



## Planning Act Public Meeting Report

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To: Economic and Development Services Committee

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

Report Number: ED-23-158

Date of Report: September 6, 2023

Date of Meeting: September 11, 2023

Subject: Application to Amend Zoning By-law 60-94, 184 Bond Oshawa  
Limited, 184 Bond Street West

Ward: Ward 4

File: Z-2023-04

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### 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the application submitted by D.G. Biddle and Associates Limited (the “Applicant”) on behalf of 184 Bond Oshawa Limited (the “Owner”) to amend Zoning By-law 60-94, as amended, to permit a new six (6) storey, 52 unit apartment building at 184 Bond Street West (the “Subject Site”) with site specific conditions to implement the proposed site design. According to the Planning Justification Report submitted by the Applicant, it is the Owner’s intent to maintain the proposed apartment building as a rental building and to designate 25% of the proposed units as affordable housing.

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.

Attachment 3 is a list of the uses permitted in the PSC-A (Planned Strip Commercial) Zone.

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 signs giving notice of the application have 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 12:00 p.m. on September 8, 2023.

## **2.0 Recommendation**

That, pursuant to Report ED-23-158 dated September 6, 2023, concerning the application submitted by D.G. Biddle and Associates Limited on behalf of 184 Bond Oshawa Limited to amend Zoning By-law 60-94 (File Z-2023-04) to permit the development of a new six (6) storey, 52 unit apartment building at 184 Bond Street West, staff be directed to further review and prepare a subsequent 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 application has 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 is generally located at the northwest corner of Bond Street West and Arena Street, and is municipally known as 184 Bond Street West (see Attachment 1).

The following is background information concerning the subject application:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Planned Commercial Strip within the Downtown Main Central Area (outside of the Downtown Oshawa Urban Growth Centre and Central Oshawa Transportation Hub)	No Change

Item	Existing	Requested/Proposed
<b>Zoning By-law 60-94</b>	PSC-A (Planned Strip Commercial)	An appropriate PSC-A (Planned Strip Commercial) Zone with site specific regulations to permit certain performance standards related to matters such as, but not necessarily limited to, increased residential density, building height and lot coverage, and reduced landscaped open space, parking requirements, and front, interior and exterior side yard depths.
<b>Use</b>	Vacant	6 storey, 52 unit apartment building

The following land uses are adjacent to the Subject Site:

- **North:** Valleyview Community Centre and Valleyview Park
- **South:** Bond Street West, beyond which are Pioneer Memorial Garden Cemetery (designated as a property of cultural heritage value or interest in 2015 pursuant to By-law 68-2015 passed under Section IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18) and one (1) storey commercial buildings related to automobile sales and repair
- **East:** Arena Street, beyond which is a one (1) storey automobile sales and service establishment and associated multi-level parking structure
- **West:** A two (2) storey building containing various commercial uses including offices and personal service establishments

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

Site Statistics Item	Measurement
Lot Frontage	Bond Street West – 31m (101.71 ft.) Arena Street – 67.50m (221.46 ft.)
Gross Lot Area (inclusive of road widening)	0.22 ha (0.54 ac.)
Net Lot Area (exclusive of road widening)	0.21 ha (0.52 ac.)
Number of Proposed Apartment Units and Bedroom Types	52 units – 19 one-bedroom units – 33 two-bedroom units
Maximum Net Residential Density Permitted in the PSC-A Zone	85 units per hectare (34 u/ac.)
Proposed Net Residential Density	243 units per hectare (98 u/ac.)

Site Statistics Item	Measurement
Maximum Building Height Permitted in the PSC-A Zone	13m (42.65 ft.)
Proposed Building Height	20.50m (67.26 ft.) (6 storeys)
Proposed Floor Space Index	2.01
Parking Spaces Required	70 spaces (1.0 space per unit for residents plus 0.33 spaces per unit for visitors)
Parking Spaces Provided	37 spaces (0.52 spaces per unit for residents plus 0.19 spaces per unit for visitors)

## 5.2 Oshawa Official Plan

The Subject Site is designated Planned Commercial Strip within the Downtown Main Central Area in the Oshawa Official Plan (“O.O.P.”). Staff note that the Subject Site is not located within those parts of the Downtown Main Central Area comprising the Downtown Oshawa Urban Growth Centre or the Central Oshawa Transportation Hub, which are located east and southeast of the Subject Site, respectively.

The O.O.P. specifies, in part, that areas designated as Planned Commercial Strip may be developed for residential development without a commercial development, subject to the inclusion of appropriate policies in the Zoning By-law.

The O.O.P. further specifies, in part, that the portion of the Downtown Main Central Area outside of the Downtown Oshawa Urban Growth Centre will function in a complementary capacity but generally at a smaller scale than the Downtown Oshawa Urban Growth Centre, with a reciprocal emphasis on major office, retail, business, personal and administrative services, residential, institutional, recreational, cultural and entertainment uses. Development of these lands shall be planned to support an overall long-term density target of at least 75 residential units per gross hectare (30.35 residential units/gross ac.) and a Floor Space Index (“F.S.I.”) of 2.5.

It is important to note that the F.S.I. target of 2.5 is an overall target that applies to the Downtown Main Central Area as a whole, excluding the Downtown Oshawa Urban Growth Centre. The use of the F.S.I. as a general performance indicator to ensure more intensive development at higher densities was first introduced into the Durham Regional Official Plan (“D.R.O.P.”) through Regional Official Plan Amendment 128. The O.O.P. was subsequently amended through Official Plan Amendment 128 to include the same F.S.I. targets, to ensure conformity with the D.R.O.P.

Given that the F.S.I. is intended to be applied to a broad area, applications which on a site specific basis do not meet the overall target threshold are typically assessed on the key criterion of density, as density serves as a valuable performance indicator for assessing intensification. With respect to the subject application, staff note that while the proposed F.S.I. is approximately 80 percent of the overall minimum target for the broader area, the proposed density is approximately three times greater than the overall minimum target for the broader area.

The O.O.P. contains policies which establish various residential density types and provide general locational criteria for such densities. The proposed apartment building at 184 Bond Street West would have a net residential density of approximately 243 units per hectare (98 u/ac.), which is classified as the High Density II Residential density type. The locational criteria for High Density II Residential development will be reviewed to assist in the analysis of the proposal.

Table 2 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.) for 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 Areas, Sub-Central Areas, Community Central Areas or within Intensification Areas 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.

Bond Street West is designated as a Type “B” Arterial Road on Schedule ‘B’, Road Network, of the O.O.P. and as a Regional Transit Spine on Schedule ‘B-1’, Transit Priority Network, of the O.O.P. Arena Street is designated as Collector Road in Schedule ‘B’, Road 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 application.

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

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

The PSC-A Zone permits a range of residential, commercial and institutional uses in standalone or mixed-use buildings. Attachment 3 is a list of the uses permitted in the PSC-A Zone.

The PSC-A Zone permits commercial and mixed use buildings with a maximum height of 13 metres (42.65 ft.) and building setbacks of 0 metres (0 ft.) to the street lines and 0 metres (0 ft.) to neighbouring commercially zoned properties. Residential uses in the PSC-A Zone in mixed use buildings or standalone apartment buildings are permitted to have a maximum residential density of 85 units per hectare (34 u/ac.). A standalone apartment building requires a minimum building setback of 6 metres (19.69 ft.) to the Bond Street West street line, 1.50 metres (4.92 ft.) per storey to the Arena Street street line, and 1.50 metres per storey to the side (west) lot line.

The Applicant proposes to amend Zoning By-law 60-94, as amended, to rezone the Subject Site to permit an apartment building with a proposed residential density of 243 units per hectare (98 u/ac.) and to permit the proposed site/building design, including

regulations related to maximum height and lot coverage, and minimum landscaped open space, parking requirements, and front, interior and exterior side yard depths.

The subject application will be reviewed against the provisions of Zoning By-law 60-94, as amended, during the further processing of the application.

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

The Applicant proposes to develop a six (6) storey, 52 unit apartment building on the Subject Site (see Attachment 2). The proposed building will feature a one (1) storey westerly section and a six (6) storey easterly section (see Attachment 2).

The proposed development includes a total of 37 parking spaces, with 22 spaces located within the building, on the ground floor and the remainder located in the rear (north) yard. Driveway ingress and egress to the Subject Site will be from Arena Street. No driveways are proposed from Bond Street West.

The building includes indoor bicycle stalls, outdoor bicycle stalls, 52 storage lockers, and balconies for each unit.

The proposed site plan shows a new retaining wall located along the north limit of the Subject Site, parallel to the rear lot line. This lot line is shared with the City-owned Valleyview Park. At present, there is an existing retaining wall that encroaches onto the City-owned park lands. Through the proposed development, the encroachment would be removed and the new retaining wall located entirely on the Subject Site.

In support of the proposed site design/development, the Applicant has submitted a variety of plans and documents including a planning justification report, a site plan, floor plans, building elevations, a grading plan, a servicing plan, a stormwater management and functional servicing report, storm drainage plans, an erosion and sediment control plan, an environmental site assessment, a parking justification study and a geotechnical report.

Staff note that while the Pioneer Memorial Garden Cemetery is designated as a property of cultural heritage value or interest and is located in proximity to the Subject Site, it does not directly abut the Subject Site. As such, the proposed development does not trigger the need to undertake a Cultural Heritage Evaluation Report pursuant to Policy 2.6.3 of the Provincial Policy Statement (2020).

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

(a) The appropriateness of the proposed zoning regulations;

- (b) The appropriateness of the proposed residential density at this location;
- (c) Site/building design matters including driveway access, parking, building architecture, building setbacks, building orientation, waste storage and collection, fire access, and landscaping;
- (d) The removal of the existing retaining wall encroaching on the City-owned Valleyview Park to the north, and appropriate reinstatement of the affected City lands;
- (e) Transportation and parking considerations including the appropriateness of the proposed parking rate;
- (f) Noise attenuation;
- (g) Servicing and stormwater management and grading matters; and,
- (h) Landscaping.

## **6.0 Financial Implications**

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

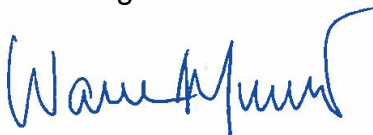
The subject application was submitted prior to July 1, 2023 and therefore the Applicant and Owner will not be eligible for a refund under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) if the City does not make a decision on the Zoning By-law Amendment application within a certain timeframe.

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

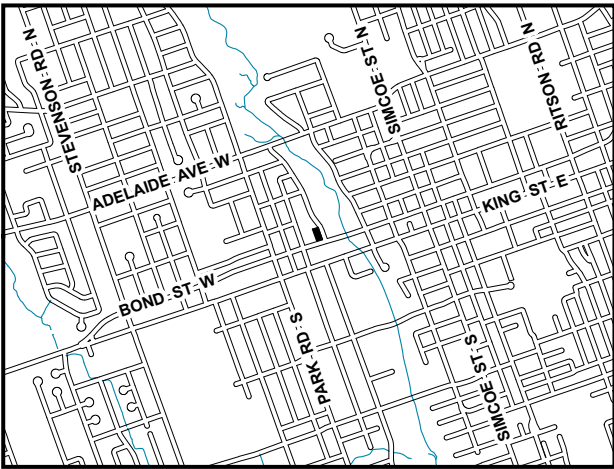
Holding a public meeting on development applications advances the Accountable Leadership goal of the Oshawa Strategic Plan.



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



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



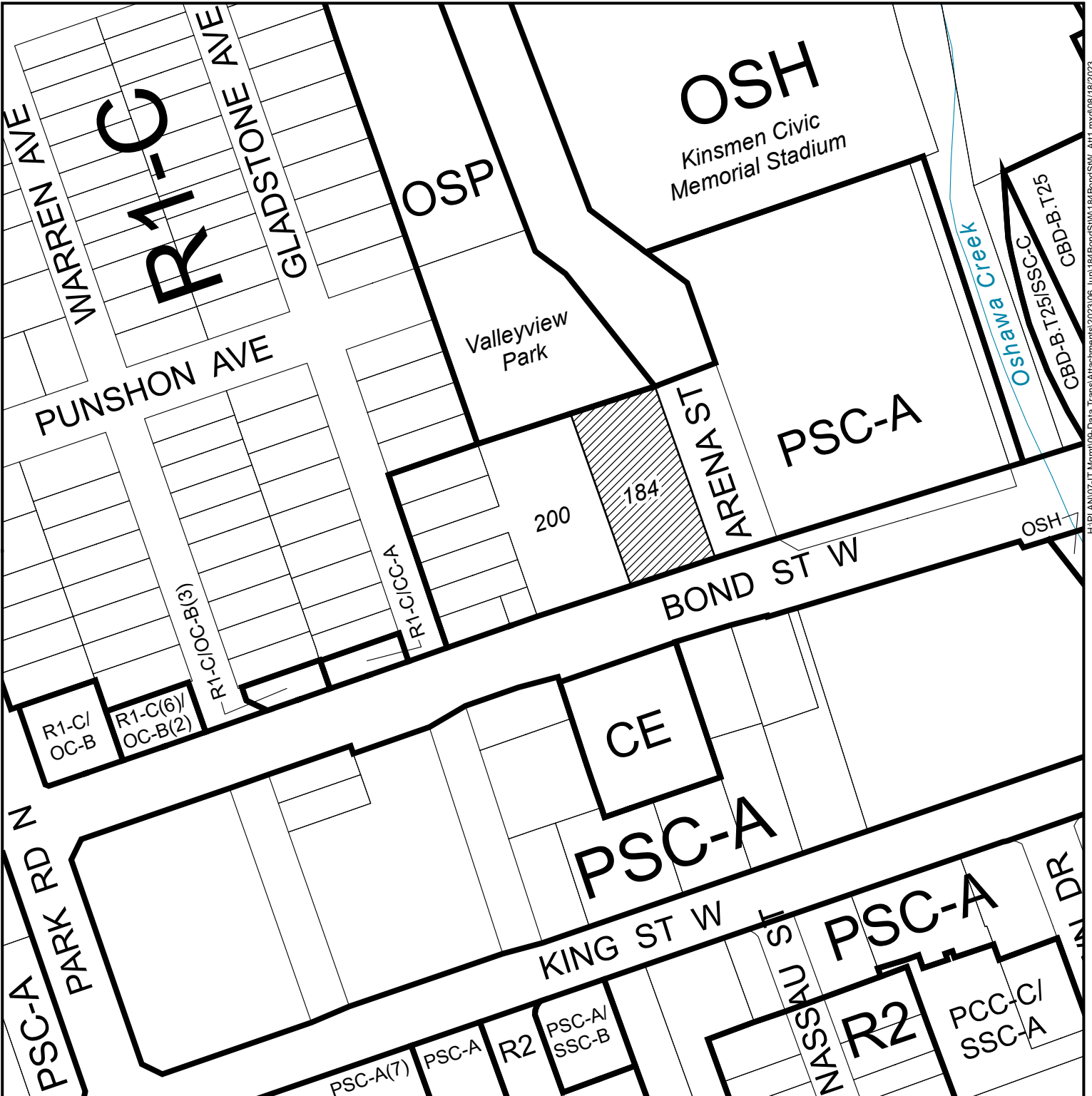
**Item: ED-23-158**  
**Attachment 1**

Economic and Development Services

Subject: Application to Amend Zoning By-law 60-94,  
 184 Bond Oshawa Limited  
 Address: 184 Bond Street West  
 Ward: Ward 4  
 File: Z-2023-04



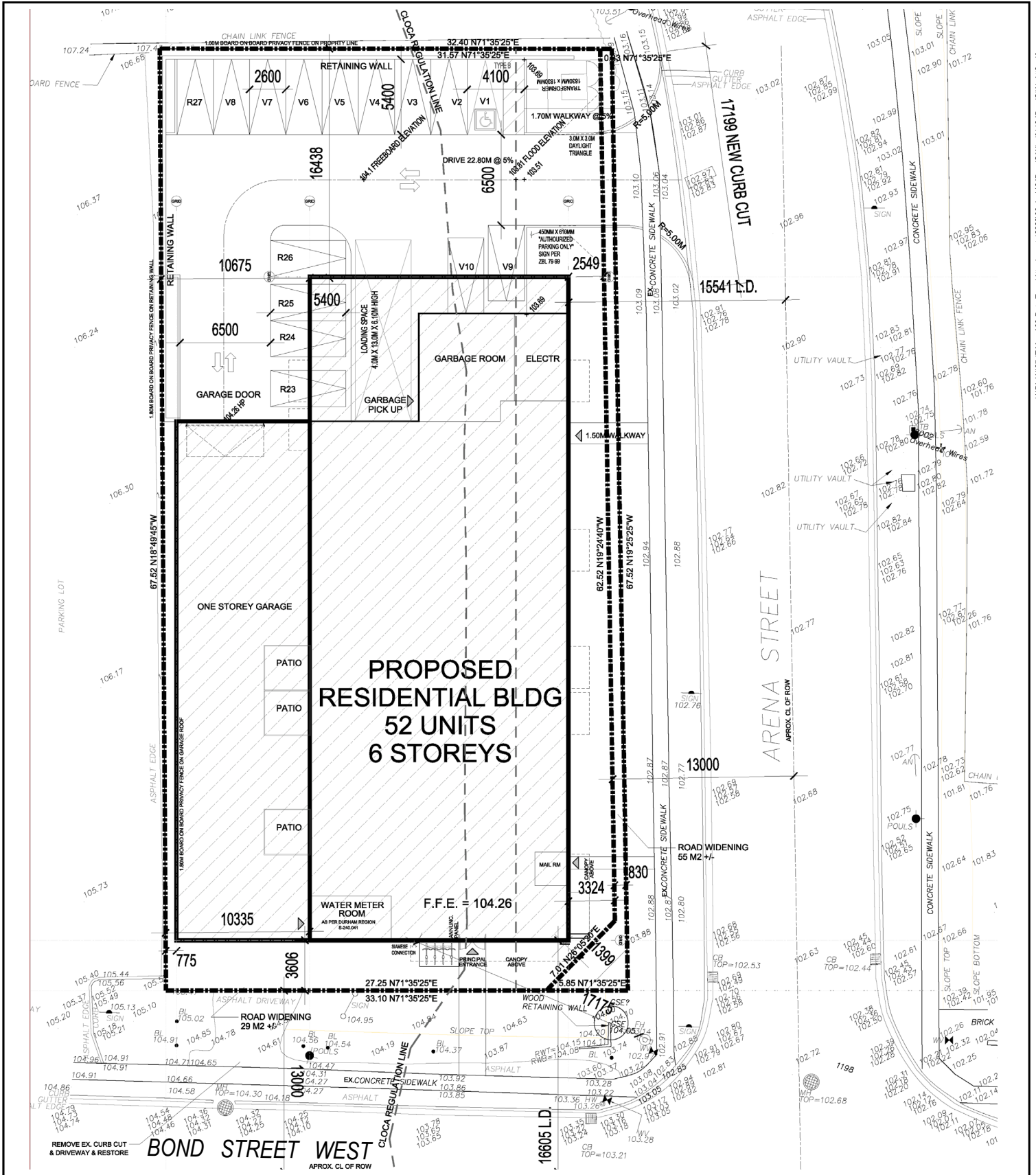
Subject Site



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Title: Proposed Site Plan Submitted by the Applicant  
 Subject: Application to Amend Zoning By-law 60-94, 184 Bond Oshawa Limited  
 Address: 184 Bond Street West  
 Ward: Ward 4  
 File: Z-2023-04



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**Excerpts from the Zoning By-law 60-94**

List of Permitted Uses in the PSC-A (Planned Strip Commercial) Zone:

- (a) Animal hospital
- (b) Apartment building
- (c) Art gallery
- (d) Auction establishment
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Automobile sales and service establishment
- (h) Block townhouse
- (i) Brew your own operation
- (j) Church
- (k) Cinema
- (l) Club
- (m) Commercial recreation establishment, except a billiard hall
- (n) Commercial school
- (o) Craft Brewery
- (p) Crisis care residence
- (q) Day care centre
- (r) Financial institution
- (s) Flat
- (t) Funeral home
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) Outdoor storage accessory to a permitted use in the PSC-A Zone
- (cc) Peddle
- (dd) Personal service establishment
- (ee) Printing establishment
- (ff) Private School
- (gg) Restaurant
- (hh) Retail store
- (ii) Retirement home
- (jj) Studio
- (kk) Tavern
- (ll) Taxi establishment
- (mm) Theatre