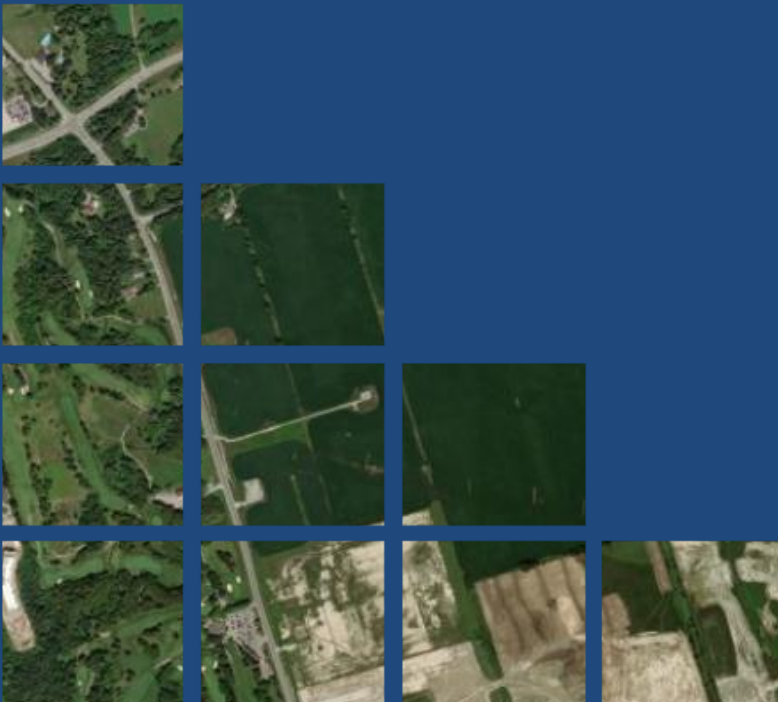


2375 Ritson Road North City of Oshawa

Owner: Menkes Ritson Road Inc.
Statutory Public Meeting
Economic and Development Service Committee
May 5, 2025
Development Application File # S-O-2025-01





- **DEVELOPER / APPLICANT**

**TURNER
FLEISCHER**

- **CONCEPT PLAN**



- **PLANNING JUSTIFICATION BRIEF**
- **DRAFT PLAN OF SUBDIVISION**



- **TOPOGRAPHY SURVEY**
- **SKETCH OF STAKED DRIPLINE AND STAKED TOP OF BANK**



- **FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT**
- **ENVIRONMENTAL IMPACT STUDY**
- **ARBORIST REPORT**



- **GEOTECHNICAL REPORT**
- **SLOPE STABILITY ASSESSMENT**
- **HYDROGEOLOGICAL REPORT**
- **BASELINE RESIDENTIAL WATER WELL AND SEPTIC REVIEW**



- **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**



- **TRAFFIC IMPACT STUDY**



AERIAL VIEW OF THE SUBJECT SITE

Greenbelt Plan, 2017

- **Designation:** *Protected Countryside Area* and is located within the *Greenbelt Natural Heritage System*

Envision Durham, December 2024

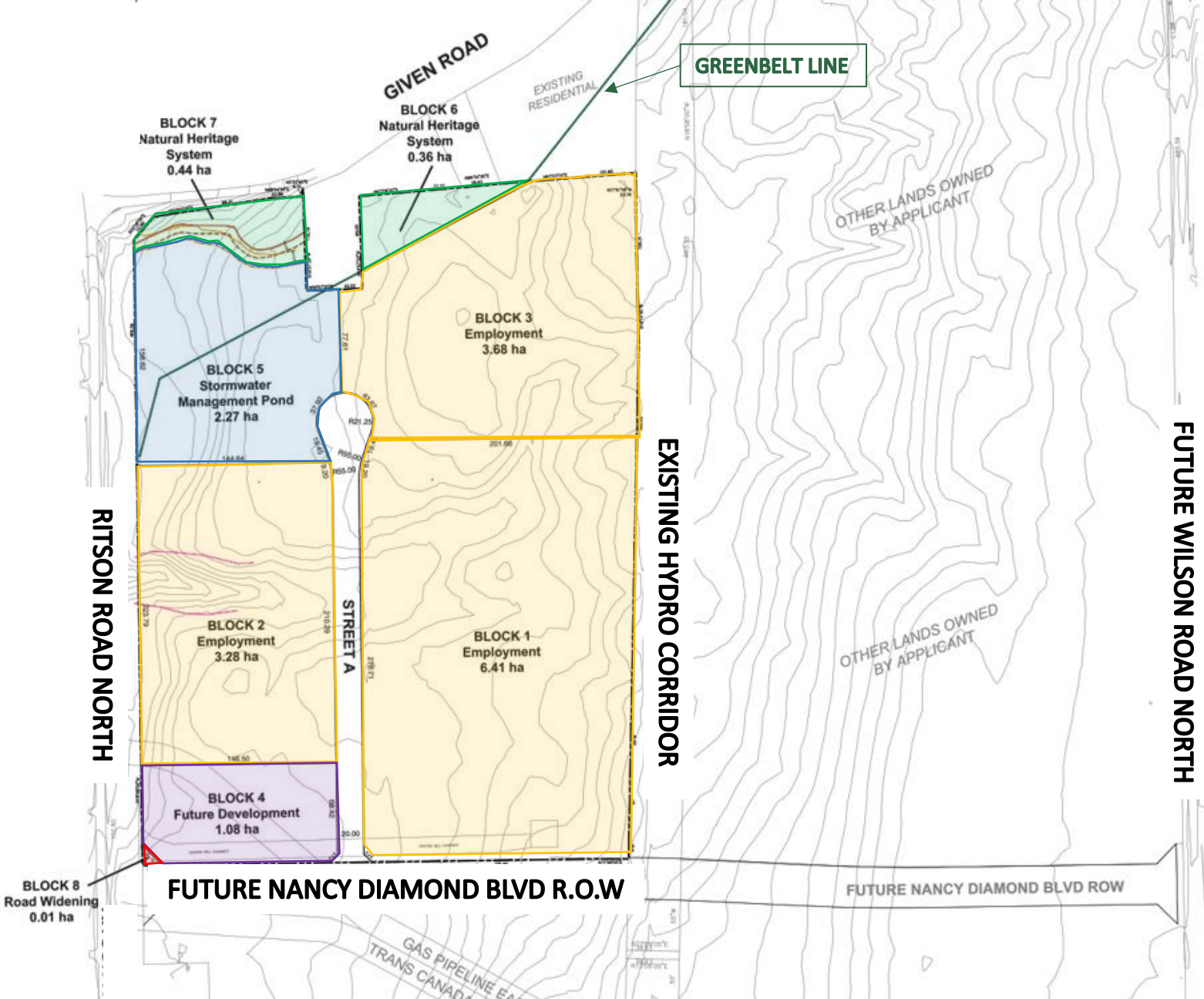
- **Designation:** *Employment Areas*, and portion of the site is *Major Open Space Areas* and is located within the *Greenbelt Boundary*

City of Oshawa Official Plan, 2024 and Official Plan Amendment 227

- **Designation:** *Industrial* and portion of the site is *Open Space and Recreation* and located within the *Greenbelt Protected Countryside Area Boundary*

City of Oshawa Zoning By-law 60-94 and By-law Number 5-2025

- **Zoning:** *PI-A (Prestige Industrial) (2) “h-98”, SI-A (Select Industrial) (20)/ GI (General Industrial) (5) “h-98”, and OSE (1) (Environmentally Sensitive Open Space).*



- **Blocks 1 – 3:** Employment (13.3 ha)
- **Block 4:** Future Employment (1.08 ha)
- **Block 5:** Stormwater Management Pond (2.27 ha)
- **Block 6 & 7:** Natural Heritage System (0.80 ha)
- **Block 8:** Road Widening (0.01 ha)
- **Public Road:** Street A (0.77 ha)



- Street A
- Future Nancy Diamond Boulevard
- Private Driveways

- 322 vehicle parking spaces
- 130 Loading spaces



1651 Stellar Drive, Whitby

- A total of 163,000 square feet of gross floor area delivered in 2024.
- Commitments to deliver additional 410,000 square feet of gross floor area across three additional buildings from 2025 to 2027.



8205 Parkhill Drive, Milton

- A total of 378,300 square feet of gross floor area delivered in 2022.



4385 Mainway, Burlington

- A total of 115,700 square feet of gross floor area delivered in 2023.



12880 & 12580 Coleraine Drive, Caledon

- A total of 460,000 square feet of gross floor area delivered in 2021.

- Review comments from all relevant agencies, departments and the public
- Committee of the Whole – To be Determined
- Council Decision – To be Determined



QUESTIONS?

CONTACT INFORMATION:

Anthony Biglieri, Managing Partner
Email: abiglierigroup@thebiglierigroup.com

Mallory Nievas, Associate
Email: mnievas@thebiglierigroup.com