

To: Economic and Development Services Committee

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

Report Number: ED-23-35

Date of Report: February 1, 2023

Date of Meeting: February 6, 2023

Subject: Revised Applications to Amend the Secondary Plan for the  
Samac Community and Zoning By-law 60-94, 1413, 1417, 1419  
and 1429 Simcoe Street North, Holland Homes Inc. and  
2439967 Ontario Ltd.

Ward: Ward 2

File: OPA-2021-02, Z-2021-04

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## **1.0 Purpose**

The purpose of this Report is to provide a recommendation on the revised applications submitted by Holland Homes Inc. and 2439967 Ontario Inc. (the “Applicants”) to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94 to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North (the “Subject Site”).

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 initial proposed site plan submitted by the Applicants that was considered at the September 13, 2021 public meeting.

Attachment 3 is a copy of the revised proposed site plan submitted by the Applicants incorporating revisions to address certain public and technical comments.

Attachment 4 is an excerpt of Schedule “A”, Samac Land Use and Street Plan, from the Secondary Plan for the Samac Community showing the location of the Subject Site.

Attachment 5 is a copy of a list of permitted uses in the R4-A (Residential) and R6-B (Residential) Zones.

A public meeting was held on September 13, 2021 concerning the subject applications. At the conclusion of the meeting, the Development Services Committee adopted a recommendation to refer the applications back to staff for further review and the

preparation of a subsequent report and recommendation. The minutes of the public meeting form Attachment 6 to this Report.

Subsequent to the September 13, 2021 public meeting, the Applicants revised the subject development proposal. The key differences between the proposal considered at the public meeting (see Attachment 2) and the revised proposal (see Attachment 3) are as follows:

- The number of apartment buildings on the Subject Site has been reduced from two to one;
- The number of apartment buildings on the other lands owned by the Applicants has also been reduced from two to one;
- The number of apartment units has been reduced from 80 to 70. As a result, the proposed net residential density has been reduced from 173 units per hectare (70.2 u/ac.) to 151 units per hectare (62 u/ac.);
- The number of apartment units on the other lands owned by the Applicants has also been reduced from 80 to 70;
- The parking rate has been increased from 1.01 spaces per unit (0.85 spaces per unit for residents plus 0.16 spaces per unit for visitors) to 1.27 spaces per unit (0.94 spaces per unit for residents plus 0.33 spaces per unit for visitors);
- The number of on-site bicycle parking spaces has been increased from 44 to 56;
- The mix of units based on the number of bedrooms in each unit has been revised as follows:
  - The number of one-bedroom units has decreased from 60 to 40;
  - The number of two-bedroom units has increased from 20 to 25; and
  - Five three-bedroom units have been added whereas none were previously proposed; and,
- The outdoor amenity area has increased in size and been relocated from adjacent to Simcoe Street North to a more central location on the Subject Site.

Holland Homes Inc. has submitted a revised application for Site Plan Approval (File: SPA-2020-14) for an additional 6-storey, 70-unit apartment building situated on adjacent lands south of the Subject Site at 1399 Simcoe Street North. The above noted changes made to the design of the development proposed on the Subject Site have also been made to the proposed design for 1399 Simcoe Street North (i.e. one apartment building instead of two, reduced number of units, increased parking, etc.). Instead of featuring four apartment buildings with 160 units across all the lands, two apartment buildings with 140 units are now proposed. The design of the proposed development on the Subject Site and the development proposed at 1399 Simcoe Street North are integrated with respect to driveway access and servicing (see Attachment 3). However, 1399 Simcoe Street North is zoned R6-C (Residential) in Zoning By-law 90-94 and the density proposed at that site complies with the R6-C zoning. The proposed development at 1399 Simcoe Street North

does not require an amendment to either the Secondary Plan for the Samac Community or Zoning By-law 60-94.

## **2.0 Recommendation**

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-23-35 dated February 1, 2023, the revised application submitted by Holland Homes Inc. and 2439967 Ontario Inc. to amend the Secondary Plan for the Samac Community to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and the City Solicitor.
2. That, pursuant to Report ED-23-35 dated February 1, 2023, the revised application submitted by Holland Homes Inc. and 2439967 Ontario Inc. to amend Zoning By-law 60-94 to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and the City Solicitor.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-21-149 dated September 8, 2021 presented at the public meeting of September 13, 2021 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation in Report ED-23-35, such differences are not substantial enough to require further notice and another public meeting.

## **3.0 Executive Summary**

This Department recommends the approval of the revised applications to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94 to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North.

The proposed apartment building is located within an Intensification Area along a Type 'B' Arterial Road and a Regional Transit Spine with good access to transit and nearby amenities, including shopping, and can be designed to be compatible with adjacent uses.

The proposed development conforms to the Provincial Growth Plan, is consistent with the Provincial Policy Statement, conforms to the Durham Regional Official Plan, is within the Built Boundary and represents good planning.

## **4.0 Input from Other Sources**

### **4.1 Other Departments and Agencies**

No department or agency that provided comments has any objection to the subject applications. Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the site plan approval and building permit processes, if the applications are approved.

### **4.2 Public Comments**

The minutes of the public meeting concerning the subject applications form Attachment 6 to this Report. No comments were received from the public at the public meeting.

Planning Services received two pieces of written correspondence from members of the public regarding the proposed Zoning By-law Amendment (Correspondence DS-21-158 and DS-21-161).

Key concerns raised by the public through the above noted correspondence are set out below together with a staff response.

#### **4.2.1 Increased Traffic Volumes and Road Congestion**

##### **Comment:**

Comments were received concerning existing traffic conditions on Simcoe Street North and the potential increase in vehicle traffic as a result of the proposed development.

##### **Staff Response:**

Simcoe Street North is designated as a Type 'B' Arterial Road in the Oshawa Official Plan and the Samac Secondary Plan. Type 'B' Arterial Roads are intended to carry moderate levels of traffic, including moderate levels of truck traffic. Simcoe Street North is under the jurisdiction of the Region of Durham.

The proposed combined development of the Subject Site and 1399 Simcoe Street North will replace five existing driveways serving four single detached dwellings and a used automobile sales establishment with one driveway for the two apartment buildings.

The Applicants retained Tranplan Associates Inc., a professional traffic consultant, to prepare a traffic impact study which was submitted in support of the applications. The traffic study concluded that the existing road network and related infrastructure can support the proposed development. The traffic impact study was reviewed by professional engineering staff at the City and Region of Durham and the conclusions were accepted.

#### **4.2.2 Loss of Privacy**

##### **Comment:**

Comments were received concerning the loss of privacy.

**Staff Response:**

All trees on the Subject Site are anticipated to be removed for the proposed development. New trees will be required to be planted, including along the rear (east) property line.

The Applicants propose a greater building setback than currently required. The current R6-B (Residential) zoning applicable to the Subject Site permits apartment buildings with a maximum height of 18.0 metres (59.06 ft.) or generally six storeys with minimum rear yard depth (east side) of 16 metres (52.49 ft.). The Applicant's revised plan proposes a 6-storey apartment building 19.10 metres (62.66 ft.) in height with a setback of 22.60 metres (74.15 ft.) to the east (rear) lot line.

**4.2.3 Increased Noise**

**Comment:**

Comments were received with respect to increased noise as a result of the proposed development.

**Staff Response:**

A 6-storey apartment building is currently a permitted use. Noises normally associated with residential land uses may be experienced at neighbouring properties.

**5.0 Analysis**

**5.1 Background**

The Subject Site is located on the east side of Simcoe Street North, north of Taunton Road East and south of Glovers Road, and is municipally known as 1413, 1417, 1419 and 1429 Simcoe Street North (see Attachment 1).

The following is background information concerning the subject revised applications:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Residential (within an Intensification Area on a Regional Corridor)	No change
<b>Secondary Plan for the Samac Community</b>	Medium Density II Residential subject to Policy 4.23 which also permits Medium Density I Residential uses	An appropriate High Density Residential designation to permit the proposed development including the residential density

Item	Existing	Requested/Proposed
<b>Zoning By-law 60-94</b>	R4-A/R6-B “h-77” (Residential)	Replace the R6-B portion of the current zoning with an appropriate R6-C (Residential) Zone to implement the proposed development with site specific conditions to permit certain performance standards such as, but not limited to, reduced front yard depth, reduced interior side yard depth (south side only), reduced landscaped open space, reduced parking, permitted parking space location and shared driveway access
<b>Use</b>	1413 Simcoe Street North – Single detached dwelling 1417 Simcoe Street North – Single detached dwelling 1419 Simcoe Street North – Single detached dwelling 1429 Simcoe Street North – Single detached dwelling	A 6-storey apartment building with 70 units

The following land uses are adjacent to the Subject Site:

- **North** Single detached dwellings, beyond which is Glovers Road
- **South** Used automobile sales establishment at 1399 Simcoe Street North which is the subject of a related application for Site Plan Approval (File: SPA-2020-14) submitted by Holland Homes Inc. for one 6-storey apartment building with 70 units
- **East** Single detached dwellings and semi-detached dwellings on Largo Crescent
- **West** Simcoe Street North, beyond which are single detached dwellings

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

Site Statistics Item	Measurement
Lot Frontage	66.3m (217.5 ft.)
Gross Lot Area (inclusive of road widening)	0.496 ha (1.22 ac.)
Net Lot Area (exclusive of road widening)	0.464 ha (1.14 ac.)

<b>Site Statistics Item</b>	<b>Measurement</b>
Number of Proposed Apartment Units	70 units: <ul style="list-style-type: none"><li>- 40 one bedroom units</li><li>- 25 two bedroom units</li><li>- 5 three bedroom units</li></ul>
Permitted Maximum Net Residential Density	85 units per hectare (34 u/ac.)
Proposed Maximum Net Residential Density	151 units per hectare (62 u/ac.)
Permitted Maximum Building Height	18m (59.06 ft.)
Proposed Maximum Building Height	19.1m (62.66 ft.) (6 storeys)
Proposed Floor Space Index	1.5
Parking Spaces Required	93 (1.0 per unit plus 0.33 per unit for visitors)
Parking Spaces Proposed	89 (0.94 per unit plus 0.33 per unit for visitors)
Number of Bicycle Parking Stalls Proposed	56

## **5.2 Oshawa Official Plan**

The Subject Site is designated Residential in the Oshawa Official Plan (“O.O.P.”).

The O.O.P. specifies, in part, that areas designated as Residential shall be predominantly used for residential dwellings.

The proposed residential development containing 70 units would have a net residential density of 151 units per hectare (62 u/ac.) which generally corresponds to the upper limit of the High Density I Residential density range. The original proposal containing 80 units considered at the September 13, 2021 public meeting had a net residential density of 173 units per hectare (70.2 u/ac.) which would be classified as the High Density II Residential density type.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, has five density categories including the High Density I Residential category. This category generally permits 85 to 150 units per hectare (34 to 60 u/ac.) subject to general locational criteria as follows:

- (a) Generally located at the periphery of neighbourhoods along arterial roads, or within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Areas, Sub-Central Areas Community Central Areas or along Regional Corridors; and,
- (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 Subject Site meets the above mentioned locational criteria as it is within an Intensification Area along a Regional Corridor.

The O.O.P. specifies, in part, that development within Intensification Areas along Regional Corridors 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.) and a Floor Space Index of 2.5.

The O.O.P. specifies, in part, that the City shall focus residential intensification in appropriate areas within the Downtown Oshawa Urban Growth Centre, Main Central Areas and Sub-Central Areas, Transportation Hubs and Commuter Station areas, the Oshawa Harbour Special Development Area, Intensification Areas along Regional and Local Corridors and any other urban areas considered to be appropriate locations for residential intensification by the City in accordance with Policy 6.4.6, in order to achieve the following goals of Policy 6.4.5:

- (a) Accommodate a significant portion of the City's future population growth and assist in achieving the City's annual residential intensification target set out in Policy 1.7;
- (b) Provide for a diverse range and mix of housing types, taking into account affordable housing needs;
- (c) Support efforts to develop active, vibrant neighbourhoods through the provision of a diverse and compatible mix of land uses, high quality public spaces, access to a variety of amenities in reasonable walking distance of residential areas, and development based on site design standards that create attractive, vibrant places and favour the needs of pedestrians and cyclists as a primary design consideration;
- (d) Support transit, walking and cycling as feasible utilitarian and recreational travel options, such as through the implementation of well-connected street networks and active transportation facilities; and,
- (e) Contribute to the achievement of healthy, attractive, complete and sustainable communities.

Simcoe Street North is a Regional Corridor. Policy 2.1.6.2(q) of the O.O.P. stipulates that where a difference in scale exists between new development proposed on Corridors and existing stable neighbourhoods, the new development shall utilize transition strategies through adequate spatial relationships, massing and built form, including by creating appropriate setbacks, stepbacks and 45 degree angular planes. Considering that the setback of the proposed apartment building to the east property line [22.60 metres (74.15 ft.)] is greater than the height of the proposed building [19.10 metres (62.66 ft.)], the proposed development provides a suitable transition to the existing low rise residential area located to the east.

Simcoe Street North is designated as a Type 'B' Arterial Road, a Regional Corridor and a Regional Transit Spine.



The use of the Subject Site for the proposed new 6-storey apartment building containing 70 units conforms to the O.O.P.

### **5.3 Secondary Plan for the Samac Community**

The Subject Site is designated Medium Density II Residential in the Secondary Plan for the Samac Community subject to Policy 4.23.

The Secondary Plan for the Samac Community specifies, in part, that areas designated Medium Density II Residential on Schedule "A", Samac Land Use and Street Plan, shall be predominantly used for residential dwellings.

The Medium Density II Residential Designation generally includes such uses as townhouses, low rise apartments and medium rise apartments at a density of 60 to 85 units per hectare (24 to 34 u/ac.).

The Subject Site is also subject to Policy 4.23 of the Secondary Plan for the Samac Community. This policy specifies, in part, that notwithstanding any other policies of this Secondary Plan to the contrary, the lands along the east side of Simcoe Street North, between the east branch of the Oshawa Creek and Taunton Road East, designated as Medium Density II Residential may be developed in accordance with the relevant policies of this Plan for Medium Density I Residential uses.

Medium Density I Residential uses generally include such uses as single detached dwellings, semi-detached dwellings, duplexes and townhouses at a density range of 30 to 60 units per hectare (12 to 24 u/ac.).

The applications propose to advance a 6-storey apartment building containing 70 units on the Subject Site. This is in addition to the 6-storey apartment building containing 70 units at 1399 Simcoe Street North currently being advanced through the site plan approval process. The proposed development on the Subject Site has a net residential density of approximately 151 units per hectare (62 u/ac.). Accordingly, an amendment to the Secondary Plan for the Samac Community is required to permit the proposed development by changing the designation to an appropriate High Density Residential designation.

The neighbouring property to the south, also owned by Holland Homes Inc. and which will be designed to be integrated with the design of the development proposed on the Subject Site, is designated High Density I Residential in the Secondary Plan for the Samac Community. The High Density I Residential designation generally includes such uses as low rise and medium rise apartments at a density range of 85 to 150 units per hectare (34 to 60 u/ac.).

This Department has no objection to the approval of the revised application to amend the Secondary Plan for the Samac Community to permit High Density I Residential development on the Subject Site to facilitate the proposed apartment building, while maintaining existing permissions for Medium Density I Residential and Medium Density II Residential uses. Section 5.6 of this Report sets out the rationale for this position.

#### **5.4 Zoning By-law 60-94**

The Subject Site is currently zoned R4-A/R6-B “h-77” (Residential). Attachment 5 is a list of permitted uses in the R4-A (Residential) and R6-B (Residential) Zones.

The R4-A Zone permits block townhouses with a maximum residential density of 60 units per hectare (24 u/ac.).

The R6-B Zone permits the following uses with a maximum height of 18 metres (59 ft.) and a maximum residential density of 85 units per hectare (34 u/ac.):

- (a) Apartment building;
- (b) Long term care facility;
- (c) Nursing home; and,
- (d) Retirement home.

The revised applications propose to amend Zoning By-law 60-94 to permit a 6-storey [19.1 metre (62.66 ft.)] apartment building containing 70 apartment units. The proposed amendment would replace the R6-B portion of the current zoning with an appropriate R6-C (Residential) Zone to permit the proposed development and would include a special condition with site specific regulations that implement the proposed development and the proposed building/site design including regulations related to, but not limited to, reduced front yard depth, reduced interior side yard depth (south side only), reduced landscaped open space, reduced parking, permitted parking space location and shared driveway access.

The “h-77” Holding Symbol applying to the site requires that the following conditions be fulfilled prior to redevelopment:

- (a) Site plan approval is obtained from the City; and,
- (b) For those lands abutting the Oshawa Creek a constraint map and/or studies demonstrating all proposed development is setback from any environmental features and/or hazard and their appropriate buffers, are prepared and completed to the satisfaction of the City and Central Lake Ontario Conservation Authority.

In the interim, all uses in the R2 (Residential) Zone are permitted (single detached dwellings, semi-detached dwellings and duplexes).

The neighbouring property to the south, also owned by Holland Homes Inc. and which will be designed to be integrated with the design of the development proposed on the Subject Site, is zoned R6-C (Residential). The Applicants have not submitted a Zoning By-law Amendment application for 1399 Simcoe Street North given that the proposed apartment building on those lands complies with the R6-C (Residential) Zone with respect to residential density.

This Department has no objection to the approval of the revised application to amend Zoning By-law 60-94 for the Subject Site which would:

- Rezone the Subject Site to an appropriate R4-A/R6-C (Residential) Zone to permit a maximum of 70 apartment units and to continue to permit block townhouses; and,
- Implement special zoning regulations to facilitate the proposed site and building designs, including such matters as reduced front yard depth, reduced interior side yard depth (south side only), reduced landscaped open space, reduced parking, permitted parking space location and shared driveway access.

This Department recommends that an “h” holding symbol be applied to the zoning of the Subject Site. The purpose of the “h” holding symbol would be to restrict development of the proposed apartment building until such time as appropriate arrangements have been made to address various issues and a site plan agreement has been entered into.

This Department has no objection to the approval of the revised application to amend Zoning By-law 60-94. Section 5.6 of this Report sets out the rationale for this position.

## **5.5 Site Design/Land Use Considerations**

The Applicants propose to develop a 6-storey [19.1 metre (62.66 ft.)] tall apartment building containing 70 apartment units (40 one bedroom units, 25 two bedroom units and 5 three bedroom units) (see Attachment 3).

Holland Homes Inc., one of the applicants with respect to the subject applications, also owns 1399 Simcoe Street North to the south of the Subject Site. They have submitted an application for Site Plan Approval (File: SPA-2020-14) for the construction of one additional 6-storey, 70 unit apartment building. A shared driveway to Simcoe Street North is proposed to provide access to both apartment buildings.

In support of the proposed site design/development, the Applicants have submitted a variety of plans and documents including a site plan, floor plans, elevations, grading plan, servicing plan, a planning justification report, a functional servicing and stormwater management report, a traffic impact study, a parking study, an environmental site assessment, an archeological assessment, a noise report and a geotechnical report.

The Applicants intend to submit a severance application to adjust the lot line between 1399 Simcoe Street North and the Subject Site and create easements for driveway access and servicing between the properties.

Detailed design matters will be reviewed during the further processing of a future application for Site Plan Approval for the Subject Site to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies if the subject revised applications are approved.

Some of the specific matters this Department will be reviewing during the processing of the future site plan application, in the event the subject revised applications are approved, include:

- (a) Site/building design matters including loading, building architecture, building setbacks, waste collection and fire access;
- (b) Appropriate landscaping and fencing;
- (c) Noise attenuation;
- (d) Lighting impacts;
- (e) Servicing and stormwater management matters;
- (f) The environmental condition of the Subject Site; and,
- (g) Crime Prevention Through Environmental Design matters.

## **5.6 Basis for Recommendation**

This Department has no objection to the revised applications to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94 for the following reasons:

- (a) Developing underutilized properties to a more intensive use in an Intensification Area conforms to the Provincial Growth Plan and is consistent with the Provincial Policy Statement.
- (b) The proposed development conforms to the Durham Regional Official Plan.
- (c) The Subject Site is already zoned to permit apartment buildings albeit at a lesser density and height.
- (d) The proposed development is an appropriate use, form and scale of development given its location in an Intensification Area.
- (e) The proposed development is transit supportive given its proximity to Durham Region Transit and GO Transit bus stops.
- (f) The proposed development can be designed to be compatible with adjacent land uses.
- (g) The proposed development will make efficient use of existing municipal services such as water and sanitary services.
- (h) The proposed development is within the Built Boundary and will assist the City in achieving the 40% intensification target in the Provincial Growth Plan.
- (i) The proposed development represents good planning.

## **6.0 Financial Implications**

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

## **7.0 Relationship to the Oshawa Strategic Plan**

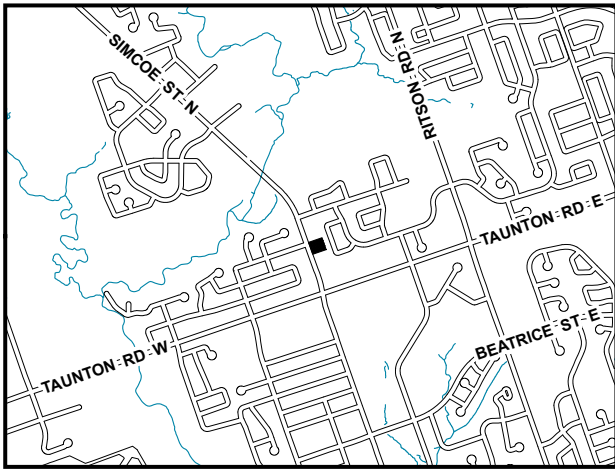
The Recommendation advances the Economic Prosperity and Financial Stewardship goal of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Tom Goodeve".

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

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, MCIP, RPP, Commissioner,  
Development Services Department



## Economic and Development Services

Item: ED-23-35  
Attachment 1

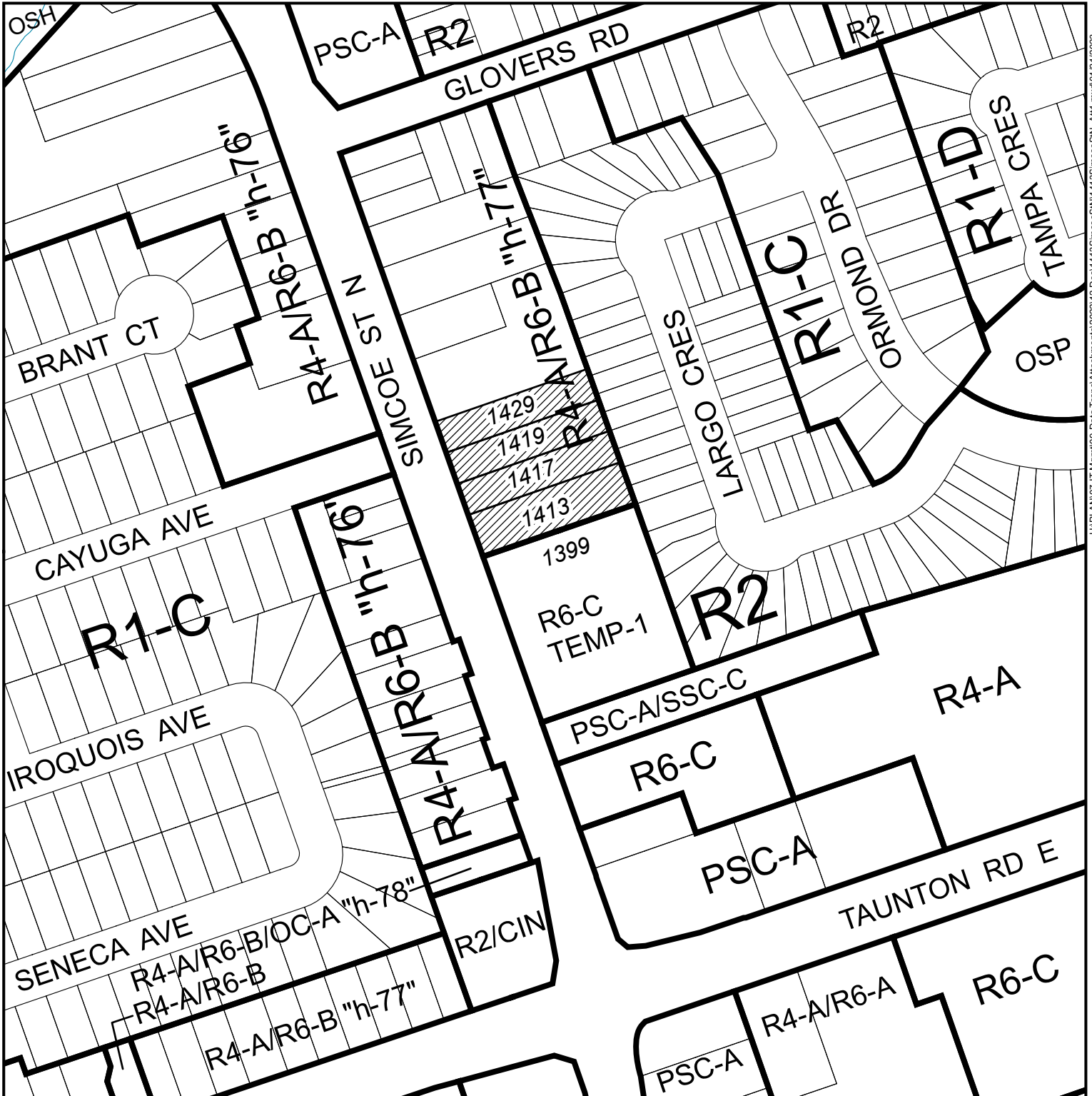
Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94,  
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Ward: Ward 2

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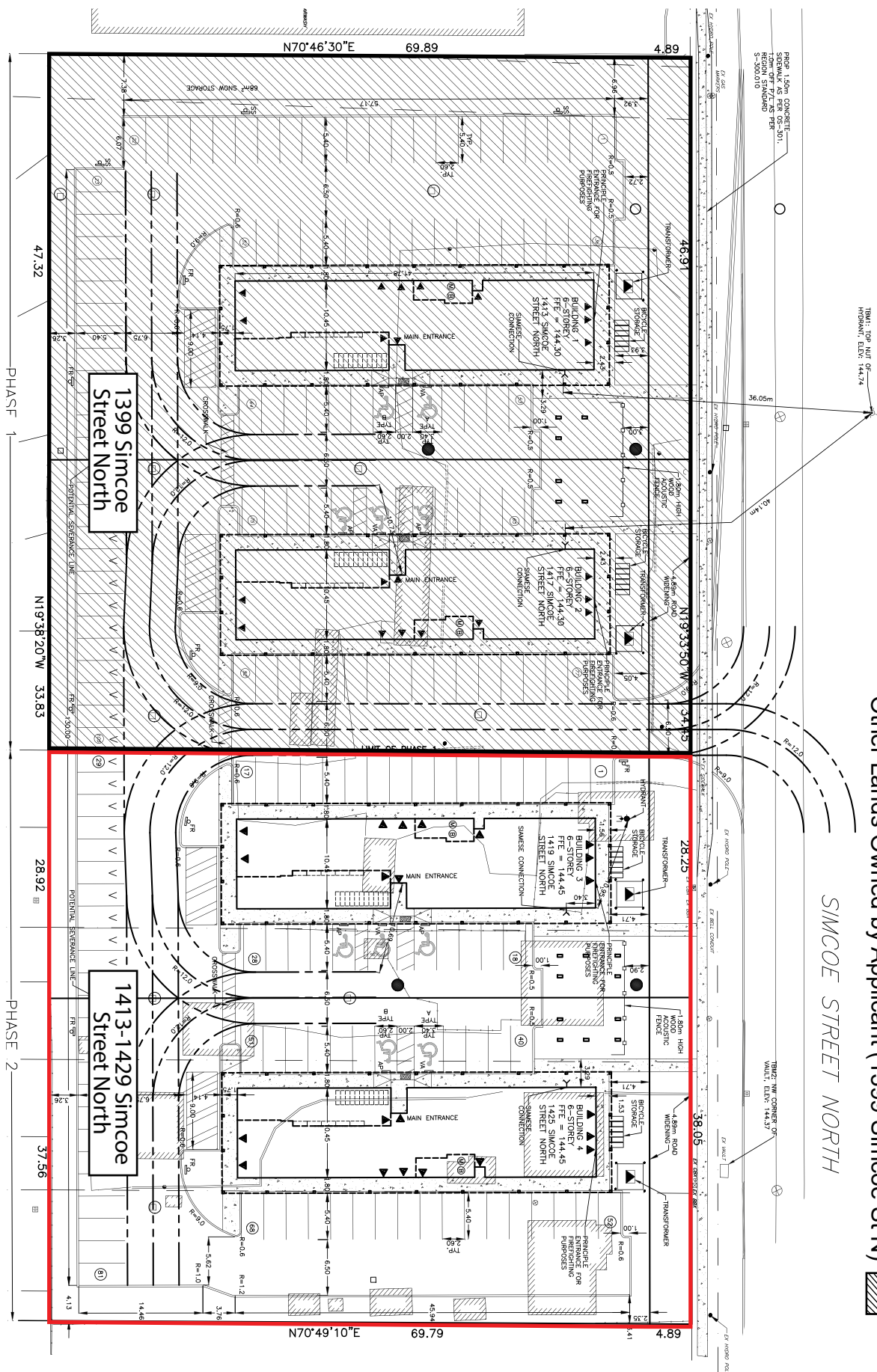


Subject Site



**Title:** Proposed Site Plan Submitted by the Applicants  
**Subject:** Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.  
**Ward:** Ward 2  
**File:** OPA-2021-02, Z-2021-04

 **City of Oshawa**  
Economic and Development Services

Subject Site ☐Other Lands Owned by Applicant (1399 Simcoe St N) 



**Title:** Revised Site Plan  
**Subject:** Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.  
**Ward:** Ward 2  
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City of Oshawa  
Economic and Development Services

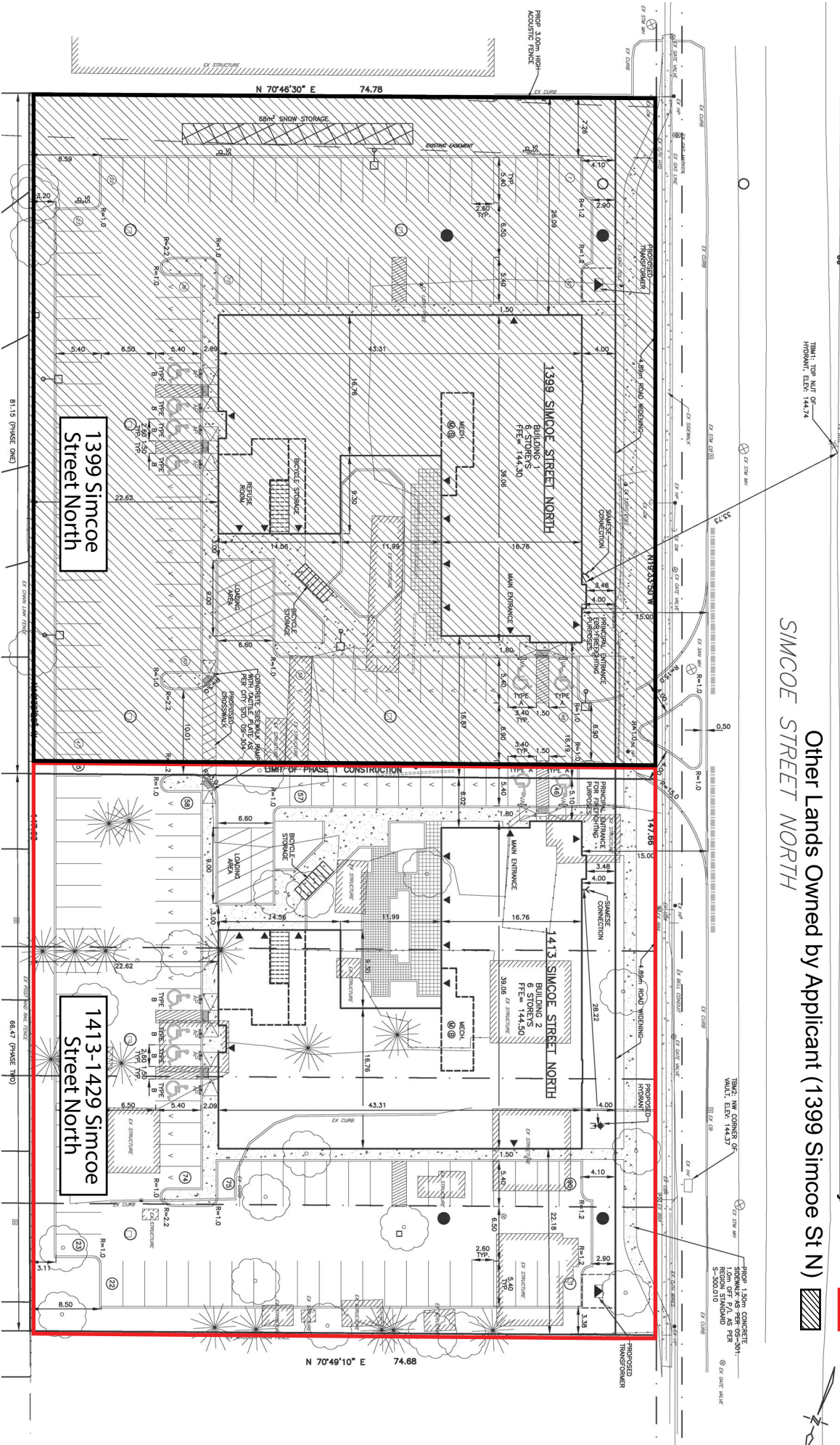


Subject Site



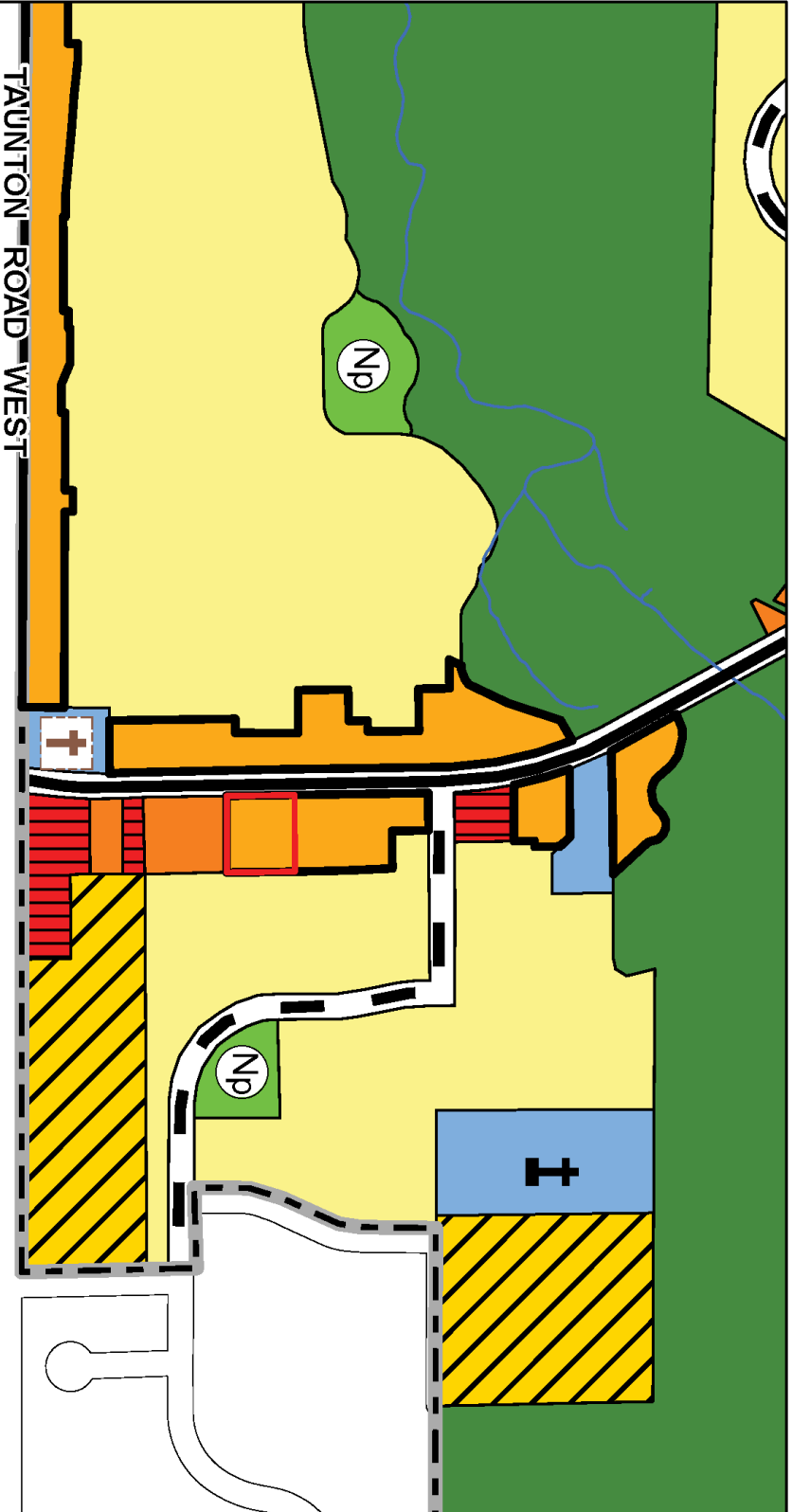
Other Lands Owned by Applicant (1399 Simcoe St N)

SIMCOE STREET NORTH





Title: Schedule 'A' Samac Land Use and Street Plan  
Subject: Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.  
Ward: Ward 2  
File: OPA-2021-02, Z-2021-04  
☐ Subject Site



**Schedule 'A'**  
**Samac Land Use and Street Plan**  
Secondary Plan for the Samac Community Official Plan of the former Oshawa Planning Area  
August 2019  
Development Services Department

**Legend**

Residential Low Density	Commercial Planned Commercial Strip	Mixed Use Mixed Use Commercial/Residential
Medium Density I	Convenience Commercial Centre	Mixed Use Residential
Medium Density II	Community Use Place of Worship	Mixed Use Node
High Density I	Other Public Elementary School	Transportation
Subject to Policy 4.23 in the Samac Secondary Plan	Separate Elementary School	Type 'A' Arterial Street
Open Space and Recreation	Institutional	Type 'B' Arterial Street
Neighbourhood Park	Institutional	Type 'C' Arterial Street
Open Space and Recreation	Institutional	Collector Street
		Samac Community Boundary

**List of Permitted Uses in the R4-A and R6-B (Residential) Zones:**

**R4-A (Residential) Zone**

- (a) Block townhouse

**R6-B (Residential) Zone**

- (a) Apartment building
- (b) Long Term Care Facility
- (c) Nursing home
- (d) Retirement home

**Excerpts from the Minutes of the Development Services Committee Meeting held on September 13, 2021**

**Application 2: DS-21-149**

**Presentation**

Michael Fry, D.G. Biddle & Associates Limited to present an overview of the applications to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94 submitted by Holland Homes Inc. and 2439967 Ontario Ltd. for lands located at 1413, 1417, 1419 and 1429 Simcoe Street North.

Councillor Giberson entered the meeting during the presentation.

The Committee questioned Michael Fry, D.G. Biddle & Associates Limited.

**Delegations**

None.

**Correspondence**

DS-21-158 Ruth and Heinz Henninger Submitting Comments In Opposition to Report DS-21-149 Concerning Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, for Lands Located at 1413, 1417, 1419 and 1429 Simcoe Street North

DS-21-161 Sylvia Clifford Submitting Comments In Opposition to Report DS 21-149 Concerning Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, for Lands Located at 1413, 1417, 1419 and 1429 Simcoe Street North

Moved by Mayor Carter,

“That Correspondence DS-21-158 and DS-21-161 from various residents submitting comments concerning Report DS-21-149 regarding Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd be referred to Report DS-21-149.” Carried

**Reports**

DS-21-149 Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.

Moved by Mayor Carter,

“That, pursuant to Report DS-21-149 dated September 8, 2021, the applications submitted

by Holland Homes Inc. and 2439967 Ontario Ltd. to amend the Secondary Plan for the Samac Community (File OPA-2021-02) and to amend Zoning By-law 60-94 (File Z-2021-04) to permit the development of two 6-storey apartment buildings each with 40 units at 1413, 1417, 1419 and 1429 Simcoe Street North 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." Carried