

To: Economic and Development Services Committee

From: Anthony Ambra, P. Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-25-69

Date of Report: May 28, 2025

Date of Meeting: June 2, 2025

Subject: Revised Applications to Amend Zoning By-law 60-94 and for
approval of a Draft Plan of Subdivision, 737, 741 and
745 Taunton Road East, Urban Life Development Inc.

Ward: Ward 3

File: Z-2022-04, S-O-2022-01

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by D.G. Biddle and Associates Limited (the “Applicant”) on behalf of Urban Life Development Inc. (the “Owner”) to amend Zoning By-law 60-94 (File: Z-2022-04) and for approval of a draft plan of subdivision (File: S-O-2022-01), to permit 56 block townhouse dwellings on lands municipally known as 737, 741 and 745 Taunton Road East (the “Subject Site”).

The Applicant intends to register the proposed development as a common elements draft plan of condominium pursuant to File: C-O-2022-05.

Attachment 1 is a map showing the location of the Subject Site and the existing zoning in the area.

Attachment 2 is a copy of Schedule “A”, Pinecrest Land Use and Road Plan, from the Pinecrest Part II Plan showing the location of the Subject Site.

Attachment 3 is a copy of the original proposed site plan submitted by the Applicant and considered at the September 12, 2022 public meeting.

Attachment 4 is a copy of the revised proposed site plan submitted by the Applicant to address certain public and technical comments.

Attachment 5 is a copy of the proposed draft plan of subdivision (File: S-O-2022-01) submitted by the Applicant and considered at the September 12, 2022 public meeting.

Attachment 6 is a copy of the Urban Design Concept from the Taunton-Harmony Corridor Study endorsed by City Council in 2003.

A public meeting was held on September 12, 2022 concerning the subject development applications. At the conclusion of the public meeting, the then-Development Services Committee adopted a recommendation to direct staff to further review the subject applications and prepare a subsequent report and recommendation back to the then-Development Services Committee. The minutes of the September 12, 2022 public meeting form Attachment 7 to this Report.

Subsequent to the September 12, 2022 public meeting, the Applicant revised the subject development proposal. The key differences between the original proposal considered at the public meeting (see Attachment 3) and the revised proposal (see Attachment 4) are as follows:

- (a) The total number of block townhouse dwelling units has decreased from 57 to 56.
- (b) One dwelling unit was removed from Block 8 to create space for a 151.49 square metre (1,630.62 sq. ft.) amenity area on the northerly portion of the block.
- (c) Two (2) visitor parking spaces were relocated from the grouping along the private laneway south of Blocks 9 and 10 to the grouping along the easterly property line east of Block 6 to provide more space for the amenity area referenced above.
- (d) Transformer locations were added to allow preliminary coordination with the proposed landscaping and future laneway connection to the properties to the east and west in the event they become available for redevelopment and the internal road network can be connected.
- (e) Improvements were made to the design and architecture of the dwellings having frontage along Taunton Road East to create an improved street wall, given their high visibility as part of the public streetscape.

The complete application was submitted on May 18, 2022 and a public meeting was held on September 12, 2022. Pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Planning Act"), applicants have the ability to file an appeal to the Ontario Land Tribunal for failure of the municipality to make a decision on their applications after 120 days of submission of the complete application. In the case of the subject applications, that date was as of September 15, 2022.

Comments from City staff and external agencies were provided to the Applicant on November 28, 2022. A subsequent submission was made on July 23, 2024 (after 18 months with the Applicant) and comments were provided November 13, 2024. The key outstanding matters outlined in the City's comments were with respect to certain design elements relating to snow storage, fencing, landscaping, signage, and connectivity of the private road system to future potential developments on lands to the east and west. The Applicant and the Owner have not indicated to City staff any intention to advance these applications on a priority basis or according to a specified schedule.

On September 23, 2024, the Building Industry and Land Development Association (“B.I.L.D.”) released their 3rd edition of the Greater Toronto Area Municipal Benchmarking Study (the “Benchmarking Study”) prepared by Altus Group. The Benchmarking Study found that average timelines for development approvals across the 15 municipalities studied was 20.3 months.

It is important to note that the Benchmarking Study and the Planning Act do not take into account any delays in the development approvals process attributable to the actions (or lack thereof) of applicants, or any measures exercised by applicants and municipalities to work out matters before making an approval decision that would otherwise be a denial decision. In consideration of the Oshawa Strategic Plan’s “Innovate” priority area with a metric focused on the City’s rank level for development approvals and goal to facilitate and expedite development approvals, it is appropriate to advance a recommendation on the subject applications with respect to the critical design matters that are supported by this Department.

It is important to note that with respect to the subject proposal, 56 block townhouse units are already permitted on the Subject Site. The revised applications subject to this Report are related to minor zoning items and for approval of a draft plan of subdivision with 1 block for a road widening and 1 block for the residential development. Any outstanding zoning matters or changes to the final site and building designs can be appropriately dealt with during the processing of the site plan application for the development (File: SPA-2022-11) and through a minor variance application to the Committee of Adjustment. Outstanding design, noise and stormwater matters can be managed through the site plan approval application.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-25-69 dated May 28, 2025, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Urban Life Development Inc. to amend Zoning By-law 60-94 (File: Z-2022-04) to rezone 737, 741 and 745 Taunton Road East from R2/R4-A/R6-A “h-22” (Residential) to an appropriate R4 (Residential) zone to permit the development of 56 block townhouse dwellings be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.
2. That, pursuant to Report ED-25-69 dated May 28, 2025, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Urban Life Development Inc. for approval of a draft plan of subdivision (File: S-O-2022-01) which proposes one (1) block for 56 block townhouse dwellings and one (1) road widening block at 737, 741 and 745 Taunton Road East be approved, and that the Commissioner, Economic and Development Services Department, or Director, Planning Services, be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision.

3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Report DS-22-168 dated September 7, 2022, presented at the public meeting of September 12, 2022, differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

3.0 Input From Other Sources

3.1 Other Departments and Agencies

No department or agency that provided comments has any objection to the subject revised applications. Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the site plan approval and building permit processes, if the revised applications are approved.

3.2 Public Comments

The minutes of the September 12, 2022 public meeting concerning the subject applications form Attachment 7 to this Report. No public delegations were made during the meeting. One (1) letter was received from a member of the public with respect to the subject applications containing comments and expressing objections to the applications.

Key concerns raised by the member of the public in the written correspondence are set out below together with a staff response.

3.2.1 Authority to direct stormwater to 725 Taunton Road East

Comment:

The member of the public requested information on what the authority the developer has to direct water onto the neighbouring property located at 725 Taunton Road East.

Staff Response:

With the development of the surrounding area, a sanitary sewer and storm sewer were installed through 725 Taunton Road East in an easement. A previously existing watercourse running through 725 Taunton Road East was straightened and channelized in a manner designed to convey drainage to a new channel built in the Oshawa Horizons subdivision to the south.

The Applicant's proposed storm drainage scheme is to collect all stormwater in an internal storm sewer system via catchbasins and connect the internal storm sewers to the existing north-south storm sewer in the easement in 725 Taunton Road East.

No overland drainage will be directed to 725 Taunton Road East or any neighbouring properties.

3.2.2 Drainage

Comment:

The member of the public requested appropriate documentation to demonstrate that the property municipally known as 725 Taunton Road East would remain in its pre-development condition given their understanding that stormwater is currently directed to the retention pond to the north of Taunton Road East and then slowly released to the existing drainage channel traversing 725 Taunton Road East.

Staff Response:

The Applicant has submitted a Functional Servicing and Stormwater Management Report dated October 28, 2015, most recently revised as of April 24, 2024, prepared by WPE Engineering Ltd., a professional civil engineering company. The report is accompanied by grading, servicing and erosion and sediment control plans.

The report and associated plans take into consideration the existing topography of the Subject Site and surrounding lands as well as the proposed development, and identify the best method for implementing the necessary grading and servicing works to ensure the development complies with the City's Engineering Design Criteria Manual, both during construction and after construction.

No overland drainage will be directed to 725 Taunton Road East or any neighbouring properties.

3.2.3 Drainage channel capacity

Comment:

The member of the public requested information on what the existing maximum capacity of the existing drainage channel is and how much additional stormwater runoff is proposed by the subject development.

Staff Response:

Having now received the most recent submission from the Applicant, staff can advise that the development is proposing to capture up to and including the 100 year storm event within the storm sewer system proposed on the Subject Site and that the outlet of the system will be controlled via an orifice and an internal underground storage chamber.

No overland drainage will be directed to 725 Taunton Road East or any neighbouring properties. Stormwater will be collected in an internal storm sewer system and connected to the existing storm sewer located within the easement traversing 725 Taunton Road East. This storm sewer ultimately outfalls to the City's stormwater management pond situated further south of Grand Ridge Park in the Oshawa Horizons residential subdivision.

3.2.4 Encroachment into private property

Comment:

The member of the public expressed concern with future residents of the new development trespassing onto adjacent privately-owned lands without permission and inquired as to what landscaping treatments are proposed along the shared westerly property line.

Staff Response:

A 1.8 metre (5.91 ft.) high wood privacy fence is proposed along the shared westerly property line, together with a 2.0 metre (6.56 ft.) high acoustic fence along the rear of Block 1. No gates or access points are proposed along the fence line.

4.0 Analysis

4.1 Background

The Subject Site is generally located on the south side of Taunton Road East, west of Harmony Road North, and is municipally known as 737, 741 and 745 Taunton Road East (see Attachment 1).

The following is background information concerning the current subject revised applications:

Item	Existing	Requested/Proposed
Durham Regional Official Plan (Envision Durham)	Community Area along a Regional Corridor	No change
Oshawa Official Plan Designation	Residential along a Regional Corridor	No change
Pinecrest Part II Plan Designation	Medium Density I Residential	No change
Zoning By-law 60-94	R2/R4-A/R6-A “h-22” (Residential)	R2/R4-A/R6-A “h-22” (Residential) subject to a R4-A special condition to implement the proposed site and building designs of the block townhouses.
Use	Three (3) single detached dwellings	56 block townhouse dwellings in 10 block townhouse buildings on a new private road

The following land uses are adjacent to the Subject Site:

- **North** Taunton Road East, beyond which are a commercial plaza and a City-owned stormwater management pond

- **South** Single detached dwellings fronting onto Langley Circle and City-owned open space containing a drainage channel adjacent to the southwest corner of the Subject Site
- **East** A single detached dwelling (757 Taunton Road East) on a lot with the same R2/R4-A/R6-A “h-22” (Residential) zoning as the Subject Site, beyond which is a commercial plaza
- **West** A single detached dwelling (725 Taunton Road East) on a lot currently zoned R1-A (Residential) and OSH (Hazard Lands Open Space)

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Lot Frontage on Taunton Road East	123.08m (403.81 ft.)
Gross Lot Area (inclusive of road widening)	1.136 ha (2.81 ac.)
Net Lot Area (exclusive of road widening)	1.084 ha (2.68 ac.)
Number of Proposed Block Townhouse Dwellings	56
Net Residential Density of the Proposed Block Townhouse Dwellings	51.66 u/ha (20.89 u/ac.)
Minimum Lot Frontages of the Proposed Block Townhouse Dwelling Lots	5m (16.4 ft.)
Parking Spaces Required	92 spaces for residents (1.65 spaces per unit) plus 20 spaces for visitors (0.35 spaces per unit) Total: 112 spaces
Parking Spaces Provided	112 spaces for residents (2.0 spaces per unit), plus 20 spaces for visitors (0.35 spaces per unit) Total: 132 spaces

4.2 Durham Regional Official Plan (Envision Durham)

The new Durham Regional Official Plan (“Envision Durham”) was approved by the Province of Ontario and came into effect on September 3, 2024. However, effective January 1, 2025, the Planning Act classifies the Regional Municipality of Durham as an upper-tier municipality without planning responsibilities. The Planning Act stipulates that the portions of an official plan of an upper-tier municipality without planning responsibilities that apply to a lower-tier municipality (e.g., the City of Oshawa) are deemed to constitute an official plan of the lower-tier municipality, and its plan remains in effect until the lower-tier municipality revokes it or amends it. This means that Envision Durham is an official plan of the City of Oshawa as it relates to the City of Oshawa.

The Subject Site is designated as Community Area along a Regional Corridor in Envision Durham. Community Areas are intended to offer a complete living environment for Durham's residents. They are to be comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses.

Community Areas shall be planned for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as those noted directly above, provided such uses are appropriately located and compatible with their surroundings.

Regional Corridors such as Taunton Road are intended to be recognized as appropriate locations for higher density, mixed-use development. The built form along Regional Corridors is encouraged to be multi-storey, compact, pedestrian-friendly and transit supportive, and reflect the relevant transit-oriented development design principles.

Taunton Road is also identified as part of the Region's High Frequency Transit Network on Map 3a, "Transit Priority Network", of Envision Durham. The High Frequency Transit Network consists of buses in planned High Occupancy Vehicle (H.O.V.) lanes, or buses in mixed traffic, with transit signal priority at major intersections and other measures to ensure fast and reliable transit service.

The subject revised applications conform to Envision Durham.

4.3 Oshawa Official Plan

The Subject Site is designated Residential in the Oshawa Official Plan (the "O.O.P.").

The O.O.P. specifies, in part, that areas designated as Residential shall be predominately used for residential dwellings.

Schedule "A-2", Corridors and Intensification Areas, of the O.O.P. designates Taunton Road East as a Regional Corridor. The O.O.P. specifies, in part, that development along Regional Corridors shall achieve higher density, intensive and compact built form and complementary mixed uses subject to the relevant policies of the underlying land use designation. Regional Corridors are intended to develop as ribbons of compact, intensive, higher density development along what form the key connections between Central Areas within the City and to those in abutting municipalities, and provide for the efficient movement of people and goods between the Central Areas to support their vitality. A range of residential uses at higher densities may be permitted in Regional Corridors where the underlying land use designation permits a residential development.

Taunton Road East is designated as a Type 'A' Arterial Road and a Regional Transit Spine in the O.O.P.

The subject revised applications conform to the O.O.P.

4.4 Pinecrest Part II Plan

The Subject Site is designated as Medium Density I Residential in the Pinecrest Part II Plan (see Attachment 2). The Medium Density I Residential designation permits a maximum net residential density of 30 to 60 units per hectare (12 to 24 u/ac.). The proposed net residential density of the development [51.66 u/ha (20.89 u/ac.)] is within the Medium Density I Residential density range.

The general representative housing type/form within the Medium Density I Residential category generally consists of single detached, semi-detached, duplex and townhouse dwellings with a density of up to 60 units per hectare (24 u/ac.), subject to general locational criteria as follows:

- (a) Generally located at the periphery of neighbourhoods in proximity to arterial and collector roads, or located within the Main Central Areas, Sub-Central Areas, Community Central Areas, Local Central Areas or Regional and Local Corridors, or generally located in areas that are undergoing transition, such as neighbourhoods containing a range of land uses, in which higher density residential uses could be developed without generating undue adverse impacts on adjacent land uses.
- (b) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

The subject revised applications conform to the Pinecrest Part II Plan.

4.5 Zoning By-law 60-94

The Subject Site is currently zoned R2/R4-A/R6-A (Residential) subject to a holding symbol ("h-22") in Zoning By-law 60-94. The R2 Zone permits single detached dwellings, semi-detached buildings and dwellings and duplexes. The R4-A Zone permits block townhouses. The R6-A Zone permits apartment buildings.

The purpose of the "h-22" holding symbol is to ensure that site plan approval is granted or an appropriate subdivision agreement is executed with the City. In the interim, all existing R1-A Zone uses as of February 28, 2005 are permitted (single detached dwellings only).

Fifty-six (56) block townhouses are already permitted at the Subject Site under the existing R4-A Zone, subject to compliance with the applicable zoning regulations such as maximum lot coverage and minimum building setbacks.

The Applicant proposes to amend Zoning By-law 60-94 by rezoning the Subject Site to an appropriate R4-A (Residential) Zone to permit 56 block townhouse dwellings with site specific conditions to permit certain performance standards to implement the proposed design. The site specific R4-A Zone regulations requested by the Applicant are as follows:

- Reduced front yard depth of 2.7 metres (8.86 ft.) abutting an arterial road whereas a minimum of 6.0 metres (19.69 ft.) is required;

- Reduced interior side yard depth of 1.9 metres (6.23 ft.) adjacent the east lot line whereas a minimum of 3.0 metres (9.84 ft.) is required;
- Increased lot coverage of 39% whereas a maximum of 35% is permitted;
- Reduced landscaped open space of 30% whereas a minimum of 35% is required;
- Reduced landscaped open space in the rear yard of an individual parcel of tied land abutting a common element condominium road of 0% for the end units of the dual frontage blocks (Blocks 9 and 10) and 45% for the rest of the units, whereas a minimum of 50% is required; and,
- Reduced length of 5 metres (16.4 ft.) for a property line of a parcel of tied land abutting a common element condominium road whereas a minimum of 5.5 metres (18.04 ft.) is required.

This Department has no objection to rezoning the Subject Site to an appropriate R4-A (Residential) Zone subject to a special condition to permit the block townhouses with regulations to implement the proposed buildings/site design. It is recommended that a new holding symbol be applied to the zoning of the Subject Site, replacing the existing h-22 holding symbol, in order to continue to ensure site plan approval is granted or an appropriate subdivision agreement is executed with the City, appropriate opportunities for cross access to the lands to the east and west are provided, and noise mitigation is implemented to the satisfaction of the City. While the holding symbol is in place, R1-A Zone uses would continue to be permitted. It is also recommended that the zoning of the Subject Site continue to include the R2 and R6-A Zones in a compound zone with the R4-A Zone [i.e. R2/R4-A(xx)/R6-A].

Section 4.9 of this Report sets out the rationale for this position.

4.6 Taunton – Harmony Corridor Study

In 2003, City Council endorsed the final report of the Taunton-Harmony Corridor Study, Recommended Land Use Plan and Urban Design Concept (see Attachment 6), as the basis for future planning in the Taunton-Harmony Corridor Study Area and passed a resolution directing staff to prepare amendments to the O.O.P. and Zoning By-law 60-94 to implement the Recommended Land Use Plan.

In 2005, City Council passed a resolution to approve certain technical amendments to the O.O.P. and Zoning By-law 60-94 to implement the study's conclusions for the "southwest quadrant" of the study area, located south of Taunton Road East, west of Harmony Road North, which includes the Subject Site.

The amendments to the O.O.P. and the Pinecrest Part II Plan for the southwest quadrant included:

- (a) Redesignating the lands fronting the south side of Taunton Road East from the Murton Street road allowance to 767 Taunton Road East from Low Density Residential to Medium Density I Residential in the Pinecrest Part II Plan (767 Taunton Road East was

subsequently subject to amendments to the O.O.P., the Pinecrest Part II Plan and Zoning By-law 60-94 to permit Planned Commercial Strip uses); and,

- (b) Designating a new collector road running south from Taunton Road East to Grand Ridge Avenue as a future extension of Clearbrook Drive in the O.O.P. and the Pinecrest Part II Plan.

The north-south Collector Road (Clearbrook Drive) was expected to facilitate medium density residential redevelopment opportunities along the south side of Taunton Road East (including the Subject Site) by providing the primary vehicular access location due to the expectation that direct vehicular access to Taunton Road East would otherwise be limited to “right-in/right-out” driveways for Taunton Road East properties.

Attachment 6 to this Report is a copy of the Recommended Urban Design Concept from the Taunton-Harmony Corridor Study Final Report. The Recommended Urban Design Concept shows a potential private road network on the Taunton Road East properties from west of Clearbrook Drive to 767 Taunton Road East with access from the southerly extension of Clearbrook Drive and a single right-in/right-out driveway on Taunton Road. The Taunton-Harmony Corridor Study acknowledged that the depth of these properties precluded a public local road pattern in this area and that cross-access property easements are essential to the development of lands along arterial roads where access management controls on the roadway restrict access and where property ownership is fragmented. The zoning of the lands at the southeast corner of Taunton Road East and Clearbrook Drive that was approved in 2021 includes a holding symbol to ensure cross access is provided to the lands to the east to allow access to the signalized intersection.

The revised proposed site plan for the Subject Site shown on Attachment 4 provides opportunities for the internal private road to connect to lands to the east (757 Taunton Road East) and west (725 Taunton Road East) in the event those lands are redeveloped and require a cross-access arrangement for access to Taunton Road East and/or Clearbrook Drive.

4.7 Subdivision and Condominium

4.7.1 Standard Condominium versus a Common Elements Condominium

The Condominium Act, 1998 permits four different types of condominiums: common elements, phased, vacant land and leasehold. The Applicant is proposing to establish a common elements condominium for the proposed 56 block townhouse dwellings.

To implement a common elements condominium, a declaration is registered which converts certain lands into common elements that are owned in common by the owners of specified freehold lands situated in the same land registry division. A common elements condominium does not have any units. Each owner's percentage interest in the common elements will be specified in the declaration, will be appurtenant to the owner's freehold land and will not be severable from it. Arrears of common expenses will result in a lien in favour of the condominium corporation on the default owner's freehold land.

An example of a common elements condominium would be the common ownership of a private road. The owners of the lands serviced by the road could be part of a common elements condominium corporation for the road and would pay proportionately its common expenses (maintenance, repair, management and insurance). This type of condominium enables a positive obligation (the payment of common expenses) to “run with the land”.

The following chart identifies the key differences between a standard condominium and a common elements condominium:

Standard Condominium	Common Elements Condominium
A standard condominium cannot be registered until all dwelling units are built. Therefore, the developer cannot close a deal with a purchaser on any of the units until all the units are built.	A common elements condominium is registered before any dwelling is conveyed. The developer can close a deal with a purchaser when the unit is completed. The developer does not have to wait until all units are built to close a real estate deal.
The individual units and common elements are created with the registration of the plan and are part of the condominium. The home owners are subject to the by-laws of the condominium corporation.	The individual units are created through either a plan of subdivision, consent approval or removal of part lot control. The dwelling units are not part of the condominium and therefore the homeowners are not subject to any condominium by-laws. The homeowners only have an interest in the common elements.

4.7.2 Draft Plan of Condominium and Draft Plan of Subdivision

The Applicant has submitted an application for approval of a common elements draft plan of condominium (File: C-O-2022-05). The common elements condominium would be tied to the proposed 56 block townhouse dwellings. The following would generally be the common elements:

- (a) The private road providing access to each individual townhouse driveway;
- (b) The internal sidewalks/walkways;
- (c) The retaining wall south of Block 2;
- (d) Community mailbox(es);
- (e) Visitor parking spaces; and,
- (f) Utility building (water meter room).

The 56 individual townhouse dwelling lots are proposed to be created through the removal of part lot control. These lots are commonly referred to as Parcels of Tied Land (“P.O.T.L.s”). The individual P.O.T.L.s have a percentage of ownership interest in the common elements but are not part of the condominium. To date, the Applicant has not submitted an application to remove part lot control. Applications to remove part lot control are delegated to the Commissioner, Economic and Development Services Department, and Director, Planning Services, for approval.

The Applicant proposes a draft plan of subdivision with two (2) blocks: one (1) block for a road widening and one (1) block for the proposed condominium development. A part lot control by-law under the Planning Act can only be approved for lands in a registered plan of subdivision.

The City has approved other common element condominium developments. Recent examples include the sites at 487 Aztec Drive (Modeno Homes), 211 Thomas Street (Wiltshire Homes), 1640 Grandview Street North (Ballantry Homes), the southwest corner of Phillip Murray Avenue and Park Road South (SO Developments Inc.), 849 Rossland Road West (Delpark Homes), 250 Harmony Road South (Marlin Spring) and 800 and 805 Missom Gate (Sundance Developments).

Applications for approval of a draft plan of condominium are delegated to the Commissioner, Economic and Development Services Department, and Director, Planning Services. The condominium application will not be approved unless the zoning by-law amendment application is approved.

4.8 Site Design/Land Use Considerations

The Applicant proposes 56 block townhouse dwellings on a private roadway (see Attachment 4). There is one access for the private roadway proposed from Taunton Road East. The 56 dwellings are proposed to be tied to a common elements condominium.

The 15 dwellings in Blocks 9 and 10 will have front doors facing Taunton Road East with individual walkways leading to the Taunton Road East sidewalk. The remaining blocks/dwellings will have frontage on the private condominium road only. The individual driveways for all 56 dwellings will have access from the private road only.

The development has been designed such that Blocks 3 to 5 along the south limit of the site abutting the existing low-rise residential neighbourhood have a minimum rear yard depth of 7.50 metres (24.61 ft.), which complies with the existing zoning of the Subject Site.

The Applicant intends to construct, at their cost, a new 1.8 metre (6 ft.) high wood privacy fence along the west, east and south property lines abutting all existing single detached dwelling lots on Taunton Road East and Langley Circle.

The proposed development also features a 151.5 square metre (1,631 sq. ft.) common amenity area (parkette) centrally located within the Subject Site. The parkette will include a children's playground, benches and open play area to serve the residents of the development.

The Applicant will be required to install street curbing and a new public sidewalk on the south side of Taunton Road East fronting the Subject Site. The site design includes a network of sidewalks along the internal private road. The site design will also include sidewalk connections from the internal private road to Taunton Road East.

The Applicant has also submitted an application for Site Plan Approval (File: SPA-2022-11) for the proposed development.

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a draft plan of subdivision, a draft plan of condominium, a site plan, floor plans, elevation plans, landscape and tree preservation plans, a servicing plan, a grading plan, an erosion and sediment control plan, a functional servicing and stormwater management report, a planning justification report, transportation impact assessments, an archaeological assessment, a geotechnical report, an environmental site assessment and a noise study.

Detailed design matters will be reviewed during the further processing of the application for site plan approval (File: SPA-2022-11) to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies in the event the subject revised applications are approved.

Some of the specific matters this Department will be reviewing during the further processing of the application for site plan approval, if the subject revised applications are approved, include:

- (a) Site/building design matters including parking, waste storage and collection, landscaping, lighting, outdoor amenity area design and snow storage;
- (b) Building architecture to ensure the quality of the design of the new homes;
- (c) Design and installation of privacy fencing abutting surrounding residential properties;
- (d) Noise attenuation;
- (e) Tree preservation;
- (f) Compatibility with the Oshawa Executive Airport;
- (g) Servicing, grading and stormwater management matters; and,
- (h) Construction management.

4.9 Basis for Recommendation

This Department has no objection to the approval of the subject revised applications submitted by the Applicant to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision for the following reasons:

- (a) The zoning of the Subject Site already permits 56 block townhouse units. The purpose of the zoning by-law amendment application is to implement site specific design details, and the purpose of the subdivision application is to allow the Subject Site to be registered as a plan of subdivision to allow part lot control to be used to implement a common elements condominium;
- (b) Redeveloping an under-utilized property at this location along an arterial road at the periphery of a neighbourhood along a Regional Corridor and Transit Spine is consistent with the Provincial Planning Statement, 2024;

- (c) The proposed development conforms to the Durham Regional Official Plan (Envision Durham) and the O.O.P.;
- (d) The proposal will advance development that is within the City's Built Boundary;
- (e) The proposed development contributes to a range of housing types in the area;
- (f) The proposed development has been designed to exceed the minimum parking requirements of Zoning By-law 60-94 for block townhouse dwellings;
- (g) The increased traffic as a result of the proposed development will have a negligible impact on the adjacent road network. The existing road network can accommodate the additional vehicle trips;
- (h) The proposed development is transit supportive given its proximity to Durham Region Transit bus route Pulse 915 and the Harmony Terminal with connections to bus routes 407, 405, 916, 905, 410, 920 and N1. Additionally, its location is on an arterial road that is part of the High Frequency Transit Network described in the new Durham Regional Official Plan (Envision Durham), which includes a future dedicated bike lane along Taunton Road East;
- (i) The proposed development has been designed to be compatible with surrounding land uses and provides an appropriate interface with surrounding existing residential development;
- (j) The proposed development will help the City's efforts to achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province;
- (k) Through the use of a holding symbol, matters related to noise mitigation, servicing, storm water management, foundation drainage, landscaping, fencing, lighting, amenity area design, tree preservation, and transportation services will be appropriately addressed to the satisfaction of the City prior to construction;
- (l) The proposed development will make efficient use of existing municipal services such as water and sanitary services; and,
- (m) The proposed development represents good planning.

5.0 Financial Implications

There are no financial implications associated with the recommendation in this Report.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

“Belong: Inclusive and Healthy Community” with the goal to support and encourage diverse housing options.

A handwritten signature in blue ink, appearing to read "Tom Goodeve".

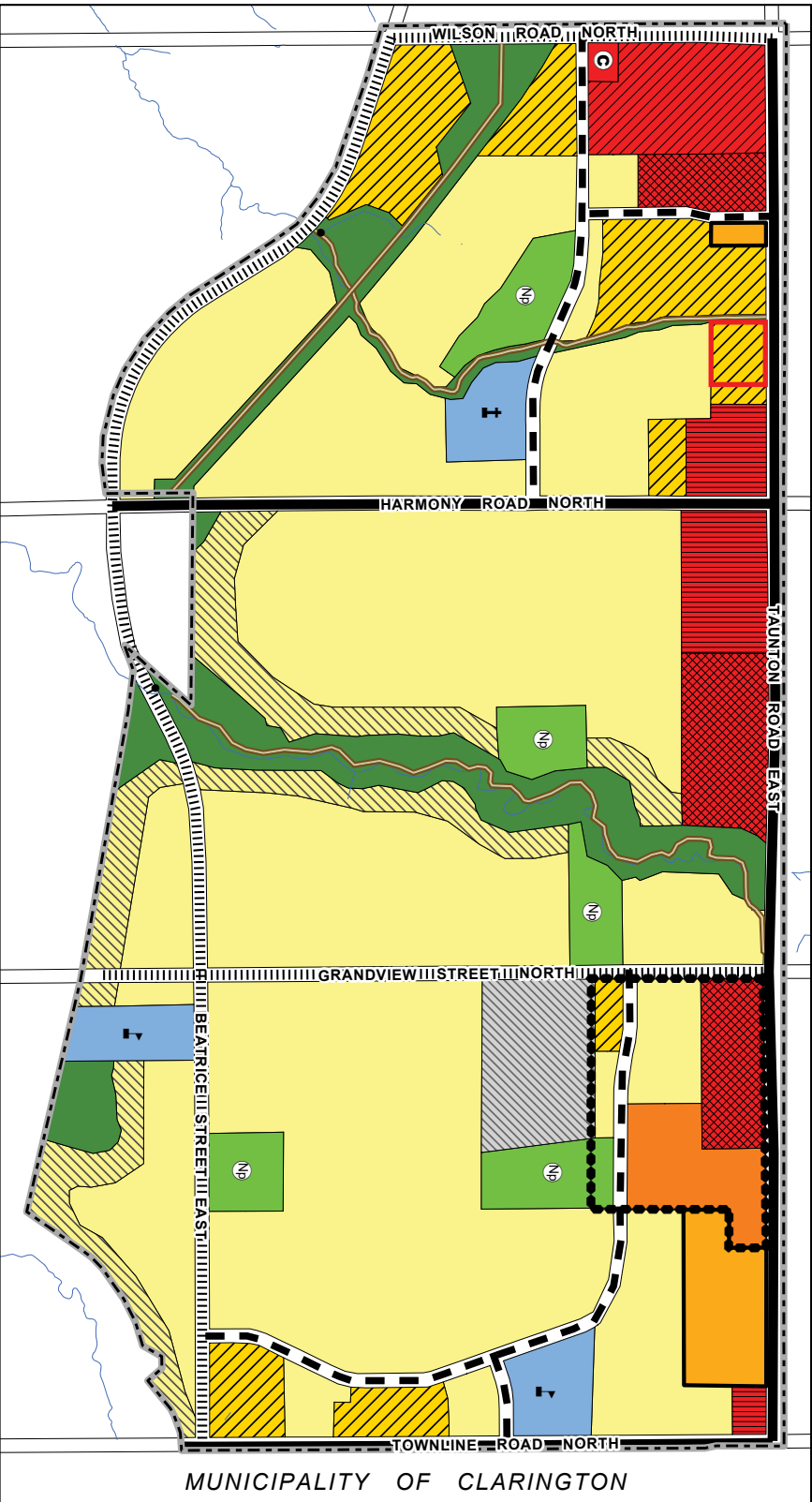
Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services

A handwritten signature in blue ink, appearing to read "Anthony Ambra".

Anthony Ambra, P. Eng., Commissioner,
Economic and Development Services Department

Title: Schedule "A", Pinecrest Land Use and Road Plan
Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, 737, 741 and 745 Taunton Road East, Urban Life Development Inc.
Ward: Ward 3
File: Z-2022-04, S-O-2022-01

 Subject Site































**Schedule 'A'
Pinecrest Land Use
and Road Plan**
Part II Plan for the
Pinecrest Planning Area

0 50 100 200 300 Meters

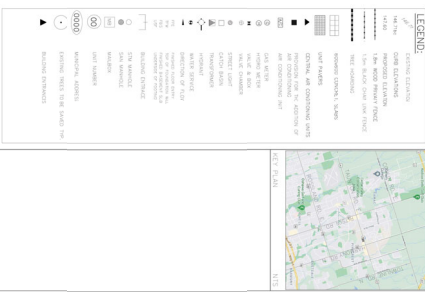
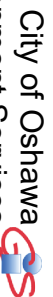
March 2021

Economic and Development Services
Economic and Development Services

Legend

- | | | |
|--|---|--|
|  Residential |  Commercial |  Transportation |
|  Low Density Residential |  Convenience Commercial Centre |  Type A Arterial Road |
|  Medium Density I Residential |  Special Purpose Commercial |  Type B Arterial Road |
|  Medium Density II Residential |  Planned Commercial Strip |  Type C Arterial Road |
|  High Density I Residential |  Planned Commercial Centre |  Collector Road |
|  Large Lot Single Detached Dwellings |  Community Use |  Recreational Trail |
|  Subject to Policy 8.4.6.12 in the Pinecrest Part II Plan |  Public Elementary School |  Pinecrest Planning Area Boundary |
|  Open Space and Recreation |  Separate Elementary School |  Pedestrian Underpass |
|  Neighbourhood Park |  Utilities |  Planned Development Area |
|  Open Space and Recreation | | |

Title: Original Proposed Site Plan Submitted by the Applicant
Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, 737, 741 and 745 Taunton Road East, Urban Life Development Inc.
Ward: Ward 3
File: Z-2022-04, S-O-2022-01



Block	Area (sq. m)	Area (sq. ft.)	Area (ac.)
BLOCK-1	1,100.00	12,670.00	3.00
BLOCK-2	1,100.00	12,670.00	3.00
BLOCK-3	1,100.00	12,670.00	3.00
BLOCK-4	1,100.00	12,670.00	3.00
BLOCK-5	1,100.00	12,670.00	3.00
BLOCK-6	1,100.00	12,670.00	3.00
BLOCK-7	1,100.00	12,670.00	3.00
BLOCK-8	1,100.00	12,670.00	3.00
BLOCK-9	1,100.00	12,670.00	3.00
BLOCK-10	1,100.00	12,670.00	3.00


Block	Area (sq. m)	Area (sq. ft.)	Area (ac.)
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BLOCK-7	1,100.00	12,670.00	3.00
BLOCK-8	1,100.00	12,670.00	3.00
BLOCK-9	1,100.00	12,670.00	3.00
BLOCK-10	1,100.00	12,670.00	3.00

[illegible]



LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF # OF AREAS	LOTS/BLKS UNITS	(sq. ft.)
RESIDENTIAL SINGLE-FAMILY DETACHED BLOOD DRAWING	PART 1	1	57	1,044
NON RESIDENTIAL 4.21= ROAD BEDDING	PART 2	1		8,000
TOTALS		2	57	1,134

[illegible][illegible][illegible]



R.P.P.
REGISTERED
PROFESSIONAL
ENGINEERS



D.G. Biddle & Associates Limited
consulting engineers and planners
195
RIVERVIEW ROAD
PHONE: (400)576-8500 • FAX: (400)576-8730

115100 DP-1

SCALE: 1:50

DESIGN BY: M.J.T.

CHECKED BY: M.J.T.

PLOT DATE: 24/09/2002

115100

DP-1

Title: Urban Design Concept from the Taunton-Harmony Corridor Study
Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, 737, 741 and 745 Taunton Road East, Urban Life Development Inc.
Ward: Ward 3
File: Z-2022-04, S-O-2022-01



 Subject Site

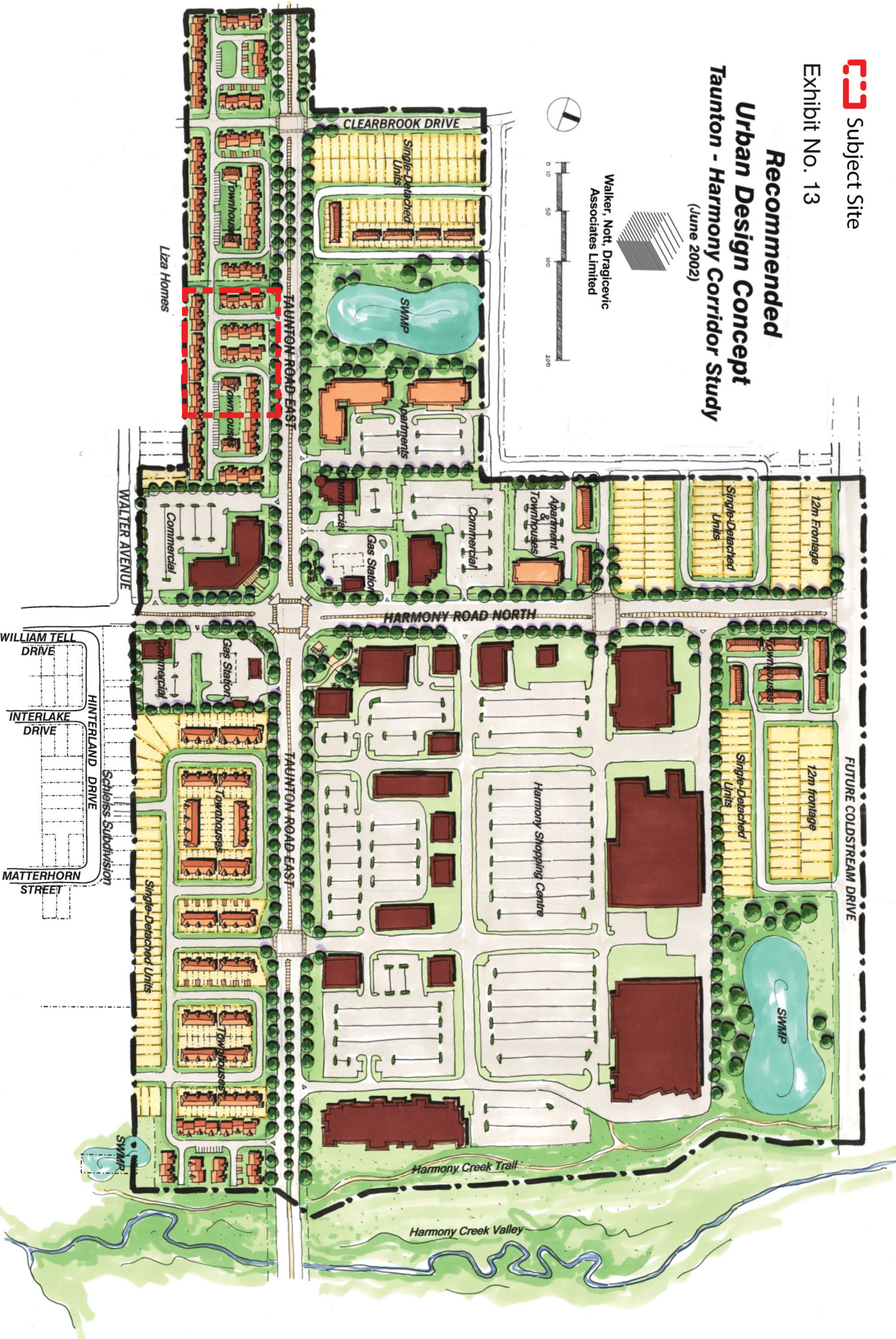
Exhibit No. 13

Recommended
Urban Design Concept
Taunton - Harmony Corridor Study
(June 2002)

Walker, Nott, Dragicevic
Associates Limited



0 10 50 100 200



Excerpts from the Minutes of the Development Services Committee Meeting held on September 12, 2022

Application DS-22-168

Presentation

D.G. Biddle and Associates Limited - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision

Ashlee Prescott and Michael Fry, D.G. Biddle and Associates Limited provided a presentation concerning the applications to amend the Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium 737, 741 and 745 Taunton Road East, D.G. Biddle and Associates Limited on behalf of Urban Life Development Inc.

Delegations

None.

Correspondence

None.

DS-22-168 - Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, 737, 741 and 745 Taunton Road East (Ward 3)

Moved by Councillor Kerr

That, pursuant to Report DS-22-168 dated September 7, 2022, concerning the applications submitted by D.G. Biddle & Associates Limited on behalf of Urban Life Development Inc. to amend Zoning By-law 60-94 (File: Z-2022-04) and for approval of a draft plan of subdivision (File: S-O-2022-01) and a common elements draft plan of condominium (File: C-O-2022-05) to permit 57 block townhouse dwellings at 737, 741 and 745 Taunton Road East, staff be directed to further review and prepare a report and recommendation back to the Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Affirmative (5): Councillor Marimpietri, Councillor Chapman, Councillor Hurst, Councillor Kerr, and Mayor Carter

Negative (1): Councillor McConkey

Motion Carried (5 to 1)