

# 1709 Harmony Road North



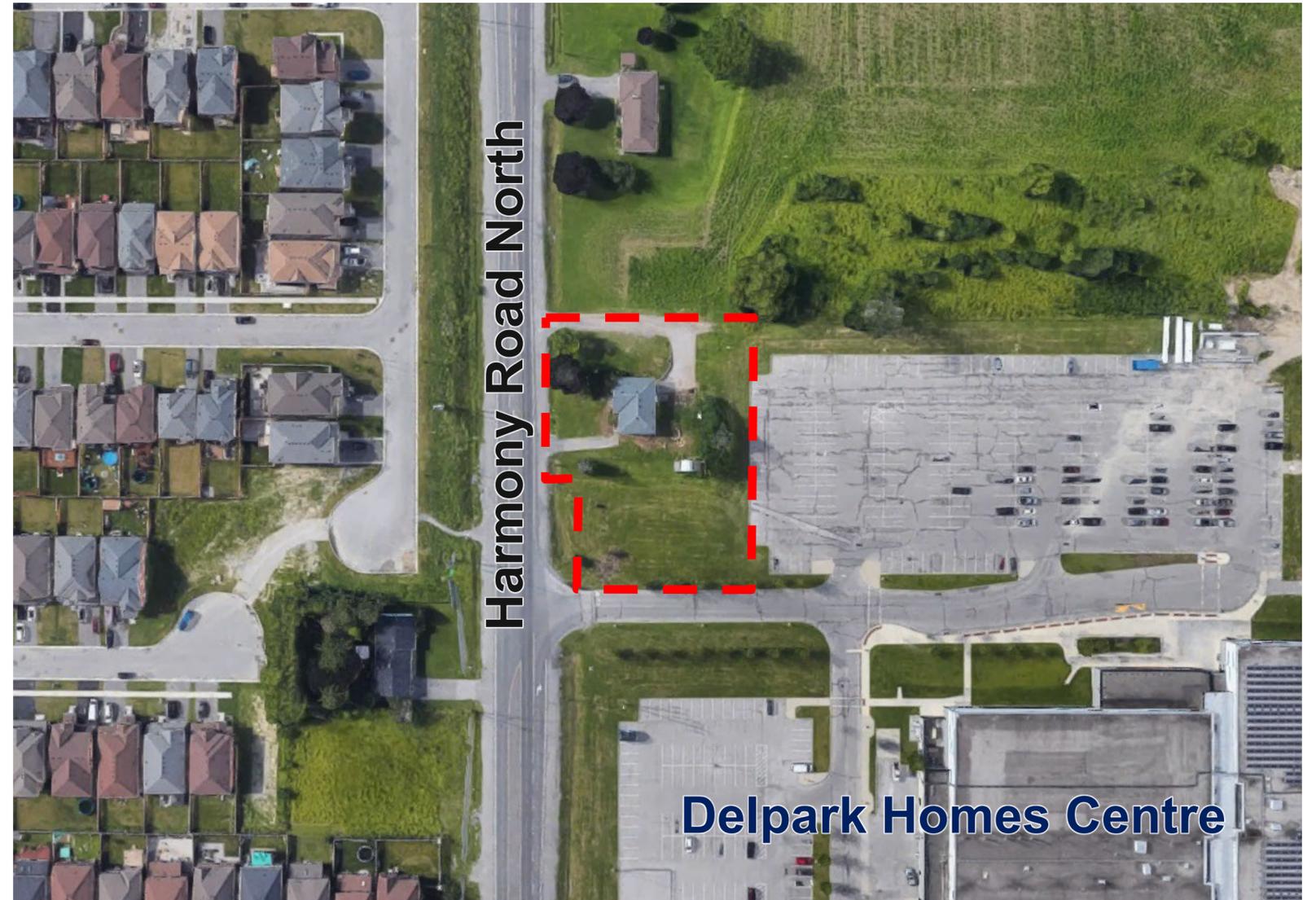
## Zoning By-law Amendment

Presented By: D.G. Biddle & Associates (Michael Fry)

Date: November 4, 2024

# 1709 Harmony Road North

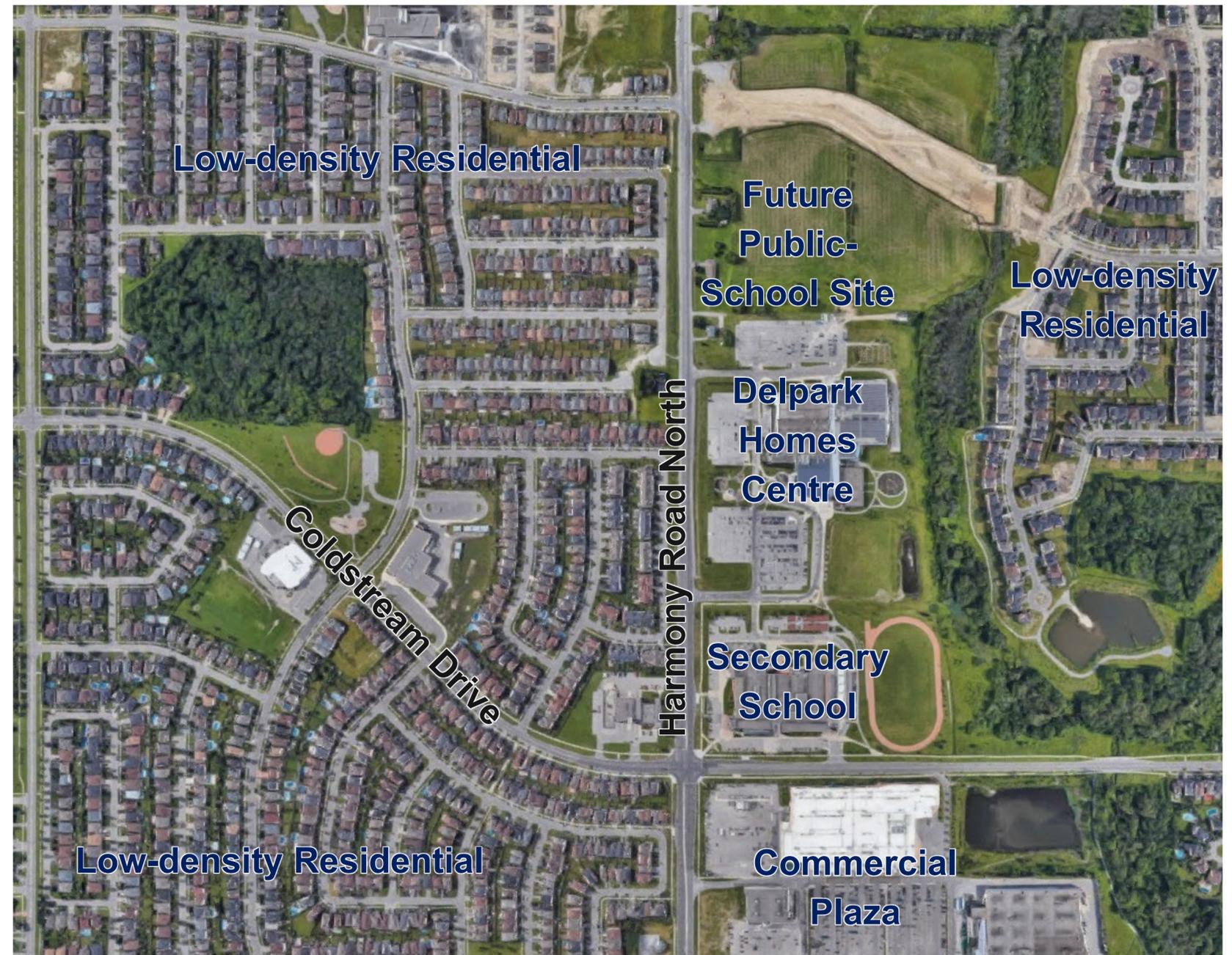
- Subject property located on the east side of Harmony Road, approximately 870m south of Conlin Road
- Harmony Road is a Type 'A' Arterial
- Site includes lands from Delpark Homes (Recreation) Centre



# 1709 Harmony Road North

Surrounding land uses include;

- Future public school site to the north
- Further east is a forest, Harmony Creek and residential subdivision
- Residential subdivisions to the west
- Institutional uses to the south and east



# 1709 Harmony Road North

## Existing property

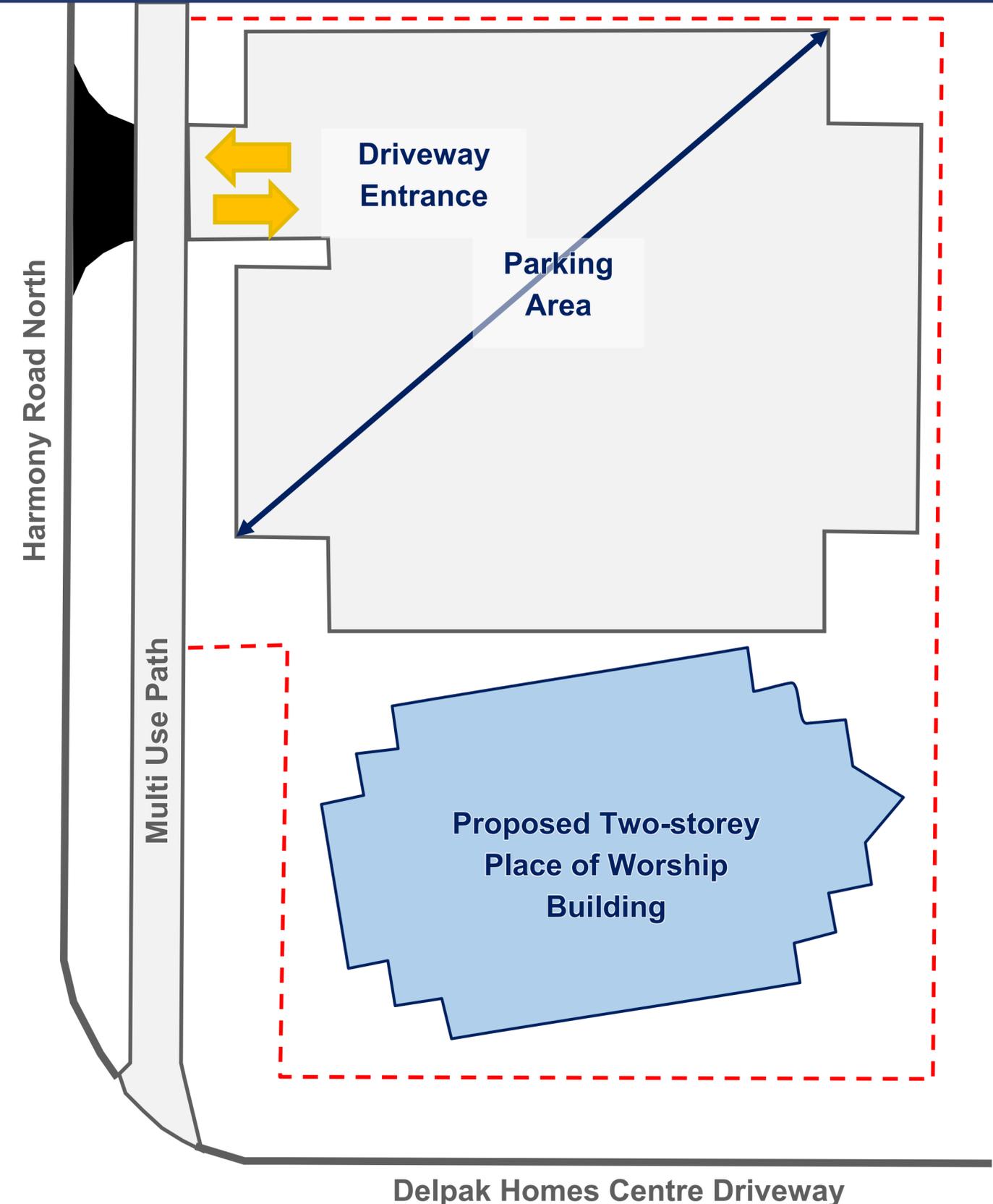
- One-storey detached dwelling
- 36.6m(120ft) x 32.3m(106ft)
- Lot area 2.480m<sup>2</sup> (0.66 acres)



# 1709 Harmony Road North

## Site Plan Proposal

- Existing dwelling to be demolished
- Two-storey place of worship with classrooms on the 2<sup>nd</sup> floor
- Total floor area 1,079m<sup>2</sup> (11,612 ft<sup>2</sup>)
  - Place of Worship 223.9m<sup>2</sup> (2,410 ft<sup>2</sup>)
  - Classrooms 528.8m<sup>2</sup> (5,692 ft<sup>2</sup>)
- Parking located at the north side yard
- Access to the site through driveway off Harmony Road North



# 1709 Harmony Road North

- Region of Durham Official Plan - ***Community Area***
- City of Oshawa Official Plan - ***Open Space and Recreation***
- Taunton Part II Plan - ***Community Park*** within ***Community Central Area***
- Boundary of the open space and community park land use is approximate and could be adjusted without an Official Plan Amendment
- A Place of Worship is permitted within all of the above land use designations

# 1709 Harmony Road North

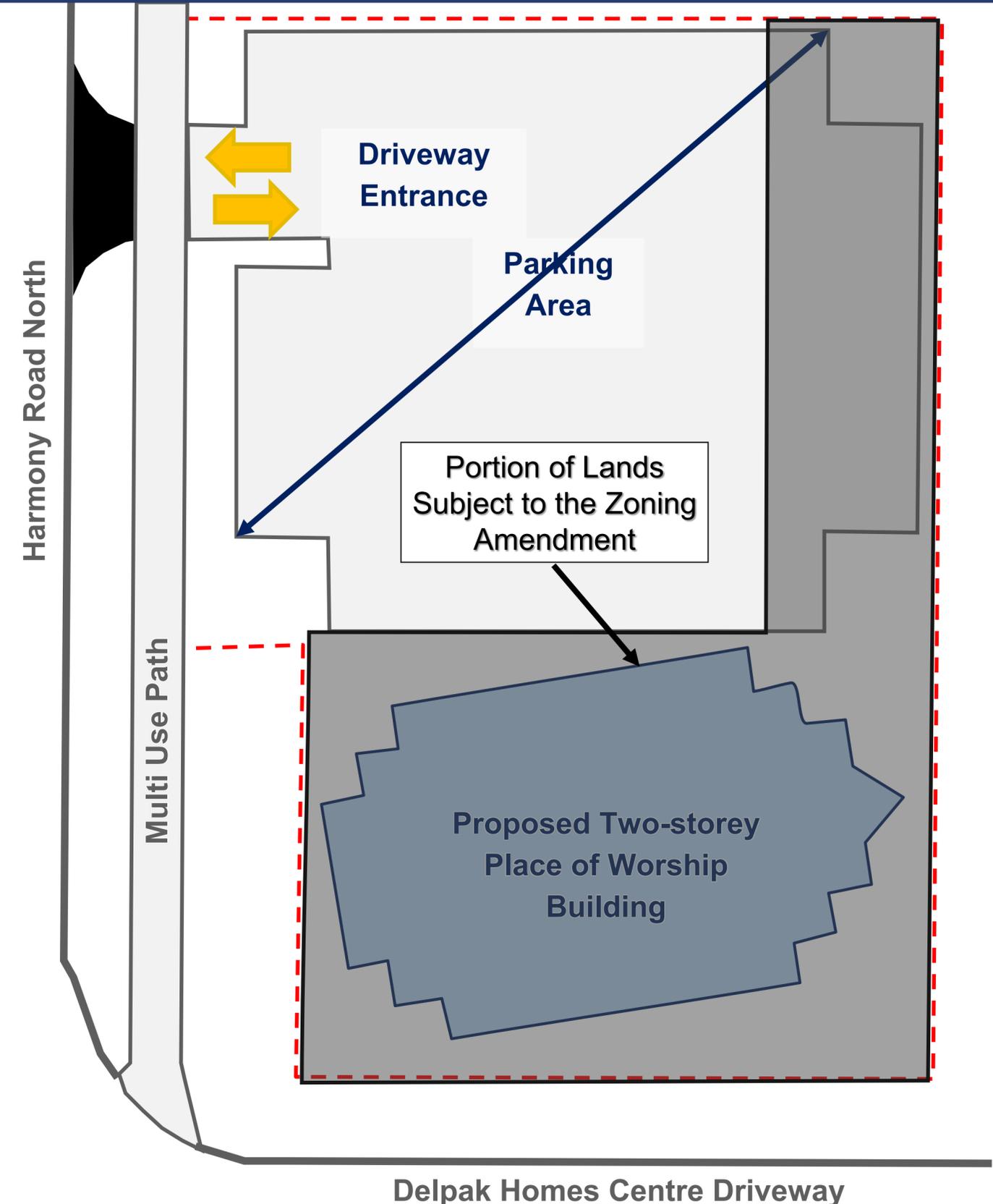
## City of Oshawa Zoning By-law

- The north part of the property is zoned ***Community Institutional Exception 8 (CIN(8))*** Zone, and the south part is zoned ***Urban Open Space (OSU)*** Zone
- CIN(8) Zone permits a Place of Worship
- OSU Zone does not permit a Place of Worship
- A zoning by-law amendment is required to allow for the Place of Worship use on the south side of the property

# 1709 Harmony Road North

## Zoning By-law Amendment

- Amendment sought for the portion of City owned lands for:
  - Zone category
  - Reduced front yard depth
  - Reduced rear yard depth
  - Reduced side yard depth
  - Reduced setback from a street to parking



**From:** [Deb Dutta](#)  
**To:** [Felicia Blanchet](#)  
**Subject:** FW: 1709 Harmony Road North - Public Meeting  
**Date:** Thursday, October 31, 2024 1:48:24 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[119013\\_20241030\\_1709\\_Harmony\\_Rd.\\_N.\\_Presentation\\_v3.pptx](#)

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Hi Felicia,

Please see the attached presentation for 1709 Harmony Rd N. Please let me know any accessibility issues.

Thanks,

Deb

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**From:** Lisa Klets <lisa.klets@dgbiddle.com>  
**Sent:** Wednesday, October 30, 2024 2:01 PM  
**To:** Deb Dutta <DDutta@oshawa.ca>  
**Cc:** 'Al-Arqam Islamic Centre' <info@alarqam.ca>; Michael Fry <michael.fry@dgbiddle.com>; Nicole Mountain <nicole.mountain@dgbiddle.com>  
**Subject:** RE: 1709 Harmony Road North - Public Meeting

Afternoon Deb,

We had to make a small change as it has been noted that the site to the north will be dedicated for school. So, we added that information. Please see updated presentation.

Best,

**LISA KLETS, BURPI**  
Junior Planner  
Planning Group



96 King Street East, Oshawa, ON L1H 1B6  
905-576-8500  
[dgbiddle.com](http://dgbiddle.com)  

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**CIVIL | STRUCTURAL | MECHANICAL | ELECTRICAL | PLANNING**

**We Are Moving!**

Effective January 6, 2025, our new address will be **481 Taunton Road West, Suite 200, Oshawa, ON L1H 7K4**. We want to reassure you that we have put measures in place such that there will be no disruption to the service you receive during this time. Please note our phone number will remain unchanged.

Please note, staff at D.G. Biddle & Associates Ltd. will respond to messages during their regular working hours as per the Employment Standards Act.

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**From:** Lisa Klets  
**Sent:** October 30, 2024 12:03 PM  
**To:** Deb Dutta <DDutta@oshawa.ca>  
**Cc:** 'Al-Arqam Islamic Centre' <info@alarqam.ca>; Michael Fry <michael.fry@dgbiddle.com>; Nicole Mountain <nicole.mountain@dgbiddle.com>  
**Subject:** RE: 1709 Harmony Road North - Public Meeting

Good Afternoon Deb:

Please see the draft presentation for a 1709 Harmony Road North public meeting. Please review and let us know if we need to make any changes.

Best,

**LISA KLETS, BURPI**  
Junior Planner  
Planning Group



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**From:** Michael Fry <[michael.fry@dgbiddle.com](mailto:michael.fry@dgbiddle.com)>  
**Sent:** October 24, 2024 3:56 PM  
**To:** Deb Dutta <[DDutta@oshawa.ca](mailto:DDutta@oshawa.ca)>; Nicole Mountain <[nicole.mountain@dgbiddle.com](mailto:nicole.mountain@dgbiddle.com)>  
**Cc:** 'Al-Arqam Islamic Centre' <[info@alarqam.ca](mailto:info@alarqam.ca)>; Lisa Klets <[lisa.klets@dgbiddle.com](mailto:lisa.klets@dgbiddle.com)>  
**Subject:** RE: 1709 Harmony Road North - Public Meeting

Good afternoon Deb:

I will be presenting at the public meeting. I will send over the presentation draft next week. Thank you

**MICHAEL FRY, MCIP, RPP**  
Manager, Partner  
Planning Group



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**From:** Deb Dutta <[DDutta@oshawa.ca](mailto:DDutta@oshawa.ca)>  
**Sent:** October 18, 2024 11:52 AM  
**To:** Nicole Mountain <[nicole.mountain@dgbiddle.com](mailto:nicole.mountain@dgbiddle.com)>; Michael Fry <[michael.fry@dgbiddle.com](mailto:michael.fry@dgbiddle.com)>  
**Cc:** 'Al-Arqam Islamic Centre' <[info@alarqam.ca](mailto:info@alarqam.ca)>  
**Subject:** 1709 Harmony Road North - Public Meeting

Good afternoon,

In preparation of the public meeting on November 4<sup>th</sup> a couple of items to note.

The applicants are expected to make a presentation of the proposal, and it is usually the planner that makes the presentation. Please send me the presentation before they are finalized, they are required to be final and submitted to the city by October 30<sup>th</sup>. If you will prepare any slides on a PowerPoint or PDF, the document must be accessible and pass our accessibility checker. If it does not pass the accessibility checker, it will not be accepted and will not be displayed during the public meeting. We recommend that you prepare a fresh presentation rather than re-using an old version to ensure it passes.

You will have 10 minutes to make the presentation, then Councilors may ask questions and ask if anyone in the audience has any questions or would like to speak. Please also let us know who will be giving the presentation so that their name will appear on the Agenda, we will need this by October 25<sup>th</sup>.

Thanks,

Deb Dutta (he/him), Planner A | City of Oshawa  
905-436-3311 ext. 2376 | 1-800-667-4292  
[DDutta@oshawa.ca](mailto:DDutta@oshawa.ca) | [www.oshawa.ca](http://www.oshawa.ca)

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