

Economic and Development Services Committee – September 11, 2023

Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) –
Downing Street (1015 King Street) Inc. – North of Queensdale Avenue, west of
Keewatin Street South (Ward 3) (File: S-O-2016-06)

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

Whereas, pursuant to City Council's June 26, 2017 direction related to Report DS-17-129 dated June 15, 2017, on July 4, 2017, the Director of Planning Services approved, subject to conditions, a draft plan of subdivision (File: S-O-2016-06) submitted by Downing Street (1015 King Street) Inc. (the "Applicant") for an extension of Queensdale Avenue and 6 single detached dwelling lots on the north side of the extended Queensdale Avenue and 11 single detached dwelling lots on the south side of the extended Queensdale Avenue [see Attachment 1 (location of Phase 2) and Attachment 2 (draft approved plan)]; and,

Whereas, on September 3, 2021, the Applicant submitted applications to amend Zoning By-law 60-94 (File: Z-2021-07) for the Applicant's lands between King Street East and Queensdale Avenue to permit 34 block townhouse units and 9 street townhouse units (see Attachment 3); and,

Whereas, draft plan of subdivision S-O-2016-06 included lands on the north side of Queensdale Avenue that were now subject to a new development proposal under the application to amend Zoning By-law 60-94 (File: Z-2021-07); and,

Whereas, on September 3, 2021, the Applicant also submitted applications for approval of a draft plan of subdivision (File: S-O-2021-02), a common elements draft plan of subdivision (File: C-O-2021-01) and removal of part lot control (File: PLC-2021-11) related to the proposed 34 block townhouses; and,

Whereas, on September 3, 2021, the Applicant also submitted an application for removal of part lot control (File: PLC-2021-08) to create the 9 street townhouse lots for the Phase 2 lands; and,

Whereas, on November 29, 2021, the Development Services Committee held a Planning Act public meeting for the applications; and,

Whereas, on September 23, 2022, the Applicant filed an appeal of the applications to amend Zoning By-law 60-94 (File: Z-2021-07) and for approval of the draft plan of subdivision (File: S-O-2021-02) to the Ontario Land Tribunal ("O.L.T.") for failure of the City to make a decision within the timelines prescribed by the Planning Act; and,

Whereas, through the O.L.T. appeal the Applicant revised their proposal to 32 block townhouse units and 10 street townhouse units (see Attachment 3); and,

Whereas, on April 21, 2023, the Applicant registered Phase 1 of draft plan of subdivision S-O-2016-06 which included the extension of Queensdale Avenue and the 11 single detached dwelling lots on the south side of Queensdale Avenue; and,

Whereas, on August 18, 2023, the O.L.T. issued a decision approving the revised zoning by-law amendment and draft plan of subdivision S-O-2021-02 for the proposed townhouses on the basis of a settlement reached between the City and the Applicant; and,

Whereas, on August 25, 2023, the Applicant requested that the City approve a revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06 to convert Lots 4, 5 and 6 from 3 lots for 3 single detached dwellings to two blocks for 10 street townhouse dwellings (see Attachment 4); and,

Whereas, the Planning Act specifies that an approval authority is not required to give written notice of a change to the conditions of approval if, in the opinion of the approval authority, the changes are minor in nature; and,

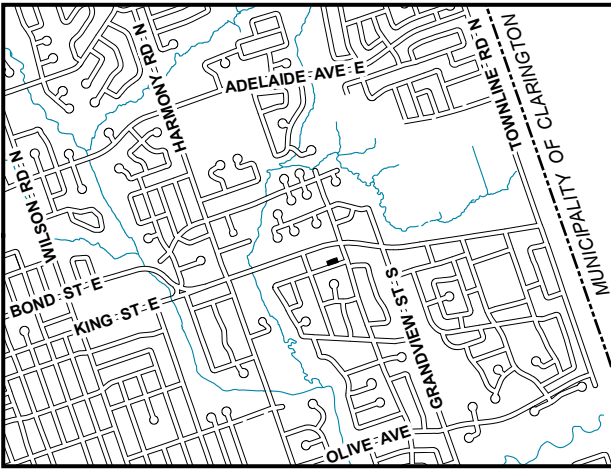
Whereas, the proposed revisions to the draft plan comply with Zoning By-law 60-94, as amended as a result of the O.L.T. decision; and,

Whereas, the proposed changes are considered to be minor in nature and are consistent with the development proposal presented as part of the consideration of revised development proposal by the City, the public and the O.L.T.; and,

Whereas, a revision to the approved draft plan is reasonable given the planning approvals process undertaken to date;

Therefore be it resolved:

That, pursuant to ED-23-165 dated September 11, 2023, the proposed revisions to Phase 2 of Draft Approved Plan of Subdivision S-O-2016-06 to accommodate two blocks for 10 street townhouse dwelling lots previously proposed for three single detached dwellings lots be approved, and the revisions be shown on the final 40M Plan for registration to the satisfaction of the Director of Planning Services.



**Item: ED-23-165
Attachment 1**

Economic and Development Services

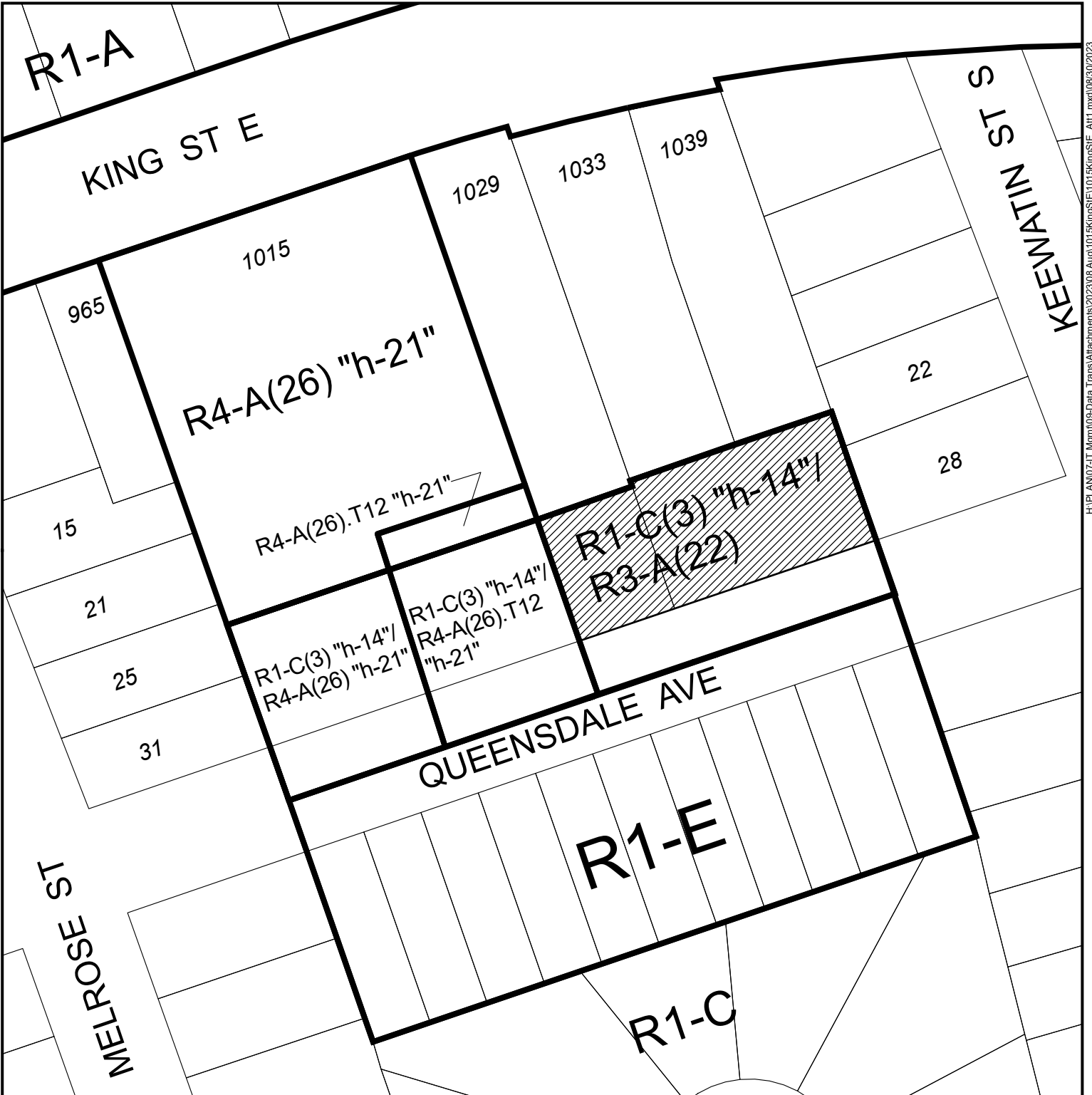
Subject: Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) – Downing Street (1015 King Street) Inc. – North of Queensdale Avenue, west of Keewatin Street South

Address: Ward 3

File: S-O-2016-06



Subject Site

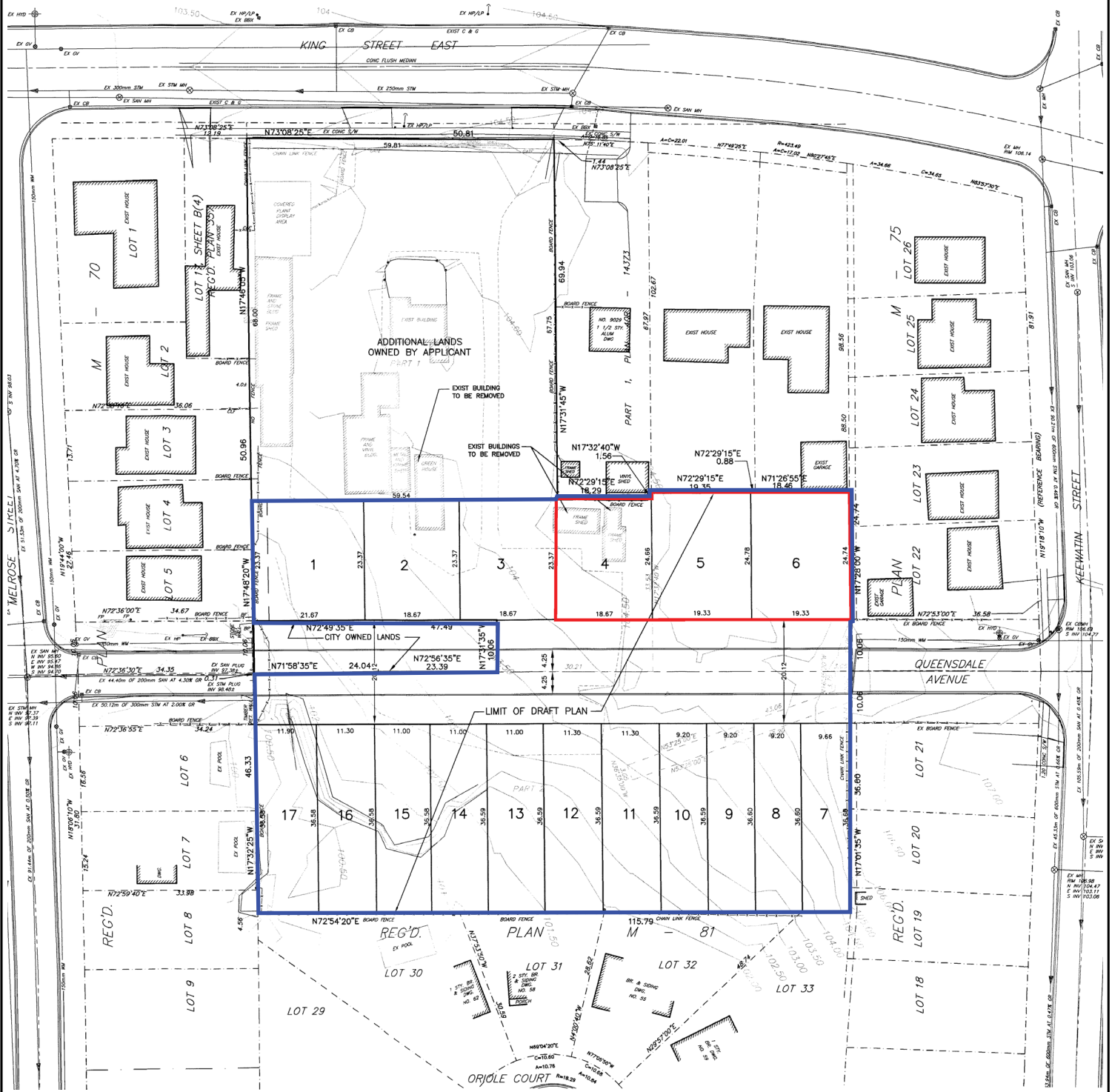


Title: Draft Plan of Subdivision (Draft Approved)
Subject: Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) –
Downing Street (1015 King Street) Inc. –
North of Queensdale Avenue, west of Keewatin Street South

Ward: Ward 3
File: S-O-2016-06



- Approved Draft Plan of Subdivision S-O-2016-06
- Area of 3 Single Detached Dwelling Lots to be Converted to 2 Blocks for Street Townhouse Buildings with 10 Units Total



Title: Proposed Site Plan Considered by the Ontario Land Tribunal
Subject: Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) –
Downing Street (1015 King Street) Inc. –
North of Queensdale Avenue, west of Keewatin Street South

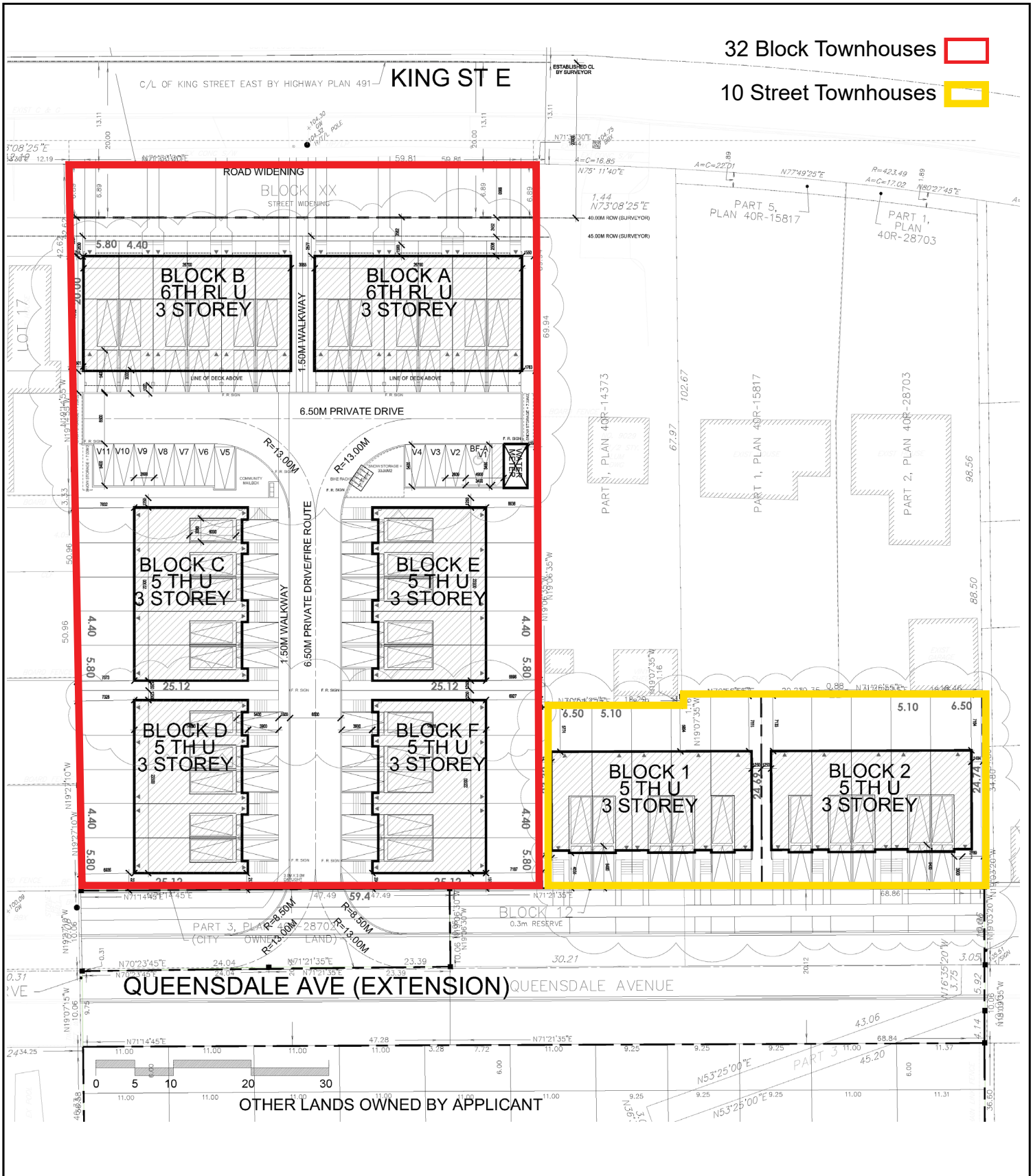
Ward: Ward 3
File: S-O-2016-06

City of Oshawa
Economic and Development Services



32 Block Townhouses

10 Street Townhouses



Title: Proposed Revised Draft Plan of Subdivision
Subject: Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) –
Downing Street (1015 King Street) Inc. –
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Ward: Ward 3
File: S-O-2016-06



10 Street Townhouses

