

To: Economic and Development Services Committee

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

Report Number: ED-23-78

Date of Report: April 12, 2023

Date of Meeting: April 17, 2023

Subject: Application to Amend Zoning By-law 60-94, Rossland  
Residences Corp., 555 Rossland Road West

Ward: Ward 4

File: Z-2023-02

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## 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the application submitted by Rossland Residences Corp. (the “Applicant”) to amend Zoning By-law 60-94 to permit a development with six (6) stacked townhouse buildings (apartment buildings) with a combined total of 179 dwelling units located on lands municipally known as 555 Rossland Road West (the “Subject Site”).

The Applicant intends to register the proposed development as a standard condominium. If the subject application to amend Zoning By-law 60-94 is approved, the Applicant will be required to submit an application for approval of a draft plan of condominium at the appropriate time.

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

Attachment 2 is a copy of the proposed site plan submitted by the Applicant.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a notice was published in the Oshawa This Week newspaper and two (2) signs giving notice of the application have been posted on the Subject Site. The notice was also posted on the City’s website and communicated through its Corporate Twitter and Facebook social media accounts.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services

Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on April 14, 2023.

## **2.0 Recommendation**

That, pursuant to Report ED-23-78 dated April 12, 2023, concerning the application submitted by GHD Limited on behalf of Rossland Residences Corp. to amend Zoning By-law 60-94 (File: Z-2023-02) to permit the development of six stacked townhouse buildings (apartment buildings) with a total of 179 dwelling units at 555 Rossland Road West, 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.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input from Other Sources**

### **4.1 Other Departments and Agencies**

The subject application has been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the application.

## **5.0 Analysis**

### **5.1 Background**

The Subject Site is generally located at the southwest corner of Rossland Road West and Stevenson Road North, and is municipally known as 555 Rossland Road West (see Attachment 1).

The following is background information concerning the subject application:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Residential	No change

Item	Existing	Requested/Proposed
<b>Zoning By-law 60-94</b>	R1-C/CIN/SO-D (Residential/Community Institutional/Specialized Office) Zone	An appropriate R6-C (Residential) Zone with site specific regulations to permit certain performance standards related to matters such as, but not necessarily limited to, increased residential density, lot coverage and permitted encroachments of stairs and partially above-ground parking structure into certain required yards, reduced required parking and reduced building setbacks to the adjacent public streets to the north and east and to the south interior side lot line
<b>Use</b>	Vacant	Six stacked townhouse buildings (apartment buildings) with a total of 179 dwelling units

The following land uses are adjacent to the Subject Site:

**North:** Rossland Road West, beyond which is Monsignor Paul Dwyer Catholic High School including Grandview Kids Rehabilitation Centre

**South:** Adelaide McLaughlin Public School and R.S. McLaughlin Collegiate and Vocational Institute

**East:** Stevenson Road North, beyond which are single detached dwellings

**West:** Semi-detached dwellings on Berwick Crescent

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

Site Statistics Item	Measurement
Lot Frontage	Rossland Road West – 186m (610.24 ft.) Stevenson Road North – 43.30m (142.66 ft.)
Lot Area	1.06 ha (2.62 ac.)
Number of Proposed Stacked Townhouse Units and Bedroom Types	179 units: - 47 one-bedroom units - 114 two-bedroom units - 18 three-bedroom units
Proposed Net Residential Density	168.86 u/ha (68.37 u/ac.)
Proposed Maximum Building Height	17.36m (56.96 ft.) (generally presenting as 4 to 5 storeys)

<b>Site Statistics Item</b>	<b>Measurement</b>
Parking Spaces Required	Apartment units at a condominium rate: 260 spaces for residents (1.45 spaces per unit) 54 spaces for visitors (0.3 spaces per unit) Total: 314
Parking Spaces Provided	179 spaces for residents (1.0 space per unit) 36 spaces for visitors (0.2 spaces per unit) Total: 215
Number of Bicycle Parking Stalls Proposed	Short term: 30 Long term: 20 Total: 50

On March 6, 2023, the Economic and Development Services Committee held a Planning Act Public meeting regarding proposed City-initiated amendments to the Oshawa Official Plan (O.O.P.) and Zoning By-law 60-94 related to the City of Oshawa Parking Study. Report ED-23-37 dated March 1, 2023 recommended that the separate parking rates based on tenure (i.e. condominium versus rental) be eliminated for apartment buildings, and that the parking rate instead be based on the size of the apartment units (e.g. bachelor units, one-bedroom units, two-bedroom units, three-bedroom units, etc.). It also recommended that the visitor parking rate be reduced from 0.33 spaces per unit for rentals and 0.30 spaces per unit for condominiums to 0.25 spaces per unit regardless of tenure. Based on these proposed City-initiated amendments to Zoning By-law 60-94, the subject proposed development on the Subject Site would require 262 parking spaces calculated as follows:

- 47 parking spaces for the 47 one-bedroom units (1.0 space per unit);
- 143 parking spaces for the 114 two-bedroom units (1.25 spaces per unit);
- 27 parking spaces for the 18 three-bedroom units (1.5 spaces per unit); and,
- 45 parking spaces for visitors.

This requirement exceeds the number of parking spaces actually being proposed by the Applicant by 47 spaces.

**5.2 Oshawa Official Plan**

The Subject Site is designated Residential in the O.O.P.

The O.O.P. specifies, in part, that areas designated as Residential shall be predominantly used for residential dwellings.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, in the O.O.P. identifies five density categories, including the High Density I Residential category. This category permits 85 to 150 units per hectare (34 to 60 u/ac.), subject to general locational criteria as follows:

- (a) Generally located at the periphery of neighbourhoods along arterial roads, or 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.

The proposed development at 555 Rossland Road West would have a net residential density of approximately 168.86 units per hectare (68.37 u/ac.) which is greater than the High Density I Residential classification.

It should be noted that in order to provide for flexibility in the interpretation of the text and schedules of the O.O.P., all numbers and quantities (with the exception of floor space indices) shall be considered to be approximate. Policy 10.1.2(a) specifies that minor changes to such numbers and quantities will be permitted without the need for an Official Plan amendment, provided that such changes do not affect the intent of the O.O.P. This policy would apply in the consideration of minor deviations from the density ranges outlined in Table 2 of the O.O.P., which serves as a guideline for reviewing matters related to the density of development.

Rossland Road West and Stevenson Road North are both designated as Type 'B' Arterial Roads on Schedule "B", Road Network, of the O.O.P. Rossland Road West is also designated as a Regional Transit Spine on Schedule "B-1", Transit Priority Network, of the O.O.P.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject application.

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

The Subject Site is currently zoned R1-C/CIN/SO-D (Residential/Community Institutional/Specialized Office).

The R1-C Zone permits single detached dwellings.

The CIN Zone permits a variety of community uses, including, but not limited to, a church, elementary school and secondary school.

The SO-D Zone permits uses such as, but not limited to, a flat, office and personal service establishment.

Stacked townhouses are considered to be an apartment building under Zoning By-law 60-94. An apartment building is not permitted in any of the aforementioned zones. The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone the Subject Site from R1-C/CIN/SO-D to an R6-C (Residential) Zone subject to a special condition to permit the proposed development. In order to implement the proposed buildings/site design, site specific regulations are proposed such as increased residential density, lot coverage, permitted encroachments of stairs into the required front and rear

yards (east and west sides of site, respectively) and permitted encroachment of a partially above ground parking structure into certain required yards, reduced required parking, and reduced building setbacks to the adjacent public streets to the north and east and to the interior side lot line to the south.

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

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

The Applicant proposes to develop six (6) stacked townhouse buildings (apartment buildings) with a combined total of 179 dwelling units (see Attachment 2).

The proposed development includes surface parking and one level of underground parking. Driveway access to the private condominium road would be from Rossland Road West only.

The proposed development also includes the following features:

- Communal outdoor amenity area to the south of Building E including a children's playground at grade;
- Central courtyards between Buildings A and B and between Buildings C and D; and,
- Private balconies for each dwelling unit including rooftop terraces for upper level units.

In support of the proposed development the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, planning justification report, landscape plans, waste management plan, grading plan, servicing plan, functional servicing and stormwater management report, geotechnical investigation, noise impact study, traffic impact study and parking assessment.

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the site design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject application include:

- (a) The appropriateness of the proposed residential density at this location;
- (b) The appropriateness of the proposed zoning regulations including the proposed parking rate;
- (c) Site/building design matters including driveway access, parking, refuse storage and collection, loading, building architecture, fire access and landscaping;
- (d) Servicing and stormwater management matters;

- (e) Transportation considerations;
- (f) Noise attenuation; and,
- (g) Crime Prevention Through Environmental Design matters.

## **6.0 Financial Implications**

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

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

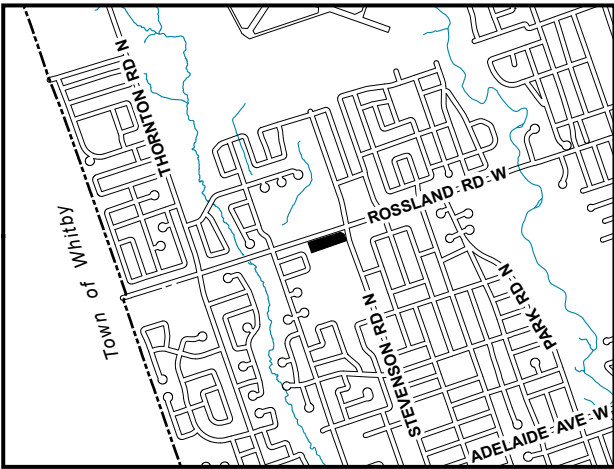
Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



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



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



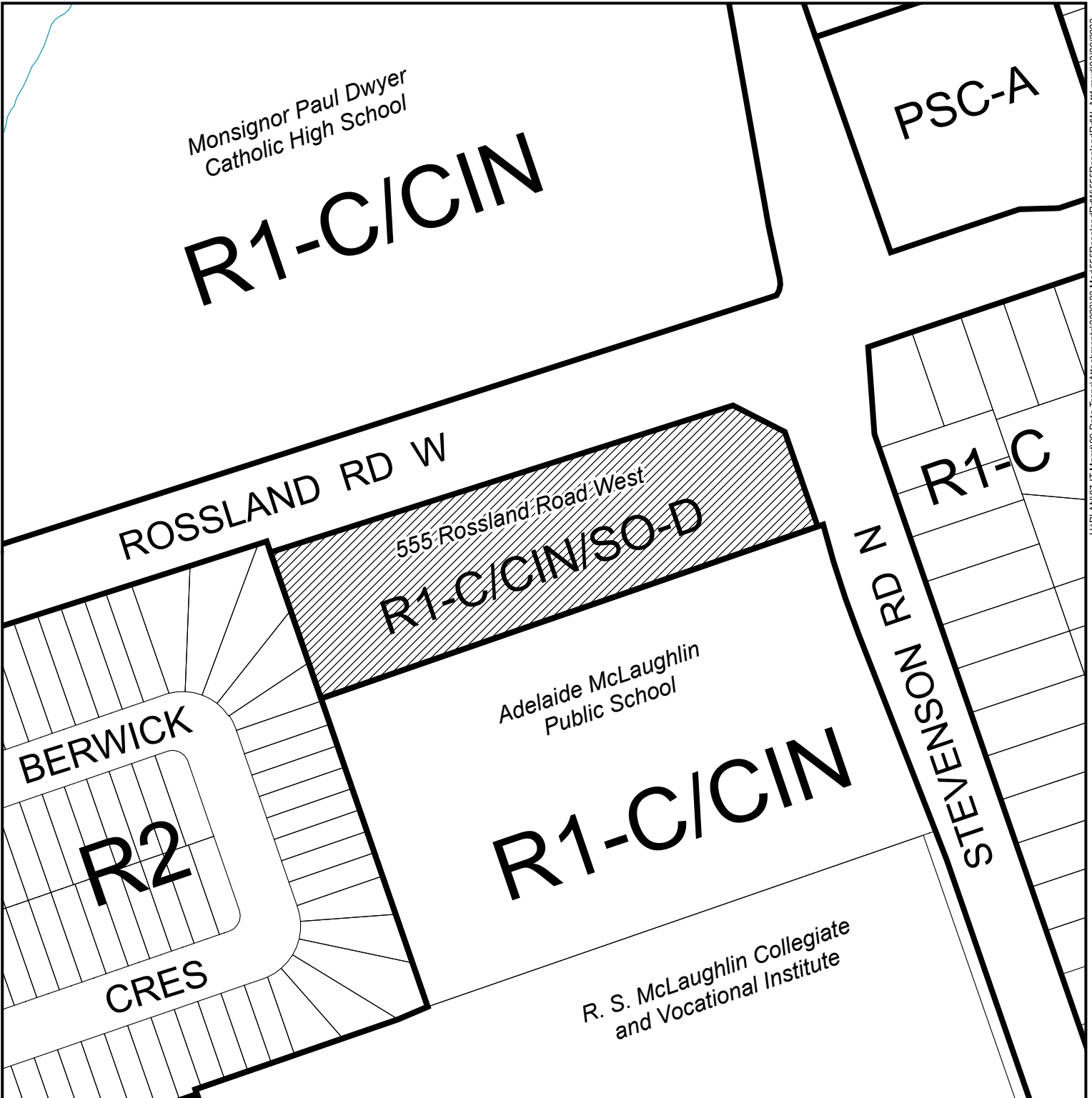
Item: ED-23-78  
Attachment 1

Economic and Development Services

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Rossland Residences Corp.  
Address: 555 Rossland Road West  
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Subject Site



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