



April 21, 2022

DELIVERED BY E-MAIL

(Email: clerks@durham.ca)

Regional Municipality of Durham

Re: Notice of Motion - Growth Plan for the Greater Golden Horseshoe (All Wards)

Oshawa City Council considered the above matter at its meeting of March 28, 2022 and adopted the following recommendation of the Development Services Committee:

“Whereas, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the “Growth Plan”) provides population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe to plan and manage growth and guide land use decision-making to 2051; and,

Whereas, the Growth Plan has a minimum density target of fifty (50) residents and jobs combined per hectare for new development in the Region of Durham’s designated Greenfield areas; and,

Whereas, aside from general open space areas, the lands within the Columbus Part II Planning Area are designated in the Durham Regional Official Plan and Oshawa Official Plan as Living Areas and Residential, respectively, and constitute a Greenfield area in accordance with the Growth Plan; and,

Whereas, the Columbus Part II Planning Area is a unique Greenfield area in Oshawa in that it contains the former hamlet of Columbus, including the existing main intersection at Columbus Road and Simcoe Street North and the approaches along Simcoe Street North and Columbus Road leading to the main intersection, commonly referred to as the Columbus Special Development Area; and,

Whereas, the former hamlet of Columbus forms the core of the Columbus Part II Planning Area and contains several identified and potential cultural heritage resources that date back to the nineteenth century; and,

Whereas, the Oshawa Official Plan contains policies to ensure that future growth within the former hamlet of Columbus occurs in a manner that is sensitive to the community’s cultural heritage, considering land use compatibility, scale of development and urban design; and,

Whereas, the community of Columbus, while unique to Oshawa, is contextually similar in terms of its built heritage resources and character to that which is found in similar, once rural, settlements across the Greater Golden Horseshoe that have subsequently become part of a municipality's designated Greenfield area; and,

Whereas, given the existing built form and lotting fabric of many former rural settlements across the Greater Golden Horseshoe that are now within designated Greenfield areas, it is challenging to achieve the minimum density target for residents and jobs in designated Greenfield areas required under the Growth Plan while still protecting the character and built heritage resources of such settlements; and,

Whereas, the City of Oshawa, like other lower-tier municipalities throughout the Greater Golden Horseshoe, is obligated to comply with the Growth Plan's minimum density target for designated Greenfield areas regardless of the challenges associated with preserving the existing built heritage resources and character of former rural settlements; and,

Whereas, the Draft Preferred Land Use and Road Plan developed for the Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study currently underway in Oshawa achieves the requisite minimum density target of fifty (50) residents and jobs combined per hectare overall, but only through implementing a greater number of higher-density land uses surrounding the former hamlet in order to offset the substantially lower density level of the former hamlet area itself, whose character and built form it is desirable to protect;

Therefore, be it resolved:

1. That Mayor Carter on behalf of Council be authorized to send a letter to the Premier of the Province of Ontario requesting that the Province amend A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, to allow lower-tier municipalities to implement lower minimum density targets in terms of combined jobs and population in designated Greenfield areas where preservation of the existing characteristics of a former rural settlement, such as the former hamlet of Columbus, is desirable, and to allow the City to exclude the former hamlet area for the purposes of calculating the population density targets in the Growth Plan; and,
2. That a copy of this Council resolution be sent to the Region of Durham, Durham area municipalities, Durham area MPPs, and the Association of Municipalities of Ontario."

If you need further assistance concerning the above matter, please contact Warren Munro, Commissioner, Development Services Department at the address listed below or by telephone at 905-436-3311.



Mary Medeiros
City Clerk

/rr

c. Development Services Department