# Economic and Development Services Committee - March 6th, 2023 -

Planning Act Public Meeting

Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 Pursuant to the City of Oshawa Parking Study

### **Presentation Overview**

- Background
- Summary of the proposed City-initiated
   Amendment to the Oshawa Official Plan
- Summary of the proposed City-initiated Amendment to Zoning By-law 60-94
- Recommendation
- Questions

## Background

- Previous Council authorization to hold this Planning Act Public meeting
- Notice advertising this Planning Act public meeting
- The reasons for undertaking the proposed changes to the City's planning documents (Oshawa Official Plan and Zoning By-law 60-94)

# Proposed Amendment to the Oshawa Official Plan

 Add a new Section 3.9 entitled "Parking" that establishes various policies to guide the consideration of parking-related matters throughout the City including development proposals.

### Proposed Amendment to Zoning By-law 60-94

- Add a definition for Student Housing;
- Change the calculation of minimum required parking for certain residential uses;
- Eliminate separate parking rates based on tenure;
- Add a parking rate for student housing;

## Proposed Amendment to Zoning By-law 60-94 (cont'd)

- Change the minimum parking space size requirements for certain residential uses; and,
- Add a transition rule to provide clarity as to which parking regulations apply to proposed residential developments for which a complete building permit application has been submitted prior to the passing of the amending zoning bylaw.

### Recommendation

 Direct staff to undertake a further review and prepare a subsequent report back to the Economic and Development Services Committee

### Questions?

### Contact information for more information

- Morgan Jones, Senior Planner
  - Tel: 905-436-3311 Ext: 2536
  - Email: mrjones@oshawa.ca

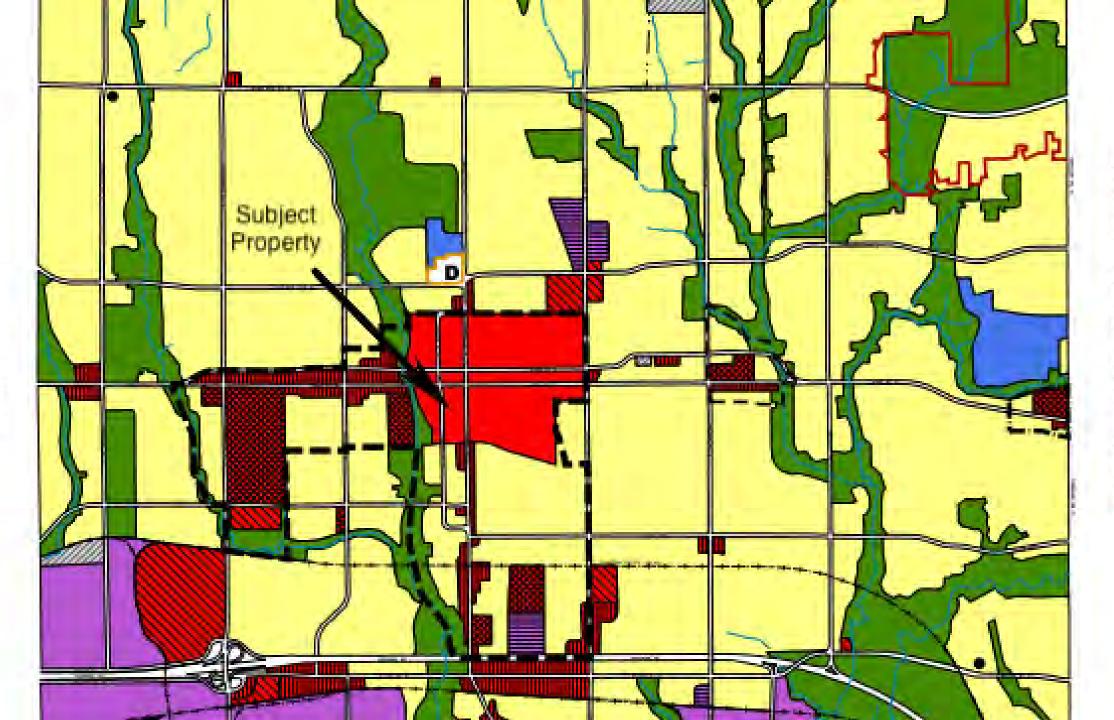
# City of Oshawa Public Meeting

- Central Clearview Developments Inc
- 39 Athol Street West
- Zoning By-law Amendment Application Z-2023-01
- March 6<sup>th</sup>, 2023

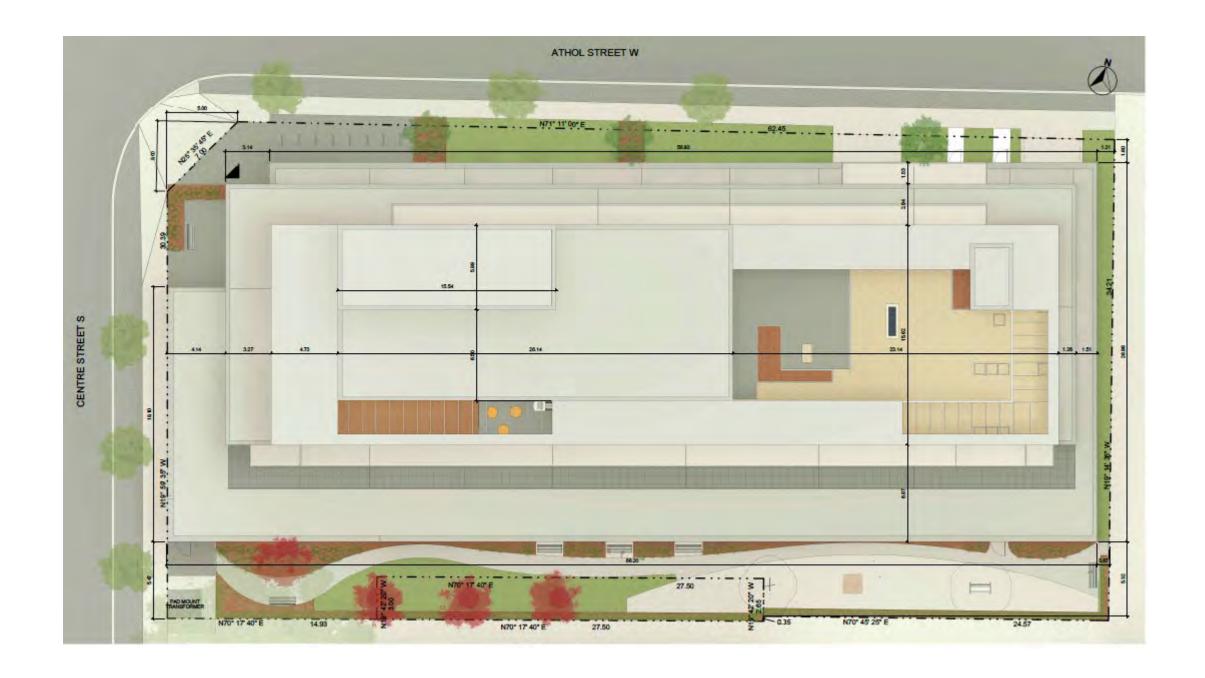
# Presentation Framework

- Background and History
- Site Location and Context
- Policy Framework
- Development Proposal
- Building Elevations and Rooftop Amenity
- Transportation and Parking
- Site Servicing





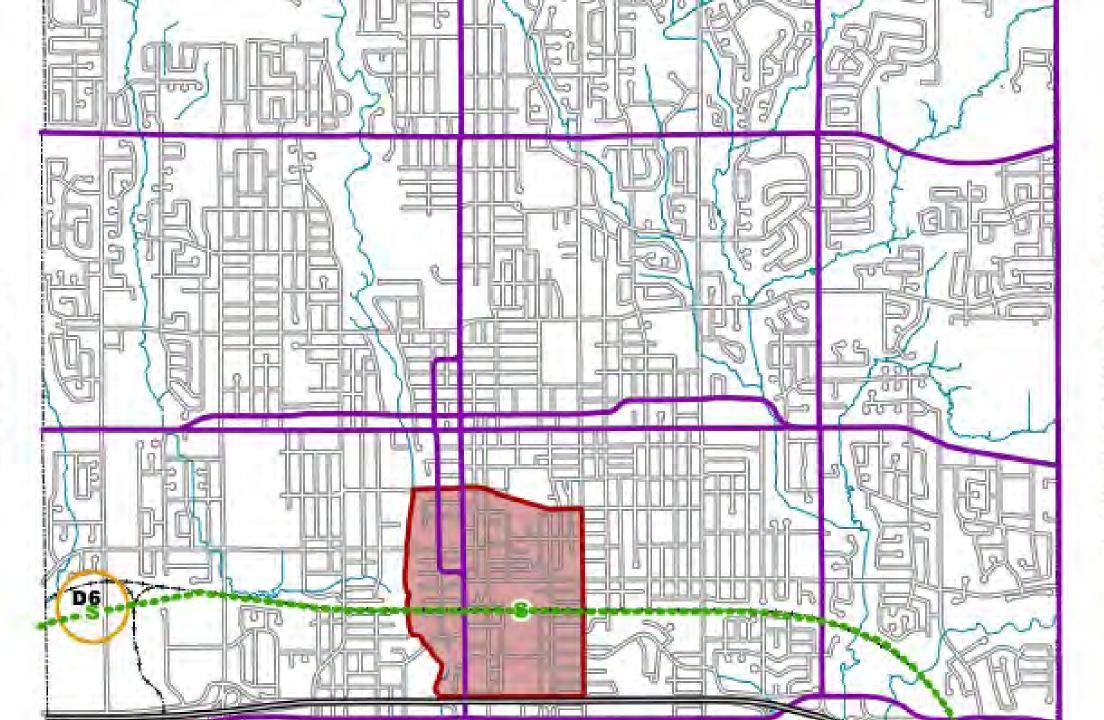
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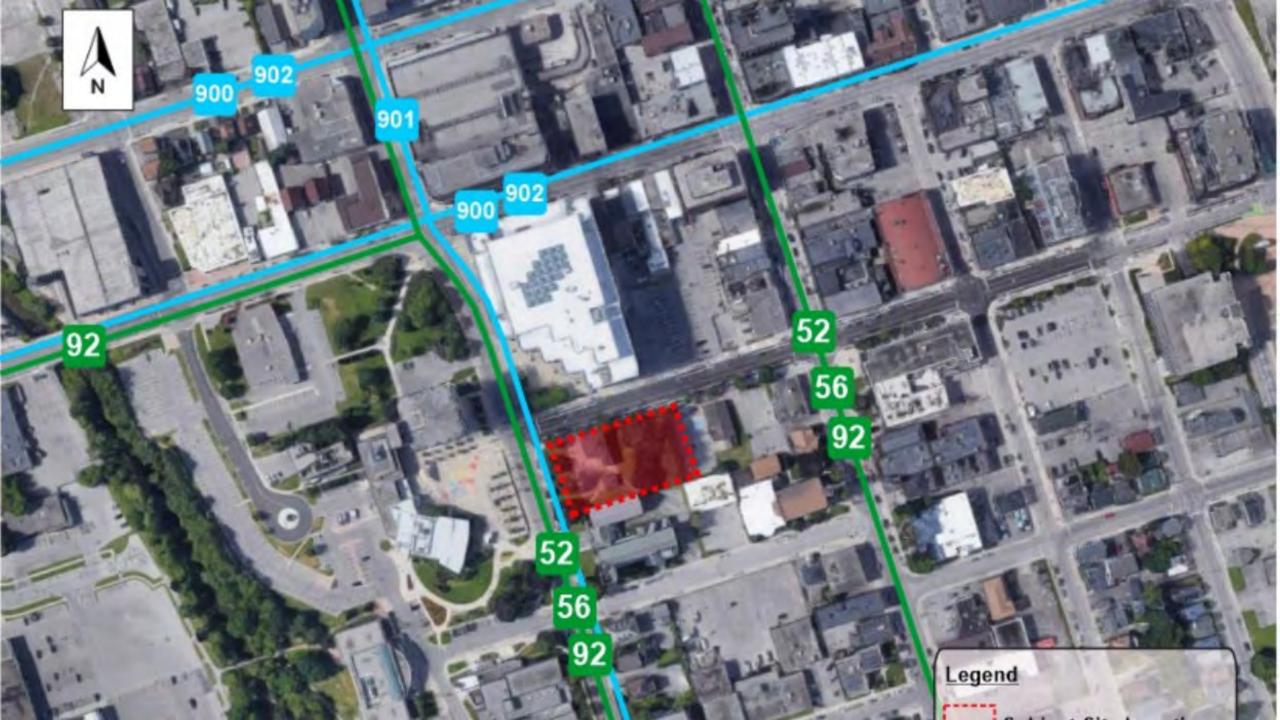








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# **Conclusions and Questions**

# City of Oshawa Integrated Columbus Part II Planning Act & Municipal Class Environmental Assessment Act Study

## Planning Act Public Meeting

# Proposed Part II Plan for the Columbus Planning Area and Related Amendments to the Oshawa Official Plan

March 6, 2023

### **Presentation Overview**

- Background
- Key Features of the Draft Recommended Plan
- Supporting Documents
- Reciprocal Amendments to the Part I Plan
- Comments/Questions

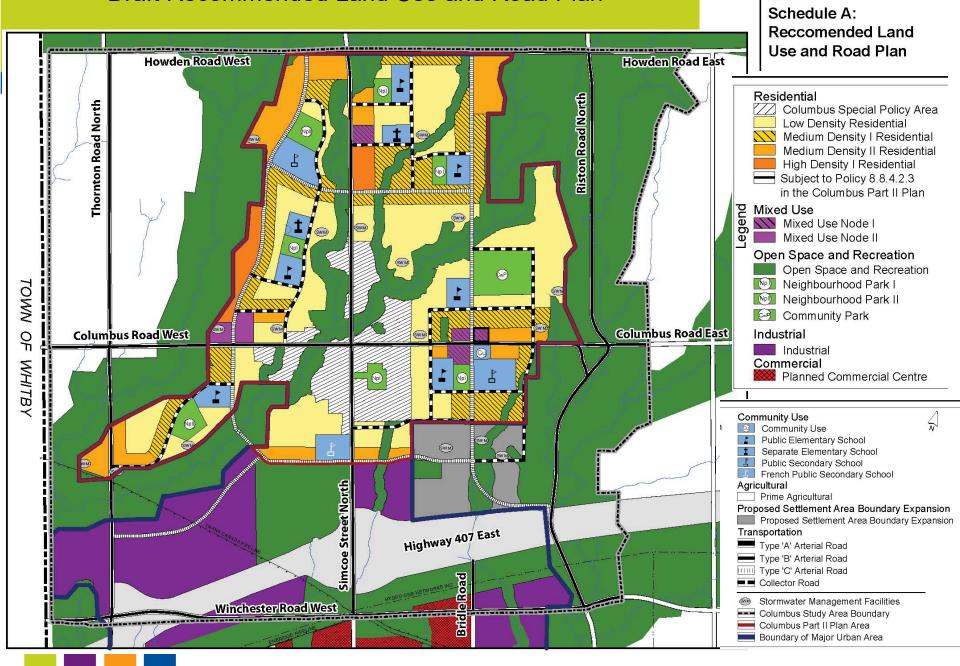
### Background

- Based on input received in Stage 3 of the Study on the draft preferred land use and road plan, the following have been prepared for public and stakeholder review in Stage 4:
  - A draft recommended land use and road plan
  - An associated land budget
  - Supporting plans and documents including draft recommended policy text for the Columbus Part II Plan, Urban Design Guidelines, and a Transportation Master Plan Final Report
- Council has provided authorization to hold this Planning Act public meeting

### Key Features of the Draft Recommended Plan

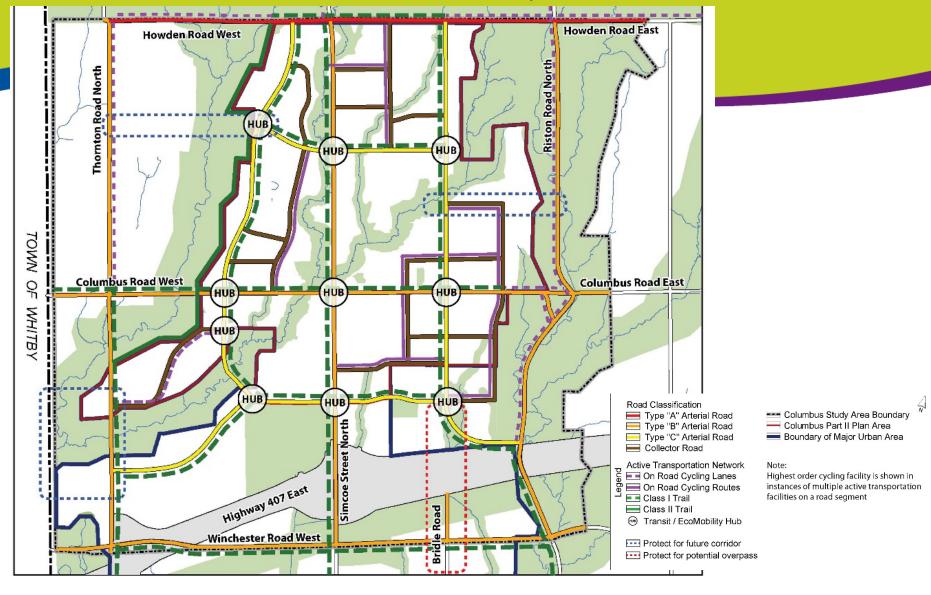
- Columbus Special Policy Area (to regulate and limit development in a manner that is sensitive and complementary to the existing community)
- Seven (7) proposed parks (6 Neighbourhood Parks and 1 Community Park)
- Three (3) mixed use nodes
- Eleven (11) proposed schools
- Variety of residential land uses (predominately low density residential abutting the Columbus Special Policy Area)
- Estimated 7,053 10,485 residential dwelling units
- Estimated population of 18,959 27,846

#### Draft Recommended Land Use and Road Plan



DRAFT

### **Draft Recommended Transportation Plan**



### Proposed Part II Plan (Policy Text)

### Policy highlights include:

- Columbus Special Policy Area policies to regulate and limit development
- Specific policies for residential development for each residential land use designation
- Heritage and archaeological policies to conserve, maintain and protect the area's cultural heritage resources
- Environmental management and stormwater management policies to ensure environmental conservation and protection
- Urban design policies to guide development and respect/embrace the Columbus context, including a maximum height of 6 storeys in high density residential areas

### **Urban Design Guidelines**

- Provide detailed direction and design criteria for the implementation of the Part II Plan vision and related policies
- Provide direction for best practices in community, site and building design, and provide specific guidance for the existing community and its interface and transitions to new neighbourhood areas
- Will assist Council, staff, developers and the public with clear direction to guide design and construction of new development in Columbus

### Reciprocal Amendments to the Part I Plan

- A number of housekeeping amendments to the Part I Plan are required as a result of the implementation of the Columbus Part II Plan in the Official Plan:
  - Removing references to a future Part II Plan or preparing a Part II Plan for Columbus
  - Removing reference to the Columbus Special Development Area
  - Adding text to recognize that a Part II Plan has been prepared
  - Updating a variety of Schedules (e.g. adding a Local Central Area symbol, adjusting limits of the Natural Heritage System, etc.)

### **Next Steps**

- Stakeholder and public review:
  - External stakeholders/agencies were circulated the draft recommended land use and road plan,
     Part II Plan policy text and supporting documents
  - Comments on all material have been requested by March 31, 2023
- The Project Team will review all comments received and develop a final recommended Part II Plan for Council's consideration (i.e. staff be directed to further review and prepare a report and recommendation)

### Thank You

Questions?

- For information or to submit comments, please contact:
  - Laura Moebs, Principal Planner
  - Tel: 905-436-3311 Ext: 2818
  - Email: Imoebs@oshawa.ca