

1440 Conlin Road East

Zoning By-law Amendment and Draft Plan of Subdivision

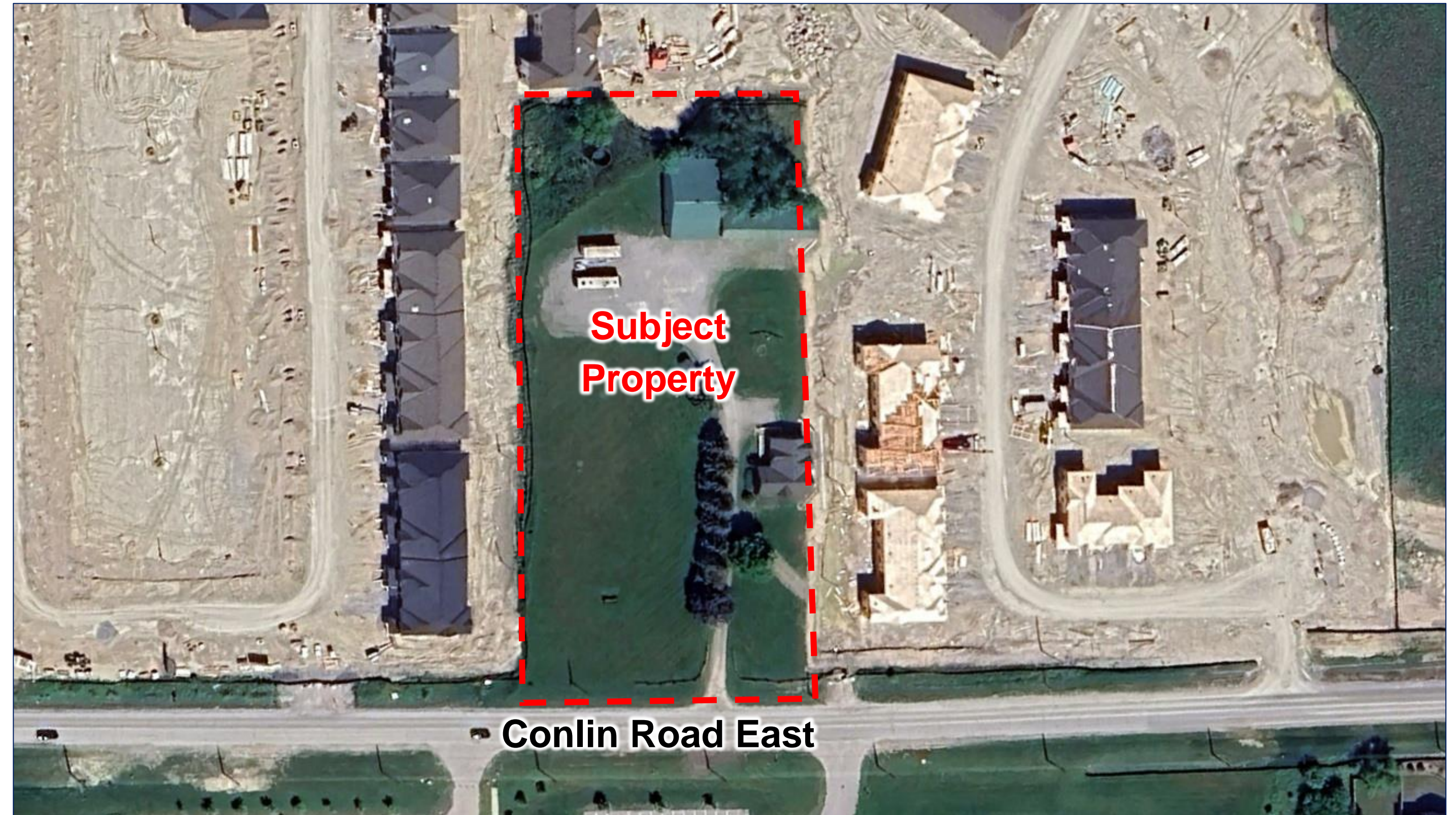


Presented By: D.G. Biddle & Associates
Date: June 2, 2025

Property Location

1440 Conlin Road East

- The property is located on the North side of Conlin Road, approximately 250m East of Grandview Street
- Conlin Road is a Type 'B' Arterial Road, Regional Transit Spine and Local Corridor
- Property located within the Oshawa Urban Boundary, but outside of the Built Boundary



Existing Lots

1440 Conlin Road East

- The property is the remnant parcel of the Mackie farm
- East edge of property includes existing detached dwelling and several accessory structures
- Access to the lot from driveway off Conlin Road
- Dimension 76.2m (250 ft.) x 131.0m (429.8 ft.)
- Lot area 9,990m² (2.47 acres)



Surrounding Uses

1440 Conlin Road East

- New street townhouse dwellings under construction to the North, East, and West
- Semi-detached dwellings to the Northwest.
- Mackie Park, Seneca Trail Public School and existing low density residential uses to the South

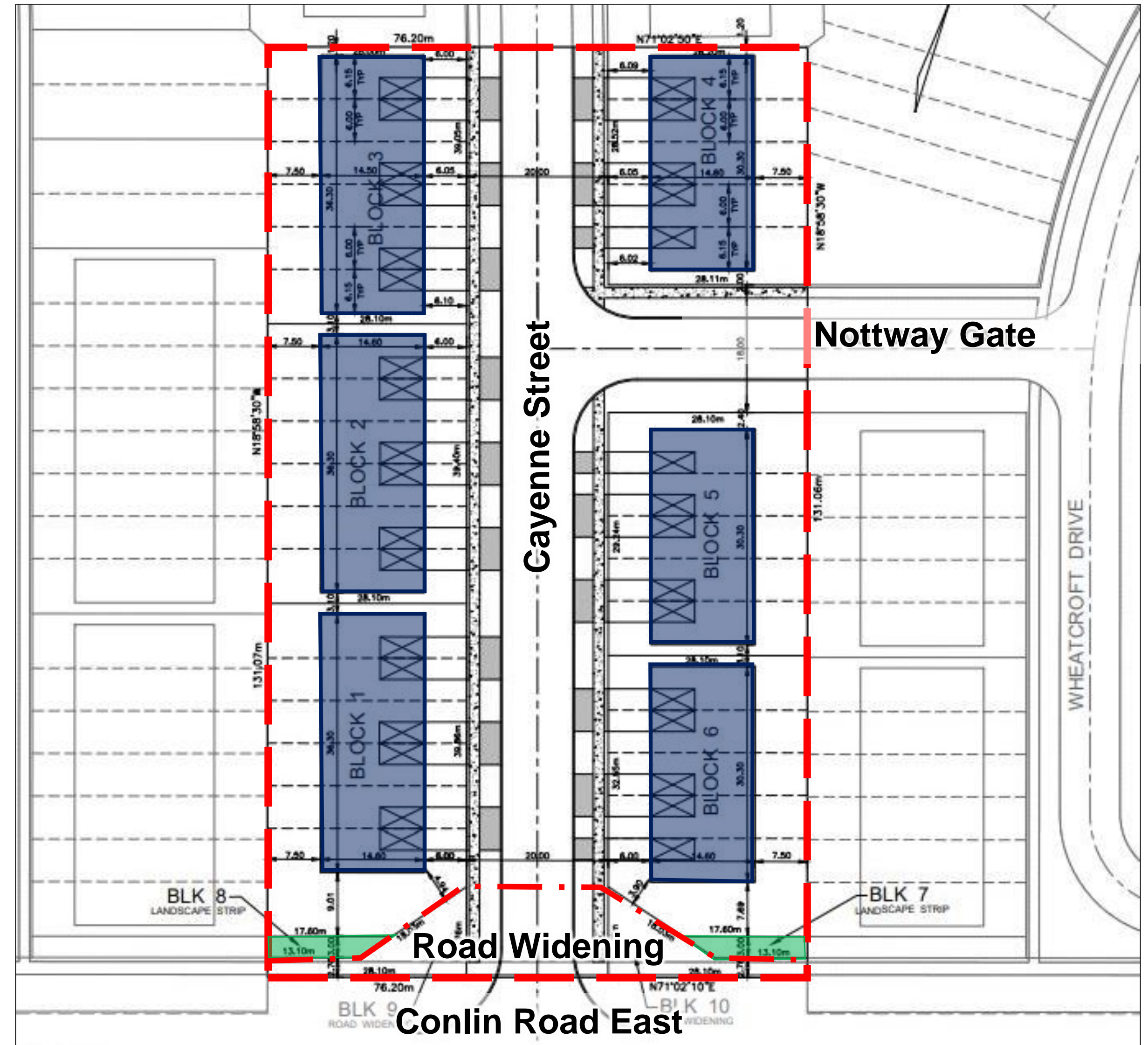


Proposed Plan of Subdivision

1440 Conlin Road East

Proposed Plan of Subdivision

- The existing dwelling and accessory structures will be demolished
- 6 blocks, 33 new street townhouse dwelling units
- 2 new public streets, aligning with the road to the north and connecting to Conlin Road East
- The proposal is dependent the construction of the roadways, sewers and stormwater management connections of the subdivision to the north.



Land Use Designations

1440 Conlin Road East

- Region of Durham Official Plan - **Community Area**
- Municipality of Clarington Official Plan – **Residential**
- Kedron Part II Plan – **Medium Density I Residential**
- The proposed townhouse residential use is permitted within all of the above land use designations

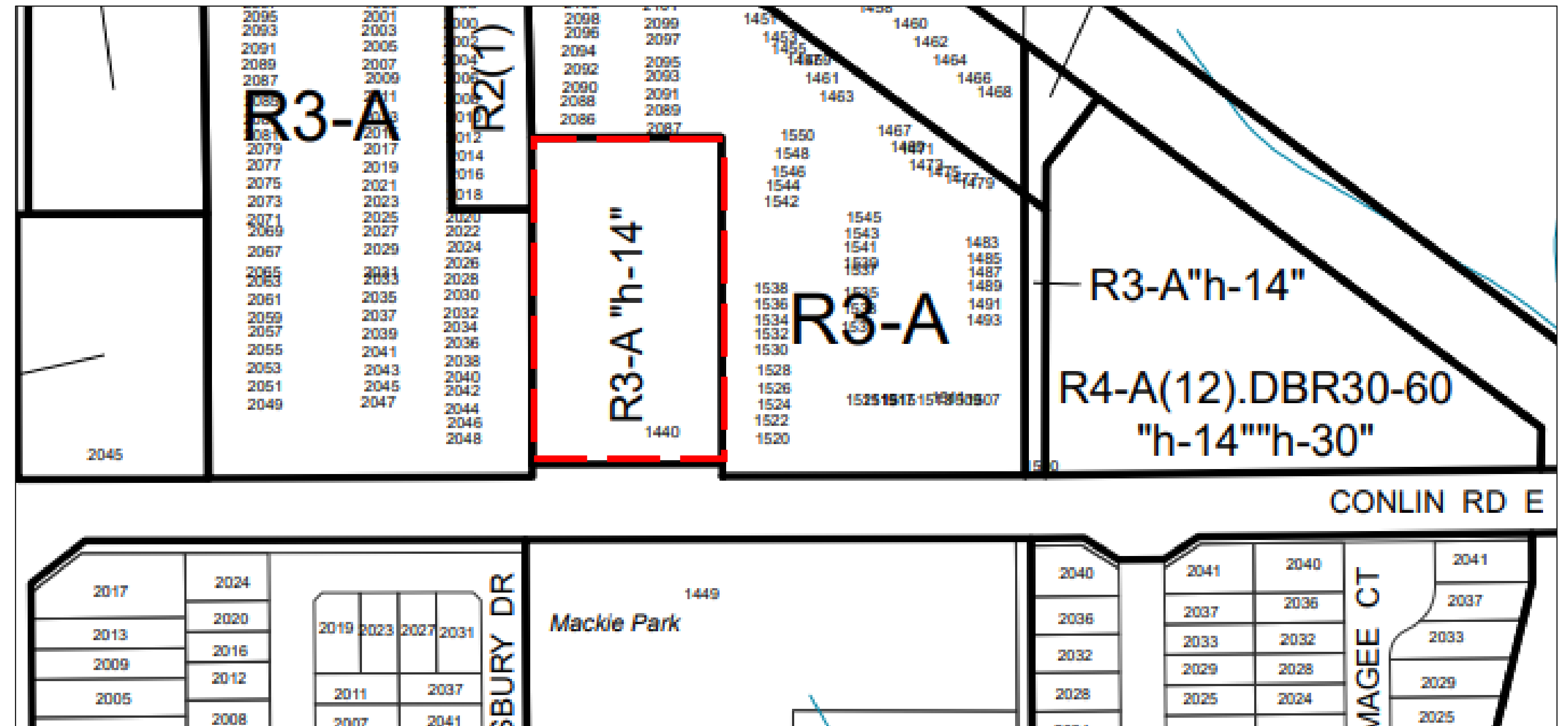
- City of Oshawa Zoning By-law 60-94 – **R3 Residential (R3-A) Holding “h14” Zone**
- The Street Townhouse use is permitted as-of-right within the R3 Zone
- A zoning by-law amendment is required to allow for the site-specific performance standards for lot area, lot coverage, and exterior side yard setback

Proposed Zoning By-law Amendment

1440 Conlin Road East

Zoning By-law Amendment

- Amendment sought to include site specific zone category to allow for the following exceptions
 - Lot Area
 - Lot Coverage
 - Exterior Side Yard



Questions

1440 Conlin Road East

