

To: Economic and Development Services Committee

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

Report Number: ED-24-42

Date of Report: April 3, 2024

Date of Meeting: April 8, 2024

Subject: Revised Applications to Amend Zoning By-law 60-94 and for  
Approval of a Draft Plan of Subdivision, Icon Harmony Limited,  
1081 and 1093 Harmony Road North and 836 Pinecrest Road

Ward: Ward 3

File: Z-2022-11, S-O-2022-04

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## **1.0 Purpose**

The purpose of this Report is to provide a recommendation on the revised applications submitted by Icon Harmony Limited (the “Applicant”) to amend Zoning By-law 60-94 (File: Z-2022-11) and for approval of a draft plan of subdivision (File: S-O-2022-04) to permit 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings on lands municipally known as 1081 and 1093 Harmony Road North and 836 Pinecrest Road (the “Subject Site”).

The Applicant intends to register the proposed development as a common elements draft plan of condominium pursuant to File: C-O-2022-07.

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”, Pinecrest Land Use and Road Plan, from the Pinecrest Part II Plan showing the location of the Subject Site.

Attachment 3 is a copy of the original proposed site plan submitted by the Applicant and considered at the January 9, 2023 public meeting.

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

Attachment 5 is a copy of the original proposed draft plan of subdivision (File: S-O-2022-04) submitted by the Applicant and considered at the January 9, 2023 public meeting.

Attachment 6 is a copy of the revised proposed draft plan of subdivision (File: S-O-2022-04) submitted by the Applicant to address certain technical comments.

A public meeting was held on January 9, 2023 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 January 9, 2023 public meeting form Attachment 7 to this Report.

Subsequent to the January 9, 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:

- (a) The total number of dwelling units has increased from 73 to 78. The number of single detached dwellings has decreased from 36 to 33. The number of semi-detached dwellings has increased from 22 to 24. The number of block townhouse dwellings has increased from 15 to 21.
- (b) The number of proposed single detached dwelling lots located around the perimeter of the site abutting the existing neighbourhood has been reduced from 36 to 33.
- (c) The original site design proposed a driveway access on Pinecrest Road and an emergency access only on Harmony Road North. In response to concerns from the existing neighbourhood with respect to traffic impacts, the Applicant subsequently revised the site design in an attempt to make the driveway on Harmony Road North an open full movement driveway access. Ultimately, it was determined that the road geometry and sight distance conditions along the adjacent segment of Harmony Road North render most turning movements from this access unsafe. The development does not require an emergency access or more than one driveway access. The Applicant is now proposing a single driveway access for the proposed development, which will be located on Pinecrest Road.
- (d) The area of the common outdoor amenity area (parkette) has been expanded, incorporating additional space at the northwest corner of the Subject Site previously occupied by the emergency access. The size of the private parkette has increased from 458 square metres (4,929.87 sq. ft.) to 686 square metres (7,384.04 sq. ft.).
- (e) The visitor parking rate has been increased from 0.23 spaces per unit to 0.25 spaces per unit (20 visitor parking spaces in total).
- (f) The original proposal requested a maximum building height of 11 metres (36.08 ft.) for all single detached dwellings, semi-detached dwellings and block townhouses. The Applicant subsequently revised the proposal to request a maximum building height of 9 metres (29.52 ft.) for twenty of the proposed single detached dwellings (i.e. Lots 1 to 11 and 25 to 33 as shown on Attachment 4) and a maximum building height of 11 metres (36.08 ft.) for the front wall facing the internal private road and a maximum height of 9 metres (29.52 ft.) (2 storeys) for the rear wall facing the rear lot line for the

remaining thirteen single detached dwellings (i.e. Lots 12 to 24 as shown on Attachment 4). Further, the Applicant has reduced the proposed height of all semi-detached dwellings to 9.50 metres (31.17 ft.) (2 storeys), and increased the proposed height of all block townhouses to 11.75 metres (38.55 ft.) measured on the exterior of the west side of the building facing Harmony Road North and 11.25 metres (36.91 ft.) measured on the east side of the building facing the internal private road.

- (g) The net site area of Block 1 in the draft plan of subdivision has increased from 2.342 hectares (5.79 ac.) to 2.426 hectares (5.99 ac.). This change is a result of a reduction in the width of the road widening conveyance required by the Region of Durham along the frontage of Harmony Road North.

## **2.0 Recommendation**

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

1. That, pursuant to Report ED-24-42 dated April 3, 2024, the revised application submitted by Icon Harmony Limited to amend Zoning By-law 60-94 (File: Z-2022-11) to rezone 1081 and 1093 Harmony Road North and 836 Pinecrest Road from R1-A (Residential) to an appropriate R2 (Residential) zone to permit the development of 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings 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-24-42 dated April 3, 2024, the revised application submitted by Icon Harmony Limited for approval of a draft plan of subdivision (File: S-O-2022-04) which proposes a block for single detached dwellings, semi-detached dwellings and block townhouses and a road widening block at 1081 and 1093 Harmony Road North and 836 Pinecrest Road be approved, and that the Commissioner of Economic and Development Services or Director of Planning Services be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Report ED-23-10 dated January 4, 2023, presented at the public meeting of January 9, 2023, differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 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 Zoning By-law 60-94, as amended, and for approval of a draft plan of subdivision to permit the development of 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings at 1081 and 1093 Harmony Road North and 836 Pinecrest.

The Applicant and Department staff, working with the Region of Durham, attempted to find ways to minimize the need for vehicular traffic to and from the proposed development to

drive through the existing surrounding neighbourhood. However, due to the design and characteristics of the adjacent sections of Harmony Road North and Pinecrest Road, it was not possible to implement alternative driveway access designs.

The proposal represents an infill residential development with a density and built form that is appropriate given the locational context of the Subject Site, which is at the periphery of a neighbourhood abutting an arterial road designated as a Regional Corridor and a Regional Transit Spine, and can be designed to be compatible with the surrounding residential uses. The proposed interface between the surrounding existing residential development and the proposed new residential development is appropriate. The proposed block townhouses are located adjacent to the westerly limit of the Subject Site abutting Harmony Road North rather than adjacent to any existing residential properties.

The proposed development conforms to the Provincial Growth Plan, is consistent with the Provincial Policy Statement, conforms to the Durham Regional Official Plan and Oshawa 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 between 2022 and 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 January 9, 2023 public meeting concerning the subject applications form Attachment 7 to this Report. Several letters were also received from the public with respect to the subject applications containing comments and expressing objections to the applications.

On August 16, 2023, City staff coordinated a meeting between the Applicant and three members of the Maxwell Heights Neighbourhood Association to discuss changes to the site plan resulting from comments on the first submission and concerns from the neighbourhood.

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

#### **4.2.1 Conformity to the Pinecrest Part II Plan**

##### **Comment:**

Comments were made concerning the need for an amendment to the Pinecrest Part II Plan (official plan amendment) based on the proposed density and housing type/form of the proposed development.

##### **Staff response:**

The lands subject to the revised applications are designated Low Density Residential on Schedule 'A' of the Pinecrest Part II Plan.

The Low Density Residential designation generally permits a maximum net residential density of up to 30 units per hectare (12 u/ac.), as outlined in Table 2 of the Oshawa Official Plan (the "O.O.P."). The density of the revised proposal is 32.15 units per hectare (13.02 u/ac.).

Policy 10.1.2(a) of the O.O.P. states, in part, that with the exception of floor space indices, all numbers and quantities shown in the O.O.P. are approximate and that minor changes to such numbers and quantities will be permitted without amendment provided that such changes do not affect the intent of the O.O.P. Therefore, the densities outlined in Table 2 of the O.O.P. are not fixed limits for the given density category, but rather provide a guideline in evaluating development proposals. The difference between 30 units per hectare and 32.15 units per hectare is minor and can be considered to still be consistent with the Low Density Residential Category and therefore the intent of the O.O.P.

Table 2 of the O.O.P. also provides descriptions of the general representative housing type/form for each density type. Low Density Residential development has the general representative housing type/form of single detached dwellings, semi-detached dwellings and duplexes. In the footnote associated with Table 2, the O.O.P. acknowledges that these descriptions represent only the anticipated housing forms for the density categories specified in the Table, and that differences in building design, site specifications and lot area may produce considerable variation in housing type at any given density. On this basis, the housing form of the proposed development, which consists of single detached and semi-detached dwellings in the interior of the lot and block townhouse dwellings fronting Harmony Road North, is consistent with the O.O.P. guidance for the Low Density Residential designation in the Pinecrest Part II Plan.

A built example of how townhouse form development can be consistent with Low Density Residential development is the block townhouse development at 1640 Grandview Street North. The site is designated Low Density Residential in the Taunton Part II Plan and is developed with 47 townhouse units. The site is approximately 1.5 hectares (3.7 ac.) in size, which yields a density of 31.3 units per hectare (12.7 u/ac.). This density is generally consistent with the Low Density Residential designation despite consisting entirely of block townhouse units.

For comparison, the 79 block townhouses at Harmony Road North and Missom Gate have a combined density of 60.8 units per hectare (24.6 u/ac.), the 56 block townhouses at

Phillip Murray Avenue and Park Road South have a density of 54.15 units per hectare (29.1 u/ac.), the 212 block townhouses at Harmony Road South and Taylor Avenue have a density of 46.6 units per hectare (11.2 u/ac.), and the 38 block townhouses at 1280 Harmony Road North have a density of 43.4 units per hectare (17.6 u/ac.).

#### **4.2.2 Compatibility with the Surrounding Neighbourhood**

##### **Comment:**

Comments were made concerning compatibility between the built form of the proposed development and the surrounding neighbourhood.

##### **Staff response:**

The proposal features 33 single detached dwellings located along the northern, eastern and southern limits of the Subject Site abutting the existing residential neighbourhood, 24 semi-detached dwellings situated within the interior of the Subject Site, and 21 block townhouse dwellings located along the western limit of the Subject Site fronting Harmony Road North.

Harmony Road North is classified as a Type "A" Arterial Road. The policies of the Provincial Growth Plan, Durham Regional Official Plan and the O.O.P. encourage appropriate residential intensification along arterial roads.

Harmony Road North is designated as a Regional Corridor and a Regional Transit Spine in the O.O.P. It is also identified as part of the High Frequency Transit Network in the new Durham Regional Official Plan (Envision Durham), which was adopted by Regional Council on May 17, 2023 and is currently with the Ministry of Municipal Affairs and Housing for approval. Envision Durham encourages higher density developments along Regional Corridors and along High Frequency Transit Networks to support compact communities and efficient transit service. The minimum density target along High Frequency Transit Networks is 45 dwelling units per hectare. A development proposal having a density of 45 units per hectare at the Subject Site would produce approximately 109 units (39.7% more units than currently proposed). With only 78 units, yielding a density of 32.15 dwelling units per hectare, the density of the proposed development is lower than this minimum target. Notwithstanding this, the Region of Durham is supportive of the proposed development as it generally conforms to the current in-force Durham Regional Official Plan and provides a range of housing types that would be complementary with the surrounding low-density community.

Staff note that all of the proposed single detached dwellings along the perimeter of the site abutting existing housing feature a minimum rear yard depth of 7.50 metres (24.61 ft.), which complies with the existing zoning. The maximum height of the single detached dwellings measured at the wall facing the rear lot line is 9 metres (29.52 ft.), reflective of a two-storey condition.

### **4.2.3 Traffic Impacts**

#### **Comment:**

Comments were made 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:**

Harmony Road North is designated as a Type "A" Arterial Road on Schedule 'B', Road Network, of the O.O.P. Pinecrest Road, Swiss Height and Grand Ridge Avenue (east of Harmony Road North) are all local roads.

Type "A" Arterial Roads are intended to carry high volumes of traffic, including high volumes of truck traffic. Harmony 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 and arterial roads.

The revised proposal features a full movement driveway access on Pinecrest Road only, with no direct access on Harmony Road North.

An additional driveway access is only required where the furthest point on a private road or public road is greater than 250 metres (820.21 ft.) from a single access point. In this case, the furthest point on the private road from the driveway access on Pinecrest Road is approximately 230 metres (754 ft.). Consequently, only one driveway is required for emergency service access. The site design complies with the City's private road design standards including minimum private road width and radii for fire truck access, minimum building setbacks from the fire route (private road), and Fire Route/No Parking signs posted alongside the entire private road.

The intersection of Harmony Road North and Pinecrest Road permits right-in and right-out movements only. Drivers exiting the proposed development that wish to travel southbound on Harmony Road North would have to drive east along Pinecrest Road through the existing neighbourhood to access intersections that permit left turns onto Harmony Road North (Swiss Height or Grand Ridge Avenue). Alternatively, they could exit onto Pinecrest Road, turn right onto northbound Harmony Road North, turn onto Taunton Road East and then turn south on another arterial road such as Ritson Road North or Grandview Street North.

Southbound drivers on Harmony Road North intending to access the proposed development would have to turn left onto Swiss Height or Grand Ridge Avenue and then access the site via Pinecrest Road.

The Applicant hired GHD, a professional consulting company with transportation engineering expertise, to prepare a Transportation Impact Study ("T.I.S.") which was

submitted in support of the revised applications. The key findings and conclusions of the T.I.S. are as follows:

- The proposed development is expected to generate a total of 49 new two-way vehicle trips during the weekday morning peak hour traffic period consisting of 13 inbound trips and 36 outbound trips, and 61 new two-way vehicle trips during the weekday afternoon peak hour traffic period consisting of 37 inbound trips and 24 outbound trips.
- The T.I.S. describes the existing vehicle trips on the area’s roads in 2024. The T.I.S. also describes the vehicle trips generated by the proposed development and the projected combined total vehicle trips based on the completed proposed development. This data is summarized in the following table:

<b>Peak Hour Period Turning Movement</b>	<b>2024 Vehicle Trips</b>	<b>2024 Vehicle Trips Including Subject Site Development</b>	<b>Difference as a result of Subject Site Development</b>
Morning peak hour right turn from northbound Harmony Road North onto Pinecrest Road	10	14	4*
Afternoon peak hour right turn from northbound Harmony Road North onto Pinecrest Road	4	18	14*
Morning peak hour right turn from Pinecrest Road onto northbound Harmony Road North	6	26	20*
Afternoon peak hour right turn from Pinecrest Road onto northbound Harmony Road North	3	18	15*
Morning peak hour right turn from northbound Harmony Road North onto Swiss Height	3	3	0
Afternoon peak hour right turn from northbound Harmony Road North onto Swiss Height	10	10	0
Morning peak hour right turn from Swiss Height onto northbound Harmony Road North	4	4	0
Afternoon peak hour right turn from Swiss Height onto northbound Harmony Road North	11	11	0
Morning peak hour left turn from Swiss Height onto southbound Harmony Road North	6	22	16

<b>Peak Hour Period Turning Movement</b>	<b>2024 Vehicle Trips</b>	<b>2024 Vehicle Trips Including Subject Site Development</b>	<b>Difference as a result of Subject Site Development</b>
Afternoon peak hour left turn from Swiss Height onto southbound Harmony Road North	3	12	9
Morning peak hour left turn from southbound Harmony Road North onto Swiss Height	6	15	9
Afternoon peak hour left turn from southbound Harmony Road North onto Swiss Height	8	31	23

- The additional vehicle trips indicated with an asterisk (\*) are trips for which the driver would only be travelling on Pinecrest Road between Harmony Road North and the Subject Site’s driveway (i.e. the driver would only be driving on Pinecrest Road for approximately 35 metres). This represents approximately half of all trips generated by the proposed development.
- Traffic generated by the Subject Site will have a nominal impact on the operation of the surrounding study area intersections with respect to capacity, delays and queueing. No intersection improvements are required within the study area to accommodate traffic generated by the development.

Professional traffic engineering staff at both the City and the Region of Durham reviewed the T.I.S. and have no objections to the methodology or the key conclusions noted above with respect to a single driveway access on Pinecrest Road.

The initial applications received by staff in November 2022 and considered at the January 9, 2023 public meeting (see Attachment 3) proposed a full turning movement driveway access on Pinecrest Road and an emergency vehicle access only on Harmony Road North. The Region would allow an emergency access on Harmony Road North. However, the City’s Fire Services does not support new permanent emergency accesses.

In response the neighbourhood’s concerns about the potential impact of traffic generated by the proposed development on local roads, the Applicant’s second submission (received in June 2023) redesigned the northwest corner of the Subject Site in an attempt to provide a full movement driveway access on Harmony Road North.

Between June 2023 and January 2024, the City, Region and the Applicant worked collaboratively to assess the feasibility of the proposed full movement driveway access on Harmony Road North. In support of the revised access the Applicant submitted a sightline assessment prepared by GHD. Ultimately it was determined by the Region that the road geometry and sight distance conditions, combined with the existing traffic volumes and speeds on the arterial road, lack of appropriate left turn lane width south of Swiss Height, lack of a left turn refuge lane within Harmony Road North, and proximity of the potential

driveway to the Swiss Height intersection render all turning movements directly to or from Harmony Road North unsafe for drivers except right-out turns. Because future residents will be able to turn right onto Harmony Road North from Pinecrest Road, providing an additional right-out only access on Harmony Road North would not reduce traffic through the neighbourhood.

Between January 2024 and March 2024, at the request of City staff, the Region of Durham assessed the feasibility of providing a signalized intersection at Harmony Road North and Pinecrest Road to reduce potential traffic through the neighbourhood. Through this assessment it was determined that the necessary sightlines for a signalized intersection are not available for northbound traffic and would result in an increased risk of rear-end and turning movement collisions at the proposed signal. Constructing a signalized intersection at this location would also require widening Harmony Road North on both approaches to accommodate a left turn lane and a divisional island. This would be technically challenging and very costly given the steep slopes on both sides of Harmony Road North in the area and the need to relocate utility poles, potentially install a guiderail system and construct new retaining walls. Furthermore, the spacing of the proposed signalized intersection does not comply with the Region of Durham's guidelines for signalized intersections on Type "A" Arterial Roads [700m (2,297 ft.)] and would result in traffic delays on Harmony Road North. For these reasons, a signalized intersection at Harmony Road North and Pinecrest Road is not feasible, and not supported by the Region.

Between January 2024 and February 2024, at the request of City staff, the Region of Durham also assessed the feasibility of providing protected signalized advance U-turns on Harmony Road North at each of the signalized intersections at Beatrice Street East and Grand Ridge Avenue to reduce traffic through the neighbourhood by providing an intentional U-turn option for drivers driving to or from the Subject Site. To accommodate protected U-turns, both signalized intersections would need to be widened to include a third receiving lane to provide sufficient space for the U-turn movement to happen in a single stage. Otherwise, a three-point turn may be required at the end of the movement for many vehicles, which would block the intersection and create an unsafe condition. Widening the road would require the relocation of utility poles and the acquisition of property. Implementing a split phase signal is not feasible due to the excessive traffic delays on Harmony Road North that would occur as a result. For these reasons, advance protected U-turns cannot be provided at these intersections, and are not supported by the Region.

Lastly, between January 2024 and February 2024, Traffic and Streetlighting Services investigated the feasibility of a directional closure on Pinecrest Road to prevent traffic exiting the proposed development from traveling east through the neighbourhood. The Oshawa Neighbourhood Traffic Management Guide defines a directional closure as a curb extension or barrier which extends to the centerline of a road to prohibit traffic in one direction of travel for the purpose of reducing traffic volume. The proposed directional closure would prevent drivers exiting the proposed development from travelling east through the existing neighbourhood; drivers would only be able to exit the development and travel west directly to Harmony Road North. Westbound traffic along Pinecrest Road would be uninterrupted by the directional closure.

It was determined that the directional closure would create a safety risk as the low volume of traffic on Pinecrest Road will encourage drivers to disobey the closure by driving around it in the opposite lane, which has reduced visibility due to the horizontal and vertical curve of Pinecrest Road at this location. The directional closure would also inconvenience existing residents residing beyond the closure, who would have to drive further to reach their homes, and would likely shift traffic onto other nearby streets. It was also noted that the projected peak hour traffic volumes generated by the proposed development are not significant and that Pinecrest Road and Swiss Height will be able to accommodate the increased traffic. The directional closure would have prevented 16 vehicle trips from the Subject Site during the morning peak hour and 9 trips from the Subject Site during the afternoon peak hour from driving east along Pinecrest Road, but would have added trips from the existing neighbourhood onto portions of Pinecrest Road and other streets that would not have otherwise used those roads. For these reasons, a directional closure on Pinecrest Road is not feasible.

As a result of these discussions and assessments, the Applicant has redesigned the proposal again to maintain one driveway access on Pinecrest Road with no access of any sort directly onto Harmony Road North (see Attachment 4).

The circumstances that prevent a full movement driveway on Harmony Road North exist regardless of the number of residential units or the types of units proposed in the development.

In the event the revised applications are approved, traffic calming measures in the existing neighbourhood can be explored once the proposed development is complete and speeding issues, if any, can be assessed to determine appropriate mitigation measures.

#### **4.2.4 Parking**

##### **Comment:**

Comments were made that the proposed development does not provide sufficient parking and that parking may spill onto Pinecrest Road or Swiss Height.

##### **Staff response:**

As it relates to the proposed development, Zoning By-law 60-94 requires 156 parking spaces consisting of a minimum of 2.0 parking spaces for every single detached dwelling and semi-detached dwelling and 1.65 parking spaces for every block townhouse dwelling, plus 0.35 parking spaces for every block townhouse dwelling unit (7 visitor spaces). Zoning By-law 60-94 does not require visitor parking for single detached dwellings and semi-detached dwellings.

The revised site design provides:

- 2 parking spaces per unit for 20 of the single detached dwellings;
- 4 parking spaces per unit for 13 of the single detached dwellings;
- 2 parking spaces for every semi-detached dwelling;
- 2 parking spaces for every block townhouse dwelling; and,

- 20 visitor parking spaces.

The proposal exceeds the parking requirements of Zoning By-law 60-94 by providing 202 parking spaces (46 more spaces than required). The visitor parking is intended to be used by visitors to all dwelling types and is not restricted to the visitors of the block townhouse dwellings.

#### **4.2.5 Townhouse Basements**

**Comment:**

Some residents expressed concern that the proposed block townhouse dwellings do not have basements, which could lead to some residents using their garage for storage rather than parking.

**Staff response:**

In addition to exceeding the minimum parking requirements for block townhouse dwellings, the Applicant has also incorporated additional storage space into the design of the garages.

The proposed single detached and semi-detached dwelling units contain basements.

#### **4.2.6 Tree Removal**

**Comment:**

Comments were made concerning the removal of trees and associated impacts on the tree canopy and wildlife.

**Staff response:**

In support of the revised applications, the Applicant has submitted a Tree Preservation Plan ("T.P.P."). The T.P.P. inventories all existing trees on the Subject Site and on adjacent properties near the mutual property line. The T.P.P. documents how trees along or near the property line will be preserved and protected during construction. These measures include the installation of temporary tree protection fencing prior to any demolition or works on site that shall remain until the completion of fine grading and sodding/seeding.

In support of the revised applications, the Applicant has also submitted a landscape plan illustrating where trees will be planted along the public boulevard and internal to the site in alignment with the City's policies.

It is important to note that a development in conformity with the existing zoning of the Subject Site would likely also result in the removal of the trees internal to the site.

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

## **4.2.7 Pedestrian Safety**

### **Comment:**

Comments were made concerning the lack of safe pedestrian access between the proposed development and the bus stop on the west side of Harmony Road North near the intersection with Swiss Height, and the potential for conflicts between vehicles and pedestrians on Pinecrest Road and Swiss Height.

### **Staff response:**

Harmony Road North is designated as a Type “A” Arterial Road on Schedule ‘B’, Road Network, of the O.O.P. and is under the jurisdiction of the Region of Durham. Type “A” Arterial Roads are intended to carry large volumes of traffic, including large volumes of truck traffic.

The segment of Harmony Road North between Rossland Road East and Taunton Road East was reconstructed by the Region of Durham in 2021. The reconstruction included widening the road to four lanes to increase capacity, with turning lane improvements at critical intersections.

The location of transit stops is determined by Durham Region Transit (D.R.T.). In urban areas, D.R.T. aims to provide transit stops within a 500 metre (1640.42 ft.) walk to 80% of dwellings and within an 800 metre (2624.67 ft.) walk of 95% of dwellings. These service proximity goals are noted in D.R.T.’s current Service Guidelines.

Residents of the proposed development will need to walk to/from the transit stops at the signalized intersections of Grand Ridge Avenue [approximately 430 metres (1,410 ft.)] or Beatrice Street East [approximately 400 metres (1,312 ft.)].

Pinecrest Road and Swiss Height are local roads under the jurisdiction of the City. Both roads have a rural cross section without curbs or pedestrian facilities (e.g. sidewalks). Professional traffic engineering staff at the City have reviewed the revised applications and have not identified any concerns with respect to conflicts between vehicles and pedestrians within the neighbourhood as a result of the vehicle trips generated by the proposed development. Both Pinecrest Road and Swiss Height are still expected to operate within the parameters of the local road category.

In the event the revised applications are approved, traffic calming measures can be explored once the proposed development is complete and speeding issues, if any, can be assessed to determine appropriate mitigation measures.

## **5.0 Analysis**

### **5.1 Background**

The Subject Site is generally located on the east side of Harmony Road North, north of Pinecrest Road, and is municipally known as 1081 and 1093 Harmony Road North and 836 Pinecrest Road (see Attachment 1).

The following is background information concerning the subject revised applications:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Residential	No change
<b>Pinecrest Part II Plan Designation</b>	Low Density Residential	No change
<b>Zoning By-law 60-94</b>	R1-A (Residential)	An appropriate R2 (Residential) Zone to permit the proposed development, with site specific conditions to permit certain performance standards to implement the site and building designs.
<b>Use</b>	Three (3) single detached dwellings	33 single detached dwellings, 24 semi-detached dwellings, 21 block townhouse dwellings on a new private road, and a road widening block.

The following land uses are adjacent to the Subject Site:

- **North**     Single detached dwellings fronting onto Swiss Height
- **South**    Pinecrest Road and single detached dwellings fronting onto Pinecrest Road
- **East**      Single detached dwellings fronting onto Pinecrest Road
- **West**      Harmony Road North, beyond which are single detached dwellings

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

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	Harmony Road North – 125.12m (410.50 ft.) Pinecrest Road – 42.96m (140.94 ft.)
Gross Lot Area (inclusive of road widening)	2.44 ha (6.03 ac.)
Net Lot Area (exclusive of road widening)	2.426 ha (5.99 ac.)
Number of Proposed Residential Units	Single Detached Dwellings – 33 Semi-Detached Dwellings – 24 Block Townhouse Dwellings – 21 Total: 78 units
Net Residential Density	32.15 u/ha (13.02 u/ac.)
Minimum Lot Frontages of the Proposed Single Detached Dwelling Lots	9m (29.53 ft.) – 20 lots 11m (36.09 ft.) – 13 lots

<b>Site Statistics Item</b>	<b>Measurement</b>
Minimum Lot Frontages of the Proposed Semi-Detached Dwelling Lots	6.5m (21.33 ft.) – 12 lots 7m (22.97 ft.) – 12 lots
Minimum Lot Frontages of the Proposed Block townhouse Dwelling Lots	5.78m (18.96 ft.) – 21 lots
Parking Spaces Required	149 spaces for residents (2.0 spaces per unit for single detached dwellings and semi-detached dwellings and 1.65 spaces per unit for block townhouse dwellings).  7 spaces for visitors (0.35 spaces per block townhouse dwelling unit).  Zoning By-law 60-94 does not require visitor parking for single detached dwellings and semi-detached dwellings.  Total required parking: 156
Parking Spaces Provided	182 parking spaces for residents (2 spaces per unit for 20 single detached dwellings, 4 spaces per unit for 13 single detached dwellings, 2 spaces per unit for all semi-detached dwellings, and 2 spaces per unit for all block townhouse dwellings).  20 spaces for visitors (0.25 spaces per unit) Total parking provided: 202

**5.2 Oshawa Official Plan**

The Subject Site is designated Residential in the O.O.P.

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

Schedule “A-2”, Corridors and Intensification Areas, of the O.O.P. designates Harmony Road North as a Regional Corridor. The O.O.P. specifies, in part, that development along Regional Corridors shall achieve higher density, intensive and compact built form and complementary mixed uses subject to the relevant policies of the underlying land use designation. Regional Corridors are intended to develop as ribbons of compact, intensive, higher density development along what form the key connections between Central Areas within the City and to those in abutting municipalities, and provide for the efficient movement of people and goods between the Central Areas to support their vitality. A range of residential uses at higher densities may be permitted in Regional Corridors where the underlying land use designation permits a residential development.

Harmony Road North is designated as a Type “A” Arterial Road and a Regional Transit Spine in the O.O.P. Pinecrest Road is a local road.

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

### **5.3 Pinecrest Part II Plan**

The Subject Site is designated as Low Density Residential in the Pinecrest Part II Plan (see Attachment 2). The Low Density Residential designation generally permits a maximum net residential density of up to 30 units per hectare (12 u/ac.).

The general representative housing type/form within the Low Density Residential category generally consists of single detached, semi-detached and duplex dwellings with a density of up to 30 units per hectare (12 u/ac.), subject to general locational criteria as follows:

- (a) Generally located in the interior of residential neighbourhoods on local or collector roads, or along arterial roads subject to the policies of this Plan.
- (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 net residential density of the revised proposed development is 32.15 units per hectare (13.02 u/ac.), which is generally consistent with the Low Density Residential Designation. While the proposed development contains 21 townhouse dwellings, the proposed townhouse dwellings are located on the periphery of the Subject Site adjacent to Harmony Road North, a Regional Corridor.

It should be noted that in order to provide for flexibility in the interpretation of the text and schedules of the O.O.P., all numbers and quantities (with the exception of floor space indices) shall be considered to be approximate. Policy 10.1.2(a) of the O.O.P. specifies that minor changes to such numbers and quantities will be permitted without the need for an Official Plan amendment, provided that such changes do not affect the intent of the O.O.P. This policy would apply in the consideration of minor deviations from the density ranges outlined in Table 2 of the O.O.P., which serves as a guideline for reviewing matters related to the density of development.

The General Representative Housing Type/Form column heading in Table 2 includes a footnote that reads as follows:

“These descriptions represent only the anticipated housing forms for the density categories specified in this Table. It should be noted that differences in building design, site specifications and lot area may produce considerable variation in housing type at any given density. Therefore, conformity with the locational criteria for the respective density categories contained in this Table is determined primarily on the basis of net density.”

The subject revised applications conform to the Pinecrest Part II Plan.

#### **5.4 Zoning By-law 60-94**

The Subject Site is currently zoned R1-A (Residential) in Zoning By-law 60-94 which permits single detached dwellings subject to compliance with various regulations. The R1-A Zone requires a minimum 7.50 metres (24.61 ft.) rear yard depth and permits a maximum building height of 9 metres (29.53 ft.).

The Applicant proposes to amend Zoning By-law 60-94 by rezoning the Subject Site from R1-A (Residential) to an appropriate R2 (Residential) Zone to permit 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings with site specific conditions to permit certain performance standards. The site specific R2 Zone regulations requested by the Applicant are as follows:

- Maximum building height of 11 metres (36.08 ft.) for the front wall facing the internal road and a maximum height of 9 metres (29.52 ft.) (2 storeys) for the rear wall facing the rear lot line for thirteen single detached dwellings (i.e. Lots 12 to 24 as shown on Attachment 4);
- Maximum building height of 9 metres (29.52 ft.) for twenty of the single detached dwellings (i.e. Lots 1 to 11 and 25 to 33 as shown on Attachment 4);
- Maximum building height of 9.50 metres (31.17 ft.) for all semi-detached dwellings;
- Maximum building height of 11.75 metres (38.55 ft.) (3 storeys) for the block townhouses facing Harmony Road North and 11.25 metres (36.91 ft.) facing the internal private road;
- Reduced landscaped open space in the front yard of the four 11 metre (36.09 ft.) wide single detached dwelling lots located on the outside of the northeasterly and southeasterly elbows of the private road;
- Reduced landscaped open space and driveway length in the rear yards of the block townhouse dwellings;
- Reduced landscaped open space in the front yard and a reduced driveway length of 5.75 metres (18.86 ft.) for semi-detached dwelling corner lots only;
- Reduced lot frontages for semi-detached dwellings;
- Reduced lot areas;
- Reduced front yard depths;
- 0.25 parking spaces per unit for visitors;
- Minimum of 2 parking spaces per block townhouse unit whereas only 1.65 spaces per unit is required;

- Minimum of 2 parking spaces per unit for single detached dwellings and semi-detached dwellings except that for twenty of the single detached dwellings, the minimum parking shall be 4 spaces per unit (i.e. Lots 1 to 11 and 25 to 33 as shown on Attachment 4);
- Minimum rear yards of all single detached dwellings and semi-detached dwellings will be 7.50 metres (24.61 ft.).

This Department has no objection to rezoning the Subject Site to an appropriate R2 (Residential) Zone subject to a special condition to permit the single detached dwellings, semi-detached dwellings and block townhouses with regulations to implement the proposed building/site design.

This Department recommends that an “h” holding symbol be applied to the zoning of the Subject Site which would restrict development until such a time as:

- a) Site Plan Approval is obtained from the City that addresses such matters as landscaping, fencing, lighting, amenity area design and tree preservation;
- b) Appropriate arrangements shall be made for the provision of adequate sanitary, water, storm, foundation drainage and transportation services and facilities to serve this development; and,
- c) Noise mitigation has been addressed to the satisfaction of the City.

While the “h” holding symbol is in effect, only uses permitted in an R1-A Zone and a temporary sales office would be permitted.

Section 5.7 of this Report sets out the rationale for this position.

## **5.5 Subdivision and Condominium**

### **5.5.1 Standard Condominium versus a Common Elements Condominium**

The Condominium Act, 1998 permits four different types of condominiums: common elements, phased, vacant land and leasehold. The Applicant is proposing to establish a common elements condominium for the proposed 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings.

To implement a common elements condominium, a declaration is registered which converts certain lands into common elements that are owned in common by the owners of specified freehold lands situated in the same land registry division. A common elements condominium does not have any units. Each owner’s percentage interest in the common elements will be specified in the declaration, will be appurtenant to the owner’s freehold land and will not be severable from it. Arrears of common expenses will result in a lien in favour of the condominium corporation on the default owner’s freehold land.

An example of a common elements condominium would be the common ownership of a private road. The owners of the lands serviced by the road could be part of a common elements condominium corporation for the road and would pay proportionately its common

expenses (maintenance, repair, management and insurance). This type of condominium enables a positive obligation (the payment of common expenses) to “run with the land”.

The following chart identifies the key differences between a standard condominium and a common elements condominium:

<b>Standard Condominium</b>	<b>Common Elements Condominium</b>
A standard condominium cannot be registered until all dwelling units are built. Therefore, the developer cannot close a deal with a purchaser on any of the units until all the units are built.	A common elements condominium is registered before any dwelling is conveyed. The developer can close a deal with a purchaser when the unit is completed. The developer does not have to wait until all units are built to close a real estate deal.
The individual units and common elements are created with the registration of the plan and are part of the condominium. The home owners are subject to the by-laws of the condominium corporation.	The individual units are created through either a plan of subdivision, consent approval or removal of part lot control. The dwelling units are not part of the condominium and therefore the homeowners are not subject to any condominium by-laws. The homeowners only have an interest in the common elements.

**5.5.2 Draft Plan of Condominium and Draft Plan of Subdivision**

The Applicant has submitted an application for approval of a common elements draft plan of condominium (File: C-O-2022-07). The common elements condominium would be tied to the proposed 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings. The following would generally be the common elements:

- (a) The private road providing access to each individual driveway serving the single detached dwellings, semi-detached dwellings and townhouse dwellings;
- (b) The internal sidewalks/walkways;
- (c) The common outdoor amenity area (parkette);
- (d) Community mailbox(es);
- (e) Visitor parking spaces; and,
- (f) Utility building (water meter room).

The 78 individual lots are proposed to be created through the removal of part lot control. These lots are commonly referred to as Parcels of Tied Land (“P.O.T.L.s”). The individual P.O.T.L.s have a percentage of ownership interest in the common elements but are not part of the condominium. To date, the Applicant has not submitted an application to remove part lot control. Applications to remove part lot control are delegated to the Commissioner of Economic and Development Services and Director of Planning Services for approval.

The Applicant proposes a draft plan of subdivision with 2 blocks: 1 block for a road widening and 1 block for the proposed condominium development (see Attachment 6). A part lot control by-law under the Planning Act can only be approved for lands in a registered plan of subdivision.

The City has approved other common element condominium developments. Recent examples include the sites at 487 Aztec Drive (Modeno Homes), 211 Thomas Street (Wiltshire Homes), 1640 Grandview Street North (Ballantry Homes), the southwest corner of Phillip Murray Avenue and Park Road South (SO Developments Inc.), 849 Rossland Road West (Delpark Homes), 250 Harmony Road South (Marlin Spring) and 800 and 805 Missom Gate (Sundance Developments).

Applications for approval of a draft plan of condominium are delegated to the Commissioner of Economic and Development Services and Director of Planning Services. The condominium application will not be approved unless the zoning by-law amendment application is approved.

## **5.6 Site Design/Land Use Considerations**

The Applicant proposes 78 dwelling units in total consisting of 33 single detached dwellings, 24 semi-detached dwellings and 21 block townhouse dwellings on a private roadway (see Attachment 4). The 78 dwellings are proposed to be tied to a common elements condominium.

The 21 block townhouse dwellings will have front doors facing Harmony Road North with individual walkways leading to the Harmony Road North sidewalk. The remaining 57 dwellings will have frontage on the private condominium road only. The individual driveways for all 78 dwellings will have access from the private road only.

The development has been designed such that the 33 single detached dwellings are located along the north, east and south limits of the site abutting the existing low-rise residential neighbourhood. The minimum rear yard depth for the proposed single detached dwellings is 7.50 metres (24.61 ft.) which complies with the existing zoning of the Subject Site. The maximum height of twenty of the proposed single detached dwellings (i.e. Lots 1 to 11 and 25 to 33 as shown on Attachment 4) is 9 metres (29.52 ft.). The maximum height of the remaining thirteen single detached dwellings (i.e. Lots 12 to 24 as shown on Attachment 4) measured at the wall facing the rear lot line and the adjacent existing residential development is 9 metres (29.52 ft.).

The Applicant intends to construct, at their cost, a new 1.8 metre (6 ft.) high wood privacy fence along the north, east and south property lines abutting all existing single detached dwelling lots on Pinecrest Road and Swiss Height.

The proposed development also features a 686 square metre (7,384.04 sq. ft.) common amenity area (parkette) located at the northwest corner of the Subject Site. The parkette will include a children's playground, benches and open play area.

The Applicant will be required to install street curbing and a new public sidewalk on the north side of Pinecrest Road between Harmony Road North and the proposed driveway

access to the development. The site design includes a network of sidewalks along the internal private roads. The site design will also include sidewalk connections from the internal private roads to Pinecrest Road and to Harmony Road North through the parkette at the northwest corner of the Subject Site.

The Applicant has also submitted an application for Site Plan Approval (File: SPA-2023-07) for the proposed development.

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a draft plan of subdivision, a draft plan of condominium, a site plan, floor plans, elevation plans, landscape and tree preservation plans, a servicing plan, a grading plan, an erosion and sediment control plan, a functional servicing and stormwater management report, a planning justification report, transportation impact assessments, an archaeological assessment, a geotechnical report, an environmental site assessment and a noise study.

Detailed design matters will be reviewed during the further processing of the application for site plan approval (File: SPA-2023-07) to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies in the event the subject revised applications are approved.

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

- (a) Site/building design matters including parking, waste storage and collection, landscaping, lighting, outdoor amenity area design and snow storage;
- (b) Building architecture to ensure the quality of the design of the new homes;
- (c) Design and installation of privacy fencing abutting surrounding residential properties;
- (d) Noise attenuation;
- (e) Tree preservation;
- (f) Servicing, grading and stormwater management matters; and,
- (g) Construction management.

### **5.7 Basis for Recommendation**

This Department has no objection to the approval of the subject revised applications submitted by the Applicant to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision for the following reasons:

- (a) Redeveloping an under-utilized property at this location along an arterial road at the periphery of a neighbourhood along a Regional Corridor and Transit Spine 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 and the O.O.P.
- (c) The proposal will advance development that is within the City's Built Boundary. The Growth Plan for the Greater Golden Horseshoe established a Built Boundary for municipalities within which a certain percentage of all new residential development must take place to reduce the demand for new residential growth in greenfield areas.
- (d) The proposed development contributes to a range of housing types in the area.
- (e) The proposed development has been designed to exceed the minimum parking requirements of Zoning By-law 60-94 for single detached, semi-detached and block townhouse dwellings.
- (f) The increased traffic as a result of the proposed development will have a negligible impact on the adjacent local roads and their intersections with Harmony Road North. The road network can accommodate the additional vehicle trips.
- (g) The proposed development is transit supportive given its proximity to D.R.T. bus routes 423 and Pulse 916 and its location on an arterial road that is part of the High Frequency Transit Network described in the new Durham Regional Official Plan.
- (h) The proposed development has been designed to be compatible with surrounding land uses and provides an appropriate interface with surrounding existing residential development.
- (i) 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.
- (j) Through the use of a holding symbol, appropriate conditions can be implemented in the zoning of the Subject Site to ensure matters related to noise mitigation, servicing, storm water management, foundation drainage, landscaping, fencing, lighting, amenity area design, tree preservation, and transportation services are appropriately addressed to the satisfaction of the City prior to construction.
- (k) The proposed development will make efficient use of existing municipal services such as water and sanitary services.
- (l) The proposed development represents good planning.

## **6.0 Financial Implications**

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

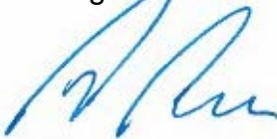
The subject applications were submitted prior to July 1, 2023 and therefore the Applicant will not be eligible for a fee refund under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) if the City does not make a decision on the Zoning By-law Amendment application within a certain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

## 7.0 Relationship to the Oshawa Strategic Plan

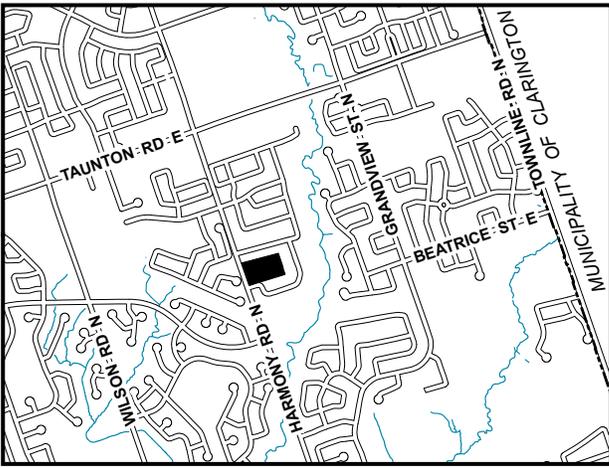
The Recommendation in this Report advances the Economic Prosperity and Financial Stewardship and Environmental Responsibility goals of the Oshawa Strategic Plan.



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



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



**Item: ED-24-42  
Attachment 1**

Economic and Development Services

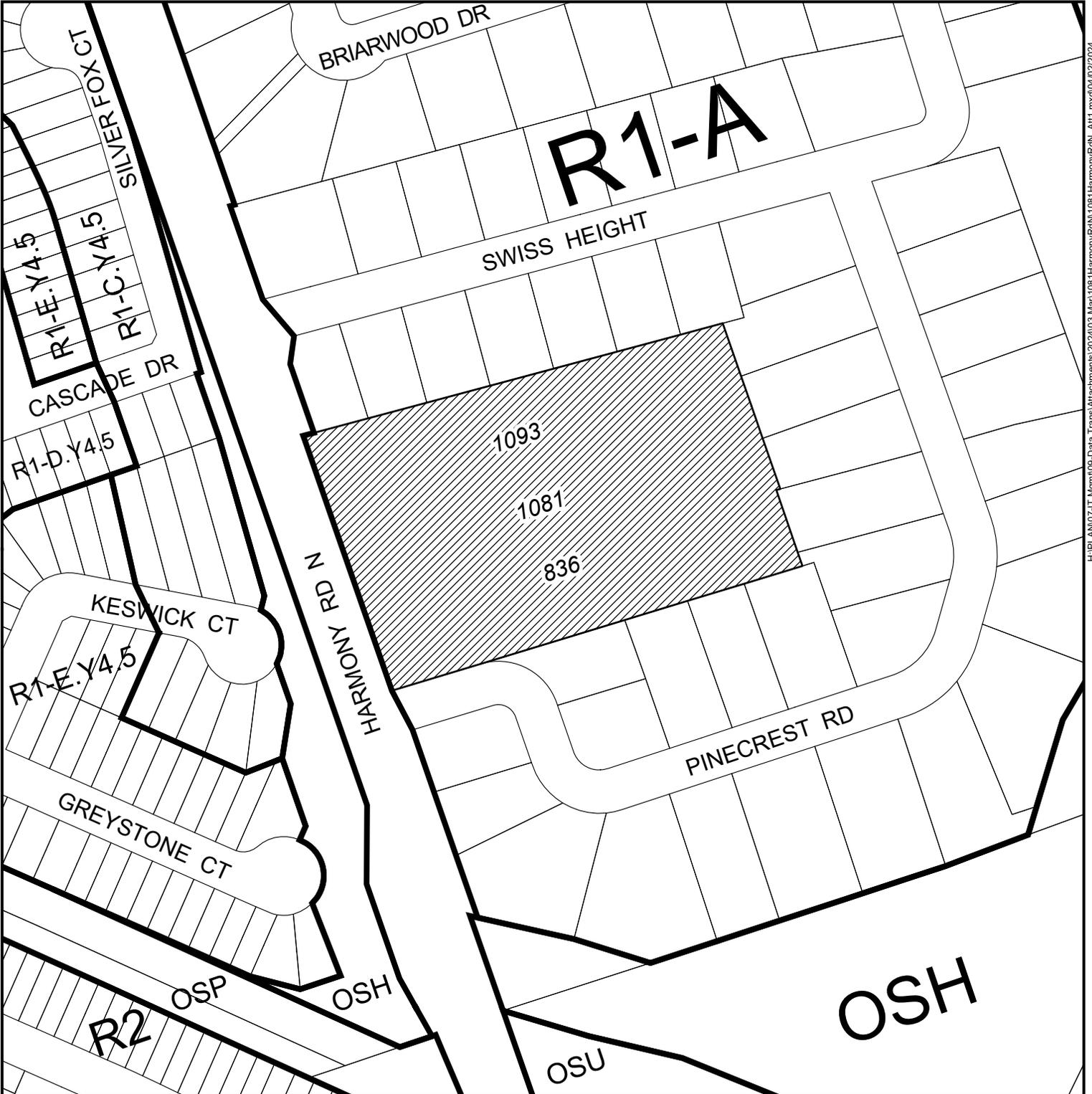
**Subject:** Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road

**Ward:** Ward 3

**File:** Z-2022-11, S-O-2022-04

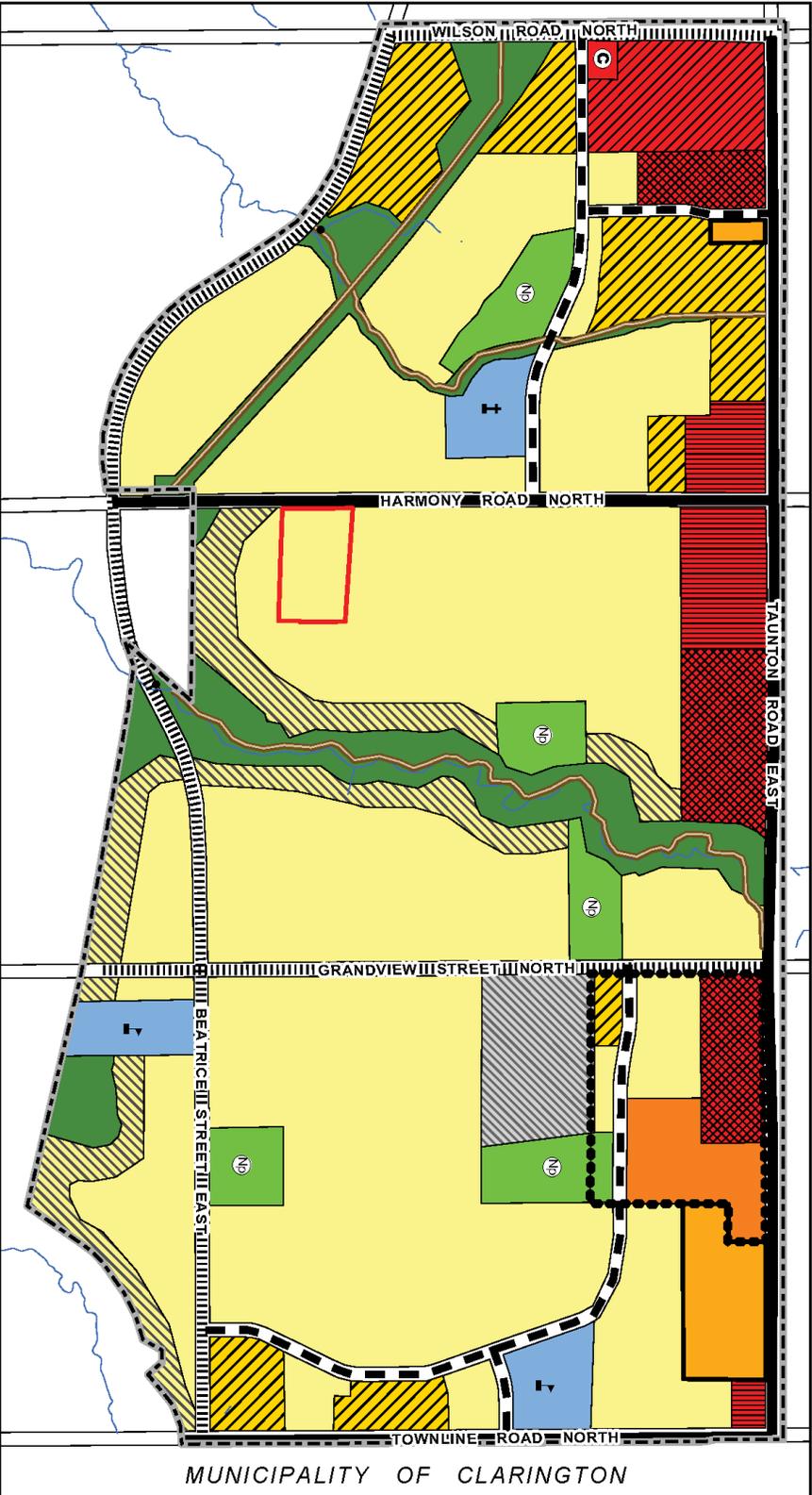


**Subject Site**



Title: Schedule 'A' Pinecrest Land Use and Road Plan of the Oshawa Official Plan  
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road  
 Ward: Ward 3  
 File: Z-2022-11, S-O-2022-04

 Subject Site  
 City of Oshawa  
 Economic and Development Services



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

March 2021  
Development Services  
Department

0 50 100 200 300 Meters

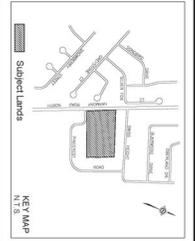
Residential	Commercial	Transportation
Low Density Residential	Convenience Commercial Centre	Type A Arterial Road
Medium Density I Residential	Special Purpose Commercial	Type B Arterial Road
Medium Density II Residential	Planned Commercial Strip	Type C Arterial Road
High Density I Residential	Planned Commercial Centre	Collector Road
Large Lot Single Detached Dwellings	Community Use	Recreational Trail
Subject to Policy 8.4.6.12 in the Pinecrest Part II Plan	Public Elementary School	Pinecrest Planning Area Boundary
Open Space and Recreation	Separate Elementary School	Pedestrian Underpass
Neighbourhood Park	Utilities	Planned Development Area
Open Space and Recreation		





Title: Draft Plan of Subdivision Considered at the January 9, 2023 Public Meeting  
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision,  
 Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road  
 Ward: Ward 3  
 File: Z-2022-11, S-O-2022-04

City of Oshawa  
 Economic and Development Services



**OWNER'S AUTHORIZATION**  
 I hereby authorize the preparation and filing of this plan for other approval.  
 Signature: [Signature]  
 Date: September 23, 2022

**SUBDIVISION'S CERTIFICATE**  
 I hereby verify that the boundaries of the lands shown are defined and are in accordance with the Survey Act and the Survey Regulations.  
 Signature: [Signature]  
 Date: September 23, 2022

**ADDITIONAL INFORMATION**  
 1) The plan is a subdivision of land.  
 2) The plan is a subdivision of land.  
 3) The plan is a subdivision of land.  
 4) The plan is a subdivision of land.  
 5) The plan is a subdivision of land.

**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	Lot/Block No.	Area
1) Road Widening	2	2,342.16
2) Road Widening	2	0.1001
<b>TOTAL SITE AREA</b>		<b>2,442.32</b>

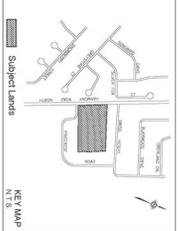
**DRAFT PLAN OF SUBDIVISION**

NO.	DATE	DESCRIPTION
1	09/23/22	PREPARED
2	09/23/22	APPROVED
3	09/23/22	FILED

**DRAFT PLAN OF SUBDIVISION**  
 PART OF LOT 4  
 (BOUNDARY TOPOLINEY OF DATE: 2022)  
 CITY OF OSHTAWA  
 REGIONAL MUNICIPALITY OF DURHAM  
 Scale: 1:400  
 0 5 10 20 30m  
 DATE: 2022-09-23  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 TITLE: DRAFT PLAN OF SUBDIVISION

Title: Revised Draft Plan of Subdivision Submitted by the Applicant  
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision,  
 Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road  
 Ward: Ward 3  
 File: Z-2022-11, S-O-2022-04

City of Oshawa  
Economic and Development Services



**OWNER'S AUTHORIZATION**  
 I hereby authorize the preparation and submission of this plan to the City of Oshawa.  
 Signature: [Signature]  
 Date: May 22, 2022

**SUBROTOR'S CERTIFICATE**  
 I hereby certify that the above is a true and correct copy of the plan as shown to me and that the same is the property of the owner.  
 Signature: [Signature]  
 Date: May 22, 2022

**ADDITIONAL INFORMATION**  
 1) - [ ]  
 2) - [ ]  
 3) - [ ]  
 4) - [ ]  
 5) - [ ]  
 6) - [ ]  
 7) - [ ]  
 8) - [ ]  
 9) - [ ]  
 10) - [ ]

**DEVELOPMENT STATISTICS**

Proposed Land Use	Lot/Block No.	Area
1) Block 1	1	2,426 ha
2) Block 2	2	0.016 ha
<b>TOTAL SITE AREA</b>		<b>2,442 ha</b>

Lot/Block No.	Area
1	2,426 ha
2	0.016 ha
<b>TOTAL</b>	<b>2,442 ha</b>

**DRAFT PLAN OF SUBDIVISION**  
 PART OF LOT 4  
 CONCESSION 3  
 (INCORPORATING CONVEYANCE OF PART INTEREST)  
 CITY OF OSHTAWA  
 REGIONAL MUNICIPALITY OF DURHAM  
 Scale: 1:400

**Excerpts from the Minutes of the Economic and Development Services Committee Meeting held on January 9, 2023**

**Application ED-23-10**

**Presentation**

**Evans Planning - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium**

Connor Wright, Associate Planner, Evans Planning presented an overview of the applications to amend Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, Icon Harmony Limited for lands located at 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

Members of the Committee questioned Connor Wright.

**Delegations**

**Christine Arsenault and Mark Purcell - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road**

Christine Arsenault and Mark Purcell addressed the Economic and Development Services Committee on behalf of the Maxwell Village Homeowners Association development applications submitted for lands located at 1081 and 1093 Harmony Road North and 836 Pinecrest Road, expressing concerns with how the development will fit into the neighbourhood given its current density and make up. Christine Arsenault stated that the community is open to growth, however not the rate that has been proposed and suggested that 46 units would be acceptable. Christine Arsenault suggested the scope of the traffic study was too narrow and contained inaccurate information. Christine Arsenault stated that the association also has concerns with traffic flow and increased patterns in the area of the development and recommended that current the Harmony Road and Pinecrest intersection be relocated within the development instead.

Members of the Committee questioned Christine Arsenault.

**Correspondence**

**ED-23-19 - Various Residents submitting comments concerning ED-23-10 regarding the Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision 1081 and 1093 Harmony Road North and 836 Pinecrest Road (Ward 3)**

Moved by Councillor Chapman

That Correspondence ED-23-19 from Al Arnott submitting comments concerning ED-23-10 regarding the Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road be referred to Report ED-23-10.

Motion Carried

## **Reports**

### **ED-23-10 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road (Ward 3)**

Moved by Councillor Kerr

That, pursuant to Report ED-23-10 dated January 4, 2023, concerning the applications submitted by Icon Harmony Limited to amend Zoning By-law 60-94 (File: Z-2022-11) and for approval of a draft plan of subdivision (File: S-O-2022-04) and a common elements draft plan of condominium (File: C-O-2022-07) to permit 36 single detached dwellings, 22 semi-detached dwellings and 15 block townhouse dwellings on lands municipally known as 1081 and 1093 Harmony Road North and 836 Pinecrest Road, 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.

Motion Carried