

# 1251 Taunton Road East 1619321 Ontario Limited

**Official Plan Amendment  
(OPA-2024-05)**

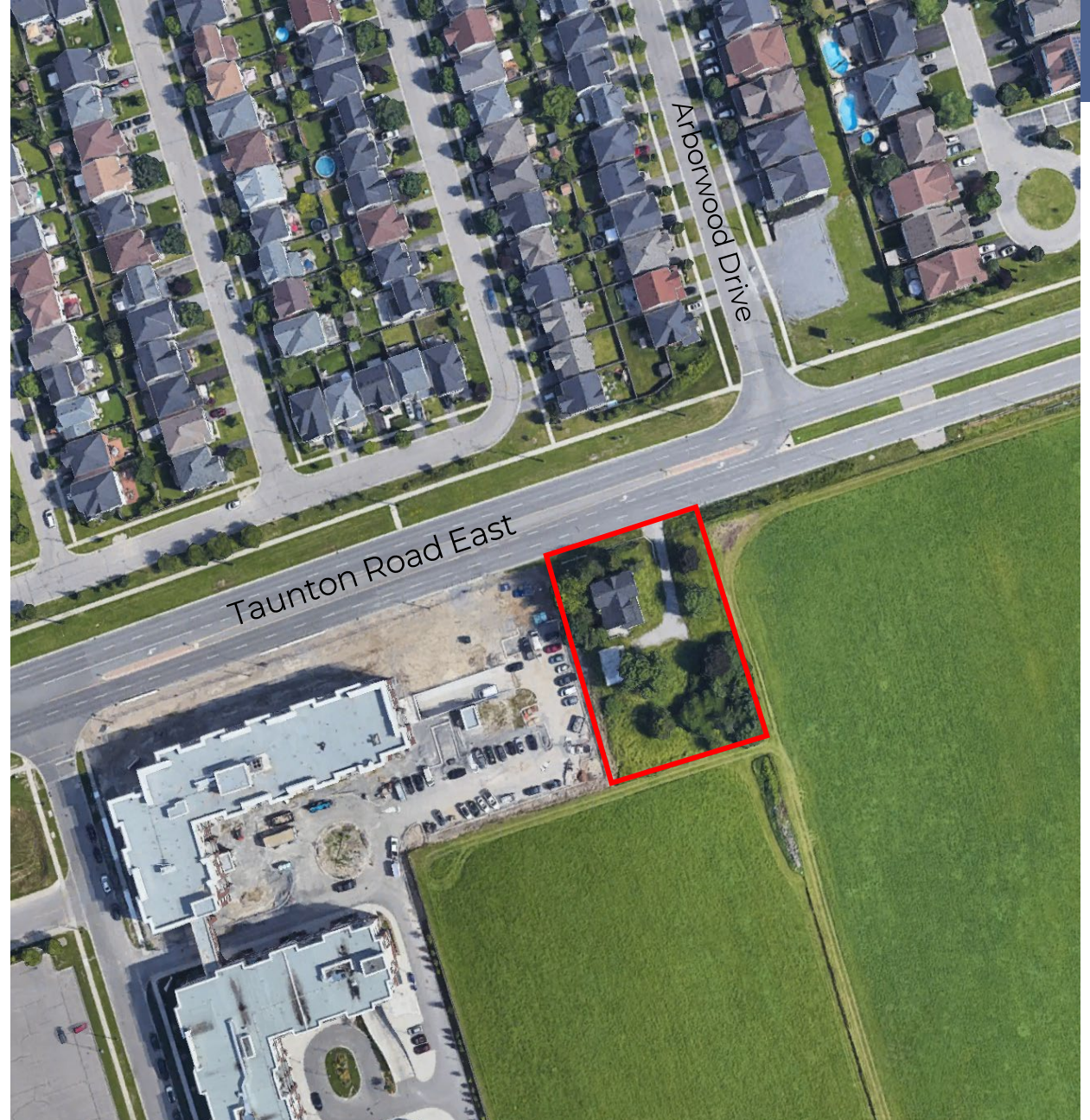
**Zoning By-law Amendment  
(Z-2024-07)**





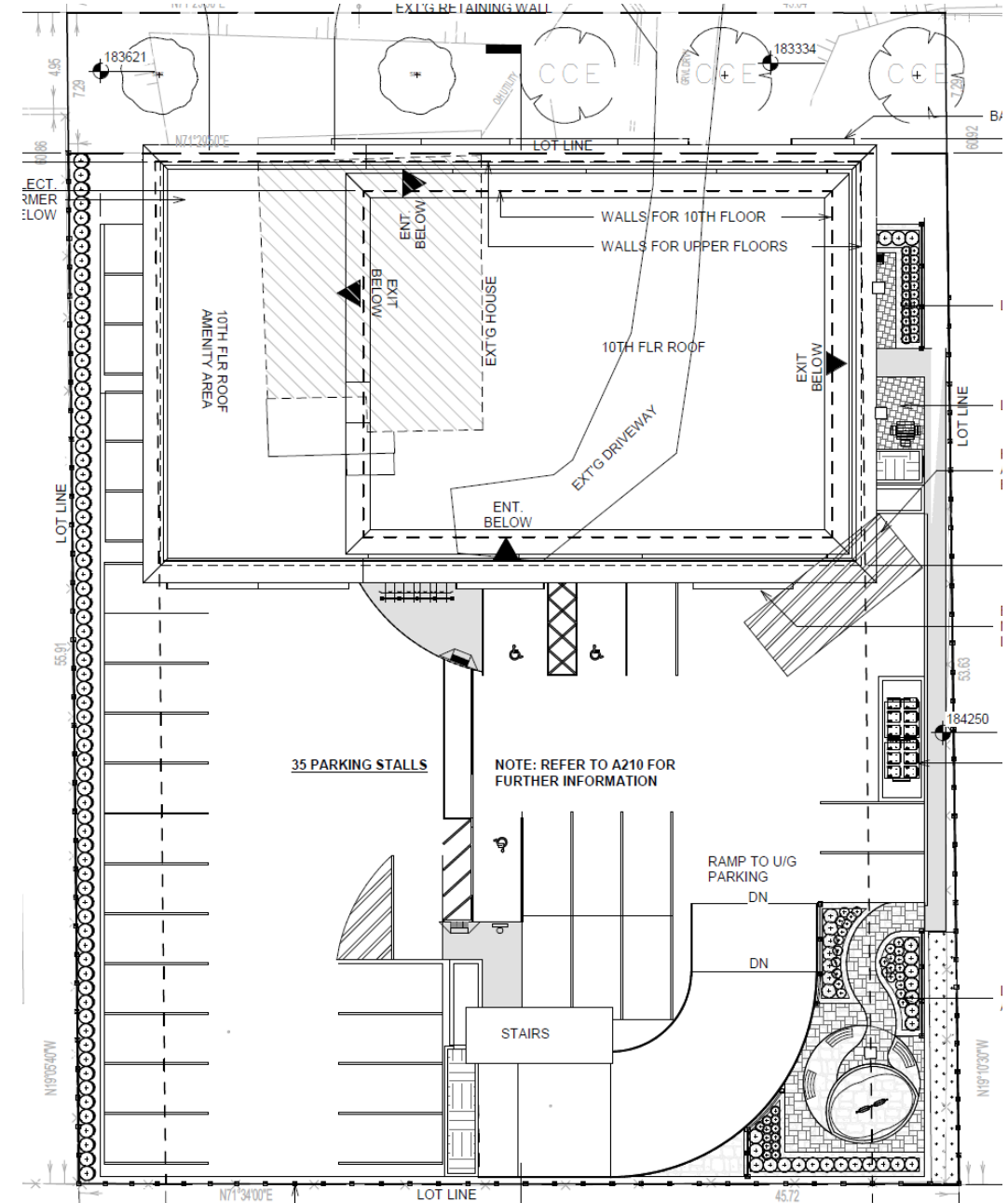
# Location & Context

- The lands are municipally known as 1251 Taunton Road East in the City of Oshawa and legally described as Part of Lot 1, Concession 3, City of Oshawa, Regional Municipality of Durham;
- The subject lands are located south of Taunton Road East and west of Townline Road North;
- The subject lands are **+/- 0.256 hectares in size** (0.245 ha after widening) and have approximately **+/- 45 metres of frontage** along Taunton Road East.



# Development Proposal

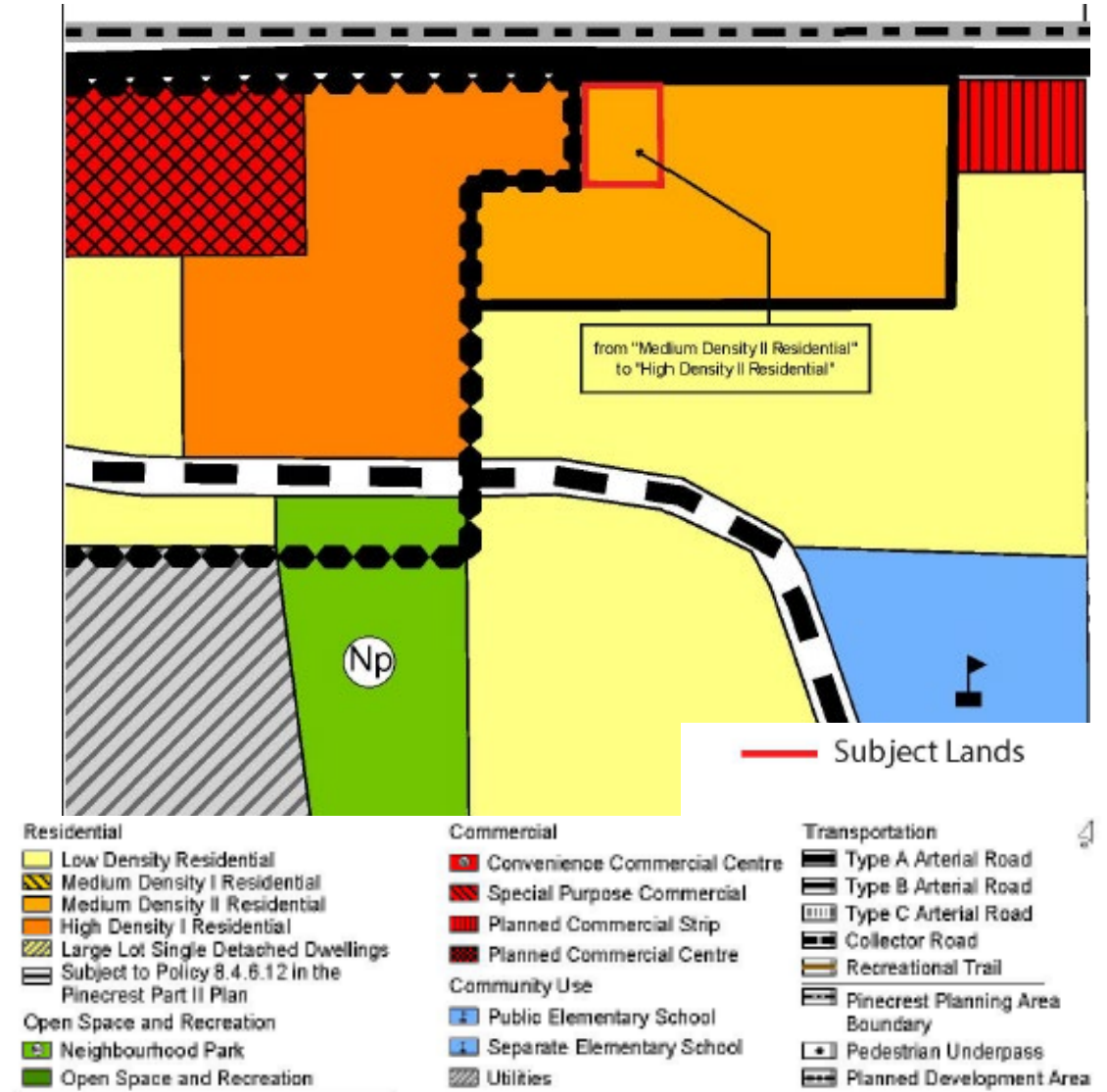
- The proposed development consists of a 10-storey mid-rise residential building with a total **Gross Floor Area of 6,658 m<sup>2</sup>** and **Net Floor Space Index of 2.72**;
- The proposed building is comprised of **74 units** with a unit distribution of:
  - 22% - bachelor
  - 22% - 1 bedroom
  - 22% - 1 bedroom plus den
  - 22% - 2 bedroom
  - 11% - 3 bedroom
- A total of **106 parking spaces**, comprised of 74 resident, 19 visitor and 13 surplus spaces. A rate of 1.0 space per resident and 0.25 spaces per visitor is proposed;
- A widening of **+/- 7.26 metres** inland from Taunton Road East is anticipated to be conveyed to Durham Region.





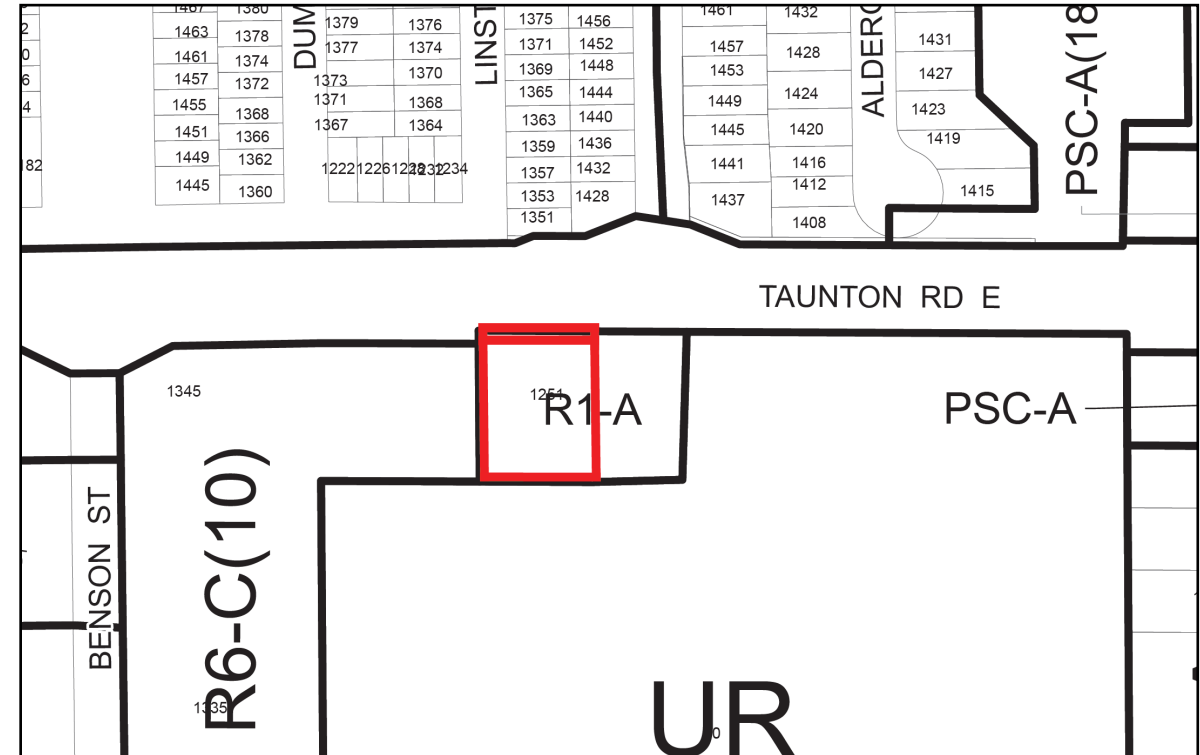
# City of Oshawa Official Plan

- The subject lands are designated ‘**Medium Density II Residential**’ as illustrated on Schedule A of the Pinecrest Part II Plan. The Medium Density II Residential designation permits with a net residential density range of 60 to 85 units per hectare (“UPH”);
- The purpose of the Official Plan Amendment is to redesignate the lands to “**High Density Residential II**” and to increase in the permitted maximum net residential density from 300 UPH to 350 UPH to facilitate the mid-rise residential development;
- Please note, the density sought accounts for tolerance in the potential unit count being modified once a detailed review of the suite layout is assessed at detailed design. The development as proposed achieves a Net Residential Density of 302 UPH with a total of 74 units proposed.



# Oshawa Zoning By-law 60-94

- Under By-law 60-94, the Subject Lands are zoned '**Residential (R1-A) Zone**';
- The purpose of the Zoning By-law Amendment is to rezone the lands from '**Residential (R1-A)**' to '**Residential (R6-D)**' to implement the proposed development with site-specific provisions to permit certain performance standards, such as, but not necessarily limited to, setbacks, permitted encroachments, parking spaces and parking rate.



Residential (R1-A) Zone  
Oshawa Zoning By-law 60-94

# Materials Submitted in Support of Application

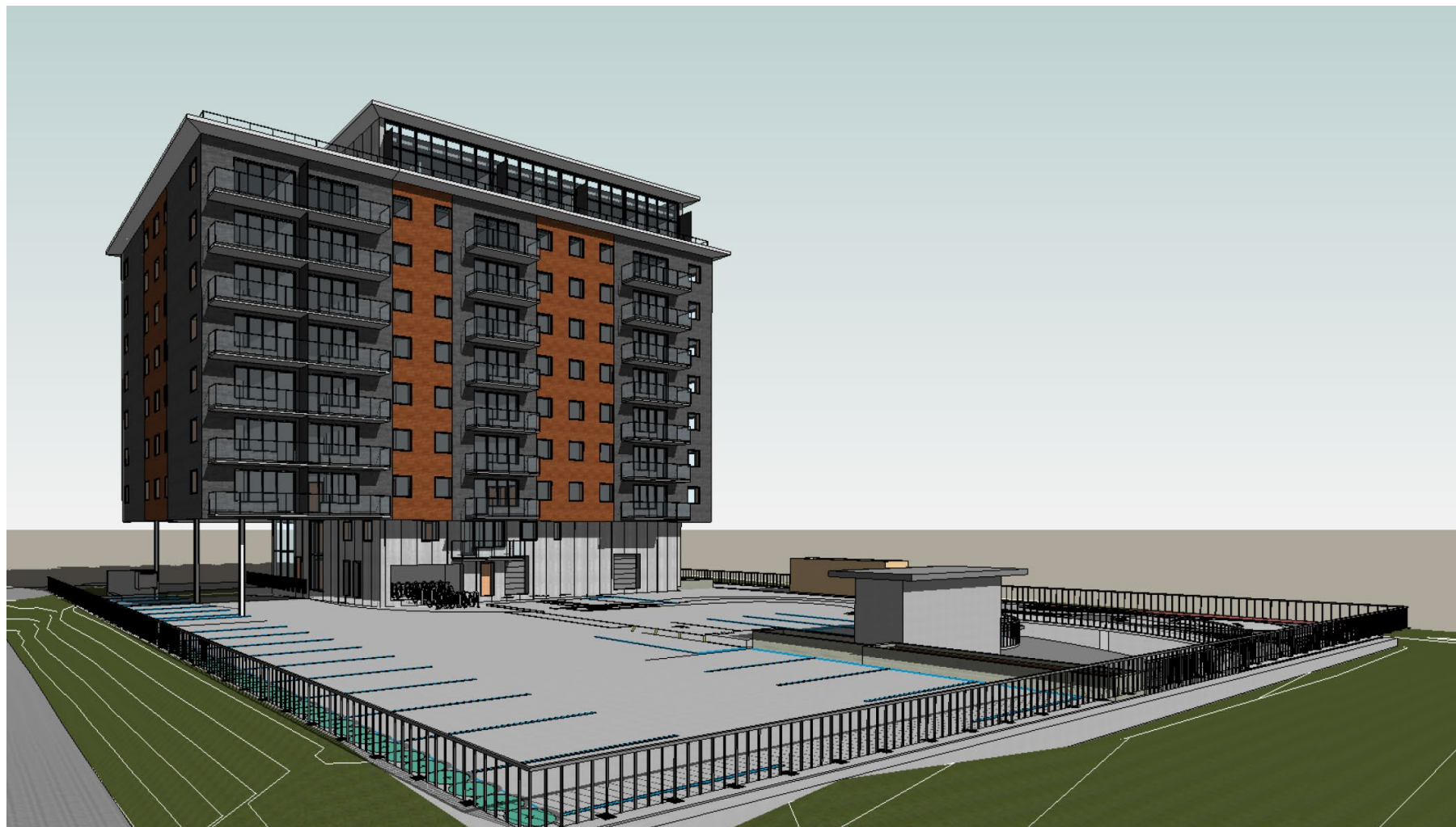
- Durham Region Site Screening Questionnaire, prepared by King EPCM;
- Legal Survey, prepared by H.F. Grander Co. Ltd.;
- Planning Justification Report, prepared by KLM Planning Partners Inc.;
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.;
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.;
- Architectural Drawing Set, prepared by Julius Horvath Architect Inc.;
- Landscape Set, prepared by HKLA;
- Arborist Report, prepared by P & A Urban Forestry Consulting Ltd.;
- Tree Inventory Protection Plan, prepared by P & A Urban Forestry Consulting Ltd.;
- Geotechnical Report, prepared by King EPCM;
- Hydrogeological Report, prepared by King EPCM;
- Stormwater Management Report and Functional Servicing Report, prepared by D.G. Biddle & Associates
- Grading Plan, Servicing Plan and Erosion and Sediment Control Plan, prepared by D.G. Biddle & Associates;
- Pre-development Drainage Plan and Post-Development Drainage Plan, prepared by D.G. Biddle & Associates;
- Traffic Impact Study, prepared by TranPlan Associates;
- Noise Impact Study, prepared by J.E. Coulter Associates Ltd.;
- Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd.

**Perspective from the south side of  
Taunton Road East, looking north-west  
towards the Proposed Development**





## Perspective of the south view of the Proposed Development





# Perspective of the north elevation of the Proposed Development



# Perspective of the east elevation of the Proposed Development





# Perspective of the south elevation of the Proposed Development



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## Perspective of the west elevation of the Proposed Development





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# Thank You Questions and Comments

**From:** [Laura Davis](#)  
**To:** [Felicia Blanchet](#)  
**Subject:** FW: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)  
**Date:** Wednesday, October 16, 2024 12:51:53 PM  
**Attachments:** [Outlook-krmheaiw.png](#)

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Laura Davis, Dipl.M.A., Manager, Legislative Services/Deputy City Clerk | City of Oshawa  
905-436-3311 ext. 2475 | 1-800-667-4292  
[LDavis@oshawa.ca](mailto:LDavis@oshawa.ca) | [www.oshawa.ca](http://www.oshawa.ca)  
"Committed to delivering exceptional services, spaces, and experiences."



The City of Oshawa is situated on lands and waters within the Williams Treaties Territory, home to seven First Nation communities of the Michi Saagiig and Chippewa Anishinaabeg, who have cared for and maintained these lands from time immemorial and continue to do so to present day. [Learn more.](#)

---

**From:** clerks <clerks@oshawa.ca>  
**Sent:** Wednesday, October 16, 2024 12:49 PM  
**To:** Mary Medeiros <MMedeiros@oshawa.ca>; Laura Davis <LDavis@oshawa.ca>  
**Subject:** FW: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)



Thomas Street, Legislative Officer | City of Oshawa  
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---

**From:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Sent:** Wednesday, October 16, 2024 11:51 AM  
**To:** clerks <clerks@oshawa.ca>  
**Cc:** Tim Ryan <[TRyan@oshawa.ca](mailto:TRyan@oshawa.ca)>; Aidan Pereira <[APereira@klmplanning.com](mailto:APereira@klmplanning.com)>  
**Subject:** November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Hello,

The OPA and ZBA applications for 1251 Taunton Rd E (OPA-2024-05, Z-2024-07) are on the November 4<sup>th</sup> Public Meeting agenda.

On behalf of the owner, KLM will be conducting the presentation. As we would like to attend the meeting and present virtually, is there a delegation form that needs to be filled out?

Can you also please confirm if the presentation will need to be provided to you one week ahead of the meeting?

Thank you,



**Aya Omar BES**

Junior Planner



**Mobile** 416-580-9870 **Office** 905-669-4055

**Email** [aomar@klmplanning.com](mailto:aomar@klmplanning.com)

**Web** [www.klmplanning.com](http://www.klmplanning.com)

64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3

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**From:** [Aya Omar](#)  
**To:** [Felicia Bianchet](#); [Aidan Pereira](#)  
**Cc:** [Tim Ryan](#)  
**Subject:** Re: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)  
**Date:** Friday, November 1, 2024 9:26:43 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Outlook-cdiw2aw3.png](#)

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Hi Felicia,

Their emails are:

Swan Im - swan@tranplan.com  
Sree Venugopal - sree@tranplan.com

Have a good weekend!

Thanks,

**Aya Omar** BES  
Junior Planner



**Mobile** 416-580-9870 **Office** 905-669-4055  
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**From:** Felicia Bianchet <[FBianchet@oshawa.ca](mailto:FBianchet@oshawa.ca)>  
**Sent:** Friday, November 1, 2024 9:19 AM  
**To:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>; Aidan Pereira <[APereira@klmplanning.com](mailto:APereira@klmplanning.com)>  
**Cc:** Tim Ryan <[TRyan@oshawa.ca](mailto:TRyan@oshawa.ca)>  
**Subject:** RE: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Good morning – please send me the email addresses for Swan and Sree (the traffic consultants) and I will forward them the Webex invite.

Thank you,



Felicia Bianchet, Council and Committee Coordinator | City of Oshawa  
905-436-3311 ext. 2212 | 1-800-667-4292  
**[FBianchet@oshawa.ca](mailto:FBianchet@oshawa.ca)** | **[www.oshawa.ca](http://www.oshawa.ca)**  
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---

**From:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Sent:** Friday, October 25, 2024 3:11 PM



**To:** Felicia Bianchet <FBianchet@oshawa.ca>; Aidan Pereira <APereira@klmplanning.com>  
**Cc:** Tim Ryan <TRyan@oshawa.ca>  
**Subject:** Re: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Hi Felicia,

Here is the updated PDF presentation with alternate text for the figures. Can you please confirm if this is acceptable?

Thank you,

**Aya Omar BES**  
Junior Planner



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**Web** [www.klmplanning.com](http://www.klmplanning.com)  
64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3  
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**From:** Felicia Bianchet <FBianchet@oshawa.ca>  
**Sent:** Friday, October 25, 2024 2:45 PM  
**To:** Aidan Pereira <APereira@klmplanning.com>; Aya Omar <aomar@klmplanning.com>  
**Cc:** Tim Ryan <TRyan@oshawa.ca>  
**Subject:** RE: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Select the accessibility tool and set the alternate text for the remaining 13 figures.

I hope this helps.

Felicia Bianchet, Council and Committee Coordinator | City of Oshawa  
905-436-3311 ext. 2212 | 1-800-667-4292  
**FBianchet@oshawa.ca** | **www.oshawa.ca**  
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**From:** Aidan Pereira <APereira@klmplanning.com>  
**Sent:** Friday, October 25, 2024 2:38 PM  
**To:** Felicia Bianchet <FBianchet@oshawa.ca>; Aya Omar <aomar@klmplanning.com>  
**Cc:** Tim Ryan <TRyan@oshawa.ca>  
**Subject:** RE: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Hey Felicia,

Pardon my ignorance to this but can you share some guidelines on how to make the figures accessible?

Thanks,  
**Aidan Pereira**  
Senior Planner



Mobile 647-982-4472 Office 905-669-4055

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**From:** Felicia Bianchet <[FBianchet@oshawa.ca](mailto:FBianchet@oshawa.ca)>  
**Sent:** Friday, October 25, 2024 2:35 PM  
**To:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Cc:** Tim Ryan <[TRyan@oshawa.ca](mailto:TRyan@oshawa.ca)>; Aidan Pereira <[APereira@klmplanning.com](mailto:APereira@klmplanning.com)>  
**Subject:** RE: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

You don't often get email from [fbianchet@oshawa.ca](mailto:fbianchet@oshawa.ca). [Learn why this is important](#)

Good afternoon,

The presentation needs to be provided in an accessible format for posting to our website. When running the accessibility checker – 13 figures without alternate text are populating.

Presentations are displayed in the Council Chamber and controlled by Legislative Services staff so please advise when it is time to switch to the “next slide”.

I will be sure to forward the Webex link to Swan and Sree when available.

Thank you,

Felicia Bianchet, Council and Committee Coordinator | City of Oshawa  
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**From:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Sent:** Friday, October 25, 2024 10:03 AM  
**To:** Felicia Bianchet <[FBianchet@oshawa.ca](mailto:FBianchet@oshawa.ca)>  
**Cc:** Tim Ryan <[TRyan@oshawa.ca](mailto:TRyan@oshawa.ca)>; Aidan Pereira <[APereira@klmplanning.com](mailto:APereira@klmplanning.com)>  
**Subject:** Re: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

Hi Felicia,

Please see the attached presentation for the above applications to be presented at the November 4 public meeting.

The following people will be delegates at the public meeting:

- Aya Omar

- Aidan Pereira
- Swan Im
- Sree Venugopal

Aidan and I will be attending and conducting the presentation in person. Swan and Sree are the traffic consultants and they will be attending virtually to answer any questions that may arise (please send us the webex link when available).

Please let us know if anything further is required at this time.

Thank you,

**Aya Omar BES**  
Junior Planner



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---

**From:** Felicia Bianchet <[FBianchet@oshawa.ca](mailto:FBianchet@oshawa.ca)>  
**Sent:** Wednesday, October 16, 2024 4:05 PM  
**To:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Subject:** RE: November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

You don't often get email from [fbianchet@oshawa.ca](mailto:fbianchet@oshawa.ca). [Learn why this is important](#)

Good afternoon,

No problem – I will send you the Webex Link in order to present electronically on the Friday before the meeting (November 1, 2024). Please note presentations are limited to 10 minutes and then the Committee will have the opportunity to ask questions. The presentation will be displayed in the Council Chamber and controlled by Legislative Services staff so please advise when it is time to “switch to the next slide”

Presentations must be provided in an accessible PDF format by Friday, November 1 at 4:00 p.m.

Thank you,

Felicia Bianchet, Council and Committee Coordinator | City of Oshawa  
905-436-3311 ext. 2212 | 1-800-667-4292  
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**From:** Aya Omar <[aomar@klmplanning.com](mailto:aomar@klmplanning.com)>  
**Sent:** Wednesday, October 16, 2024 11:51 AM  
**To:** clerks <[clerks@oshawa.ca](mailto:clerks@oshawa.ca)>  
**Cc:** Tim Ryan <[TRyan@oshawa.ca](mailto:TRyan@oshawa.ca)>; Aidan Pereira <[APereira@klmplanning.com](mailto:APereira@klmplanning.com)>  
**Subject:** November 4 Public Meeting - 1251 Taunton Rd E (OPA-2024-05, Z-2024-07)

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