

City of Oshawa Integrated Columbus Part II Planning Act & Municipal Class E.A. Act Study

Public Information Centre Number 3
Alternatives Review
November 20, 2019








Agenda

A. Welcome and Introduction

B. Items

- Study Status Update
- Vision and Guiding Principles
- Land Use and Road Alternatives
- Next Steps
- *Workshop*

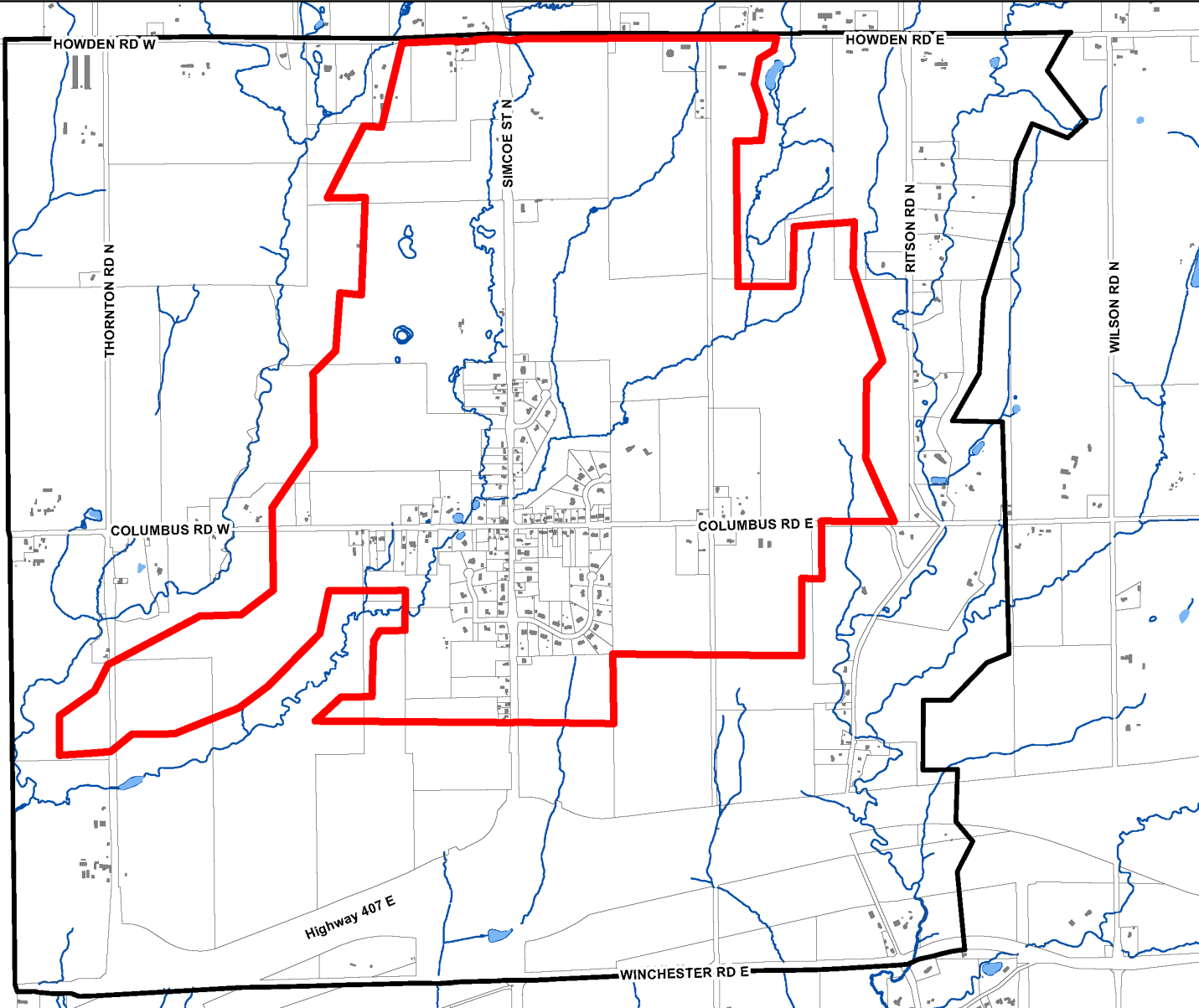
City of Oshawa Columbus Community Study Area

-  Columbus Study Area Boundary
-  Columbus Part II Plan Area
-  Building Footprints
-  Water Bodies
-  Watercourses

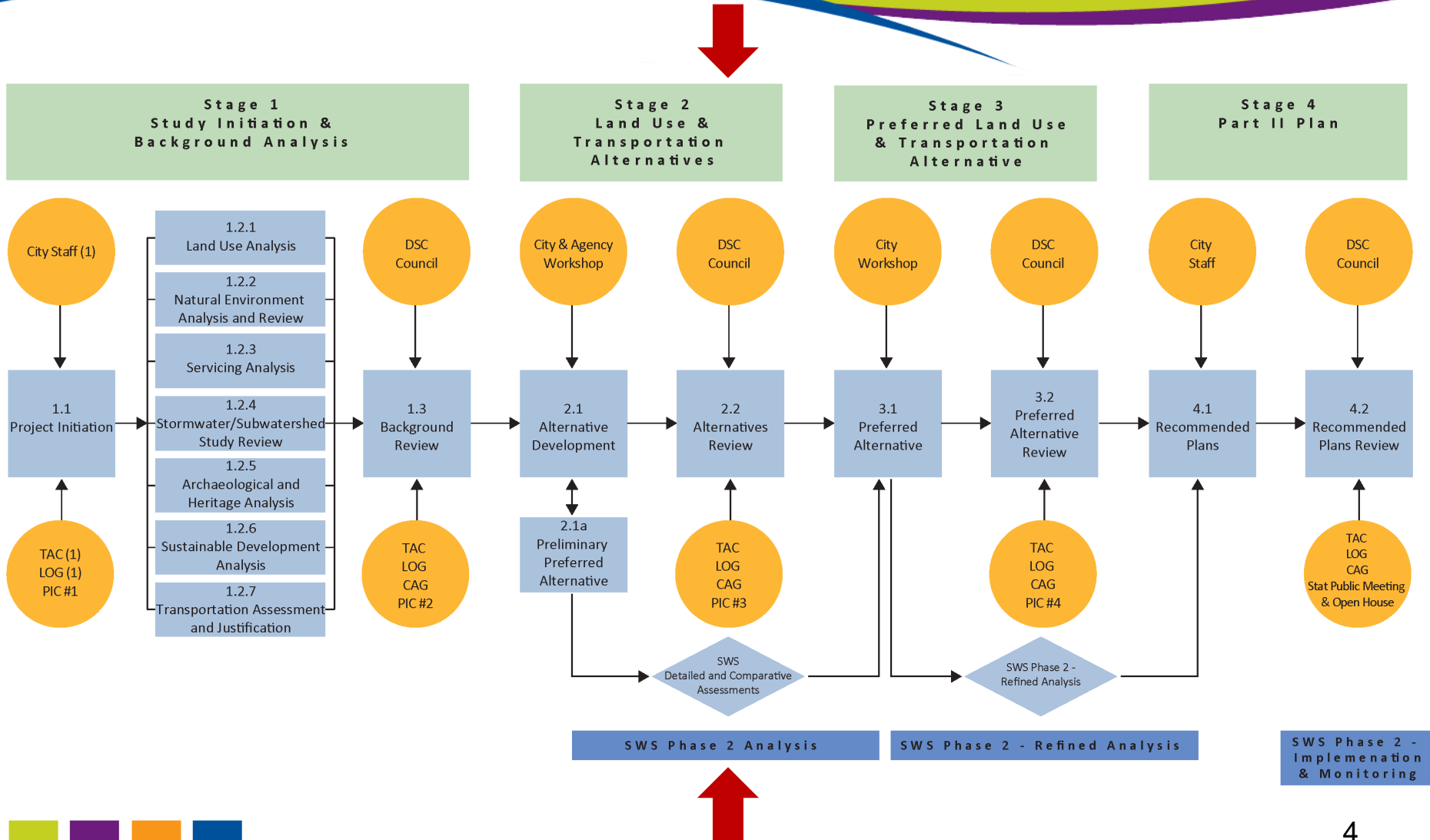
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Study Status



Proposed Vision

Columbus will be a vibrant and complete urban community that is focused on the historic four corners at the intersection of Columbus Road and Simcoe Street North and the approaches to the intersection. Future growth will be sensitive to the Community's historical context and cultural heritage, considering land use compatibility, scale of development, and urban design.

Proposed Vision

The Natural Heritage System, and a system of parks, open spaces and trails, will provide the framework for the balanced, sustainable development of the community including interconnected neighbourhoods.



Proposed Principles

- Vibrant and Complete Community
- Healthy and Sustainable
- Connected with Mobility Choice
- Balanced and Liveable
- Green and Resilient



Context

















- Land Use and Road Alternatives build on:
 - Foundation of Provincial, Regional and City policy
 - Background analysis (e.g. background reports)
 - Proposed Vision, Principles and Objectives

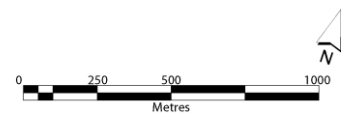
Alternatives: Common Elements

Alternatives reflect common elements:

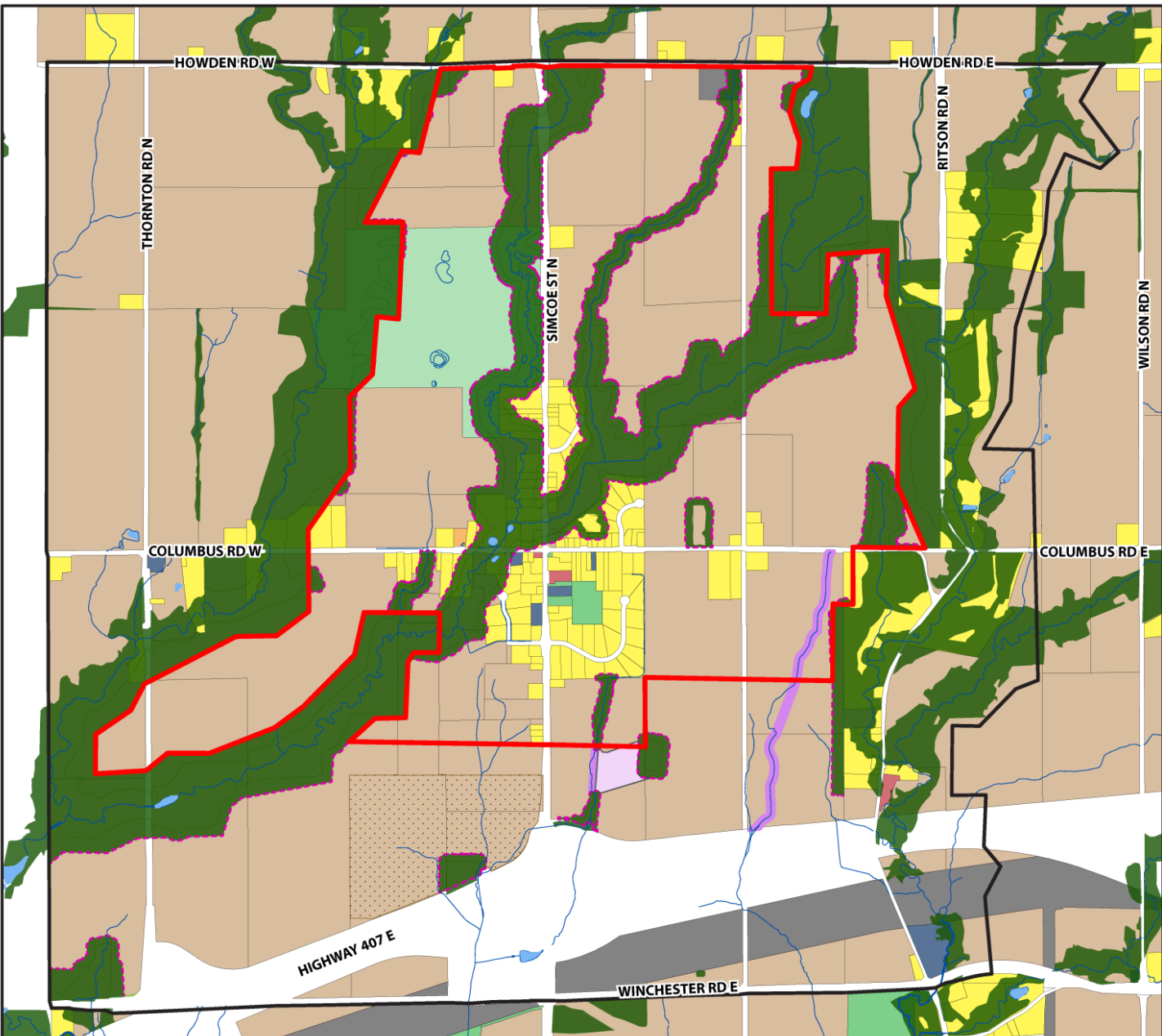
- Columbus Special Policy Area where development is intended to maintain the historic character of Columbus;
- Natural Heritage System;
- Existing Road System;
- Three proposed options to locate a Community Park; and,
- Community Structure

City of Oshawa EXISTING LAND USE AND PROPOSED TARGETED NATURAL HERITAGE SYSTEM

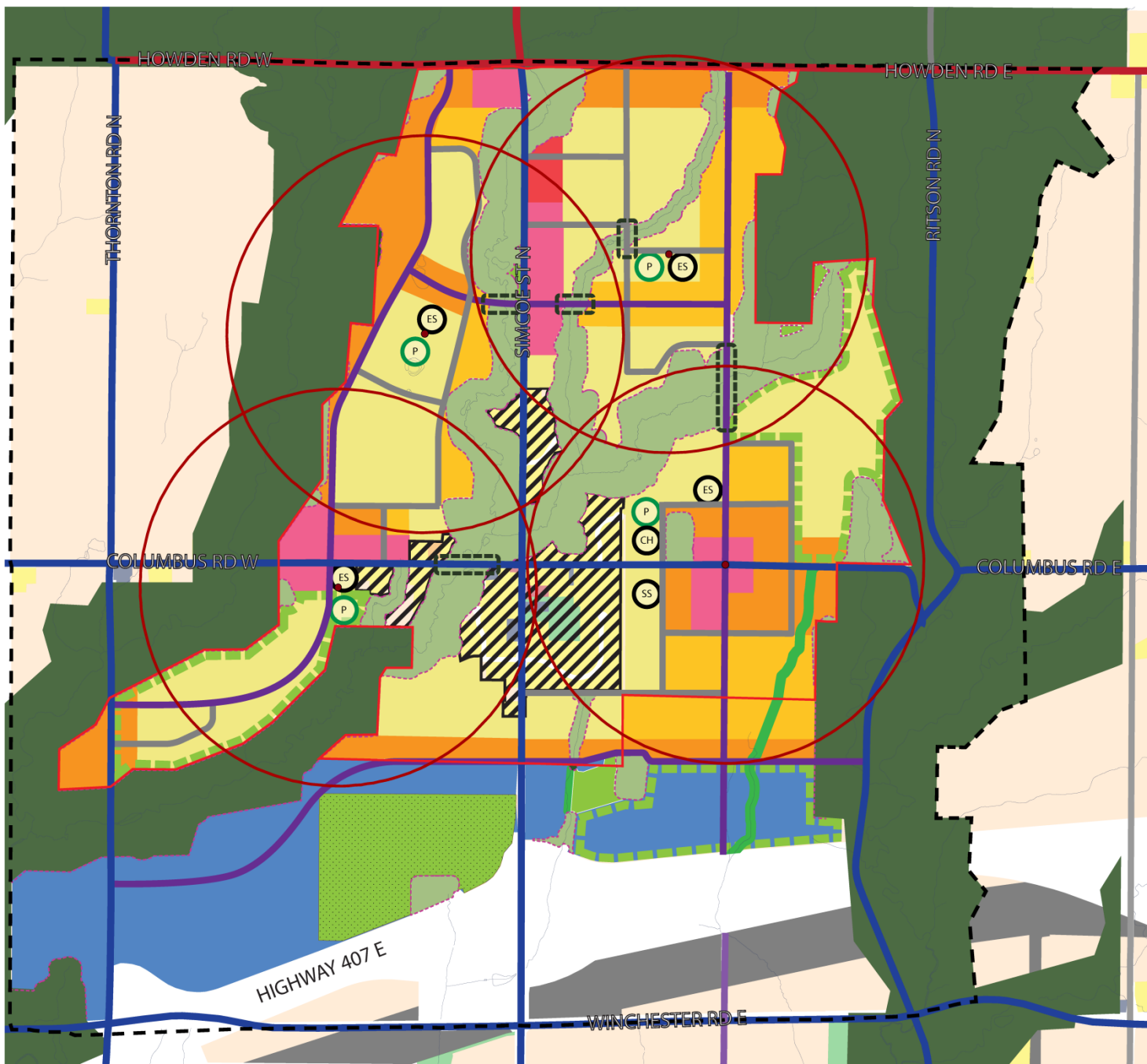
-  Columbus Study Area Boundary
 -  Columbus Part II Plan Area
 -  Water Bodies
 -  Watercourse/Drainage Feature (CSWS)
- Existing Land Use**
-  Farm
 -  Residential
 -  Residential/Commercial
 -  Commercial
 -  Institution, Community, Government
 -  Park, Open Space, Recreation
 -  Utility, Transportation, Communication
- Natural Heritage System**
-  Existing Natural Heritage System
 -  Vegetation Protection Zone (Phase I)
 -  Proposed Linkage Area
 -  Proposed Enhancement Area
 -  MTO SAR Compensation Lands



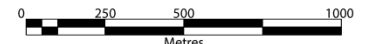
April 2019



City of Oshawa
 Integrated Columbus Part II Planning Act
 & Municipal Class EA Study
 Alternative 1 Community Structure



- Columbus Study Area Boundary
- Columbus Part II Plan Area
- Water Bodies
- Watercourse/Drainage Feature (C.S.W.S.)
- 10 Minute Walking Distance
- Land Use**
- Columbus Special Policy Area
- Low Density Residential
- Medium Density Residential I
- Medium Density Residential II
- High Density Residential I
- Mixed Use
- Prime Agricultural
- Employment
- Community Park Location Option
- Elementary School
- Secondary School
- Park
- Community Hub
- Road Network**
- Existing Type A Arterial Road
- Existing Type B Arterial Road
- Existing Type C Arterial Road
- Proposed Type C Arterial Road
- Proposed Collector Road
- NHS Crossing
- Natural Heritage System**
- Greenbelt Plan Protected Countryside
- C.S.W.S. Natural Heritage System
- Vegetation Protection Zone (Phase 1)
- Proposed Linkage Area
- Proposed Enhancement Area
- MTO SAR Compensation Lands

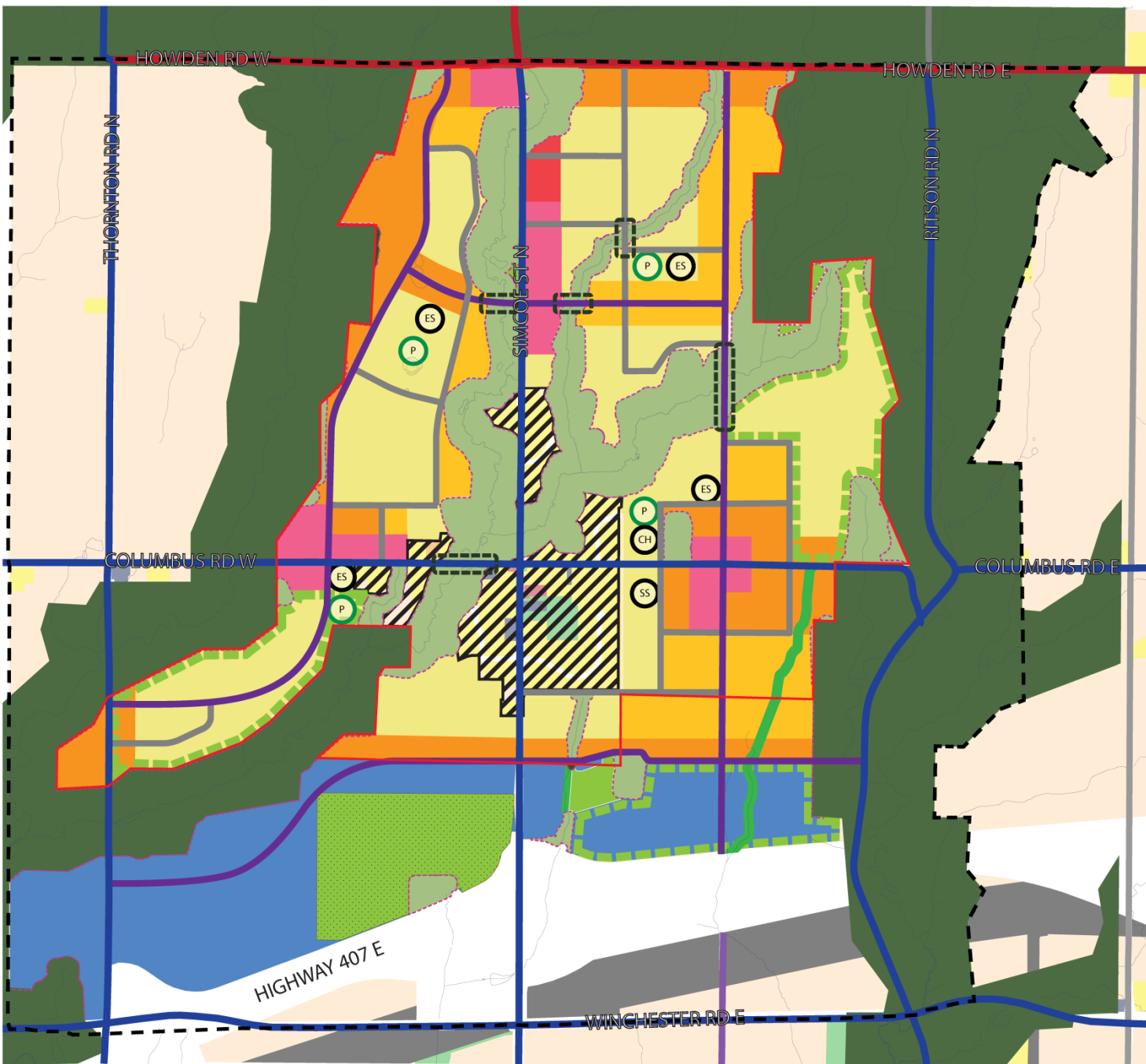


August 2019

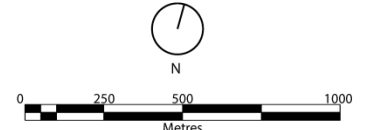
Alternatives

- Each alternative provides a different land use and road configuration
- Alternatives provide variations in the Community Structure related to extent and configuration of the different land uses
- Alternative 1 – Minimal road connectivity
- Alternative 2 – Simcoe Street by-pass
- Alternative 3 - Reflects City Transportation Master Plan

Alternative 1


































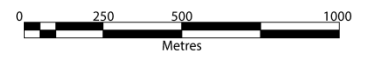
- Columbus Study Area Boundary
- Columbus Part II Plan Area
- Water Bodies
- Watercourse/Drainage Feature (C.S.W.S.)
- Land Use**
- Columbus Special Policy Area
- Low Density Residential
- Medium Density Residential I
- Medium Density Residential II
- High Density Residential I
- Mixed Use
- Prime Agricultural
- Employment
- Community Park Location Option
- Elementary School
- Secondary School
- Park
- Community Hub
- Road Network**
- Existing Type A Arterial Road
- Existing Type B Arterial Road
- Existing Type C Arterial Road
- Proposed Type C Arterial Road
- Proposed Collector Road
- NHS Crossing
- Natural Heritage System**
- Greenbelt Plan Protected Countryside
- C.S.W.S. Natural Heritage System
- Vegetation Protection Zone (Phase 1)
- Proposed Linkage Area
- Proposed Enhancement Area
- MTO SAR Compensation Lands



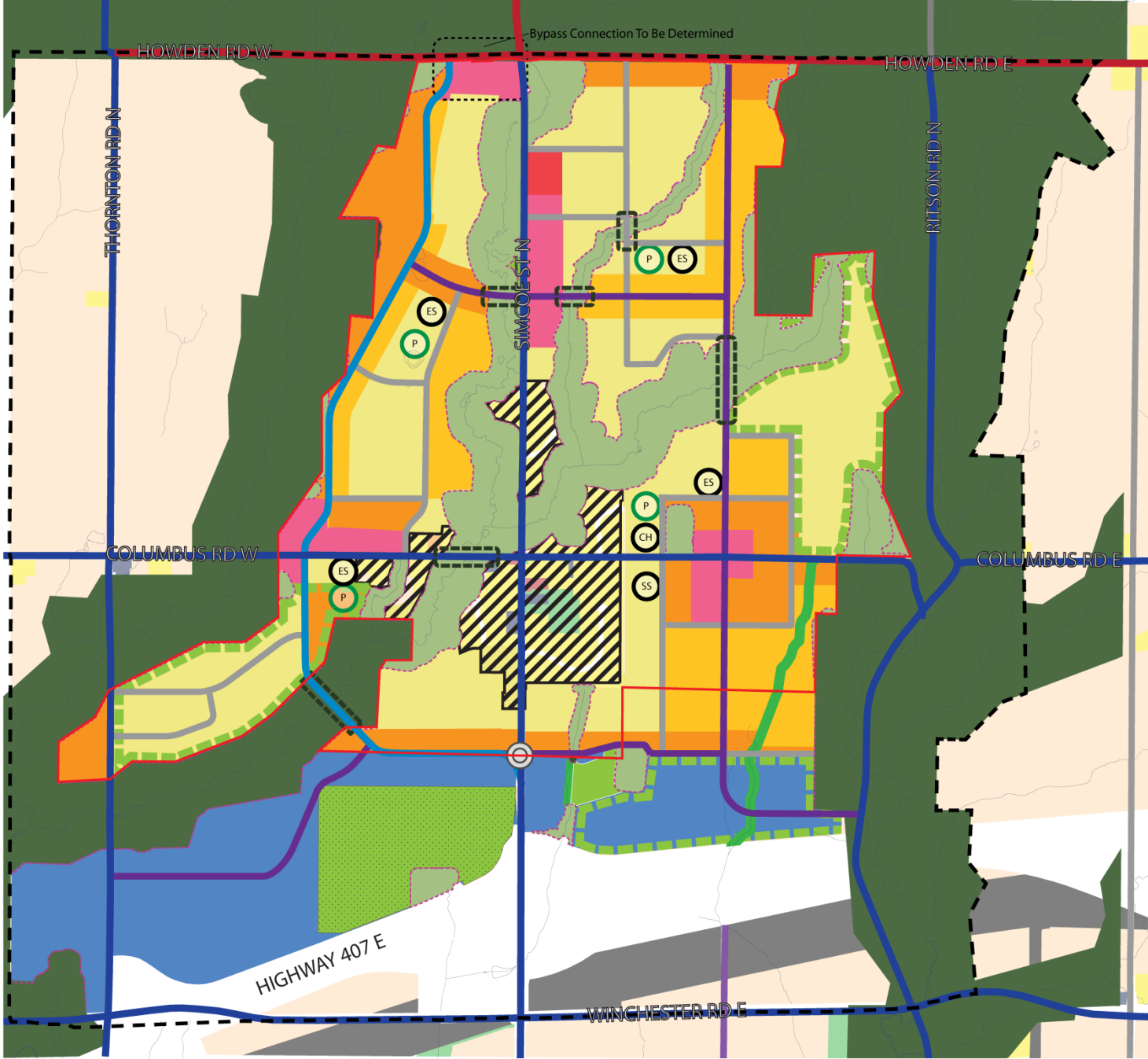
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Alternative 2






























-  Columbus Study Area Boundary
-  Columbus Part II Plan Area
-  Water Bodies
-  Watercourse/Drainage Feature (C.S.W.S.)
- Land Use**
-  Columbus Special Policy Area
-  Low Density Residential
-  Medium Density Residential I
-  Medium Density Residential II
-  High Density Residential I
-  Mixed Use
-  Prime Agricultural
-  Employment
-  Community Park Location Option
-  Elementary School
-  Secondary School
-  Park
-  Community Hub
- Road Network**
-  Existing Type A Arterial Road
-  Existing Type B Arterial Road
-  Existing Type C Arterial Road
-  Proposed Type B Arterial Road
-  Proposed Type C Arterial Road
-  Proposed Collector Road
-  NHS Crossing
-  Potential Roundabout
- Natural Heritage System**
-  Greenbelt Plan Protected Countryside
-  C.S.W.S. Natural Heritage System
-  Vegetation Protection Zone (Phase 1)
-  Proposed Linkage Area
-  Proposed Enhancement Area
-  MTO SAR Compensation Lands

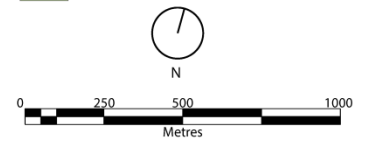


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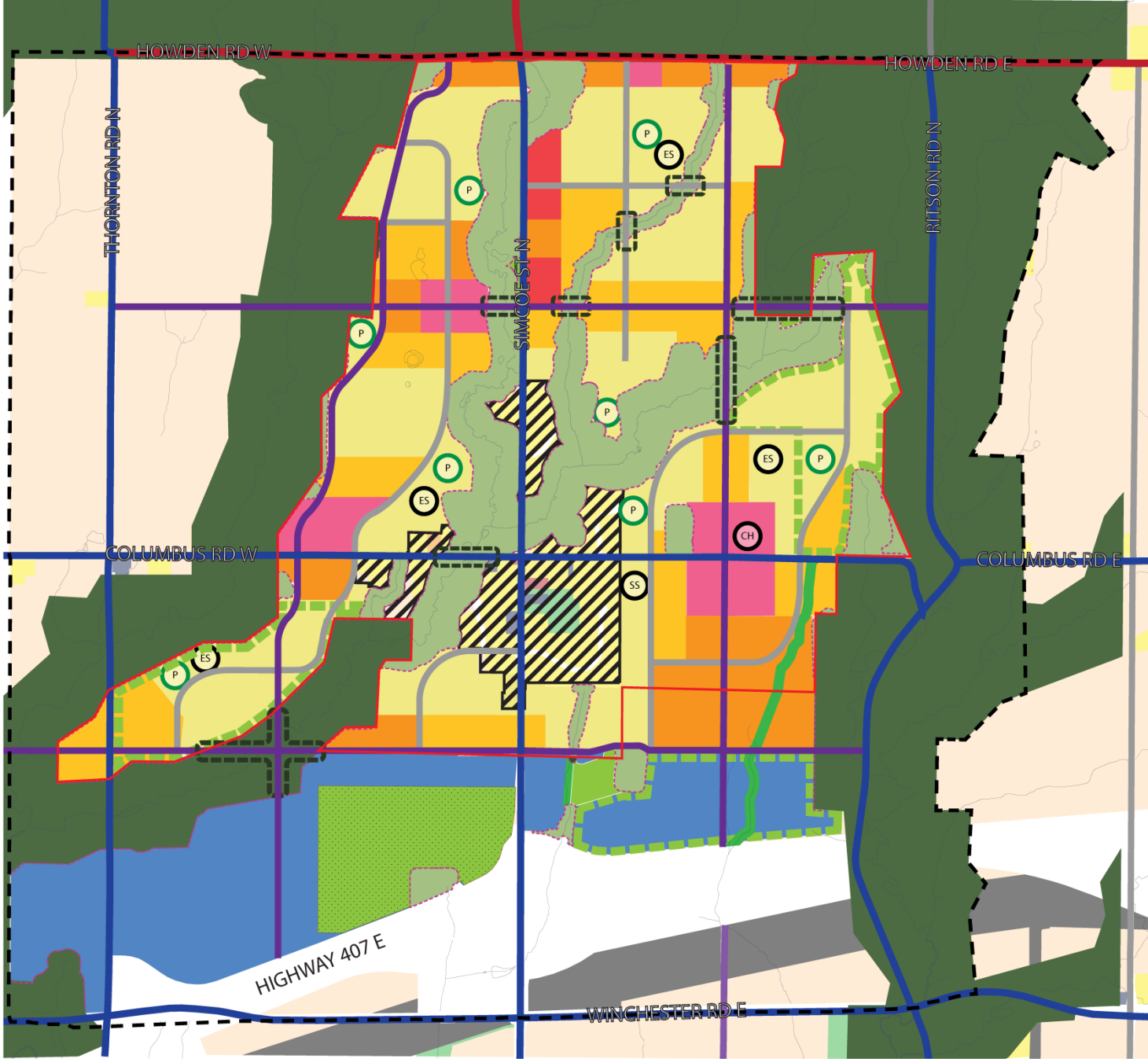


Alternative 3

-  Columbus Study Area Boundary
-  Columbus Part II Plan Area
-  Water Bodies
-  Watercourse/Drainage Feature (C.S.W.S.)
- Land Use**
-  Columbus Special Policy Area
-  Low Density Residential
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-  Existing Type A Arterial Road
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-  NHS Crossing
- Natural Heritage System**
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-  Proposed Enhancement Area
-  MTO SAR Compensation Lands



August 2019



Population and Employment

Table 4
Part II Plan Area Population and Employment

Alter- native	Gross Area (Ha)	Units (Res)		Population		Jobs		Pop + Jobs (Total)		Pop + Jobs / Ha.	
		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
1	445.47	8,183	11,862	22,307	32,103	570	570	22,609	32,	51	73
2	445.48	7,961	11,550	21,823	31,435	562	562	22,117	31,729	50	71
3	445.47	7,767	11,448	20,938	30,539	566	566	21,236	30,837	48	69

Key Designations

Low Density & Medium Density Residential

- Development designed in keeping with the residential heritage character of existing community including features such as:
 - Materials;
 - Roof design; and,
 - Relationship to street.



Key Designations

Low Density & Medium Density Residential



Key Designations

High Density Residential I

- Location on Simcoe Street North separated from existing hamlet



Key Designations

Mixed Use

- Vertical or horizontal configuration
- Location of commercial uses to be carefully evaluated to confirm market demand and a design and location which will ensure pedestrian and vehicular traffic critical for long term success



Key Designations

- Community Park
 - Three alternative locations provided for consideration
- Community Hub
 - Central access point for range of social and/or health services along with cultural, recreational and green spaces
 - Gathering point for the community
 - Identified in Low Density Residential (#1 and #2) and in Mixed Use (#3)

Technical Assessment

- A preliminary technical assessment of the alternatives has been carried out with respect to:
 - Transportation
 - Water and Wastewater Services
 - Natural Environment
 - Fiscal Impact















Transportation Evaluation

Legend

 Least supportive

 Neutral

 Most supportive

Criteria	Alternative 1	Alternative 2	Alternative 3
Transportation	 Based on preliminary transportation network analysis (Alternative 2-a), this options scores 8/16.	 Based on preliminary transportation network analysis (Alternative 3-a), this option scores 14/16.	 Based on preliminary transportation network analysis (Alternative 4), this option scores 10/16.
Natural Environment	 Minimizes number of new crossings of N.H.S. No new crossings of Protected Greenbelt.	 Minimizes number of new crossings of N.H.S. One new crossing of Protected Greenbelt.	 Major impacts to N.H.S. and Protected Greenbelt.
Socio-Economic Environment	 Minimizes potential impacts to cultural and archaeological heritage resources and M.T.O. compensation lands.	 Minimizes noise impacts and tailpipe emissions impacts on existing communities.	 High potential impact to cultural and archaeological resources, does not mitigate impacts to existing communities.
Capital Costs	 \$197M	 \$229M	 \$320M
Recommendation	Less Preferred Transportation Option	Preferred Transportation Option	Less Preferred Transportation Option

Services Evaluation

- Servicing concepts for the alternatives are not significantly different from each other
- Probable cost for water and wastewater servicing for Alternatives 2 and 3 are very similar
- However, the wastewater servicing concept for Alternative 1 is associated with the least cost, whereas the water servicing concept for Alternative 2 is associated with the least cost

Natural Environment Evaluation

- Alternatives were reviewed with respect to:
 - Terrestrial Natural Heritage
 - Fluvial Geomorphology
 - Aquatic Natural Heritage
 - Surface Water
 - Hydrogeology
- Alternatives 1 and 2 were preferred over Alternative 3 primarily because of the more limited watercourse crossings

Fiscal Impact

- A fiscal impact analysis of the proposed alternatives concluded that property taxes would fund the annual program/service cost demands & maintenance of incremental infrastructure for each alternative
- However, current rates would be deficient to fund the long-term lifecycle capital obligations of the incremental assets
- Alternative 1 will provide the least fiscal impact to the City, then Alternative 2, and Alternative 3

Next Steps


- Stakeholder Review
 - All stakeholders to review alternatives with the P.I.C. Number 3 workshop providing one opportunity for input to the review process
 - Comments on the three alternative land use and road plans due by **December 20th**
- Development of Preferred Plan







Workshop



- 
- The goal of the workshop is to get your feedback on each of the three alternatives:
 - What do you like about them?
 - What do you dislike?
 - Your feedback will help the Project Team develop a Preferred Alternative.

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- Assign a note taker for your table
 - Review each alternative
 - Fifteen minutes for each alternative to talk about:
 - Road Network
 - Land Use
 - Parks and Schools

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- If you would like to give more detailed feedback, comment sheets are available





Thank you

