

# Planning Act Public Meeting

## Proposed Part II Plan for the Columbus Planning Area and Related Amendments to the Oshawa Official Plan

March 6, 2023



# Presentation Overview

- Background
- Key Features of the Draft Recommended Plan
- Supporting Documents
- Reciprocal Amendments to the Part I Plan
- Comments/Questions



# Background

- Based on input received in Stage 3 of the Study on the draft preferred land use and road plan, the following have been prepared for public and stakeholder review in Stage 4:
  - A draft recommended land use and road plan
  - An associated land budget
  - Supporting plans and documents including draft recommended policy text for the Columbus Part II Plan, Urban Design Guidelines, and a Transportation Master Plan Final Report
- Council has provided authorization to hold this Planning Act public meeting



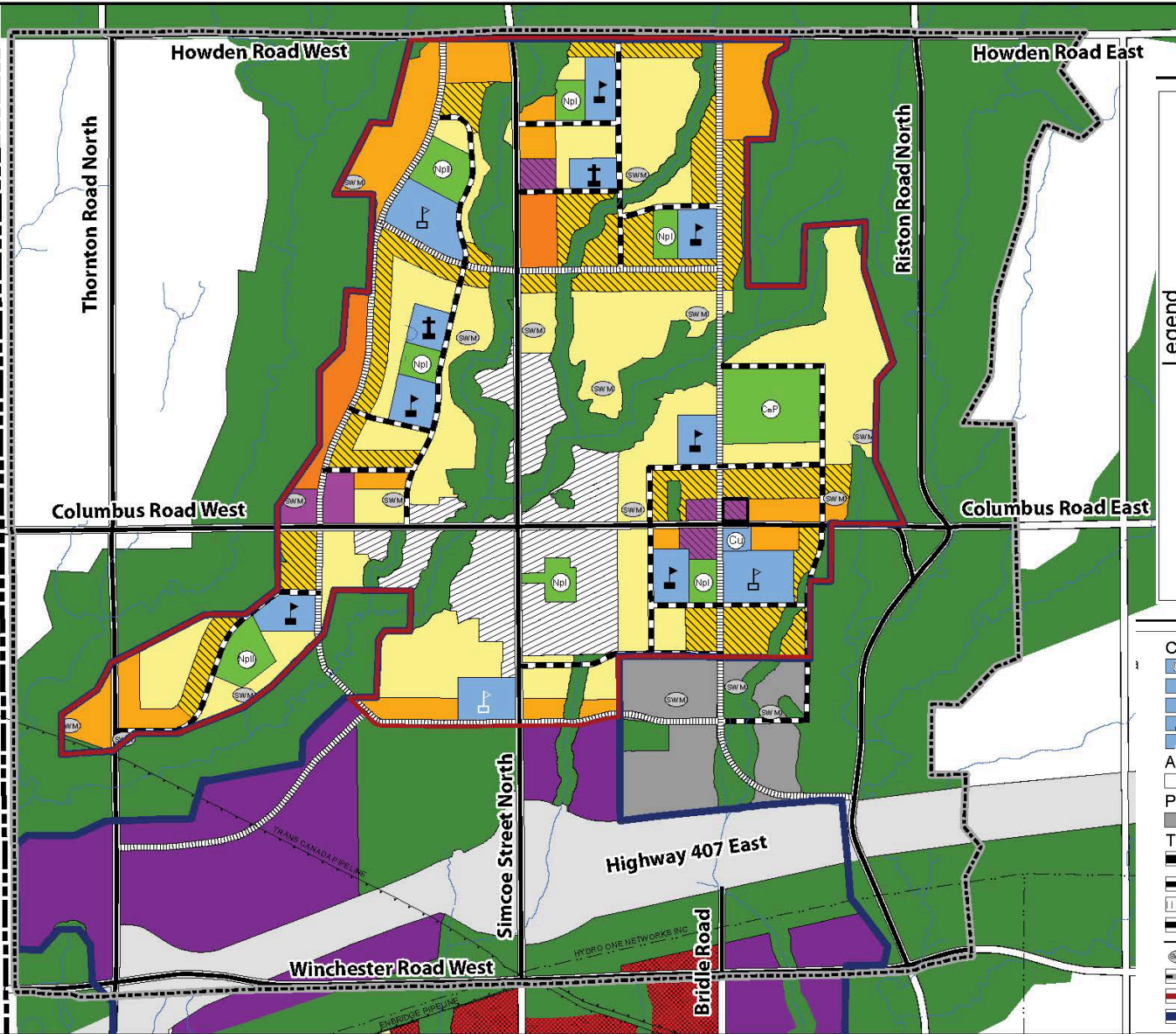
# Key Features of the Draft Recommended Plan

- Columbus Special Policy Area (to regulate and limit development in a manner that is sensitive and complementary to the existing community)
- Seven (7) proposed parks (6 Neighbourhood Parks and 1 Community Park)
- Three (3) mixed use nodes
- Eleven (11) proposed schools
- Variety of residential land uses (predominately low density residential abutting the Columbus Special Policy Area)
- Estimated 7,053 – 10,485 residential dwelling units
- Estimated population of 18,959 – 27,846

# Draft Recommended Land Use and Road Plan

## DRAFT Schedule A: Recommened Land Use and Road Plan

TOWN OF WHITBY



- Residential**
- Columbus Special Policy Area
  - Low Density Residential
  - Medium Density I Residential
  - Medium Density II Residential
  - High Density I Residential
  - Subject to Policy 8.8.4.2.3 in the Columbus Part II Plan

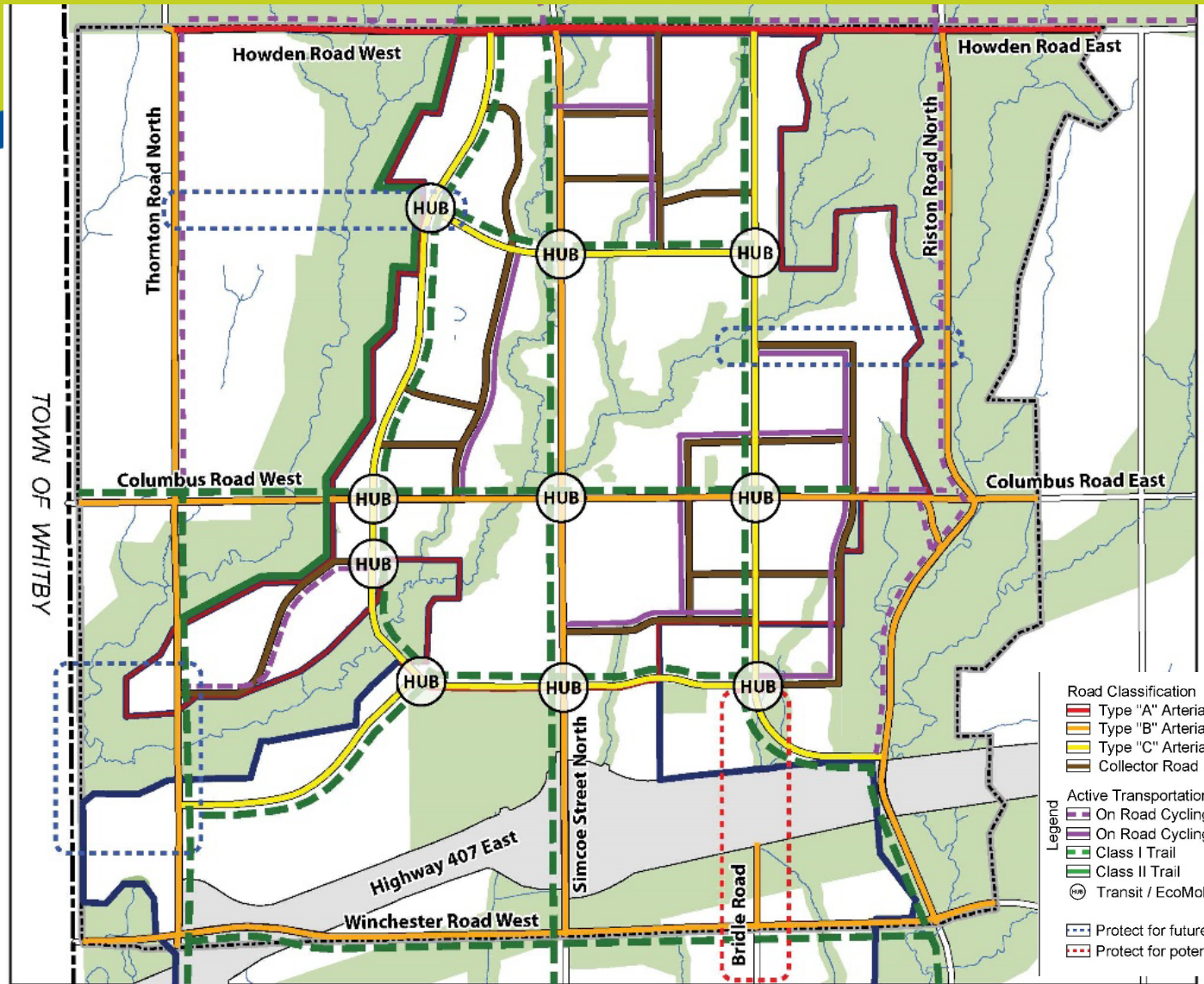
- Mixed Use**
- Mixed Use Node I
  - Mixed Use Node II
- Open Space and Recreation**
- Open Space and Recreation
  - Neighbourhood Park I
  - Neighbourhood Park II
  - Community Park

- Industrial**
- Industrial
- Commercial**
- Planned Commercial Centre

- Community Use**
- Community Use
  - Public Elementary School
  - Separate Elementary School
  - Public Secondary School
  - French Public Secondary School
- Agricultural**
- Prime Agricultural
- Proposed Settlement Area Boundary Expansion**
- Proposed Settlement Area Boundary Expansion
- Transportation**
- Type 'A' Arterial Road
  - Type 'B' Arterial Road
  - Type 'C' Arterial Road
  - Collector Road
- Other Features**
- Stormwater Management Facilities
  - Columbus Study Area Boundary
  - Columbus Part II Plan Area
  - Boundary of Major Urban Area



# Draft Recommended Transportation Plan



# Proposed Part II Plan (Policy Text)

- Policy highlights include:
  - Columbus Special Policy Area policies to regulate and limit development
  - Specific policies for residential development for each residential land use designation
  - Heritage and archaeological policies to conserve, maintain and protect the area's cultural heritage resources
  - Environmental management and stormwater management policies to ensure environmental conservation and protection
  - Urban design policies to guide development and respect/embrace the Columbus context, including a maximum height of 6 storeys in high density residential areas

# Urban Design Guidelines

- Provide detailed direction and design criteria for the implementation of the Part II Plan vision and related policies
- Provide direction for best practices in community, site and building design, and provide specific guidance for the existing community and its interface and transitions to new neighbourhood areas
- Will assist Council, staff, developers and the public with clear direction to guide design and construction of new development in Columbus



# Reciprocal Amendments to the Part I Plan

- A number of housekeeping amendments to the Part I Plan are required as a result of the implementation of the Columbus Part II Plan in the Official Plan:
  - Removing references to a future Part II Plan or preparing a Part II Plan for Columbus
  - Removing reference to the Columbus Special Development Area
  - Adding text to recognize that a Part II Plan has been prepared
  - Updating a variety of Schedules (e.g. adding a Local Central Area symbol, adjusting limits of the Natural Heritage System, etc.)



# Next Steps

- Stakeholder and public review:
  - External stakeholders/agencies were circulated the draft recommended land use and road plan, Part II Plan policy text and supporting documents
  - Comments on all material have been requested by March 31, 2023
- The Project Team will review all comments received and develop a final recommended Part II Plan for Council's consideration (i.e. staff be directed to further review and prepare a report and recommendation)

# Thank You

- Questions?
- For information or to submit comments, please contact:
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