

# 671-723 Conlin Road East



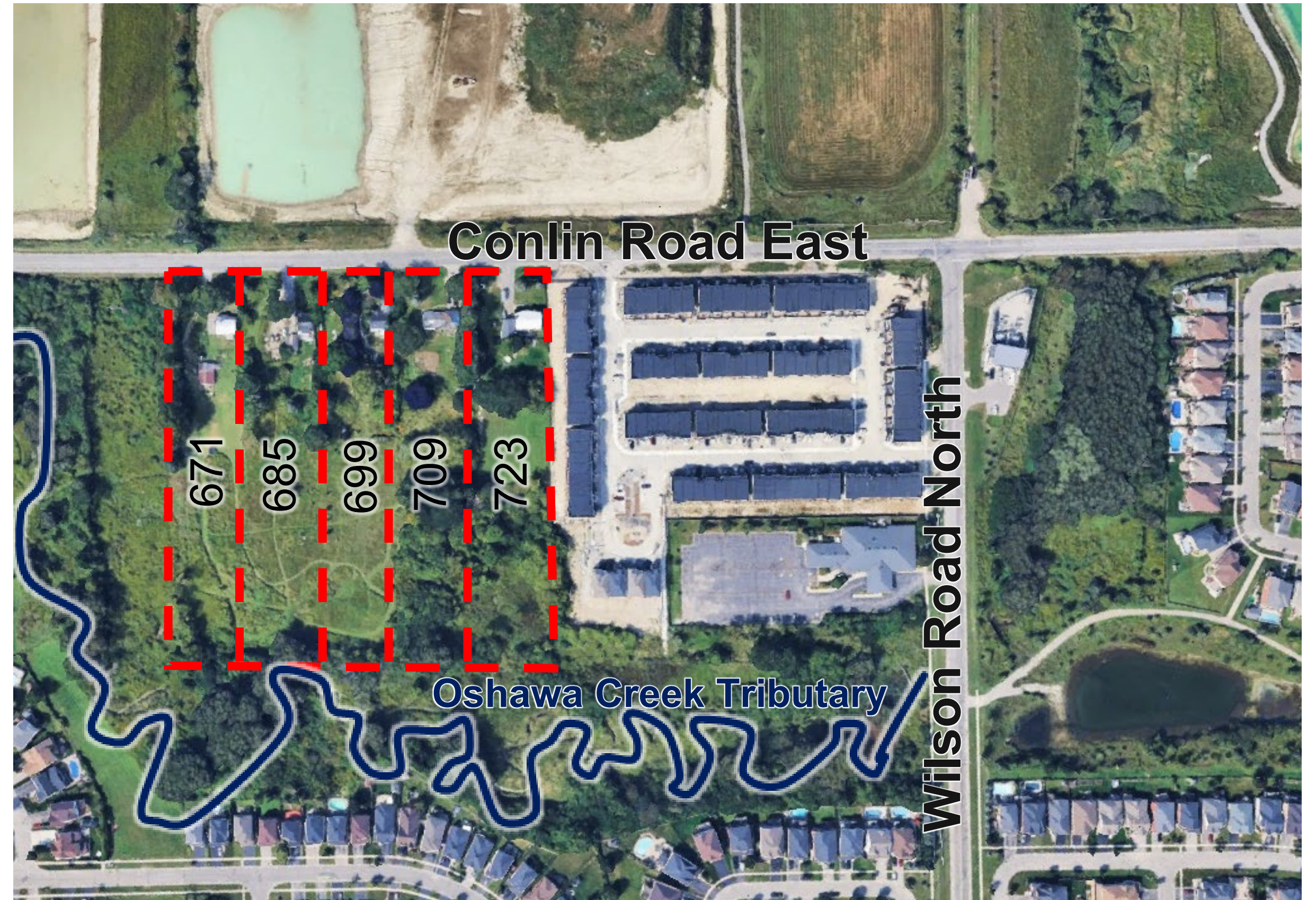
## Zoning By-law Amendment Draft Plan of Subdivision

Presented By: D.G. Biddle &  
Associates

Date: March 3, 2025

# 671-723 Conlin Road East

- Five subject properties located on the south side of Conlin Road, 200m west of Wilson
- Conlin Road is a Type 'B' Arterial
- Property located at the north edge of the developed area of Oshawa, within the Urban Boundary



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## Existing Lots

- Each include one to two storey detached dwellings
- Some of the dwellings include a rural home business use
- Combined dimensions 201m(659ft) x 201.3m(660ft)
- Lot area 40,500m<sup>2</sup> (10 acres)



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Surrounding land uses include;

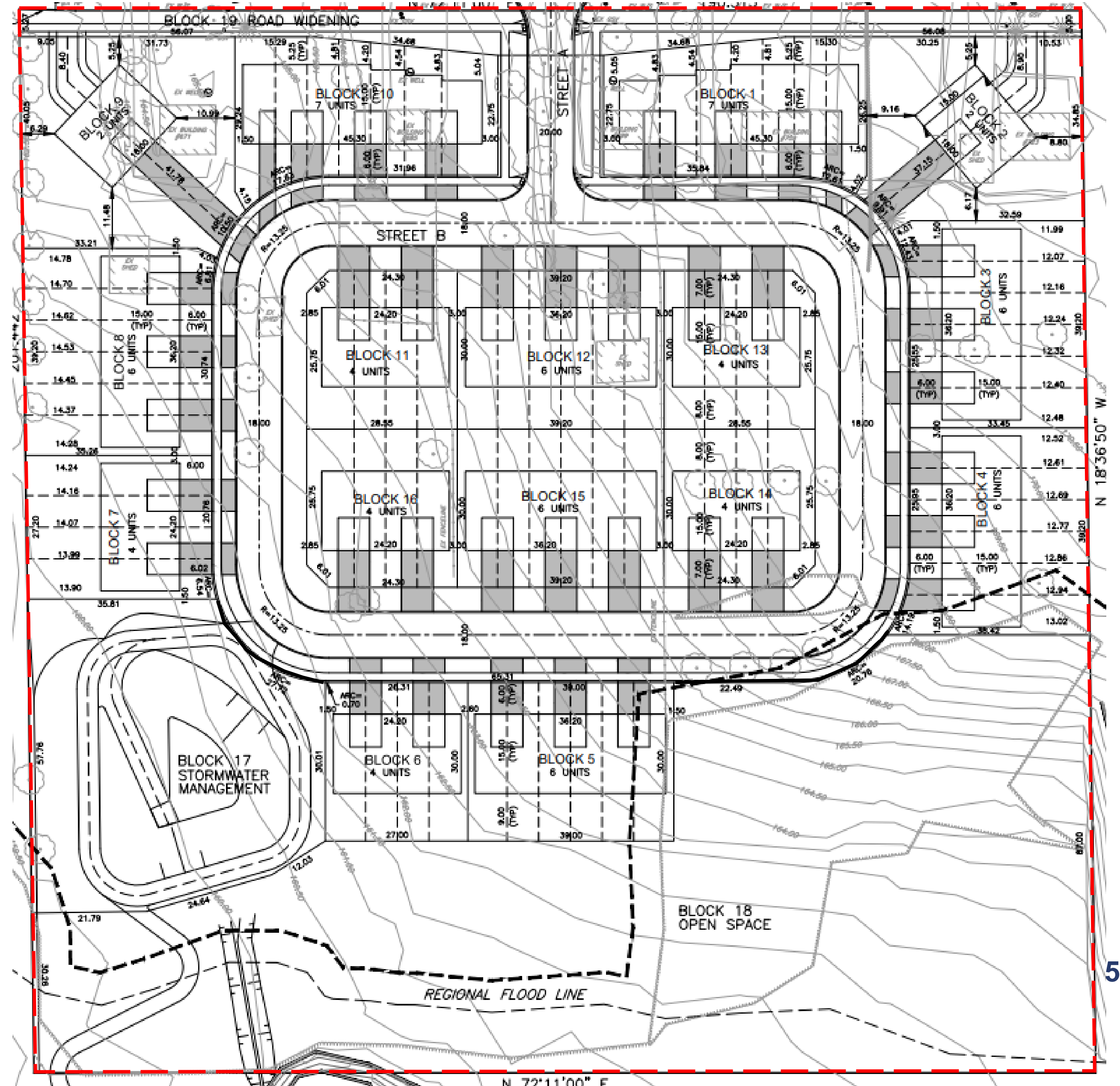
- Future residential to the north
- Existing medium density residential townhouses to the east
- EP Lands (Oshawa Creek Trib.) to the south and west,
- Low-rise, low-density residential further to the south,
- Public school to the west.



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## Subdivision Proposal

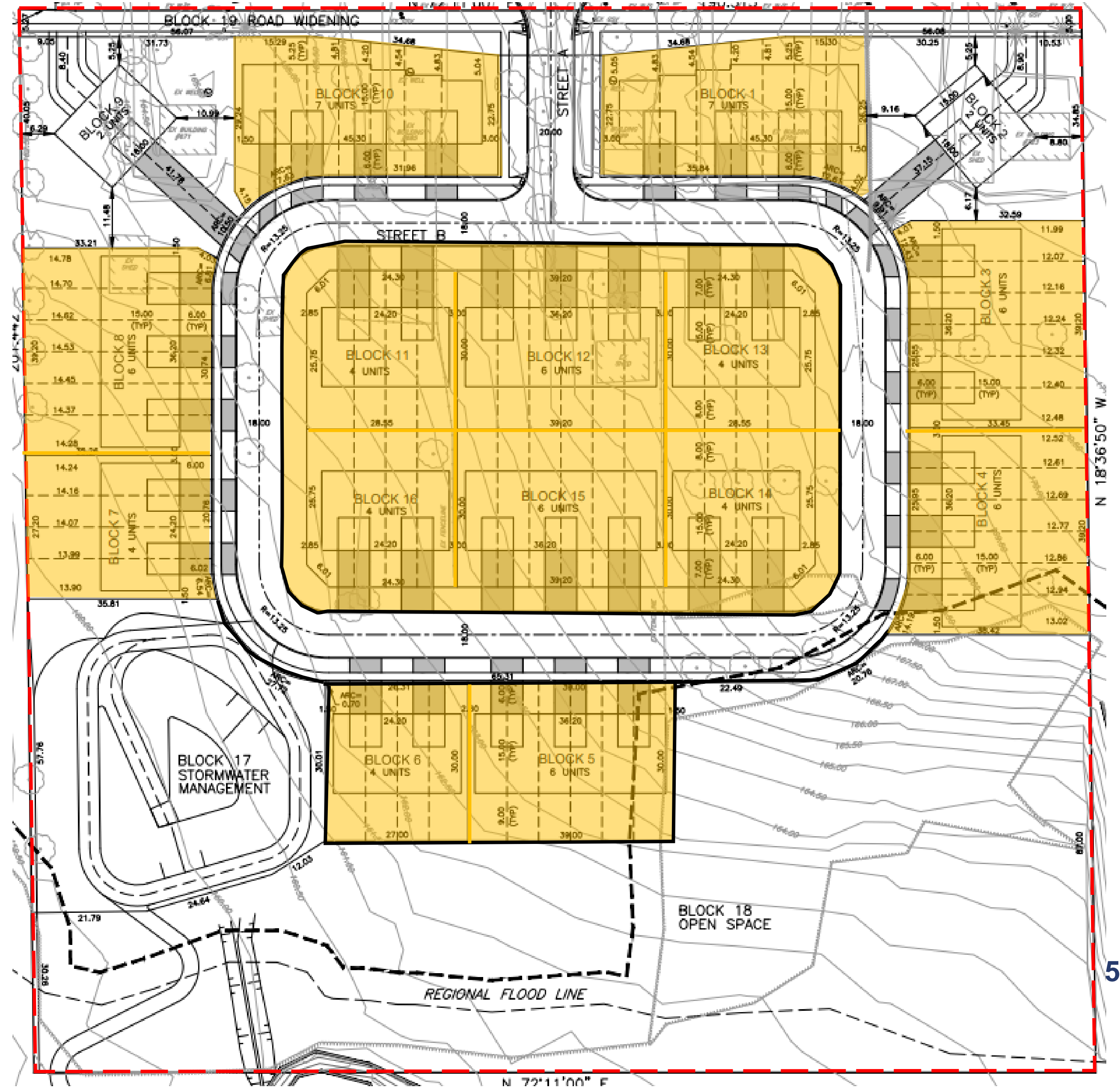
- Existing dwellings to be demolished
- 16 Residential Blocks
- 74 Street Townhouse Units
- 4 Semi-Detached Units
- 3 Non-Residential Blocks
- Access to the site through driveway off Conlin Road East



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## Zoning By-law Amendment

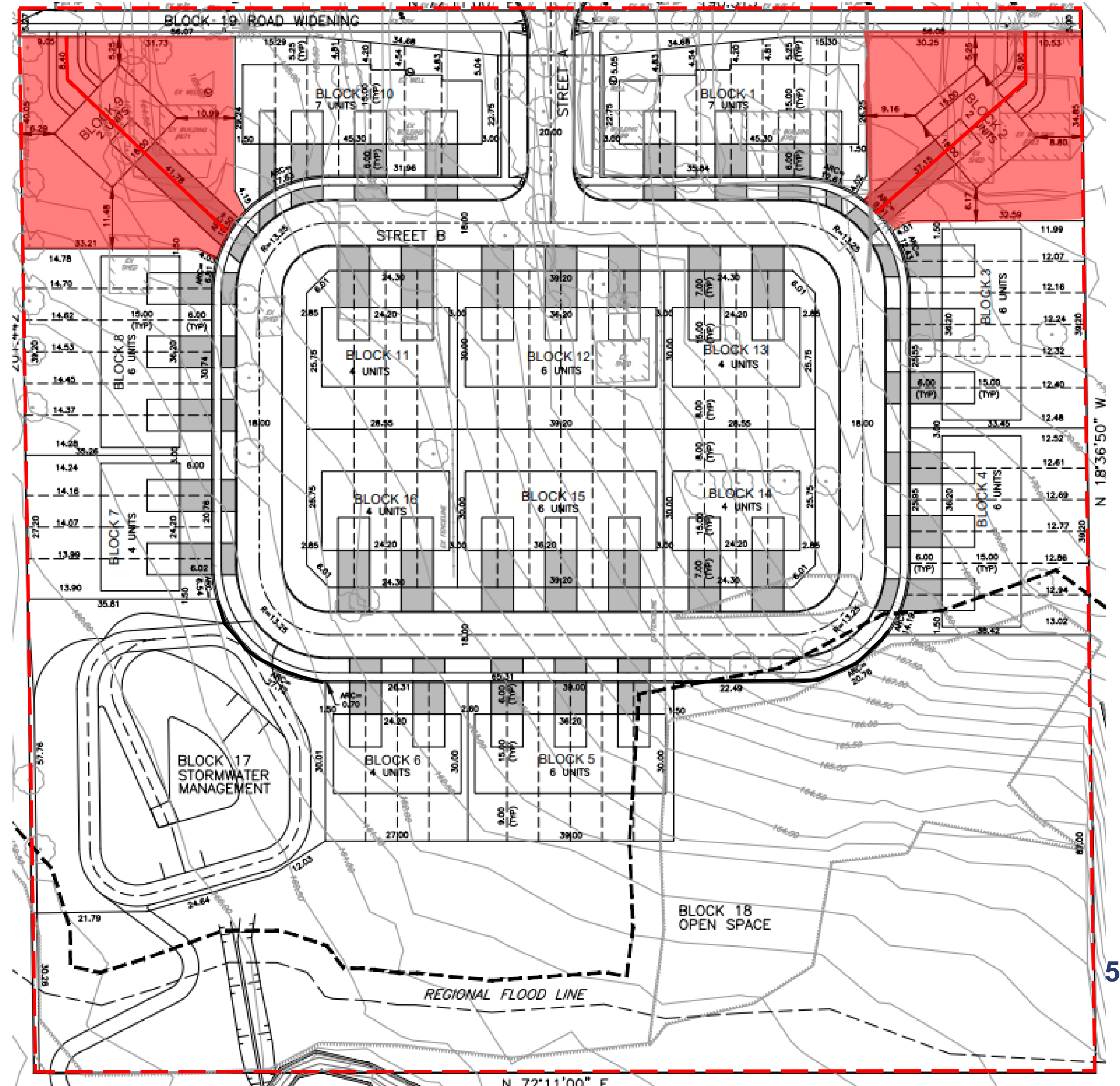
- Previously at a public meeting 74 Street Townhouse Units



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## Zoning By-law Amendment

- This public meeting introduces a new use of 4 semi-detached units that were not reviewed at the time of the previous public meeting.



## 671-723 Conlin Road East

- Region of Durham Official Plan - ***Community Area***
- City of Oshawa Official Plan – ***Residential*** and ***Open Space and Recreation***
- Samac Secondary Plan – ***Medium Density I*** and ***II***, ***Open Space and Recreation***
- The proposed semi-detached dwelling use is permitted within all of the above land use designations



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## City of Oshawa Zoning By-law

- The north part of the property is zoned ***Residential (R3-A/R4–A/R6-B(4)“h-31”*** Zone
- The central part of the property is zoned ***Residential (R1-E/R3-A“h-31”*** Zone
- The south part is zoned ***Open Space Hazard*** (OSH) Zone
- A zoning by-law amendment is required to allow for the Semi-Detached Residential use with site-specific performance standards, and site-specific performance standards for the street townhouse use.

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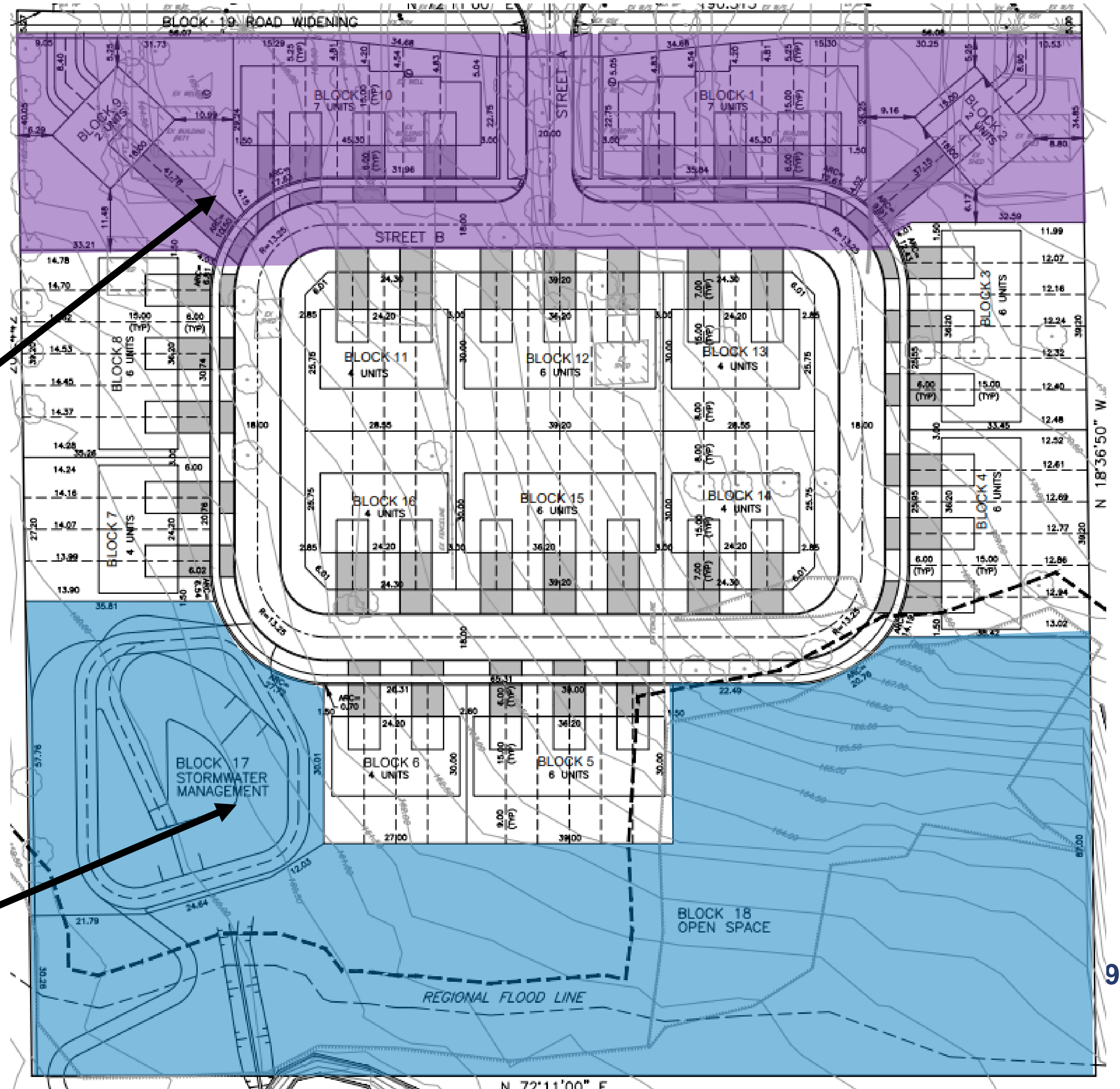
Both semi-detached and street townhouse buildings by definition of the City of Oshawa Zoning By-law are:

- Attached vertically above and below grade by a common wall at least 6.0m in length and at least one storey
- Have an independent entrance from the exterior
- Face the street

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## Zoning By-law Amendment

- Amendment sought for the northern portion of the subject site for:
  - Zone category
  - Reduced front yard depth
  - Reduced rear yard depth
  - Reduced lot area
  - Increased lot coverage
- Amendment sought for the southern portion of the subject site for:
  - Zone category



# Questions

