

To: Development Services Committee

From: Paul Ralph, BES, RPP, MCIP, City Manager,
Office of the City Manager

Report Number: DS-19-75

Date of Report: May 1, 2019

Date of Meeting: May 6, 2019

Subject: Application to Amend Zoning By-law 60-94, Brent Foley of
1825576 Ontario Limited, 450-464 Taunton Road West

File: Z-2019-04

1.0 Purpose

The purpose of this report is to provide background information for the Planning Act public meeting on the application submitted by Brent Foley of 1825576 Ontario Limited to amend Zoning By-law 60-94 to permit additional Select Industrial uses at 450-464 Taunton Road West.

The applicant intends to develop the site as a 64 unit industrial mall and market the proposed development as an industrial condominium. A future application for approval of a standard phased draft plan of condominium will be required.

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 proposed site plan submitted by the applicant.

Attachment 3 is a list of additional Select Industrial uses proposed by the applicant.

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 a sign giving notice of the application has 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-19-75 dated May 1, 2019, the application submitted by Brent Foley of 1825576 Ontario Limited to amend Zoning By-law 60-94 (File Z-2019-04) to permit additional Select Industrial uses at 450-464 Taunton Road 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 application has 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 application.

5.0 Analysis

5.1 Background

The subject site is generally located on the north side of Taunton Road West, between Stevenson Road North and the Oshawa Creek, and is municipally known as 450-464 Taunton Road West (see Attachment 1).

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Industrial	No change
Zoning By-law 60-94	SI-A(11)"h-39"/SI-A(14)"h-60" (Select Industrial)	To an appropriate SI-A (Select Industrial) Zone with site specific conditions to permit certain additional Select Industrial uses (see Attachment 3) and to change the type of loading space requirements
Use	450 Taunton Road West: One single detached dwelling 464 Taunton Road West: One single detached dwelling	Industrial mall – 64 condominium units each approximately 141 m ² (1,518 sq. ft.) in size

The following are adjacent land uses to the subject site:

- North Vacant land and the Trans-Northern pipeline easement
- South Self-serve storage facility and the Mandarin Restaurant across Taunton Road West

- East One vacant lot and the The Embassy of the Kingdom of God place of worship
- West Durham Kia and a vacant lot

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

Site Statistics Item	Measurement
Lot Frontage	142.3m (467.0 ft.)
Net Lot Area	2.88 ha (7.12 ac.)
Proposed Gross Floor Area	9,024m ² (97,137 ft ²)
Parking Spaces Required	201 spaces (1 space per 45m ²)
Parking Spaces Proposed	237 spaces
Loading Spaces Required	5 Large Loading Spaces
Loading Spaces Proposed	64 Small Loading Spaces

5.2 Oshawa Official Plan

The subject site is designated as Industrial in the Oshawa Official Plan.

The Official Plan specifies in part, that areas designated as Industrial shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming and recycling, research and development facilities, corporate offices, utility functions and transportation terminals, subject to the relevant policies of the Plan. In addition, subject to the inclusion of appropriate provisions in the Zoning By-law, the following land uses may also be permitted in appropriate locations in areas designated as Industrial: industrially oriented sales, service and office operations such as truck and machinery operations, equipment repair, merchandise service shops and building or contracting yards; community and recreational uses such as facilities for day care and recreation that are municipally owned and operated, vehicle fuel stations, and, on a limited basis in accordance with Policy 2.4.1.6, certain commercial, community and recreational uses such as banks, offices other than corporate or industrially oriented offices, restaurants, banquet facilities, personal service and retail uses, fraternal organizations and athletic clubs provided that such uses are compatible with industrial uses in the area.

The subject site is located within the area known as the Northwood Business Park which is generally bounded by Taunton Road West on the south, the Oshawa-Whitby municipal boundary on the west, Highway 407 East on the north and the Oshawa Creek on the east.

Furthermore, Policy 2.4.5.17 states that the lands designated as Industrial north of Taunton Road West, between the Goodman Creek and the Oshawa Creek, and generally south of the Trans-Northern pipeline corridor, may be developed on a site-by-site basis for major retail uses having a minimum gross leasable area of 2,000 square metres (21,530 sq. ft.), subject to appropriate policies in the zoning by-law and any other relevant provisions of the Official Plan, provided that such uses are compatible with their surroundings, a transportation impact study is submitted to the satisfaction of the City and

Region and a retail impact study is submitted which analyses that there is sufficient market demand.

Schedule 'A-2' Corridors and Intensification Areas of the Oshawa Official Plan designates Taunton Road West as a Regional Corridor. Schedule 'B' Road Network designates Taunton Road West as a Type 'A' Arterial Road, while Schedule 'B-1' Transit Priority Network designates Taunton Road West as a Transit Spine.

The policies and provisions of the Oshawa Official Plan will be considered during the further processing of the subject application.

5.3 Zoning By-law 60-94

The subject site is currently zoned SI-A(11) "h-39"/SI-A(14) "h-60" (Select Industrial) in Zoning By-law 60-94 (see Attachment 1).

The SI-A(11) Zone permits:

- (a) Banquet hall
- (b) Club, excluding nightclub
- (c) Commercial recreation establishment
- (d) Day care centre
- (e) Eat-in restaurant
- (f) Financial institution
- (g) Office

The SI-A(14) Zone permits a hotel and a retail store as the only permitted uses. For any retail store in the SI-A(14) Zone, the gross leasable floor area shall not be less than 2,000 square metres (21,530 sq. ft.).

The "h-39" holding symbol is in place to ensure that development of the subject site for uses permitted in the SI-A(11) Zone does not proceed until the following conditions are satisfied:

- (a) Appropriate provisions have been made for municipal servicing, including stormwater management issues, and transportation facilities and services; and,
- (b) Site plan approval is obtained from the City.

Only existing uses are permitted while the "h-39" holding symbol is in place.

The "h-60" holding symbol is in place to ensure that development of the subject site for uses permitted in the SI-A(14) Zone does not proceed until the following conditions are satisfied:

- (a) Site Plan approval is obtained from the City for a retail store;
- (b) A transportation impact study is prepared to the satisfaction of the Region of Durham and the City; and,
- (c) A retail impact study is prepared to the satisfaction of the City in accordance with Subsection 2.4.4.17 of the Oshawa Official Plan.

While the “h-60” holding symbol is in place, only existing uses and any use permitted in the SI-A(11) Zone are permitted.

The applicant proposes to amend Zoning By-law 60-94 to permit certain additional SI-A (Select Industrial) uses and to implement the proposed site design for an industrial mall. The list of additional Select Industrial uses proposed for the site forms Attachment 3 to this Report. In addition, the applicant is requesting a site specific regulation related to the number and type of loading spaces required.

The subject application will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the application.

5.4 Site Design/Land Use Considerations

The applicant proposes to construct a 64 unit industrial mall on the site (see Attachment 2). The proposal includes three multi-unit buildings, parking areas, loading areas, landscaping and one driveway access from Taunton Road West developed in two phases. Phase 1 includes the development of 42 units generally on the westerly and central portions of the site. Phase 2 includes 22 units on the easterly portion of the site. Access easements through the Durham Kia property to the west and through the property to the east are proposed to allow for access to Stevenson Road North and to the properties to the east.

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the City’s Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the site 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 application include:

- (a) The appropriateness of the requested uses;
- (b) The appropriateness of the proposed site design;
- (c) Transportation considerations including access to Taunton Road West and the cross-access easements through the Durham Kia property to the west and through the property to the east;
- (d) Environmental matters associated with the woodlot at the northeast corner of the property including tree preservation;
- (e) Development limits;
- (f) Servicing and stormwater management matters; and
- (g) Land use compatibility with the Oshawa Executive Airport regarding matters such as refuse, lighting and building height.

6.0 Financial Implications

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

7.0 Relationship to the Oshawa Strategic Plan

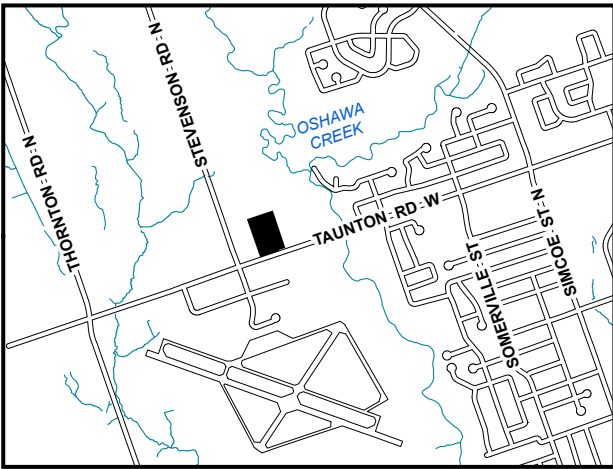
Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



Warren Munro, HBA, RPP, Director,
Planning Services



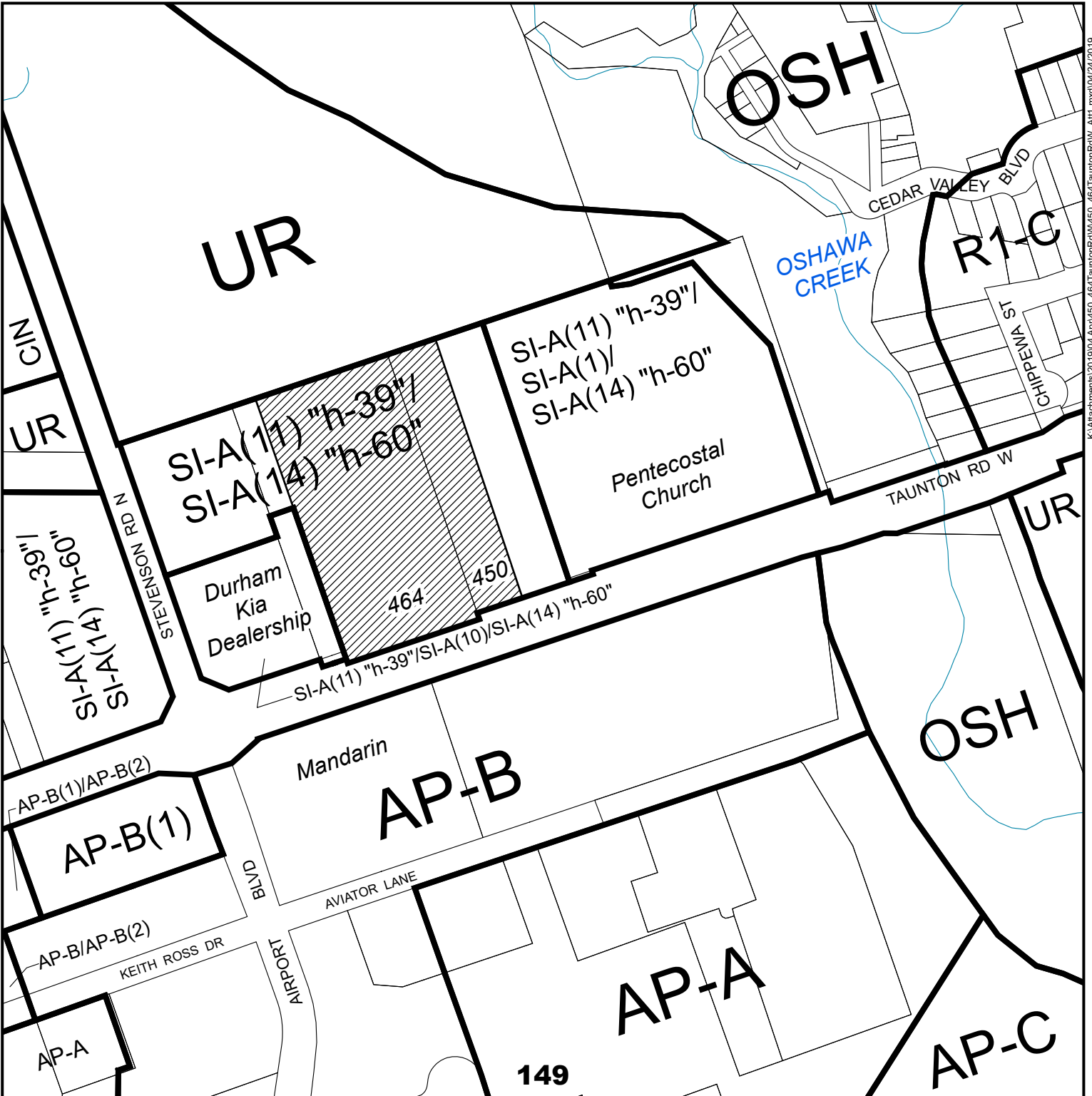
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Subject Site

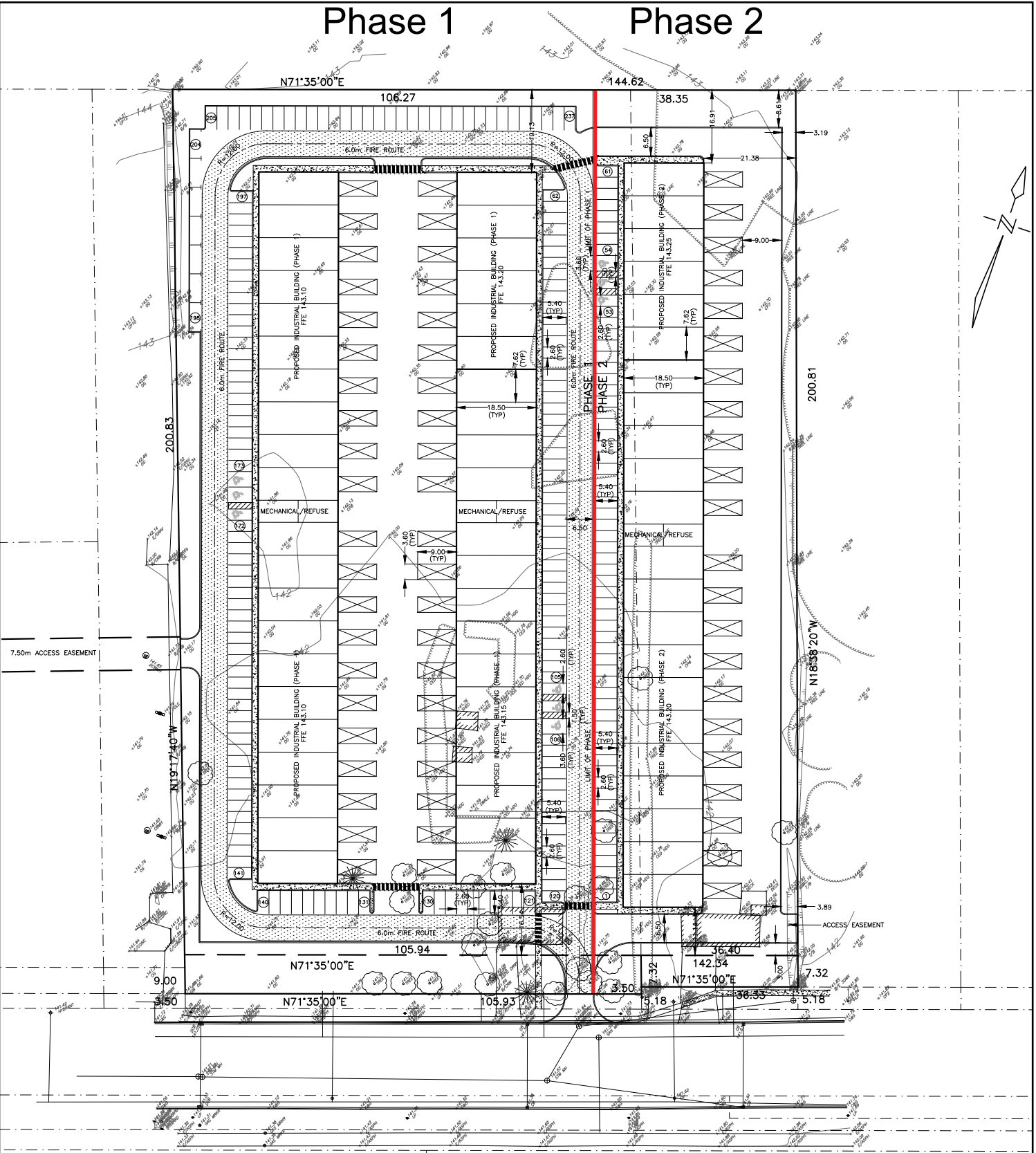


Title: Copy of the Proposed Site Plan Submitted by the Applicant
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Phase 1

Phase 2



Additional Select Industrial Uses Proposed

- (a) Assembly hall
- (b) Brew your own operation
- (c) Commercial school or training centre
- (d) Data processing centre
- (e) Food preparation plant
- (f) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- (g) Merchandise service shop
- (h) Plumbing, electrical or building supply shop
- (i) Printing establishment
- (j) Research and development establishment
- (k) Sales outlet
- (l) Service industry
- (m) Studio
- (n) Television or radio broadcasting station or studio
- (o) Theatre
- (p) Warehouse