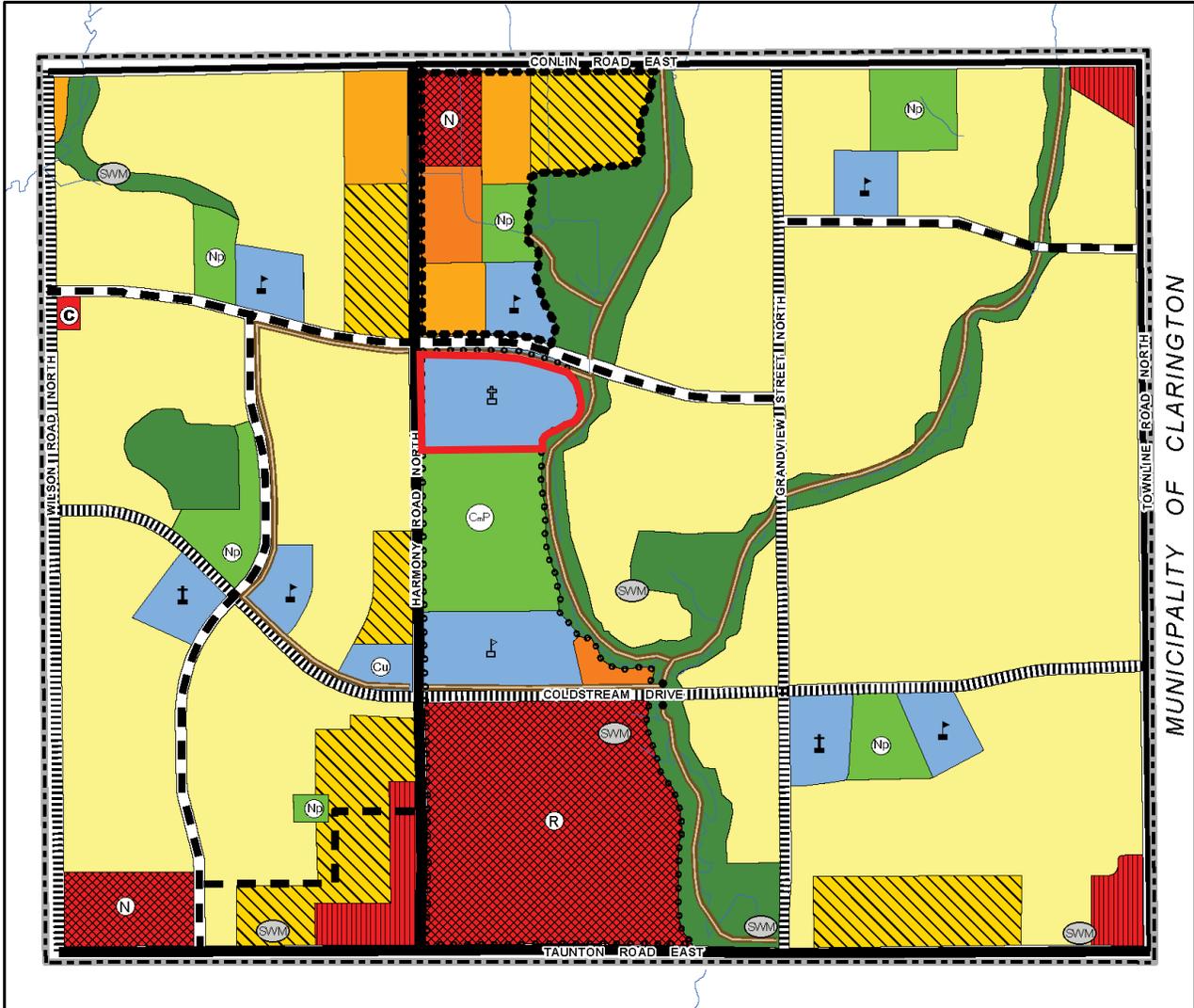
Item: ED-24-08
Attachment 2

Subject: Revised Applications to Amend the Taunton Part II Plan and Zoning By-law 60-94, east of Harmony Road North, south of Greenhill Avenue, Silwell Developments Ltd and 1229403 Ontario Ltd.

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File: B-3100-0174, Z-2012-11

 Subject Site

City of Oshawa 
Economic and Development Services



Schedule 'A'
Taunton Land Use and Road Plan
Part II Plan for the Taunton Planning Area

0 50 100 200 300 Meters

January 2018

Development Services Department

Residential		Community Use	
	Low Density Residential		Community Use
	Medium Density I Residential		Public Elementary School
	Medium Density II Residential		Separate Elementary School
	High Density I Residential		Public Secondary School
	Planned Commercial Centre -Neighbourhood		Separate Secondary School
	Planned Commercial Centre -Regional		Community Central Area
	Planned Commercial Strip		Type 'A' Arterial Road
	Convenience Commercial Centre		Type 'B' Arterial Road
	Open Space and Recreation		Type 'C' Arterial Road
	Neighbourhood Park		Collector Road
	Community Park		Recreational Trail
			Pedestrian Underpass
			Stormwater Management Facilities
			Planned Development Area
			Taunton Planning Area Boundary

Title: Draft Plan of Subdivision S-O-2012-03
 Subject: Revised Applications to Amend the Taunton Part II Plan and Zoning By-law 60-94, east of Harmony Road North, south of Greenhill Avenue, Silwell Developments Ltd and 1229403 Ontario Ltd.
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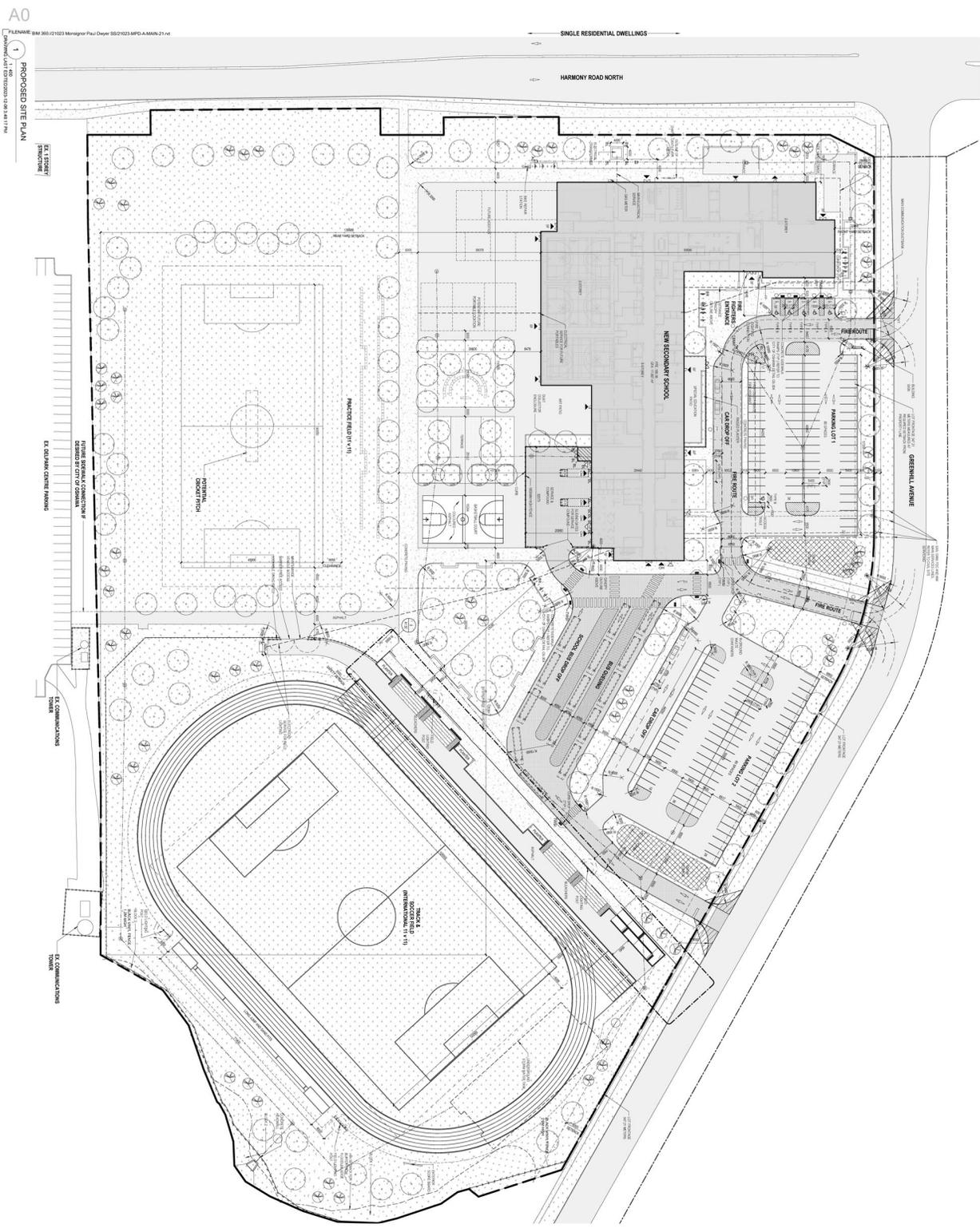


Phase 1 Lands (Built Out) 



Title: Site Plan
 Subject: Revised Applications to Amend the Taunton Part II Plan and Zoning By-law 60-94, east of Harmony Road North, south of Greenhill Avenue, Silwell Developments Ltd and 1229403 Ontario Ltd.
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City of Oshawa
 Economic and Development Services



**Excerpts from the Minutes of the Development Services Committee Meeting held on
May 27, 2013**

PRESENTATION

John Genest, Malone Given Parsons Ltd. presented an overview of the applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. to amend the Taunton Part II Plan and Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision.

DELEGATIONS

The Chair asked if any members of the public wanted to address the Committee concerning the applications.

Judith Young addressed the Committee in opposition to the applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd., expressing concern regarding the preservation of the woodlots (Mountjoy and Philips), which is not addressed in the proposed plan.

George Day addressed the Committee in opposition to the applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. expressing concern that his property is very close to the proposed separate school, noting that when he went to the Durham District School Board to inquire about their plans, he was advised they would build around him and that the installation of a fence would be at his expense. The delegate questioned the timeline for the development.

The Committee questioned George Day.

Rick Lisowsky addressed the Committee in opposition to the applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. expressing concern regarding increased traffic on Harmony Road and a potential lack of privacy due to a possible new school and townhouse development.

The Committee questioned Rick Lisowsky.

Ron Wilson and Anita Collins addressed the Committee in opposition to the applications submitted by Silwell Developments Inc. and 1229403 Ontario Ltd. expressing concern regarding increased traffic and the lack of park and green space in the area, and further noting they pay \$5200 in taxes per year and questioning if the proposed development will decrease their property value.

No further public comments were received.

REPORT

DS-13-166 Applications to Amend the Taunton Part II Plan and Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision S-O-2012-03, North of Coldstream

Drive, Between Harmony Road North and Grandview Street North, Silwell Developments Ltd. and 1229403 Ontario Ltd.

Moved by Councillor Pidwerbecki,

“That the applications submitted by Silwell Developments Ltd. and 1229403 Ontario Ltd. to amend the Taunton Part II Plan (File: B-3100-0174) and Zoning By-law 60-94 (File: Z-2012-11) and for approval of a Draft Plan of Subdivision (File: S-O-2012-03) for lands north of Coldstream Drive, between Harmony Road North and Grandview Street North be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.” CARRIED