



# Planning Act Public Meeting Report

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To: Economic and Development Services Committee

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

Report Number: ED-24-121

Date of Report: October 30, 2024

Date of Meeting: November 4, 2024

Subject: Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited, 1251 Taunton Road East

Ward: Ward 3

File: OPA-2024-05, Z-2024-07

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## 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited (the "Applicant") to amend the Oshawa Official Plan, the Pinecrest Part II Plan (File: OPA-2024-05) and Zoning By-law 60-94 (File: Z-2024-07), to permit a 10-storey, 74-unit apartment building on the lands municipally known as 1251 Taunton Road East (the "Subject Site").

The Applicant intends to register the proposed residential development as a condominium. If the subject applications are approved, the Applicant will be required to submit an application for approval of a draft plan of condominium at the appropriate time.

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 an air photo showing the location of the Subject Site and surrounding uses.

Attachment 4 is a copy of the proposed site plan submitted by the Applicant.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a sign

giving notice of the applications has been posted on the Subject Site. The notice was also provided in accordance with the City's Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on November 1, 2024.

## **2.0 Recommendation**

That, pursuant to Report ED-24-121 dated October 30, 2024, concerning the applications submitted by KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited to amend the Oshawa Official Plan, the Pinecrest Part II Plan (File: OPA-2024-05) and Zoning By-law 60-94 (File: Z-2024-07) to permit a 10-storey, 74-unit apartment building on the lands municipally known as 1251 Taunton Road East, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

## **3.0 Input from Other Sources**

### **3.1 Other Departments and Agencies**

The subject applications have been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the applications.

## **4.0 Analysis**

### **4.1 Background**

The Subject Site is generally located on the south side of Taunton Road East, west of Townline Road North, and is municipally known as 1251 Taunton Road East (see Attachment 1).

The following is background information concerning the subject applications:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Residential along a Regional Corridor	Residential along a Regional Corridor, subject to a site-specific policy to permit a maximum residential density of 350 units per net hectare (141.7 u/ac.)
<b>Pinecrest Part II Plan Designation</b>	Medium Density II Residential	High Density II Residential subject to a site-specific policy to permit a maximum residential density of 350 units per net hectare (141.7 u/ac.)

Item	Existing	Requested/Proposed
<b>Zoning By-law 60-94</b>	R1-A (Residential)	An appropriate site specific R6-D (Residential) Zone, to implement the proposed development with site specific regulations to permit certain performance standards related to matters such as, but not necessarily limited to, increased density and building encroachments, reduced front yard and interior side yard depths, landscaped open space and parking, and to permit tandem parking
<b>Use</b>	Vacant (a single detached dwelling was recently demolished)	10-storey apartment building containing 74 apartment units

The following land uses are adjacent to the Subject Site:

- **North** Taunton Road East, beyond which are single detached dwellings
- **South** Agricultural lands, beyond which are single detached dwellings
- **East** Agricultural lands, beyond which are single detached dwellings and a veterinary clinic
- **West** Retirement home and long-term care facility buildings, beyond which is Benson Street and a movie theatre

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

Site Statistics Item	Measurement
Lot Frontage on Taunton Road East	45.7m (149.9 ft.)
Gross Lot Area (inclusive of road widening)	0.255 ha (0.63 ac.)
Net Lot Area (exclusive of road widening)	0.245 ha (0.61 ac.)
Number of Proposed Apartment Units	74 units: - 15 studio units - 22 one-bedroom units - 15 one-bedroom plus den units - 15 two-bedroom units - 7 three-bedroom units
Proposed Net Residential Density	302 units per hectare (122.3 u/ac.) (74 units)
Requested Net Residential Density	350 units per hectare (141.7 u/ac.) (86 units)
Proposed Building Height	29.6m (97.1 ft.) (10 storeys)

<b>Site Statistics Item</b>	<b>Measurement</b>
Parking Spaces Required for a 74 unit Condominium Apartment Building	130 (1.45 spaces per unit for residents plus 0.3 spaces per unit for visitors)
Parking Spaces Required for a 74 unit Rental Apartment Building	98 (1 space per unit for residents plus 0.33 spaces per unit for visitors)
Parking Spaces Provided (based on a net residential density of 302 units per hectare/122.3 u/ac.)	106 (1.17 spaces per unit for residents plus 0.25 spaces per unit for visitors)
Parking Rate Requested (based on a net residential density of 350 units per hectare/141.7 u/ac.)	106 (1.0 space per unit for residents plus 0.25 spaces per unit for visitors)
Number of Bicycle Parking Stalls Proposed	48 (40 long-term, 8 short-term)

## **4.2 Oshawa Official Plan**

The Subject Site is designated Residential in the Oshawa Official Plan (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. contains policies which establish various density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, has five density categories, with the highest density being the High Density II Residential category. This category permits 150 to 300 units per hectare (60 to 120 u/ac.) for locations other than within the Downtown Oshawa Urban Growth Centre, subject to general locational criteria as follows:

- (a) Generally located within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Areas, Sub-Central Areas Community Central Areas or within Intensification Areas along Regional Corridors; and;
- (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 proposed development would have a net residential density of approximately 302 units per hectare (122.3 u/ac.) and the Applicant is requesting a permitted maximum residential density of 350 units per hectare (141.7 u/ac.). The proposed development does not meet the above locational criteria and the proposed density exceeds the maximum allowed under the O.O.P. Accordingly, an amendment to the O.O.P. and Pinecrest Part II Plan is required to permit the proposed development by adding a site-specific policy to permit the proposed increased residential density.

The Subject Site is located on Taunton Road East which is identified as a Regional Corridor on Schedule ‘A-2’, Corridors and Intensification Areas, in the O.O.P.

The O.O.P. specifies, in part, that Regional Corridors shall be planned and developed as mixed-use areas in accordance with the principles outlined in Policy 2.1.6.2 of the O.O.P. and the relevant policies of the underlying land use designation(s), with the objectives of achieving higher density, intensive and compact built form and complementary mixed uses. Development within Regional Corridors shall facilitate and complement higher order transit services, walking and cycling with an emphasis on pedestrian-oriented design that is focused upon and reinforces the public realm. In this regard, development shall facilitate efficient multi-modal transportation links between, and connections to, the Downtown Main Central Area, the Windfields Main Central Area, Sub-Central Areas and Community Central Areas in Oshawa, as well as Regional Centres and other Centres in adjacent municipalities.

The O.O.P. specifies, in part, that the City shall focus residential intensification in appropriate areas within the Downtown Oshawa Urban Growth Centre, Main Central Areas and Sub-Central Areas, Transportation Hubs and Commuter Station areas, the Oshawa Harbour Special Development Area, Intensification Areas along Regional and Local Corridors and any other urban areas considered to be appropriate locations for residential intensification, in order to achieve the goals of Policy 6.4.5:

- (a) Accommodate a significant portion of the City's future population growth and assist in achieving the City's annual residential intensification target set out in Policy 1.7;
- (b) Provide for a diverse range and mix of housing types, taking into account affordable housing needs;
- (c) Support efforts to develop active, vibrant neighbourhoods through the provision of a diverse and compatible mix of land uses, high quality public spaces, access to a variety of amenities in reasonable walking distance of residential areas, and development based on site design standards that create attractive, vibrant places and favour the needs of pedestrians and cyclists as a primary design consideration;
- (d) Support transit, walking and cycling as feasible utilitarian and recreational travel options, such as through the implementation of well-connected street networks and active transportation facilities; and,
- (e) Contribute to the achievement of healthy, attractive, complete and sustainable communities.

Policy 2.1.6.2(q) of the O.O.P. stipulates that where a difference in scale exists between new development proposed on Corridors and existing stable neighbourhoods, the new development shall utilize transition strategies through adequate spatial relationships, massing and built form, including by creating appropriate setbacks and implementing strategies such as stepbacks and 45 degree angular planes.

Taunton Road East is designated as a Type 'A' Arterial Road on Schedule "B", Road Network, of the O.O.P. Taunton Road East is also identified as a Regional Transit Spine on Schedule "B-1", Transit Priority Network, of the O.O.P.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject applications.

### **4.3 Pinecrest Part II Plan**

The Subject Site is designated as Medium Density II Residential in the Pinecrest Part II Plan. The Medium Density II Residential designation permits a maximum net residential density of 60 to 85 units per hectare (24.3 to 34.4 u/ac.). Policy 8.4.6.12 is also applicable to the Subject Site. This policy states, in part, that lands designated as Medium Density II Residential may be developed for residential purposes at the Medium Density I Residential density range in accordance with Section 2.3 of the Part I Plan and for uses in accordance with Policies 8.4.6.3 and 8.4.6.4 of the Pinecrest Part II Plan.

The general representative housing type/form within the Medium Density I Residential category generally consists of single detached dwellings, semi-detached dwellings, duplexes and townhouses with a density between 30 to 60 units per hectare (12 to 24 u/ac.), subject to general locational criteria as follows:

- (a) Generally located at the periphery of neighbourhoods in proximity to arterial and collector roads, or located within the Main Central Areas, Sub-Central Areas, Community Central Areas, Local Central Areas or Regional and Local Corridors, or generally located in areas that are undergoing transition, such as neighbourhoods containing a range of land uses, in which higher density residential uses could be developed without generating undue adverse impacts on adjacent land uses.
- (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 general representative housing type/form within the Medium Density II Residential category generally consists of townhouses, low rise apartment buildings and medium rise apartment buildings with a density between 60 to 85 units per hectare (24 to 34 u/ac.), subject to general locational criteria as follows:

- (a) Generally located at the periphery of neighbourhoods along arterial roads, or within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Areas, Sub-Central Areas, Community Central Areas Local Central Areas or Regional and Local Corridors, or generally located in areas that are undergoing transition, such as neighbourhoods containing a range of land uses, in which higher density residential uses could be developed without generating undue adverse impacts on adjacent land uses.
- (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.

In accordance with the Pinecrest Part II Plan, a residential development containing between 7 and 21 units would generally be permitted at the Subject Site.

The proposed development includes 74 apartment units which results in a net residential density of 302 units per hectare (122.3 u/ac.). Accordingly, the Applicant has submitted an

application to amend the Pinecrest Part II Plan to permit the proposed development by redesignating the Subject Site to High Density II Residential with a site specific policy to permit the proposed density.

The policies and provisions of the Pinecrest Part II Plan will be considered during the further processing of the subject applications.

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

The Subject Site is currently zoned R1-A (Residential) (see Attachment 1) which permits single detached dwellings subject to compliance with various regulations.

The Applicant has submitted an application to amend Zoning By-law 60-94 to permit a 10-storey apartment building containing 74 apartment units. The proposed amendment would rezone the Subject Site to an appropriate R6-D (Residential) Zone to permit the proposed development and would include a special condition to permit certain performance standards such as, but not necessarily limited to, increased density and building encroachments, reduced front yard and interior side yard depths, and reduced landscaped open space and parking, as well as to permit tandem parking.

The Applicant has also requested in their application that a provision be included in the amendment to treat the lands as one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by the way of plans of condominium, consent, conveyance or private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted. Staff will review the intention and appropriateness of this provision during the further processing of the applications.

The proposed development includes seven sets of two tandem parking spaces (14 spaces). Tandem parking is not permitted for apartment buildings. The Applicant has requested permission for tandem parking.

The subject applications will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the applications.

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

The Applicant proposes to develop a new 10-storey apartment building containing 74 apartment units (see Attachment 4).

The proposed building includes parking primarily within the underground parking garage. A total of 48 bicycle parking spaces are also proposed as part of the building design. One driveway access to the site is proposed along Taunton Road East. The Applicant intends that the driveway access will be a right-in/right-out driveway by extending the medians in Taunton Road East between Benson Street and Arborwood Drive to prevent left turns.

Seven sets of two resident parking spaces are proposed to be provided in a tandem parking configuration.

The proposed building also includes the following features:

- A rooftop garden/amenity area and an outdoor amenity area at grade;
- Private balconies along the north and south elevations for each apartment unit; and,
- An indoor communal amenity space.

Portions of the north-facing balconies and roof overhang part of the Taunton Road East road allowance that is required to be conveyed to the Region of Durham as a road allowance widening. Taunton Road East is under the jurisdiction of the Region. Property owners do not have the authority to encroach over road allowances unless granted permission by the Region or the City with respect to their respective roads.

In support of the proposed site design/development the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, landscape plans, a servicing plan, a grading plan, erosion and sediment control plans, a functional servicing and stormwater management report, a noise study, a planning justification report, vehicle maneuvering plans, a parking study and a traffic impact study.

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. This Department will conclude its position on the site design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject applications include:

- (a) The appropriateness of the proposed building height and residential density at this location;
- (b) The appropriateness of the proposed zoning regulations including the proposed parking rate and building setbacks;
- (c) Site/building design matters including driveway access, parking configuration, refuse storage and collection, loading, building architecture, landscaping, building setbacks and fire access;
- (d) The appropriateness of the proposed building encroachments over the Taunton Road East road allowance;
- (e) Servicing and stormwater management matters;
- (f) Lighting;
- (g) Transportation considerations including traffic impacts, vehicular access and parking;
- (h) Noise attenuation; and,
- (i) Crime Prevention through Environmental Design matters.



## 5.0 Financial Implications

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

## 6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

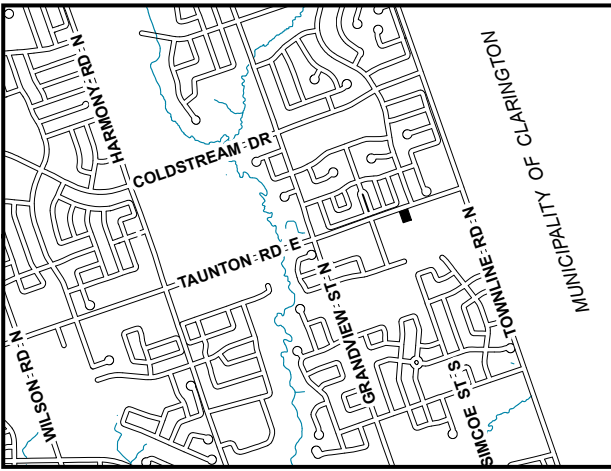
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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



**Item: ED-24-121  
Attachment 1**

Economic and Development Services

**Subject:** Applications to Amend the Oshawa Official Plan,  
Pinecrest Part II Plan and Zoning By-law 60-94,  
KLM Planning Partners Inc. on behalf of  
1619321 Ontario Limited,

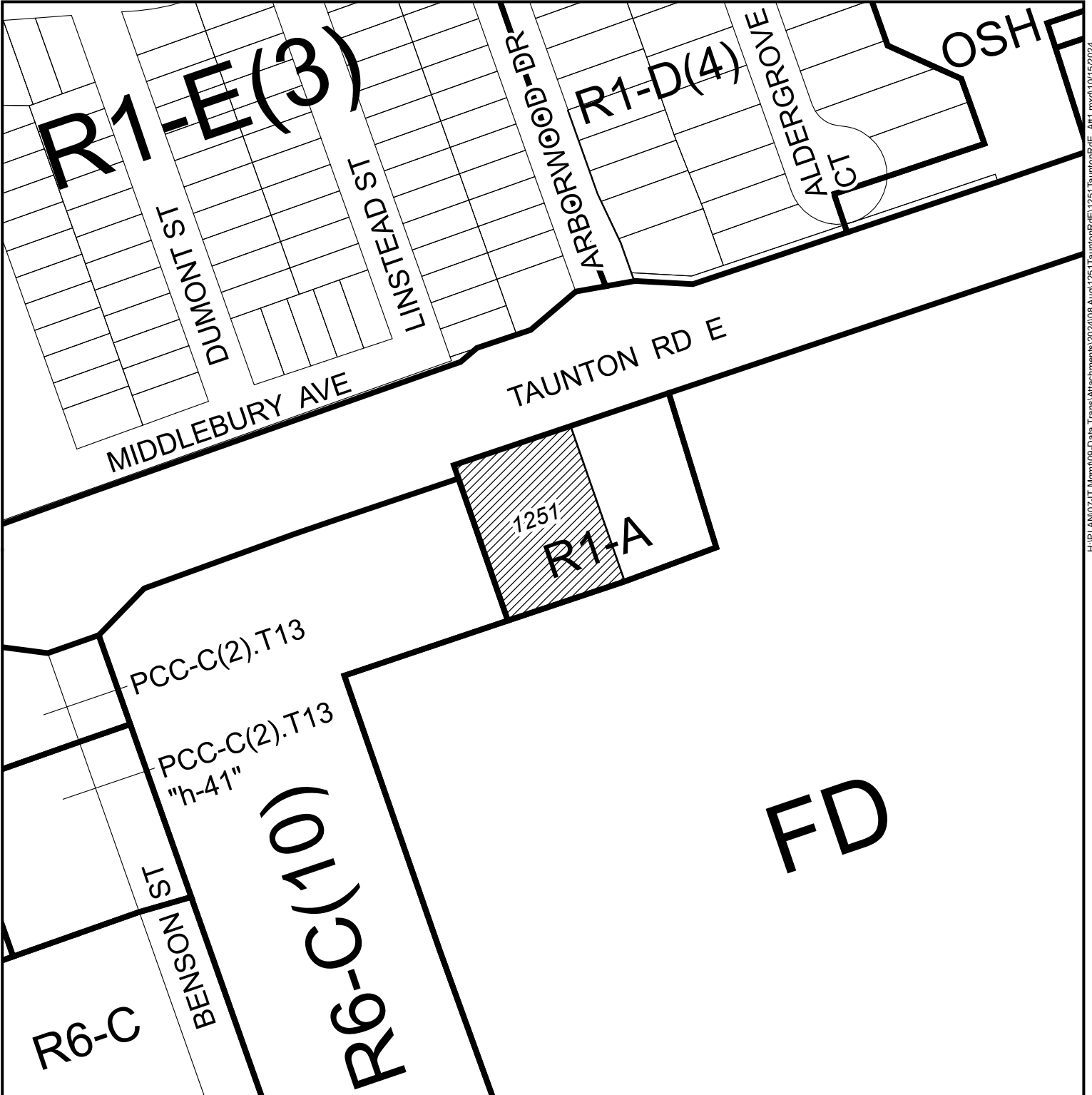
**Address:** 1251 Taunton Road East

**Ward:** Ward 3



**File:** OPA-2024-05, Z-2024-07

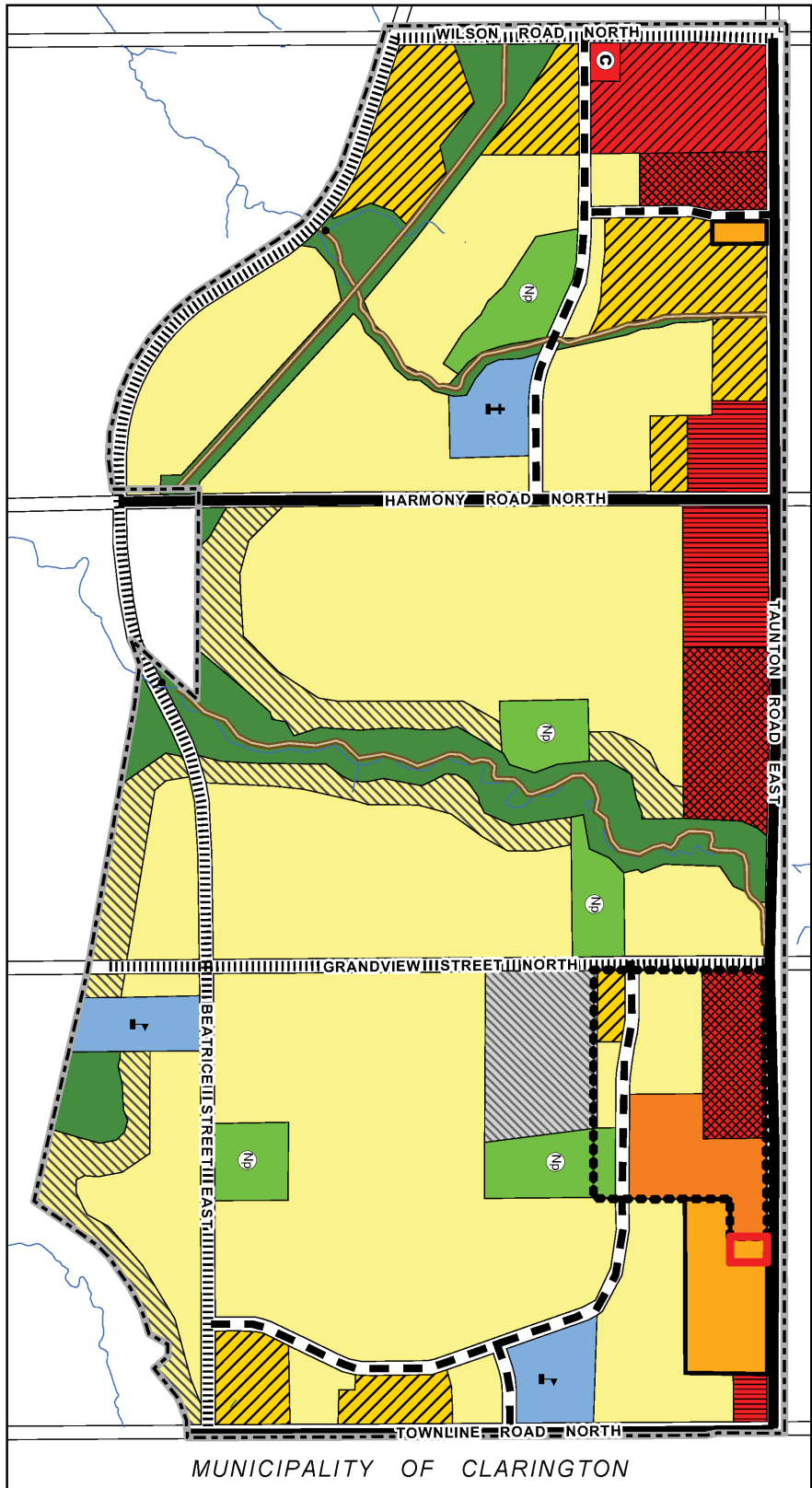


**Subject Site**



Title: Schedule "A", Pinecrest Land Use and Road Plan, from the Pinecrest Part II Plan Showing the Location of the Subject Site  
 Subject: Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94,  
 KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited,  
 Address: 1251 Taunton Road East  
 Ward: Ward 3  
 File: OPA-2024-05, Z-2024-07

Economic and Development Services  
 City of Oshawa  
  
 Subject Site



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

March 2021  
Economic and  
Development Services

0 50 100 200 300 Meters

**Legend**


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		

Subject: Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited,

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Attachment 3

Address: 1251 Taunton Road East  
Ward: Ward 3  
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 Subject Site

City of Oshawa  
Economic and Development Services 

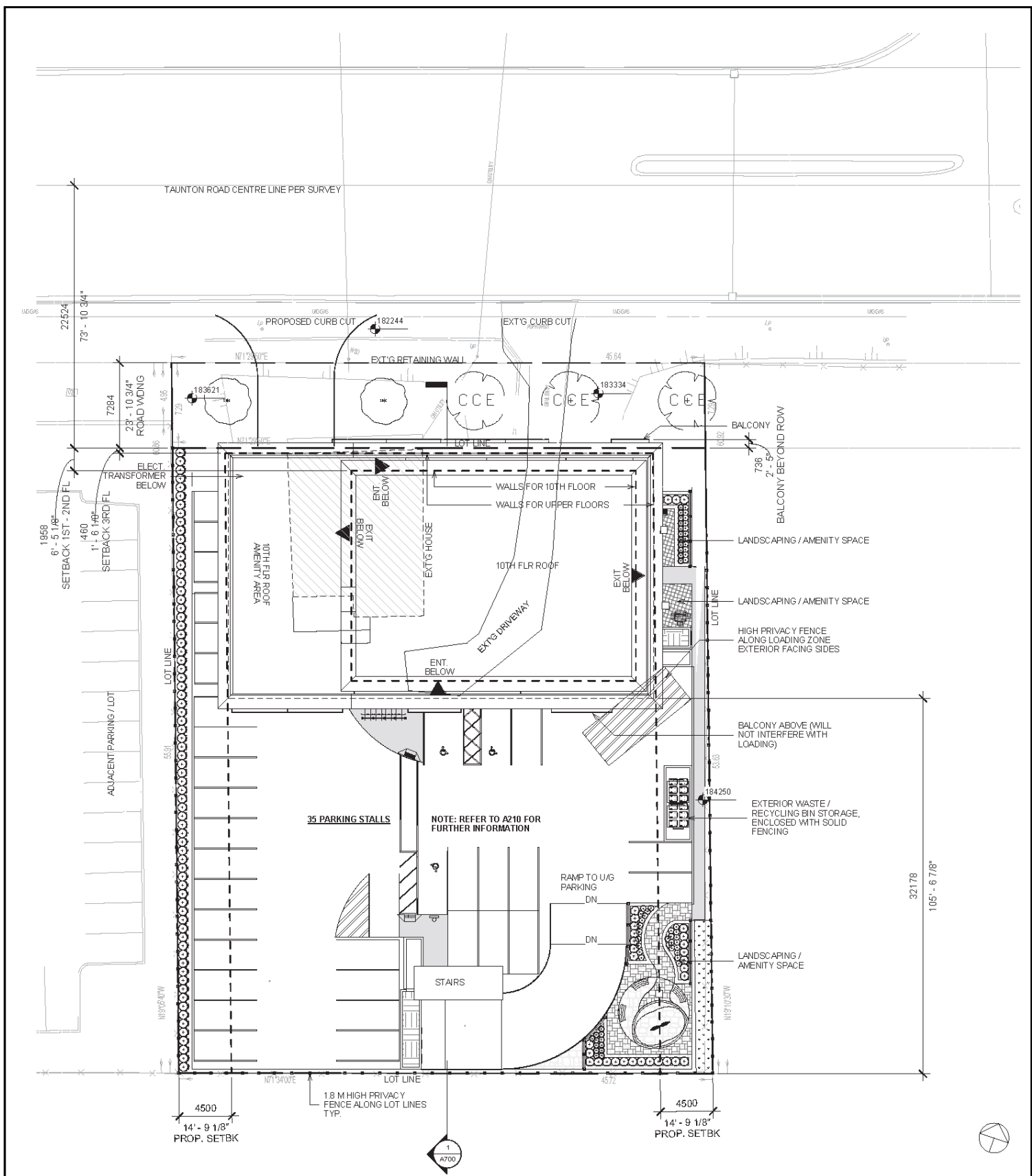


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Title: Proposed Site Plan Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited,  
 Address: 1251 Taunton Road East  
 Ward: Ward 3  
 File: OPA-2024-05, Z-2024-07

Item: ED-24-121  
 Attachment 4

City of Oshawa  
 Economic and Development Services



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