

Economic and Development Services Committee – November 27, 2023

Authorization to hold a Public Information Centre for the Bloor-Simcoe Intensification Study associated with Interim Control By-law 133-2023 (Ward 5) (File: 12-03-3568)

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

Whereas, on October 30, 2023, Council considered Report ED-23-192 dated October 11, 2023, passed Interim Control By-law 133-2023 (“By-law 133-2023”, see Attachment 1) and directed staff to undertake an in-house, focused residential intensification study (the “Study”) along certain portions of the Bloor Street and Simcoe Street South corridors (the “Study Area”); and,

Whereas, the purpose of the Study is to develop an intensification policy framework to guide future development in suitable locations and identify appropriate types of built form within the Study Area; and,

Whereas, a notice of passing of By-law 133-2023 was issued by the City on November 1, 2023, in accordance with Section 38(3) of the Planning Act, R.S.O. 1990, c. P.13 and Ontario Regulation 545/06; and,

Whereas, the appeal period for By-law 133-2023 ends on December 19, 2023 and as of the date of this Item, the City has not received any notices of appeal; and,

Whereas, during the first quarter of 2024, staff will have completed the background research and review for the Study and will be prepared to advance the public consultation process including a Public Information Centre (“P.I.C.”) and online consultation associated with the Study; and,

Whereas, notice of the P.I.C. for the Study will be advanced through:

- Mailing notice to all property owners in the Study Area boundary and all property owners within 120 metres (400 ft.) of the Study Area boundary a minimum of two (2) weeks in advance of the public consultation;
- Circulating notice to all interested parties on the Notification List a minimum of two (2) weeks in advance of the public consultation;
- Engaging with key stakeholders, such as the Region of Durham, for their input;
- Engaging with appropriate City advisory committees for their input; and,
- Posting on the City’s Corporate website and Connect Oshawa; and,

Whereas, staff will report back to the Economic and Development Services Committee on the final Study, which will include the results of the public consultation;

Therefore be it resolved:

1. That, pursuant to Item ED-23-218, staff be authorized to schedule a Public Information Centre to be held in the first quarter of 2024, to be held in-person at Oshawa City Hall, for the purpose of obtaining public input on the background research and review for the Bloor-Simcoe Intensification Study associated with Interim Control By-law 133-2023.
2. That, pursuant to Item ED-23-218, staff be authorized to provide notice of the public consultation process of the Bloor-Simcoe Intensification Study associated with Interim Control By-law 133-2023, as generally outlined in said Item.



By-law 133-2023
of The Corporation of the City of Oshawa

Being an Interim Control By-law passed pursuant to Section 38 of the Planning Act, R.S.O. 1990, c.P.13, as amended, for certain portions of the Bloor Street and Simcoe Street South corridors in the City of Oshawa.

Whereas Section 38 of the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a local municipality to pass an interim control by-law, which prohibits the use of land, buildings or structures within the municipality or within any defined area thereof for such purposes as set out in the By-law, if the Council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or in any defined area or areas thereof; and,

Whereas the Council of the Corporation of the City of Oshawa has passed a resolution directing that a focused intensification study along certain portions of the Bloor Street and Simcoe Street South corridors, as shown in the key map below, be undertaken to review the existing policy framework and associated land uses to guide future development in suitable locations and appropriate types of built form in the study area; and,


Whereas the Council of the Corporation of the City of Oshawa has deemed it necessary and expedient to pass an interim control by-law, with respect to all land, buildings and structures within certain portions of the Bloor Street and Simcoe Street South corridors, as shown on Schedule 'A' attached hereto, while the focused intensification study is being completed.

Therefore it is enacted as a by-law of the Corporation of the City of Oshawa by the Council thereof as follows:

1. This By-law applies to the areas in the City of Oshawa identified on Schedule 'A' attached to this By-law, generally defined as:
 - (a) A portion of the Bloor Street corridor, generally bounded by Highway 401 to the north, the Canadian National Railway corridor to the south, Farewell Street to the east and Park Road South to the west; and,
 - (b) A portion of the Simcoe Street South corridor, generally bounded by Highway 401 to the north, Wentworth Street West to the south, certain commercial/institutional/residential zoned lands to the east, and the Oshawa Creek valley to the west.
2. Each area described in Section 1 of this By-law is established as and declared to be an interim control area.
3. Notwithstanding any other City of Oshawa by-law to the contrary, no person shall, for the lands identified on Schedule 'A' attached hereto:
 - (a) Use any land, building or structure for any purpose whatsoever except for a use that lawfully existed on the date of the passage of this By-law as long as it continues to be used for such purpose; or,
 - (b) Be permitted to construct, alter or expand any building or structure, save and except:
 - (i) where such construction, alteration or expansion is an outcome of a site plan application or building permit application currently in process on the date of the passage of this By-law that is fully in accordance with the approved City of Oshawa Zoning By-law 60-94, as amended;
 - (ii) where such construction, alteration or expansion is an outcome of a zoning by-law amendment application or Stage 2 pre-consultation currently in process on the date of the passage of this By-law;
 - (iii) where such construction, alteration or expansion pertains to an accessory structure or building, accessory to a lawfully existing use on the date of the passage of the By-law as long as it continues to be used for such purpose.

4. Schedule 'A' attached hereto shall form part of this By-law.
5. This By-law shall come into force and effect immediately upon the final passing thereof and shall be in effect for one year from the date of passing of this By-law, unless otherwise extended in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.

By-law passed this thirtieth day of October, 2023.



Mayor

City Clerk

Schedule "A" to By-Law Number 133-2023

Passed This Thirtieth Day of October, 2023

