



Planning Act Public Meeting Report

To: Economic and Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-22-207

Date of Report: November 23, 2022

Date of Meeting: November 28, 2022

Subject: Applications to Amend the Oshawa Official Plan and Zoning
By-law 60-94, D.G. Biddle and Associates Limited on behalf of
Scugog River Developments Inc., 245 and 255 Bloor Street
West and 671 and 675 Park Road South

Ward: Ward 5

File: OPA-2022-05, Z-2022-09

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc. (the “Applicant”) to amend the Oshawa Official Plan (File: OPA-2022-05) and Zoning By-law 60-94 (File: Z-2022-09). The purpose of the applications is to permit a 12-storey mixed-use building containing 108 apartment units and 200 square metres (2,152.9 sq. ft.) of commercial floor space on the ground floor on lands municipally known as 245 and 255 Bloor Street West and 671 and 675 Park Road South (the “Subject Site”).

The Applicant intends to register the proposed development as a condominium. If the subject applications to amend the Oshawa Official Plan (“O.O.P.”) and Zoning By-law 60-94 are approved, the Applicant will be required to submit an application for approval of a draft plan of condominium at the appropriate time.

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 newspaper and a sign giving notice of the applications has been posted on the Subject Site. The notice was also posted on the

City's website and communicated through its Corporate Twitter and Facebook social media accounts.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 4:30 p.m. on November 23, 2022.

2.0 Recommendation

That, pursuant to Report ED-22-207 dated November 23, 2022, concerning the applications submitted by D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc. to amend the Oshawa Official Plan (File: OPA-2022-05) and Zoning By-law 60-94 (File: Z-2022-09) to permit a 12-storey mixed-use building containing 108 apartment units and 200 square metres (2,152.9 sq. ft.) of commercial floor space on the ground floor at 245 and 255 Bloor Street West and 671 and 675 Park Road South, staff be directed to further review and prepare a report and recommendation back to the Economic and Development Services Committee. This direction 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 applications have 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 applications.

5.0 Analysis

5.1 Background

The Subject Site occupies the southeast corner of the intersection of Bloor Street West and Park Road South, and is municipally known as 245 and 255 Bloor Street West and 671 and 675 Park Road South (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Planned Commercial Strip within an Intensification Area along a Regional Corridor, which contextually permits High Density II residential development up to a density of 300 units per hectare (121.4 u/ac.)	Planned Commercial Strip within an Intensification Area along a Regional Corridor subject to a site specific policy to permit a maximum residential density of 386 units per net hectare (156.2 u/ac.)
Zoning By-law 60-94	PSC-A (Planned Strip Commercial)	An appropriate PSC-A (Planned Strip Commercial) Zone to implement the proposed development with site specific conditions to permit certain performance standards such as, but not necessarily limited to, increased residential density and building height and reduced required residential parking
Use	Single detached dwelling	Mixed use commercial/residential building varying in height between 2, 11 and 12 storeys containing 108 apartment units and 200 square metres (2,152.78 sq. ft.) of commercial floor space on the ground floor

The following land uses are adjacent to the Subject Site:

- **North** Bloor Street West, beyond which are single detached dwellings
- **South** Canadian National (“C.N.”) Railway corridor, beyond which is an industrial parking lot
- **East** A single detached dwelling and a 6-storey apartment building
- **West** Park Road South, beyond which are commercial uses

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Lot Frontage	Bloor Street West - 72.2m (236.87 ft.) Park Road South - 46.1m (151.25 ft.)
Net Lot Area	0.28 ha (0.69 ac.)

Site Statistics Item	Measurement
Number of Proposed Apartment Units	108 units: – 81 one-bedroom units – 18 two-bedroom units – 9 three-bedroom units
Maximum Net Residential Density Permitted in PSC-A Zone	85 units per net hectare (34.41 u/ac.)
Proposed Net Residential Density	386 units per hectare (156.27 u/ac.)
Gross Floor Area of Commercial Uses	200 sq. m. (2,152.78 sq. ft.)
Maximum Permitted Building Height in PSC-A Zone	13.0m (42.65 ft.) (generally 4 storeys)
Proposed Building Height	2 storey component - 9m (29.53 ft.) 11 storey component - 33.5m (109.91 ft.) 12 storey component - 38.5m (126.31 ft.)
Parking Spaces Required as a Condominium	Residential - 189 spaces (1.45 spaces per unit for residents plus 0.3 spaces per unit for visitors) Commercial - 8 (1.0 space per 24 sq. m of gross floor area) Total: 197 spaces
Parking Spaces Provided	Residential - 144 spaces (1.0 space per one-bedroom unit, 1.25 spaces per two-bedroom unit, 1.5 spaces per three-bedroom unit, and 0.25 spaces per unit for visitors) Commercial – 18 spaces (1.0 per 11 sq. m. of gross floor area) Total: 162 spaces
Bicycle Parking Provided	68

5.2 Oshawa Official Plan

The Subject Site is designated as Planned Commercial Strip within an Intensification Area along a Regional Corridor in the O.O.P.

The O.O.P. specifies, in part, that mixed commercial-residential developments may be permitted within areas designated as Planned Commercial Strip subject to the inclusion of appropriate policies in the zoning by-law and any other relevant policies of the O.O.P.

The O.O.P. further specifies, in part, that lands within Intensification Areas along Regional Corridors shall be planned and developed as mixed-use areas, with the objectives of

achieving higher density, intensive and compact built form and complementary mixed uses. Development of these lands shall be planned to support an overall long-term density target of at least 60 residential units per gross hectare (24.28 residential units/gross ac.).

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. The residential density type related to the proposed development is greater than the High Density II Residential density type. Nevertheless, the locational criteria for High Density II Residential development will be reviewed to assist in the analysis of the proposal.

Table 2, Residential Density Classification, in the O.O.P. is a guideline that indicates that uses in the High Density II Residential category, which generally permits 150 to 300 units per hectare (60 to 120 u/ac.) in locations other than within the Downtown Oshawa Urban Growth Centre, are subject to the following general locational criteria:

- (a) Generally located within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Area, Sub-Central Area and Community Central Areas or Regional Corridors.
- (b) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

The proposed mixed-use commercial/residential development on the Subject Site would have a net residential density of approximately 386 units per hectare (156 u/ac.) which is greater than the High Density II Residential classification. This density is more aligned with the density objectives associated with the Downtown Oshawa Urban Growth Centre which include a maximum density of 550 units per hectare (222 u/ac.). Accordingly, the proposed density is not permitted within the Planned Commercial Strip designation. Therefore, an amendment to the O.O.P. is required.

Bloor Street West is designated as a Type 'A' Arterial Road and Park Road South is designated as a Type 'C' Arterial Road on Schedule "B", Road Network, of the O.O.P. Lands along Bloor Street West including the Subject Site also form part of a Regional Corridor as shown designated on Schedule "A-2", Corridors and Intensification Areas, of the O.O.P. Bloor Street West is also identified as a Regional Transit Spine on Schedule "B-1", Transit Priority Network, of the O.O.P.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject applications.

5.3 Zoning By-law 60-94

The Subject Site is zoned PSC-A (Planned Strip Commercial) in Zoning By-law 60-94 (see Attachment 1).

The PSC-A Zone permits a range of residential, commercial and institutional uses including, but not limited to, apartment buildings, block townhouses, day care centres, financial institutions, flats, hotels, offices, personal service establishments, restaurants, retail stores, retirement homes and commercial and private schools.

A mixed use commercial/residential building is permitted in the PSC-A Zone subject to compliance with regulations on such matters as maximum density, maximum height and minimum parking. The maximum building height permitted in the PSC-A Zone is 13 metres (42.65 ft.) and the maximum residential density permitted is 85 units per hectare. The minimum required parking for the proposed building as a condominium is 197 spaces.

The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone the Subject Site to an appropriate PSC-A (Planned Strip Commercial) Zone subject to a special condition to permit the proposed building varying in height between 2, 11 and 12 storeys with 108 apartment units and 200 square metres (2,152.78 sq. ft.) of commercial floor space on the ground floor. In order to implement the proposed building/site design, special regulations are proposed such as increased residential density and building height and reduced required residential parking.

The Applicant has requested reduced parking for residents and visitors. More specifically, a total of 117 spaces are proposed for residents, and 27 for residential visitors, whereas Zoning By-law 60-94 requires 157 spaces for residents and 32 spaces for residential visitors. The proposed commercial floor space requires 8 spaces based on a rate of 1 space for every 24 square metres of gross floor area. The Applicant proposes 18 parking spaces (1 space per 11 square metres of gross floor area) to potentially accommodate restaurants which have a higher parking rate.

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

5.4 Site Design/Land Use Considerations

The Applicant proposes to develop a new mixed-use commercial/residential building with 108 apartment units and 200 square metres (2,152.78 sq. ft.) of commercial floor space on the ground floor (see Attachment 2). The proposed building varies in height between 2, 11 and 12 storeys.

The proposed building includes parking on two above ground levels incorporated into the base of the building, with driveway access proposed from Bloor Street West.

The proposed building also includes the following features:

- A rooftop garden/amenity area on a portion of the roof of the two-storey parking garage component);
- Private balconies along the south elevation for each apartment unit; and,
- Potential indoor amenity space to be designed at the Site Plan Approval stage.

Detailed design matters will be reviewed during the further processing of the applications 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 applications include:

- (a) The appropriateness of the proposed building height and residential density at this location;
- (b) The appropriateness of the proposed zoning regulations including the proposed parking rate;
- (c) Site/building design matters including driveway access, parking, refuse storage and collection, loading, building architecture, fire access and landscaping, and noise/vibration mitigation measures and safety measures due to the proximity to the C.N. Railway corridor;
- (d) Land use compatibility with nearby industrial uses;
- (e) Servicing and stormwater management matters;
- (f) Transportation considerations;
- (g) Noise attenuation;
- (h) The environmental condition of the site given historical land uses in the area and the site's proximity to the CN Railway corridor; and,
- (i) Crime Prevention Through Environmental Design matters.

6.0 Financial Implications

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

7.0 Relationship to the Oshawa Strategic Plan

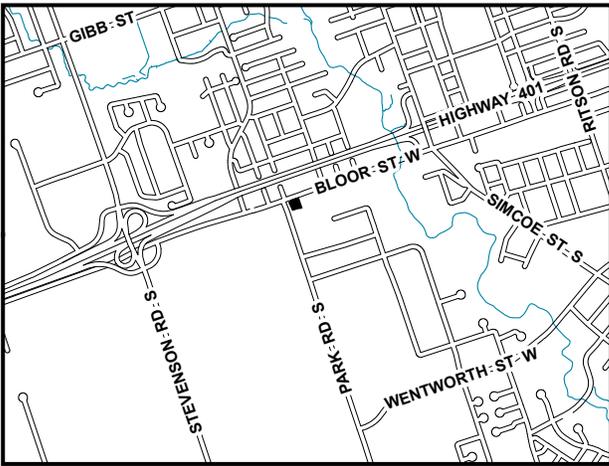
Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



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



Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department



Economic & Development Services

Item: ED-22-207
Attachment 1

Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc.

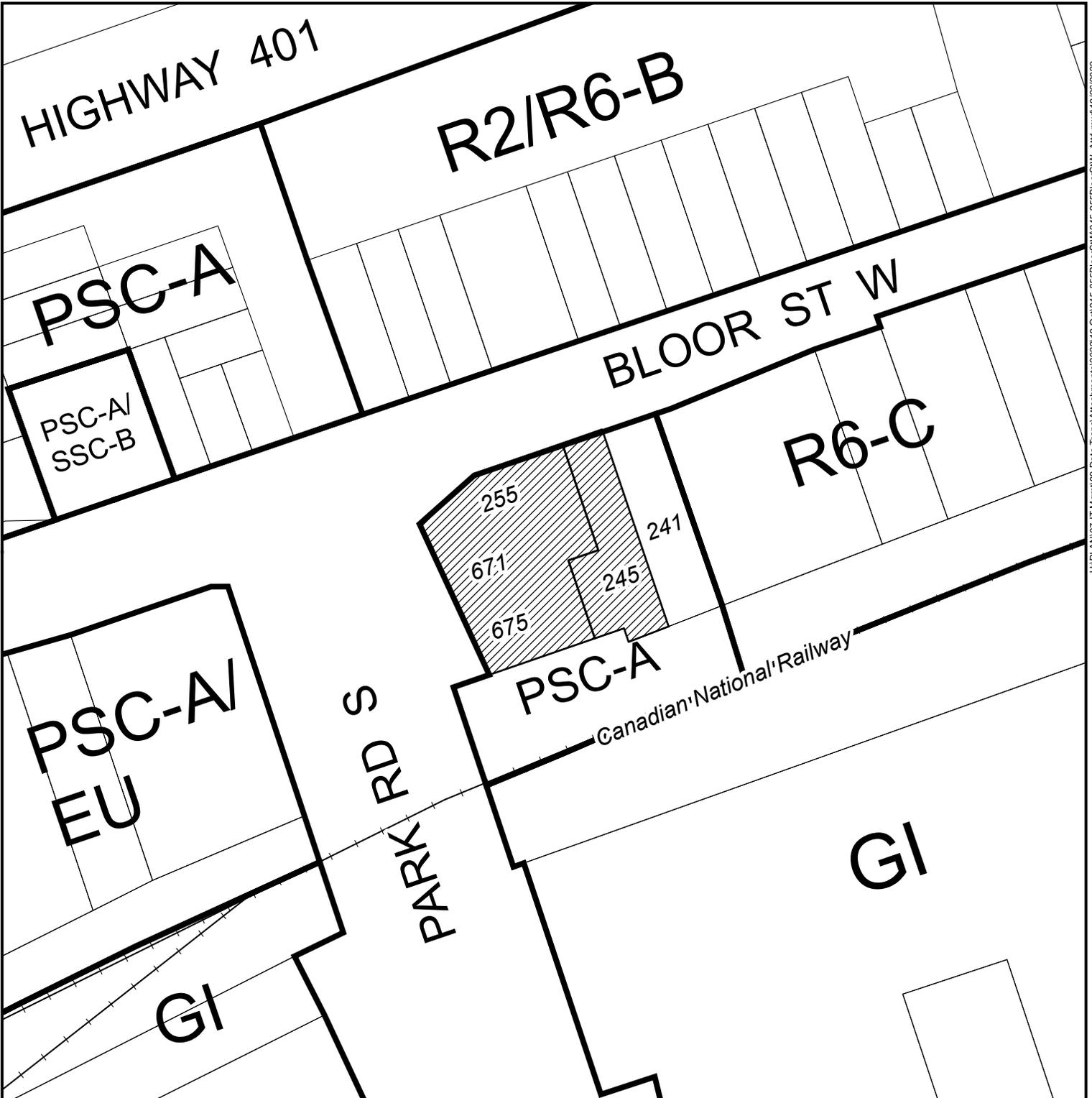
Address: 245 and 255 Bloor Street West and 671 and 675 Park Road South

Ward: Ward 5

File: OPA-2022-05, Z-2022-09



Subject Site



Title: Applicant Submission – Proposed Site Plan
Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,
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