

Source: Arcadis based on Google Earth Aerial Imagery

Application to Amend Zoning By-law 60-94 (File Z-2023-06)



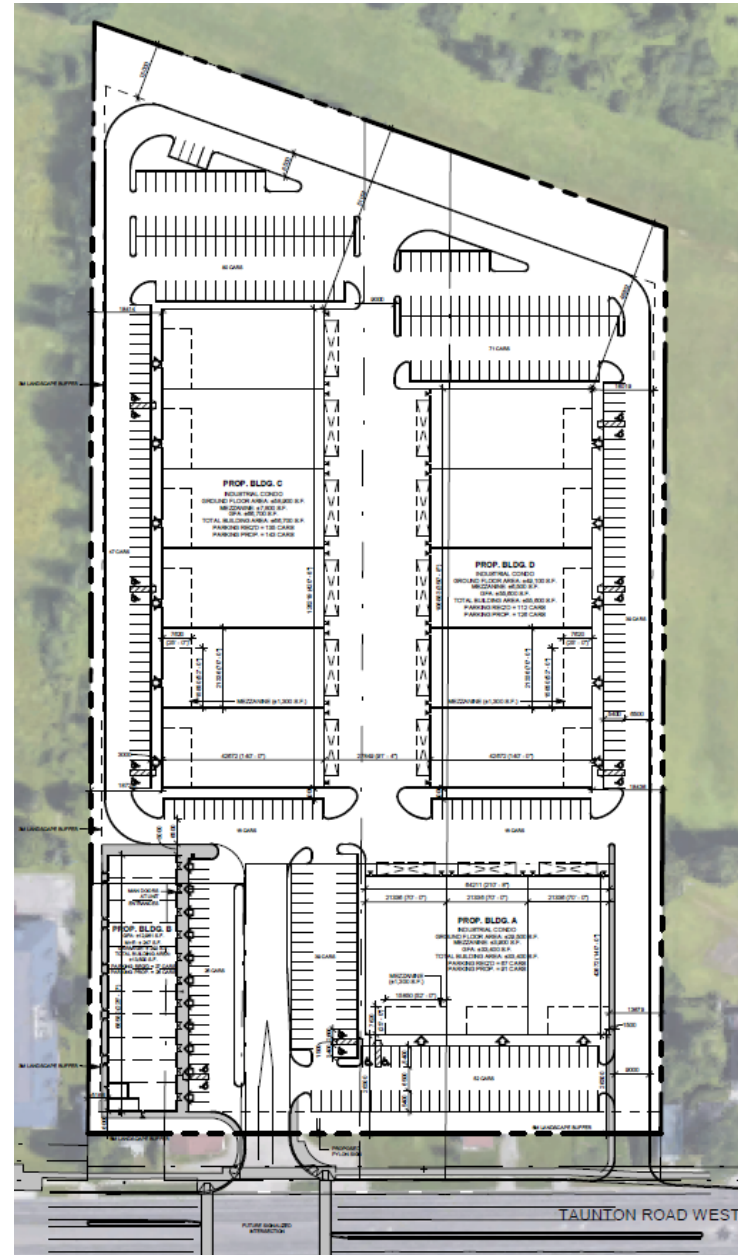
620 Taunton Road West and Southeast Portion of 646 Taunton Road West

Taunton Road West Development Site (620, 646, 650 & 660 Taunton Rd. W.)

650 Taunton Developments Limited (c/o Fieldgate Commercial) owns 4.0 hectares of vacant land comprised of 620, 646, 650 and 660 Taunton Road West.

An industrial condominium development is proposed for the site:

- Four (4) buildings:
- 1 storey each, with partial mezzanines
- 25 individual units
- Total of 15,669 m²;
- 385 parking spaces; and
- 14 loading spaces.



**TURNER
FLEISCHER**

STATISTICS

SITE AREA	10.04 ACRES	40,361 M ²
BUILDING A 1F	425,000 S.F.	42,741 S.M.
BUILDING A MEZZANINE	13,000 S.F.	1,302 S.M.
BUILDING B 1F	412,000 S.F.	41,200 S.M.
BUILDING B ME	12,000 S.F.	1,200 S.M.
BUILDING C 1F	425,000 S.F.	42,741 S.M.
BUILDING C MEZZANINE	13,000 S.F.	1,302 S.M.
BUILDING D 1F	425,000 S.F.	42,741 S.M.
BUILDING D MEZZANINE	13,000 S.F.	1,302 S.M.
TOTAL AREA	1,710,000 S.F.	171,000 S.M.
TOTAL GROUND FLOOR AREA	1,710,000 S.F.	171,000 S.M.
GROUND FLOOR AREA EXCLUDING ME, GARAGE ROOM	1,697,000 S.F.	169,700 S.M.
TOTAL BUILDING AREA	1,710,000 S.F.	171,000 S.M.
TOTAL PARKING PROVIDED	385 CARS	385 CARS
COVERAGE	34.33%	34.33%

fieldgate

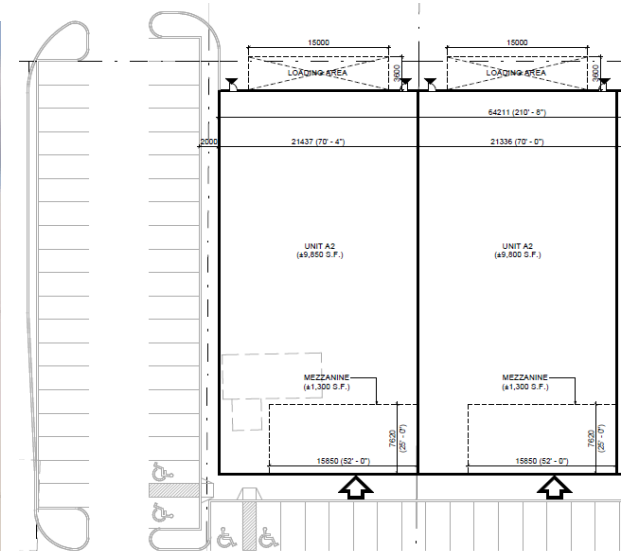
**620, 646, 650 and 660
TAUNTON ROAD W**
OSHAWA, ON
16,133
CONCEPT SITE PLAN

PRELIMINARY
DWG # A-1-153
2023-05-10
SCALE = 1 : 1500



Proposed Industrial Condominium Development

Industrial condominiums are generally occupied by professional offices, sales outlets, contractors, service industries, restaurants, recreation and other light industrial small businesses.

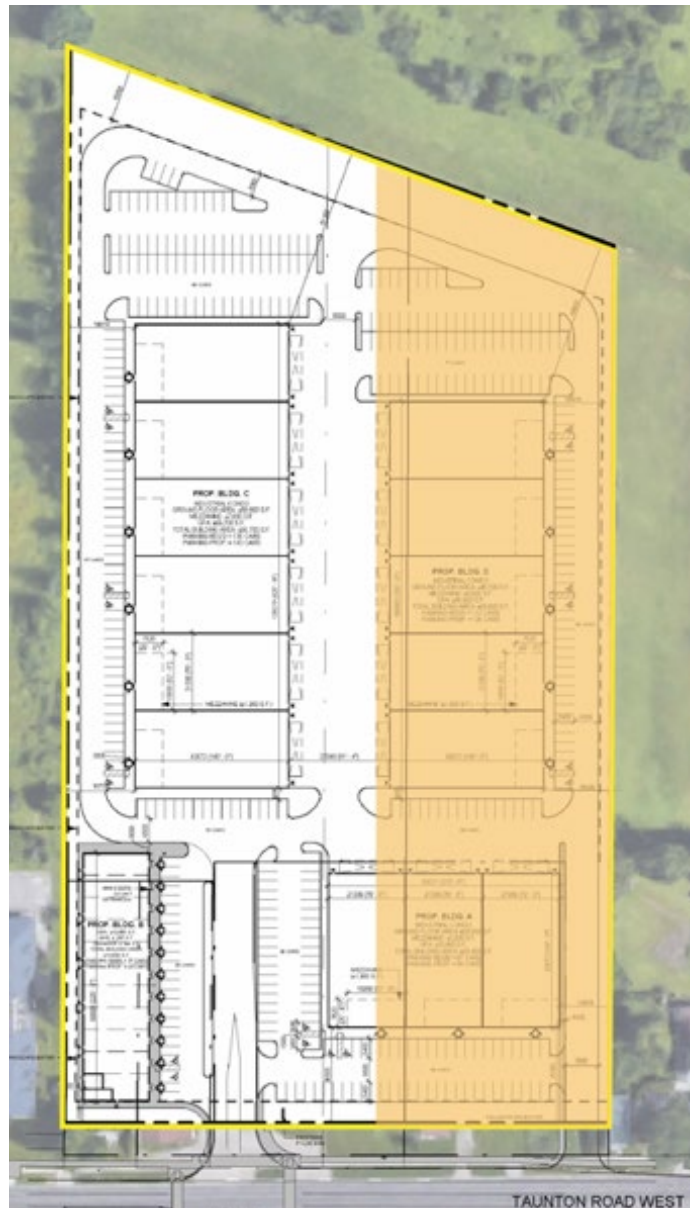


Current Select Industrial (SI-A) Zoning with Limited Use Permissions

The entire site is zoned SI-A, but the east portion has site-specific provisions that limit use. The use permissions were established over a decade ago for a previous landowner's development proposal.

Through ZBLA 21-2021, the SI-A (8) zoning was amended on the west portion of the site to permit a broad range of industrial and commercial uses.

This rezoning application seeks to expand use permissions on the east portion of the site, comprised of 620 Taunton Road West and southeast portion of 646 Taunton Road West.



TURNER FLEISCHER

STATISTICS

SITE AREA	±10.04 ACRES	±4.04 HA.
BUILDING A 1F	±20,500 S.F.	±2,741 S.M.
BUILDING A MEZZANINE	±3,000 S.F.	±362 S.M.
BUILDING B 1F	±12,061 S.F.	±1,204 S.M.
BUILDING B 2F	±247 S.F.	±23 S.M.
BUILDING B GARBAGE ROOM	±212 S.F.	±27 S.M.
BUILDING C 1F	±58,800 S.F.	±5,472 S.M.
BUILDING C MEZZANINE	±7,800 S.F.	±725 S.M.
BUILDING D 1F	±48,100 S.F.	±4,562 S.M.
BUILDING D MEZZANINE	±6,500 S.F.	±604 S.M.
TOTAL AREA		
TOTAL GROUND FLOOR AREA	±151,000 S.F.	±14,026 S.M.
GROSS FLOOR AREA (EXCLUDING 1 ST F. GARBAGE ROOMS)	±168,001 S.F.	±15,603 S.M.
TOTAL BUILDING AREA	±169,200 S.F.	±15,719 S.M.
TOTAL PARKING PROVIDED	385 CARS	385 CARS
COVERAGE	34.53%	34.53%

**Lands Subject
to Rezoning**

fieldgate

620, 646, 650 and 660
Taunton Road W

OSHAWA, ON
16.133
CONCEPT SITE PLAN

PRELIMINARY

An amendment is being sought to allow the following additional land uses:

- Assembly hall;
- Brew your own operation;
- Commercial school or training centre;
- Data processing centre;
- Food preparation plant;
- Light industrial uses;
- Merchandise service shop;
- Place of amusement;
- Plumbing, electrical or building supply shop;
- Printing establishment;
- Recreational use
- Research and development establishment;
- Sales outlet;
- Service industry;
- Studio;
- Television or radio broadcasting station or studio;
- Theatre; and
- Warehouse.

Existing use permissions under
SI-A (11)"h-3 9"/ SI-A (14)"h-60" / SI-A (19)"h-66":

- Banquet hall
- Club, excluding nightclub
- Commercial recreation establishment
- Day care centre
- Financial institution
- Office
- Restaurant
- Hotel
- Retail store
- Self-serve storage

The amendment will also rezone the northernmost 15 metres of the site to an OSE (Environmentally Sensitive Open Space) Zone.

Proposed Rezoning of 620 Taunton Rd. W. & Part of 646 Taunton Rd. W.

The requested amendment will ensure the efficient use and development of vacant industrial lands and facilitate local economic development and the provision of range of service types and business types to support a complete community.

The proposed development and the requested Zoning By-law Amendment is:

- Consistent with the relevant policies of the Provincial Policy Statement;
- Conforms with the relevant policies of the Provincial Growth Plan;
- Conforms with the relevant policies of Durham Region's Official Plan; and
- Conforms with and supports relevant policies of Oshawa's Official Plan.

We respectfully request the Zoning By-law Amendment be approved.