

To: Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services

Report Number: DS-19-185

Date of Report: October 16, 2019

Date of Meeting: October 21, 2019

Subject: Application to Amend Zoning By-law 60-94, IBI Group on behalf  
of 620 Taunton Self Storage Developments Limited, 620  
Taunton Road West

File: Z-2019-11

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## 1.0 Purpose

The purpose of this report is to provide background information for the Planning Act public meeting on the application submitted by IBI Group on behalf of 620 Taunton Self Storage Developments Limited to amend Zoning By-law 60-94 to permit a self-serve storage facility as an additional permitted use with site-specific conditions to implement the proposed site design at 620 Taunton Road 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 the proposed site plan submitted 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-19-185 dated October 16, 2019, the application submitted by IBI Group on behalf of 620 Taunton Self Storage Developments Limited to amend Zoning By-law 60-94 (File Z-2019-11) to permit a self-serve storage facility as an additional permitted use with site-specific conditions to implement the proposed site design at 620 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 located on the north side of Taunton Road West, west of Stevenson Road North, and is municipally known as 620 Taunton Road West (see Attachment 1).

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
<b>Oshawa Official Plan Designation</b>	Industrial	No change
<b>Zoning By law 60 94</b>	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 a self-serve storage facility as an additional permitted use and to permit reduced minimum front yard and interior side yard depth and reduced parking.
<b>Use</b>	One single detached dwelling	Self-serve storage facility

The following are adjacent land uses to the subject site:

- North Vacant land and the Trans-Northern pipeline easement
- South The DeStefano Funeral Home across Taunton Road West
- East Single detached dwellings and one single detached dwelling with an office
- West Vacant land that is the subject of an application for site plan approval (SPA-2019-16) which proposes restaurants, multi-unit industrial buildings and a fitness centre at 650 Taunton Road West

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

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	56.6m (185.6 ft.)
Net Lot Area	1.43 ha (3.54 ac.)
Proposed Gross Floor Area	8,825m <sup>2</sup> (94,995 ft <sup>2</sup> )
Parking Spaces Required	37 spaces (1 space per 90m <sup>2</sup> up to 2,000m <sup>2</sup> of gross floor area (GFA) plus 1 additional space for every 450m <sup>2</sup> of GFA over 2,000m <sup>2</sup> )
Parking Spaces Proposed	20 spaces

## **5.2 Oshawa Official Plan**

The subject site is designated 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.

A portion of the subject site is shown as a High Volume Recharge Area (H.V.R.A.) on Schedule 'D-2' Environmental Management and Schedule 'F-1B' High Volume Recharge

Areas and Greenbelt Natural Heritage System. Policy 5.6.2 states that the City may require that appropriate studies be undertaken prior to approval of any development in these areas and that development incorporate appropriate mitigative measures or stormwater management design practices to maintain an adequate water budget and groundwater functions for these areas. Similar studies and mitigative measures may be required to ensure that the development will not adversely impact the groundwater through contamination.

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 lands are 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 a 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 (21,529 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 a self-serve storage facility as an additional permitted use with site-specific conditions to implement the proposed site design. The applicant is requesting site specific regulations related to minimum front yard depth, interior side yard depth and reduced parking.

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 self-serve storage facility on the site (see Attachment 3). The proposal includes one three-storey building along Taunton Road West and four one-storey buildings on the central portion of the site. The rear portion of the site is intended to be severed from the subject site and added to the property to the west for additional parking for a proposed commercial/industrial development at 650 Taunton Road West. An access easement through the property to the west at 650 Taunton Road West is proposed to allow access to the future traffic signals at the Taunton Road West/Keith Ross Drive/650 Taunton Road West intersection.

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 use and site specific regulations including the reduction in parking;
- (b) The appropriateness of the proposed site design;
- (c) Transportation considerations including access to Taunton Road West and the cross-access easement through the 650 Taunton Road West property to the west and the need for a cross-access easement through the property to the east;

- (d) Environmental matters associated with the site location within a High Volume Recharge Area and vegetation on the northern portion 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 such matters as refuse, lighting and building height.

## **6.0 Financial Implications**

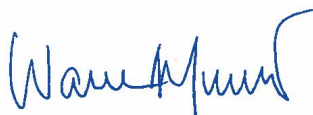
There are no financial implications associated with the recommendation in this report.

## **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.

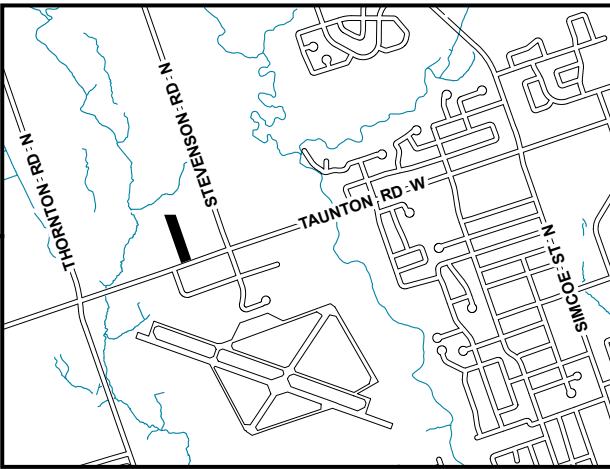


Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services

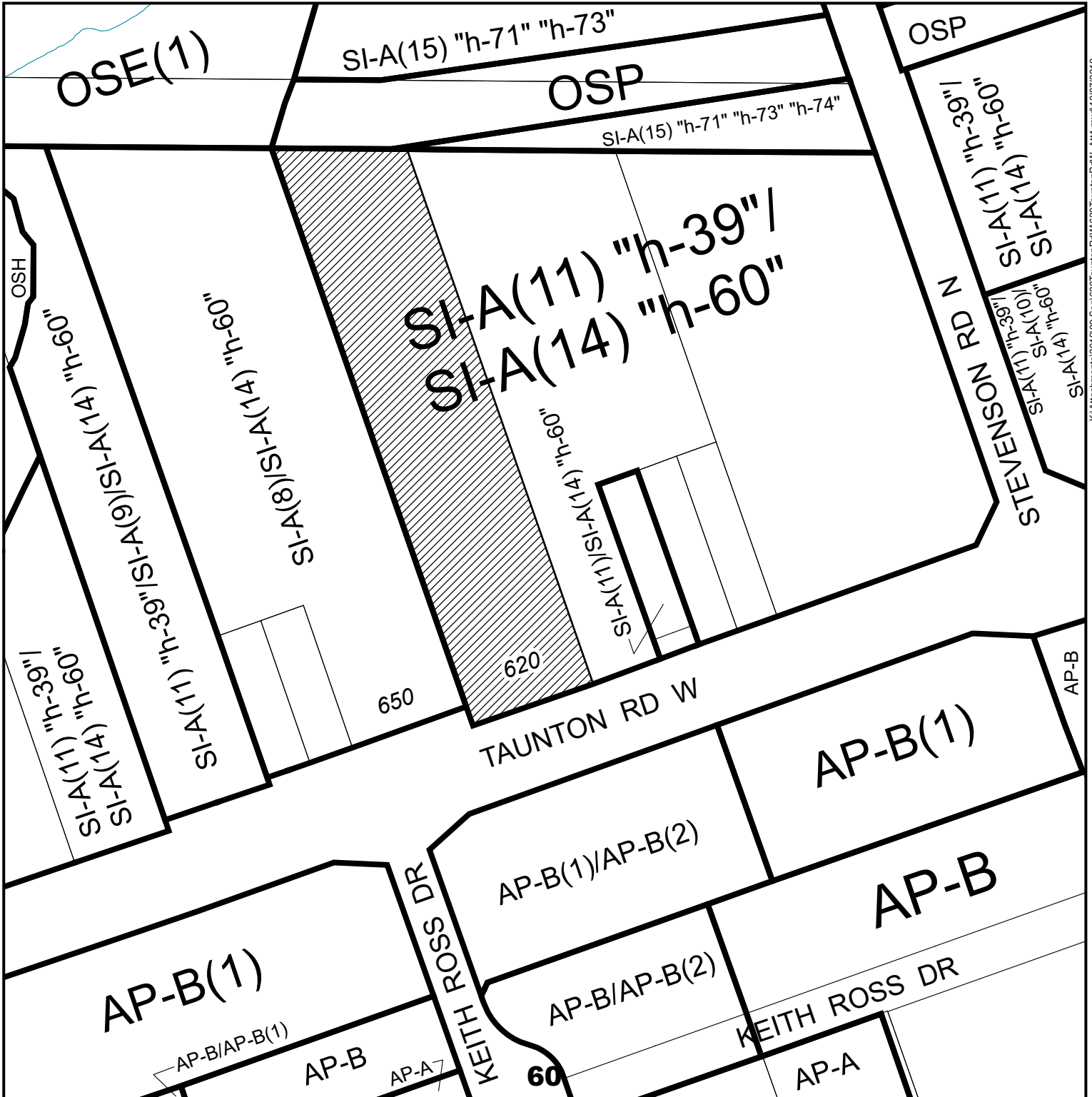


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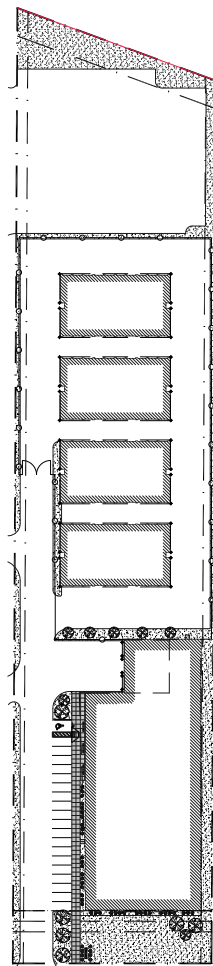
Subject Site



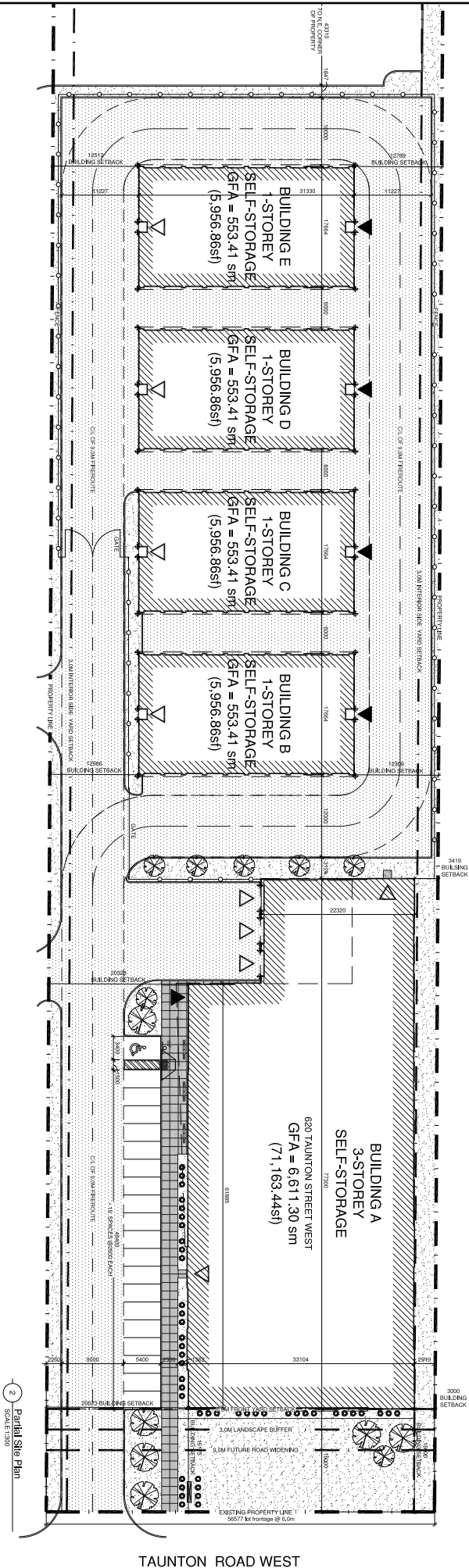
**Item: DS-19-185  
Attachment 2**

**Title:** Site Plan Submitted by the Applicant  
**Subject:** Application to Amend Zoning By-law 60-94  
**Address:** 620 Taunton Road West  
**File:** Z-2019-11

**City of Oshawa**  
**Development Services Department**



3 Overall Site Plan  
 SCALE: 1/8" = 1'-0"



2 Partial Site Plan  
 SCALE: 1/320"

TAUNTON ROAD WEST