

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-24-70

Date of Report: May 29, 2024

Date of Meeting: June 3, 2024

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

Ward: Ward 4

File: Z-2023-04

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised 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 (File: Z-2023-04) to permit a five (5) storey, 38 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.

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 original proposed site plan submitted by the Applicant and considered at the September 11, 2023 public meeting.

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

Attachment 4 is a list of the uses permitted in the PSC-A (Planned Strip Commercial) Zone.

On September 11, 2023, a public meeting was held with respect to the subject development application. At the conclusion of the public meeting, the Economic and Development Services Committee adopted a recommendation to direct staff to further review the application and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. The minutes of the September 11, 2023 public meeting form Attachment 5 to this Report.

Subsequent to the September 11, 2023 public meeting, the Applicant revised the subject development proposal. The key differences between the original proposal considered at the public meeting (see Attachment 2) and the revised proposal (see Attachment 3) are as follows:

1. The height of the proposed building has been reduced from 20.5 metres (67.26 ft.) (6 storeys) to 17.50 metres (57.41 ft.) (5 storeys).
2. The number of apartment units has been reduced from 52 to 38, thereby reducing the proposed residential density from 243 units per hectare (98 u/ac.) to 178 units per hectare (71.70 u/ac.).
3. The decrease in dwelling units has resulted in the following changes to the proposed parking rates:
 - The proposed resident parking rate has increased from 0.52 spaces per unit to 0.79 spaces per unit (30 spaces); and,
 - The proposed visitor parking rate has increased slightly from 0.19 spaces per unit to 0.21 spaces per unit (8 spaces).
4. The Applicant no longer intends to designate 25% of the proposed units as affordable housing.

2.0 Recommendation

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

1. That, pursuant to Report ED-24-70 May 29, 2024, the revised 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 rezone lands municipally known as 184 Bond Street West from PSC-A (Planned Strip Commercial) to an appropriate PSC-A (Planned Strip Commercial) Zone to permit a five (5) storey, 38 unit apartment building be approved, generally in accordance with the comments in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.
2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-158 dated September 6, 2023 presented at the public meeting of September 11, 2023 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

3.0 Executive Summary

This Department recommends the approval of the revised application to amend Zoning By-law 60-94, as amended, to permit the development of a five (5) storey, 38 unit apartment on lands municipally known as 184 Bond Street West.

The proposed development is located west of Arena Street on the north side of Bond Street West within the Downtown Main Central Area. The Subject Site has good access to transit and nearby amenities, including shopping and entertainment.

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 City's Built Boundary and represents good planning. The proposed development will help the City's efforts to achieve the delivery of 23,000 new housing units in Oshawa between 2022 and 2031, as targeted by the Province.

4.0 Input From Other Sources

4.1 Other Departments and Agencies

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

4.2 Public Comments

The minutes of the September 11, 2023 public meeting concerning the subject application form Attachment 5 to this Report. No oral comments were received from the public at the public meeting.

A letter was received from a member of the public with respect to the subject application containing comments and expressing objections to the application. The key concerns raised in this written correspondence are set out below together with a staff response.

4.2.1 Parking

Comment:

A concern was expressed that the proposed parking rate is insufficient and will result in vehicles parking in the adjacent plaza located at 200 Bond Street West.

Staff Response:

Subsequent to the September 11, 2023 public meeting, the number of units has decreased from 52 to 38, resulting in the following changes to the proposed parking rate:

- The proposed resident parking rate has increased from 0.52 spaces per unit to 0.79 spaces per unit; and,
- The proposed visitor parking rate has increased slightly from 0.19 spaces per unit to 0.21 spaces per unit.

The revised Parking Justification Study prepared by Nextrans Consulting Engineers, a professional transportation engineering firm, reviewed the proposed parking supply using the Institute of Transportation Engineers Parking Generation Manual and the actual

parking utilization rates at comparable locations in Oshawa. Through this work it was determined that 38 parking spaces are necessary for the proposed development.

Professional transportation engineering staff in this Department reviewed this work and have no objections to the key conclusions of the Parking Justification Study and the proposed parking rates.

4.2.2 Building Height and Setbacks

Comment:

A concern was expressed regarding the appropriateness of the proposed building height and setbacks, particularly with respect to neighbourhood character and the visibility of the adjacent plaza.

Staff Response:

The Subject Site is a corner lot located outside of the Downtown Oshawa Urban Growth Centre along a Type 'B' Arterial Road and Regional Corridor within the Downtown Main Central Area, and at the periphery of the neighbourhood. The Oshawa Official Plan (the "O.O.P.") specifies that the Downtown Main Central Area outside of the Downtown Oshawa Urban Growth Centre shall generally include a wide variety of high-rise and mid-rise development, with some low-rise ground-related intensive and compact development in transitional areas, and that buildings at corner locations should generally be higher than buildings in mid-block locations.

The Subject Site is bounded to the north by Valleyview Community Centre and Valleyview Park, to the east and west by commercial uses, and to the south by Bond Street West, across from which are Pioneer Memorial Garden Cemetery and commercial uses. There are no low-rise residential uses abutting the Subject Site. The proposed building varies in height from one (1) storey to five (5) storeys, with the one (1) storey portion of the building generally located on the west side of the property adjacent to the two (2) storey plaza to the west.

It is important to note that under the existing PSC-A (Planned Strip Commercial) zoning the Subject Site could be developed with a 13 metre (42.65 ft.) (4 storey) high building with a minimum front yard depth of 0 metres (0 ft.), a minimum interior side yard depth of 0 metres (0 ft.) abutting the plaza, and a minimum rear yard depth of 3.0 metres (9.84 ft.) abutting Valleyview Park. The proposed development, if approved, will have a height of 17.50 metres (57.41 ft.), a front yard depth of 3.5 metres (11.48 ft.), an interior side yard depth of 0.7 metres (2.30 ft.), and a rear yard depth of 15 metres (49.21 ft.). The five (5) storey portion of the building will be setback 10.3 metres (33.79 ft.) from the west property line, or approximately 19.7 metres (64.63 ft.) from the two (2) storey plaza building.

The proposed building height is appropriate given the Subject Site's corner location on an arterial road within the Downtown Main Central Area and in proximity to shopping and amenities, Durham Region Transit ("D.R.T.") bus routes Pulse 900 and 902, and the future Durham-Scarborough Bus Rapid Transit Corridor.

4.2.3 Fencing

Comment:

A question was asked regarding the nature of the fence to be installed between the new building and the neighbouring plaza, noting that a fence may obstruct the view of the plaza.

Staff Response:

Fencing will be addressed through the future site plan approval application process, in the event the subject revised application is approved. The City may require the west property line to be fenced with a wood privacy fence. The plaza's signage is located on the second storey of the building near the street line, and should be visible above the privacy fence.

4.2.4 Damage from construction activities and increased risk of flooding

Comment:

Concerns were expressed regarding the potential for damage to the adjacent plaza and the existing retaining wall as a result of vibrations during construction as well as increased risk of flooding resulting from the development of the Subject Site.

Staff Response:

Development of the Subject Site is currently permitted under the PSC-A (Planned Strip Commercial) Zone, including four (4) storey commercial, residential or mixed-use residential/commercial buildings. The Applicant is proposing a five (5) storey apartment building.

The Subject Site is in proximity to the floodplain for the Oshawa Creek. Under existing conditions, the flood elevation in the vicinity of the site generally follows the bottom of the existing slope along the east property line.

In support of the subject application the Applicant has submitted a geotechnical report, a stormwater management and functional servicing report, a site grading plan, a site servicing plan, an erosion and sediment control plan, and pre- and post-development storm drainage plans in order to demonstrate that there will be no negative stormwater impacts on the Subject Site and neighbouring properties during and after construction.

Through the City's Site Alteration By-law 85-2006 and Dust and Mud Control By-law 64-2020, as amended, the City has controls for dust, mud and site drainage. As part of the site plan approval application process the Applicant will be required to submit a construction management plan demonstrating safe construction access, construction staging areas, crew parking arrangements, and sediment control fencing around the perimeter of the Subject Site.

Engineering Services and the Central Lake Ontario Conservation Authority (C.L.O.C.A.) have no objections to the subject revised rezoning application. Certain technical comments related to stormwater management, building and parking structure flood proofing and

retaining wall design will be addressed through the future site plan approval application process, if the subject revised application is approved.

4.2.5 Loss of open space

Comment:

A comment was made concerning the loss of open space as a result of the proposed reduction of front and side yard setbacks.

Staff Response:

The Subject Site is vacant commercial land formerly used as a parking lot and is not part of the lands designated as Open Space and Recreation in the Oshawa Official Plan. Should the subject application be approved, the Applicant will be required to submit a landscape plan prepared by a certified Landscape Architect as part of a future site plan approval application.

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 revised application:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Planned Commercial Strip within the Downtown Main Central Area (outside of the Downtown Oshawa Urban Growth Centre and Central Oshawa Transportation Hub)	No change
Zoning By-law 60-94	PSC-A (Planned Strip Commercial)	An appropriate PSC-A (Planned Strip Commercial) Zone with site specific regulations to permit certain performance standards to implement the site and building design.
Use	Vacant	5 storey, 38 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)	0.2212 ha (0.55 ac.)
Net Lot Area (exclusive of road widening)	0.2143 ha (0.53 ac.)
Number of Proposed Stacked Townhouse Units and Bedroom Types	38 units: – 5 one-bedroom units – 33 two-bedroom units
Maximum Net Residential Density Permitted in a PSC-A Zone	85 units per hectare (34 u/ac.) (18 units)
Proposed Net Residential Density	178 u/ha (71.7 u/ac.) (38 units)
Maximum Building Height Permitted in a PSC-A Zone	13m (42.65 ft.)
Proposed Maximum Building Height	17.5 (57.41 ft.)
Parking Spaces Required	Apartment units at a rental rate: 38 spaces for residents (1 spaces per unit) 13 spaces for visitors (0.33 spaces per unit) Total: 51
Parking Spaces Provided	30 spaces for residents (0.79 spaces per unit) 8 spaces for visitors (0.21 spaces per unit) Total: 38
Number of Bicycle Parking Stalls Proposed	Long term: 29 Short term: 4 Total: 33

5.2 Oshawa Official Plan

The Subject Site is designated Planned Commercial Strip within the Downtown Main Central Area in the 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 (the "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. of 1.68 is below the overall minimum target for the broader area, the proposed density is more than two 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 178 units per hectare (71.70 u/ac.), which is classified as the High Density II Residential density type.

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.

Policy 6.4.3 reads as follows:

- “6.4.3 The City shall encourage residential intensification as a sustainable option that endeavours to address the issue of affordable housing, make better use of existing municipal services and facilities, create more compact, transit- supportive, pedestrian-friendly and energy-efficient urban form, and help to promote active transportation.”

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 a Collector Road on Schedule “B”, Road Network, of the O.O.P.

The subject application conforms to the O.O.P.

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 4 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 178 units per hectare (71.70 u/ac.) with site specific conditions to permit the proposed site/building design.

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

- Rezone the Subject Site from PSC-A (Planned Strip Commercial) to an appropriate PSC-A (Planned Strip Commercial) Zone to permit a maximum residential density of 178 units per hectare (71.7 u/ac.) (38 apartment units); and,
- Implement site specific zoning regulations to facilitate the proposed site and building design, including the establishment of certain performance standards such as maximum height and lot coverage and minimum landscaped open space, parking and front, interior side, exterior side and rear yard setbacks.

This Department has no objection to the approval of the revised application to amend Zoning By-law 60-94, as amended. Section 5.5 of this Report sets out the rationale for this position.

5.4 Site Design/Land Use Considerations

The Applicant proposes to develop a five (5) storey, 38 unit apartment building on the Subject Site (see Attachment 3).

The proposed development includes a total of 38 parking spaces, with 24 parking 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 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.

The proposed building includes:

- 29 bicycle lockers and 4 outdoor bicycle stalls;
- 38 storage lockers; and,
- A balcony for each unit.

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 processing of the future application for site plan approval to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies if the subject revised application is approved.

Some of the specific matters this Department will be reviewing during the processing of the future site plan application, if the subject revised application is approved, include:

- (a) Site/building design matters including waste collection, accessibility, parking, lighting, landscaping, driveway access and building architecture;
- (b) Appropriate landscaping and fencing;

- (c) Transportation considerations;
- (d) Servicing, grading and stormwater management matters;
- (e) Noise mitigation; and,
- (f) Crime Prevention Through Environmental Design matters.

5.5 Basis for Recommendation

This Department has no objection to the approval of the subject revised application submitted by the Applicant to amend Zoning By-law 60-94 for the following reasons:

- (a) Redeveloping an under-utilized property at this location at the corner of an arterial road and a collector road is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan.
- (b) The proposed development conforms to the D.R.O.P. and the O.O.P.
- (c) The proposal will advance development that is within the City's Built Boundary. The Growth Plan for the Greater Golden Horseshoe established a Built Boundary for municipalities within which a certain percentage of all new residential development must take place to reduce the demand for new residential growth in Greenfield areas.
- (d) The proposed development contributes to a range of housing types in the area.
- (e) The proposed high density development is transit-supportive given its proximity to multiple D.R.T. routes and future Durham-Scarborough Bus Rapid Transit corridor;
- (f) The proposed development will make more efficient use of existing municipal services such as water and sanitary service.
- (g) The proposed development has been designed to be compatible with surrounding land uses.
- (h) The Region of Durham and C.L.O.C.A. have no objection to the approval of this application.
- (i) The proposed development will help the City's efforts to achieve the delivery of 23,000 new housing units in Oshawa by 2031, as targeted by the Province.
- (j) The application represents good planning.

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 will not be eligible for a fee 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

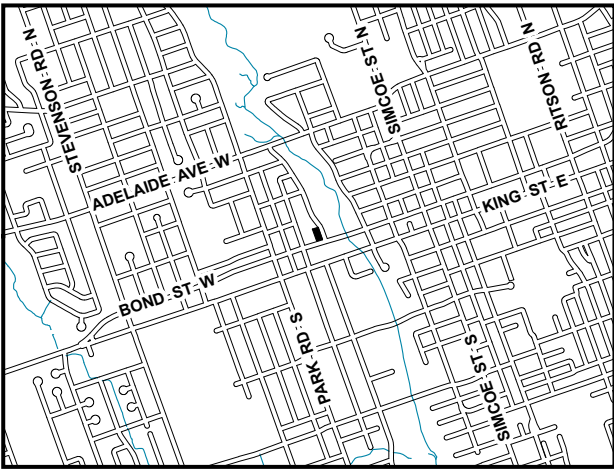
The Recommendation in this Report advances the Economic Prosperity and Financial Stewardship, Social Equity and Environmental Responsibility goals of the Oshawa Strategic Plan



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



Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department



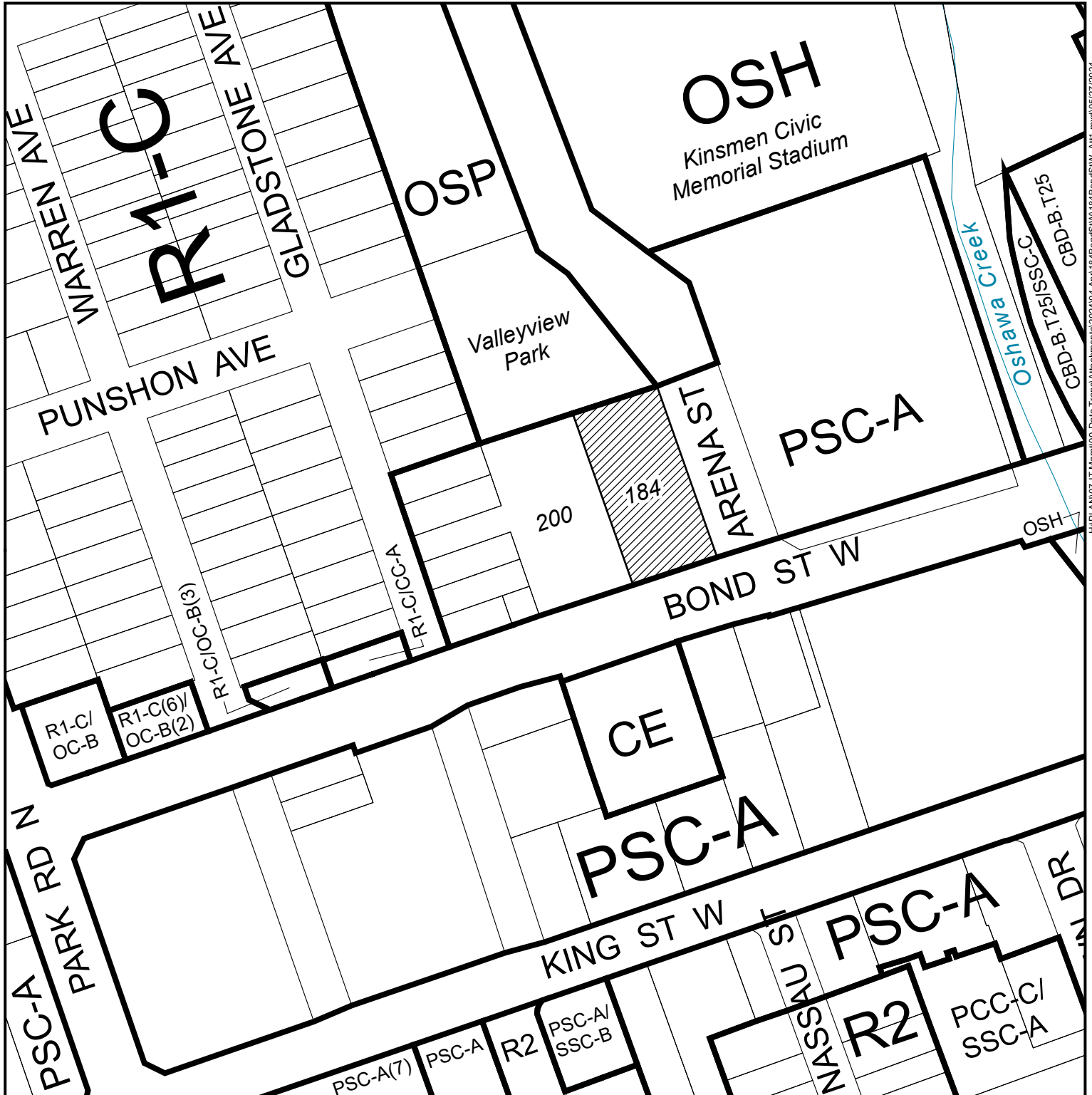
Item: ED-24-70
Attachment 1

Economic and Development Services

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

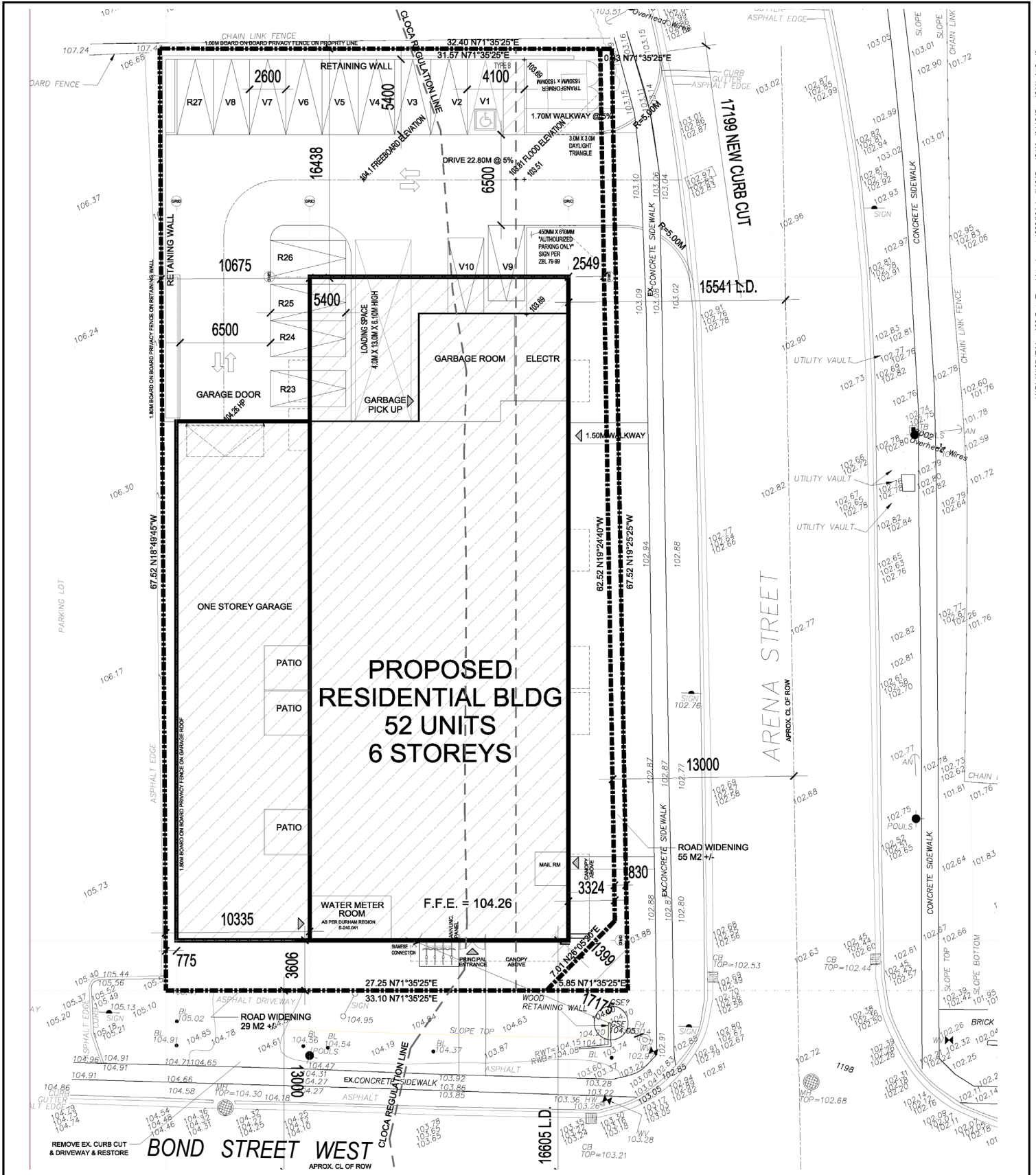


Subject Site



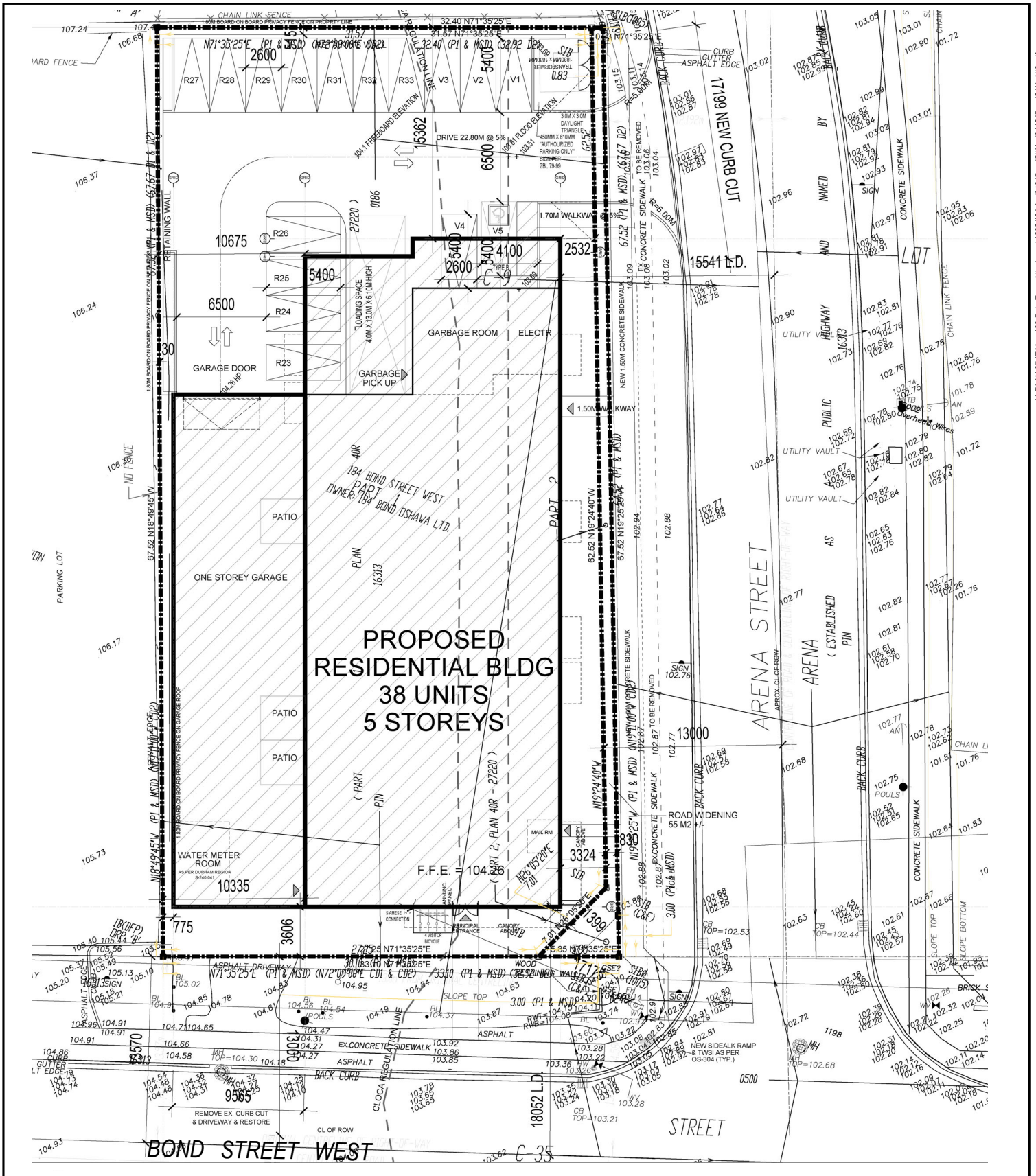
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Title: Original Proposed Site Plan Submitted by the Applicant
Subject: Revised Application to Amend Zoning By-law 60-94,
184 Bond Oshawa Limited, 184 Bond Street West
Ward: Ward 4
File: Z-2023-04



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



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

Excerpts from the Minutes of the Development Services Committee Meeting held on September 11, 2023

Application ED-23-158

Presentation

D.G. Biddle & Associates Limited - Application to Amend Zoning By-law 60-94, 184 Bond Oshawa Limited, 184 Bond Street West (Ward 4)

The Committee did not hear the presentation from Michael Fry, D.G. Biddle & Associates Limited, concerning the Application to Amend Zoning By-law 60-94 submitted by 184 Bond Oshawa Limited for lands generally located at 184 Bond Street West.

Delegations

None.

Correspondence

ED-23-148 - Letter from Haim Rabinoviz objecting to the proposed Zoning By-law Amendment for 184 Bond St W Oshawa (Ward 4)

Moved by Mayor Carter

That Correspondence ED-23-148, dated July 24, 2023, concerning the proposed Zoning By-law Amendment for 184 Bond St W., Oshawa, be referred to Report ED-23-158.

Report

ED-23-158 - Application to Amend Zoning By-law 60-94, 184 Bond Oshawa Limited, 184 Bond Street West (Ward 4)

Moved by Councillor Chapman

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.

Motion Carried