

To: Economic and Development Services Committee

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

Report Number: ED-24-89

Date of Report: September 4, 2024

Date of Meeting: September 9, 2024

Subject: Revised Applications to Amend the Oshawa Official Plan and
Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.,
88 King Street West

Ward: Ward 4

File: OPA-2023-01, Z-2023-03

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the revised applications submitted by GHD on behalf of 2702758 Ontario Ltd. (the “Applicant”) to amend the Oshawa Official Plan (File: OPA-2023-01) and Zoning By-law 60-94 (File: Z-2023-03) to permit a 22-storey mixed-use building with 285 apartment units and ground floor commercial space located at 88 King Street West (the “Subject Site”).

The Applicant intends to register the proposed development as a condominium. If the subject revised applications to amend the Oshawa Official Plan (the “O.O.P.”) and Zoning By-law 60-94 are 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 original proposed site plan submitted by the Applicant and considered at the previous public meeting held on June 5, 2023.

Attachment 3 is a copy of the original proposed ground floor plan submitted by the Applicant.

Attachment 4 is a copy of the original proposed mezzanine level plan submitted by the Applicant.

Attachment 5 is a copy of the revised proposed site plan submitted by the Applicant.

Attachment 6 is a copy of the revised proposed ground floor plan submitted by the Applicant.

Attachment 7 is a copy of the revised proposed mezzanine level 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. The notice was also mailed or emailed to all members of the public that have provided comments on the applications previously. In addition, a new sign giving notice of the revised applications has been posted on the Subject Site. The notice was also provided in accordance with the City's Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on September 6, 2024.

A public meeting was previously held on June 5, 2023 concerning the subject applications. At the conclusion of the meeting, the Economic and Development Services Committee adopted a recommendation directing staff to further review the subject applications and prepare a subsequent 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.

Subsequent to the June 5, 2023 public meeting, the Applicant revised the subject development proposal. The key differences between the proposal considered at the June 5, 2023 public meeting (see Attachments 2, 3 and 4) and the revised proposal (see Attachments 5, 6 and 7) are as follows:

- The number of apartment units in the proposed mixed-use building has increased from 220 to 285. Further, the unit mix in the proposed mixed-use building has changed as follows:
 - The number of bachelor apartment units has increased from 0 to 80;
 - The number of one-bedroom apartment units has increased from 142 to 174;
 - The number of two-bedroom apartment units has been reduced from 72 to 28; and,
 - The number of three-bedroom apartment units has been reduced from 8 to 3.
- The residential density has increased from 1,467 units per hectare (593 u/ac.) to 1,900 units per hectare (769 u/ac.).
- As a result of the introduction of 65 additional apartment units (285 units rather than 220 units), and the increase in the number of on-site parking spaces from 200 to 205, the parking rate per unit has been reduced from 0.91 spaces per unit to 0.719 spaces per unit.

- The number of indoor bicycle parking stalls has increased from 180 to 222.
- The amount of commercial floor space has been reduced from 415 square metres (4,467 sq. ft.) to 372 square metres (4,004 sq. ft.).

The magnitude of the increase in maximum residential density being requested through the revised applications to amend the O.O.P. and Zoning By-law 60-94 has necessitated a new Planning Act public meeting.

2.0 Recommendation

That, pursuant to Report ED-24-89 dated September 4, 2024, concerning the applications submitted by GHD on behalf of 2702758 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2023-01) and Zoning By-law 60-94 (File: Z-2023-03) to permit the development of a 22-storey mixed-use-building with 285 apartment units and ground floor commercial space at 88 King Street West, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

3.0 Input from Other Sources

3.1 Other Departments and Agencies

The subject revised applications have 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 revised applications.

4.0 Analysis

4.1 Background

The Subject Site is generally located at the northeast corner of King Street West and McMillan Drive, and is municipally known as 88 King Street West (see Attachment 1).

The following is background information concerning the subject revised applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area Boundary	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area subject to a site specific policy to permit a maximum residential density of 1,900 units per net hectare (769 u/ac.).
Zoning By-law 60-94	CBD-A.T25 (Central Business District)	An appropriate CBD-A Zone to implement the proposed development with site specific conditions to permit certain performance standards such as, but not necessarily limited to, increased residential density and building

Item	Existing	Requested/Proposed
		height, and reduced required parking and building setbacks to street lines above 12m (39.37 ft.) in height.
Use	1-storey commercial building previously used as a recreational sports club	22-storey mixed-use building with 285 apartment units and 372 square metres (4,004 sq. ft.) of commercial space on the ground floor

The following land uses are adjacent to the Subject Site:

- **North** Multiple 2-storey buildings containing commercial and residential uses
- **South** King Street West, beyond which is a commercial building (Scotiabank) and Oshawa City Hall
- **East** A 2-storey building containing a restaurant and residential units
- **West** McMillan Drive, beyond which is a City-owned parking garage

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

Site Statistics Item	Measurement
Lot Frontage	King Street West – 31m (101.71 ft.) McMillan Drive – 41m (134.51 ft.)
Net Lot Area	0.15 ha (0.37 ac.)
Number of Proposed Apartment Units	285 units: - 80 bachelor units - 174 one bedroom units - 28 two-bedroom units - 3 three-bedroom units
Maximum Residential Density Permitted in CBD-A Zone	550 u/ha (223 u/ac.)
Proposed Net Residential density	1,900 u/ha (769 u/ac.)
Gross Floor Area of Commercial Uses	372 sq.m. (4,004 sq. ft.)
Permitted Maximum Building Height in CBD-A.T25 Zone	25m (82.02 ft.)
Proposed Building Height	73.40m (240.81 ft.) (22 storeys)
Parking Spaces Required	Residential – 285 (1.0 per dwelling unit) Commercial – 0
Parking Spaces Proposed	Residential – 205 (0.719 per dwelling unit) Commercial – 0
Number of Bicycle Parking Stalls Proposed	222

4.2 Oshawa Official Plan

The Subject Site is designated Downtown Oshawa Urban Growth Centre (“D.O.U.G.C.”) within the Downtown Main Central Area Boundary in the O.O.P.

The Subject Site is located within the D.O.U.G.C. as identified in the Provincial Growth Plan. Under the Growth Plan, the D.O.U.G.C. 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 per combined hectare.

To assist in achieving the densities outlined for the D.O.U.G.C., the built form of new development and redevelopment shall generally be a mix of predominately 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 D.O.U.G.C. shall be planned and developed as a 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 D.O.U.G.C.

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 will be reviewed to assist in the analysis of the revised proposal.

Table 2, Residential Density Classification, 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.) within the D.O.U.G.C., are subject to the following general locational criteria:

- (a) Generally located within or at the periphery of the D.O.U.G.C., 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 mixed-use building at 88 King Street West would have a net residential density of 1,900 units per hectare (769 u/ac.) which is greater than the High Density II Residential classification.

King Street West is a Type ‘B’ Arterial Road on Schedule “B”, Road Network, of the O.O.P., and a Regional Transit Spine on Schedule “B-1”, Transit Priority Network, of the O.O.P. McMillan Drive is a local road.

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

4.3 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, an apartment building, flat, hotel, office, personal service establishment, restaurant and retail store.

Apartment buildings are permitted in the CBD-A.T25 Zone in conjunction with other uses in a mixed-use format, subject to compliance with regulations on such matters as maximum density, maximum height, minimum building setbacks and minimum parking. The maximum building height permitted in the CBD-A.T25 Zone is 25 metres (82 ft.) and the maximum permitted density is 550 units per hectare (223 u/ac.). In this particular case, the proposed development does not comply with the regulations.

The current zoning would permit a new mixed-use building with a maximum height of 25 metres (82 ft.) (generally 8 storeys) with no limit on commercial uses and up to 83 apartment units, subject to compliance with regulations such as minimum parking.

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 (Central Business District) Zone to a site specific CBD-A Zone subject to a special condition to permit the proposed 22-storey mixed-use building with 285 apartment units. In order to implement the proposed building/site design, special regulations are proposed such as increased residential density and building height, and reduced required parking and building setbacks to street lines above 12 metres (39.37 ft.) in height.

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

4.4 Site Design/Land Use Considerations

The Applicant proposes to develop a new 22-storey mixed-use building with 285 apartment units and 372 square metres (4,004 sq. ft.) of commercial floor space on the ground floor (Attachment 5).

The proposed building includes parking on three aboveground levels and a mezzanine incorporated into the podium of the building with driveway access from McMillan Drive.

The proposed building also includes the following features:

- A rooftop garden/amenity area on the fifth floor;
- A rooftop amenity area on the roof of the tower;
- Private balconies along the east, west and south elevations for most apartment units;
- Communal indoor amenity spaces; and,
- Storage lockers.

The Applicant is proposing to install and utilize an automated parking system for 201 of the 205 parking spaces being provided for the residential component of the development for residents.

To park their vehicle using the automated system, drivers would first drive their vehicle into an elevator device, then exit the vehicle and use a control panel to automatically park the vehicle on the mezzanine level and floors 2 to 4 in a stacking system. To retrieve their vehicle, drivers would use a control panel and their vehicle will be automatically retrieved in an elevator. The driver would then get in the vehicle and drive out. This feature allows more parking to be provided over the same floor area than a traditional parking structure that utilizes ramps. The remaining 4 parking spaces will not utilize the automated parking system and are instead provided in a typical parking arrangement on the mezzanine level inside the building.

In support of the proposed development the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, a draft reference plan, a planning justification report, landscape plans, a sun shadow study, a pedestrian level wind study, a functional servicing report and engineering drawings, a noise study, a geotechnical and hydrogeological report, mechanical parking documents, Phase 1 and 2 environmental site assessment reports, a parking study, a traffic impact study and a truck turning analysis.

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

- (a) The appropriateness of the proposed building height and residential density at this location;
- (b) The appropriateness of the proposed zoning regulations including the proposed parking rate which is less than 1 space per dwelling unit;
- (c) Site/building design matters including driveway access, parking, refuse storage and collection, loading, fire access and landscaping;
- (d) Servicing and stormwater management matters;
- (e) Transportation considerations;
- (f) The impacts of proposed building shadows;
- (g) Noise attenuation;

- (h) The environmental site condition of the Subject Site given historical land uses in the area;
- (i) Urban design and building architecture given the Subject Site serves as a western gateway into the downtown and is in proximity to Oshawa City Hall;
- (j) Crime Prevention Through Environmental Design matters; and,
- (k) The operability of the automatic parking system from an accessibility perspective.

5.0 Financial Implications

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

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

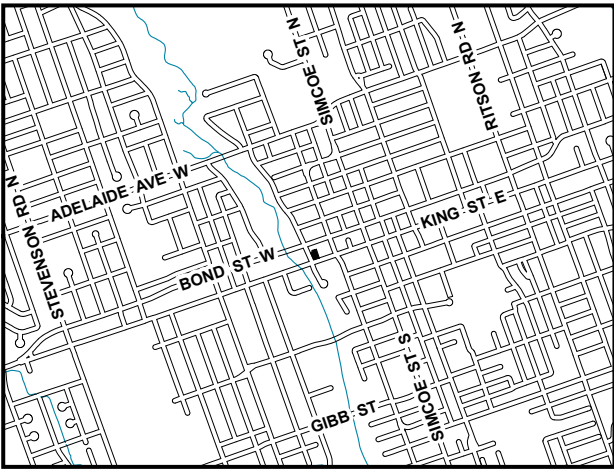
“Lead: Governance and Service Excellence” with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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



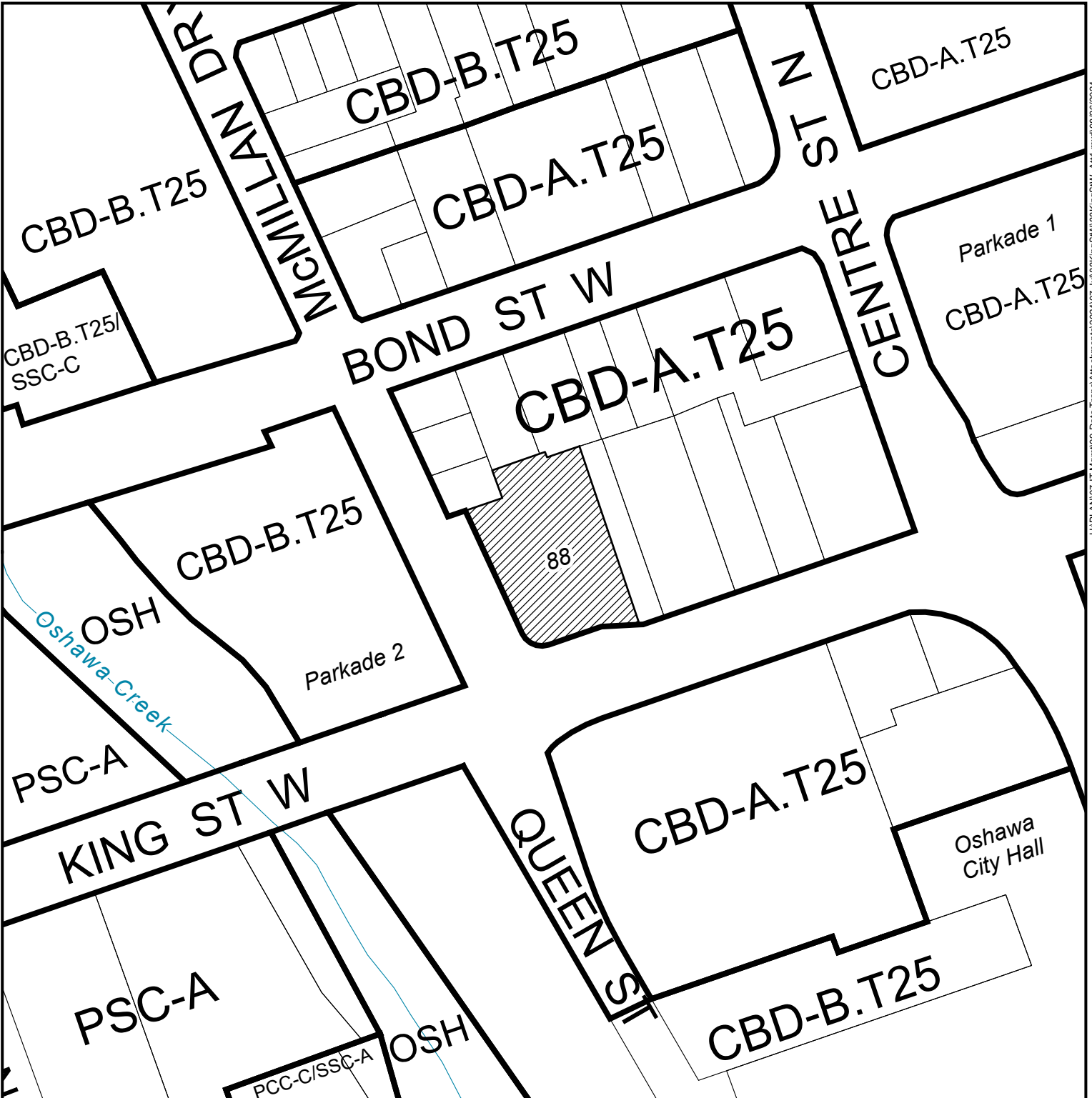
**Item: ED-24-89
Attachment 1**

Economic and Development Services

Subject: Revised Applications to Amend the Oshawa
Official Plan and Zoning By-law 60-94,
GHD on behalf of 2702758 Ontario Ltd.,
Address: 88 King Street West
Ward: Ward 4
File: OPA-2023-01, Z-2023-03

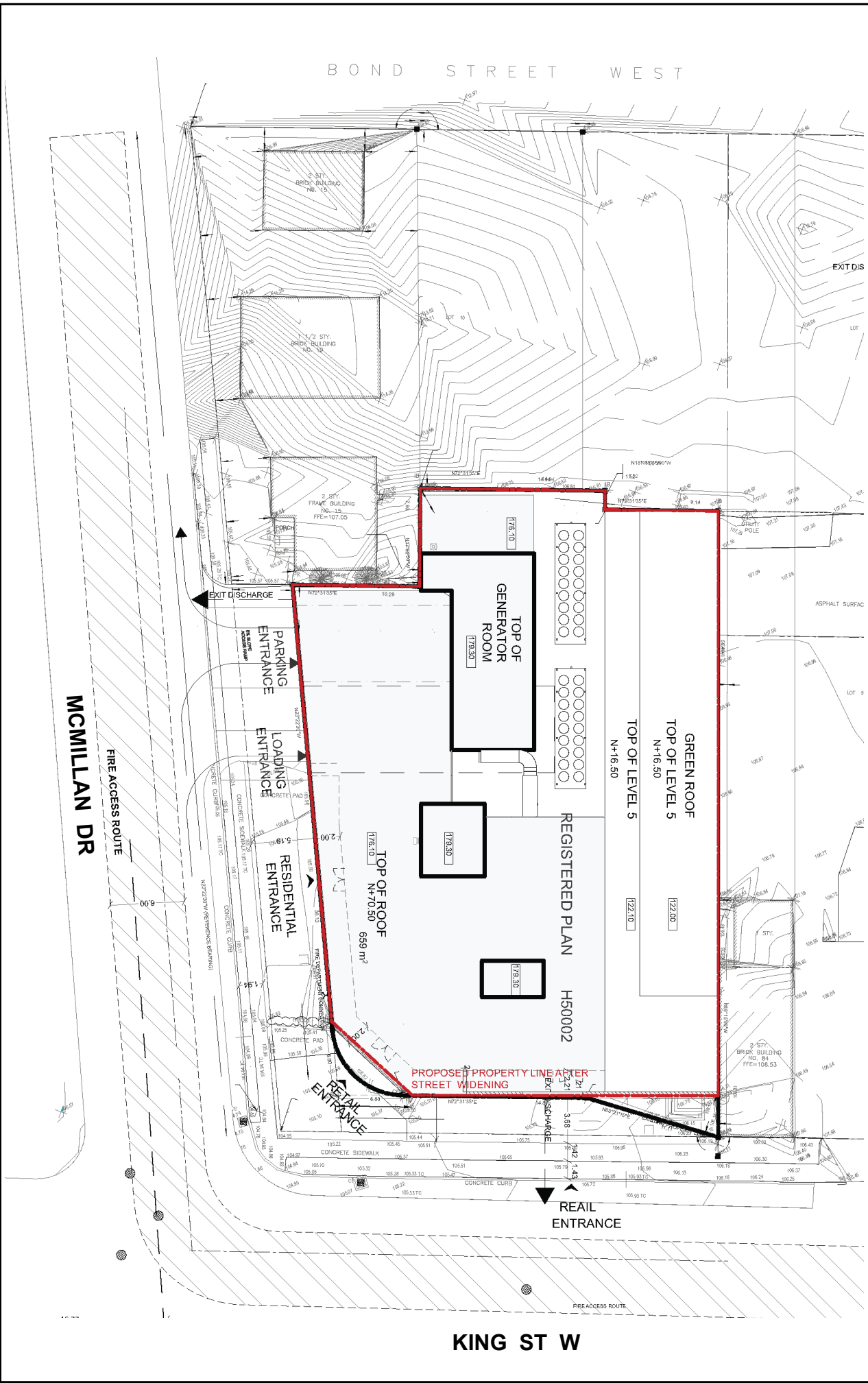


Subject Site



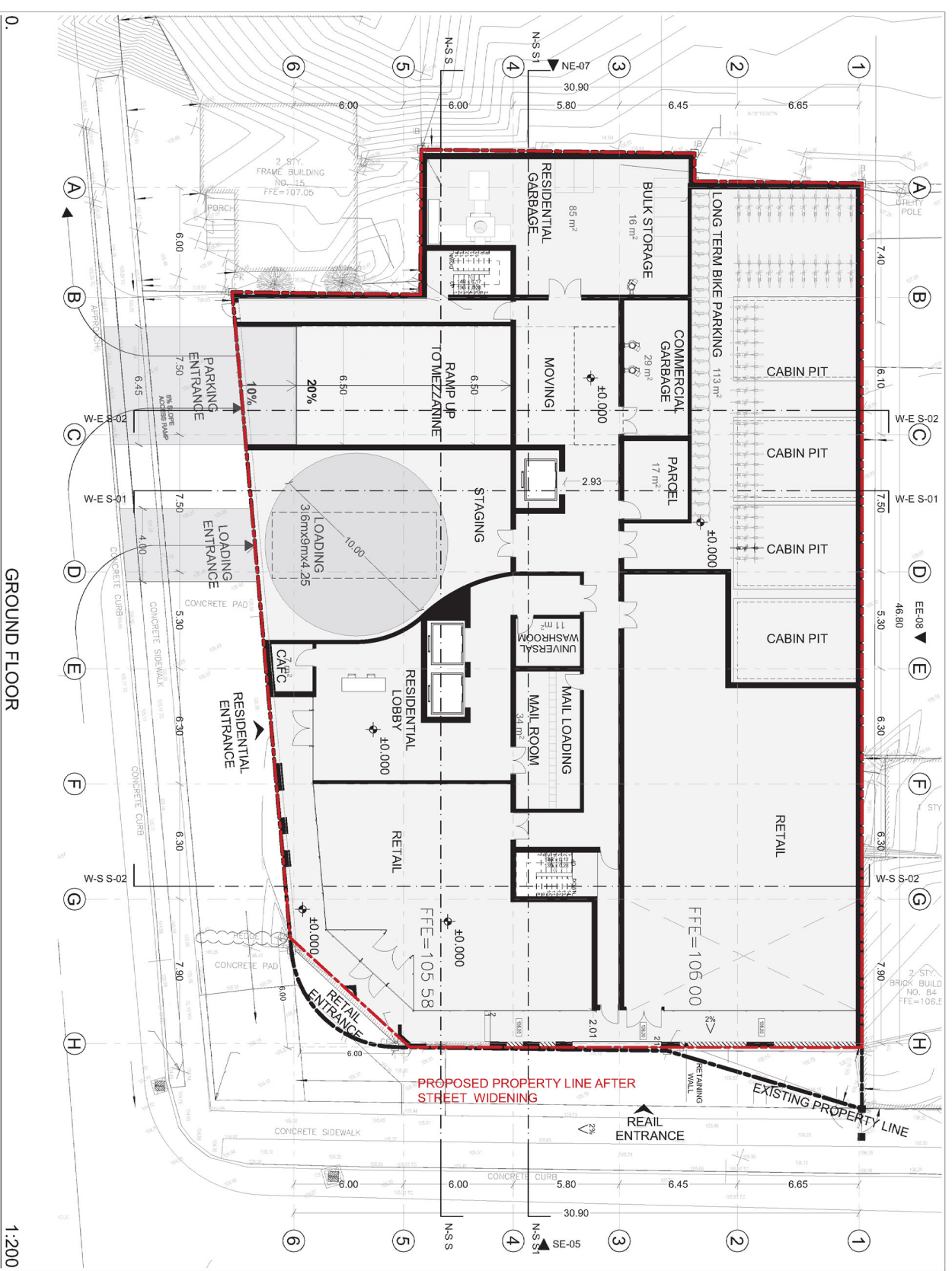
Title: Original Proposed Site Plan Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.
 Address: 88 King Street West
 Ward: Ward 4
 File: OPA-2023-01, Z-2023-03

Economic and Development Services
 City of Oshawa

Title: Original Ground Floor Plan
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.
 Address: 88 King Street West
 Ward: Ward 4
 File: OPA-2023-01, Z-2023-03

City of Oshawa
 Economic and Development Services



PRINTS ISSUED TO:	DATE:	ISSUE:
2022/TOTAL		ISSUE FOR CORRECTION

SCALE: 1:200
 DATE: APRIL, 2023
 DRAWN:
 FILENAME: A102

88 KING ST. W
 OSHAWA, ON

GROUND FLOOR

JET
 JET Design Architects Inc.
 220 Denison Hill Suite 316
 Toronto, ON, M5B 3J5
 Tel: 416 398 9774 Fax: 416 490 9383
 Email: info@jetdesign.ca

**Item: ED-24-89
Attachment 4**

Title: Original Mezzanine Plan Submitted by the Applicant
Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.
Address: 88 King Street West
Ward: Ward 4
File: OPA-2023-01, Z-2023-03

City of Oshawa
Economic and Development Services



MEZZANINE

1:200

DATE	ISSUE
2022/10/04	ISSUE FOR COORDINATION

JET
 JET Design Architect Inc.
 220 Dundas Mill Road, Suite 316
 Toronto, ON, M5B 3J5
 Tel: 416 398 9774 Fax: 416 490 9383
 Email: info@jetdesign.ca

88 KING ST. W
 OSHAWA, ON

MEZZANINE

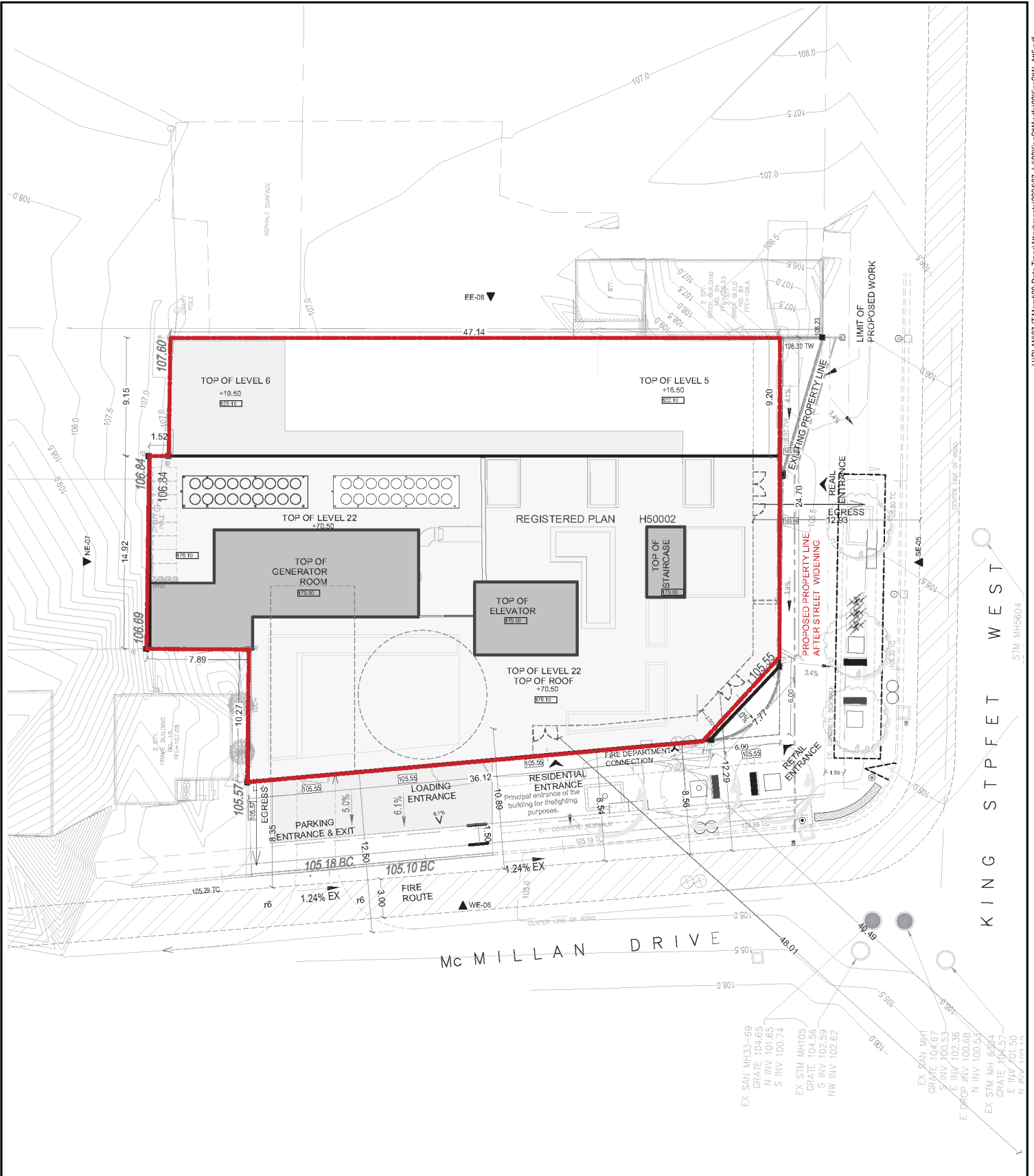
SCALE: 1:200
 DATE: APRIL, 2023
 DRAWN:
 FILENAME:

A103

Title: Revised Proposed Site Plan Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.,
 Address: 88 King Street West
 Ward: Ward 4
 File: OPA-2023-01, Z-2023-03

Item: ED-24-89
 Attachment 5

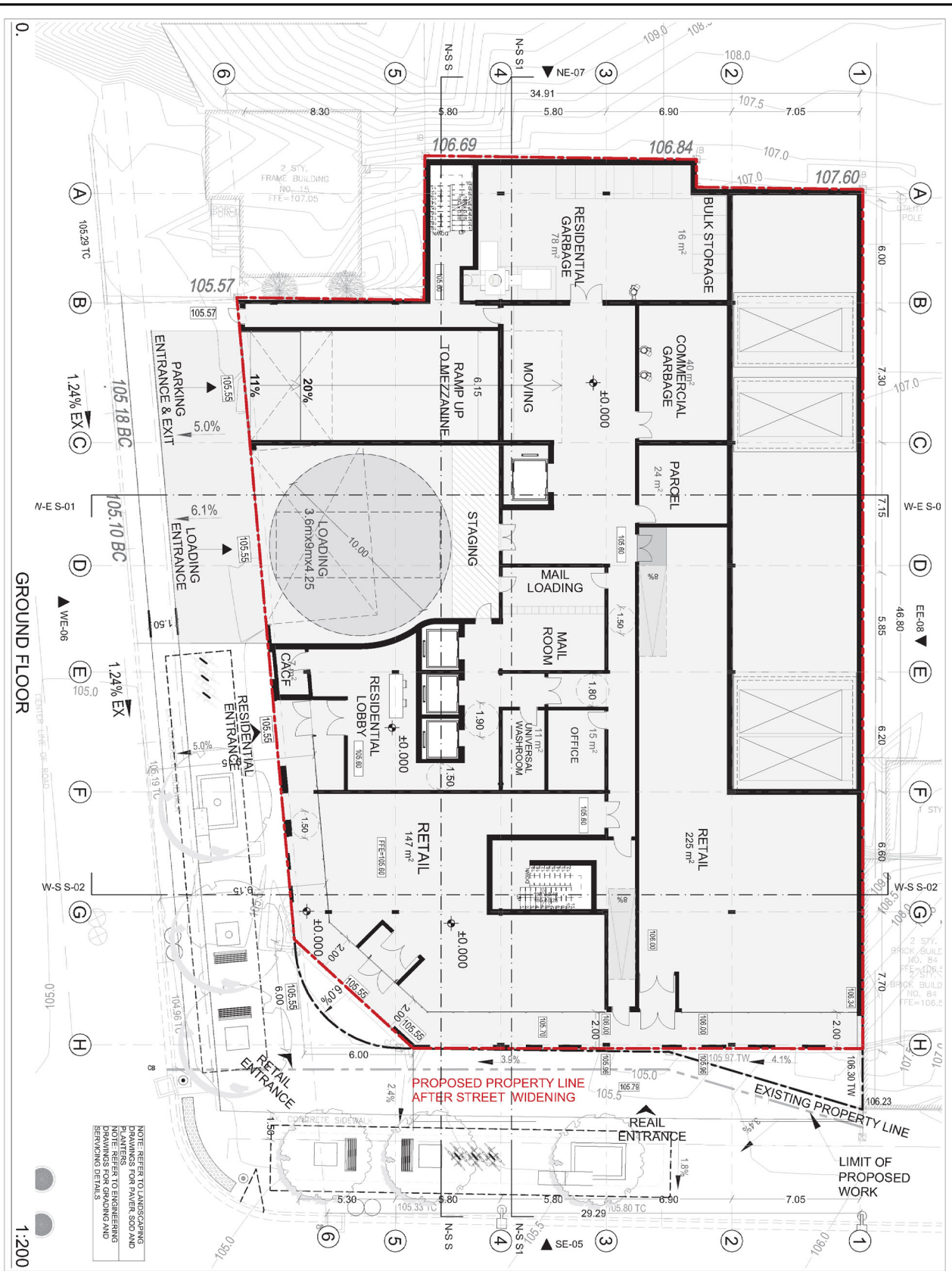
City of Oshawa
 Economic and Development Services



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Title: Revised Proposed Ground Floor Plan Submitted by the Applicant
 Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.
 Address: 88 King Street West
 Ward: Ward 4
 File: OPA-2023-01, Z-2023-03

City of Oshawa
 Economic and Development Services

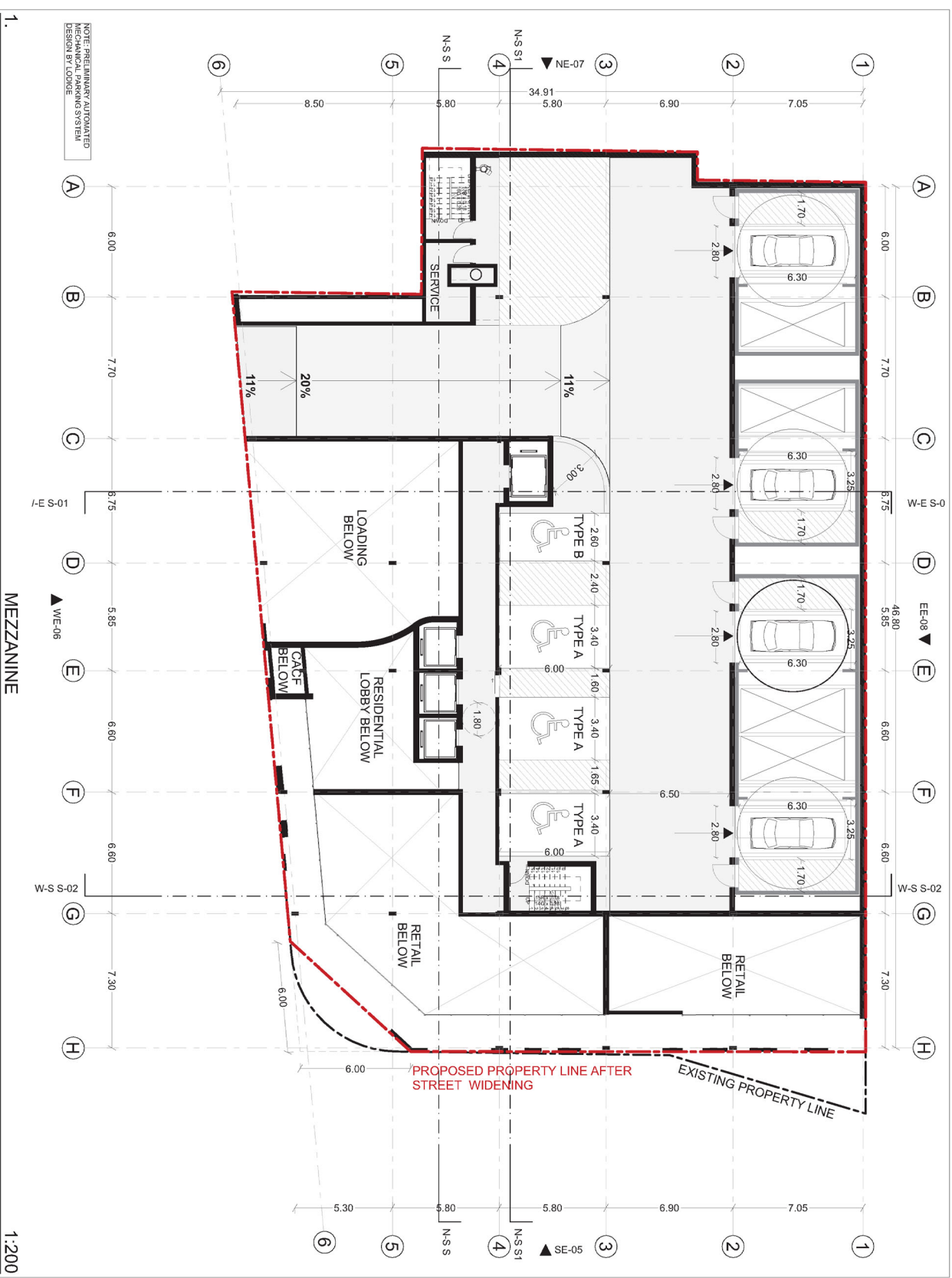


<p>PRINTS ISSUED TO:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>ISSUE</th> </tr> <tr> <td>2024/07/23</td> <td>ISSUE FOR COORDINATION</td> </tr> </table>	DATE	ISSUE	2024/07/23	ISSUE FOR COORDINATION	<p>JET JET Design Architects Inc. 220 Dundas West, Suite 316 Toronto, ON, M5B 3T5 Tel: 416 398 9774 Fax: 416 490 9383 Email: info@jetdesign.ca</p>
DATE	ISSUE				
2024/07/23	ISSUE FOR COORDINATION				
<p>88 KING ST. W</p>					
<p>GROUND FLOOR</p>					
<p>SCALE: 1:200 DATE: JULY, 2024 DRAWN: FILENAME: A102</p>					

**Item: ED-24-89
Attachment 7**

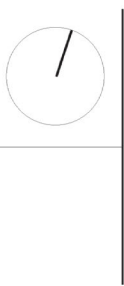
Title: Revised Proposed Mezzanine Floor Plan Submitted by the Applicant
Subject: Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd.
Address: 88 King Street West
Ward: Ward 4
File: OPA-2023-01, Z-2023-03

City of Oshawa
Economic and Development Services



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	2024/07/23	ISSUE FOR SUBMITTAL

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88 KING ST. W

88 KING ST. W
 OSHAWA, ON

MEZZANINE

SCALE:	1:200
DATE:	JULY, 2024
DRAWN:	
FILENAME:	A103

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

Application ED-23-120

Presentation

GHD - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West

Steve Edwards, Planning Lead, GHD, presented an overview of the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West.

Members of the Committee questioned Steve Edwards.

Delegations

None.

Correspondence

None.

Reports

ED-23-120 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-23-120 dated May 31, 2023, concerning the applications submitted by GHD on behalf of 2702758 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2023-01) and Zoning By-law 60-94 (File: Z-2023-03) to permit the development of a 22-storey mixed-use building with 220 residential units and ground floor commercial space at 88 King 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