

To: Economic and Development Services Committee

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

Report Number: ED-26-20

Date of Report: February 25, 2026

Date of Meeting: March 2, 2026

Subject: Revised Applications to Amend Zoning By-law 60-94 and for  
Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and  
723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and  
Greycrest Homes (Conlin) Inc.

Ward: Ward 1

File: Z-2020-05, S-O-2020-01

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## **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 on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. (the “Applicant”) to amend Zoning By-law 60-94 (File: Z-2020-05) and for approval of a draft plan of subdivision (File: S-O-2020-01), to permit the development of two (2) blocks for four (4) semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads on lands municipally known as 671, 685, 699, 709 and 723 Conlin Road East (collectively referred to as the “Subject Site”).

671, 699 and 723 Conlin Road East are owned by Greycrest Homes (Oshawa) Inc. 685 and 709 Conlin Road East are owned by Greycrest Homes (Conlin) Inc. Both Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. are controlled by Greycrest Homes.

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 the original proposed draft plan of subdivision S-O-2020-01 submitted by the Applicant and considered at the initial public meeting held on September 14, 2020.

Attachment 3 is a copy of the revised proposed draft plan of subdivision S-O-2020-01 submitted by the Applicant and presented at a subsequent public meeting held on March 3, 2025.

Attachment 4 is a copy of the latest revised proposed draft plan of subdivision S-O-2020-01 submitted by the Applicant.

Attachment 5 is a copy of Schedule 'A', Samac Land Use and Street Plan, from the Samac Secondary Plan showing the location of the Subject Site.

Attachment 6 is a copy of the recommended conditions of draft approval for the latest revised proposed draft plan of subdivision S-O-2020-01.

Public meetings were previously held on September 14, 2020, and subsequently on March 3, 2025, owing to the length of time that had passed since the initial public meeting which necessitated a new Planning Act public meeting concerning the subject applications.

At the conclusion of the initial meeting, the then-Development Services Committee adopted a recommendation to refer the subject applications back to the then-Development Services Department for further review and the preparation of a subsequent report and recommendation. The minutes of the initial September 14, 2020 public meeting form Attachment 7 to this Report.

At the conclusion of the second meeting, the Economic and 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 Economic and Development Services Committee. The minutes of the March 3, 2025 public meeting form Attachment 8 to this Report.

Subsequent to the September 14, 2020 public meeting, the Applicant revised the subject development proposal. The key differences between the proposal considered at the September 14, 2020 public meeting (see Attachment 2) and the revised proposal considered at the March 3, 2025 public meeting (see Attachment 3) are as follows:

- The number of street townhouse dwellings was reduced from 76 to 74;
- Two (2) blocks for a total of four (4) semi-detached dwellings were introduced into the proposed draft plan of subdivision. This increased the total number of proposed units from 76 to 78;
- The proposed storm pond outfall was relocated from being directed in a south-west direction towards the Oshawa Creek tributary to a southeast direction, although still towards the Oshawa Creek tributary;
- The encroachments of Block 4 (formerly Block 3) into the dripline and 10 metre (32.8 ft.) dripline setback boundaries were increased in order to accommodate the newly proposed semi-detached dwelling blocks (Blocks 2 and 9); and,

- The size of the stormwater management pond block was increased from 0.26 hectares (0.64 ac.) to 0.29 hectares (0.72 ac.). The revised design of the pond accommodated a combined pond maintenance access road and trail connection to facilitate an active transportation connection between the subdivision and future trails. Staff advised that the Applicant will be required to provide cash-in-lieu for the portion of the trail to be constructed within the stormwater management block as the precise location and design of the trail coming from the west has not been determined.

Subsequent to the March 3, 2025 public meeting, the Applicant further revised the subject development proposal. The key difference between the proposal considered at the March 3, 2025 public meeting (see Attachment 3) and the further revised proposal (see Attachment 4) is a rearrangement of the design of the semi-detached buildings on Blocks 2 and 9 in order to better address Conlin Road East from a streetscape and massing perspective.

## **2.0 Recommendation**

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

1. That, based on Report ED-26-20 dated February 25, 2026, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 (File: Z-2020-05) in order to implement the revised draft plan of subdivision (File: S-O-2020-01) on lands located at 671, 685, 699, 709 and 723 Conlin Road East 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, based on Report ED-26-20 dated February 25, 2026, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. for approval of a draft plan of subdivision (File: S-O-2020-01), to permit the development of two (2) blocks for four (4) semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads 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, generally in the form set out in Attachment 6 of said Report.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Reports DS-20-85 and ED-25-29 dated September 9, 2020 and February 26, 2025 presented at the public meetings of September 14, 2020 and March 3, 2025, respectively, 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 further processing of the revised applications and building permit process, if the applications are approved.

#### **3.2 Public Comments**

The minutes of the September 14, 2020, and March 3, 2025 public meetings concerning the subject applications form Attachments 7 and 8 to this Report, respectively. Several letters were received from members of the public with respect to the subject applications containing comments and expressing objections to the applications.

Key concerns raised by the members of the public through their delegations and in their written correspondence are set out below together with a staff response.

##### **3.2.1 Traffic and Safety**

###### **Comment:**

A concern was raised regarding increased traffic and pedestrian safety since Conlin Road East is a busy road currently without a sidewalk at this location.

###### **Staff Response:**

The City's current forecast plans include the completion of Conlin Road East between Ritson Road North and Wilson Road North in 2027, subject to budget approval. These improvements will include, in part, full urbanization of the road including a sidewalk on the north side of Conlin Road East, a multi-use path on the south side in front of the Subject Site, and a westbound left turn lane into the Subject Site. The Applicant has advised that they are willing to convey the lands needed from the Subject Site (Block 19 on the latest revised proposed draft plan of subdivision – see Attachment 4) to the City for the widening and improvement of Conlin Road East on an expedited basis in order to help facilitate the reconstruction of Conlin Road East in advance of the registration of the draft plan of subdivision, if necessary.

##### **3.2.2 Stormwater Management**

###### **Comment:**

A concern was raised regarding increased stormwater runoff, lack of infiltration pre- and post-development, and the location of the stormwater pond discharge.

###### **Staff Response:**

The analyses of potential impacts of surface runoff, via the Functional Servicing and Stormwater Management Report (the "F.S.S.R.") prepared by D.G. Biddle and Associates

Limited, and groundwater flow via the Hydrological Investigation Report, prepared by GHD, were conducted in a relatively independent manner in order to achieve a more conservative overall water management strategy.

When calculating the peak flows to the pond in the F.S.S.R., it is assumed that no water infiltrates into the ground within the Subject Site. This is a conservative approach because it results in higher amounts of runoff being directed to the pond and accounts for the times when the ground is frozen and unable to absorb water. As a result, the pond is sized larger to safely detain surface runoff and discharge lower peak flows to the creek to prevent downstream flooding and mitigate against erosion.

According to the F.S.S.R., peak flows discharged towards the creek do not consider groundwater flows/seepage to the creek as it has little to no impact on the peak flow difference from pre-development to post development (attenuated) conditions. This is because groundwater flows significantly slower than surface flows.

As noted in the Hydrological Investigation Report, "Groundwater seepage was observed in five (5) of the seven (7) boreholes. The seepage was observed to be slow and was noted within the till at depths ranging from 1.5 to 3.0 m". Groundwater seepage moves centimeters per day, and often much less in tighter soils (silt/clay), which is considerably less than the surface flows from the Subject Site for the 100-year design storm which discharges at a rate of 573 L/second, as reported in D.G. Biddle and Associates Limited's F.S.S.R.

Since pre-development surface flows are matched to existing conditions, there is no adverse impact (increased flow) to the adjacent creek system.

The pond outfall location will be finalized at the detailed design stage after thorough analysis of the potential impacts to the creek. The outfall design will consider, amongst other matters, erosion, creek hydrology, and natural heritage impacts, to the satisfaction of the City and the Central Lake Ontario Conservation Authority.

## **4.0 Analysis**

### **4.1 Background**

The Subject Site is generally located on the south side of Conlin Road East, west of Wilson Road North, on lands municipally known as 671, 685, 699, 709 and 723 Conlin Road East (see Attachment 1).

In 2012, the owners at the time of 671, 685, 699, 709 and 723 Conlin Road East submitted applications for amendments to the Samac Secondary Plan and Zoning By-law 60-94 for the Subject Site. The purpose of the 2012 Samac Secondary Plan amendment was to redesignate the developable portion of the Subject Site from Low Density Residential to Medium Density I Residential and Medium Density II Residential. The purpose of the 2012 Zoning By-law amendment was to:

- Rezone the Subject Site from R1-A (Residential) to appropriate zones to permit block townhouses, street townhouses, 3-storey apartment buildings, nursing homes,

retirement homes and long term care facilities within ±85 metres (279 ft.) of Conlin Road East;

- Rezone the balance of the developable portion of the Subject Site to appropriate zones to permit single detached dwellings and street townhouses;
- Apply an appropriate "h" holding symbol to the developable portion of the Subject Site for future development; and,
- Rezone those lands known to be associated with the Oshawa Creek valley/floodplain and environmental buffer to OSH (Hazard Lands Open Space).

The 2012 applications were approved by City Council on June 25, 2012. Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. have since purchased the Subject Site and are now advancing a draft plan of subdivision and a further zoning by-law amendment.

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

Item	Existing	Requested/Proposed
<b>Durham Regional Official Plan (Envision Durham) Designation</b>	Community Area	No change
<b>Oshawa Official Plan Designation</b>	Residential and Open Space and Recreation	No change
<b>Samac Secondary Plan Designation</b>	Medium Density I Residential, Medium Density II Residential and Open Space and Recreation	No change
<b>Zoning By-law 60-94</b>	<ul style="list-style-type: none"> <li>▪ R3-A/R4-A/R6-B(4) “h-31” (Residential)</li> <li>▪ R1-E/R3-A “h-31” (Residential)</li> <li>▪ OSH (Hazard Lands Open Space)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reduce the area zoned R1-E/R3-A “h-31” to incorporate the limits of the proposed open space block and stormwater management pond block into the OSH Zone</li> <li>▪ Add the R2 Zone to the compound zoning for the northerly portion of the Subject Site to permit the four (4) semi-detached dwellings with site specific zoning regulations for semi-detached dwellings to permit reduced front yard and rear yard depths and to</li> </ul>

Item	Existing	Requested/Proposed
		consider Conlin Road East as the front lot line <ul style="list-style-type: none"> <li>▪ Amend the R3-A Zone applicable to the Subject Site to implement site specific zoning regulations for street townhouses including, but not necessarily limited to, reduced front yard and rear yard depths and lot area, increased lot coverage, and to consider Conlin Road East as the front lot line for lots fronting Conlin Road East</li> </ul>
<b>Use</b>	Five (5) single detached dwellings [each of the five (5) lots comprising the Subject Site is occupied by a single detached dwelling]	Two (2) blocks for four (4) semi-detached dwellings, 14 blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads

The following land uses are adjacent to the Subject Site:

- North** Conlin Road East, beyond which are lands that are currently vacant; however, a draft plan of subdivision (S-O-2014-02) submitted by 1662857 Ontario Limited (Nideva) has been approved for these lands which includes a stormwater management pond and block townhouses on the north side of Conlin Road East
- South** City-owned valleylands containing a component of the Oshawa Creek identified as part of the City’s Natural Heritage System on Schedule ‘D-1’, Environmental Management, of the Oshawa Official Plan
- East** Recently constructed residential development (Files: S-O-2017-05, SPA-2017-34, C-O-2017-07) consisting of four (4) single detached dwellings, 111 block townhouses and an open space block
- West** A north-south Hydro One corridor and the Oshawa Creek

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

Site Statistics Item	Measurement
Gross Area of Draft Plan (including road widening)	4.05 ha (10 ac.)
Net Residential Area (Blocks 1 to 16)	1.84 ha (4.55 ac.)

Site Statistics Item	Measurement
Net Residential Area of Semi-Detached and Street Townhouse Blocks (Blocks 1 to 16)	1.84 ha (4.55 ac.)
Number of Proposed Semi-Detached Dwellings	4
Number of Proposed Street Townhouse Dwellings	74
Net Residential Density	42.4 u/ha (17.14 ac.)
Area of Stormwater Management Pond (Block 17)	0.29 ha (0.72 ac.)
Area of Open Space (Block 18)	1.10 ha (2.72 ac.)
Area of Road Widening Block (Block 19)	0.12 ha (0.3 ac.)

#### 4.2 Durham Regional Official Plan (Envision Durham)

Envision Durham was approved by the Province of Ontario and came into effect on September 3, 2024. However, effective January 1, 2025, the Ontario Planning Act, R.S.O. 1990, c.P.13 (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 in Envision Durham. Community Areas are intended to offer a complete living environment for Durham’s residents. They are 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 commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.

The latest revised subject applications conform to Envision Durham.

#### 4.3 Oshawa Official Plan

The Subject Site is designated as Residential and Open Space and Recreation 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.

The O.O.P. also states that lands designated as Open Space and Recreation within Oshawa’s Major Urban Area shall be predominately used for recreation, conservation,

reforestation, cemeteries, allotment gardens, community gardens, nursery gardening, existing golf courses and campgrounds. These uses shall have regard for the natural environment and be compatible with their surroundings. Where appropriate, areas designated as Open Space and Recreation shall provide opportunities for physical activity, such as walking and cycling, including connections in support of the City's active transportation network.

Schedule 'D-1', Environmental Management, of the O.O.P. shows the Oshawa Creek valley/floodplain as part of the City's Natural Heritage System and as Hazard Lands. The Natural Heritage system refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/reforestation that will improve connectivity and habitat. It is intended to achieve a linked open space and natural heritage system.

When opportunities for public ownership arise, Policy 5.4.15 of the O.O.P. requires that all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

Hazard Lands shall be used predominately for the preservation and conservation of land and/or the environment. These lands shall be managed in a manner to complement adjacent land uses and protect adjacent lands from any physical hazards or their effects.

Schedule 'A-2', Corridors and Intensification Areas, of the O.O.P. shows Conlin Road East as a Local Corridor. Schedule 'B', Road Network, identifies Conlin Road East as a Type 'B' Arterial Road, while Schedule 'B-1', Transit Priority Network, shows Conlin Road East as a Transit Spine.

Development along Local Corridors shall generally be planned and developed as mixed-use areas and developments designed on the basis of a transit-supportive approach to urban design. This includes densities appropriate to support future and existing frequent transit service and building and site design having a strong pedestrian-oriented focus, to support a safe, convenient and attractive walking and cycling environment and a vibrant public realm.

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

#### **4.4 Samac Secondary Plan**

The portion of the Subject Site located outside the Oshawa Creek valley/floodplain is designated as Medium Density I Residential and Medium Density II Residential in the Samac Secondary Plan (see Attachment 5). The portion of the Subject Site associated with the Oshawa Creek valley/floodplain and environmental buffer is designated as Open Space and Recreation in the Samac Secondary Plan (see Attachment 5) and shown as Hazard Lands and Natural Heritage System in Schedule 'B', Samac Environmental Management Plan, of the Samac Secondary Plan.

The Medium Density I Residential designation generally includes uses such as single detached, semi-detached, duplex and townhouse dwellings at a density of 30 to 60 units per hectare (12 to 24 u/ac.).

The Medium Density II Residential designation generally includes uses such as townhouses, low rise apartments and medium rise apartments at a density of 60 to 85 units per hectare (24 to 34 u/ac.).

Policy 4.22 of the Samac Secondary Plan reads as follows:

“4.22 Notwithstanding any other policy of this Secondary Plan to the contrary, for lands on the south side of Conlin Road East municipally known as 671 to 723 Conlin Road East, both inclusive, Medium Density I Residential uses, in accordance with the relevant policies of this plan, shall be additional permitted uses within the area designated as Medium Density II Residential, and Low Density Residential uses, in accordance with the relevant policies of this Plan, shall be additional permitted uses within the area designated as Medium Density I Residential.”

The Low Density Residential designation generally includes single detached, semi-detached and duplex dwellings as permitted uses at a density of up to 30 units per hectare (12 u/ac.).

Areas designated as Open Space and Recreation shall be used for active and passive recreation as well as for the preservation and conservation of environmental features.

The Natural Heritage System refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/restoration that will improve connectivity and habitat.

Block 18 in the revised proposed draft plan generally represents lands identified as Natural Heritage System and Hazard Lands. Block 18 is intended to be conveyed to the City for public stewardship of these lands.

The road system abutting the Subject Site shown in the Samac Secondary Plan designates Conlin Road East as a Type ‘B’ Arterial Road. The proposed roads within the subject draft plan of subdivision consist entirely of local roads.

The latest revised subject applications conform to the Samac Secondary Plan.

#### **4.5 Zoning By-law 60-94**

The Subject Site is currently zoned as follows (see Attachment 1):

- The northerly portion of the Subject Site adjacent to Conlin Road East is zoned R3-A/R4-A/R6-B(4) “h-31” (Residential). This portion generally corresponds to the Medium Density II Residential designation shown for this area in the Samac Secondary Plan;
- The central portion of the Subject Site is zoned R1-E/R3-A “h-31” (Residential). This portion generally corresponds to the Medium Density I Residential designation shown for this area in the Samac Secondary Plan; and,

- The southerly portion of the Subject Site adjacent to the Oshawa Creek is zoned OSH (Hazard Lands Open Space). This portion generally corresponds to the Open Space and Recreation designation shown for this area in the Samac Secondary Plan.

The area of the proposed draft plan of subdivision proposed for semi-detached dwellings, street townhouse dwellings and roads is zoned R3-A/R4-A/R6-B(4) "h-31" and R1-E/R3-A "h-31".

The area of the proposed draft plan of subdivision proposed for a stormwater management pond and for open space purposes is zoned OSH and R1-E/R3-A "h-31".

The R1-E Zone permits single detached dwellings.

The R3-A Zone permits street townhouse buildings and dwellings.

The R4-A Zone permits block townhouses.

The R6-B(4) Zone permits apartment buildings, long term care facilities, nursing homes and retirement homes with a maximum building height of 3 storeys.

The OSH Zone permits agricultural uses, golf courses existing as of January 1, 2005, outdoor recreational uses and parks, all without buildings and structures.

The purpose of the "h-31" holding symbol is to ensure that:

- (a) Site plan or subdivision approval is obtained from the City that addresses such matters as landscaping, fencing and lighting;
- (b) A traffic impact study is completed to the satisfaction of the City;
- (c) A noise study regarding noise from Conlin Road East is completed to the satisfaction of the City;
- (d) An archaeological assessment is completed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries;
- (e) Storm water management and environmental matters are addressed to the satisfaction of the City and the Central Lake Ontario Conservation Authority;
- (f) The Oshawa Creek valley lands/floodplain and related environmental buffer are conveyed to the City at no cost and in a physical condition acceptable to the City;
- (g) A Record of Site Condition acknowledged by the Ministry of the Environment, Conservation and Parks, as may be required, to the satisfaction of the City indicating that the soils of the Subject Site are suitable for residential development in accordance with the appropriate Provincial guidelines;
- (h) Adequate municipal water and sanitary services are provided to the satisfaction of the Region of Durham;

- (i) Tree and vegetation preservation is implemented to the satisfaction of the City and the Central Lake Ontario Conservation Authority;
- (j) A parking plan for any street townhouses shall be provided to the City's satisfaction which may lead to a restriction on the number of street townhouses. Also street townhouses will not be permitted with direct frontage on Conlin Road East; and,
- (k) An Urban Design Study is prepared to the satisfaction of the City showing, amongst other matters, how any development addresses Conlin Road East and how any development can be integrated with development on the subject lands and adjacent lands to the east.

While the "h-31" holding symbol is in place, any single detached dwelling existing as of June 25, 2012 on a lot existing as of June 25, 2012 is permitted.

The Applicant proposes to amend Zoning By-law 60-94 by:

- (a) Reducing the area zoned R1-E/R3-A "h-31" Zone to incorporate the limits of the proposed open space block and stormwater management block into the OSH Zone;
- (b) Introducing an R2 Zone on the developable portion of the Subject Site along Conlin Road to permit semi-detached dwellings with reduced front and rear yard depths of 5.2 metres (17.1 ft.) and 6 metres (19.7 ft.), respectively, and to consider Conlin Road East as the front lot line; and,
- (c) Implementing site specific zoning regulations for the R3-A Zone on the developable portion of the Subject Site to permit a reduced minimum lot area for street townhouse dwellings of 150 square metres (1,614.6 sq. ft.) instead of a minimum of 185 square metres (1,991.3 sq. ft.), reduced front and rear depths of 4.2 metres (13.8 ft.) and 6 metres (19.7 ft.) respectively, increased lot coverage of 60% instead of 50%, and to consider Conlin Road East as the front lot line.

The Applicant has submitted engineering studies and environmental studies confirming the actual limits of the Oshawa Creek flood plain and meander belt and the wetland and wooded area on the Subject Site. This is intended to support the reduction to the area zoned R1-E/R3-A "h-31" (Residential).

This Department recommends amending the "h-31" holding symbol as follows:

- Amend item (j) to remove the prohibition that street townhouses are not to have direct frontage on Conlin Road East given that the design of the revised proposed draft plan of subdivision shows street townhouses with direct frontage on Conlin Road East, albeit with driveway access to each townhouse unit being provided from the local road to the rear; and,
- Delete item (k) regarding the requirement for an urban design study to be prepared, in consideration of the fact the Subject Site is proposed to be developed as a residential subdivision featuring freehold lots with dwellings facing Conlin Road East and driveway access from the local road to the rear, the lands to the east have already been

developed, and the draft plan of subdivision conditions will require architectural control guidelines prepared for all dwellings in the subject subdivision.

This Department has no objection to the rezoning which would implement the latest revised draft plan of subdivision. Section 4.7 of this Report sets out the rationale for this position.

#### **4.6 Subdivision Design/Land Use Considerations**

The latest revised proposed draft plan of subdivision includes two (2) blocks for a total of four (4) semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads (see Attachment 5).

Driveway access for all 78 units would be from the new local road only. The semi-detached dwellings (Blocks 2 and 9) and the street townhouse dwellings on Blocks 1 and 10 will have frontage on both Conlin Road East and the new local road. These dwelling units will have front facades and front doors facing Conlin Road East.

The City currently plans to complete Conlin Road East improvements between Ritson Road North and Wilson Road North in 2027, subject to budget approval. These improvements will include, in part, full urbanization of the road including a sidewalk on the north side of Conlin Road East, a multi-use path on the south side in front of the Subject Site, and a westbound left turn lane into the Subject Site. The Applicant has advised that they are willing to convey the lands needed from the Subject Site (Block 19 on the revised proposed draft plan of subdivision – see Attachment 4) to the City for the widening and improvement of Conlin Road East on an expedited basis in order to help facilitate the reconstruction of Conlin Road East in advance of the registration of the draft plan of subdivision, if necessary.

The individual townhouse dwelling lots and four (4) semi-detached dwelling lots are to be created through the removal of part lot control after the draft plan of subdivision is registered. The Applicant has yet to submit an application to remove part lot control. Applications to remove part lot control are delegated to the Commissioner, Economic and Development Services Department, or Director, Planning Services, for approval.

A condition of approval of the draft plan of subdivision will require the Applicant to provide a fixed payment for a connection between the road in this subdivision and the future trail through the stormwater pond block. When the City designs future trail connections, this fixed payment will be used to connect the trail to the subdivision.

Detailed design matters will be reviewed during the further processing of the revised applications to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies, if the applications are approved.

This Department has no objection to the revised draft plan of subdivision subject to appropriate conditions, including those generally outlined in Section 6 of this Report. Section 4.7 of this Report sets out the rationale for this position.

#### **4.7 Basis for Recommendation**

This Department has no objection to the approval of the subject revised applications for the following reasons:

- (a) Redeveloping under-utilized properties at this location is consistent with the Provincial Planning Statement;
- (b) The proposed development conforms with Envision Durham, the O.O.P. and the Samac Secondary Plan;
- (c) The proposed development contributes to a range of housing types in the area;
- (d) The proposed development provides multiple opportunities for active transportation through the provision of recreational trails, multi-use paths, and on-road cycling facilities;
- (e) The design of the subdivision is appropriate for the site Subject Site and the proposed development can be designed to be compatible with existing and planned surrounding land uses;
- (f) The Region of Durham and Central Lake Ontario Conservation Authority have no objection to the applications;
- (g) The proposed development will help the City achieve the delivery of 23,000 new housing units in Oshawa between 2022 and 2031, as targeted by the Province; and,
- (h) The proposed development represents good planning.

#### **5.0 Financial Implications**

Based on the approval of the Samac Secondary Plan and the current Development Charge Level of Service policy, the City has effectively assumed that there will be certain capital costs related to the improvement of Conlin Road East.

The Applicant will be required to provide cash-in-lieu for construction of future trail connections.

There will be long term maintenance costs associated with the proposed development (e.g. maintenance of roads, a stormwater management facility, trails, etc.).

## 6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

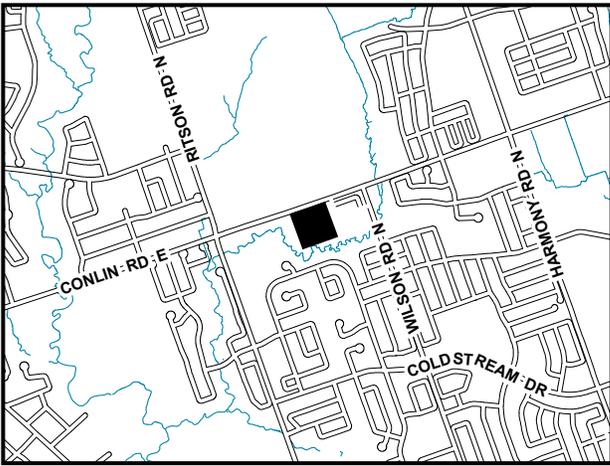
“Belong: Inclusive and Healthy Community” with the goal to support and encourage diverse housing options.



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



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



**Item: ED-26-20  
Attachment 1**

Economic and Development Services

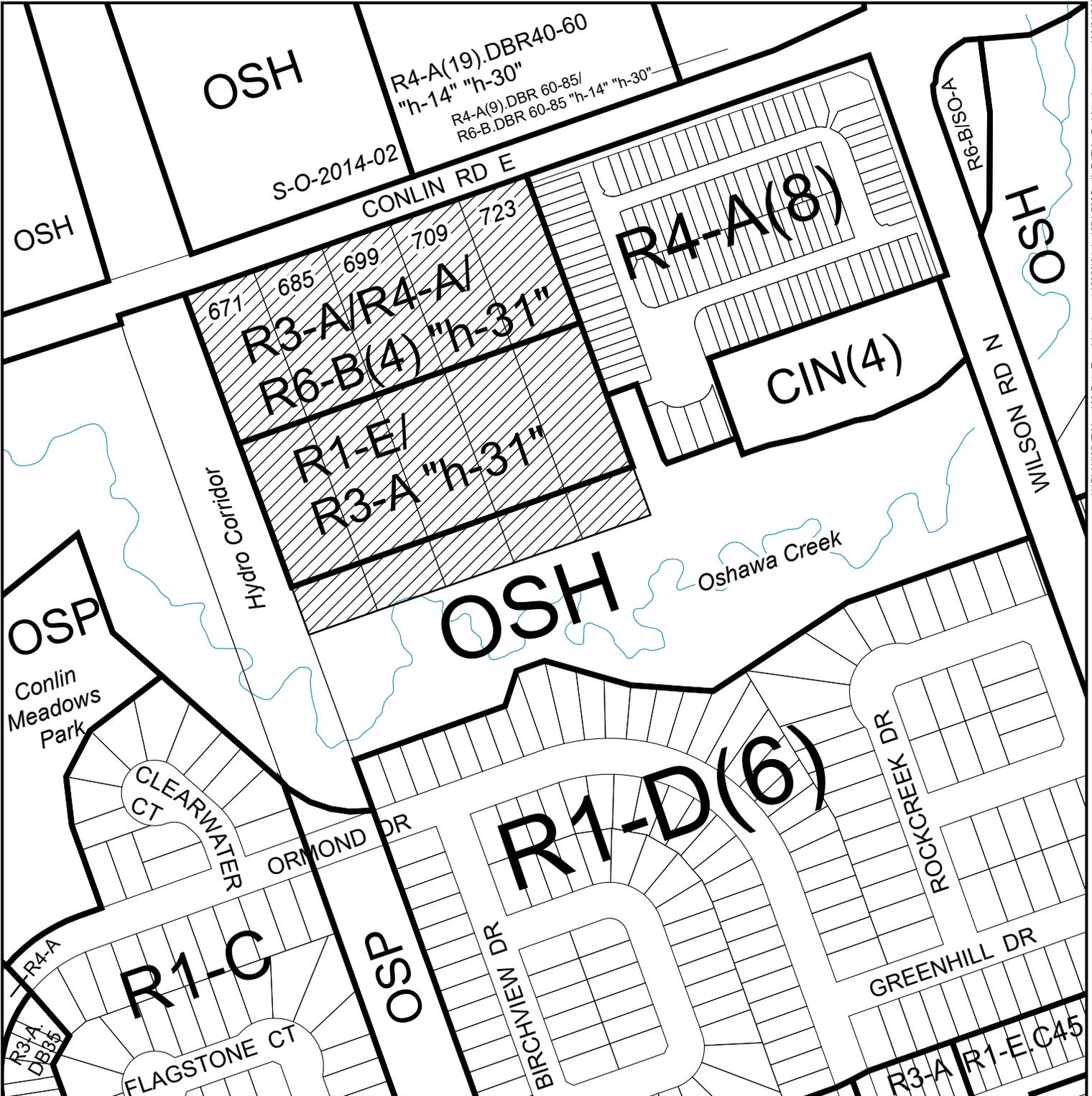
Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.

Ward: Ward 1

File: Z-2020-05, S-O-2020-01



Subject Site





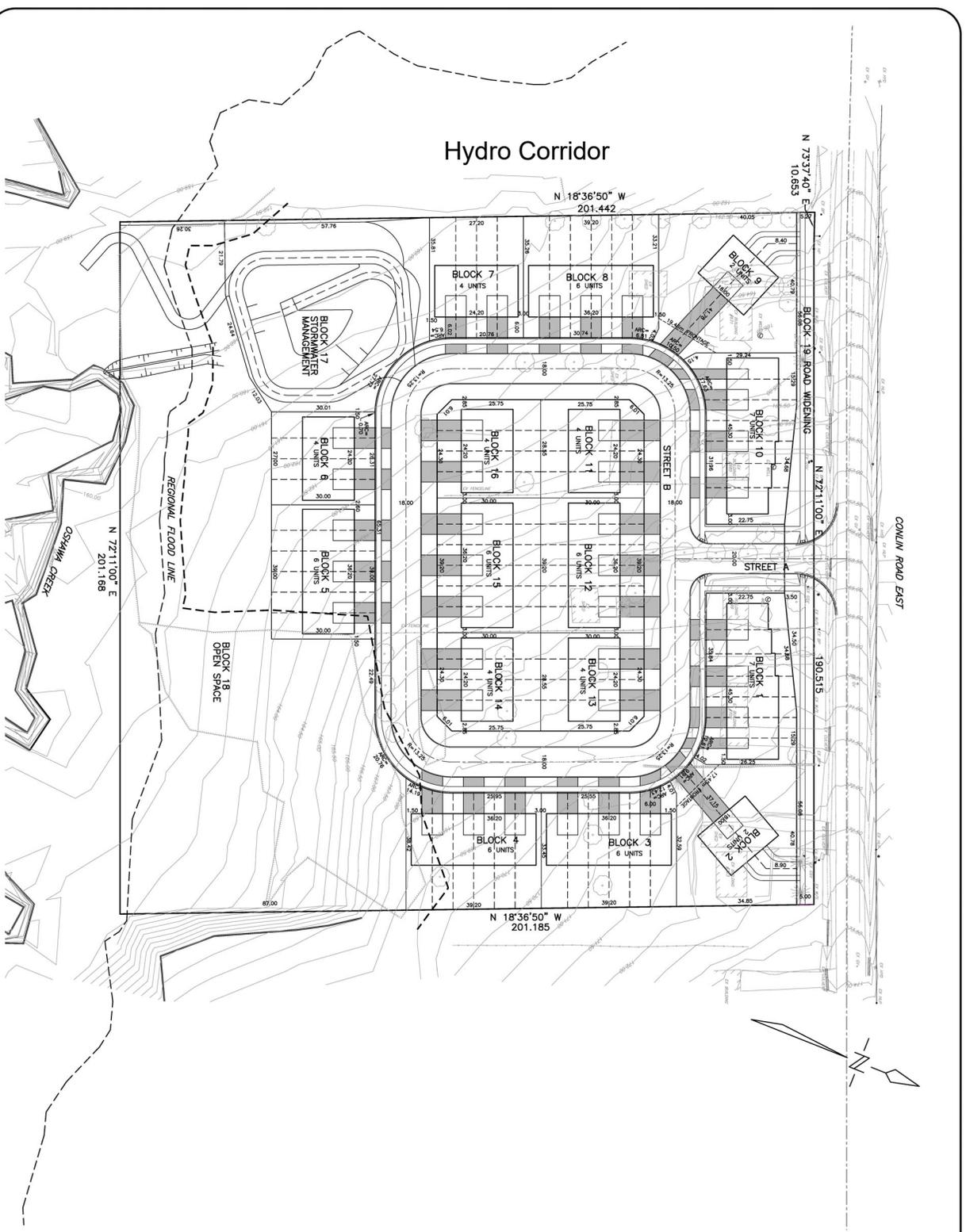
**Title:** Revised Proposed Draft Plan of Subdivision S-O-2020-01 Submitted by the Applicant and Presented at a Subsequent Public Meeting Held on March 3, 2025

**Subject:** Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.

**Ward:** Ward 1

**File:** Z-2020-05, S-O-2020-01

**City of Oshawa**  
Economic and Development Services



**KEY PLAN**

LAND USE SCHEDULE	PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS/UNITS (Ttl)	# OF AREA
RESIDENTIAL	RESIDENTIAL	Block 1, 3-8, 10-16	14	74
RESIDENTIAL	RESIDENTIAL	Block 2, 9	2	1.5
RESIDENTIAL	RESIDENTIAL	Block 17	1	0.12
RESIDENTIAL	RESIDENTIAL	Block 18	1	0.12
RESIDENTIAL	RESIDENTIAL	Block 19	1	0.12
TOTALS			18	78.8

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT**

E - NORTH - FUTURE RESIDENTIAL  
 F - SOUTH - FUTURE RESIDENTIAL  
 G - EAST - FUTURE RESIDENTIAL  
 H - WEST - FUTURE RESIDENTIAL  
 I - FUTURE MUNICIPAL WATER  
 J - FUTURE MUNICIPAL SEWER  
 K - FUTURE MUNICIPAL SERVICES AVAILABLE

**OWNER'S AUTHORIZATION**  
 I, the undersigned, being the registered owner of the above described land, do hereby authorize the undersigned and ASSOC. LTD. to prepare and submit a draft plan of subdivision for the above described land to the City of Oshawa for approval.

**OWNER'S SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**REGISTERED PROFESSIONAL ENGINEER:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**PROPOSED DRAFT PLAN**

PART OF LOT 7, CONGRESSION 4 FORMERLY IN THE TOWNSHIP OF EAST WHITBY NOW IN THE CITY OF OSHAWA

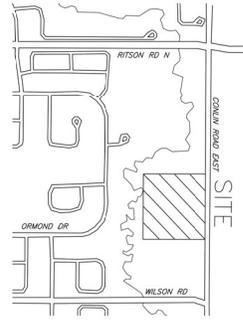
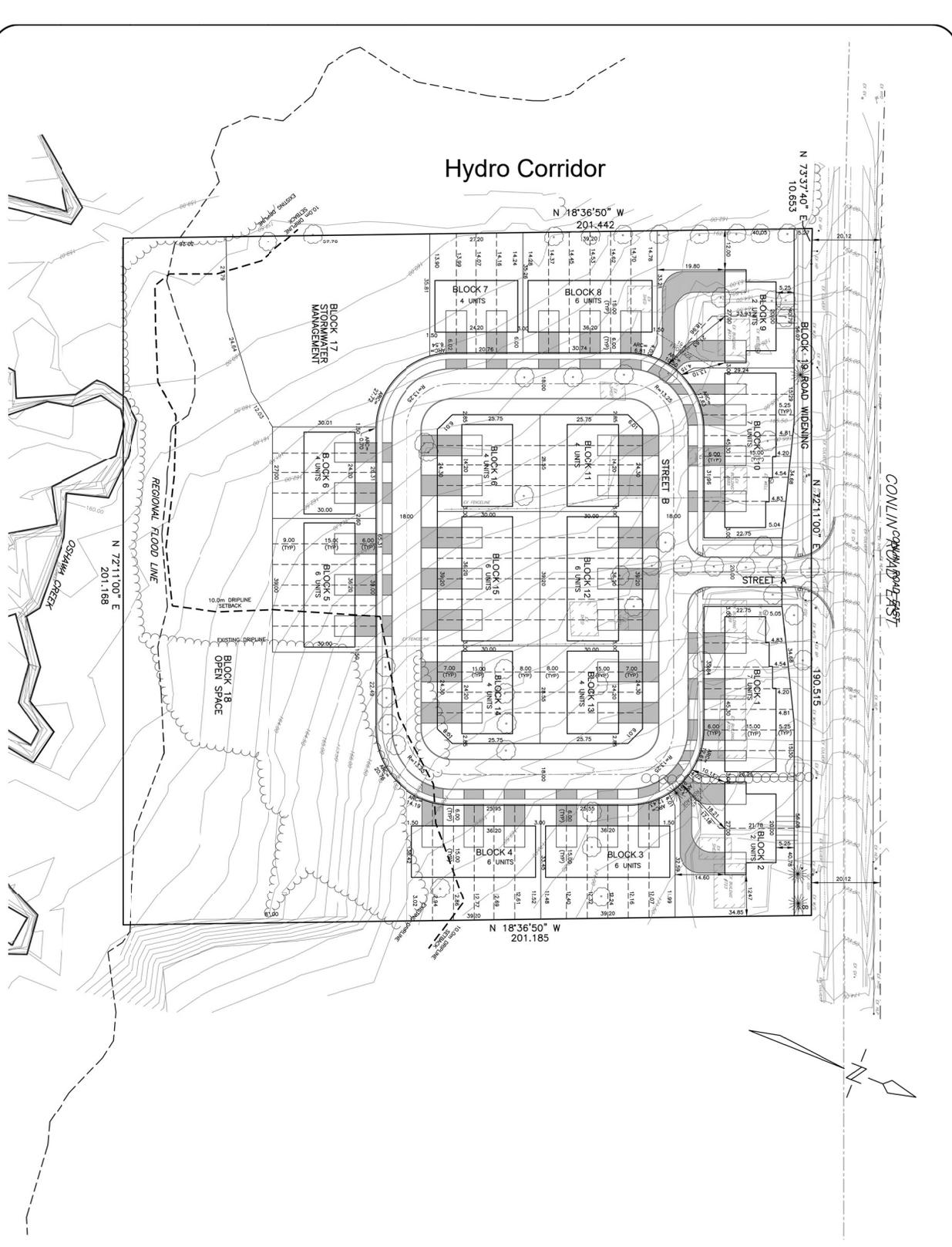
REGIONAL MUNICIPALITY OF DURHAM

**D.G. BIDDLE & ASSOCIATES**  
 55 E. 60th Street, 2nd Floor  
 Oshawa, Ontario, L1H 1B6  
 Phone: 905-578-8600  
 dg@dgassoc.com  
 www.dgassoc.com

SCALE: 1:500  
 DRAWN BY: FAY/V/B.B.  
 DESIGN BY: FAY/V/A/J.F.  
 CHECKED BY: A.J.F.  
 PLOT DATE: 01/13/2025  
**DP-1**  
**115008**

Title: Latest Revised Proposed Draft Plan of Subdivision S-O-2020-01 Submitted by the Applicant  
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.  
 Ward: Ward 1  
 File: Z-2020-05, S-O-2020-01

City of Oshawa  
 Economic and Development Services  
 OSHAWA



KEY PLAN

LAND USE SCHEDULE	PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS
RESIDENTIAL	Block 1, 2, 3, 4, 10-18	14	74	153
RESIDENTIAL	Block 5, 6, 7, 8, 9	15	78	154
TOTAL				307

NON-RESIDENTIAL	Block 17	Block 18	Block 19
OPEN SPACE	1	0	1.10
ROADWAY	1	0	0.72
TOTAL			1.82

TOTALS	10	78	435
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT			

OWNER'S AUTHORIZATION  
 GREYCREST HOMES  
 SUPERVISOR'S CERTIFICATE  
 D.G. BIDDLE AND ASSOC. LTD.  
 DONOVAN FLEISCHMAN PARTNER

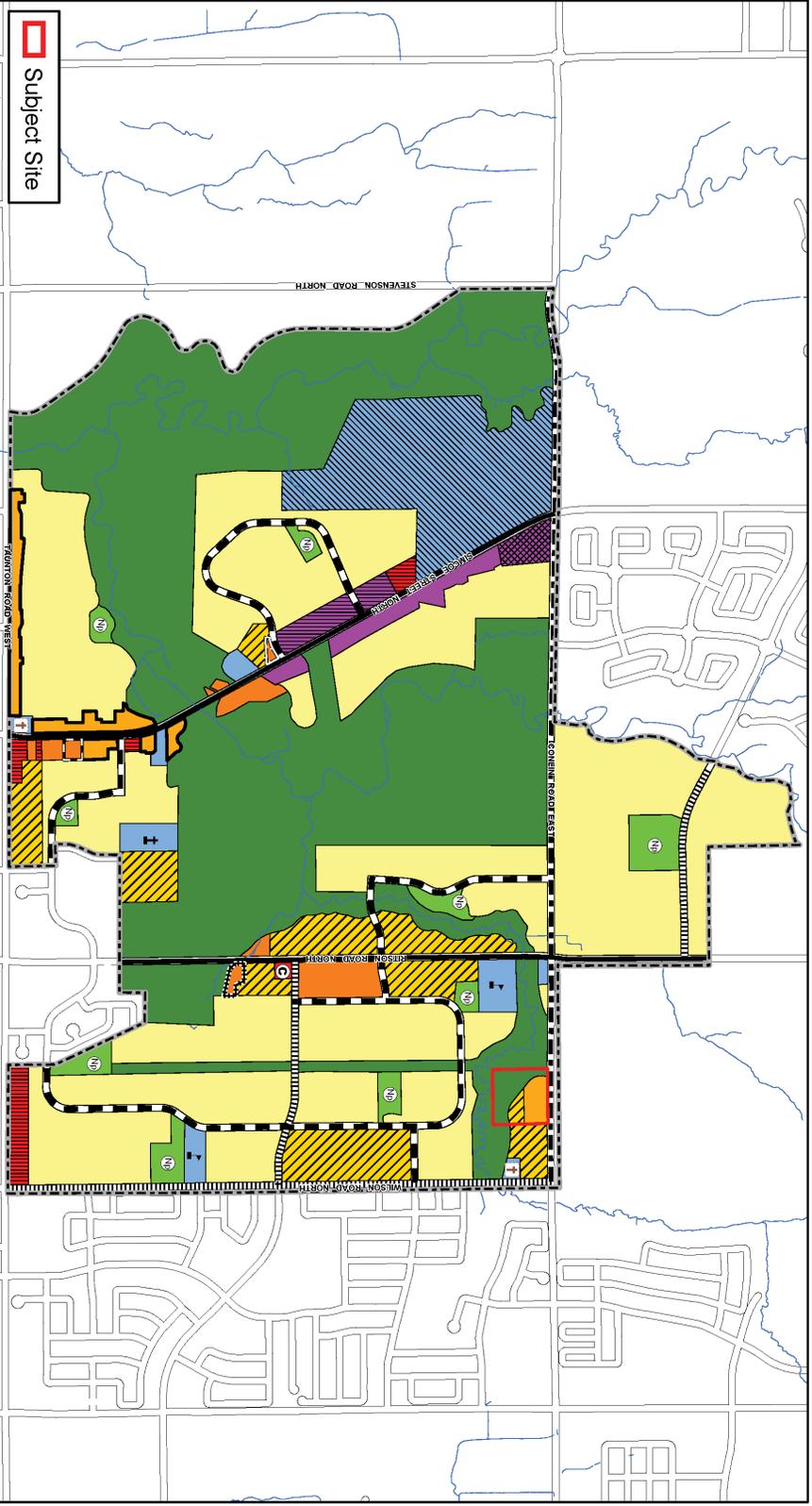
NO.	REVISIONS	DATE	BY	APPROVED
1	FINAL SUBMISSION	June 2024		
2	ADDED 20M BUFFER ZONES TO SECT 2 & 9	June 2024		
3	REMOVED PER SITE SUBMISSION COMMENTS	June 2024		
4	REMOVED PER SITE SUBMISSION COMMENTS	June 2024		

**DRAFT PLAN**  
 PART OF LOT 7, CONCESSION 4  
 FORMERLY IN THE TOWNSHIP OF EAST WHITBY  
 NOW IN THE  
 CITY OF OSHAWA  
 REGIONAL MUNICIPALITY OF DURHAM



SCALE: 1:500  
 DRAWN BY: F.H.V./B.B.  
 CHECKED BY: F.H.V./M.J.F.  
 PLOT DATE: 01/13/2024  
**DP-1**

Title: Schedule 'A', Sammac Land Use and Street Plan, from the Sammac Secondary Plan  
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.  
 Ward: Ward 1  
 File: Z-2020-05, S-O-2020-01



 Subject Site

**Schedule 'A' Sammac Land Use and Street Plan**

Secondary Plan for the Sammac Community Official Plan of the former Oshawa Planning Area

0 100 200 400 600 Meters

March 2024

Economic and Development Services

**Legend**

 Residential Low Density	 Open Space and Recreation Neighbourhood Park	 Institutional Institutional
 Residential Medium Density I	 Open Space and Recreation Open Space and Recreation	 Mixed Use Commercial/Residential
 Residential High Density I	 Commercial Planned Commercial Strip	 Mixed Use Residential
 Subject to Policy 4.23 in the Sammac Secondary Plan	 Commercial Convenience Commercial Centre	 Mixed Use Node
 Subject to Policy 4.24 in the Sammac Secondary Plan	 Community Use Community Use	 Transportation Type 'A' Arterial Street
 Subject to Policy 4.25 in the Sammac Secondary Plan	 Place of Worship	 Type 'B' Arterial Street
 Subject to Policy 4.26 in the Sammac Secondary Plan	 Other Public Elementary School	 Type 'C' Arterial Street
	 Separate Elementary School	 Collector Street
		 Sammac Community Boundary

**City of Oshawa Conditions of Approval for Draft Plan of Subdivision S-O-2020-01  
[Last date of revision April 2025 by Greycrest Homes (Oshawa) Inc. and Greycrest  
Homes (Conlin) Inc.]**

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**A. General**

1. The final 40M plan for registration shall show the following:
  - (a) All semi-detached lots shall have a minimum frontage of six (6) metres measured at the street line. This may be varied by the Director, Planning Services as appropriate.
  - (b) All Street townhouses shall have a minimum lot frontage of six (6) metres measured at the street line.
  - (c) The subdivider agrees to revise the final 40M-plan to address matters arising from the detailed engineering design review such as but not limited to stormwater facility block sizing, developable limits;
2. The subdivider shall enter into a subdivision agreement with the City to ensure the fulfillment of the City's requirements, financially or otherwise.
3. The subdivider hereby acknowledges that the current City funding practices may change prior to plan registration or development and that the timing of the registration shall be at the City's discretion based on the City's financial ability to fund projects.
4. Any approvals which are required from the: Region of Durham, Hydro One Networks Inc., Central Lake Ontario Conservation Authority, Oshawa Power, Bell Canada, Rogers Communications Inc., Canada Post and any other regulatory authority for the development of this plan be obtained by the subdivider and written confirmation be provided to Engineering Services.
5. A draft of the final 40M plan for registration be submitted to Planning Services for review and comment by all agencies and departments.
6. A draft of the 40R Plans related to engineering matters shall be submitted to Engineering Services with the engineering submission for review and comment.
7. The subdivider shall implement all requirements of the Environmental Impact Study, Fluvial Geomorphological Study.
8. The subdivider shall pay for a peer review of any study, report or guideline, if/as required by the City.

**B. Engineering Plans/Drawings Required**

9. The subdivider shall design and construct all required future City-owned infrastructure, including those that may be oversized to accommodate the servicing requirements of privately owned property outside the limits of this plan, in accordance

with City criteria, standards, policies and requirements, at no cost to the City. The timing of construction shall be at the City's discretion.

10. In the event that the subdivision agreement is not executed within one (1) calendar year from the date of approval of the engineering drawings, they shall be resubmitted to Engineering Services for approval again prior to execution of the subdivision agreement.

### **C. Servicing**

11. The subdivider shall design and construct all required City-owned infrastructure, including any necessary modifications outside the plan limits, at no cost to the City. The subdivider is solely responsible for negotiating with adjacent landowners to secure and convey any required easements or lands in accordance with City criteria, standards, policies and requirements at no cost to the City, and in a physical and environmental condition acceptable to Engineering Services.
12. The subdivider shall submit detailed engineering design package prepared in accordance with City criteria, standards, policies and requirements to Engineering Services. The detailed engineering design package must be acceptable to Engineering Services prior to the preparation of the subdivision agreement
13. The subdivider acknowledges that the authority to provide any approval to commence any on-site activity including earthworks and construction, prior to execution of a subdivision agreement, also known as pre-servicing, is delegated to the Director, Engineering Services.

Pre-servicing of all future City-owned infrastructure, in accordance with the City's design guidelines and standards, will only be considered when it is not possible to execute and register the subdivision agreement in the time frame required to commence any on-site activity that has otherwise been found to be acceptable with confirmation from all agencies and authorities involved in the conditions set out in the conditions of draft plan approval.

Deviation from the above requires approval from the Director, Engineering Services.

14. Any Construction activities, including service connections, that impact the existing pavement of the surrounding road network will require full restoration to the satisfaction of the City or the City's Engineer, and be identified on the engineering drawings.

### **D. Stormwater**

15. The engineering design shall consider the comments to the Functional Servicing Plan and Stormwater Management Reports, prepared by D.G. Biddle and Associates Limited dated September 10, 2024 as identified in the latest comment matrix.
16. The subdivider shall design and construct the stormwater management facility on Block 17 to the satisfaction of the City and convey Block 17 at no cost to the City. The subdivider shall agree to revise the draft 40M-plan to adjust the dimension of the same block to accommodate revisions to the facility required as part of the detailed engineering design review.

17. The subdivider shall provide a stormwater management facility fee to Engineering Services for the long term maintenance and rehabilitation cost of the stormwater management facility that will service portions of this plan.

#### **E. Road Design and Details**

18. The subdivider shall convey to the City the required road widening for Conlin Road East (Block 19) ahead of the registration of a subdivision agreement or registration of the plan, if requested by the City. The timing of the conveyance of the lands shall be at the sole discretion of the City. The subdivider shall be responsible for the preparation of the necessary surveys for said conveyance.
19. The subdivider shall revise the final plan for registration to incorporate the revisions required to adhere to City's minimum road geometric design criteria.
20. The minimum spacing between driveways and between driveways and sidewalk ramps shall be 1.20 metres and the minimum clear distance between the edge of driveway and a utility structure, hydrant or tree shall be 1.0 metre. These requirements should be reflected on the proposed sidewalk location plan.
21. Any reserves which are required to be dedicated as public highway with the registration of this plan, shall be included in draft of the final 40M plan of subdivision for dedication as public highway or alternatively a by-law shall be prepared for the purpose of dedicating the existing reserve as public highway.
22. The City will close, convey or dedicate any reserves, road allowances or road widenings necessitated by the development of this plan or any road allowance abutting this plan, provided the subdivider has met all of the requirements of the City, financially or otherwise, subject to the determination of the Commissioner, Economic and Development Services, in this sole discretion.
23. The subdivider shall design and construct temporary or permanent pedestrian facilities from the development blocks to existing pedestrian facility network and transit facilities at no cost to the City in order to provide safe pedestrian connectivity.
24. All streets shall be named to the satisfaction of Planning Services.

#### **F. Studies/Reports/Guidelines Required**

##### ***Stormwater Report/Functional Servicing Report***

25. The subdivider is required to submit for approval a detailed stormwater management report and/or functional servicing report, completed by a water resource engineer, that must address, but is not limited to, the following issues:
  - (a) Water quality control including design details on pond sizing and forebay sizing;
  - (b) Major and minor flow routes, their conveyance capacity, including cross-sectional details of roads;
  - (c) Erosion and sediment controls;
  - (d) Outfall pipe sizing requirements and erosion protection works at the outlet;

- (e) Foundation drain discharge points and flow rates;
- (f) Infiltration potential of the lands using Low Impact Development (L.I.D.) Technologies;
- (g) Floodplain mapping to review floodplain limits by re-running the Hec-Ras model using the new flows based on this development;
- (h) Groundwater condition of the stormwater management facility block;
- (i) Water ponding depth within the roadways;
- (j) Maintenance/operating manual for the stormwater management facility; and
- (k) Long term monitoring plan to confirm pond design and assess the performance of the facility.

Furthermore, the subdivider is required to implement and bear the cost of all the necessary stormwater features/works recommended in the said report.

### ***Hydrogeological***

26. The subdivider shall submit for review and approval a Hydrogeological Assessment report to Engineering Services, completed by a licensed hydrogeological engineer, that may be included in a Soils/Geotechnical Report that addresses, but not be limited to, the following issues:
  - (a) The sizing of the Foundation Drain Collector System (F.D.C.);
  - (b) Opportunities to apply low impact development technology within the draft plan;
  - (c) Any potential for formation of calcium carbonate buildup in the foundation drains and service connections within this draft plan and provide appropriate remedial measures;
  - (d) The ability to minimize the extent of building footing drains below the seasonal high groundwater table by means of changing the overall design of this development;
  - (e) Opportunities to avoid having saturated backyards and/or ponding water situations; and
  - (f) The subdivider acknowledges that they will provide all necessary mitigation measures as it relates to ground water seepage at the detailed engineering design stage to ensure that the basements will not be negatively affected by the groundwater seepage.
27. The subdivider is required to implement and bear the cost of all the necessary low impact development measures/works recommended in the Hydrogeological Assessment report and submit a Maintenance/Operating Manual for the low impact development measures.

### ***Soils/Geotechnical***

28. The subdivider shall complete a soils/geotechnical report and the recommendations of said report shall be implemented as appropriate with the subdivision agreement including those related to municipal services and road structure, and any requirement that development on engineered fill be certified by a licensed geotechnical engineer. This report shall be submitted to Engineering Services for review and acceptance in conjunction with the first engineering submission, together with soils profiles plotted on a separate set of the engineered construction drawings. The report must also include an orientation map illustrating the lots affected by any proposed engineered fill recommendations.

### ***Fluvial Geomorphological***

29. The subdivider shall revise and re-submit a Fluvial Geomorphological Assessment report on the East Tributary of the Oshawa Creek to determine the extent of the creek works (internally and externally) that is required to be done to accommodate this development. Further, the subdivider shall carry out and bear the cost of all the necessary creek work recommended in the said report.

### ***Stream Corridor Protection Limits***

30. The subdivider shall revise and re-submit to Engineering Services the Stream Corridor Protection Limits report for the East Tributary of the Oshawa Creek that must address, but not be limited to, the following issues;
  - (a) Flooding hazard limits;
  - (b) Erosion hazard limits;
  - (c) Fisheries buffers;
  - (d) Stream corridor protection limits; and
  - (e) Stream works downstream of Conlin Road East creek crossing.

Furthermore, the subdivider is required to implement and bear the cost of all necessary works recommended in the said report or as negotiated with the downstream landowners.

### ***Record of Site Condition***

31. The subdivider agrees to retain a licensed geo-environmental engineer to verify, to the satisfaction of the City and the Region of Durham that the site has been made suitable for the proposed uses. A Record of Site Condition (R.S.C.) acknowledged by the Ministry of the Environment, Conservation and Parks (M.E.C.P.) shall be required to be submitted to Planning Services prior to final approval, any site disturbance and/or registration, if required by the Region of Durham's Site Contamination Protocol.

### ***Noise***

32. Prior to the preparation of the subdivision agreement and as part of the first engineering submission the subdivider agrees to retain a licensed acoustical engineer to complete and submit to Planning Services for review and acceptance a noise impact study which addresses the impact of noise generated from road traffic, airport noise, and/or the surrounding land uses and is based on the detailed grading of the

site to the satisfaction of Planning Services. Further, the subdivider shall implement the recommendations for noise controls at no cost to the City, confirm that the implemented noise mitigation features(s) is/are in compliance with the M.E.C.P. standards and provide the necessary warning clauses.

### ***Streetscape/Architectural Control Guidelines***

33. Prior to offering any model/property for sale, the subdivider shall engage a control architect, satisfactory to Planning Services. This control architect will complete and submit to Planning Services for review and acceptance streetscape/architectural control guidelines which are satisfactory to Planning Services, approve all models offered for sale and certify that all building permits plans comply with the City approved guidelines.

### ***Tree Inventory and Assessment***

34. Prior to issuance of a site alteration permit, the subdivider shall engage a certified arborist to complete a tree inventory and assessment to the satisfaction of Parks Services and Planning Services. The tree inventory and assessment shall be submitted to Planning Services.

### **G. Street Lighting**

35. That the subdivider advise Engineering Services, if applicable, of its intent to utilize decorative street lighting prior to the submission of engineering drawings. A general plan shall be submitted showing the streets that will utilize decorative lighting in accordance with City policy.

### **H. Utility Easement and Blocks**

36. The City will grant any easements required for utilities, stormwater management and servicing on City-owned lands necessitated by the development of the plan and relinquish any redundant easements, provided the subdivider has met all the requirements of the City, financially or otherwise.
37. The subdivider shall grant free of charge any easements or blocks required for servicing and the conveyance of overland flows. Easements shall be in a location and of a width as determined by Engineering Services and/or the Region of Durham and be granted upon request at any time after draft approval of the plan.
38. The final plan for registration shall include and accommodate Block(s) and easement(s) required to facilitate the installation of any utility services which cannot be accommodated in any City right-of-way to the satisfaction of Engineering Services.

### **I. Driveways**

39. The location of all driveways shall maintain a minimum one (1) metre clearance from all above ground utility structures or other like apparatus where practical to the satisfaction of Engineering Services.
40. The subdivider shall ensure that the length of the driveway leading to a private garage has a minimum length of 6.5 metres from the street line for lots without sidewalks along frontage of rights-of-ways less than 20 metre wide.

## **J. Oshawa Executive Airport**

41. The subdivision agreement shall include a warning clause to all potential residents in the plan, through the agreement of purchase, sale or lease, that the dwelling unit is located in proximity to the Oshawa Executive Airport and its corresponding aircraft traffic.

## **K. Creeks/Valleys/Environmental Features**

42. That any approval in relation to stormwater management, erosion control and any works required within the Oshawa Creek Valley shall be obtained by the subdivider from Engineering Services and the Central Lake Ontario Conservation Authority.
43. The Open Space Block 18 shall be conveyed to the City at no cost and in a physical condition acceptable to Parks and Environmental Services, Planning Services and Engineering Services. The Open Space Block shall be modified as necessary, to include all lands below top of bank, all natural hazard lands related to the valley, all wetland buffers areas, fisheries buffers, drip lines and lands above top of bank required for a recreational trail, buffers, maintenance access and/or erosion allowance access, if determined necessary by Parks Services, Planning Services and Engineering Services.

## **L. Landscaping**

44. Landscape plans shall be submitted to Planning Services no later than the second submission of engineering plans (detail design) for each phase.
45. This development shall comply with the City's Landscaping Design Policies and requirements. Without limiting the generality of the foregoing, the subdivider shall prepare and coordinate the landscape plans with the engineering drawings to the satisfaction of Planning Services and Engineering Services. The following shall be submitted to Planning Services:
  - (a) The landscape submission shall include, but is not limited to:
    - (i) Stormwater management facility;
    - (ii) Stormwater outfalls and channel;
    - (iii) Preservation/protection of existing site features and vegetation;
    - (iv) Restorative/enhancement planting for the open space blocks;
    - (v) Compensation planting;
    - (vi) Street tree planting; and,
    - (vii) Fencing.
  - (b) A statement from a Landscape Architect shall certify that the measures employed to promote the preservation of existing site features and vegetation are appropriate.
46. The subdivider will undertake to the satisfaction of Planning Services and Engineering Services and at no cost to the City:
  - (a) The installation of enhancements and restoration planting in the open space blocks;

- (b) The installation of fencing of open space lands where adjacent to lots/blocks; and,
  - (c) The installation of street trees, in accordance with the City standards and requirements.
47. The subdivider shall provide a fixed payment through the subdivision agreement (10% of the estimated cost of the construction item) to provide for the long term maintenance and rehabilitation of items such as entrance features, walls and enhancements to fences, which exceed City standards and which are requested by either the subdivider or the City.
48. The subdivider shall deposit with the City a public lands damage deposit and monetary security in amounts to be specified in the subdivision agreement as determined by Planning Services. This shall ensure that the public lands are not damaged and that certain site improvements, landscaping, fencing and vegetation preservation, in accordance with the approved conditions and plans, are carried out.
49. The subdivider shall provide an appropriate fixed payment through the subdivision agreement for the design and construction of a paved recreational trail to achieve the connection/crossing from the main east-west recreational trail through Stormwater Management Block 17 through to Street B to the satisfaction of Planning Services.

**M. Parkland**

50. That the subdivider provide an appraisal to determine the cash-in-lieu of parkland payment to the satisfaction of the Commissioner, Economic and Development Services. Such payment shall be provided through the subdivision agreement to satisfy the parkland dedication requirements of the Planning Act. The appraisal shall be at the expense of the subdivider.

**N. Endangered/Threatened Species**

51. The subdivider shall carry out all required measures and works required by the Ministry of Natural Resources and Forestry (M.N.R.F.) with regard to the Species at Risk (Endangered Species Act, 2007) known to inhabit the property. No demolition or disturbance of habitat in accordance with M.N.R.F. requirements shall commence prior to a copy of a clearance letter from the M.N.R.F. being received by Planning Services.

**O. Zoning**

52. The Zoning By-law shall be appropriately amended in order to implement the draft plan.

**P. Construction Access and Haul Route**

53. The subdivider agrees to submit details regarding heavy construction access and haul route for approval by Engineering Services prior to commencement of any on-site activities. The subdivider further agrees to provide securities to protect for the maintenance and upkeep of existing City roads that form part of the approved haul route.

**Excerpts from the Minutes of the Development Services Committee Meeting held on September 14, 2020**

**Application 2: DS-20-85**

**Presentation**

Michael Fry, D.G. Biddle & Associates Limited provided an overview of the application submitted by D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes (Oshawa) Inc. for approval of a proposed draft plan of subdivision and to amend Zoning By-law 60-94 for lands at 671, 685, 699, 709 and 723 Conlin Road East.

The Committee questioned Michael Fry, D.G. Biddle & Associates Limited.

**Delegations**

Les Gonder addressed the Development Services Committee concerning the application submitted by D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes (Oshawa) Inc. for approval of a proposed draft plan of subdivision and to amend Zoning By-law 60-94 for lands at 671, 685, 699, 709 and 723 Conlin Road East.

The Committee questioned Les Gondor.

**Correspondence**

DS-20-90 Les Gondor Submitting Comments in Opposition to Report DS-20-85 concerning an application to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East

DS-20-106 Andy Lafontaine Submitting Comments regarding Report DS-20-85 concerning an application to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East

Moved by Mayor Carter,

“That Correspondence DS-20-90 from Les Gondor and DS-20-106 from Andy Lafontaine concerning an application to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East be referred to staff for consideration in the future recommendation report on the matter.” Carried

**Reports**

DS-20-85 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.

Moved by Mayor Carter,

“That, pursuant to Report DS-20-85 dated September 9, 2020, the applications submitted by D.G. Biddle & Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 (File: Z-2020-05) and for approval of a draft plan of subdivision (File: S O-2020-01) featuring 14 blocks to accommodate 76 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads at 671, 685, 699, 709 and 723 Conlin Road East be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.” Carried

**Excerpts from the Minutes of the Economic and Development Services Committee Meeting held on March 3, 2025**

**Application ED-25-29**

**Presentation**

**D.G. Biddle and Associates Ltd. - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East**

Michael Fry, D.G. Biddle and Associates Ltd. provided a presentation concerning revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 671, 685, 699, 709 and 723 Conlin Road East.

The Committee questioned Michael Fry, D.G. Biddle and Associates Ltd.

**Delegations**

None

**Correspondence**

None

**Reports**

**ED-25-29 - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. (Ward 1)**

Moved by Councillor Chapman

That pursuant to Report ED-25-29 dated February 26, 2025, concerning the applications submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2020-01) to permit 2 blocks for 4 semi-detached dwellings, 14 blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads located at 671, 685, 699, 709 and 723 Conlin Road East, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried