

1600 Conlin Road East

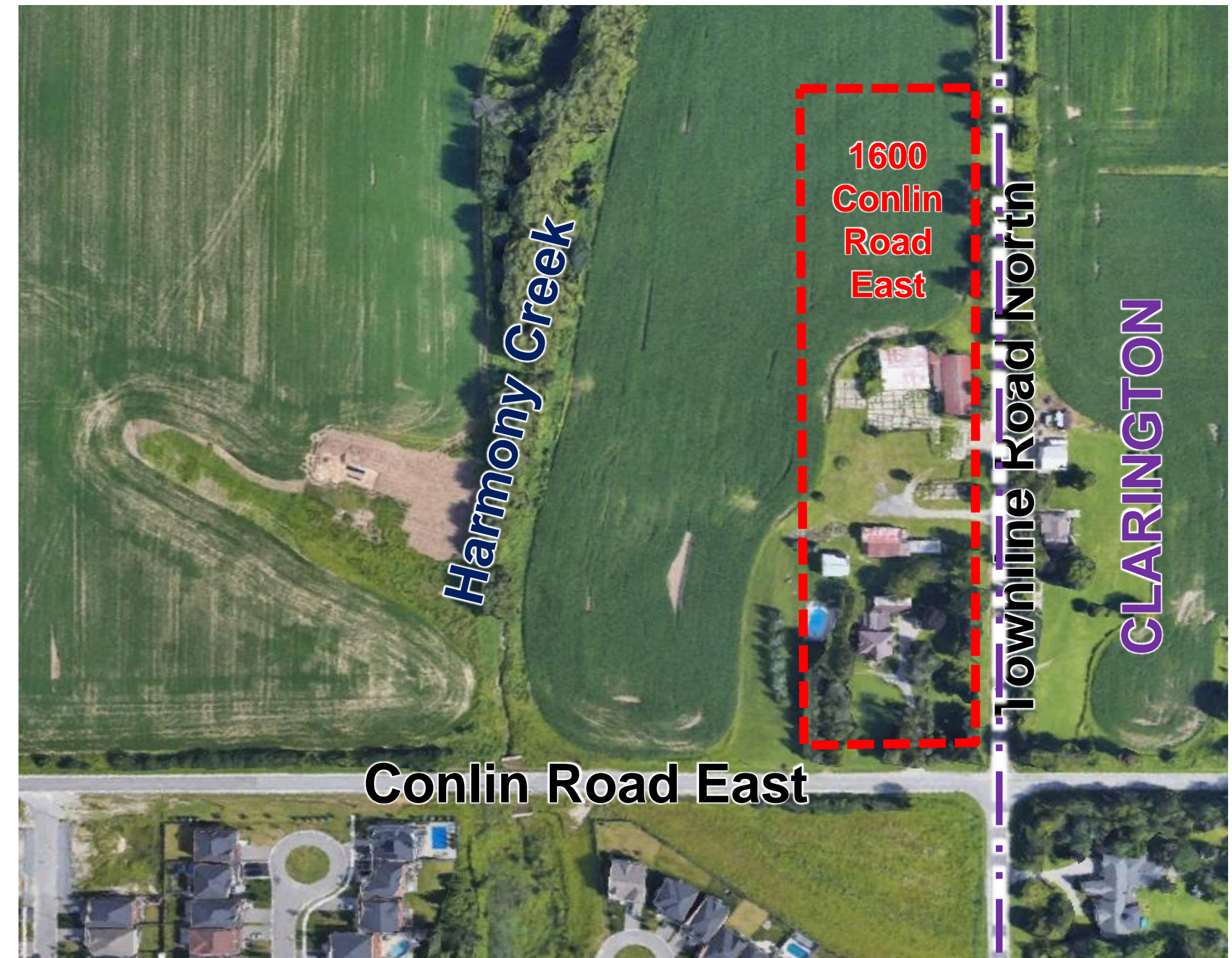


**Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision**

Owner: Greycrest Homes Inc.
Agent: D.G. Biddle & Associates
Date: December 2, 2024

1600 Conlin Road East

- Subject property located at the northwest corner of Conlin Road and Townline Road
- Conlin Road and Townline Road (south of Conlin) are designated Type 'B' Arterials
- Townline Road is the boundary between Oshawa and Clarington



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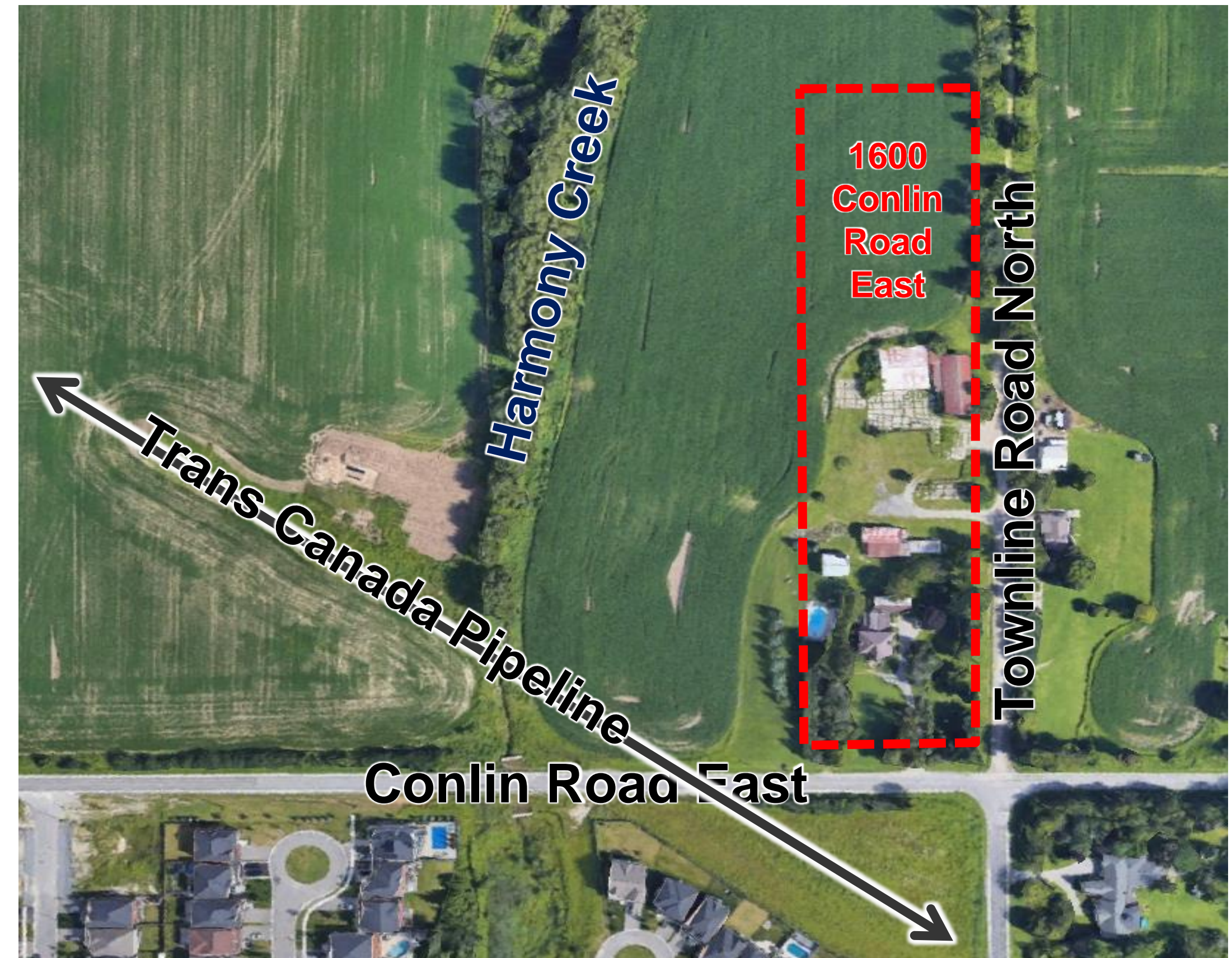
- Property is used for agricultural purposes
- Existing on the property is a heritage dwelling and several agricultural buildings
- Heritage dwelling was designated under the Heritage Act



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Surrounding land uses include;

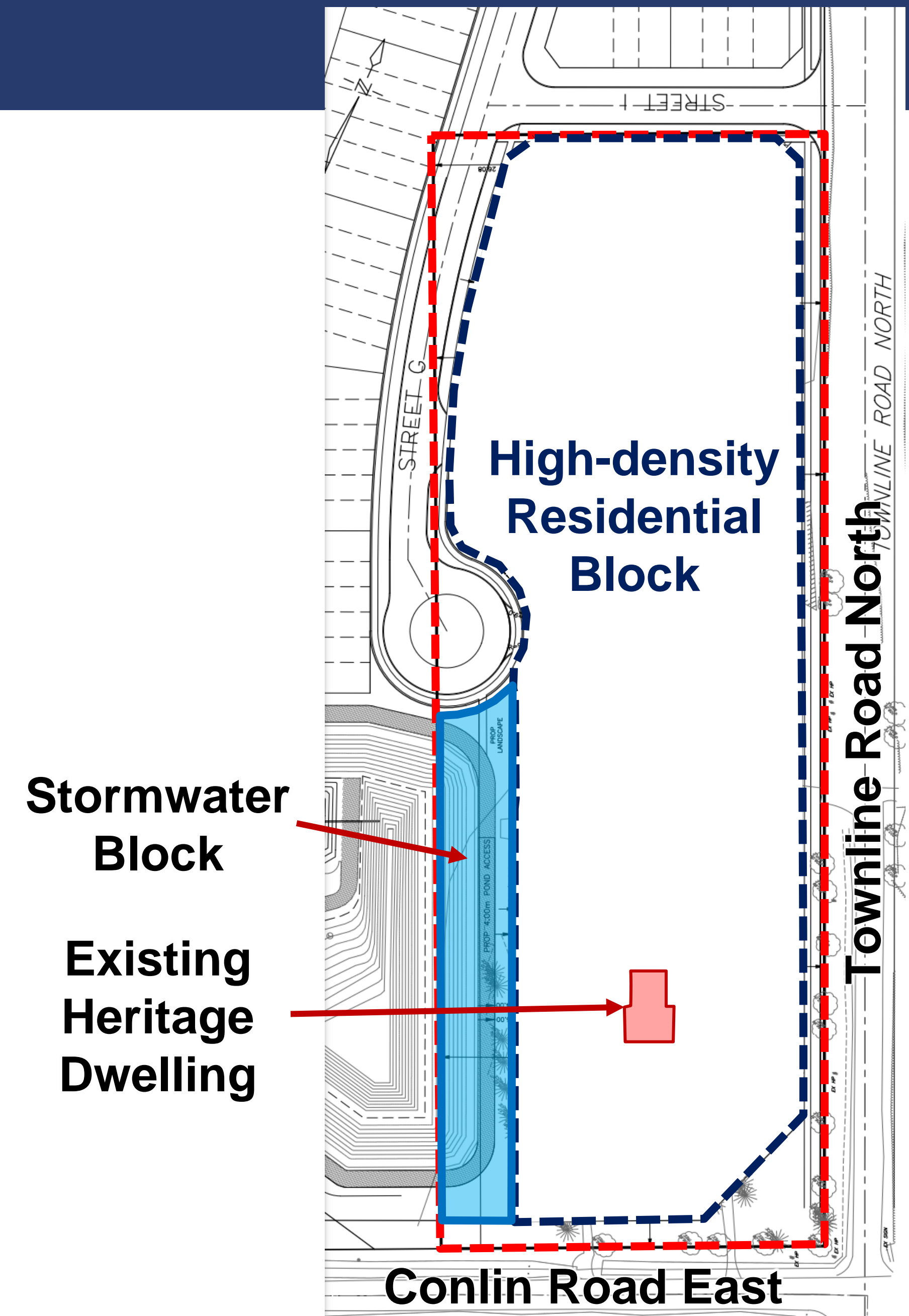
- Low-rise residential subdivision under construction to the north and west
- Agricultural uses to the east
- Low-rise residential subdivision to the south
- Harmony Creek to the west
- Trans Canada Pipeline to the south



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Proposed Plan of Subdivision;

- Create new streets to integrate into surrounding future residential subdivision
- Create road widenings along Conlin and Townline Roads
- Create SWM Block
- Create High-density Residential Block

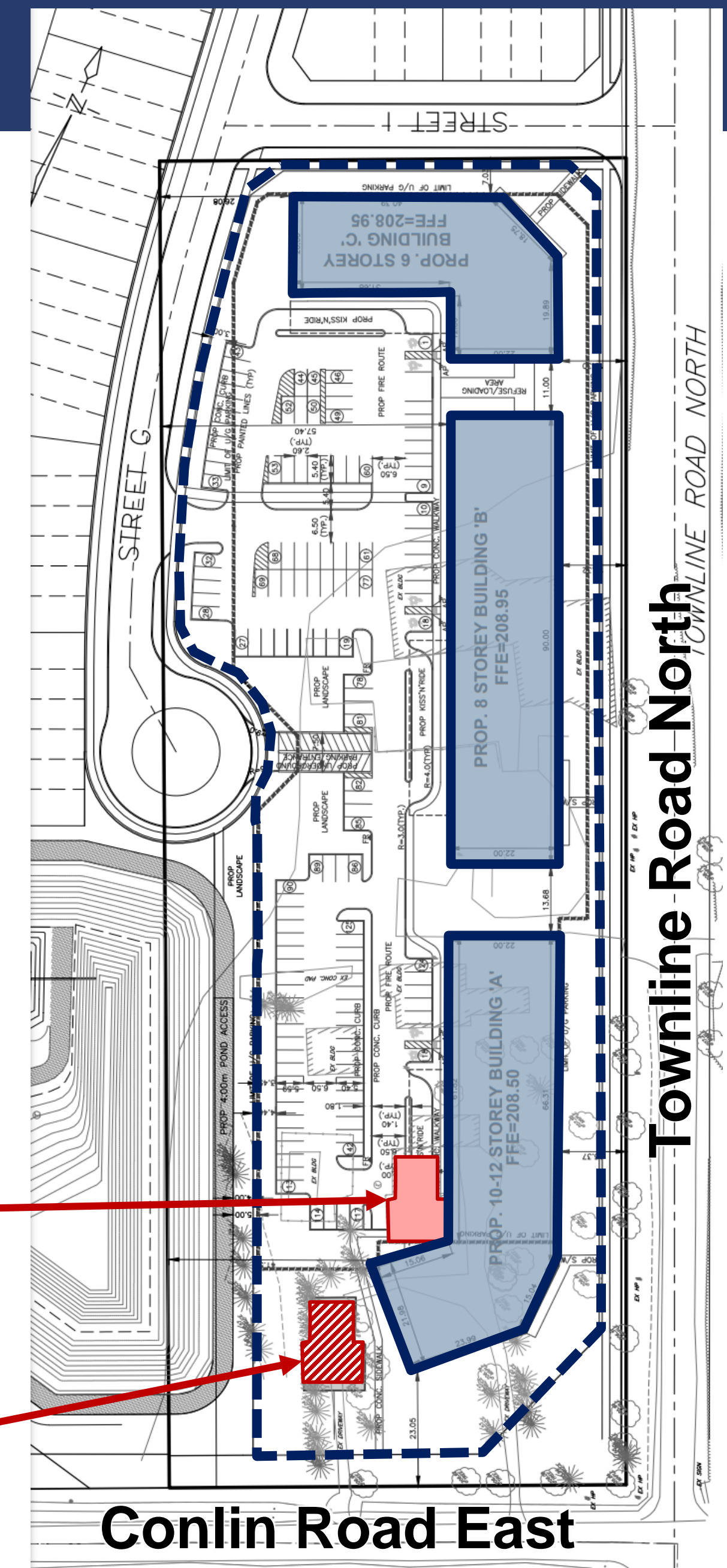


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High-density Residential Block;

- Proposed development will relocate heritage dwelling within the property
- Three new apartment buildings ranging in height from 12 storeys to 6 storeys
- One level of underground parking plus surface parking
- 385 dwelling units
=209 units per hectare

Existing
Heritage
Dwelling
Relocated
Heritage
Dwelling



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High-density Residential Block;

- Good urban design principles
- Buildings address street frontage
- Buildings step down from 12 storeys at Conlin and Townline to 6 storeys across from low-rise townhouses



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- Region of Durham Official Plan - **Community Area**
- City of Oshawa Official Plan - **Residential**
- Kedron Part II Plan – **Medium Density I Residential**
 - Medium Density I Residential permits a maximum density of **60uph**
- Conlin Road and Townline Road south of Conlin are designated **Type 'B' Arterials**
- An Official Plan Amendment is required to change the land use designation to **High Density II** within the Kedron Part II Plan and to add a site-specific permission to allow for a maximum density of **210uph**

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City of Oshawa Zoning By-law

- The property is zoned ***Agricultural (AG-A)*** Zone
- The AG-A Zone does not permit residential apartment buildings
- A zoning by-law amendment is required to allow for the proposed residential apartment buildings and proposed density
- A very small parcel of land at the northwest corner of the site needs to be rezoned to allow for residential townhouses.