

To: Economic and Development Services Committee

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

Report Number: ED-23-183

Date of Report: October 11, 2023

Date of Meeting: October 16, 2023

Subject: Revised Applications to Amend the Oshawa Official Plan and
Zoning By-law 60-94, Smart Density on behalf of TT7 Inc.,
70 King Street East

Ward: Ward 4

File: OPA-2022-01, Z-2022-01

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by Smart Density (the “Applicant”) on behalf of TT7 Inc. (the “Owner”) to amend the Oshawa Official Plan (the “O.O.P.”) and Zoning By-law 60-94 to permit a new 21-storey mixed-use building containing 198 rental apartment units and 261.50 square metres (2,814.76 sq. ft.) of commercial floor space on the first two floors, on lands municipally known as 70 King Street East (the “Subject Site”). The existing 6-storey mixed-use commercial/residential building (former Genosha Hotel) will be retained.

The Owner also proposes to fund the construction of two additional floors on the existing 7-level City-owned parking garage (“Parkade 3”) located directly east of the Subject Site, at the northeast corner of King Street East and Mary Street North. This will provide dedicated off-site parking consisting of approximately 194 spaces for both the proposed new mixed-use building and the existing mixed-use building (former Genosha Hotel). This Report does not provide a recommendation on this request by the Owner.

Attachment 1 is a map showing the location of the Subject Site, Parkade 3 and the existing zoning in the area.

Attachment 2 is a copy of the original proposed site plan submitted by the Applicant that was considered at the previous public meeting held on April 11, 2022.

Attachment 3 is a copy of the original proposed east building elevation submitted by the Applicant that was considered at the previous public meeting held on April 11, 2022.

Attachment 4 is a copy of the revised proposed site plan submitted by the Applicant.

Attachment 5 is a copy of the revised proposed south and east building elevation plans submitted by the Applicant and showing a proposed pedestrian bridge located on the seventh floor to connect with Parkade 3.

Attachment 6 is a list of uses permitted in the CBD-A (Central Business District) Zone.

An initial public meeting was held on April 11, 2022 concerning the subject applications. At the conclusion of the meeting, the Development Services Committee adopted a recommendation to refer the subject applications back to staff for further review and the preparation of a subsequent report and recommendation. The minutes of the April 11, 2022 public meeting form Attachment 7 to this Report.

Subsequent to the April 11, 2022 public meeting, the Applicant revised the subject development proposal. A subsequent public meeting was held on June 5, 2023 concerning the revised applications due to the magnitude of the increase in maximum residential density being requested through the applications. At the conclusion of the meeting, the Economic and Development Services Committee adopted a recommendation to direct staff to further review the applications and prepare a report and recommendation back to the Economic and Development Services Committee. The minutes of the June 5, 2023 public meeting form Attachment 8 to this Report.

Attachment 9 is a copy of a letter dated September 15, 2023 from the Applicant responding to comments from Heritage Oshawa regarding the subject development proposal.

The following list outlines the key differences between the original proposal considered at the April 11, 2022 public meeting and the revised proposal considered at the June 5, 2023 public meeting. No further changes to the proposal have occurred since June 5, 2023.

- The number of apartment units in the proposed mixed-use building has increased from 114 to 198. Combined with the 86 apartment units in the existing residential/commercial building, the total number of apartment units proposed on the Subject Site has increased from 200 to 284. Further, the unit mix in the proposed new mixed-use building has changed as follows:
 - The number of bachelor apartment units has been reduced from 4 to zero (0);
 - The number of one-bedroom apartment units has increased from 84 to 125;
 - The number of two-bedroom apartment units has increased from 8 to 71;
 - The number of three-bedroom apartment units has been reduced from 16 to 2; and,
 - The number of 4-bedroom apartment units has been reduced from 2 to zero (0).
- The total combined residential density has increased from 972 units per hectare (393 u/ac.) to 1,379.3 units per hectare (556.9 u/ac.).
- As a result of the introduction of 84 additional apartment units (198 units instead of 114 units), the on-site parking deficiency has increased from 114 spaces to 198 spaces.

- The number of indoor bicycle stalls has increased from 16 to 100.
- The proposed aerial pedestrian connection to Parkade 3 has been relocated from the fifth floor to the seventh floor of the proposed new mixed-use building.
- The height of the proposed new mixed-use building has been reduced from 71.50 metres (234.58 ft.) to 67.10 metres (220.14 ft.). The height of the proposed new building remains at 21 storeys.
- The Owner has introduced 261.50 square metres (2,814.76 sq. ft.) of space on the ground floor and second floor for commercial uses.
- The Owner has redesigned the ground floor of the proposed new mixed-use building to allow a waste collection vehicle or a delivery vehicle to be able to turn around completely within the building whereas previously, under the original proposal, a truck driver would have to either reverse into the site/building or reverse out of the site/building onto Mary Street North.
- The Owner has increased the footprint of the proposed new building. The revised building design extends further west than the original proposal, and as a result, is wider on an east-west axis. The original proposal featured a new building having a maximum footprint of 634.60 square metres (6,830.77 sq. ft.), whereas the revised proposal features a new building having a maximum footprint of 820 square metres (8,826.41 sq. ft.).
- The arrangement of indoor and outdoor amenity areas has been revised. However, both the original proposal and revised proposal include indoor amenity rooms, a rooftop patio and balconies for each apartment unit.
- The exterior architectural design of the building has changed (see Attachments 3 and 5). The Owner has changed architectural consultants.

2.0 Recommendation

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

1. That, pursuant to Report ED-23-183 dated October 11, 2023, the revised application submitted by Smart Density on behalf of TT7 Inc. to amend the Oshawa Official Plan (File: OPA-2022-01) to permit a new 21-storey mixed-use building containing 198 rental apartment units and 261.50 square metres (2,814.76 sq. ft.) of total commercial floor space on the first two floors located on lands municipally known as 70 King Street East be approved, generally in accordance with the comments contained said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services.
2. That, pursuant to Report ED-23-183 dated October 11, 2023, the application submitted by Smart Density on behalf of TT7 Inc. to amend Zoning By-law 60-94 (File: Z-2022-01) to rezone 70 King Street East from CBD-A.T25 (Central Business District) to an appropriate CBD-A (Central Business District) Zone to permit a new 21-storey mixed-

use building containing 198 rental apartment units and 261.50 square metres (2,814.76 sq. ft.) of total commercial floor space on the first two floors be approved, generally in accordance with the comments contained said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services.

3. That, pursuant to Report ED-23-183 dated October 11, 2023, the Section 33 application under the Ontario Heritage Act, R.S.O. 1990, c. O.18, to permit the lands municipally known as 70 King Street East, be altered, consistent with the application to amend the Oshawa Official Plan (File: OPA-2022-01) and Zoning By-law 60-94 (File: Z-2022-01), be approved.

3.0 Executive Summary

This Department recommends the approval of the revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94 to permit the development of a new 21-storey, mixed-use commercial/residential building containing 198 apartment units and 261.50 square metres (2,814.76 sq. ft.) of floor space on the first two floors at 70 King Street East.

The existing Genosha Hotel building, which is designated as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, will be retained and will continue to be the focal point of the intersection of King Street East and Mary Street North.

The proposed mixed-use building is located within the Downtown Oshawa Urban Growth Centre along a Type 'C' Arterial Road (Mary Street North) and close to two Type 'B' Arterial Roads (King Street East and Bond Street East) which also serve as Regional Transit Spines. The Subject Site has good access to transit and nearby amenities, including shopping and entertainment, and can be designed to be compatible with adjacent uses and respect the heritage attributes of the Genosha Hotel building.

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. The proposed building will help the City achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province.

4.0 Input From Other Sources

No department or agency that provided comments has any objection to the subject revised 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 revised applications are approved.

5.0 Analysis

5.1 Background

The Subject Site is generally located at the northwest corner of King Street East and Mary Street North and is municipally known as 70 King Street East (see Attachment 1). The Subject Site has frontage on King Street East and Mary Street North.

The Subject Site is currently occupied by a 6-storey mixed-use building (the former (Genosha Hotel) and is designated as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Ontario Heritage Act"). The existing 6 storey mixed-use commercial/residential building will be retained.

In association with the proposed rezoning of the Subject Site, the Owner proposes to fund the construction of two additional floors on Parkade 3 of the Oshawa Municipal Parking System to provide dedicated off-site parking for the proposed new mixed-use building. Parkade 3 occupies both the northeast corner of King Street East and Mary Street North and the southeast corner of Bond Street East and Mary Street North (see Attachment 1). Parkade 3 has frontage on each of King Street East, Bond Street East and Mary Street North, and is situated directly east of the Subject Site. The Owner previously expressed an interest to construct additional floors at Parkade 3 via a letter submitted to the City Clerk dated September 13, 2020. On October 26, 2020, City Council passed the following motion (CORP-20-30):

- “1. That pursuant to the letter dated September 13, 2020 from Summers and Co. Developments Inc., City staff be authorized to hire a structural engineer to undertake a structural assessment Mary Street Parking Garage;
2. That all associated costs related to the structural assessment of the Mary Street Parking Garage shall be paid for by Summers & Co. Developments Inc. or TT7 Inc.; and,
3. That the Commissioner of Corporate Services be authorized to execute an agreement with Summers & Co. Developments Inc. or TT7 Inc. to complete a structural assessment of the Mary Street Parking Garage consistent with the terms and conditions as generally set out in the aforementioned recommendations and in a form and content satisfactory to the Commissioner of Corporate Services and the City Solicitor.”

Items 1 to 3 above have been completed, including the completion of a Feasibility Study prepared by WSP, dated May 26, 2021. The findings of the Feasibility Study concluded that subject to certain limitations, it is feasible to expand the structure by adding two (2) parking levels.

The following table provides background information concerning the subject revised applications as they relate to both the Subject Site and Parkade 3:

Subject Site: 70 King Street East

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area which permit a maximum residential density of 550 u/ha (223 u/ac.)	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area subject to a site specific policy to permit a maximum residential density of 1,379.3 u/ha (556.9 u/ac.)
Zoning By-law 60-94	CBD-A.T25 (Central Business District) Zone	An appropriate CBD (Central Business District) Zone to implement the proposed development with site specific conditions to permit certain performance standards such as increased residential density and building height, reduced building setbacks to street lines above 12m (39.4 ft.) in height, and zero required on-site parking spaces.
Use	6 storey mixed-use commercial/residential building containing 1,084 sq. m. (11,668 sq. ft.) of vacant commercial floor area and 86 apartment units, with a parking lot, loading area and waste storage area on the northern portion of the property	Retain the existing 6 storey mixed-use commercial/residential building and construct a new 21-storey mixed-use building containing 198 rental apartment units and 261.50 sq. m (2,814.76 sq. ft.) of commercial floor space to the north of the existing 6 storey mixed-use commercial/residential building.

The following land uses are adjacent to the Subject Site:

- **North** A Bell office and utility building
- **South** King Street West, beyond which are 1- and 2-storey commercial buildings containing a hotel, restaurants and offices
- **East** Mary Street North, beyond which is a municipal parking garage (Parkade 3)
- **West** A Bell office and utility building, beyond which is the Victoria Street Plaza and Regent Theatre operated by Ontario Tech University

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

Site Statistics Item	Measurement
Lot Frontage	King Street East – 41.40m (135.83 ft.) Mary Street North – 55.10m (180.77 ft.)
Lot Area	0.21 ha (0.52 ac.)
Number of Existing Apartment Units in Existing Mixed-Use Building (former Genosha Hotel)	86 units: <ul style="list-style-type: none"> ▪ 61 bachelor units ▪ 24 one-bedroom units ▪ 1 two-bedroom unit
Number of Proposed Apartment Units in Proposed new Mixed Use Building	198 units: <ul style="list-style-type: none"> ▪ 125 one-bedroom units ▪ 71 two-bedroom units ▪ 2 three bedroom units
Combined Number of Proposed Apartment Units	284 units
Proposed Combined Residential Density	1,379.3 units per hectare (556.9 u/ac.)
Permitted Maximum Building Height	25m (82.02 ft.)
Proposed Maximum Building Height	67.10m (220.14 ft.) (21 storeys)
Parking Spaces Required for Existing Mixed-Use Building (former Genosha Hotel)	Residential – 0 Commercial – 0 [The Committee of Adjustment granted a minor variance (File: A-2017-75) to permit the existing 86 apartment units in the existing building with zero (0) required parking spaces. Zoning By-law 60-94 does not require any parking at this location for non-residential uses.]
Parking Spaces Required for Proposed Mixed-Use Building	Residential – 198 (1.0 per apartment unit) Commercial – 0
Number of Currently Leased Off-Site Parking Spaces in Parkade 3 for Existing 86 Apartments	45
On-Site Parking Spaces Proposed	0

Site Statistics Item	Measurement
Off-Site Parking Spaces Proposed	Residential – 167 (0.84 per apartment unit): <ul style="list-style-type: none"> ▪ Approximately an additional 194 new spaces which may be accounted for on two additional parking levels at Parkade 3. Of these potential 194 new spaces, 167 spaces would be allocated to the proposed development and 27 spaces would be allocated for residents of the existing building on the Subject Site (former Genosha hotel building).
Number of Bicycle Parking Stalls Proposed	100 indoor spaces and three outdoor bicycle racks

5.2 Oshawa Official Plan

The Subject Site is designated as Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area in the O.O.P.

The Subject Site is located within the Downtown Oshawa Urban Growth Centre as identified in the Provincial Growth Plan. Under the Growth Plan, the Downtown Oshawa Urban Growth Centre is a primary focus area for intensification within the City, to be developed for a mix of uses in order to achieve a minimum density target of 200 persons and jobs combined per hectare.

To assist in achieving the densities outlined for the Downtown Oshawa Urban Growth Centre, the built form of new development and redevelopment shall generally be a mix of predominantly high-rise development as well as some mid-rise buildings, with compact, intensive low-rise buildings constituting the smallest proportion of development and mainly limited to peripheral locations. Buildings at corner locations should generally be higher than buildings in mid-block locations.

The O.O.P. specifies, in part, that the Downtown Oshawa Urban Growth Centre shall be planned and developed as the primary concentration of retail, major office, service, cultural, recreational, entertainment and institutional uses, supporting active transportation and higher order transit services in the Downtown Main Central Area and in the City. In addition, subject to appropriate provisions in the zoning by-law, medium and high density residential and mixed-use developments shall be permitted in the area designated as Downtown Oshawa Urban Growth Centre.

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 have been used to analyze 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 550 units per hectare (60 to 223 u/ac.) are to be located as follows:

- (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 198 apartment units in addition to retention of the existing mixed-use commercial/residential building which has 86 apartment units would result in the Subject Site having a residential density of 1,379.3 units per hectare (556.9 u/ac.) which is greater than the High Density II Residential classification. The proposed density is not permitted under the Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area designation. Therefore, an amendment to the O.O.P is required.

King Street East 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.

Mary Street North is designated as a Type 'C' Arterial Road on Schedule "B", Road Network, of the O.O.P.

This Department has no objection to the approval of the revised application to amend the O.O.P. Section 5.6 of this Report sets out the planning rationale for this position.

5.3 Zoning By-law 60-94

The Subject Site is currently zoned CBD-A.T25 (Central Business District) which permits a variety of residential and commercial uses, including, but not limited to, a mixed-use building containing apartments and commercial uses. The uses proposed by the Owner are permitted in the CBD-A.T25 Zone but do not comply with certain regulations dealing with matters such as, but not limited to, maximum residential density, maximum building height, minimum on-site parking spaces, and minimum building setbacks to street lines above 12 metres (39.37 ft.) in height.

The current zoning would permit a new mixed-use building with a maximum height of 25 metres (82.02 ft.) (generally 8 storeys) with no limit on commercial uses and up to 27 apartment units, subject to compliance with regulations such as the provision of on-site parking. The introduction of twenty-seven (27) apartment units in addition to the 86 units already located on the Subject Site in the existing mixed-use building would yield a combined total of 113 units, resulting in an overall density level on this property of 549 units per hectare (222 u/ac.).

The Applicant has submitted a revised application to amend Zoning By-law 60-94 to rezone the Subject Site from a generic CBD-A.T25 Zone to a site specific CBD-A Zone subject to a special condition to permit the proposed 21-storey mixed-use building. In

order to implement the proposed revised building/site design, special regulations are proposed related to maximum residential density, maximum building height, minimum on-site parking spaces and minimum building setbacks to the street line above 12 metres (39.37 ft.) in height.

Zoning By-law 60-94 requires all parking for any given land use to be provided on the same lot as the land use. A minimum of 198 parking spaces are required for the subject proposed revised development. The Applicant has advised that due to technical constraints on the Subject Site, it is not possible to construct underground, aboveground or surface parking on-site for the proposed development. Consequently, no on-site parking is proposed by the Owner for the subject development.

The Owner was previously granted a minor variance (File: A-2017-75) to permit zero parking spaces for the 86 apartment units in the existing building. Notwithstanding the minor variance approval, owing to market demands, the Owner currently rents 45 parking spaces at Parkade 3 for the existing apartments.

Legal Services staff have confirmed that the minor variance approval granted under File A-2017-75 would not extend to the proposed new mixed-use building. Rather, the regular parking rate under Zoning By-law 60-94 would apply.

In association with the proposed rezoning of the Subject Site, the Applicant proposes to fund the construction of two additional floors on Parkade 3 of the Oshawa Municipal Parking System to provide dedicated off-site parking for the proposed mixed-use building.

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 from CBD-A.T25 (Central Business District) to an appropriate CBD-A (Central Business District) Zone to permit a maximum of 198 additional residential units in a new 21-storey building;
- Implement special zoning regulations to facilitate the proposed site and building designs, including such matters as increased residential density and building height, reduced minimum building setbacks to the street line above 12 metres (39.37 ft.) in height, and to permit off-site parking spaces;
- Implement a special zoning regulation that requires the provision of a minimum of 194 dedicated off-site parking spaces to be provided within 125 metres (410 ft.) of the Subject Site on a site which has zoning that permits parking as a use. These parking spaces could be provided at Parkade 3 if an arrangement is ultimately made between the Applicant and the City, or on another site. Such off-site parking must be dedicated for the use of residents of the Subject Site and not be used for dual purposes.

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 any apartment units in a new building until such time as appropriate arrangements have been made for the provision of the required number of parking spaces for the proposed development on-site and/or off-site.

These are similar to the zoning provisions approved for the development at 47 Simcoe Street South which could not accommodate parking on-site, and therefore included a proposal to purchase the City-owned public parking lot known as Parking Lot 16 located on the south side of Athol Street East, between Albert Street and Celina Street, directly east of 47 Simcoe Street South.

The “h” holding symbol would also require the Applicant to demonstrate compliance with the Ministry of the Environment, Conservation and Parks’ (“M.E.C.P.”) noise guidelines with respect to noise mitigation and to enter into a site plan agreement with the City that addresses matters such as truck access, building architecture, landscaping and servicing matters.

While the “h” holding symbol is in place, only existing uses and any CBD-A uses that are exempt from parking under the downtown parking/loading exemption provisions of Zoning By-law 60-94, as amended, and which are not classified as noise sensitive uses shall be permitted. Generally, non-residential uses do not require parking within a certain portion of downtown Oshawa including the Subject Site.

Section 5.6 of this Report sets out the rationale for this Department’s support for the above noted rezoning.

5.4 Heritage

The existing 6-storey mixed-use commercial/residential building (former Genosha Hotel) was originally constructed in 1929. It is designated under Part IV of the Ontario Heritage Act and is proposed to be retained.

The Subject Site was designated under the Ontario Heritage Act by By-law 70-2005 passed by City Council on June 13, 2005. By-law 70-2005 contains the following listing of attributes to be protected and conserved:

- The overall massing of the 6-storey rectangle, flat-roofed building with 1- and 2-storey brick additions on the north façade
- Three distinct divisions to the building, specifically including the following:
 - Commercial Street Level section
 - Semi-circular arches at street level on north façade
 - Size and proportion of the street level display windows on the south and east facades
 - Intermediate section
 - Windows:
 - Grid-like organization of window placements (12 windows across by 5 windows down) across entire intermediate section of building

- Window design or suitable substitution (combination of casement sashes in 4 divisions, 2 side-by-side in 6 sections, with an upper transom-like band)
- Lintels and lugsills in contrasting materials of limestone or concrete
- Central frontispiece of two columns of windows with doors and balconettes on 6th floor
- Shared recessed lintels on 6th floor balcony windows
- Unpainted variegated buff-yellow brick on south and east façade
- Light gray stucco on north and west façades
- 7 ornamental balconettes on south and east façade
- Vertical ribbons of projecting brick simulating columns (some terminate in a loop while others drop until they intersect a limestone rectangle then terminate at the first floor)
- Attic or Roof-line section
 - Dentiling at roof-line in contrasting materials on south and east façades and on 2-storey addition
 - Projecting cap at southwest corner of remnants of same at southeast corner.

The Owner went through an approval process between 2015 and 2018 to redevelop the existing Genosha Hotel building into a mixed-use building with 86 apartment units and 1,084 square metres (11,668 sq. ft.) of commercial floor space. This process included consultation with Heritage Oshawa and approval by City Council for certain modifications to the building including elements identified in By-law 70-2005, including, but not limited to, the replacement of the limestone “mantel”, the replacement of severely damaged limestone and granite at the structural columns, and installation of a canopy above the ground floor.

In support of the previously proposed 21-storey apartment building, the Owner provided a Heritage Impact Assessment prepared by a+LiNK Architecture Inc. An Addendum to the Heritage Impact Assessment has been prepared by the Applicant and provided with the submission of the revised applications. The Addendum re-examines the subject proposal with the updated 2020 Provincial Policy Statement policies regarding heritage and with consideration of the revised design.

It is appropriate that Council consider the subject development proposal as an alteration under Section 33 of the Ontario Heritage Act. Section 33 requires that the alteration be reviewed by the City’s Municipal Heritage Committee, Heritage Oshawa, and that the alteration be consented to by City Council. The revised Planning Act applications along with the Heritage Impact Assessment Addendum were circulated to Heritage Oshawa for their review and comment.

Heritage Oshawa considered the revised proposal at their meeting of May 25, 2023 and passed the following motion:

“That, pursuant to HTG-23-36 dated May 19, 2023, the Section 33 application to alter, consistent with the application to amend the Oshawa Official Plan and Zoning By-law 60-94 for 70 King Street East, be recommended for denial under Section 33 of the Ontario Heritage Act.”

The Applicant subsequently submitted a letter dated September 15, 2023 formally requesting approval of the proposed alteration under Section 33 of the Ontario Heritage Act and responding to Heritage Oshawa’s comments. The letter is attached to this Report as Attachment 9.

5.5 Site Design/Land Use Considerations

The Owner proposes to develop a new 21-storey, 198-unit mixed-use building on the Subject Site partially overhanging the existing building (see Attachments 4 and 5). The existing 6-storey mixed-use commercial/residential building (former Genosha Hotel), which is designated under the Ontario Heritage Act, will be retained. The Applicant proposes to construct the new mixed-use building on the northern portion of the property which is currently used as an outdoor parking lot, loading area and waste storage area.

The Owner’s plans identify a potential pedestrian bridge that would span Mary Street North between the proposed mixed-use building and Parkade 3 to provide direct pedestrian access between the two buildings, if parking for the proposed mixed-use building were to be provided in Parkade 3.

In support of the proposed site design/development, the Applicant has submitted a variety of plans and documents including a site plan, floor plans, building elevations, a lighting plan, a planning justification report, a functional servicing and stormwater management report, a heritage impact assessment and addendum, a geotechnical investigation, a noise study, vehicle/truck maneuvering plans, a traffic and parking study, and an environmental site assessment.

The Applicant submitted an updated noise impact study (“Noise Study”) prepared by Thornton Tomasetti, a professional stationary and transportation noise engineering consultant. The Noise Study assessed the impact of road noise and the neighbouring Bell building on the proposed new residential units. The Noise Study concluded that the proposed new residential/commercial development could comply with Publication NPC-300 (Environmental Noise Guidelines – Stationary and Transportation Sources) (the “Guideline”) prepared by the M.E.C.P. under the following circumstances:

- The Subject Site would have to be designated as a Class 4 area under the Guideline by the City of Oshawa. The Guideline only allows a noise study to assume that exterior residential windows are closed when measuring noise from a stationary noise source if the site is designated as a Class 4 area. If a site is not designated as Class 4, it is assumed to be a Class 1 or 2 site and windows must be assumed to be open; and,

- Mitigation measures would have to be implemented on the Bell building to mitigate noise from rooftop mechanical equipment. This would require coordination between the Applicant and Bell. There is no obligation on Bell to agree to any mitigation measures on their building.

As per the Noise Study, Thornton Tomasetti will be required to prepare an addendum to the noise impact study once the Applicant and Bell have concluded their discussions and made the necessary arrangements, including selecting the project's mechanical equipment. Once the noise impact study and subsequent addendum have been submitted to the City, staff will arrange to have the material peer reviewed by a qualified third party noise consultant at the Owner's sole cost. If the Owner is successful in making the appropriate arrangements with Bell to mitigate the effects of stationary noise on the proposed residential units, staff would report back to the Economic and Development Services Committee and Council on the arrangements made between the Applicant and Bell, the findings of the updated noise study and a request from the Owner to designate the Subject Site as a Class 4 area (only applicable to the new mixed-use building, not the existing mixed-use building with 86 apartment units). If the Owner is unable to make the necessary arrangements with Bell, the Owner will need to consider building design changes.

This noise mitigation challenge exists whether the Owner is proposing an 8-storey residential building (currently permitted by the Zoning By-law) or the proposed 21-storey building. The recommended "h" holding symbol would prevent any new residential development on the Subject Site until the Applicant has addressed the noise mitigation requirements of the M.E.C.P. Guideline.

In the past, Council has granted Class 4 area status to other residential developments including the block townhouses at the southwest corner of Phillip Murray Avenue and Park Road South and the southwest corner of Conlin Road East and Wilson Road North, as well as the proposed single detached dwellings, street townhouse dwellings and block townhouse dwellings east of Clearbrook Drive, south of Taunton Road East.

Detailed design matters will be reviewed during the processing of a future application for site plan approval to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies, and the M.E.C.P. Guideline.

Some of the specific matters this Department will be reviewing during the processing of the future site plan application, if the subject official plan amendment and rezoning applications are approved, include:

- (a) Site/building design matters including loading, building architecture, waste collection, and landscaping;
- (b) The design of the enclosed pedestrian bridge spanning between the proposed building and Parkade 3, if the bridge is ultimately authorized by City Council;
- (c) Noise attenuation;
- (d) Servicing and stormwater management matters;

- (e) Heritage preservation matters;
- (f) The environmental condition of the Subject Site; and,
- (g) Crime Prevention Through Environmental Design issues.

Additional future reports to the Economic and Development Services Committee and Council will be required to address the following matters:

- Consideration of additional floors on Parkade 3 to serve the parking needs of the Subject Site, including the necessary arrangements required to address their construction, maintenance, ownership and liability;
- The pedestrian bridge crossing of Mary Street North between the proposed 21-storey building and Parkade 3, including the necessary arrangements required to address its construction, maintenance and liability, including the granting of air rights above the Mary Street North road allowance; and,
- Class 4 area designation in accordance with the M.E.C.P. Guideline.

5.6 Basis for Recommendation

This Department has no objection to the revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94, as amended, for the following reasons:

- (a) Developing a parking lot to a more intensive use in the Downtown Oshawa Urban Growth Centre 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 designated and zoned to permit high density residential development, albeit at a lower height and density.
- (d) The proposed development is an appropriate use, form and scale of development given its location in the Downtown Oshawa Urban Growth Centre.
- (e) The proposed development is transit supportive given its proximity to multiple Durham Region Transit and GO Transit bus stops and routes.
- (f) The proposed development promotes active transportation opportunities given the site's proximity to a variety of amenities in and around downtown Oshawa (e.g. Ontario Tech University, Trent University, the Tribute Communities Centre, Y.M.C.A., Regent Theatre) and access to the Athol Street cycle track, Mary Street bike lanes and Michael Starr Trail.
- (g) The proposed development can be designed to be compatible with adjacent land uses.
- (h) The proposed development will make efficient use of existing municipal services such as water and sanitary services.

- (i) Approval of the subject applications will not prejudice the City with respect to the matter of the request to construct two additional floors on Parkade 3.
- (j) The use of a holding symbol will ensure that the proposed development will not proceed until such time as appropriate arrangements have been made for on-site or dedicated off-site parking, and the mitigation of noise in relation to the proposed residential units.
- (k) The proposed development respects and complements the heritage attributes and characteristics of the designated Genosha Hotel building.
- (l) The proposed development represents good planning.
- (m) The proposed building will help the City achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province.

6.0 Financial Implications

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

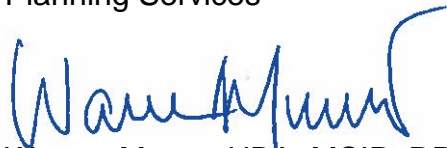
The subject applications were submitted prior to July 1, 2023 and therefore the Applicant and Owner are not eligible for a refund under the Planning Act as amended by Bill 109 (More Homes for Everyone Act, 2022) if the City does not make a decision on the Zoning By-law Amendment application within a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

7.0 Relationship to the Oshawa Strategic Plan

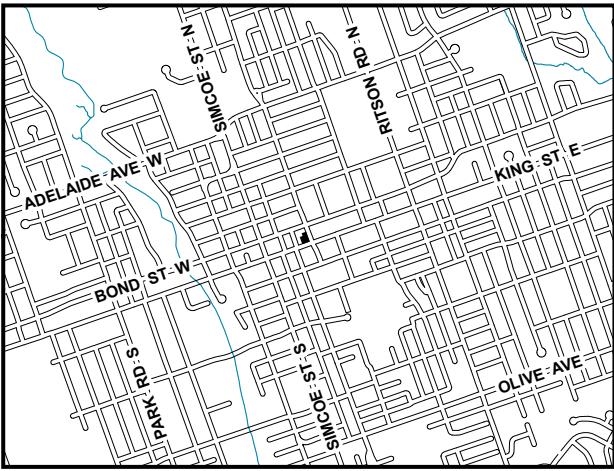
The Recommendation advances the Economic Prosperity and Financial Stewardship goal of the Oshawa Strategic Plan.



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



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



**Item: ED-23-183
Attachment 1**


Economic and Development Services

Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc.

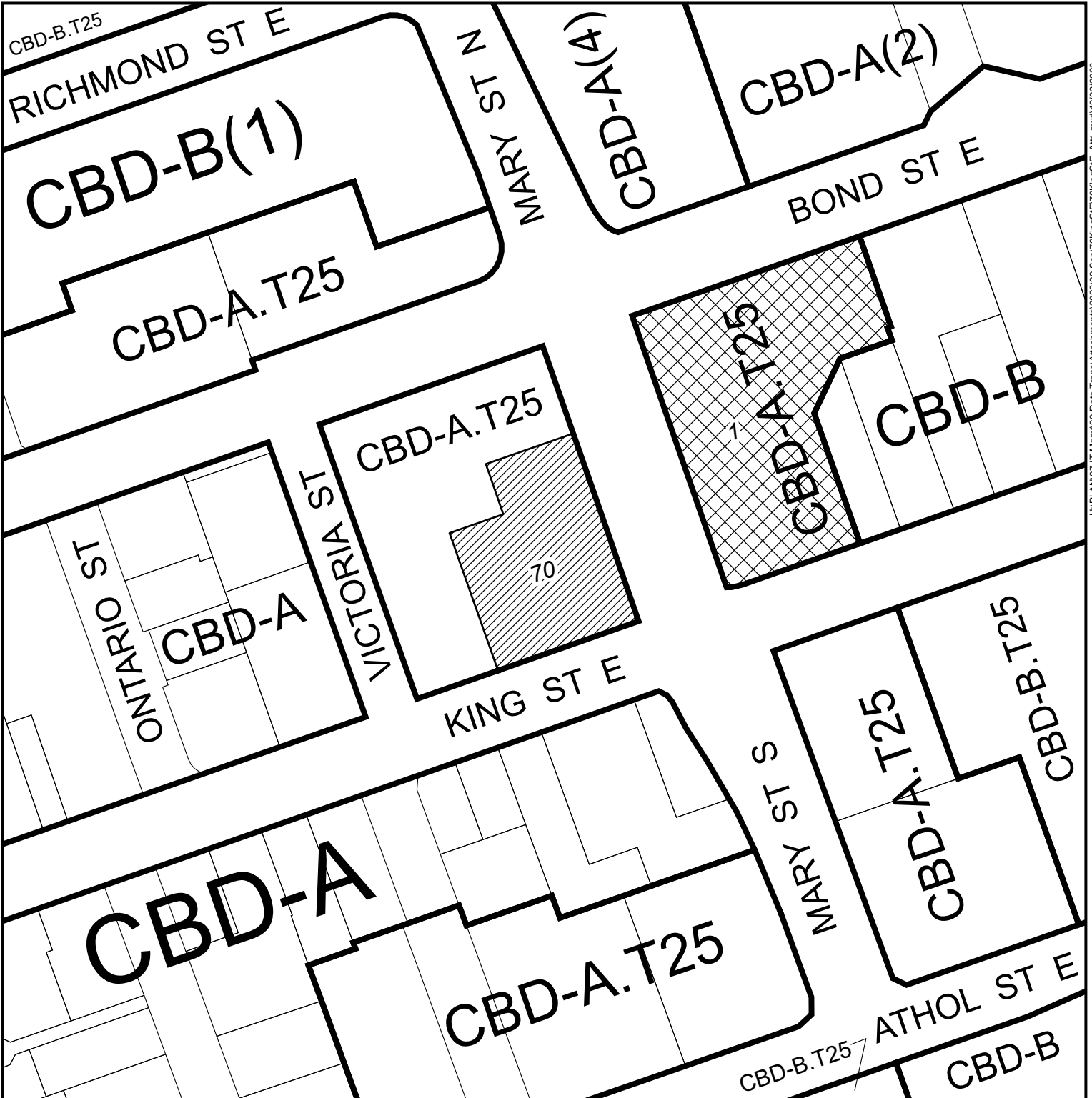
Address: 70 King Street East

Ward: Ward 4

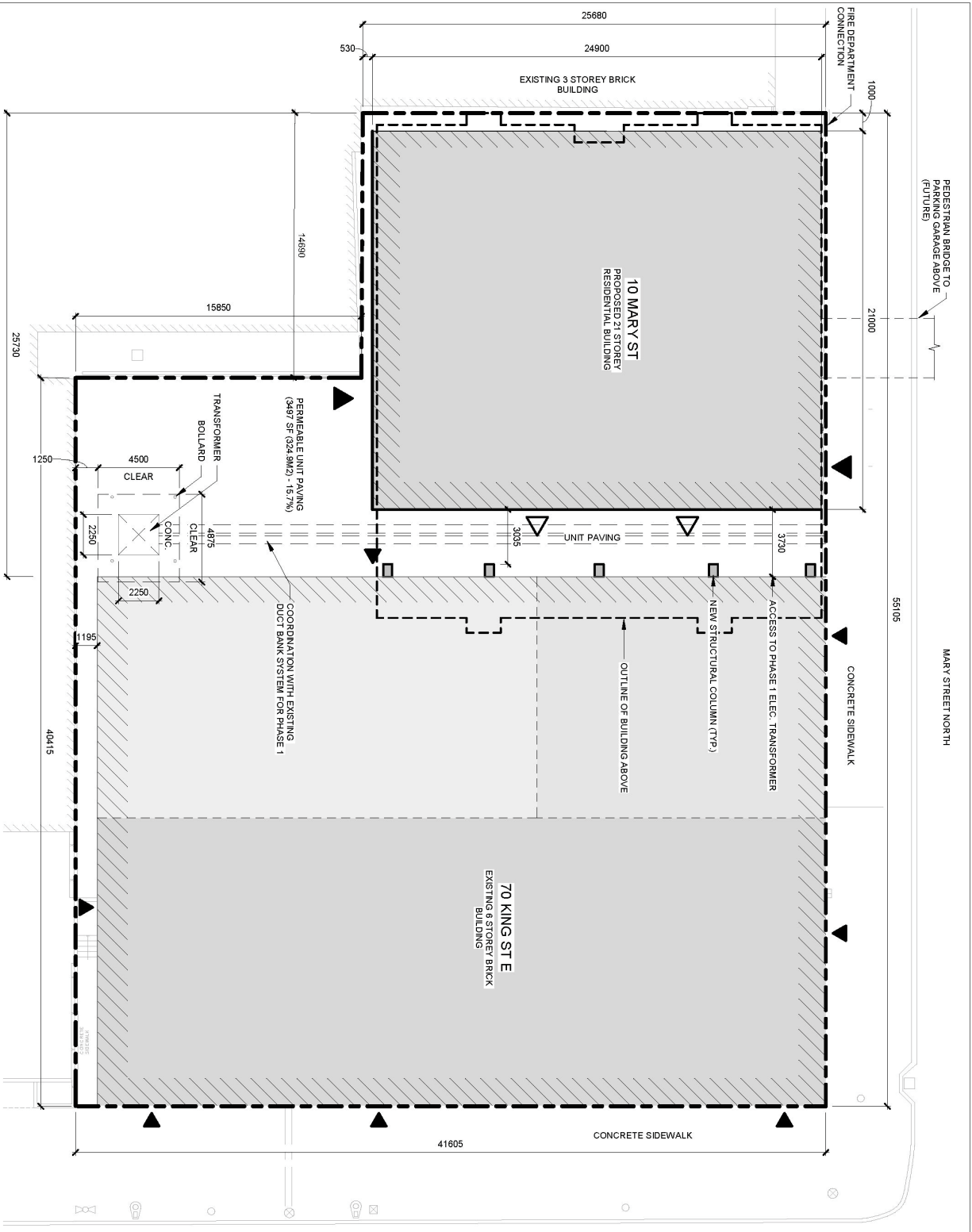
File: OPA-2022-01, Z-2022-01

City-owned Parkade 3 – 1 Mary Street North 

Subject Site – 70 King Street East 



Title: Initial Proposed Site Plan Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TTT Inc.
 Address: 70 King Street East
 Ward: Ward 4
 File: OPA-2022-01, Z-2022-01



KING STREET EAST

No.	ISSUED FOR SPA	2021/XXXX
1	ISSUED FOR SPA	2020/07/15
	DESCRIPTION	YYYY/MM/DD

AS101
PROPOSED
SITE PLAN

Genosha Phase II
 10 Mary Street N, Oshawa, ON
 PROJECT No:

SCALE: 1 : 200
 JULY 2020

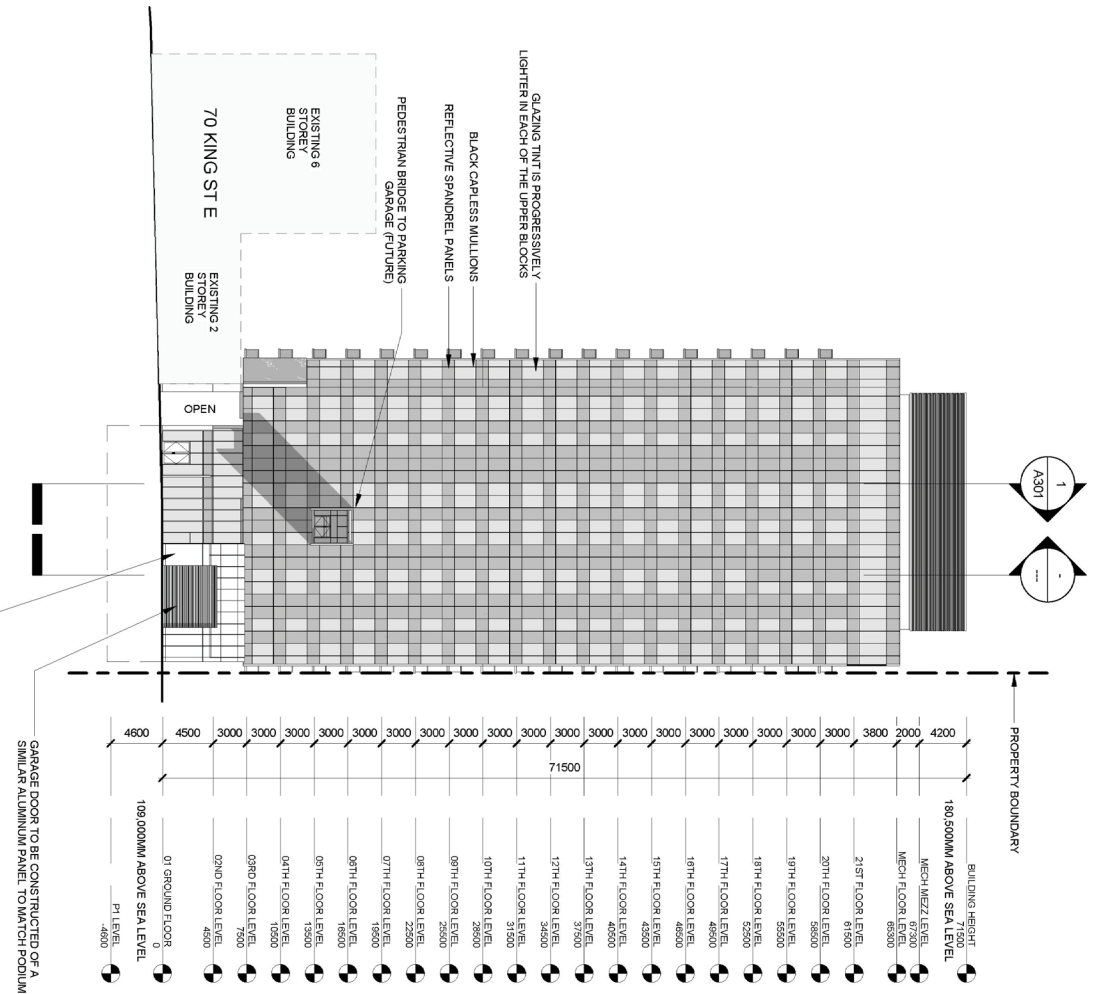
GROSS FLOOR AREA



GENERAL NOTES
 ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS MUST BE VERIFIED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHOULD CONSULT WITH THE CITY OF OSHTWA OFFICE OF DEVELOPMENT SERVICES FOR ANY QUESTIONS REGARDING THE DRAWINGS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHOULD CONSULT WITH THE CITY OF OSHTWA OFFICE OF DEVELOPMENT SERVICES FOR ANY QUESTIONS REGARDING THE DRAWINGS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHOULD CONSULT WITH THE CITY OF OSHTWA OFFICE OF DEVELOPMENT SERVICES FOR ANY QUESTIONS REGARDING THE DRAWINGS.

JOEL GERBER ARCHITECT
 23 DONCASTER AVENUE
 TORONTO, ON M4C 1Y4 CANADA
 TEL: (416) 291-1111
 WWW.JOELGERBERARCHITECT.COM

Title: Initial Proposed East Building Elevation Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TTT7 Inc.
 Address: 70 King Street East
 Ward: Ward 4
 File: OPA-2022-01, Z-2022-01



No.	ISSUED FOR SPA DESCRIPTION	DATE
1	ISSUED FOR SPA	2020/07/15
2	ISSUED FOR SPA	2021/XXXX

**A201
PROPOSED
EAST ELEVATION**

Genosha Phase II
10 Mary Street N, Oshawa, ON
PROJECT NO:

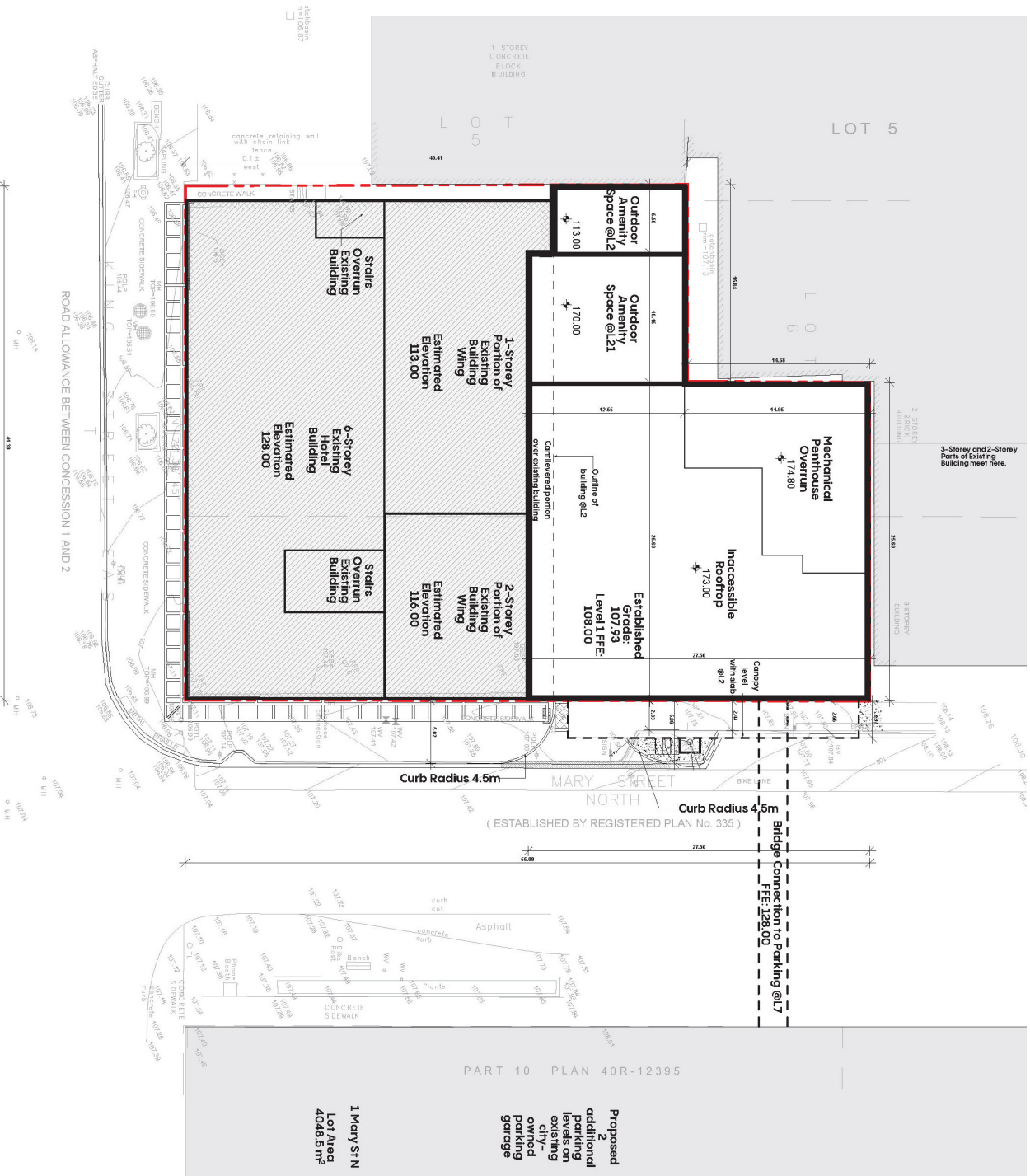
SCALE: 1 : 400
JULY 2020
GROSS FLOOR AREA

GENERAL NOTES
 ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS MUST BE CHECKED AGAINST THE CONTRACT DOCUMENTS AND THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES. ALL DIMENSIONS ARE GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE SPECIFIED.

JOEL GERBER ARCHITECT
 23 DONCASTER AVENUE
 WILLOWDALE, ONTARIO M2H 1Y4 CANADA
 1547 262 6955
 JOEL@JOELGERBERARCHITECT.COM

Title: Revised Proposed Site Plan Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TTT7 Inc.
 Address: 70 King Street East
 Ward: Ward 4
 File: OPA-2022-01, Z-2022-01

City of Oshawa
 Economic and Development Services



Proposed additional parking levels on existing city-owned parking garage

1 Mary St N
 Lot Area
 4048.5 m²

Title: Revised Proposed East and South Building Elevations Submitted by the Applicant
Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of T77 Inc.
Address: 70 King Street East
Ward: Ward 4
File: OPA-2022-01, Z-2022-01

City of Oshawa
 Economic and Development Services

- Materials:**
- Proposed Building
 - Dark Grey Cladding
 - Exterior Wood Finish on Balcony Understies
 - Glass Railings
 - Glass Windows
 - Dark Aluminium Window Frames
 - Dark Grey Metal Canopy
 - Existing Building
 - Existing Brick Cladding



SMART DENSITY

180 John St #407
 Oshawa, Ontario M6H 1D6,
 Canada
 Tel: (905) 881-4474
 Fax: (905) 881-4474
 www.smartdensity.com

Project:
**10 Mary Street
 North,
 Oshawa**

STAMP
**NOT FOR
 CONSTRUCTION**

Title:	Elevations (South + East)
Revision:	
Scale:	1:200
Job #:	CM-22-01
Date:	April 5, 2023
Drawing No.:	A2402

List of Permitted Uses in the CBD-A.T25 (Central Business District) Zone:

- (a) Animal hospital
- (b) Apartment building
- (c) Apartment hotel
- (d) Art gallery
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Bus depot
- (h) Church
- (i) Cinema
- (j) Club
- (k) Commercial recreation establishment
- (l) Convention centre
- (m) Craft Brewery
- (n) Crisis care residence
- (o) Cultural centre
- (p) Day care centre
- (q) Financial institution
- (r) Flat
- (s) Funeral home
- (t) Hospital
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) Parking garage or parking lot
- (cc) Personal service establishment
- (dd) Printing establishment
- (ee) Restaurant
- (ff) Retail store
- (gg) Retirement home
- (hh) School
- (ii) Studio
- (jj) Tavern
- (kk) Television or radio broadcasting station or studio
- (ll) Theatre
- (mm) Trade centre

Excerpts from the Minutes of the Development Services Committee Meeting held on April 11, 2022

Application DS-22-73

Presentation

Smart Density - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94

Naama Blonder, Architect and Urban Planner, Smart Density provided an overview of the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 submitted by Joel Gerber on behalf of TT7 Inc for 70 King Street East.

Members of the Committee questioned Naama Blonder and Rick Summers of TT7 Inc.

Delegations

Diane Stephen addressed the Development Services Committee concerning the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 submitted by TT7 Inc. for property located at 70 King Street East, stating that although she was not speaking on behalf of Heritage Oshawa, the presentation provided at this meeting was not the same as that provided to Heritage Oshawa.

Members of the Committee questioned Diane Stephen.

Correspondence

(See additional items)

Reports

DS-22-73 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Joel Gerber on behalf of TT7 Inc., 70 King Street East (Ward 4)

Moved by Mayor Carter

That, pursuant to Report DS-22-73 dated April 6, 2022, concerning the applications submitted by TT7 Inc. to amend the Oshawa Official Plan (File: OPA-2022-01) and Zoning By-law 60-94 (File: Z-2022-01) to permit the development of a 21 storey apartment building containing 114 dwelling units at 70 King Street East and the associated proposal to add two storeys to Parkade 3 of the Oshawa Municipal Parking System to provide off-site parking for the proposed apartment building, staff be directed to further review and prepare a report and recommendation back to the Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried

Excerpts from the Minutes of the Economic and Development Services Committee Meeting held on June 5, 2023

Application ED-23-119

Presentation

Summers & Co. Developments Inc., and Smart Density - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East

Richard Summers, Summers & Co. Developments Inc., and Mohcine Sadiq and Yvonne Ye, Smart Density, presented an overview of the Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East.

Members of the Committee questioned Richard Summers, Mohcine Sadiq, and Yvonne Ye.

Delegations

Diane Stephen - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East

Diane Stephen addressed the Economic and Development Services Committee concerning revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East advising she is concerned about the alteration in context with changes that would have to be made to the designation By-law, as the whole site is designated. Diane Stephen believes this application should be brought back to Heritage Oshawa for the Advisory Committee and the Community can understand the alterations better.

Correspondence

None.

Reports

ED-23-119 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-23-119 dated May 31, 2023, concerning the applications submitted by Smart Density on behalf of TT7 Inc. to amend the Oshawa Official Plan (File: OPA-2022-01) and Zoning By-law 60-94 (File: Z-2022-01) to permit the development of a 21-storey mixed-use building containing 198 rental apartment units and 261.5 square metres (2,814.9 sq. ft.) of commercial floor space on the first two floors at 70 King Street East, 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.

Motion Carried

September 15, 2023

Heritage Oshawa

Re: 70 King Street East Oshawa, Alteration Request

Item: ED-23-183
Attachment 9

Dear Heritage Oshawa Committee Members,

Thank you for taking the time to review our new development concept for 10 Mary Street North, Oshawa (70 King Street East) and to consider our alteration request to the Heritage by-law under Section 33 of the Heritage Act.

Background

The Genosha Hotel, also known as 68 and 72 King Street East, was constructed in 1929 and subsequently faced great difficulties. The building ownership and use changed several times before it eventually closed down in 2003. Two years later, the Genosha Hotel was designated by City of Oshawa [By-law 70-2005](#) where the originally 6-storey rectangular, flat roofed building with its 1- and 2- storey brick additions were to be preserved. The 70-2005 by-law identified 3 distinct sections to be preserved:

- The Commercial Street Level Section:
 - The semi-circular arches at street level on the north façade—subject of this alteration request
 - The size and proportion of the street level display windows on the south and east façades
- The Intermediate Section:
 - The windows and their grid-like organization, design, lintels and lug sills, central frontispieces, and shared recessed lintels
 - The unpainted variegated buff-yellow brick on the south and east façade
 - The light gray stucco on the north and west façades
 - The 7 ornamental balconettes on south and east façades
 - The vertical ribbons of projecting brick simulating columns
- The Attic or Roof-Line Section
 - The detailing at the roof-line in contrasting materials
 - The projecting cap at southwest corner and remnants of same at the southeast corner.

The Genosha Hotel was purchased by TT7 in 2017. On December 14, 2017, the owner presented to the Heritage Oshawa Advisory Committee to endorse alterations to the building. The alterations were to create a main entrance on the Mary Street North frontage and new construction of a metal and glass canopy on the King Street East and Mary Street North Frontages. The [Alteration By-law](#) was received and approved on April 19, 2018. Construction was completed in 2019.

In 2021, the owner submitted an application to develop a 21-Storey residential building designed by Joel Gerber Architect at the rear of 70 King Street East. The proposed building had a 3.7 m separation distance from the existing building. It had a dynamic design that

incorporated stacked components, cantilevering in the upper portions. The façade was predominately glass.

In 2022, the owner submitted a revised application with a new design completed by Smart Density, which is currently being considered and is the matter being brought to your attention today.

Proposed Development and Alterations

The proposed development is comprised of a 21-storey residential building along Mary Street North. The development will have a total of 198 residential units. The building fronts Mary Street North and proposes a design that aligns to, but playfully adapts, the heritage attributes identified in By-law 70-2005. In particular: the rectangular flat-roofed shape, grid-like window placement, and contrasting façade. The property will not be severed.

As shown on the Plan in Appendix A, no separation distance is proposed and instead, the two buildings will be separated by a fire wall. The existing glass door at the north façade will be replaced with a fire-rated door to provide the existing building with access to the waste storage area and the driveway for loading.

The following alterations would be made to the existing heritage building as detailed in the image in Appendix B:

- The electrical box, mechanical shafts, drainage systems and venting frille to be relocated
- The existing glass door to be replaced a fire-rated door
- The semi-circular arches at street level on the north façade to be filled and closed

The owner requests that City Council consent to the alterations to the property at 68-72 King Street East.

Rationale

Of the requested alterations, only the semi-circular arches at the street level on the north façade has heritage implications. We believe that the removal of these arches is reasonable for the following reasons:

1. The semi-circular arches are far from the sidewalk and are not a prominent feature of the existing building. As displayed in the images in Appendix B, the semi-circular arches are on the west-side of the building and have low visibility. Due to the location of the semi-circular arches, they would not be prominent or visible from the sidewalk should an alley be proposed. Further, references to the Genosha Hotel predominantly focus on the front façade (east and south) of the building. See Appendix C for relevant images.
2. The semi-circular arches and their corresponding windows currently provide access to a food court area and overlook a parking space, which is already less than ideal. Furthermore, it is not advisable to keep windows that face a loading area or a dead-end alley and provide very little natural light.
3. Retaining the semi-circular arches is not a viable option when it comes to addressing significant urban design challenges. One notable difference between the initial



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Toronto, Ontario, Canada M5V 1Y6
info@smartdensity.com
www.smartdensity.com

submission in 2021 and the current submission under review pertains to the spacing between the proposed building and the existing structure. This alteration is aimed at preventing the formation of alley-like conditions and ensuring that refuse trucks can maneuver within the building rather than having to reverse across the public sidewalk.

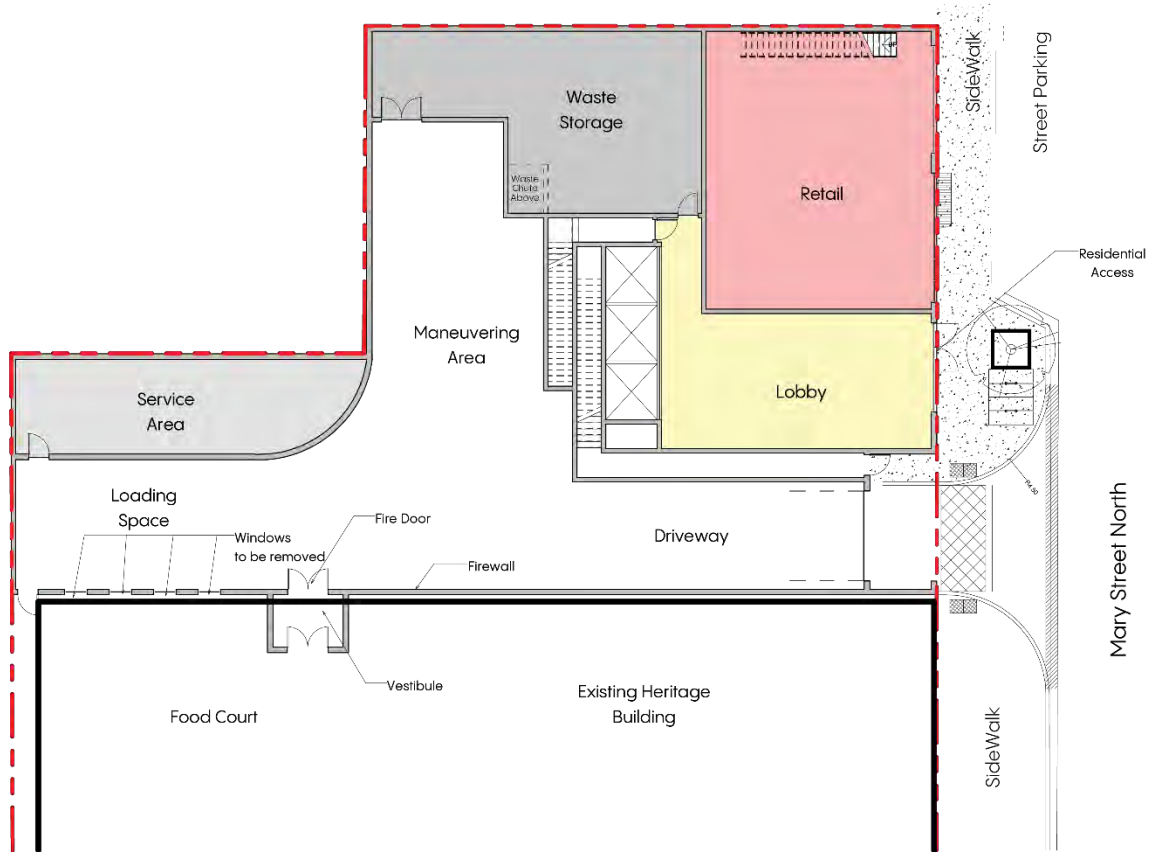
Please also refer to the attached response letter which provides a response to the concerns raised by Heritage Oshawa in [HTG-23-35](#).

This project offers a distinctive chance to achieve urban density goals while safeguarding the historical characteristics of the former Genosha Hotel. The adjustment of window placement and the relocation of mechanical equipment represent relatively minor yet essential modifications. These changes, in turn, will enable the creation of an exciting new building and housing options within Oshawa's downtown area.

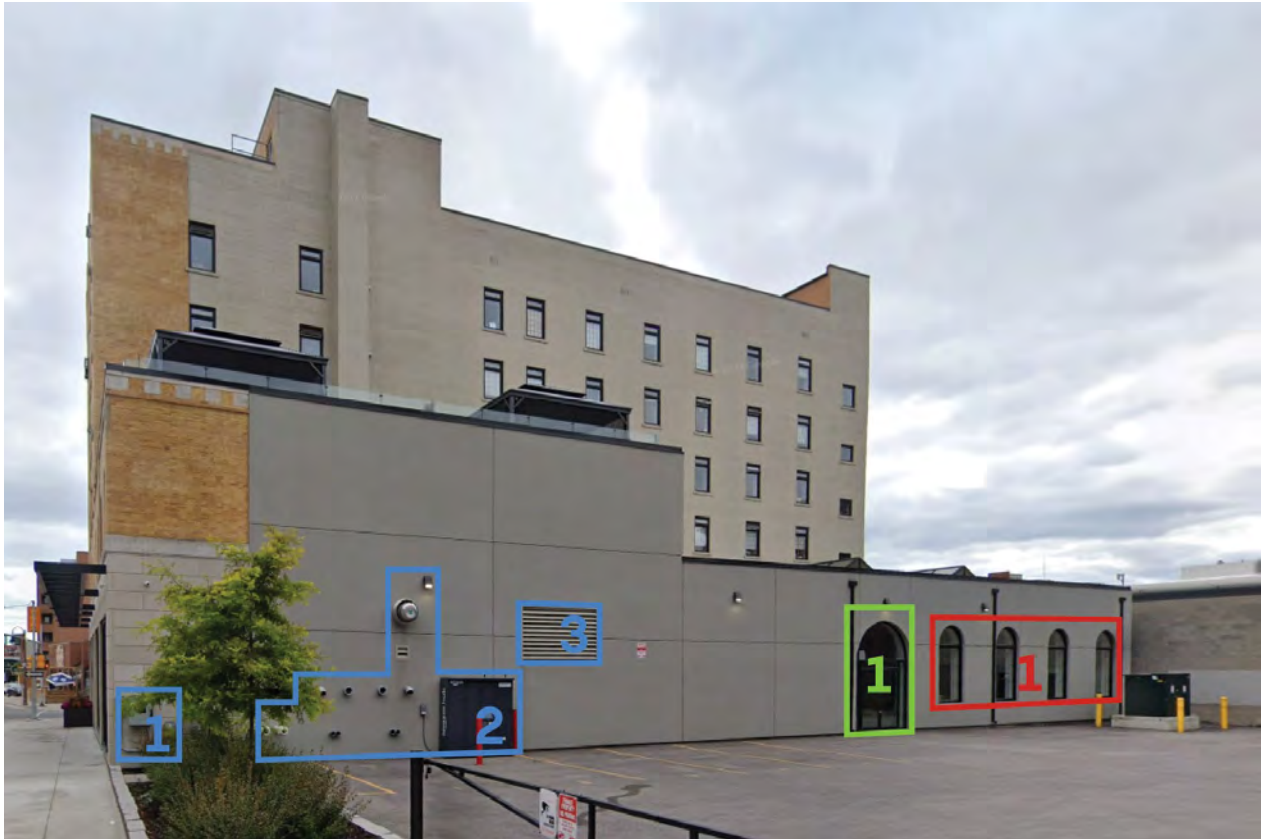
We look forward to discussing this project with you further.

Regards,
Naama Blonder
Architect, Urban Designer, and Urban Planner
B.Arch, OAA, RPP, MCIP

Appendix A Proposed Development – Ground Floor Plan



Appendix B Proposed Alterations







Blue: Electrical box, mechanical shafts, drainage systems and venting frille to be relocated

Green: Existing glass door to be replaced a fire-rated door

Red: Semi-circular arches at street level on the north façade to be filled and closed

Appendix C Historical Images of the Genosha Hotel

Source	Photo
<p>Oshawa Museum</p> <p>- Local Landmark listing</p>	 <p>Hotel Genosha, Oshawa, Ontario. 5.</p>
<p>Oshawa Museum Blog</p> <p>- ArteFACTS – Trinket Box, Hotel Genosha, 1929</p>	 <p>Hotel Genosha, Oshawa, Ontario. 22.</p>
<p>Oshawa Public Libraries</p> <p>- Heritage Collections LH0622 Genosha Hotel</p>	 <p>HOTEL GENOSHA OSHAWA, ONT.</p>
<p>Durham Region News</p> <p>- A news release on the renovation in 2019</p>	

Attachment 1: Response Letter

September 15, 2023

Development Services Department
 City of Oshawa

Re: 70 King Street East Oshawa Proposal (10 Mary Street North)

Thank you for taking the time to review our new development concept for 10 Mary Street North, Oshawa.

Following staff and public comments from an initial submission received in July 2022, we made significant changes to the design to accommodate an elegant building that fits the surroundings and highlights the former Genosha Hotel.

It is our intent to provide a proposal that meets the intent of the applicable policies of the site, make a strong contribution to the area, and accentuate the adjacent heritage building. To this end, we would like to provide a response to the questions, concerns, and comments posed in the Working Group Response to the 70 King Street East Oshawa Proposal.

Questions, Concerns, and Comments	Response
2) What measures will be taken to keep the existing Genosha Hotel from collapsing into the construction pit/site that will have to be made to create a building so tall?	A shoring engineer will be contracted to ensure best practices are applied during constructions and that all safety measures are taken. The absence of underground levels in the proposed building should mitigate any contingent risk.
3) What measures will be taken to protect the façade of the Genosha Hotel during the construction of the proposed building and the added floors of the Municipal parking garage?	While the arched windows at the ground floor of the former Genosha Hotel's north façade will have to be closed, the rear façade of the former Genosha Hotel is 11.5 m away from the new construction. Conflict between the two is not anticipated.
4) There are concerns regarding shadows from both the proposed building and the increased levels of the parking garage.	The proposed building is located north of the former Genosha Hotel and will therefore not cast any shadows on the existing building. The increased levels of the parking garage will be explored as part of another submission. However, we can confirm that there are no shadows cast on the former Genosha Hotel.
5) The working group is concerned that the views of the original Genosha Hotel will be restricted or diminished. (The proposed building is the focal point if you are looking from the Southeast corner of King and Mary St and there will be no view of the original building from Bond St.)	From the southeast of King and Mary St, the former Genosha Hotel is the prominent building at the opposite corner. While the proposed building may draw attention due to having a higher built form, its façade and contrasting colours draw the public's eye to the former Genosha Hotel.

	<p>The view of the north façade of the former Genosha Hotel, the rear of the building, will be diminished from Bond Street by the proposed development. However, the rear is not a prominent façade and views to the ground level and east façade are maintained.</p>
<p>6) On Page 3 of the Schedule "A" of By-Law 70-2005 under "Heritage Attributes to be Protected and Conserved" the semi-circular arches on the north façade are stated as one of the architectural features to be preserved. Shall this proposal move forward how will the arches be preserved?</p>	<p>The semi-circular arches cannot be preserved except by the creation of alleyway conditions—of which we have received comments from staff as being undesirable. Further, an alleyway would not allow the arches to be visible from the public realm due to the depth of the site. The wall is made of stucco and is not part of the original cladding. Permission for alteration will be sought under Section 33 of the Ontario Heritage Act.</p>
<p>7) The working group finds that the proposal to be architecturally inconsistent to the existing Genosha Hotel. It is felt if this proposal moves forward it will be damaging to the "Heritage Property and the Historical Building that currently resides on it. The proposed building would be so out of place that it will make the existing buildings appear out of place.</p>	<p>The proposed development has been carefully designed to serve as a playful but respectful adaptive addition to the former Genosha Hotel. Departing from a glass-dominated façade design, the proposed building uses black panels and recessed wood-cladding to create an engaging façade with a simple grid.</p> <p>The dark-panelled building works as a rear screen that highlights and accentuates the heritage building.</p>
<p>8) The working group feels that the ability to move freely between the existing Genosha Hotel and the Proposed Building constitutes an expansion of the existing Hotel. The working group would recommend a better symmetry between the existing building and the proposed addition.</p>	<p>The existing building and food court will be connected to the proposed driveway. This will be necessary for loading, delivery, and waste management purposes.</p>
<p>10) The working group believes that many important parts of the actual plan have been excluded. We would like to see a more complete presentation.</p>	<p>The details of the plans have been provided to the level required for a ZBA/OPA. Further details will be provided at the site plan application stage.</p>

We look forward to discussing this project with you further.

Regards,

Naama Blonder
Architect, Urban Designer, and Urban Planner
B.Arch, OAA, RPP, MCIP