

To: Economic and Development Services Committee

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

Report Number: ED-24-19

Date of Report: January 31, 2024

Date of Meeting: February 5, 2024

Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue

Ward: Ward 1

File: OPA-2022-06, Z-2022-07

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by D.G. Biddle and Associates Limited on behalf of 1494339 Ontario Limited (the “Applicant”) to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, as amended, to permit four (4) single detached dwellings and a six (6) storey, 46 unit rental apartment building on lands generally located at the southeast corner of Ritson Road North and Luple Avenue (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 Schedule ‘A’, Samac Land Use and Street Plan, from the Secondary Plan for the Samac Community.

Attachment 3 is a copy of the original proposed site plan submitted by the Applicant and considered at the September 11, 2023 public meeting.

Attachment 4 is a copy of the revised proposed site plan submitted by the Applicant incorporating revisions to address certain public and technical comments.

On September 11, 2023, a public meeting was held concerning the subject development applications. At the conclusion of the public meeting, the Economic and Development Services Committee adopted a recommendation to direct staff to further review the subject applications and prepare a subsequent report and recommendation back to the Economic

and Development Services Committee. The minutes of the September 11, 2023 public meeting form Attachment 5 to this Report.

Subsequent to the September 11, 2023 public meeting, the Applicant revised the subject development proposal. The key differences between the original proposal considered at the public meeting (see Attachment 3) and the revised proposal (see Attachment 4) are as follows:

1. The Applicant has revised the proposed Amendment to the Samac Secondary Plan to redesignate the open space lands on the Subject Site from Medium Density I Residential to Open Space and Recreation;
2. The number of parking spaces for the apartment building has been reduced from 63 to 62. The proposed parking rate is now 1.33 spaces per unit (1 space per unit for residents and 0.33 spaces per unit for visitors), which still complies with the minimum parking requirement of Zoning By-law 60-94, as amended, for rental apartment buildings;
3. The Applicant has shifted the proposed sidewalk on the south side of Luple Avenue onto the Subject Site rather than within the public road allowance, at the request of the City; and,
4. The site design has been revised to relocate the two (2) proposed electric vehicle parking spaces and associated charging equipment off of the hydro easement lands.

2.0 Recommendation

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

1. That, pursuant to Report ED-24-19 dated January 31, 2024, the revised application submitted by D.G. Biddle and Associates Limited on behalf of 1494339 Ontario Limited to amend the Secondary Plan for the Samac Community (File: OPA-2022-06) to permit an increased residential density of approximately 102 units per hectare (41 units/ac.) on lands generally located at the southeast corner of Ritson Road North and Luple Avenue and to redesignate that portion of the same lands associated with the tributary of the Oshawa Creek from Medium Density I Residential to Open Space and Recreation be approved, generally in accordance with the comments contained 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 the City Solicitor.
2. That, pursuant to Report ED-24-19 dated January 31, 2024, the revised application submitted by D.G. Biddle and Associates Limited on behalf of 1494339 Ontario Limited to amend Zoning By-law 60-94 (File: Z-2022-07), to rezone lands generally located at the southeast corner of Ritson Road North and Luple Avenue from FD (Future Development) to an appropriate R6-C (Residential) zone to permit a six (6) storey, 46 unit apartment building, and to an appropriate R1-E (Residential) Zone to permit four (4) single detached dwellings, and OSH (Hazard Lands Open Space) for that portion of the lands associated with the tributary of the Oshawa Creek, be approved, generally in accordance with the comments contained 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 the City Solicitor.

3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-157 dated September 6, 2023 presented at the public meeting of September 11, 2023 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 to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, as amended, to permit the development of four (4) single detached dwellings and a six (6) storey, 46 unit apartment building on lands generally located at the southeast corner of Ritson Road North and Luple Avenue.

The proposed development is appropriate given the Subject Site's location along a Type 'B' Arterial Road with access to transit, parks and nearby amenities, and can be designed to be compatible with adjacent land uses.

The proposed development conforms to the Provincial Growth Plan, is consistent with the Provincial Policy Statement, conforms to the Durham Regional Official Plan, is within the City's Built Boundary and represents good planning. The proposed development will help the City's efforts to achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province.

4.0 Input From Other Sources

4.1 Other Departments and Agencies

No department or agency that provided comments has any objection to the subject revised 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 September 11, 2023 public meeting concerning the subject application form Attachment 5 to this Report. Three members of the public provided oral comments at the public meeting. Several letters were also received from the public with respect to the subject applications containing comments and expressing objections to the applications.

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

4.2.1 Traffic Impacts

Comment:

Comments were received concerning the impact of the proposed development on vehicular traffic in the area, as well as the adequacy of the study methods used to prepare the Traffic Impact Study ("T.I.S.") submitted in support of the applications.

Staff Response:

The Subject Site will have driveway access on Luple Avenue only, with no driveways on Ritson Road North.

Ritson Road North is designated as a Type "B" Arterial Road on Schedule 'B', Road Network, of the Oshawa Official Plan. Luple Avenue is a local road.

Type "B" Arterial Roads are intended to carry moderate volumes of traffic, including moderate volumes of truck traffic. Ritson Road North is under the jurisdiction of the Region of Durham. Local roads are intended to collect light volumes of traffic moving between points of origin and the collector road system.

The Applicant hired GHD, a professional consulting company with transportation engineering expertise, to prepare a T.I.S. which was submitted in support of the revised applications. The analysis found that the proposed development is expected to generate a total of 17 two-way trips during the weekday morning peak hour traffic period, consisting of 4 inbound trips and 13 outbound trips and 18 two-way trips during the weekday afternoon peak hour traffic period, consisting of 11 inbound trips and 7 outbound trips. The analysis also concluded that traffic generated by the proposed development will have a negligible impact on the study area road network with no improvements required at intersections in the study area under the future 2030 total traffic scenario.

Professional engineering staff at both the City and the Region of Durham reviewed the T.I.S. and have no objection to the methodology or the conclusions.

In response to the comments shared at the September 11, 2023 public meeting with respect to traffic infiltration through the neighbourhood to destinations to the east, the City's Community and Operations Services department is investigating the possibility of installing a stop sign at an intersection on Luple Avenue east of the development.

4.2.2 Parking

Comment:

Concerns were expressed regarding the potential for increased street parking as a result of the proposed development.

Staff Response:

Zoning By-law 60-94, as amended, requires one (1) parking space per unit for residents and 0.33 parking spaces per unit for visitors for rental apartment buildings. The proposed

site design for the apartment building includes 62 parking spaces (47 spaces for residents and 15 for visitors) which complies with the minimum parking requirements. A minimum of 2 parking spaces per unit are required for each of the single detached dwellings.

4.2.3 Ritson Road North Sidewalk

Comment:

Comments were made regarding the lack of sidewalks on the east side of Ritson Road North.

Staff Response:

Ritson Road North is a Regional Road under the jurisdiction of the Region of Durham. This segment of Ritson Road North is forecast to be reconstructed in 2028 subject to Regional Council budget approval, and a sidewalk is intended to be constructed at that time. If the subject applications are approved, the proposed apartment building would likely start construction in 2025 and take approximately two years to complete, with subsequent occupancy by residents. It is anticipated that the Region will begin reconstruction of Ritson Road North with new sidewalks shortly thereafter.

The proposed road widening to be conveyed to the Region from the Subject Site provides sufficient space for the inclusion of a future 1.8 metre (5.9 ft.) wide sidewalk along the east side of Ritson Road North.

4.2.4 Height, Density and Privacy

Comment:

Comments were made regarding the appropriateness of the height and density of the proposed development, and potential impacts on privacy on neighbouring residential development.

Staff Response:

The applications feature a six storey (18.5m) apartment building generally located at the southeast corner of the intersection of Ritson Road North and Luple Avenue and four (4) single detached dwellings fronting Luple Avenue abutting the existing residential neighbourhood.

Ritson Road North is classified as a Type “B” Arterial Road. The policies of the Provincial Growth Plan, Durham Regional Official Plan and City of Oshawa Official Plan encourage appropriate residential intensification along arterial roads. The proposed density of the apartment building is appropriate given its frontage on Ritson Road North at the periphery of the neighbourhood, close to transit. The proposed height of the building is comparable to other developments that have recently been approved or completed in similar contexts, such as the new apartment building at 976 Simcoe Street North completed in 2023. The proposed apartment building will be located at the far west section of the Subject Site. It will be approximately 50 metres (164 ft.) from the nearest home on the north side of Luple

Avenue and 75 metres (246 ft.) from the nearest existing homes on the south side of Luple Avenue and Northfield Avenue.

The proposed single detached dwellings fronting Luple Avenue provide a transition across the Subject Site between the apartment building and the neighbouring low rise residential neighbourhood to the east.

4.2.5 School Capacities

Comment:

Comments were made regarding the ability of nearby schools to accommodate children from the proposed development.

Staff Response:

The Durham District School Board and Durham Catholic District School Board were each circulated the subject applications. Neither has expressed any objections to the approval of the applications.

4.2.6 Concerns About Hydro One Transmission Infrastructure

Comment:

Concerns were expressed regarding the impact of hydro transmission infrastructure on the health and safety of the future residents of the proposed apartment building.

Staff Response:

The Applicant proposes driveway access, parking and landscaping within the hydro easement lands that bisect the Subject Site. The Applicant owns these lands and Hydro One Networks Inc. ("H.O.N.I.") has an easement that bisects the Subject Site.

Secondary uses such as roads, parking and landscaping are allowed within H.O.N.I.'s transmission corridors provided compatibility with the safety and maintenance requirements of the transmission equipment can be demonstrated. H.O.N.I. has completed a technical review of the proposed development and entered into a construction agreement with the Applicant. As a result of the technical review, the proposed electric vehicle charging stations were relocated to a location outside the transmission easement.

H.O.N.I. did not identify the proximity of the proposed apartment building to the transmission easement as a concern in the comments provided to the City.

4.2.7 Loss of Natural Environment and Green Space

Comment:

Comments were made concerning the loss of the natural environment and existing green space on the Subject Site as a result of the proposed development.

Staff Response:

If the subject applications are approved, an area representing approximately 50% of the Subject Site [0.577 hectares (1.43 ac.)] will be conveyed to the City for natural heritage conservation and stewardship. Additionally, these lands will be rezoned from FD (Future Development) to OSH (Hazard Land Open Space) in Zoning By-law 60-94, as amended, and redesignated from Medium Density I Residential to Open Space and Recreation on Schedule 'A', Samac Land Use and Street Plan, in the Secondary Plan for the Samac Community.

A chainlink fence is required along the future property line between the open space lands being conveyed to the City and the developable portion of the Subject Site.

The proposed single detached dwellings and apartment building and associated parking areas will not encroach on the creek, flood limits, erosion limits or forest drip line setbacks. Restoration planting will be required within the open space lands.

The proposed development will include an oil and grit separator (O.G.S.) and an underground storm water storage chamber. These devices will capture sediment, hydrocarbons and oil in the Subject Site's stormwater and prevent them from entering the creek. The use of an O.G.S. is a modern common practice in infill developments.

The Central Lake Ontario Conservation Authority (C.L.O.C.A.) has reviewed the revised subject applications and has no objection.

4.2.8 Increased Risk of Fire and Flooding for Adjacent Properties

Comment:

Concerns were raised regarding an increased risk of fire, flooding and other hazards resulting from the proposed development.

Staff Response:

In support of the subject applications, the Applicant has submitted variety of plans and reports including, but not limited to, a geotechnical report, a stormwater management report, and grading, servicing and erosion control plans, in order to demonstrate that there will be no negative impacts on neighbouring properties during and after construction. Engineering Services, Fire Services and C.L.O.C.A. staff have review this material and have no objections to the subject applications.

The proposed apartment building development will use an underground stormwater storage chamber sized to hold sufficient stormwater such that the rate of release of stormwater to the creek from the apartment building site will be slower than the rate at which stormwater flows currently.

4.2.9 Construction Impacts

Comment:

A comment was made concerning the impact that the development would have on the neighbourhood while the construction is underway.

Staff Response:

The redevelopment of any site typically results in temporary noise during construction. Through the site alteration permit process and the City’s Noise By-law and Dust and Mud Control By-law, the City has controls for noise, dust, mud, site drainage and hours of construction. The Applicant has submitted an erosion and sediment control plan which demonstrates measures to prevent sediment from flowing to neighbouring properties or the creek during construction and features a mud mat to minimize mud tracking onto the adjacent roads.

5.0 Analysis

5.1 Background

The Subject Site is generally located at the southeast corner of Ritson Road North and Luple Avenue (see Attachment 1).

The following is background information concerning the subject revised applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Residential in part and Open Space and Recreation in part	No change
Samac Secondary Plan Designation	<p>Schedule ‘A’ Samac Land use and Street Plan – Medium Density I Residential</p> <p>Schedule ‘B’ Samac Environmental Management Plan – Natural Heritage System and Hazard Lands</p>	<p>Schedule ‘A’ Samac Land use and Street Plan</p> <ul style="list-style-type: none"> ▪ High Density I Residential in part, with a site specific policy to also allow Medium Density I and Medium Density II ▪ Open Space and Recreation in part <p>Schedule ‘B’ Samac Environmental Management Plan</p> <ul style="list-style-type: none"> ▪ No change
Zoning By-law 60-94	FD (Future Development)	<ul style="list-style-type: none"> ▪ R1-E (Residential) to permit four (4) single detached dwellings ▪ R6-C (Residential) to permit a six (6) storey, 46 unit apartment building with site specific conditions to permit certain performance standards such as, but not

Item	Existing	Requested/Proposed
		necessarily limited to, reduced front, interior and exterior side yard depths, reduced landscaped open space and reduced lot frontage <ul style="list-style-type: none"> ▪ OSH (Hazard Lands Open Space) for the lands associated with the tributary of the Oshawa Creek
Use	Vacant (formerly a single detached dwelling)	<ul style="list-style-type: none"> ▪ 4 single detached dwellings each on their own future lot fronting onto Luple Avenue ▪ 6 storey, 46 unit apartment building

The following land uses are adjacent to the Subject Site:

- **North** Luple Avenue, beyond which are two-storey single detached dwellings and vacant City-owned lands traversed by hydro transmission towers and lines
- **South** Ritson Fields Park
- **East** One- and two-storey single detached dwellings
- **West** Ritson Road North, beyond which is a Region of Durham waste management facility

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

Site Statistics Item	Measurement
Gross Lot Area (inclusive of road widening and open space conveyances)	1.11 ha (2.74 ac.)
Net Lot Area of the Proposed Single Detached Dwelling lots	0.13 ha (0.32 ac.)
Number of Single Detached Dwellings Proposed	4
Lot Frontage of the Proposed Single Detached Dwellings	Lot 1 – 15.27m (50.10 ft.) Lot 2 – 10m (32.81 ft.) Lot 3 – 10m (32.81 ft.) Lot 4 – 10m (32.81 ft.)
Residential Density of the Proposed Single Detached Dwellings	30.78 units per hectare (12.47 u/ac.)
Lot Frontage of the Proposed Apartment Building	Ritson Road North – 19.70m (64.63 ft.) Luple Avenue – 55.80m (183.07 ft.)
Net Lot Area of the Proposed Apartment Building	0.45 ha (1.11 ac.)

Site Statistics Item	Measurement
Number of Proposed Apartment Units	46 units
Residential Density of the Proposed Apartment Building	102.22 units per hectare (41.38 u/ac.)
Height of Proposed Apartment Building	18.50m (60.70 ft.)
Floor Space Index of the Proposed Apartment Building	0.92
Parking Spaces Required for the Proposed Apartment Building	62 (1.0 space per unit for residents plus 0.33 spaces per unit for visitors)
Parking Spaces Proposed for the Proposed Apartment Building	62 (1.0 space per unit for residents plus 0.33 spaces per unit for visitors)

5.2 Oshawa Official Plan

The Subject Site is designated Residential and Open Space and Recreation in the Oshawa Official Plan (“O.O.P.”).

The O.O.P. specifies, in part, that areas designated as Residential shall be predominantly used for residential dwellings.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. The proposed apartment building would have a net residential density of approximately 102 units per hectare (41 u/ac), which is classified as the High Density I Residential density type. The locational criteria for the High Density I Residential Category have been used to assist in the analysis of the proposal.

Table 2, Residential Density Classification, in the O.O.P. is a guideline that indicates that uses in the High Density I Residential category, which generally permits 85 to 150 units per hectare (34 to 60 u/ac.), are subject to the following locational criteria:

- (a) Generally located at the periphery of neighbourhoods along arterial roads, or within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Areas, Sub-Central Areas or along Regional Corridors.
- (b) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

The O.O.P. also specifies, in part, that lands designated as Open Space and Recreation within Oshawa’s Major Urban Area shall be predominantly used for recreation, conservation, reforestation, cemeteries, allotment gardens, community gardens, nursery gardening, existing golf courses and campgrounds. These uses shall have regard for the natural environment and be compatible with their surroundings.

Areas of the Subject Site to the west and south, which include a tributary of the Oshawa Creek System, are designated as Natural Heritage System and Hazard Lands in Schedule ‘D-1’, Environmental Management, in 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 all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

The O.O.P. specifies, in part, that Hazard Lands shall be used primarily for the preservation and conservation of the 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.

Ritson Road North is designated as a Type "B" Arterial Road in Schedule 'B', Road Network, of the O.O.P. Luple Avenue is a local road.

The subject applications conform to the O.O.P.

5.3 Secondary Plan for the Samac Community

The Subject Site is designated Medium Density I Residential in the Secondary Plan for the Samac Community (see Attachment 2).

The Secondary Plan for the Samac Community specifies, in part, that areas designated as Medium Density I Residential on Schedule 'A', Samac Land Use and Street Plan, shall be predominantly used for residential dwellings. The Medium Density I Residential designation generally includes such uses as single detached dwellings, semi-detached dwellings, duplexes and townhouses at a density of 30 to 60 units per hectare (12 to 24 u/ac.).

The Applicant is proposing to develop a six (6) storey apartment building containing 46 units on part of the Subject Site. The proposed apartment building has a net residential density of approximately 102.22 units per hectare (41.38 units/ac.). Accordingly, an amendment to the Secondary Plan for the Samac Community is required to permit the proposed apartment by changing the designation of that part of the Subject Site proposed to be developed for the apartment building to High Density I Residential designation. The High Density I Residential designation generally includes such uses as low rise and medium rise apartments at a density range of 85 to 150 units per hectare (34 to 60 u/ac.).

An amendment to the Samac Secondary Plan is not required to permit the 4 single detached dwellings.

Areas of the Subject Site to the west and south are designated as Natural Heritage System and Hazard Lands on Schedule 'B', Samac Environmental Management Plan, in the Secondary Plan for the Samac Community.

The Secondary Plan for the Samac Community also specifies, in part, that the City shall endeavor to retain areas designated as Natural Heritage System in Schedule 'B', Samac Environmental Management Plan, in a natural state wherever possible.

The Secondary Plan for the Samac Community specifies, in part, that areas designated as Hazard Lands shall be used primarily for the preservation and conservation of the natural land or the environment, and shall be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards or their effects.

Should the subject applications be approved, the areas of the Subject Site associated with the tributary of the Oshawa Creek will be conveyed to the City for natural heritage conservation purposes. Accordingly, an amendment to the Secondary Plan for the Samac Community is required to redesignate these areas from Medium Density I Residential to Open Space and Recreation on Schedule 'A', Samac Land Use and Street Plan.

A portion of the Subject Site associated with the tributary of the Oshawa Creek is identified as part of a Waste Management Disposal Assessment Area on Schedule 'B', Samac Environmental Management Plan. The Waste Disposal Assessment Areas shown on this schedule have been identified in consultation with the Ministry of the Environment, Conservation and Parks as posing or having the potential to pose an environmental health hazard. The extent and exact location of the Waste Disposal Assessment Areas have been determined in relation to the severity of the existing or potential hazard. The Applicant is not proposing any development within the Waste Management Disposal Area.

This Department has no objection to the approval of the revised application to amend the Secondary Plan for the Samac Community to permit High Density I Residential development on the Subject Site to facilitate the proposed apartment building and to redesignate the area of the Subject Site associated with the tributary of the Oshawa Creek from Medium Density I Residential to Open Space and Recreation.

Section 5.6 of this Report sets out the rationale for this position.

5.4 Zoning By-law 60-94

The Subject Site is currently zoned FD (Future Development) in Zoning By-law 60-94, as amended (see Attachment 1).

The FD Zone is intended to implement Policy 9.3.3 of the O.O.P. This policy states that the City may zone lands to an agricultural or other appropriate zoning category where there is insufficient information to determine specific zoning categories or where the development of the lands is considered to be premature or not in the public interest. It goes on to state that such lands shall be zoned in accordance with the policies of the O.O.P. at such time as there is sufficient information to determine specific zoning categories and the development of such lands is no longer considered to be premature or not in the public interest.

The FD Zone permits:

- (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 this By-law was passed, and new one storey accessory buildings; and,

(c) Outdoor recreational uses without any buildings or structures.

The intent of the FD Zone is to allow existing uses to continue until the property is rezoned to accommodate a different use.

The FD Zone does not permit single detached dwellings or apartment buildings.

The Applicant has submitted a revised application to amend Zoning By-law 60-94, as amended, to permit 4 single detached dwellings and a 6-storey, 46 unit apartment building.

This Department has no objections to the approval of the revised application to amend Zoning By-law 60-94, as amended, for the Subject Site, which would:

- Rezone the northeast portion of the Subject Site to an appropriate R1-E (Residential) Zone to permit four (4) single detached dwellings;
- Rezone the lands associated with the tributary of the Oshawa Creek to OSH (Hazard Lands Open Space); and,
- Rezone the balance of the Subject Site to an appropriate R6-C (Residential) Zone to permit a six (6) storey, 46 unit apartment building with site specific conditions to permit certain performance standards such as, but not necessarily limited to, reduced front, interior and exterior side yard depths, reduced lot frontage and reduced landscaped open space.

Section 5.6 of this Report sets out the rationale for this position.

5.5 Site Design/Land Use Considerations

The Applicant proposes to develop four (4) single detached dwellings fronting onto Luple Avenue and a six (6) storey apartment building with frontage on Ritson Road North containing 46 units, together with associated residential and visitor parking (see Attachment 4). Driveway access for the proposed apartment building is proposed from Luple Avenue opposite Falconridge Drive.

Each apartment unit will have access to a private balcony or patio. In addition, common indoor amenity areas and a locker room will be provided.

Hydro transmission towers, lines and an associated easement bisect the Subject Site and encumber a 33 metre (108.27 ft.) wide by 120 metre (393.70 ft.) long area (see Attachment 4). The Applicant proposes driveway access, parking and landscaping within the hydro easement lands.

The Applicant has also submitted an application for site plan approval (File: SPA-2022-20) for the proposed development of the apartment building. The Applicant intends on submitting future consent applications to the City to create individual lots for the four (4) proposed single detached dwellings.

The area of the Subject Site traversed by the tributary of the Oshawa Creek (see Attachment 4) is intended to be conveyed to the City from the Applicant. These lands are

not included in the calculations of building setbacks, residential density or landscaped open space. The Applicant proposes to construct a storm water outfall through these lands to discharge storm water to the tributary. An easement in favour of the apartment building lands would be required in this regard.

In support of the proposed site design/development the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, landscape plans, a servicing plan, a grading plan, erosion and sediment control plans, a lighting plan, functional servicing and stormwater management reports, a stormwater management operations and maintenance manual, a stormtech/infiltration reservoir monitoring program, dust impact and odour studies, a calcium carbonate memo, a noise study, a planning justification report and a traffic impact study.

Detailed design matters will be reviewed during the further processing of the application for site plan approval (File: SPA-2022-20) to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies if the subject applications are approved.

Some of the specific matters this Department will be reviewing during the further processing of the application for site plan, should the subject applications be approved, include:

- (a) Site/building design matters including driveway access, parking, refuse storage and collection, building architecture, landscaping, lighting, fire access and outdoor amenity area design;
- (b) Noise attenuation;
- (c) Landscaping, fencing and additional tree planting;
- (d) Servicing, grading and stormwater management matters; and,
- (e) Crime Prevention Through Environmental Design matters.

5.6 Basis for Recommendation

This Department has no objection to the approval of the subject revised applications for the following reasons:

- (a) Redeveloping an under-utilized property at this location along an arterial road at the periphery of a neighbourhood is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan.
- (b) The proposed development conforms to the Durham Regional Official Plan.
- (c) The proposal will advance development that is within the City's Built Boundary.
- (d) The development can be designed to be compatible with surrounding land uses.

- (e) The development will make efficient use of existing municipal services such as water and sanitary services.
- (f) The proposed development will be designed to comply with the minimum parking requirements of Zoning By-law 60-94, as amended, for apartment buildings and single detached dwellings.
- (g) The proposed development is transit supportive as the Subject Site is close to an existing Durham Region Transit bus route (Route 407).
- (h) The applications will protect the natural heritage features located on the Subject Site and will require the area associated with these features to be conveyed to the City for long-term protection and stewardship.
- (i) Although the Subject Site is entirely designated for Medium Density I Residential uses, approximately 68% of the site is not developable due to the open space/natural heritage lands, hydro easement and road widening. The use of the balance of the Subject Site for an apartment building and single detached dwellings makes efficient use of the developable lands.
- (j) The Region of Durham, C.L.O.C.A., H.O.N.I. and the School Boards have no objection to the approval of the applications.
- (k) The proposed rental apartment building will help the City's efforts to achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province.
- (l) The proposed development represents good planning.

6.0 Financial Implications

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

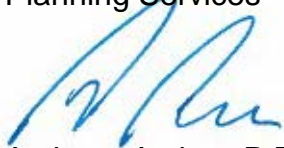
The subject applications were submitted prior to July 1, 2023 and therefore the Applicant will not be eligible for a refund under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) if the City does not make a decision on the Zoning By-law Amendment application within a certain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

7.0 Relationship to the Oshawa Strategic Plan

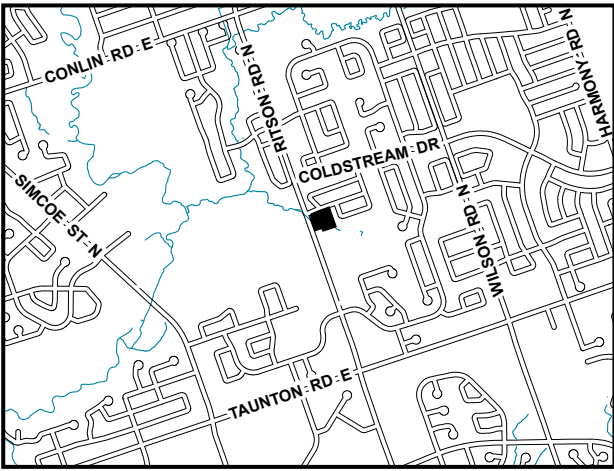
The Recommendation in this Report advances the Economic Prosperity and Financial Stewardship, Social Equity and Environmental Responsibility goals of the Oshawa Strategic Plan.



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



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



**Item: ED-24-19
Attachment 1**

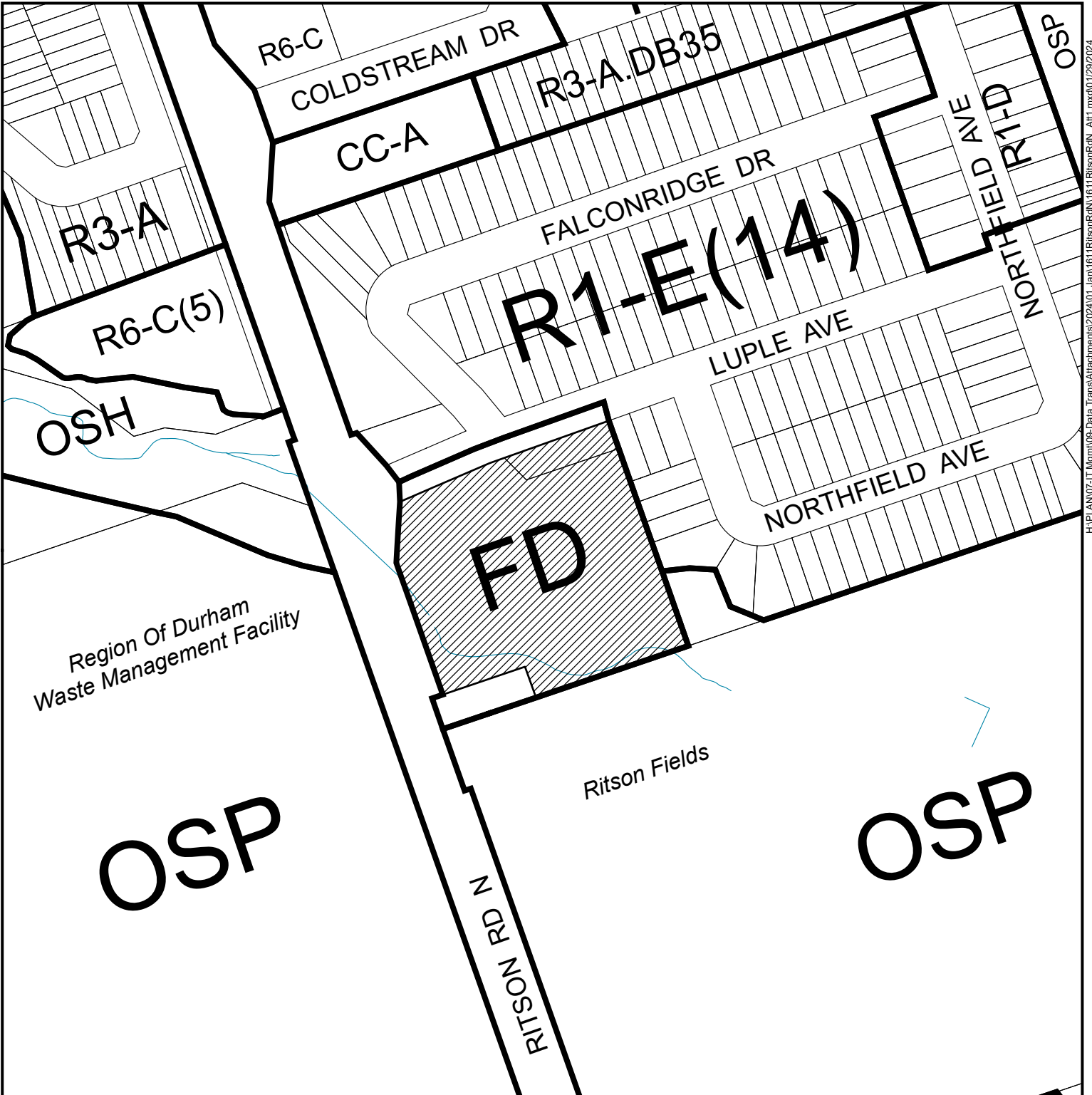
Economic and Development Services

Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue

Ward: Ward 1
File: OPA-2022-06, Z-2022-07






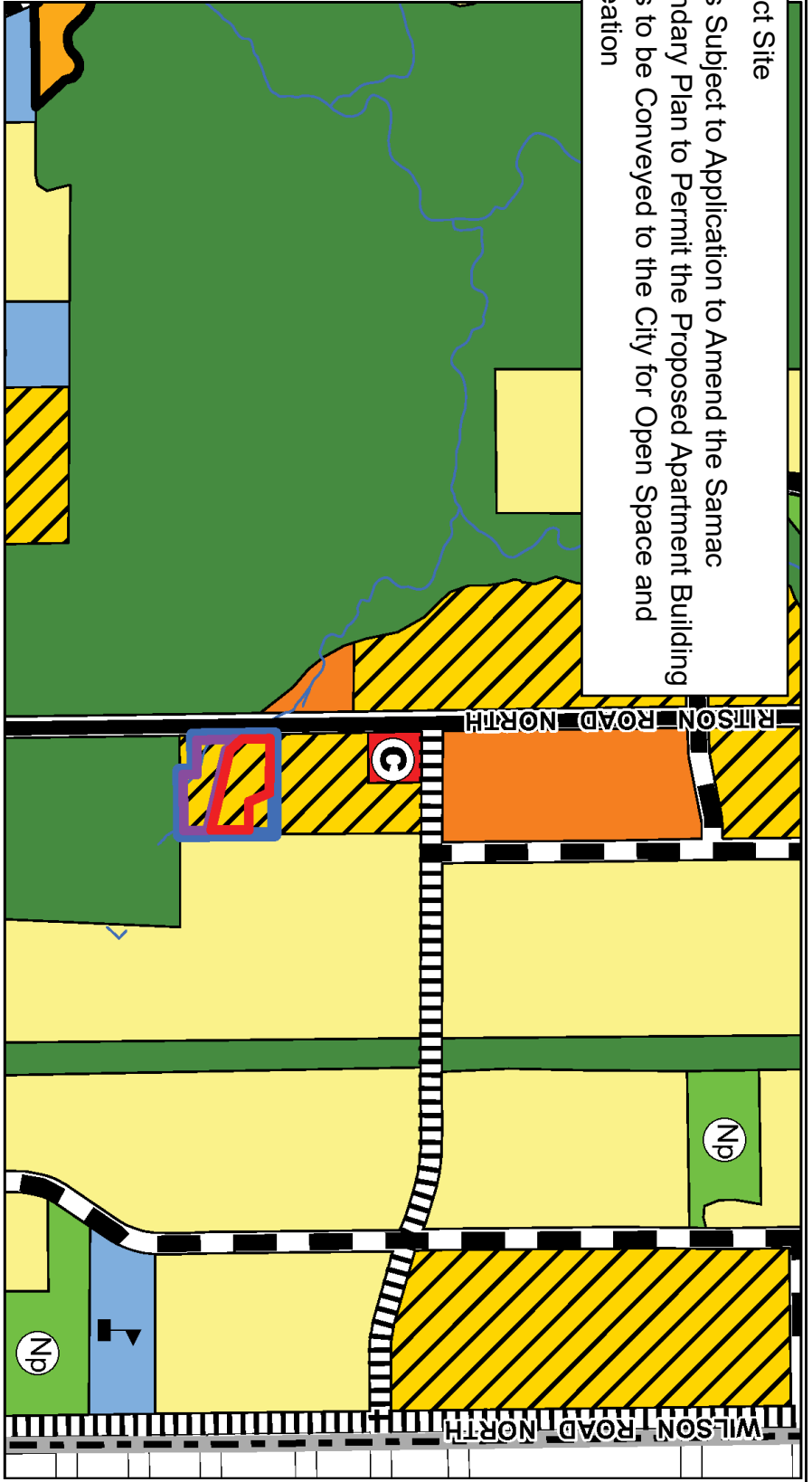
Subject Lands



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Title: Schedule 'A', Samac Land Use and Street Plan
 Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue
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-  Subject Site
-  Lands Subject to Application to Amend the Samac Secondary Plan to Permit the Proposed Apartment Building
-  Lands to be Conveyed to the City for Open Space and Recreation



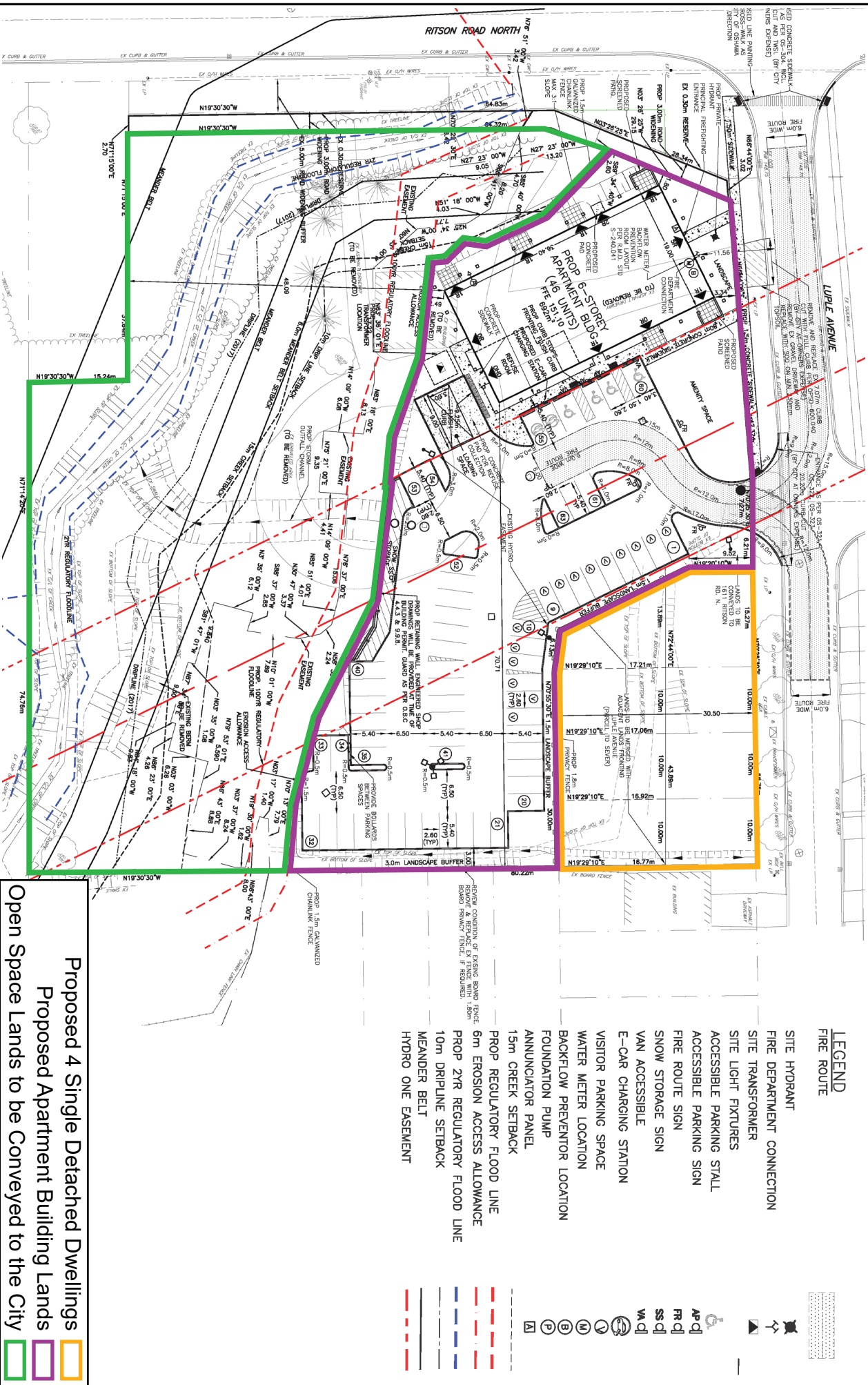
Schedule 'A' Samac Land Use and Street Plan
 Secondary Plan for the Samac Community Official Plan of the former Oshawa Planning Area
 July 2023
 Development Services Department

Legend

Residential Low Density	Open Space and Recreation Neighbourhood Park	Institutional Institutional
Residential Medium Density I	Open Space and Recreation Open Space and Recreation	Mixed Use Mixed Use Commercial/Residential
Residential Medium Density II	Commercial Planned Commercial Strip	Mixed Use Residential
Residential High Density I	Commercial Convenience Commercial	Transportation Mixed Use Node
Subject to Policy 4.23 in the Samac Secondary Plan	Open Space and Recreation Centre	Transportation Type 'A' Arterial Street
Subject to Policy 4.24 in the Samac Secondary Plan	Open Space and Recreation Community Use	Transportation Type 'B' Arterial Street
Subject to Policy 4.25 in the Samac Secondary Plan	Open Space and Recreation Place of Worship	Transportation Type 'C' Arterial Street
Samac Secondary Plan	Open Space and Recreation Other	Transportation Collector Street
Samac Secondary Plan	Open Space and Recreation Public Elementary School	Transportation Samac Community Boundary
Samac Secondary Plan	Open Space and Recreation Separate Elementary School	

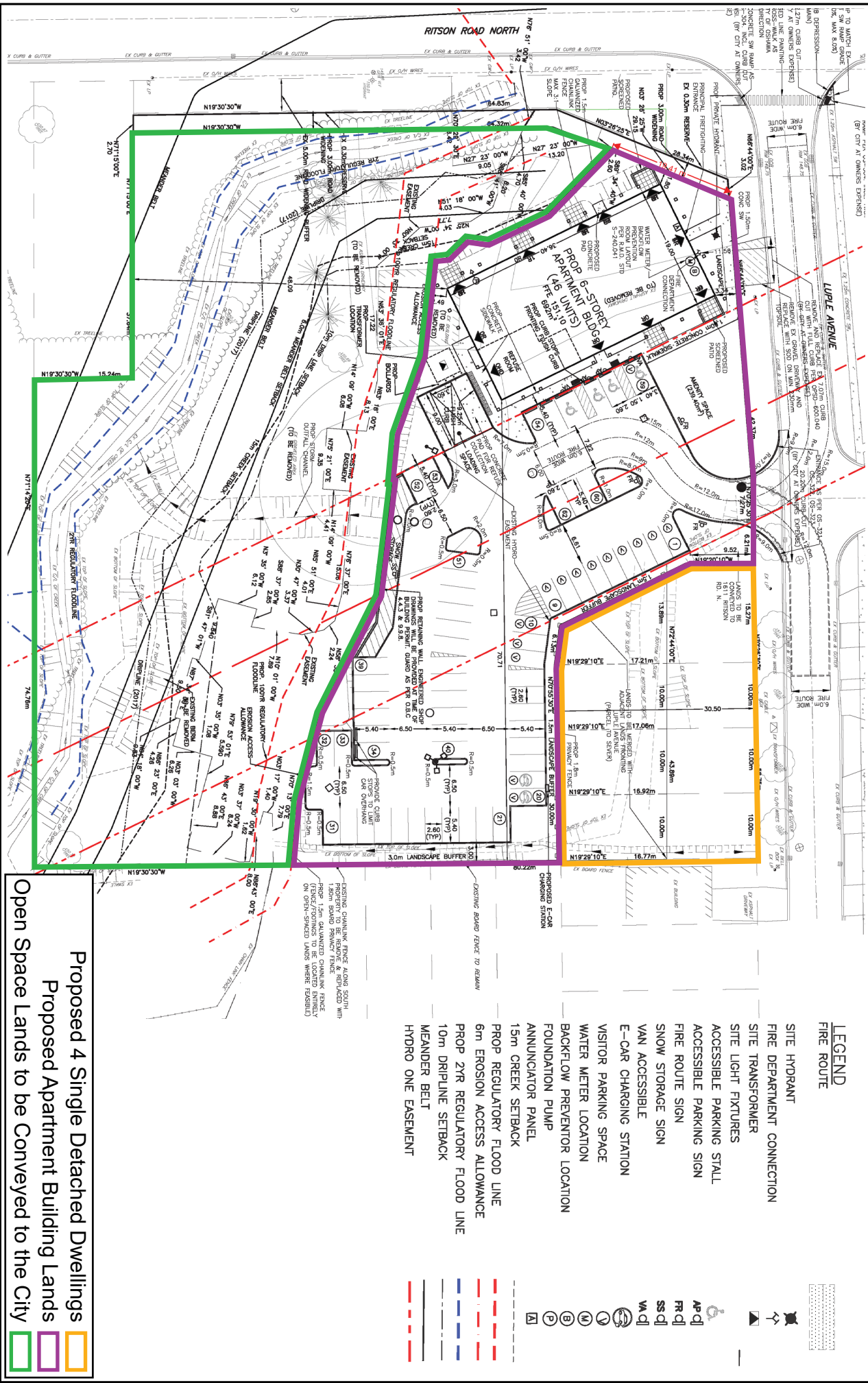
Title: Applicant Submission – Original Proposed Site Plan
 Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94,
 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue
 Ward: Ward 1
 File: OPA-2022-06, Z-2022-07

City of Oshawa
 Economic and Development Services



Title: Applicant Submission – Revised Proposed Site Plan
 Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94,
 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue
 Ward: Ward 1
 File: OPA-2022-06, Z-2022-07

City of Oshawa
 Economic and Development Services



Proposed 4 Single Detached Dwellings
 Proposed Apartment Building Lands
 Open Space Lands to be Conveyed to the City

Excerpts from the Minutes of the Economic and Development Services Committee Meeting held on September 11, 2023

Application ED-23-157

Councillor Nicholson left the meeting.

Presentation

D.G. Biddle & Associates Limited - Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, lands generally located at the southeast corner of Ritson Road North and Luple Avenue (Ward 1)

Michael Fry, D.G. Biddle & Associates Limited, provided a presentation concerning the Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue.

Councillor Gray left the meeting.

The Committee questioned Michael Fry.

Delegations

Mark Prior - Item ED-23-157

Mark Prior addressed the Economic and Development Services Committee concerning Report ED-23-157 concerning development applications submitted by 1494339 Ontario Limited for lands generally located at the southeast corner of Ritson Road North and Luple Avenue, stating he is concerned with heavy traffic, parking, speeding and safety as a result of the proposed application.

The Committee questioned Mark Prior.

Bryan Peters - Item ED-23-157

Bryan Peters addressed the Economic and Development Services Committee concerning Report ED-23-157 concerning development applications submitted by 1494339 Ontario Limited for lands generally located at the southeast corner of Ritson Road North and Luple Avenue, expressing concerns with the number of schools in the area and possible overpopulation, the height of the buildings and traffic.

The Committee questioned Bryan Peters.

Titi Olubuyide - Item ED-23-157

Titi Olubuyide addressed the Economic and Development Services Committee concerning Report ED-23-157 concerning development applications submitted by 1494339 Ontario Limited for lands generally located at the southeast corner of Ritson Road North and Luple Avenue, expressing concerns with the demolition process, specifically the possibility of flooding.

The Committee questioned Titi Olubuyide.

Correspondence

None