1.0 Purpose

The purpose of this report is to provide background information for the Planning Act public meeting on the applications submitted by 2157236 Ontario Limited (Tribute Communities) to amend Zoning By-law 60-94 (Z-2017-11) and for a revision to draft plan of subdivision (S-O-2012-01) to permit 11 blocks for 90 to 116 single detached dwellings, open space blocks, a servicing block and local roads located generally north of Britannia Avenue West, west of Windfields Farm Drive West.

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 current approved draft plan of subdivision S-O-2012-01 showing the subject site and other adjacent lands subject to the earlier phased approvals.

Attachment 3 is a copy of a portion of revised draft plan of subdivision S-O-2012-01 that has been enlarged to highlight the subject site and which has been submitted for approval.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the subject site and to all required public bodies. In addition, a notice was published in the Oshawa This Week and Oshawa Express newspapers and signs giving notice of the applications have been posted on the site. The notice was also posted on the City’s website and communicated through its Corporate Twitter and Facebook social media accounts.
2.0 Recommendation

That, pursuant to Report DS-18-06 dated January 11, 2018, the applications submitted by 2157236 Ontario Limited (Tribute Communities) to amend Zoning By-law 60-94 (File Z-2017-11) and for a revision to draft plan of subdivision (File S-O-2012-01) to permit single detached dwellings, an open space block, a servicing block and local roads on lands located generally north of Britannia Avenue West, west of Windfields Farm Drive West 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.

3.0 Executive Summary

Not applicable.

4.0 Input from Other Sources

4.1 Other Departments and Agencies

The subject applications have been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the applications.

5.0 Analysis

5.1 Background

The subject site is generally located generally north of Britannia Avenue West, west of Windfields Farm Drive West (see Attachment 1).

The following is background information concerning the subject applications:

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Requested/Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oshawa Official Plan Designation</td>
<td>Residential and Open Space and Recreation</td>
<td>No change</td>
</tr>
<tr>
<td>Windfields Part II Plan Designation</td>
<td>Low Density Residential and Open Space and Recreation</td>
<td>No change</td>
</tr>
<tr>
<td>Zoning By-law 60-94</td>
<td>AG-A (Agricultural)</td>
<td>To appropriate R1/R2 (Residential) Zones subject to special regulations and OS (Open Space) Zones</td>
</tr>
<tr>
<td>Use</td>
<td>Vacant</td>
<td>Single Detached Dwellings, Open Space, Servicing Block and Local Roads</td>
</tr>
</tbody>
</table>
The following are adjacent land uses to the subject site:

- **North**: Hydro corridor, Enbridge pipeline and Agricultural lands
- **South**: Oshawa Creek, future Public elementary school block and single detached dwellings
- **East**: Future Public elementary school block and single detached dwellings
- **West**: Oshawa Creek, agricultural lands and single detached dwellings

The following are the proposed development details for the subject site:

<table>
<thead>
<tr>
<th>Site Statistics Item</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Area of the Draft Plan (proposed revision area)</td>
<td>9.14 ha (22.58 ac.)</td>
</tr>
<tr>
<td>Net Residential Area of Single Detached Dwelling Blocks</td>
<td>6.09 ha (15.04 ac.)</td>
</tr>
<tr>
<td>Range of Number of Proposed Single Detached Dwelling Lots</td>
<td>90 to 116 units</td>
</tr>
<tr>
<td>Net Residential Density Range of Single Detached Dwellings</td>
<td>Minimum 14.7 u/ha (5.9 u/ac.)</td>
</tr>
<tr>
<td></td>
<td>Maximum 19.0 u/ha (7.7 u/ac.)</td>
</tr>
<tr>
<td>Range of Lot Frontages of Proposed Single Detached Dwelling Lots</td>
<td>Minimum 11m (36 ft.)</td>
</tr>
<tr>
<td></td>
<td>Maximum 12.2m (40 ft.)</td>
</tr>
<tr>
<td>Area of Servicing Block (Block UU)</td>
<td>0.07 ha (0.17 ac.)</td>
</tr>
<tr>
<td>Area of Open Space (Blocks TT and VV)</td>
<td>2.26 ha (5.58 ac.)</td>
</tr>
</tbody>
</table>

### 5.2 Oshawa Official Plan and Windfields Part II Plan

The subject site is designated as Residential and Open Space and Recreation in the Oshawa Official Plan.

The Official Plan specifies, in part, that areas designated as Residential shall be predominately used for residential dwellings. In addition, other land uses may be permitted in areas designated as Residential such as schools, parks, open space and recreational uses that have a community or neighbourhood level service area.

The Official Plan specifics, in part, that areas designated as Open Space and Recreation shall generally include components of the Natural Heritage System, valley lands, conservation areas, scenic vistas, the Lake Ontario waterfront, parts of the Oak Ridges Moraine and other natural environments, and recreational resources including Regional and City level parks.

Lands designated as Open Space and Recreation within urban areas shall be predominantly used for recreation, conservation, reforestation, etc. These uses shall have regard for the natural environment and be compatible with their surroundings.
The Oshawa Creek is shown as Hazard Lands and Natural Heritage System in the Oshawa Official Plan.

Hazard Lands and the Natural Heritage System shall be used primarily for the preservation and conservation of land and/or environment. These lands shall be managed in a manner to complement adjacent land use and protect adjacent lands from physical hazards.

In the Windfields Part II Plan the subject site is designated as Low Density Residential and Open Space and Recreation.

The Low Density Residential designation permits single detached and semi-detached dwellings up to a maximum density of 30 units per hectare (12 u/ac).

The areas designated Open Space and Recreation include lands for open space purposes, lands within the Natural Heritage System and lands having environmental or other constraints to development.

The Oshawa Creek is designated as Natural Heritage System and Hazard Lands.

Windfields Farm Drive West is designated as a Collector Road in both the Oshawa Official Plan and Windfields Part II Plan. Block GG (see Attachment 3) is also designated as a Collector Road in both the Oshawa Official Plan and the Windfields Part II Plan and is intended to be part of a connection between Windfields Farm Drive West with Winchester Road West in the future.

The policies and provisions of the Oshawa Official Plan and Windfields Part II Plan will be considered during the further processing of the subject applications.

5.3 Zoning By-law 60-94

The subject site is currently zoned AG-A (Agricultural).

The applicant proposes to amend Zoning By-law 60-94 to implement the proposed revision to the draft plan. The proposed zoning amendment would:

- Rezone the proposed single detached dwellings (Blocks 54 to 63 and SS) from AG-A (Agricultural) to appropriate R1/R2 (Residential) Zones subject to special regulations;

- Rezone the proposed servicing block (Block UU) from AG-A (Agricultural) to an appropriate OS (Open Space) Zone; and

- Rezone the proposed open space block (Blocks TT and VV) from AG-A (Agricultural) to appropriate OS (Open Space) Zone.

The subject applications will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the applications.
5.4 Subdivision Design/Land Use Considerations

The proposed revision to draft plan of subdivision includes blocks for single detached dwellings, open space blocks, a servicing block and local roads (see Attachment 3). The subdivision has been designed to be integrated with earlier phases of draft plan of subdivision S-O-2012-01.

The servicing block will be dedicated to the City and is needed to accommodate for the possible future extension of the sanitary trunk sewer to service area to the north including the Columbus Part II Planning area. The block will also provide an opportunity for access to the Hydro corridor for future recreational trail purposes.

Block SS will be reviewed in greater detail upon the submission of Draft Plan of Condominium and Site Plan applications to further divide Block SS into lots for residential development. Driveway access to Block SS will be provided over Open Space Block VV from proposed Street B. Block VV is intended to be owned and maintained by the owner of Block SS in order to maintain the driveway access.

The proposed draft plan of subdivision shows the proposed single detached dwelling areas (Blocks 54 to 63, Block SS) in blocks rather than lots. These residential blocks are proposed to be lotted out later in the development approval process as market opportunities present themselves. The applicant has requested a flexible approach to the zoning and draft plan approval of these blocks to be able to respond to these market opportunities. This approach was used during the processing of previous phases of this subdivision.

Detailed design matters will be reviewed during the further processing of the applications to ensure compliance with the City’s Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the subdivision design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject applications include:

(a) The appropriateness of the proposed subdivision design;

(b) Environmental management;

(c) Development limits including adjacency to the Hydro Corridor and Enbridge pipeline;

(d) Servicing and stormwater management matters;

(e) Transportation considerations;

(f) Recreational trail access and connectivity;

(g) Noise attenuation;

(h) Appropriate lot mix;
(i) The appropriateness of the proposed zoning regulations;

(j) Archaeological matters;

(k) Heritage matters; and

(l) Street naming.

6.0 Financial Implications

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

7.0 Relationship to the Oshawa Strategic Plan

Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.

Warren Munro, HBA, Director, Planning Services

Paul D. Ralph, BES, RPP, MCIP, Commissioner, Development Services
Subject: Applications to amend Zoning By-law 60-94 and for a revision to a Draft Plan of Subdivision, Lands north of Britannia Avenue West, west of Windfields Farm Drive West, 2157236 Ontario Limited (Tribute Communities)

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