

To: Development Services Committee

From: Paul D. Ralph, BES, RPP, MCIP, Commissioner,
Development Services Department

Report Number: DS-16-116

Date of Report: November 9, 2016

Date of Meeting: November 14, 2016

Subject: Proposed South Field Master Plan Study at the Oshawa
Executive Airport

File: B-8600-0300

1.0 Purpose

The purpose of this report is to recommend that staff be authorized to undertake a South Field Master Plan Study at the Oshawa Executive Airport in accordance with the Terms of Reference and consultation Process set out in Sections 5.2 and 5.3 of this Report.

The City owns the South Field lands subject to the operating agreement with the Federal Government. The City leases part of the lands to various organizations (e.g. Ontario Regiment Museum, 420 Wing, Gemini Gymnastics).

In 1987, a Master Plan was prepared by Delcan for the Airport and surrounding lands. The 1987 Master Plan recommended that the South Field lands be considered for recreational uses including uses such as aviation museums and sports fields.

In 1994 Zoning By-law 60-94 was passed which implemented the recommendations of the Delcan Master Plan by permitting recreational, museum and agricultural uses on the South Field [AP-D (Airport Zone) – see Attachment 1].

On March 3, 2008, City Council approved the 2008-2012 Airport Business Plan. The 2008-2012 Airport Business Plan noted that the South Field lands are no longer required for aviation services and do not need to be retained for the future development of the Oshawa Executive Airport.

On June 29, 2015 Council approved the 2015-2019 Oshawa Airport Business Plan which established a strategy for the operation of the Oshawa Executive Airport. One of the key directions of the 2015-2019 Oshawa Airport Business Plan is that a study of the South Field lands and associated appropriate uses be undertaken.

Attachment 1 is a map showing the location of the proposed South Field Master Plan Study Area and the existing zoning in the area. The Study Area includes part of the South

Field Lands (i.e. excludes Jane Avenue Community Buffer Area) and certain lands east of the Goodman Creek Valley.

Attachment 2 is an air photo showing the proposed Study Area and the Jane Avenue Community Buffer.

2.0 Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-16-116, staff be authorized to undertake a South Field Master Plan Study at the Oshawa Executive Airport.

3.0 Executive Summary

Not Applicable.

4.0 Input From Other Sources

The following have been consulted in the preparation of this report:

- Airport Manager
- Community Services
- Executive Director of Finance/City Treasurer
- Airport Business Plan Working Group

5.0 Analysis

5.1 Study Area

The Study Area is approximately 22.3 hectares (55.1 ac.) in size (see Attachments 1 and 2).

The Study Area includes such uses as the museum, 420 Wing Club, Gemini Gymnastics, a community garden, the Nav. Canada tower, Airmen Park, a soccer field and vacant lands.

To the east of the Study Area is the Jane Avenue Community Buffer. A berm is planned to be constructed in this area to mitigate noise.

To the west of the Study Area are the Goodman Creek and the vacant Thornton Road North lands west of the Goodman Creek Valley. The Community Services Department will be reviewing the opportunity to use the lands between the Goodman Creek Valley and Thornton Road North for recreational purposes.

To the north are the airport runways.

5.2 Proposed South Field Master Plan Terms of Reference

5.2.1 Purpose

The purpose of the study is to conclude a preferred land use option for the Study Area and any required amendments to the City's Official Plan and Zoning By-law to implement the preferred land use option. The study will also conclude if a preferred lotting pattern/public road pattern should be created to allow lands to be sold, similar to what was done at the Airport North Field.

The proposed South Field Master Plan Terms of Reference includes the following components:

- Background and Literature Review
- Policy Context Review
- Land Use and Zoning Context Review
- Heritage Context Review
- Servicing and Transportation Context Review
- Development of Draft Land Use Options and Lotting Patterns
- Conclusions and Recommendations

5.2.2 Background and Literature Review

The Background and Literature Review will include a review of the history of the Oshawa Executive Airport and at a minimum the following documents:

- 1987 Airport Master Plan prepared by Delcan
- The 2008-2012 Airport Business Plan
- The 2015-2019 Airport Business Plan
- Heritage Research Reports associated with the Oshawa Executive Airport
- Federal Airport Zoning Regulations

5.2.3 Policy Context Review

The Policy Context Review will include a review of relevant Federal, Provincial, Regional and Municipal policies and regulations.

This would include documents such as the following:

- Durham Region Official Plan
- Oshawa Official Plan
- Parks, Recreation, Library and Culture Facility Needs Assessment
- Culture Counts: Oshawa's Art, Culture and Heritage Plan
- Integrated Transportation Master Plan
- Active Transportation Master Plan
- CLOCA natural heritage mapping and setbacks from the Goodman Creek Valley

5.2.4 Land Use and Zoning Context Review

The Land Use and Zoning Context Review will include a review of existing and past land use patterns as well as Zoning By-law 60-94.

At all times the uses within the Study Area lands must be compatible with the Oshawa Executive Airport and its surrounding community.

The Review will prepare an inventory of existing land uses, leases and licences within the South Field Master Plan Study Area.

The Review will also identify any current or recent development applications or inquiries related to lands within or surrounding the South Field Master Plan Study Area.

At a minimum, the Land Use and Zoning Context Review will:

- Determine whether the range of currently permitted uses in the Study Area is appropriate
- Determine whether the current zoning, including zoning boundaries for the Study Area, is still appropriate
- Identify any other uses that may be permitted and their appropriate location within the Study Area

5.2.5 Heritage Context Review

The Heritage Context Review will conclude if Council wishes to designate part of the area or buildings under the Ontario Heritage Act. In 2001, there was direction from Council to review this matter. In addition, in 2016 Council directed staff to work with the Town of Whitby and the Ontario Regiment about the possibility of moving a former Camp X building to the South Field.

5.2.6 Servicing and Transportation Context Review

The Servicing and Transportation Context Review will include a review of servicing and transportation infrastructure required to service the Study Area.

The Review will identify and map infrastructure and identify any capacity constraints and access management restrictions and potential capital costs to improve these services. The Review will include at a minimum the following:

- Sanitary sewer infrastructure
- Water supply infrastructure
- Stormwater management infrastructure
- Foundation Drain Connections infrastructure
- Any municipal structures such as culverts and bridges
- Transportation infrastructure (e.g. roads, parking)
- Lighting
- Utilities (OPUC, gas, telecommunication)

5.2.7 Development of Draft Land Use Options and Lotting Patterns

This component will result in the development of draft land use options. The options will be forwarded to Development Services Committee and Council for review and authorization to hold a Public Open House to review the draft land use options and potential road and lotting pattern, if appropriate.

The potential for removal of certain lands, including size and lot pattern, from the Federal Government's Operating and Options Agreement will also be analyzed.

5.2.8 Conclusions and Recommendations

This component will result in the identification of any required amendments to the Oshawa Official Plan, Zoning By-law 60-94 and any other documents or agreements or new by-laws (e.g. heritage) necessary to implement the recommendations of the study.

Any financial implications will also be identified.

Planning Services staff would prepare a report to the Development Services Committee and Council that summarizes the findings of the study, including comments received from the public, and recommends a process for implementing the study recommendations.

5.3 Consultation Process

Public consultation is a critical component of the study. In order to properly engage the public during the preparation of a South Field Master Plan, a public engagement process would be implemented to obtain input from the public on the future use of the Study Area. The community engagement process would be supported by a communications plan (e.g. media release, social media messages, information posted to the City's website). The community engagement would include both in-person and online opportunities, such as:

- Holding at least one Public Open House by staff. Notice of this meeting would be provided in both the Oshawa This Week and Oshawa Express newspapers, to all assessed property owners within 120 metres (400 ft.) of the Study Area, to all tenants in the Study Area, to the Airport Business Plan Working Group and Airport Community Liaison Committee
- Developing a project page on Connect Oshawa (the City's community engagement website) that would include a survey
- One-on-one meetings with existing tenants in the South Field to obtain comments on their plans for their organization and visitors to the area
- Meetings with the Airport Business Plan Working Group and Airport Community Liaison Committee

In addition, staff would establish a Project Technical Advisory Committee to provide internal and external agency stakeholder direction. The Project Technical Advisory Committee would consist of the following:

- One member from Planning Services to act as Chair
- The Airport Manager
- One member from Recreation and Culture Services
- One member from Parks Maintenance Services
- One member from Roads Operations
- One member from Engineering Services

Other agencies and departments will be consulted through the process on an as needed basis (e.g. Fire Services, Finance Services, CLOCA, Region, OPUC).

In addition the Oshawa Environmental Advisory Committee, Heritage Oshawa and the Active Transportation Advisory Committee will be consulted.

5.4 Study Management and Time Frame

The Planning Services Branch of the Department of Development Services would lead the South Field Master Plan Study program and host the associated Public Open House with the assistance of the Project Technical Advisory Committee. The Public Open House would be advertised in accordance with the communications plan.

A report to Development Services Committee and Council summarizing the findings of the South Field Master Plan Study and recommending a process for implementing the study recommendations is expected to be completed in 2017 (this could result in the need for future Planning Act public meetings).

6.0 Financial Implications

Financial implications associated with the recommendation in this report include newspaper advertising costs and the costs associated with a Public Open House which will be accommodated in the 2017 Departmental budgets.

7.0 Relationship to the Oshawa Strategic Plan

The recommendation in this report advances the Economic Prosperity and Financial Stewardship, Cultural Vitality and Accountable Leadership goals identified in the Oshawa Strategic Plan.



Warren Munro, HBA, Director,
Planning Services

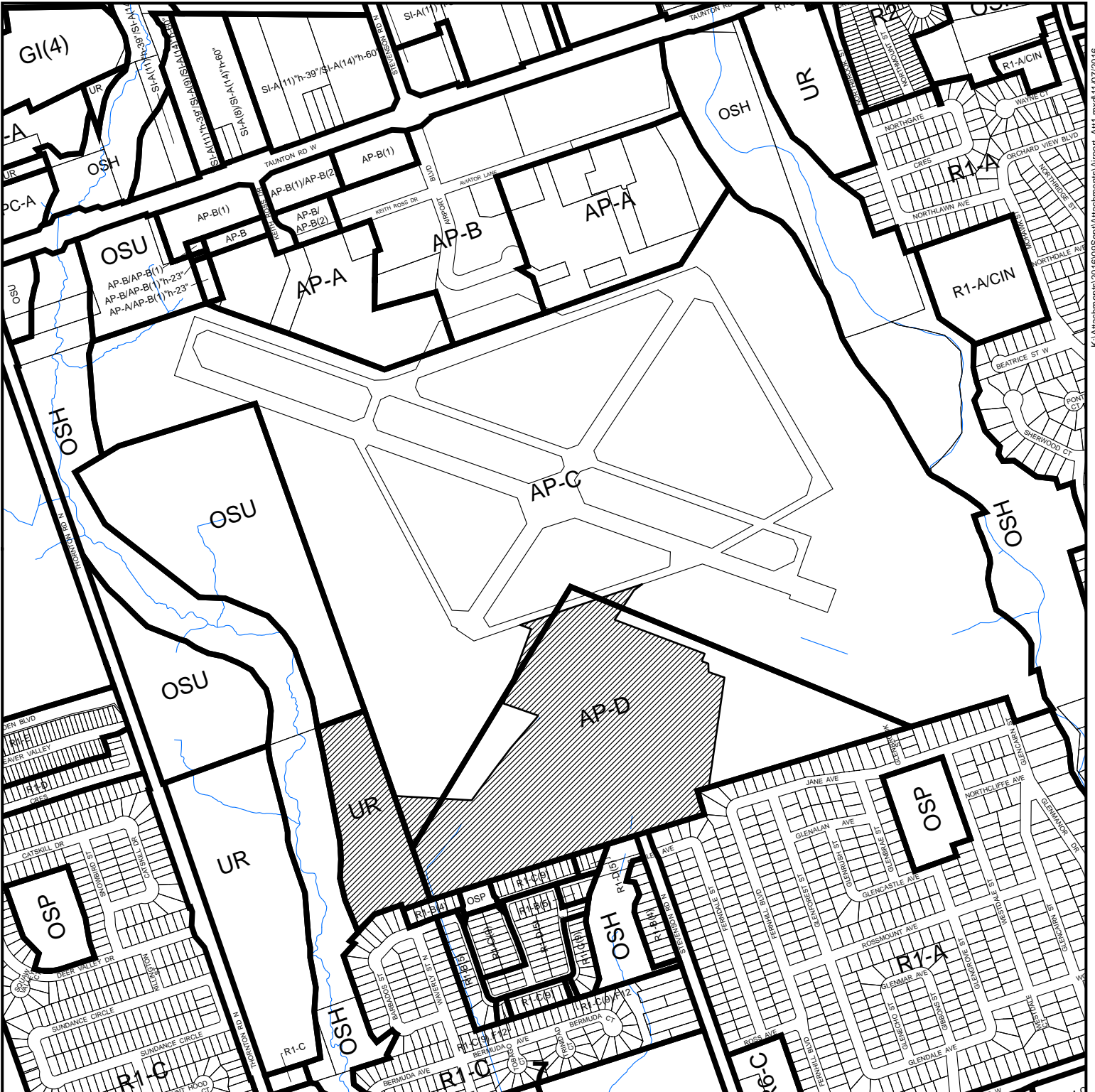
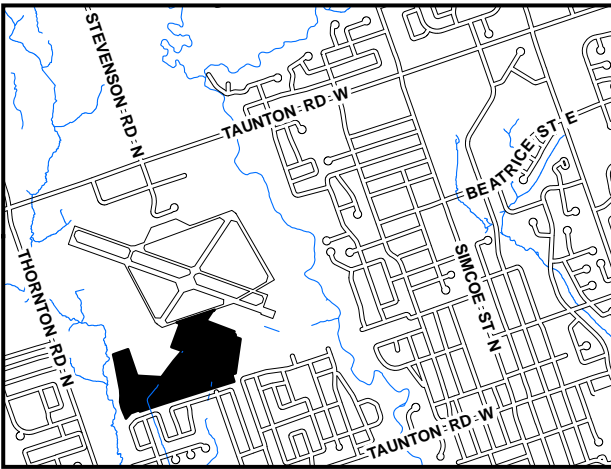


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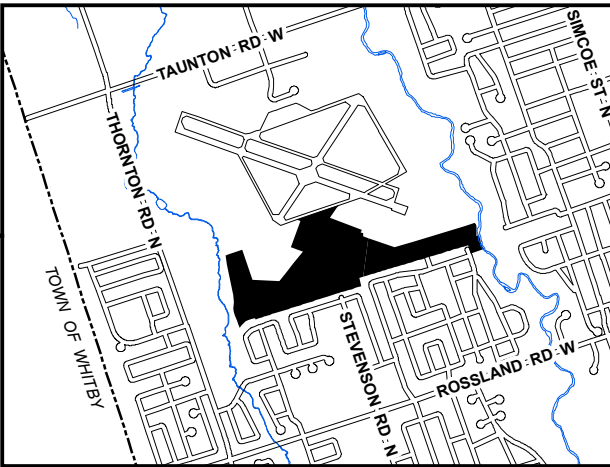
Study Area 



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Jane Avenue Community Buffer
7.3 ha

Study Area
23 ha

- Oshawa Executive Airport**
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