

To: Economic and Development Services Committee

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

Report Number: ED-23-82

Date of Report: April 12, 2023

Date of Meeting: April 17, 2023

Subject: Revised Applications to Amend Zoning By-law 60-94 and for
Approval of a Draft Plan of Subdivision (S-O-2014-04),
1500 Conlin Road East, Regita Enterprise Inc./Schleiss
Development Company Limited

Ward: Ward 1

File: S-O-2014-04, Z-2014-03

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by Regita Enterprise Inc./Schleiss Development Company Limited (the “Applicant”) to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (File: S-O-2014-04) to permit:

- 29 blocks to accommodate up to 344 single detached dwellings;
- 13 blocks for 72 street townhouse dwellings;
- 1 low density residential block to accommodate up to 50 block townhouse dwellings;
- 2 medium density residential blocks to accommodate up to 178 block townhouse dwellings;
- a portion of a mixed use block;
- an elementary school block;
- a walkway block;
- 3 parkette blocks;
- 2 stormwater management pond blocks;
- 2 open space blocks;
- 7 landscape strip blocks;
- 2 road widening blocks;
- 4 reserve blocks; and,
- new arterial, collector and local roads at 1500 Conlin Road East (the “Subject Site”).

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

Attachment 2 is a copy of the Kedron Land Use and Road Plan from the Kedron Part II Plan showing the location of the Subject Site.

Attachment 3 is a copy of the original proposed draft plan of subdivision S-O-2014-04 submitted by the Applicant and presented at the February 8, 2016 public meeting.

Attachment 4 is a copy of the revised proposed draft plan of subdivision S-O-2014-04 submitted by the Applicant to address certain technical matters.

Attachment 5 is a copy of the recommended conditions of draft approval for revised proposed draft plan of subdivision S-O-2014-04.

On February 8, 2016, a public meeting was held with respect to the subject applications to amend Zoning By-law 60-94 and for approval of the draft plan of subdivision. At the conclusion of the public meeting, the then Development Services Committee adopted a recommendation to refer the applications back to staff for further review and the preparation of a subsequent report and recommendation. The minutes of the February 8, 2016 public meeting form Attachment 6 to this Report.

Subsequent to the February 8, 2016 public meeting, the Applicant revised the development proposal. The key differences between the proposal considered at the public meeting (see Attachment 3) and the revised proposal (see Attachment 4) are as follows:

- The maximum number of single detached dwellings has been reduced from 363 to 344, and the minimum number of single detached dwellings has been reduced from 328 to 296.
- Street townhouse dwellings have been added to the unit mix. Previously the only type of townhouses proposed were block townhouses.
- The configuration of the road pattern north of Britannia Avenue East has been revised to provide a second access point that is necessary for emergency services access.
- The configuration of the road pattern south of Britannia Avenue East has been revised to address certain technical issues and to coordinate with the neighbouring plan of subdivision to the west.
- The Medium Density Residential Block 33 as shown on the original proposed draft plan of subdivision (Attachment 3) has been replaced with street townhouse blocks and public roads (Blocks 30 to 40 and Streets G, H and I – see Attachment 4).
- Street J, Lots 30 and 31 and Block 27 shown on the original proposed draft plan of subdivision (Attachment 3) have been replaced with a residential townhouse block (Block 43 on Attachment 4).
- The configuration of the Community Use Block has been revised as a large portion of the original Community Use Block was located within the Harmony Creek tributary valley and associated buffers.

2.0 Recommendation

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

1. That, pursuant to Report ED-23-82 dated April 12, 2023, the revised application submitted by Regita Enterprise Inc./Schleiss Development Company Limited to amend Zoning By-law 60-94 (File: Z-2014-03) in order to implement a revised draft plan of subdivision (File: S-O-2014-04) for 1500 Conlin Road East be approved, generally in accordance with the comments in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and City Solicitor.
2. That, pursuant to Report ED-23-82 dated April 12, 2023, the revised application submitted by Regita Enterprise Inc./Schleiss Development Company Limited to implement a revised draft plan of subdivision (File: S-O-2014-04) featuring 29 blocks to accommodate up to 344 single detached dwellings, 13 blocks for 72 street townhouse dwellings, 1 low residential block to accommodate up to 50 block townhouse dwellings, 2 medium density residential blocks to accommodate up to 178 block townhouse dwellings, a portion of a mixed use block, an elementary school block, a walkway block, 3 parkette blocks, 2 stormwater management pond blocks, 2 open space blocks, 7 landscape strip blocks, 2 road widening blocks, 4 reserve blocks and new arterial, collector and local roads at 1500 Conlin Road East be approved, subject to the conditions as generally set out in Attachment 5 of said Report.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-16-19 dated February 3, 2016 presented at the public meeting of February 8, 2016 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 that the revised applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision submitted by Regita Enterprise Inc./Schleiss Development Company Limited be approved.

The revised applications will advance a new residential development that can be designed to be compatible with planned surrounding development, represents good planning and is consistent with Provincial, Regional and City policies.

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 applications. Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the further processing of the applications, if the applications are approved.

4.2 Public Comments

The minutes of the February 8, 2016 public meeting concerning the subject applications form Attachment 6 to this Report.

Planning Services has received one piece of written correspondence from members of the public regarding the subject applications (DS-16-30).

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

4.2.1 Impacts of Development on Property Across Townline Road North

Comment:

Comments were made concerning the impacts of widening Townline Road North on the existing dwelling on the east side of Townline Road North in the Municipality of Clarington.

Staff Response:

Townline Road North, north of Conlin Road East, is currently an unimproved street that only services a driveway leading to the rear of 1600 Conlin Road East in Oshawa and 2101 Townline Road North in the Municipality of Clarington. Improvements to Townline Road North are required to facilitate the proposed development and to implement the Oshawa Official Plan (the "O.O.P."). The proposed draft plan of subdivision includes the necessary road widenings to improve the west side of Townline Road North abutting the Subject Site. However, improvements to Townline Road North road cannot be completed until 1600 Conlin Road East which also abuts the west side of Townline Road North in the Municipality of Clarington is developed.

At this time, no lands are proposed to be acquired from 2101 Townline Road North for the required road improvements.

4.2.2 Potential Impacts of Development on Existing Wells

Comment:

Comments were made concerning the potential impacts of the proposed development on the existing well for the existing single detached dwelling at 2101 Townline Road North in the Municipality of Clarington.

Staff Response:

Staff acknowledge that development in the vicinity of properties with private services has the potential to impact existing wells. For this reason, new development is subject to the Region of Durham Well Interference Policy.

The City's standard conditions of draft approval for new draft plans of subdivision in proximity to existing residential dwellings with private services include the following conditions that must be satisfied prior to registration of the draft plan of subdivision:

“That prior to the preparation of engineering drawings the development be subject to an investigation of the adjacent existing developed residential areas for any possible interference with existing private sewerage disposal systems. Should there be a conflict, satisfactory arrangements shall be made to provide alternate services to the affected properties to the satisfaction of Building Services and the Region of Durham.”

“That the subdivider provide property owners with private well systems in the area surrounding the Draft Plan with a copy of the Region of Durham Well Interference Policy.”

The above noted conditions are included in the recommended conditions of draft approval which form Attachment 5 to this Report.

5.0 Analysis

5.1 Background

The Subject Site is located on the west side of Townline Road North, north of Conlin Road East, on lands municipally known as 1500 Conlin Road East (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested
Oshawa Official Plan Designation	Residential and Open Space and Recreation	No change
Kedron Part II Plan Designation	Low Density Residential, Medium Density I Residential, Mixed Use I, Public Elementary School, Community Use, Parkette, Open Space and Recreation, Stormwater Management Facilities, Type 'C' Arterial Road, Collector Road, On Road Cycling Lanes, On Road Cycling Routes and Class II Trails	No change
Zoning By-law 60-94	AG-A (Agricultural)	Appropriate zones that implement the requested zoning and the revised proposed draft plan of subdivision

Item	Existing	Requested
Use	Agricultural	Single detached dwellings, street townhouses, block townhouses, mixed-use, a public elementary school, community use, parkettes, recreational trails, open space, stormwater management ponds and arterial, collector and local roads

The following land uses are adjacent to the Subject Site:

- **North** Agricultural land
- **South** Conlin Road East, beyond which are single detached dwellings, open space, a portion of the TransCanada and Enbridge pipeline corridor and a vacant future commercial development block
- **East** A single detached dwelling and agricultural land at 1600 Conlin Road East, and the unimproved Townline Road North road allowance, beyond which is agricultural land in the Municipality of Clarington
- **West** Agricultural land: however, a draft plan of subdivision (S-O-2014-05) is being developed by Treasure Hill on these lands

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

Site Statistic Items	Measurement
Gross Area of Draft Plan	42.90 ha (106.00 ac.)
Net Residential Area of Single Detached Dwellings (Blocks 1 to 29)	12.34 ha (30.49 ac.)
Range of Number of Proposed Single Detached Dwellings (Blocks 1 to 29)	296 to 344
Net Residential Density Range of Single Detached Dwellings (Blocks 1 to 29)	24.0 u/ha (9.72 u/ac) to 27.88 u/ha (11.29 u/ac.)
Lot Frontages of Proposed Single Detached Dwelling Lots (Blocks 1 to 29)	Minimum – 9.10 m (29.86 ft.) Maximum – 15.30 m (50.20 ft.)
Net Residential Area of Street Townhouse Dwellings (Blocks 30 to 42)	1.62 ha (4.00 ac.)
Number of Proposed Street Townhouse Dwellings (Blocks 30 to 42)	72
Net Residential Density of Street Townhouse Dwellings (Blocks 30 to 42)	44.44 u/ha (17.99 u/ac.)

Site Statistic Items	Measurement
Net Residential Area of Low Density Townhouse Block (Block 43)	1.68 ha (4.15 ac.)
Maximum Number of Proposed Low Density Townhouse Dwellings (Block 43)	50
Maximum Net Residential Density of Low Density Townhouse Block (Block 43)	30 u/ha (12 u/ac.)
Net Residential Area of Medium Density I Residential Blocks (Blocks 44 and 45)	2.96 ha (7.31 ac.)
Maximum Number of Proposed Residential Units in the Medium Density I Residential Blocks (Blocks 44 and 45)	178
Maximum Net Residential Density of Medium Density I Residential Blocks (Blocks 44 and 45)	60 u/ha (24 ac.)
Net Area of Mixed Use Block 47	0.37 ha (0.91 ac.)
Area of Public Elementary School (Block 48)	3.02 ha (7.46 ac.)
Area of Community Use Block 52	0.39 ha (0.96 ac.)
Area of Parkettes (Blocks 49 to 51)	Block 49 – 0.19 ha (0.47 ac.) Block 50 – 0.60 ha (1.48 ac.) Block 51 – 0.60 ha (1.48 ac.) Total – 1.39 ha (3.43 ac.)
Area of Open Space (Blocks 53 to 54)	6.82 ha (16.85 ac.)
Area of Walkway (Block 55)	0.02 ha (0.05 ac.)
Area of Stormwater Management Blocks (Blocks 63 and 64)	2.95 ha (7.29 ac.)

5.2 Oshawa Official Plan and Kedron Part II Plan

The Subject Site is designated as Residential and Open Space and Recreation in the O.O.P.

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

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

The tributary of the Harmony Creek system on the Subject Site is shown as Hazard Lands and Natural Heritage System 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 that all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

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

Schedule "A-2", Corridors and Intensification Areas, of the O.O.P. identifies Conlin Road East as a Local Corridor. Schedule "B", Road Network, identifies Conlin Road East as an Existing Type 'B' Arterial Road, Townline Road North as a Future Type 'B' Arterial Road, Britannia Avenue East as a Future Type 'C' Arterial Road, and Street 'P' as a Future Collector Road.

In the Kedron Part II Plan, the Subject Site is designated as Low Density Residential, Medium Density I Residential, Mixed Use I, Public Elementary School, Community Use, Parkette, Open Space and Recreation and Stormwater Management Facilities. Class II Trails consisting of off-road walking and cycling facilities are generally shown running northwest-southeast along the TransCanada and Enbridge pipeline corridor and north-south along the Harmony Creek tributary valley. On-Road Cycling Lanes are generally shown along Townline Road North and Britannia Avenue East and On-Road Cycling Routes are generally shown along the planned north-south Collector Road (Street 'P' on Attachment 4).

The Low Density Residential designation generally includes uses such as single detached, semi-detached and duplex dwellings at a density up to 30 units per hectare (12 u/ac.). In addition, Section 8.7.4.4 of the Kedron Part II Plan specifies that notwithstanding any other provisions of the Kedron Part II Plan or the Part I Plan to the contrary, the minimum net residential density for Low Density Residential areas shall be 24 units per hectare (10 u/ac.).

The Medium Density I Residential designation generally includes uses such as semi-detached, duplex and townhouse dwellings at a density up to 60 units per hectare (24 u/ac.). In addition, Section 8.7.4.5 of the Kedron Part II Plan states that single detached dwellings shall not be permitted in areas designated as Medium Density I Residential.

The Mixed Use I designation generally includes a combination of single use medium density residential buildings (including townhouses, stacked townhouses and low to mid-rise apartment buildings) and single use commercial or community use buildings or as mixed use buildings that would include office, personal service and/or retail uses in combination with residential uses. The residential component of areas designated as Mixed Use I shall have a density range of 45 units per hectare (18 u/ac.) to 85 units per hectare (34 u/ac.), although there is no minimum density requirement for residential units within mixed use buildings. In addition to the above, Section 8.7.3.3.5 of the Kedron Part II

Plan states that the area designated as Mixed Use I located abutting the future Britannia Avenue East Extension, east of Grandview Street North, shall have a maximum combined gross floor area for office, personal service and/or retail uses of 1,858 square metres (20,000 sq. ft.).

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

The Kedron Part II Plan states that an Official Plan Amendment is not required to use the Community Use site or the public elementary school sites for Low Density Residential or Medium Density I Residential uses, provided the site is not needed for either the intended community use or public elementary school. One Community Use site and one public elementary school site are proposed in the subject draft plan.

The Kedron Part II Plan specifies that Parkettes shall have a minimum site area of approximately 0.60 hectares (1.48 ac.).

A portion of the Harmony Creek watercourse within the revised proposed draft plan of subdivision is designated as Hazard Lands and Natural Heritage System on Schedule "C", Kedron Environmental Management Plan, in the Kedron Part II Plan.

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

The subject applications conform to the O.O.P. and Kedron Part II Plan.

5.3 Zoning By-law 60-94

The Subject Site is zoned AG-A (Agricultural). The following uses are permitted in the AG-A Zone:

- (a) Accessory retail stands for the sale of seasonal produce, produced on the farm;
- (b) Agricultural uses including a maximum of one farm dwelling;
- (c) One single detached dwelling on an existing lot or on a lot created by consent; and,
- (d) Riding stable.

The Applicant proposes to amend Zoning By-law 60-94 to implement the revised proposed draft plan of subdivision. The proposed zoning amendment would:

- Rezone the proposed single detached dwelling lots (Blocks 1 to 29) from AG-A (Agricultural) to an appropriate R1-E (Residential) Zone including special regulations related to minimum interior and exterior side yard depth, minimum front yard depth, maximum lot coverage and maximum building height;
- Rezone the proposed street townhouse dwelling lots (Blocks 30 to 42) from AG-A (Agricultural) to R3-A (Residential);

- Rezone the proposed Low Density Residential block (Block 43) from AG-A (Agricultural) to an appropriate R4 (Residential) Zone including special regulations related to minimum lot frontage, minimum yard depth abutting a street line, maximum height and maximum density;
- Rezone the proposed Medium Density I Residential Blocks (Blocks 44 and 45) proposed for block townhouses from AG-A (Agricultural) to an appropriate R4 (Residential) Zone including special regulations related to minimum lot frontage, minimum yard depth abutting a street line and maximum height;
- Rezone the proposed Mixed Use Block (Block 47) from AG-A (Agricultural) to MU-B (Mixed Use) to match the zoning of the Mixed Use Block on the lands to the west in the neighbouring draft plan of subdivision;
- Rezone the proposed Public Elementary School (Block 48) from AG-A (Agricultural) to an appropriate CIN/R1-E/R3-A/R4-A (Community Institutional/Residential) Zone. The purpose of including Residential Zones is to permit single detached dwellings, street townhouses or block townhouses in the event the site is not required for an elementary school or other community uses;
- Rezone the Community Use site (Block 52) from AG-A (Agricultural) to an appropriate CIN/R4-A (Community Institutional/Residential) Zone. The purpose of including the R4 (Residential) Zone is to permit block townhouses in the event the site is not required for community uses;
- Rezone the proposed Parkettes (Block 49 to 51) and Open Space associated with the pipeline corridor (Block 54) to the OSP (Park Open Space) Zone; and,
- Rezone the proposed Open Space associated with the Harmony Creek tributary (Block 53) and the Stormwater Management Ponds (Blocks 63 and 64) from AG-A (Agricultural) to the OSH (Hazard Lands Open Space) Zone;

It is recommended that the “h-14” holding symbol be applied to the developable portions of the revised proposed draft plan of subdivision. The holding symbol would be removed when a subdivision agreement is executed which includes acceptable financial provisions with respect to services and facilities. An additional holding symbol is recommended to be applied to Blocks 43, 44, 45 and 47 which would be removed when a site plan agreement is executed for the development of each block.

While the holding symbols are in place only existing uses, model homes, a temporary sales office and UR (Urban Reserve) Zone uses will be permitted.

This Department has no objection to the rezoning which would implement the revised proposed draft plan of subdivision. Section 5.5 of this Report sets out the rationale for this position.

5.4 Subdivision Design/Land Use Considerations

The revised proposed draft plan of subdivision includes 29 blocks to accommodate up to 344 single detached dwellings, 13 blocks for 72 street townhouse dwellings, 1 low density residential block to accommodate up to 50 block townhouse dwellings, 2 medium density residential blocks to accommodate up to 178 block townhouse dwellings, a portion of a mixed use block, an elementary school block, a walkway block, 3 parkette blocks, 2 stormwater management pond blocks, 2 open space blocks including a block that is occupied by the TransCanada and Enbridge gas pipelines, 7 landscape strip blocks, 2 road widening blocks, 4 reserve blocks and new arterial, collector and local roads (see Attachment 4).

As per the Kedron Major Roads Class Environmental Assessment, the design of the new Type 'C' Arterial Road (i.e. Britannia Avenue East) includes a combination of a centre median, a sidewalk on one side, a multi-use path on the other side and an on-road cycling lane. The design of the new Collector Road (i.e. Street 'P' on Attachment 4) includes a combination of a sidewalk on both sides of the road and on-road cycling routes. A Class II Trail is proposed in the pipeline block and along the Harmony Creek tributary.

The revised proposed draft plan of subdivision shows the proposed single detached dwelling areas (Blocks 1 to 29) in blocks rather than lots. These residential blocks are proposed to be lotted out later in the development approval process as market opportunities present themselves. The Applicant has requested a flexible approach to the zoning and draft plan approval of these blocks in order to efficiently respond and adjust to these market opportunities. This approach has been used during the approval of other draft plans of subdivision in the City.

The revised proposed draft plan of subdivision has been designed to be integrated with the draft plan of subdivision (S-O-2014-05) proposed by Treasure Hill to the west.

Detailed design matters will be reviewed during the further processing of the applications to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies if the applications are approved.

This Department has no objection to the revised proposed draft plan of subdivision subject to the recommended conditions of draft approval generally outlined in Attachment 5. Section 5.5 of this Report sets out the rationale for this position.

5.5 Basis for Recommendation

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

- (a) The proposed development (including single detached dwellings, street townhouse dwellings, low and medium density residential blocks for block townhouses, parkettes, an elementary school, a community use block and a mixed use block) at this location is consistent with the Provincial Policy Statement and conforms with the Provincial Growth Plan;

- (b) The proposed development conforms with the Durham Regional Official Plan, the O.O.P. and the Kedron Part II Plan;
- (c) The proposed development contributes to a range of housing types in the area;
- (d) The proposed development provides multiple opportunities for active transportation through the provision of sidewalks, a walkway block, recreational trails, multi-use paths, cycling lanes and cycling routes;
- (e) The design of the subdivision is appropriate for the Subject Site and the proposed development can be designed to be compatible with existing and planned surrounding land uses;
- (f) The draft plan incorporates the natural heritage feature on the Subject Site (creek valley) and a pipeline corridor which will be conveyed to the City at no cost;
- (g) The draft plan incorporates three parkette blocks which will be conveyed to the City at no cost;
- (h) The Region of Durham and the Central Lake Ontario Conservation Authority have no objection to the applications; and,
- (i) The proposed development represents good planning.

6.0 Financial Implications

Based on the approval of the Kedron Part II Plan, the City has effectively assumed that there will be certain capital costs related to the construction of arterial and collector roads and finishing the development of the parkettes.

The above costs would be funded through Development Charges.

There will be long-term maintenance costs associated with the proposed development (e.g. maintenance of the roads, walkway, parkettes, open space valley lands and pipeline corridor).

7.0 Relationship to the Oshawa Strategic Plan

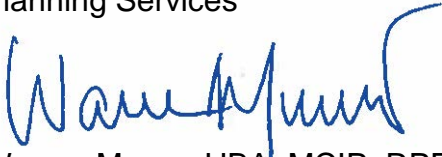
The Recommendations in this Report advance the Economic Prosperity and Financial Stewardship, Social Equity and Environmental Responsibility goals of the Oshawa Strategic Plan.



Anthony Ambra, P.Eng., Director,
Engineering Services



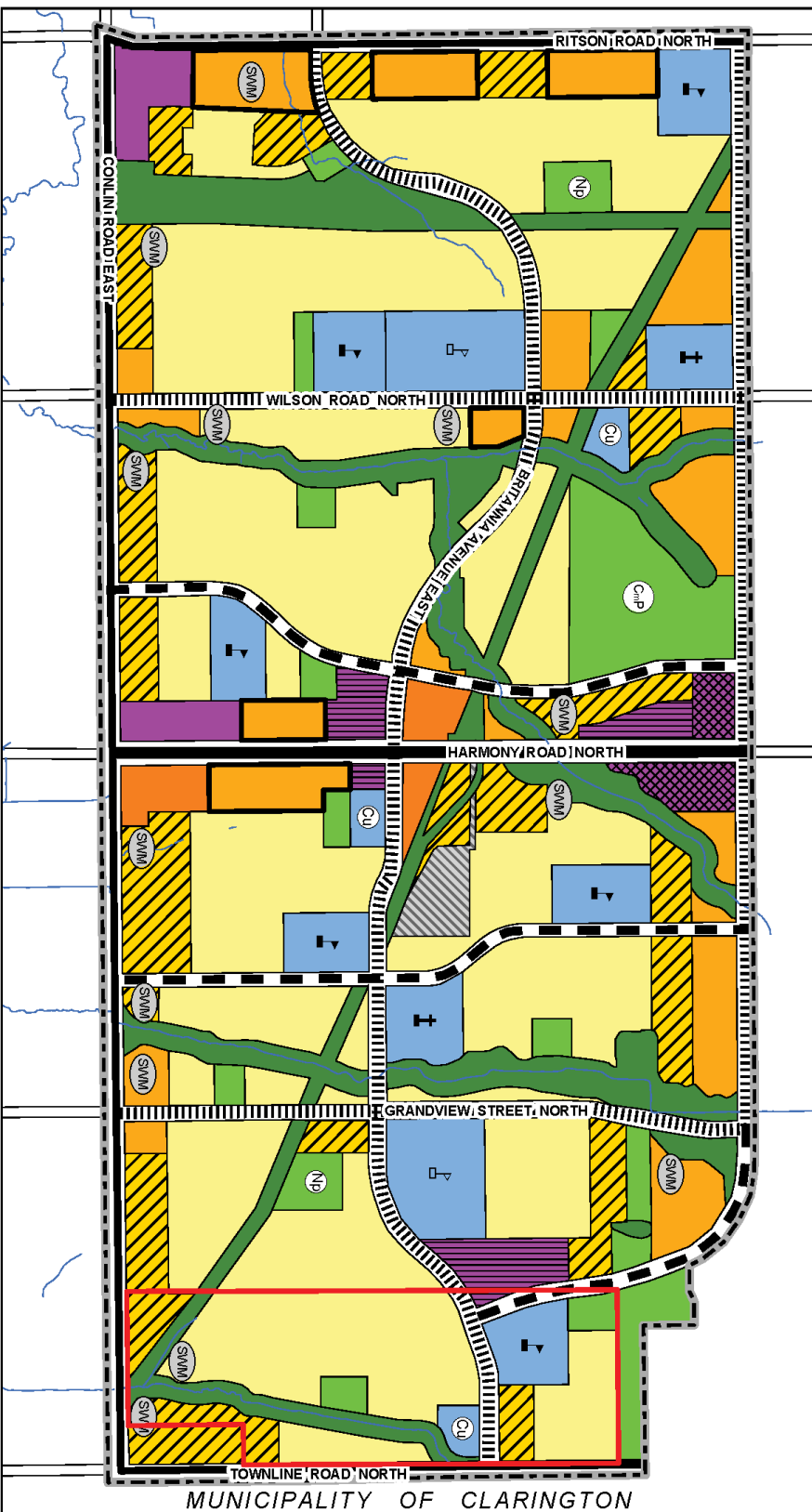
Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



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

Title: Kedron Land Use and Road Plan from the Kedron Part II Plan showing the location of the Subject Site
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regilia Enterprise Inc./Schleiss Development Company Limited
 Ward: Ward 1
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 Subject Site

Economic and Development Services
 City of Oshawa

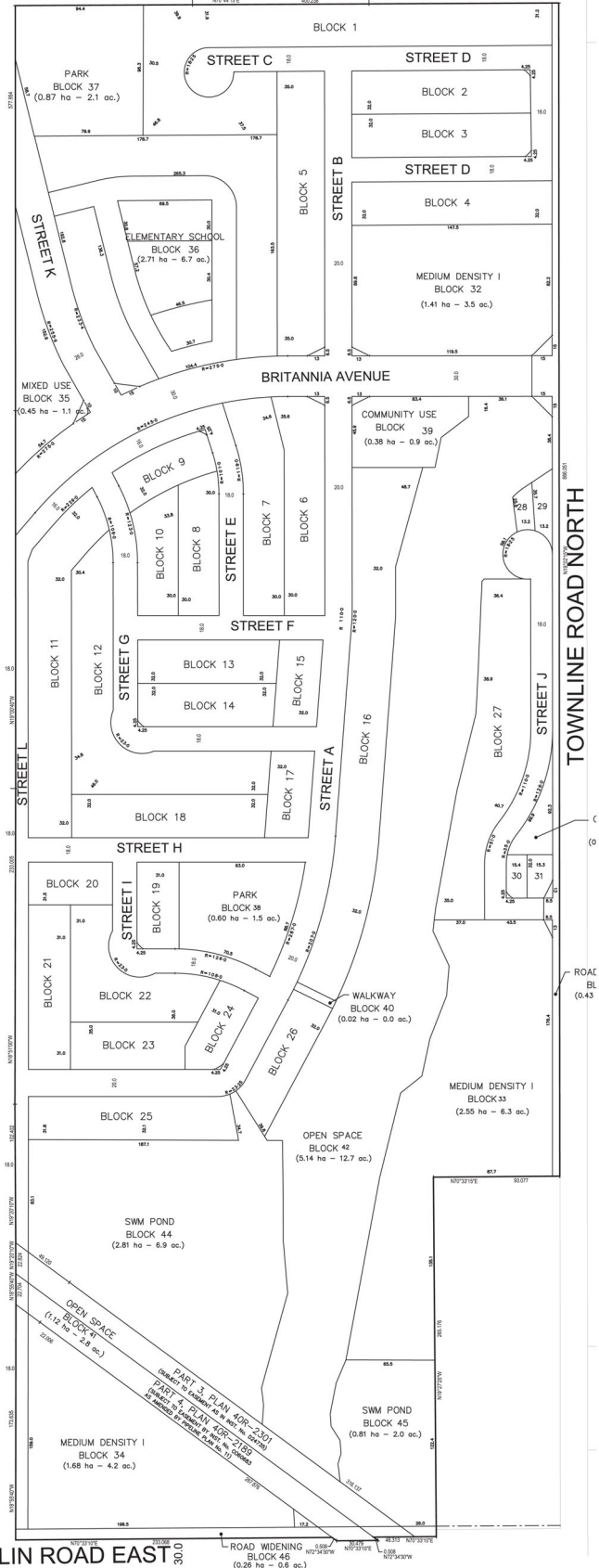
**Schedule 'A'
Kedron Land Use
and Road Plan**
Part II Plan for the
Kedron Planning Area

July 2022
Development Services
Department

	Residential		Parkette		Mixed Use I
	Low Density Residential		Open Space and Recreation		Mixed Use II
	Medium Density I Residential		Schematic Diversion Channel		Transportation
	Medium Density II Residential		Community Use		Type 'A' Arterial Road
	High Density I Residential		Public Elementary School		Type 'B' Arterial Road
	High Density II Residential		Public Secondary School		Type 'C' Arterial Road
	Subject to Policy 8.7.4.9 in Kedron Part II Plan		Separate Elementary School		Collector Road
	Open Space and Recreation		Community Use		Stormwater Management Facilities
	Neighbourhood Park		Mixed Use		Kedron Part II Plan Boundary
	Community Park		Mixed Use Node		Utilities

Title: Original Proposed Draft Plan of Subdivision S-O-2014-04
Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

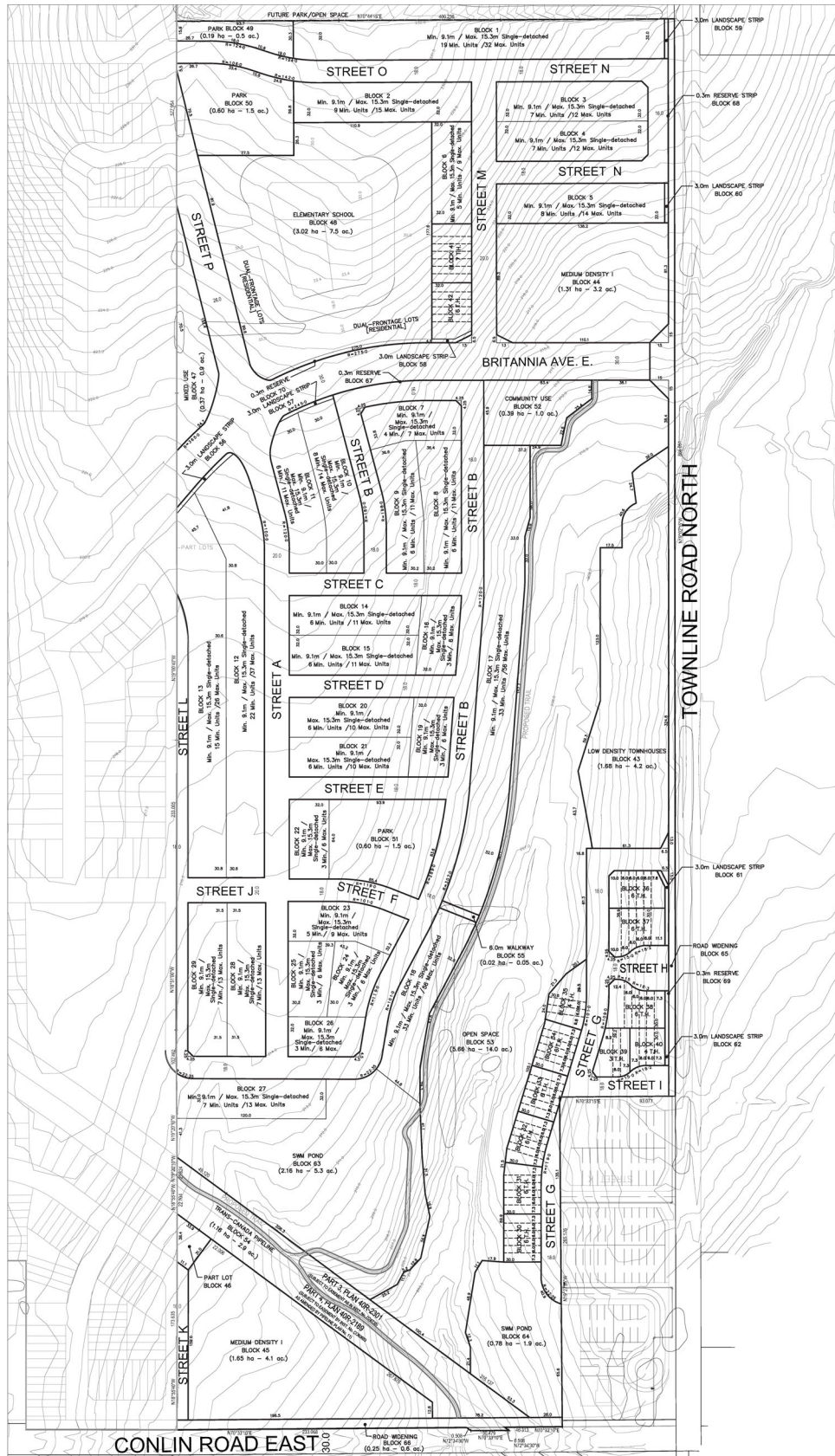
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CONLIN ROAD EAST 30.0

Title: Revised Proposed Draft Plan of Subdivision S-O-2014-04
Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

Ward: Ward 1
File: S-O-2014-04, Z-2014-03



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**City of Oshawa Conditions of Approval for Draft Plan of Subdivision S-O-2014-04
Last date of revision February, 2023 by Regita Enterprise Inc./Schleiss Development
Company Limited**

A. General

1. The final 40M plan for registration shall show the following:
 - (a) All single detached lots shall have a minimum frontage of nine (9) metres measured at the street line. This may be varied by the Director of Planning Services as appropriate.
 - (b) All street townhouses shall have a minimum lot frontage of six (6) metres measured at the street line. This may be varied by the Director of Planning Services as appropriate.
 - (c) A mix of single detached lot sizes to the satisfaction of Planning Services.
 - (d) Some reconfiguration of lots or blocks may be required if:
 - (i) final engineering for the stormwater management facilities determines that the lands for the facilities must be increased in area or reconfigured in shape to accommodate the volume of post development runoff or to increase the buffer areas from valley lands or environmentally sensitive areas.
 - (ii) as a result of further stormwater management fluvial geomorphological and/or geotechnical slope investigations or if the developable limits or “top of bank” represented on this draft plan has been incorrectly illustrated due to unforeseen circumstances.
 - (iii) final engineering for the lot grading and servicing design impacts building envelopes or it is determined there is a need for rear yard catch basins.
2. The subdivider shall enter into a subdivision agreement with the City to ensure the fulfillment of the City's requirements, financially or otherwise.
3. The subdivider hereby acknowledges that the current City funding practices may change prior to plan registration or development and that the timing of the registration shall be at the City's discretion based on the City's financial ability to fund projects.
4. Any approvals which are required from the Region of Durham, Ministry of the Environment, Conservation and Parks, Ministry of Tourism, Culture and Sport, Ministry of Natural Resources and Forestry, Central Lake Ontario Conservation Authority (“C.L.O.C.A.”), Enbridge, Oshawa Power and Utilities Corporation, TransCanada Pipelines, Enbridge Pipeline, Bell Canada, Rogers Communications Inc., Canada Post, Durham District School Board and any other regulatory authority for the development of this plan be obtained by the subdivider and written confirmation be provided to Engineering Services.

5. A draft of the final 40M plan for registration be submitted to Planning Services for review and comment by all agencies and departments.
6. A draft of the 40R Plans related to engineering matters shall be submitted to Engineering Services with the engineering submission for review and comment.
7. The subdivider shall implement all requirements of the Environmental Impact Study, Master Environmental Servicing Plan, Kedron Major Roads Environmental Assessment, Townline Road Environmental Assessment, Conlin Road East Environmental Assessment, etc., and any other report that has been submitted in support of this Draft Plan application to the satisfaction of the City.
8. The subdivider shall pay for a peer review of any study, report or guideline, if/as required by the City.

B. Engineering Plans/Drawings Required

9. Engineering drawings, including Traffic Management Plans, be prepared in accordance with City policies and requirements including the City's Neighbourhood Traffic Management Guide. Prior to the preparation of the subdivision agreement, the plans and drawings are to be submitted to and approved by Engineering Services. The engineering drawings shall include Utility Co-ordination Plans which illustrate and establish the final design and location of all above-ground and below-ground utility plant and structures that service the plan. Further that the landscape plans, streetscape/architectural control guidelines and urban design guidelines shall be coordinated with engineering drawings and further that the engineering plans shall co-ordinate the driveways, street utility hardware and street trees in order to ensure that conflicts do not exist and street trees are accommodated.
10. In the event that the subdivision agreement is not executed within one (1) calendar year from the date of approval of the engineering drawings, they shall be resubmitted to Engineering Services for approval again prior to execution of the subdivision agreement.

C. Servicing

11. The subdivider acknowledges that authority to provide any subdivision pre-servicing approval, prior to execution of a subdivision agreement, is delegated to the Director of Engineering Services. Pre-servicing, in accordance with the City's design guidelines and standards, will only be considered where it is not possible to execute and register the subdivision agreement in the time frame required to commence servicing for approved engineered services that has otherwise been found to be acceptable with confirmation from all agencies and authorities involved in the conditions set out in the conditions of draft plan approval.
12. The subdivider enter into an agreement with the adjoining developer of the draft plan of subdivision S-O-2014-05 and the adjoining property owner at 1600 Conlin Road East for the equitable sharing of infrastructure costs and land costs serving the subject draft plan S-O-2014-04 and that a copy of fully executed agreement between those parties be provided to Engineering Services.
13. The subdivider shall arrange for, and pay the cost of all services required to service the plan, in accordance with the City policies and requirements.

14. Satisfactory arrangements shall be made for financing the City's share of servicing before the final plan is released for registration.
15. Any Construction activities, including service connections that impact the existing pavement of the surrounding road network will require full restoration by the subdivider to the satisfaction of Engineering Services, and be identified on the engineering drawings.
16. The subdivider shall pay the full cost of the City's services within this plan, including those that may be sized to accommodate the servicing requirements of privately owned property outside the limits of this plan. In addition, any payment received from the subdivider for the services covered by the City's Development Charge By-law, for which this subdivider has paid shall be used to reimburse this subdivider for such services to the extent of this subdivider's cost provided a front-ending agreement is executed in accordance with the requirements of the Development Charges Act.
17. The cost of any City services outside of the plan necessitated by this development to be installed, extended, relocated or altered to provide services across or through adjacent privately owned lands which are subject to a separate draft plan approval to service this plan shall be the responsibility of the subdivider. Furthermore it is the sole responsibility of the subdivider to negotiate with the adjacent land owner(s) and secure appropriate easement(s) and/or lands required, and convey the same to the City at no cost and in a physical and environmental condition acceptable to Engineering Services.

D. Stormwater

18. This development shall comply with City policies and by-laws with respect to stormwater management.
19. A final storm drainage scheme for the lands within and abutting this plan shall be submitted to Engineering Services for approval prior to preparation of the engineering drawings for this subdivision. The engineering design for this plan shall generally follow the storm drainage scheme as described in the submitted Preliminary Stormwater Drainage and Functional Servicing Report, prepared by D.G. Biddle & Associates Limited, revised February 1, 2023.
20. The stormwater management facilities (Blocks 63 and 64) shall be designed, developed and conveyed at no cost to the City.
21. That the subdivider provide a fixed contribution satisfactory to Engineering Services for the long term maintenance and rehabilitation cost of the storm water management facilities. To facilitate fee calculations for each phase of development, the subdivider shall, with the 1st detailed engineering submission, provide a plan that corresponds to the stormwater management report quality calculations, identifying the phased contributing drainage areas/impervious values.
22. That the Subdivider acknowledge that Block 44 will be developed with a privately owned internal road system where the storm sewer servicing can be managed and the overland flow will be drained directly to the creek and the over controls will apply in SWMF #29 as recommended in Preliminary Stormwater Drainage and Functional Servicing Report, prepared by D.G. Biddle & Associates Limited , revised February 1, 2023.

23. The subdivider provides the City with copies of all Operation and Maintenance Manuals for all stormwater management ponds as well as low impact development facilities at the engineering submission stage.
24. The subdivider acknowledges that the full and complete build-out of the Stormwater Management Facility forming Block 64 is dependent on the co-operation of the adjacent property owner to the east (1600 Conlin Road East). The entire Stormwater Management Facility must be developed by one subdivider, must be contained within one set of engineering drawings and must be addressed in one subdivision agreement.
25. The land within the draft plan shall not be unreasonably graded, filled or stripped except in compliance with the City's Site Alteration By-law 85-2006, as amended, or in advance of building activity, so as to cause dust and increased stormwater runoff from the lands resulting in erosion and silting of roads, services, valley lands, creeks and privately owned property. The subdivider shall undertake their work in compliance with Ontario Regulation 406/19 regarding excess fill.

E. Road Design & Details

26. The subdivision acknowledges that development of this Draft Plan or portions of this Draft Plan may be restricted until such time that all necessary arrangements have been made with the adjacent developers (S-O-2014-05 and 1600 Conlin Road East) for the provision of access, as necessary, to the City's satisfaction.
27. All streets and cul-de-sacs, including dedicated corner sight triangles and pavement elbows, shall be designed to City standards.
28. The final plan for registration shall be revised to incorporate the City's minimum road geometric design criteria. The subdivider shall reduce the number of residential building lots or reconfigure some of the lot structure as determined necessary to meet the geometric design criteria.
29. The subdivider shall ensure that all streets properly align with existing and proposed development outside the limits of and abutting this plan. In this regard, the subdivider shall provide written verification to Engineering Services as part of the draft 40M Plan submission, from an Ontario Land Surveyor that the alignment of all streets and their extension outside the limits of this plan will meet the design requirements of the City.
30. Reserves, as may be required by Engineering Services in each phase, be shown on draft 40M plans and conveyed to the City.
31. Any reserves which are required to be dedicated as public highway with the registration of this plan, shall be included in draft of the final 40M plan of subdivision for dedication as public highway or alternatively a by-law shall be prepared for the purpose of dedicating the existing reserve as public highway.
32. The City will close, convey or dedicate any reserves, road allowances or road widenings necessitated by the development of this plan or any road allowance abutting this plan, provided the subdivider has met all of the requirements of the City,

financially or otherwise, subject to the determination of the Commissioner of Economic and Development Services, in this sole discretion.

33. The subdivider acknowledges that current City policy provides consideration of a reduced road allowance width:
 - a. Of eighteen (18) metres provided the road in question services less than 100 units and that the Commissioner of Economic and Development Services shall require the minimum standard 20 metre road allowance width if it is determined that the construction and/or maintenance of the public services within the road allowance is not financially or otherwise feasible; and
 - b. Of sixteen (16) metres for service roads abutting arterial roads or other public lands and, the Commissioner of Economic and Development Services shall require the minimum standard twenty (20) metre or, where necessary, twenty (20) metres plus road allowance in consideration that the final future road grade for Street B has not been concluded/warrants the additional width. Alternatively a wider landscape strip adjacent to the service road may be required.
34. The subdivider is required to pay the full cost of the temporary termination of any street (in the form of a cul-de-sac) to the satisfaction of Engineering Services, and further, that the subdivider acknowledges that the method of termination may restrict the availability of building permits for any lot/block that would be affected by such temporary termination.
35. The final plan for registration shall be revised or that the lot/block structure be altered at the intersection of Britannia Avenue East and Streets A and P to accommodate any additional road allowance as may be required to provide for a roundabout design or other engineering details not yet presented. In this regard, any abutting lots or blocks shall not be developed until such time that the road allowance requirement has been determined. Further that all costs associated with this intersection control feature be borne entirely by the subdivider.
36. That the subdivider pay for all traffic management features as may be determined necessary by the City during the review of the engineering submission for this development. These features will be designed and constructed to the satisfaction of Engineering Services.
37. All streets shall be named to the satisfaction of Planning Services.
38. Streets G, I, K and L together with the related fronting and/or flanking lots and blocks be developed in conjunction with adjacent lands to the satisfaction of the Planning Services.
39. The subdivider shall construct all required bike lanes and multi-use path on Britannia Avenue East and bike routes on Street P within the road allowance to the satisfaction of Engineering Services and at no cost to the City.

F. Studies/Reports/Guidelines Required

Stormwater Report/Functional Servicing Report

40. The subdivider is required to submit for approval a detailed stormwater management report and/or functional servicing report, completed by a water resource engineer, that must address, but is not limited to, the following issues:
 - a. Water quality control including design details on pond sizing and forebay sizing;
 - b. The oversizing of any stormwater management facility and storm sewer system to accommodate additional stormwater flows from adjacent development to the East of this plan;
 - c. Major and minor flow routes, their conveyance capacity, including cross-sectional details of roads;
 - d. Erosion and sediment controls;
 - e. Outfall pipe sizing requirements and erosion protection works at the outlet;
 - f. Foundation drain discharge points and flow rates;
 - g. Infiltration potential of the lands using Low Impact Development (LID) Technologies;
 - h. Floodplain mapping to review floodplain limits by re-running the Hec-Ras model using the new flows based on this development;
 - i. Groundwater condition of the stormwater management facility block(s);
 - j. Water ponding depth within the roadways;
 - k. Maintenance/operating manual for the stormwater management facility(ies);
 - l. Long term monitoring plan to confirm pond design and assess the performance of the facility(ies);
 - m. In regards to the area to the north where the major system is proposed to discharge uncontrolled to Harmony Creek, the Conceptual Lot Grading Plan does not match Figure 3 and 4 in the FSSR on Townline Road. The drainage figures show a high point on Townline Road which is not shown on the Grading Plan. Please ensure, at the engineering stage, that the Grading Plan is consistent with the SWM scheme shown in the FSSR;
 - n. Further details on how the major/minor system split will be and achieved and the design of the discharge location of the major system directly to Harmony Creek should be provided at the engineering stage;
 - o. The downstream impact analysis should compare proposed flows to the existing flows presented in Table 2.1 of the Kedron MESP; and,
 - p. Drainage Area 14 is modelled as a NASHYD in the VO modelling and on the drainage figures it shows an imperviousness of 0%. As this area is proposed to be park, it should be modelled as STANDHYD with the corresponding imperviousness reflected in the model. Please ensure this area is updated at the engineering stage.

Furthermore, the subdivider is required to implement and bear the cost of all the necessary stormwater features/works recommended in the said report.

Hydrogeological

41. The subdivider shall submit for review and approval a Hydrogeological Assessment report to Engineering Services, completed by a licensed hydrogeological engineer, that may be included in a Soils/Geotechnical Report that addresses, but not be limited to, the following issues:
 - a. The sizing of the Foundation Drain Collector System (FDC);
 - b. Opportunities to apply low impact development technology within the draft plan;
 - c. Any potential for formation of calcium carbonate buildup in the foundation drains and service connections within this draft plan and provide appropriate remedial measures. Recommended mitigation measures are to be incorporated into the engineering design as per Section 4.4 of the City of Oshawa Engineering Design Criteria Manual;
 - d. The ability to minimize the extent of building footing drains below the seasonal high groundwater table by means of changing the overall design of this development;
 - e. Opportunities to avoid having saturated backyards and/or ponding water situations; and
 - f. The subdivider acknowledges that they will provide all necessary mitigation measures as it relates to ground water seepage at the detailed engineering design stage to ensure that the basements will not be negatively affected by the groundwater seepage.
 - g. The slope stability analysis to ensure that the slope along the Harmony Creek tributary is stable, not only for the purpose of this development but also for the construction of the ponds
 - h. Recommendations on the pond design given that the pond elevations could be lower than the groundwater table
42. The subdivider is required to implement and bear the cost of all the necessary low impact development measures/works recommended in the Hydrogeological Assessment report and submit a Maintenance/Operating Manual for the low impact development measures.

Soils/Geotechnical

43. The subdivider shall complete a soils/geotechnical report and the recommendations of said report shall be implemented as appropriate with the subdivision agreement including those related to municipal services and road structure, and any requirement that development on engineered fill be certified by a licensed geotechnical engineer. This report shall be submitted to Engineering Services for review and acceptance in conjunction with the first engineering submission, together with soils profiles plotted on a separate set of the engineered construction drawings. The report must also include an orientation map illustrating the lots affected by any proposed engineered fill recommendations.

Soil Management

44. The subdivider shall complete a soil management report for implementation by a licensed geotechnical engineer. This report shall be submitted to Engineering Services for review and acceptance in conjunction with the Site Alteration Permit.

Fluvial Geomorphological

45. The subdivider shall retain a qualified professional to complete, submit and receive approval for a Fluvial Geomorphological Assessment report for the eastern branch of the Harmony Creek to determine the extent of the creek works (internally and externally) that is required to be completed to accommodate this development. Further, the subdivider shall carry out and bear the cost of all the necessary creek work recommended in the said report.
 - (a) The proposed outfall locations, alignment and design must be reviewed by a fluvial geomorphologist and any recommendations shall be incorporated into the engineering plans.
 - (b) The Fluvial Geomorphological Assessment report shall include the proposed creek re-alignment works at Townline Road North as shown Drawing XS-2 prepared by D.G. Biddle and Associates Limited dated May 2018.

Stream Corridor Protection Limits

46. The subdivider shall revise and re-submit to Engineering Services the Stream Corridor Protection Limits report for the east branch of the Harmony Creek branch that must address, but not be limited to, the following issues;
 - a. Flooding hazard limits;
 - b. Erosion hazard limits;
 - c. Fisheries buffers;
 - d. Stream corridor protection limits; and
 - e. Stream works downstream of the Townline Road North creek crossing.

Furthermore, the subdivider is required to implement and bear the cost of all necessary works recommended in the said report or as negotiated with the downstream landowners.

Record of Site Condition

47. The subdivider agrees to retain a licensed geo-environmental engineer to verify, to the satisfaction of the City and the Region of Durham that the site has been made suitable for the proposed uses. A Record of Site Condition ("R.S.C.") acknowledged by the Ministry of the Environment, Conservation and Parks ("M.E.C.P.") shall be required to be submitted to Planning Services prior to final approval, any site disturbance and/or registration, if required by the Region of Durham's Site Contamination Protocol.

Traffic Management

48. The subdivider shall retain a licensed traffic engineer to complete a traffic management report which details any required feature for design, operation and construction of all Streets in the plan and that the report be submitted to Engineering Services for review and acceptance as part of the engineering plans package. The traffic management measure shall be implemented to Engineering Services satisfaction at the subdivider's cost.

Noise

49. Prior to the preparation of the subdivision agreement and as part of the first engineering submission the subdivider agrees to retain a licensed acoustical engineer to complete and submit to Planning Services for review and acceptance a noise impact study which addresses the impact of noise generated from road traffic, and/or the surrounding land uses and is based on the detailed grading of the site to the satisfaction of Planning Services. Further, the subdivider shall implement the recommendations for noise controls at no cost to the City, confirm that the implemented noise mitigation features(s) is/are in compliance with the M.E.C.P. standards and provide the necessary warning clauses.

Streetscape/Architectural Control Guidelines

50. Prior to offering any model/property for sale, the subdivider shall engage a control architect, satisfactory to Planning Services. This control architect will complete and submit to Planning Services for review and acceptance streetscape/architectural control guidelines which are satisfactory to Planning Services, approve all models offered for sale and certify that all building permits plans comply with the City approved guidelines.

Urban Design Guidelines

51. Prior to preparation of the subdivision agreement, the subdivider shall engage an urban design and landscape architect, satisfactory to Planning Services, to complete and submit urban design guidelines for lands adjacent to Conlin Road East to Planning Services for approval.

Tree Inventory and Assessment

52. Prior to issuance of a site alteration permit, the subdivider shall engage a certified arborist to complete a tree inventory and assessment to the satisfaction of Parks Planning and Development and Planning Services. The tree inventory and assessment shall be submitted to Planning Services.

Archaeological Study

53. Prior to issuance of a site alteration permit or any other soil disturbance, the subdivider shall undertake an archaeological study by a licensed archaeologist to be reviewed by the Ministry of Tourism, Culture and Sport, and entered into the Ontario Public Register of Archaeological Reports and correspondence documenting this review and acceptance to be submitted to Planning Services.

G. Phasing

54. If this subdivision is to be developed by more than one registration, an overall development and phasing plan must be submitted and approved by Planning Services and Engineering Services prior to the first submission of engineering drawings, to ensure an adequate street pattern and servicing scheme prior to preparation of the engineering drawings. Engineering drawings will not be accepted until the phasing plan has been submitted and approved.
55. The use of temporary emergency access locations is discouraged. The need for temporary emergency access locations shall be reviewed to determine alternative phasing and inclusion of other portions of the approved road network of the draft plan.

H. Lots

56. The lot pattern for those blocks and street shown on the plan for residential development must be detailed on the engineering drawings and draft 40M Plan to properly assess requirements for items such as municipal infrastructure, individual servicing and utility coordination.
57. The residential lots/blocks shown on the School Block 48 are not approved.

I. Street Lighting

58. The subdivider shall implement the same decorative street lighting standard used on the adjacent lands (within adjacent draft plan S-O-2014-05) and further agrees to pay for any additional costs associated with the street lighting upgrades.

J. Utility Easement & Blocks

59. The City will grant any easements required for utilities, stormwater management and servicing on City-owned lands necessitated by the development of the plan and relinquish any redundant easements, provided the subdivider has met all the requirements of the City, financially or otherwise.
60. The subdivider shall grant free of charge any easements or blocks required for servicing and the conveyance of overland flows. Easements shall be in a location and of a width as determined by Engineering Services and/or the Region of Durham and be granted upon request at any time after draft approval of the plan.
61. The final plan for registration shall include and accommodate Block(s) and easement(s) required to facilitate the installation of any utility services which cannot be accommodated in any City right-of-way to the satisfaction of Engineering Services.

K. Private Wells and Septic Systems

62. Prior to the preparation of engineering drawings for development of Blocks 30 to 40 and 43 and 64 the subdivider shall undertake to an investigation of any possible interference with existing private sewerage disposal systems for the existing single detached dwellings at 1600 Conlin Road East and 2101 Townline Road North. Should there be a conflict, satisfactory arrangements shall be made to provide

alternate services to the affected properties to the satisfaction of Building Services and the Region of Durham.

63. The subdivider shall provide property owners with private well systems in the area surrounding the Draft Plan with a copy of the Region of Durham Well Interference Policy.

L. Driveways

64. The location of all driveways shall maintain a minimum one (1) metre clearance from all above ground utility structures or other like apparatus where practical to the satisfaction of Engineering Services.
65. Under conditions where the right-of-way of the road is less than twenty (20) metres and there is no sidewalk on that side of the road, a plan shall be submitted to the satisfaction of Engineering Services showing the proposed siting of the buildings on lots which indicate the length of the driveway leading to a private garage, which is to be fitted with a roll-up type door, and which has a minimum length of seven (7) metres from the street line to the garage.
66. The subdivider shall provide roll-up type garage doors where the front yard setback to the garage is seven (7) metres or less.

M. Future Development Blocks

67. Blocks 13, 33, 46 and 47 shall be developed in conjunction with adjacent lands to the satisfaction of Planning Services.

N. Creeks/Valleys/Environmental Features

68. That any approval in relation to stormwater management, erosion control and any works required within the east branch of the Harmony Creek Valley shall be obtained by the subdivider from Engineering Services and the Central Lake Ontario Conservation Authority ("C.L.O.C.A.").
69. The Open Space Block 53 shall be conveyed to the City at no cost and in a physical condition acceptable to Parks Planning and Development, Planning Services and Engineering Services. The Open Space Block shall be modified as necessary, to include all lands below top of bank, all natural hazard lands related to the valley, all wetland buffers areas, fisheries buffers, drip lines and lands above top of bank required for a recreational trail, buffers, maintenance access and/or erosion allowance access, if determined necessary by Parks Services, Planning Services and Engineering Services.

O. Walkways

70. Block 55, shall be conveyed, designed and constructed to City standards, at no cost to the City.
71. The subdivider shall demonstrate that any walkway block for the provision of overland flow has a sufficient width to convey the major overland flow and is prepared to reduce or reconfigure the number of residential building lots as determined necessary. In this regard, any abutting lots or blocks shall not be

developed until such time that an adequate width of the walkway block has been confirmed.

P. Landscaping

72. Landscape plans shall be submitted to Planning Services no later than the second submission of engineering plans (detailed design) for each phase.
73. This development shall comply with the City's Landscaping Design Policies and requirements. Without limiting the generality of the foregoing, the subdivider shall prepare and coordinate the landscape plans with the engineering drawings to the satisfaction of Planning Services and Engineering Services. The following shall be submitted to Planning Services:
 - a. The landscape submission shall include, but is not limited to:
 1. Landscape strip block(s);
 2. Stormwater Management Facilities;
 3. Stormwater outfalls;
 4. Channel design;
 5. Round-a-bout(s) and medians;
 6. Preservation/protection of existing site features and vegetation;
 7. Restorative/enhancement planting for the open space blocks;
 8. Compensation planting;
 9. Park concept and grading for the parkette blocks;
 10. Street tree planting;
 11. Fencing; and
 12. Recreational trails outside of road right-of-ways.
 - b. A statement from a Landscape Architect shall certify that the measures employed to promote the preservation of existing site features and vegetation are appropriate.
74. The subdivider will undertake to the satisfaction of Planning Services and Engineering Services and at no cost to the City:
 - a. The design and installation of landscaping in any new channel be to the satisfaction of Planning Services in Blocks 53;
 - b. The installation of landscaping, fencing and drainage facilities in the landscape strips;
 - c. The design and construction to finished asphalt of all recreational trails and structures outside of the road allowances in the draft plan of subdivision;
 - d. The construction of the roundabouts and medians, including the installation of landscaping and drainage facilities as necessary;
 - e. The installation of enhancements and restoration planting in the open space blocks;
 - f. The installation of fencing of open space lands where adjacent to lots/blocks; and,
 - g. The installation of street trees, in accordance with the City standards and requirements.

75. The subdivider shall design and construct at no cost to the City, the finished asphalt of recreational trails and all structures deemed necessary to achieve the connection/crossing including lighting through Open Space Block 54 to the satisfaction of Planning Services and the design shall be submitted as part of the landscape submission to Planning Services.
76. Any blocks required for a landscape strip shall be conveyed to the City at no cost, in an acceptable physical condition. Any landscape strip block shall be of sufficient width to permit the landscape strip not to exceed a 4:1 slope or other slope acceptable to Planning Services. If the landscape strip abuts a service road an alternative slope suitable to the design may be considered through the coordinated submission of engineering and landscape plans.
77. The subdivider shall provide a fixed payment through the subdivision agreement (10% of the estimated cost of the construction item) to provide for the long term maintenance and rehabilitation of items such as entrance features, walls and enhancements to fences, which exceed City standards and which are requested by either the subdivider or the City.
78. The subdivider shall deposit with the City a public lands damage deposit and monetary security in amounts to be specified in the subdivision agreement as determined by Planning Services. This shall ensure that the public lands are not damaged and that certain site improvements, landscaping, fencing and vegetation preservation, in accordance with the approved conditions and plans, are carried out.

Q. Parkland

79. Parkette Blocks 49, 50 and 51 shall be conveyed to the City at no cost, in a physical condition acceptable to Planning Services to satisfy in part of the parkland provisions of the Planning Act. Cash-in-lieu of parkland shall be provided to satisfy the balance of the parkland dedication provisions of the Planning Act at a rate of 5% for the entire Draft Plan, save and except for Blocks 43, 44 and 45 and 47 for which cash-in-lieu of parkland will be paid at the time of the issuance of building permits, to the satisfaction of the Commissioner of Economic and Development Services.
80. The subdivider shall undertake, at no cost to the City, the grading, sodding, fencing and installation of the drainage facilities in the Parkette Blocks 49, 50 and 51 in accordance with the approved plans or in lieu of undertaking the actual work the City may accept at its discretion, an appropriate fixed payment to the City.
81. The subdivider shall be advised that it may request permission from Council to fully "finish" the park, including any facilities and appropriate park furniture, as an alternative to waiting for the City to "finish" the park. The subdivider's request must include the proposed timing of full park construction, the costs to the City and a proposed method and timeline for reimbursement by the City. The subdivider's request is to be made to the Commissioner of Economic and Development Services who shall report to Committee and Council on the request. The subdivider is advised that the timing of the finishing of the park is at Council's discretion and that Council cannot at this time, commit to the approval of any request by the subdivider to "finish" the park on the City's behalf.

R. Endangered/Threatened Species

82. The subdivider shall carry out all required measures and works required by the Ministry of Natural Resources and Forestry ("M.N.R.F.") and M.E.C.P. with regard to the Species at Risk ("S.A.R.") (Endangered Species Act, 2007) known to inhabit the property, if any. No demolition or disturbance of habitat in accordance with M.N.R.F. and M.E.C.P. requirements shall commence prior to a copy of a clearance letter from the M.N.R.F. and M.E.C.P. being received by Planning Services.

S. Zoning

83. The Zoning By-law shall be appropriately amended in order to implement the draft plan.

T. Construction Access and Haul Route

84. The heavy construction access and haul route shall be approved by Engineering Services. Details regarding the proposed location of the construction access and haul route shall be submitted to Engineering Services prior to the first submission of the engineering drawings. Engineering drawings will not be accepted until the heavy construction access and haul route has been approved.

Excerpts from the Minutes of the Development Services Committee Meeting held on February 8, 2016

Application 4: DS-16-19

Delegations

No public comments were received.

Correspondence

Moved by Councillor Pidwerbecki,

“That Correspondence DS-16-30 from Coleen Dennis submitting comments in opposition to the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2014-04) at 1500 Conlin Road East submitted by Regita Enterprise Inc./Schleiss Development Company Limited be added to the agenda.” Carried on 2/3 Vote of Members Present

DS-16-30 Coleen Dennis – Submitting Comments in Opposition to the Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

Moved by Councillor Pidwerbecki,

“That Correspondence DS-16-30 from Coleen Dennis submitting comments in opposition to the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2014-04) at 1500 Conlin Road East submitted by Regita Enterprise Inc./Schleiss Development Company Limited, be referred to staff.” Carried

Report

DS-16-19 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

Moved by Councillor Pidwerbecki,

“That pursuant to Report DS-16-19 dated February 3, 2016, the applications submitted by Regita Enterprise Inc./Schleiss Development Company Limited to amend Zoning By-law 60-94 (File: Z-2014-03) and for approval of a draft plan of subdivision (File: S-O-2014-04) to permit the development of single-detached dwelling lots, medium density residential, a mixed-use block, an elementary school block, a walkway block, parkette blocks, stormwater management blocks, open space blocks and new arterial, collector and local roads at 1500 Conlin Road East be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.” Carried