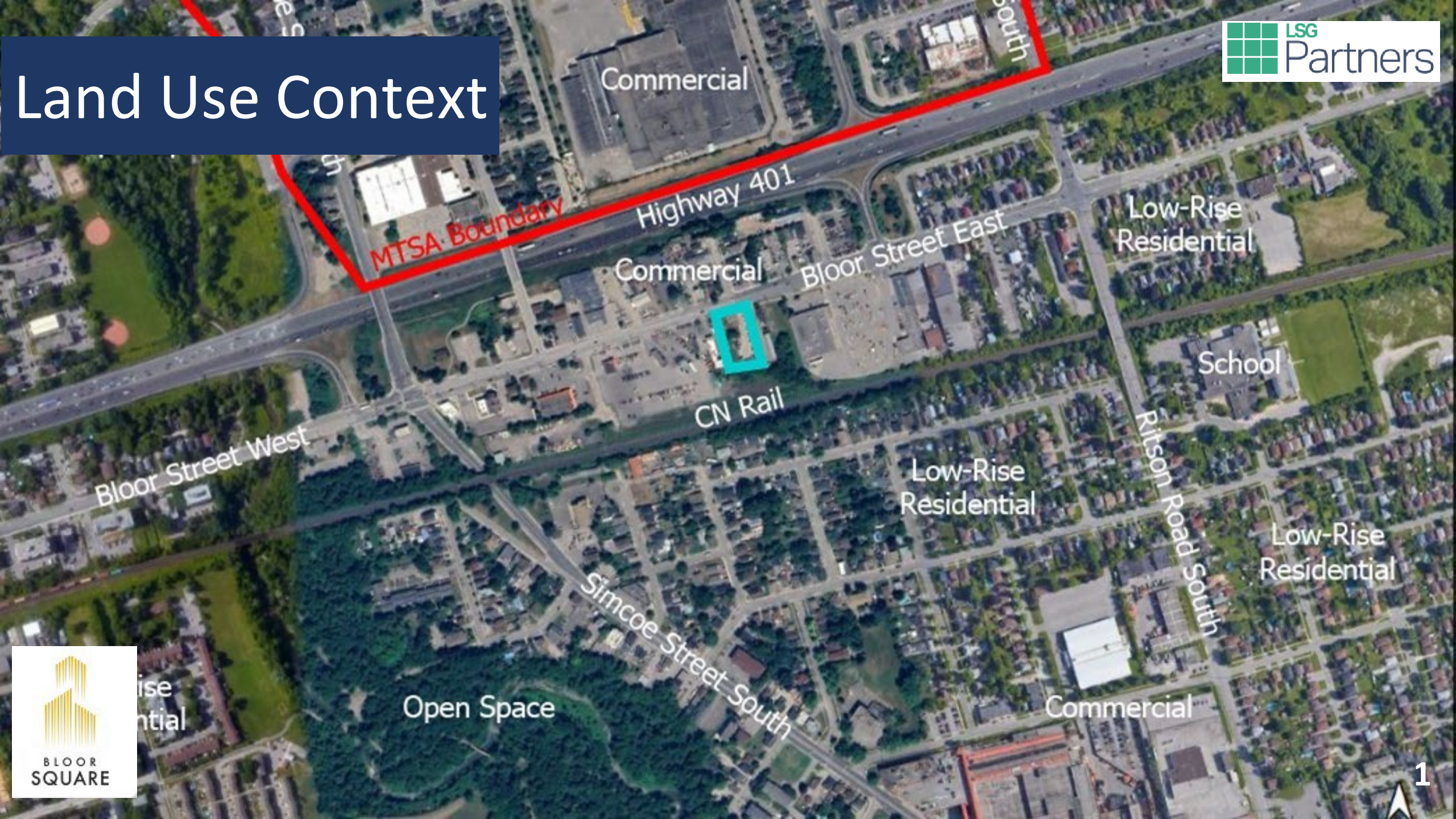


Multi-Family Development  
121-131 Bloor St Oshawa, ON  
September 9th, 2024  
JKO Planning Services Inc



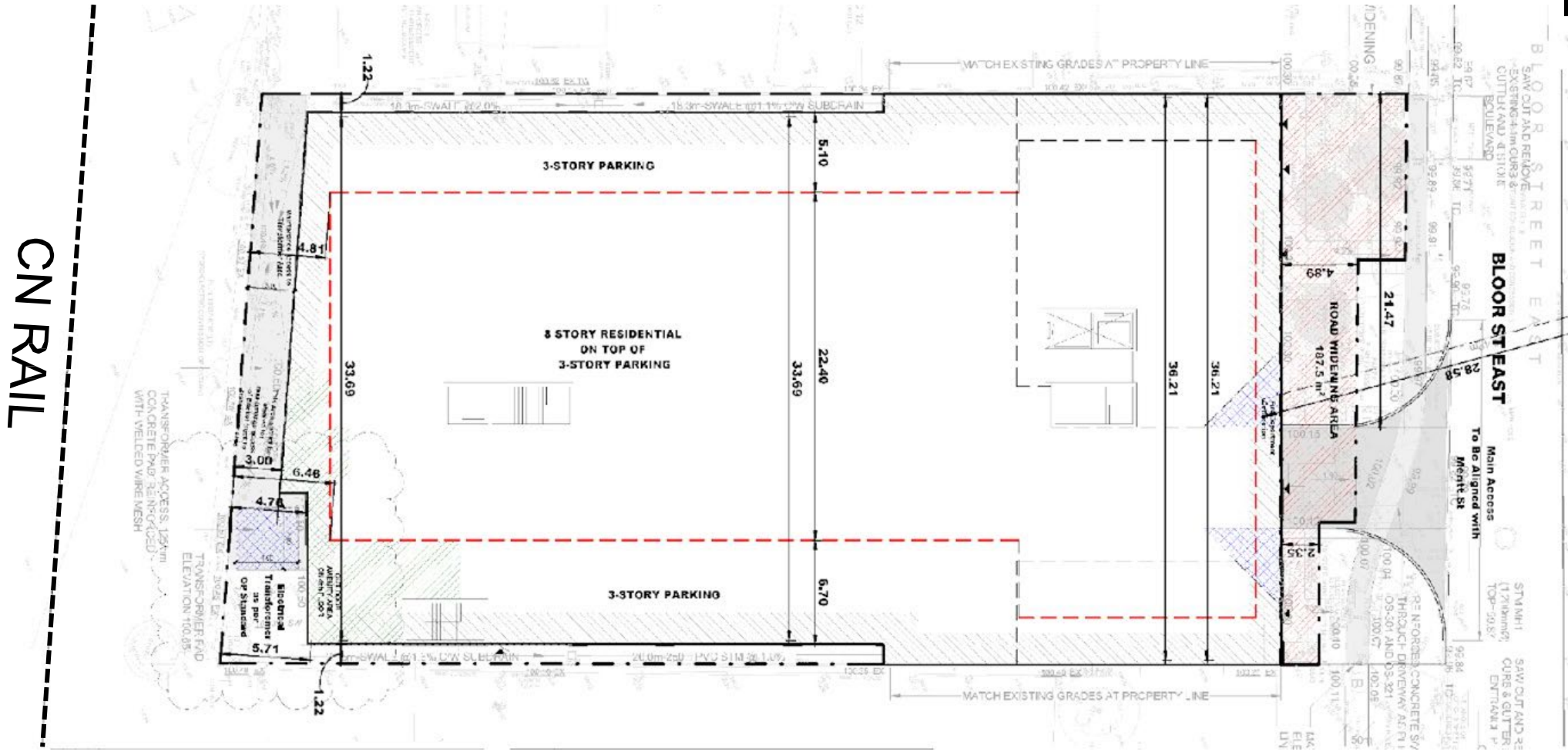
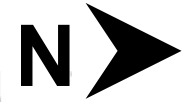
# Land Use Context



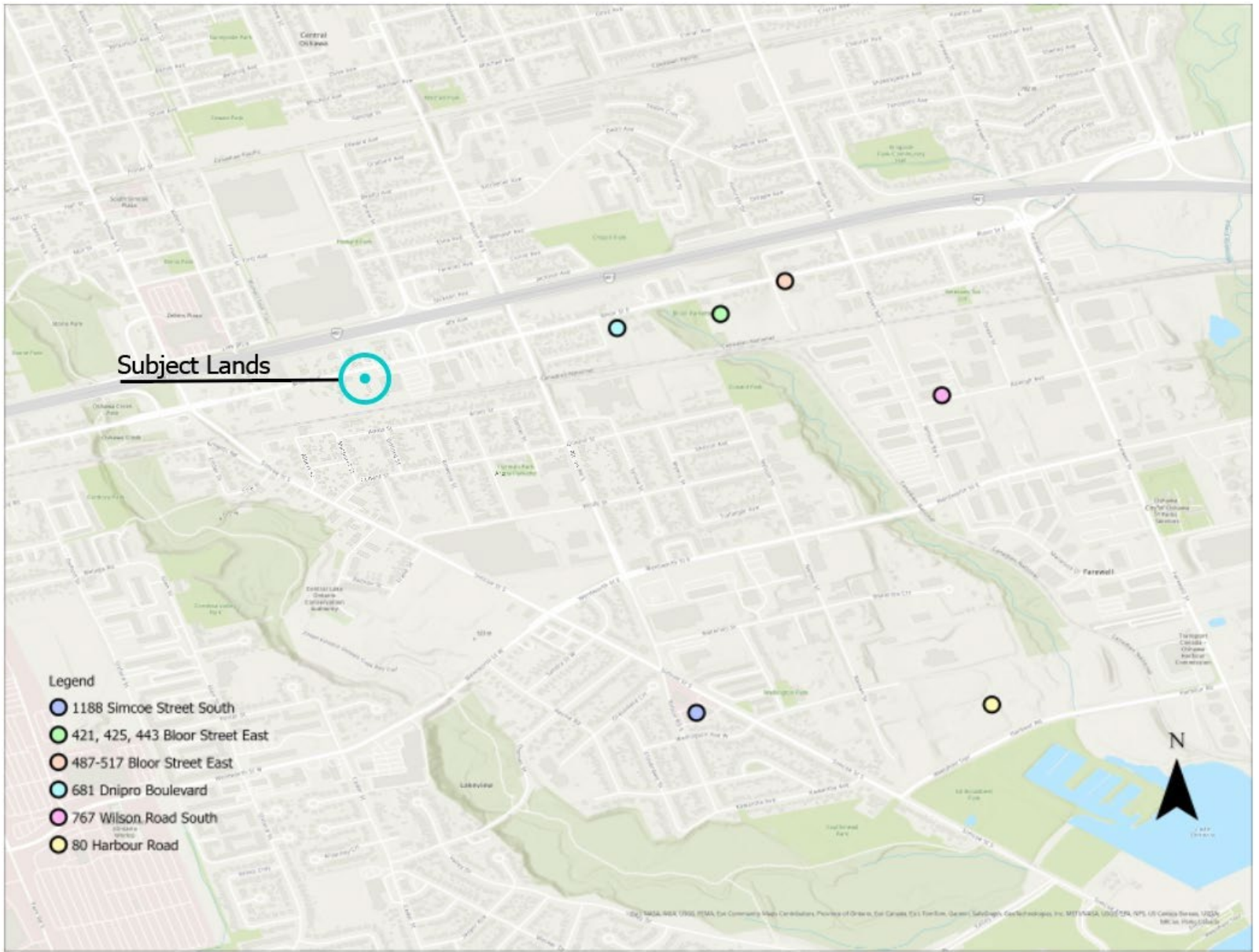
# Integrated Major Transit Station Area Study Area



# Site Plan & Building Concept



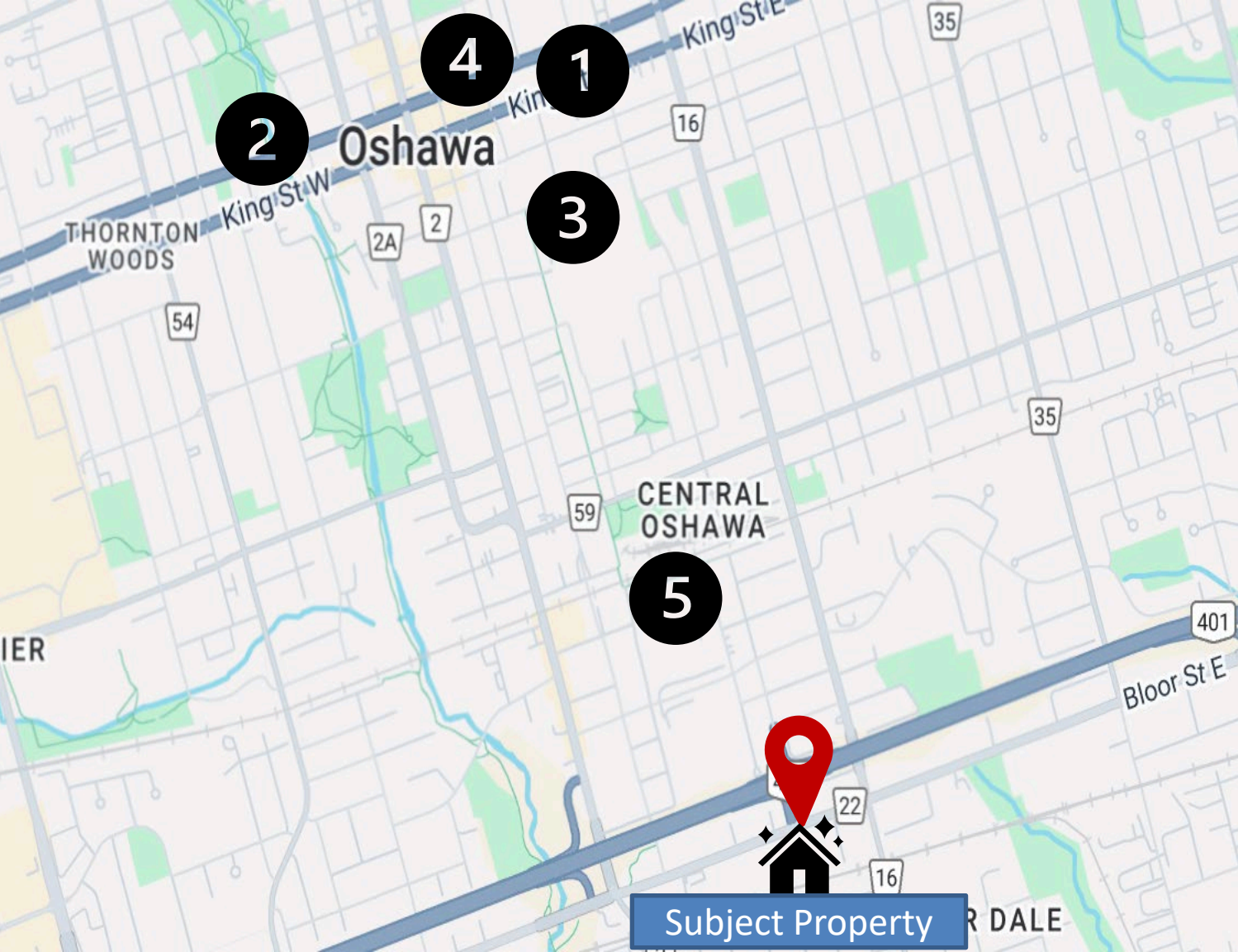
# Local Development Applications



# Local Development Applications

Addresses	Neighbourhood Developments
80 Harbour Rd	Mixed-use development containing two mixed-use buildings of varying heights (between 12 and 20 storeys). A total of 556 apartments are proposed, as well as 469m <sup>2</sup> of commercial floorspace at grade. The second building varies between 12 and 35 storeys with a total of 826 units and approximately 569m <sup>2</sup> of commercial floorspace. OPA, ZBA, and SPA applications are in progress.
487-517 Bloor St. E	123 stacked townhouse units are proposed near the intersection of Bloor Street East and Wilson Road South. These are planned to be four-storey stacked townhouses. The project is currently under construction.
421, 425, 443 Bloor St. E	Two five-storey condominiums are proposed to span over three parcels south of Highway 401. A total of 42 units are planned. This project is currently undergoing site plan approval.
681 Dnipro Blvd	A 123 unit residential development consisting of seven (7) back-to-back stacked townhouse buildings with a three (3) storey height and associated surface parking.
1188 Simcoe St. S	A stacked four (4) storey townhouse development with 94 units has been proposed. The development will include surface and underground parking.
767 Wilson Rd. S	New development consisting of a head office for a truck transportation business and truck driving company.

# Local High-Rise Developments



**1. 11-117 King St E, Oshawa:**  
No of Buildings 3, Storeys 35, 29, 29  
No of Units: 1300

**2. 88 King St W, Oshawa:**  
No of Buildings 1, Storeys 22, No of Units 220

**3. 135 Bruce St, Oshawa:**  
No of Buildings 1, Storeys 22, 10, No of Units 509

**4. 10 Mary St N, Oshawa:**  
No of Buildings 1, Storeys 21  
No of Units 198

**5. 144-155 First Ave, Oshawa:**  
No of Buildings 8, Storeys 20-40  
No of Units 4000+

# Proposed Building and Lot Standards

Standard	Proposal
<b>Lot Area</b>	2,642.81m <sup>2</sup>
<b>Lot Frontage</b>	36.76m
<b>Road Widening Area</b>	190.08m <sup>2</sup>
<b>Setbacks</b>	
Front	0.00m
Rear	3.00m
Side	0.00m
<b>Building Depth</b>	65.09m
<b>Building Height</b>	40.75m
<b>No. Storeys</b>	11

Standard	Proposal
<b>Residential GFA</b>	8,988.61m <sup>2</sup>
<b>Commercial GFA</b>	90.95m <sup>2</sup>
<b>Amenity GFA</b>	
Outdoor	566.73m <sup>2</sup>
Indoor	476.78m <sup>2</sup>
<b>Total GFA</b>	9,465.39m <sup>2</sup>
<b>Lot Coverage</b>	90.73%
<b>FSI</b>	3.85
<b>Units</b>	167
<b>UPH</b>	681.07
<b>Parking Spaces</b>	135
<b>Bicycle Parking</b>	98



# Proposed Unit Breakdown

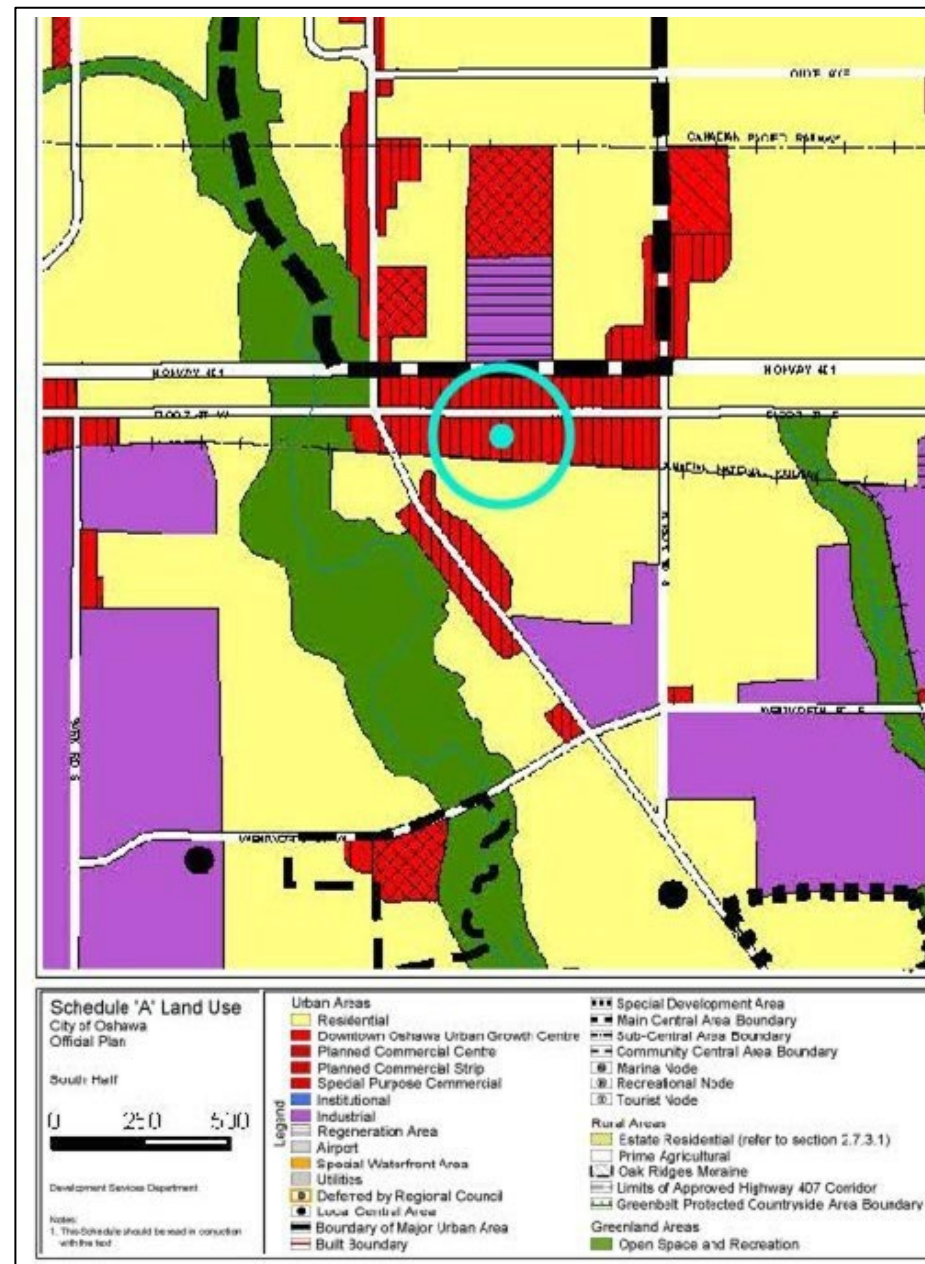
Standard	Count	Percentage
One Bedroom	136	81.4%
Two Bedroom	16	9.6%
Three Bedroom	15	10%
<b>Total</b>	<b>167</b>	<b>100%</b>

# Official Plan

## Schedule A – Land Use

The subject properties are located within a Planned Commercial Strip land use designation.

This designation permits mixed commercial-residential developments.

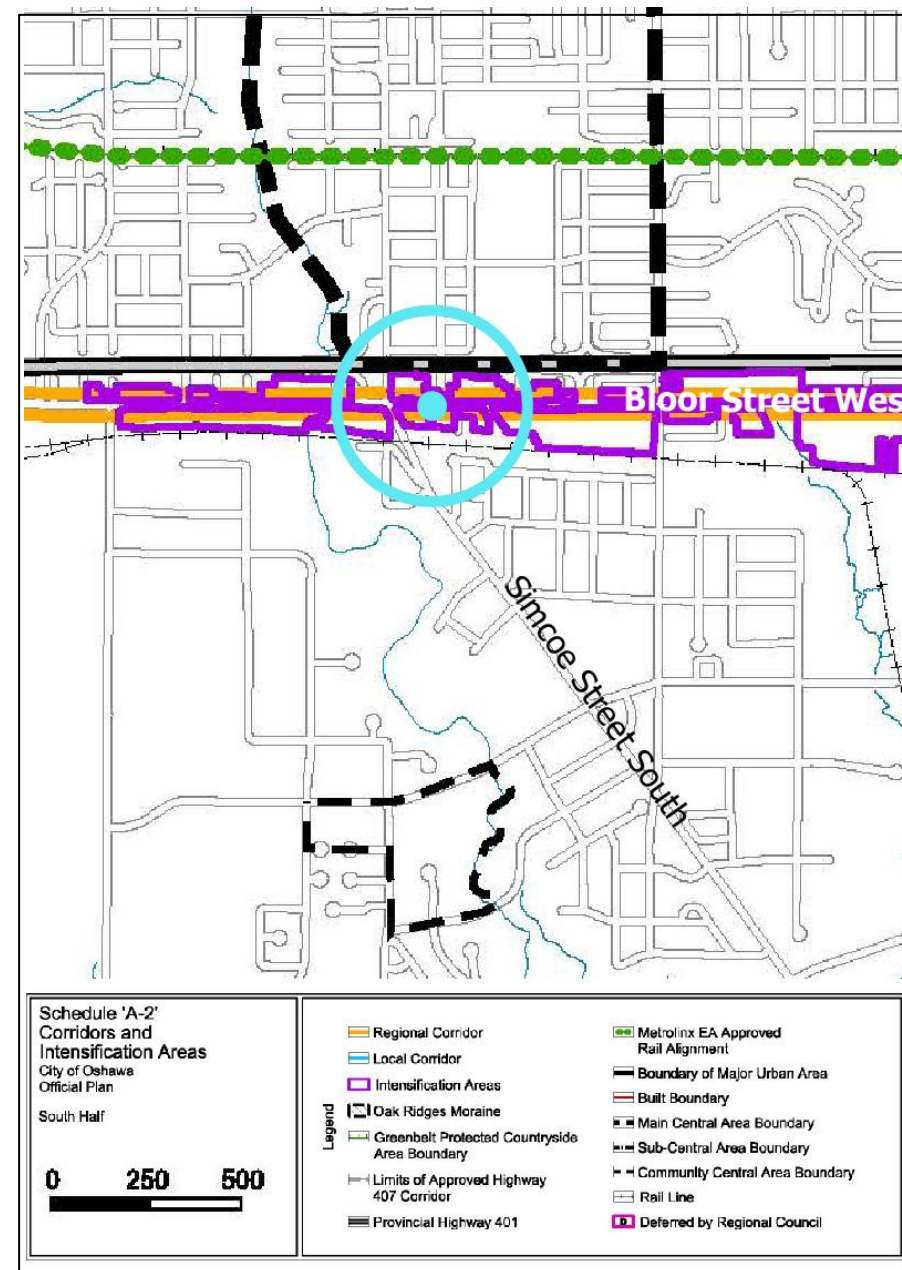


# Official Plan, cont'd

## Schedule A-2 – Corridors and Intensification Areas

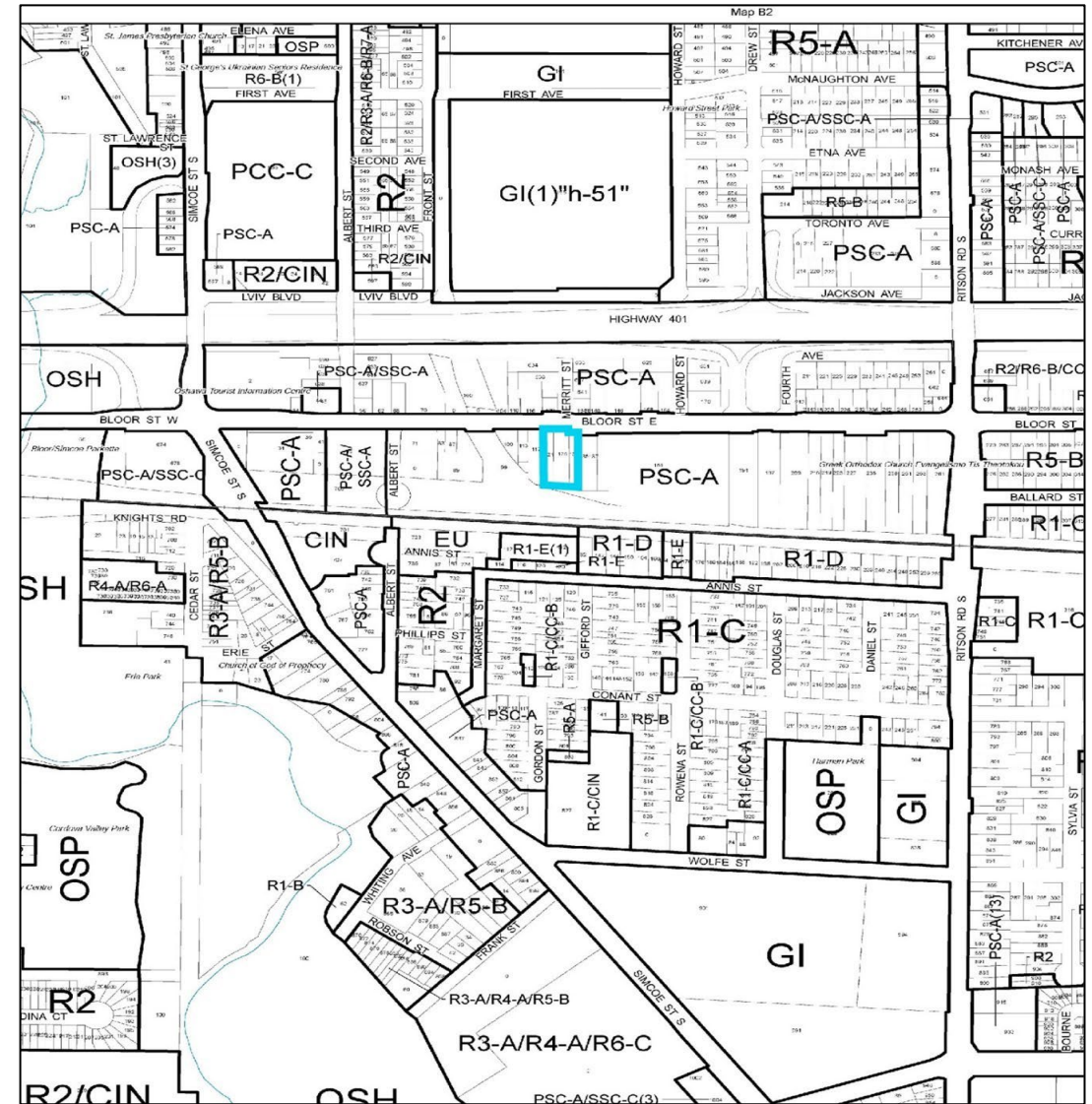
The subject properties are located within an Intensification Area and along a Regional Corridor.

These areas are intended to provide compact, intensive, higher -density development.



# Zoning By-law

- The subject properties are zoned as “Planned Strip Commercial Zone (PSC-A)” under By-law 60-94.
- The PSC-A zone permits the development of Apartment buildings, as well as commercial and retail uses under Section 18.
- The associated ZBLA seeks to add site - specific amendments to permit the proposed building and lot standards.



# 3D Renderings



# Front Elevations

# Rear Elevations





# Floor Plans

Main Floor

Parking Level 2

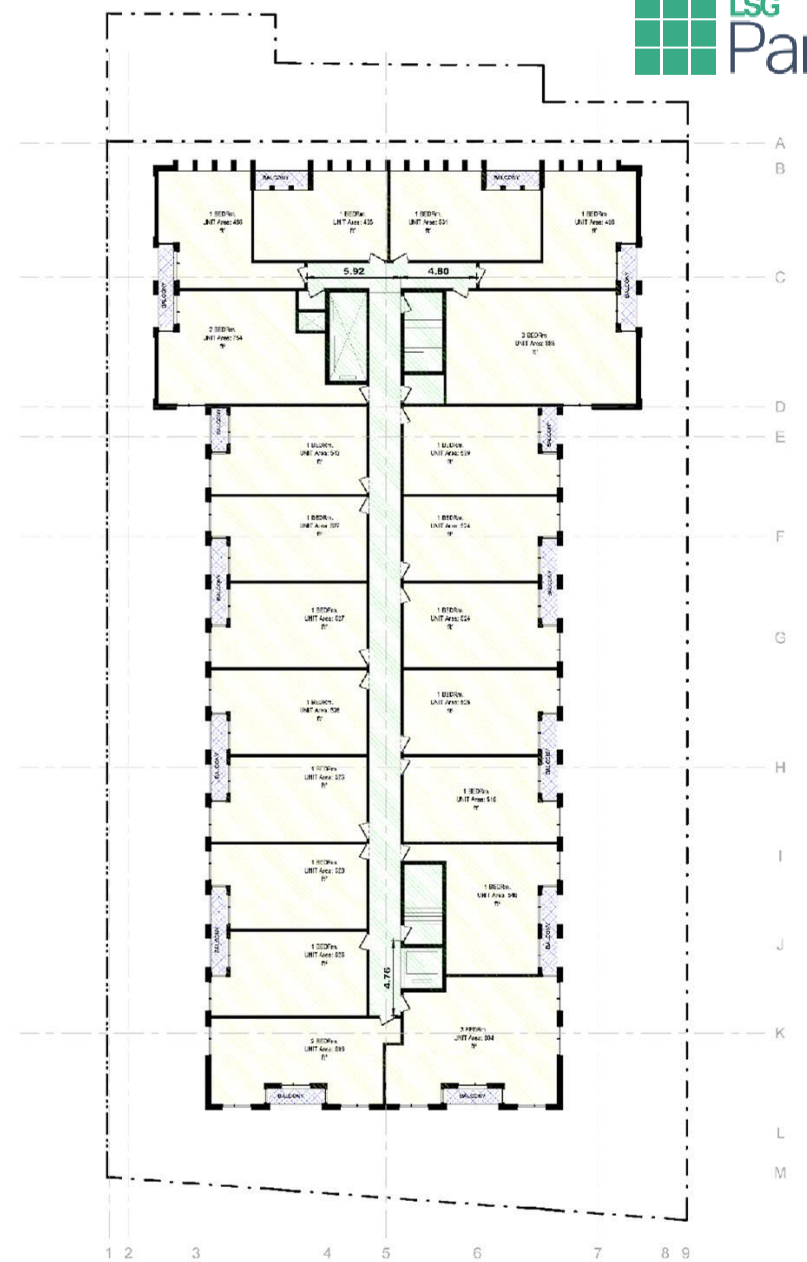
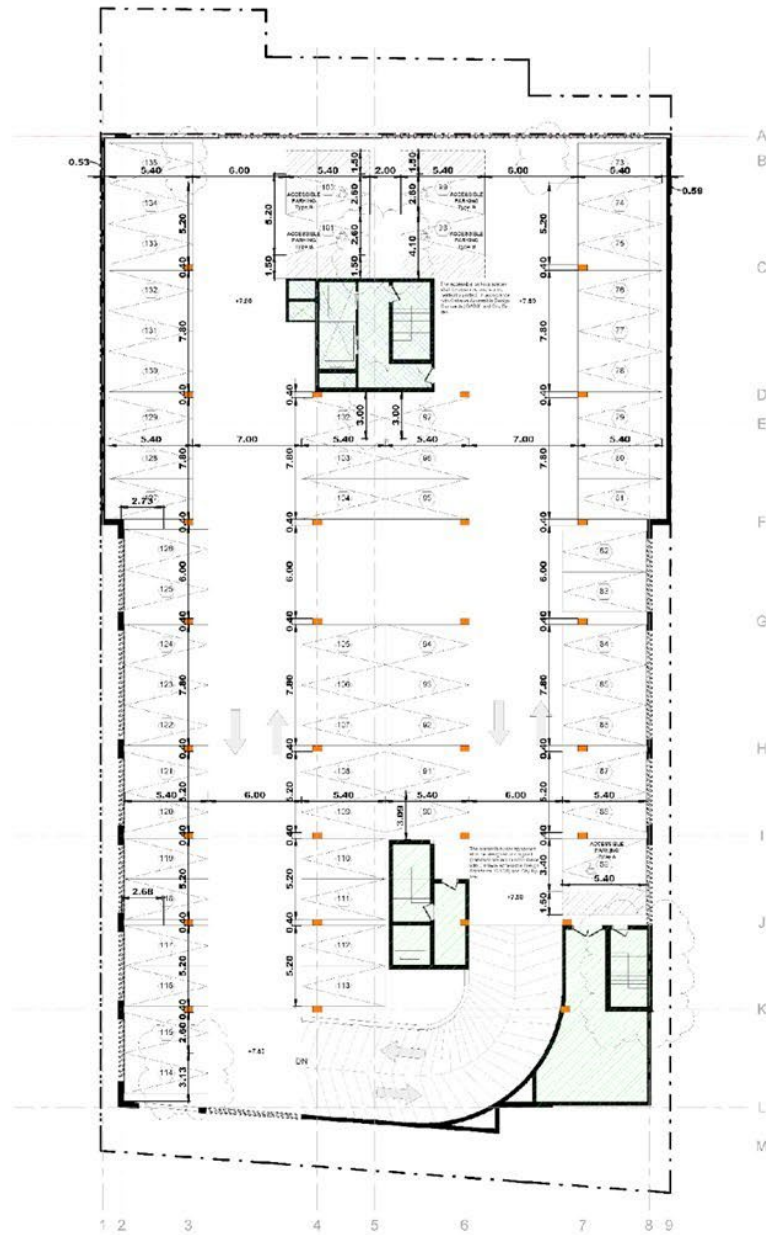


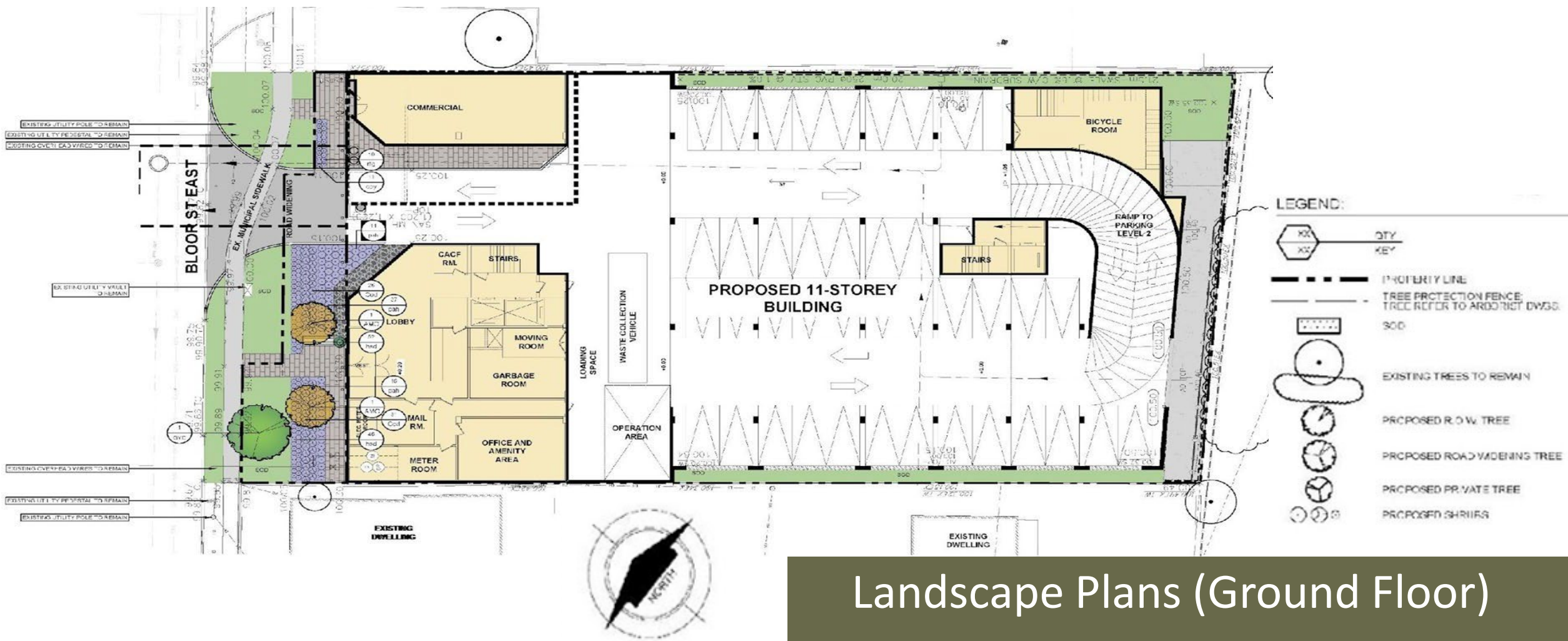


# Floor Plans, cont'd

Parking Level 3

Floors 4-10



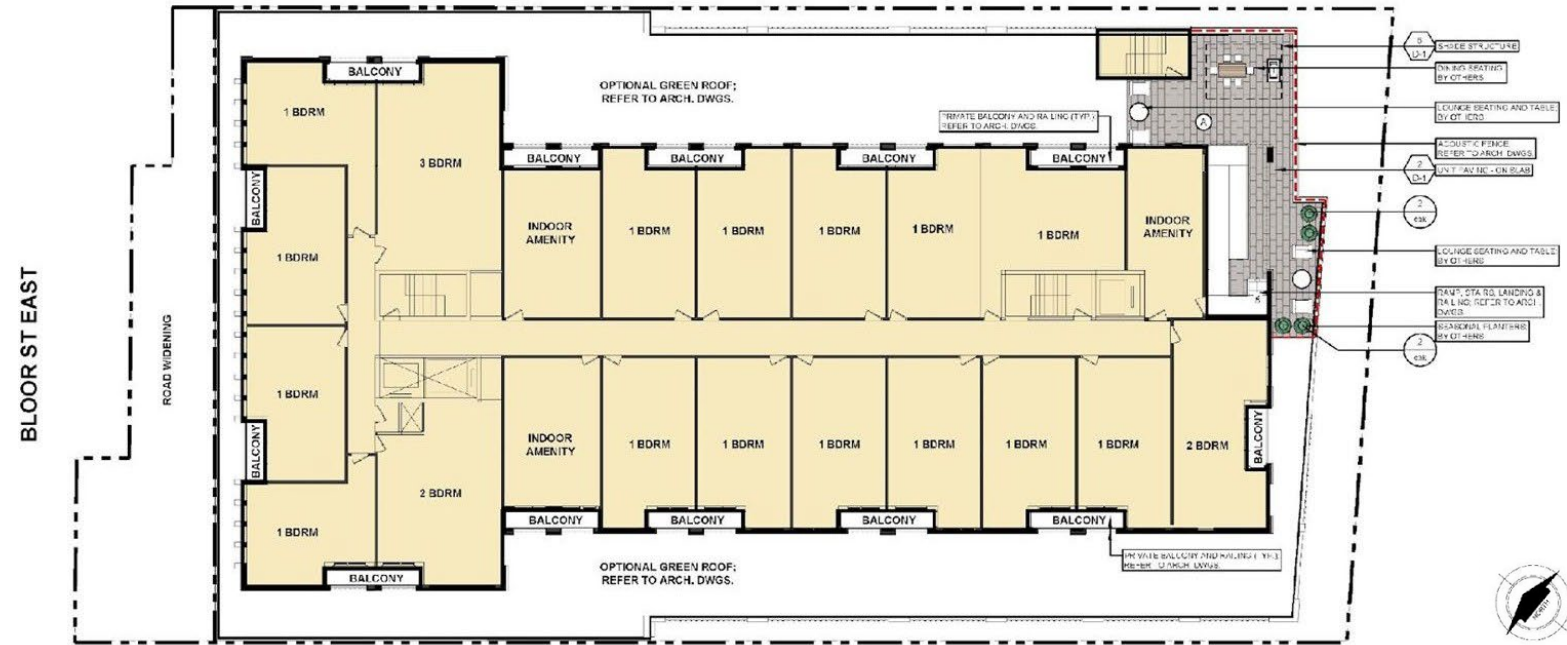


## Landscape Plans (Ground Floor)

- Foundation planting to compliment building architecture & define building entrances
- Site furnishings (Bike Rings & Benches) to provide amenity & promote active transportation
- Stamped concrete paving to enhance building front entryway



# Landscape Plans (Private Rooftop Amenity)



## Sample Imagery (design intent only)

LOUNGE SEATING & TABLES



SEASONAL PLANTERS



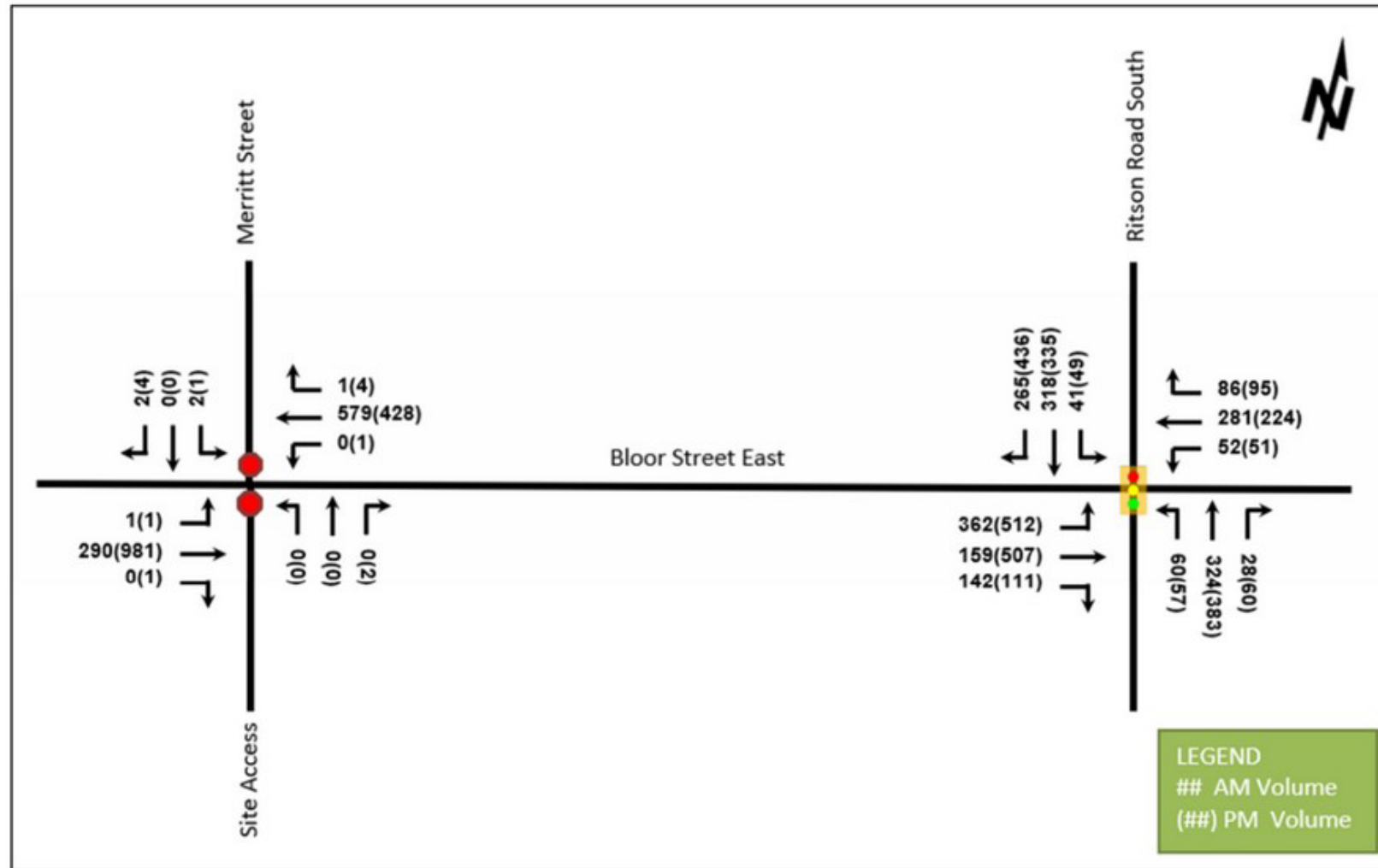
DINNING SEATING



FIRE TABLE



# Existing Traffic Volume

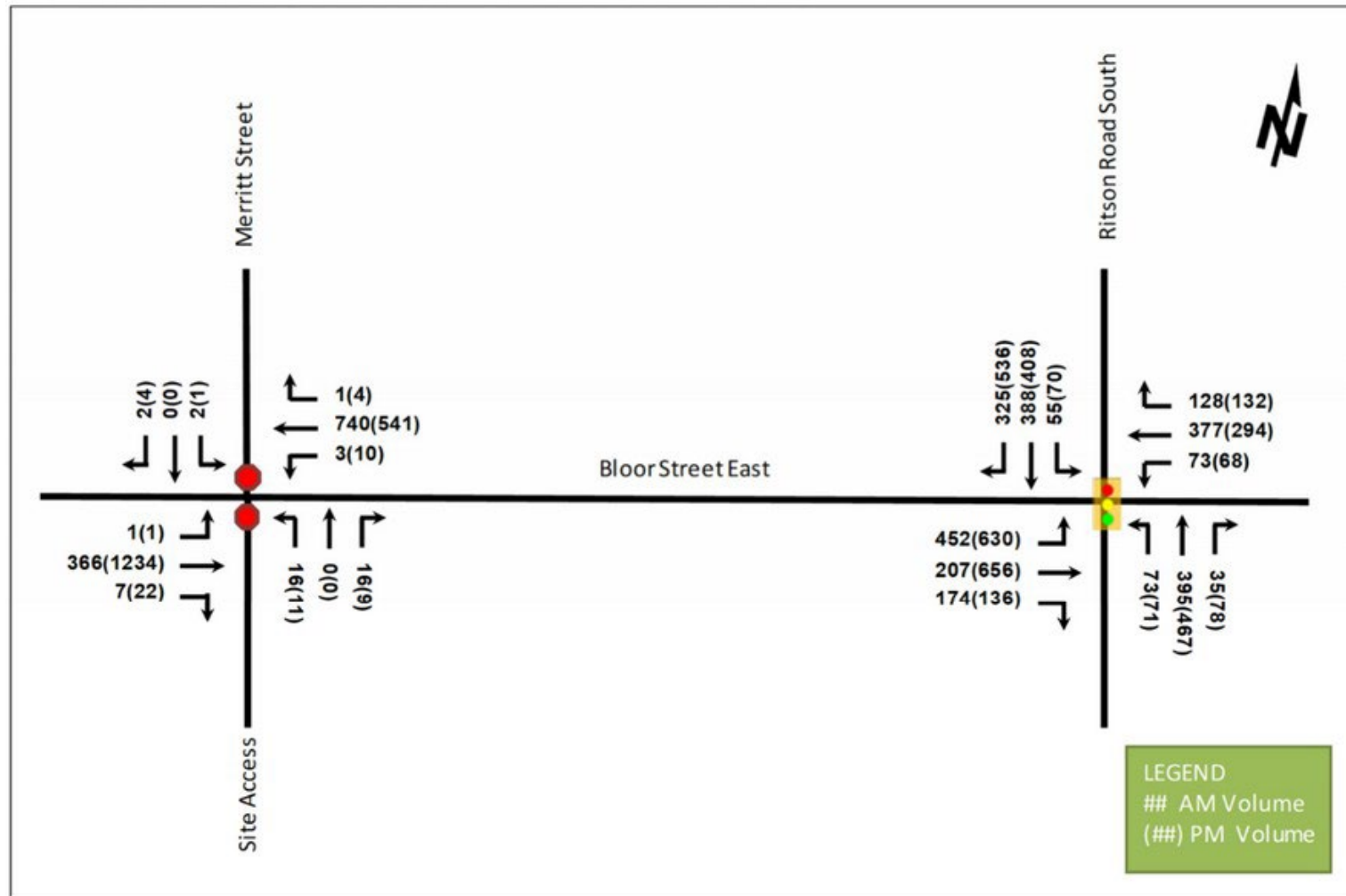


# Site Trip Generation

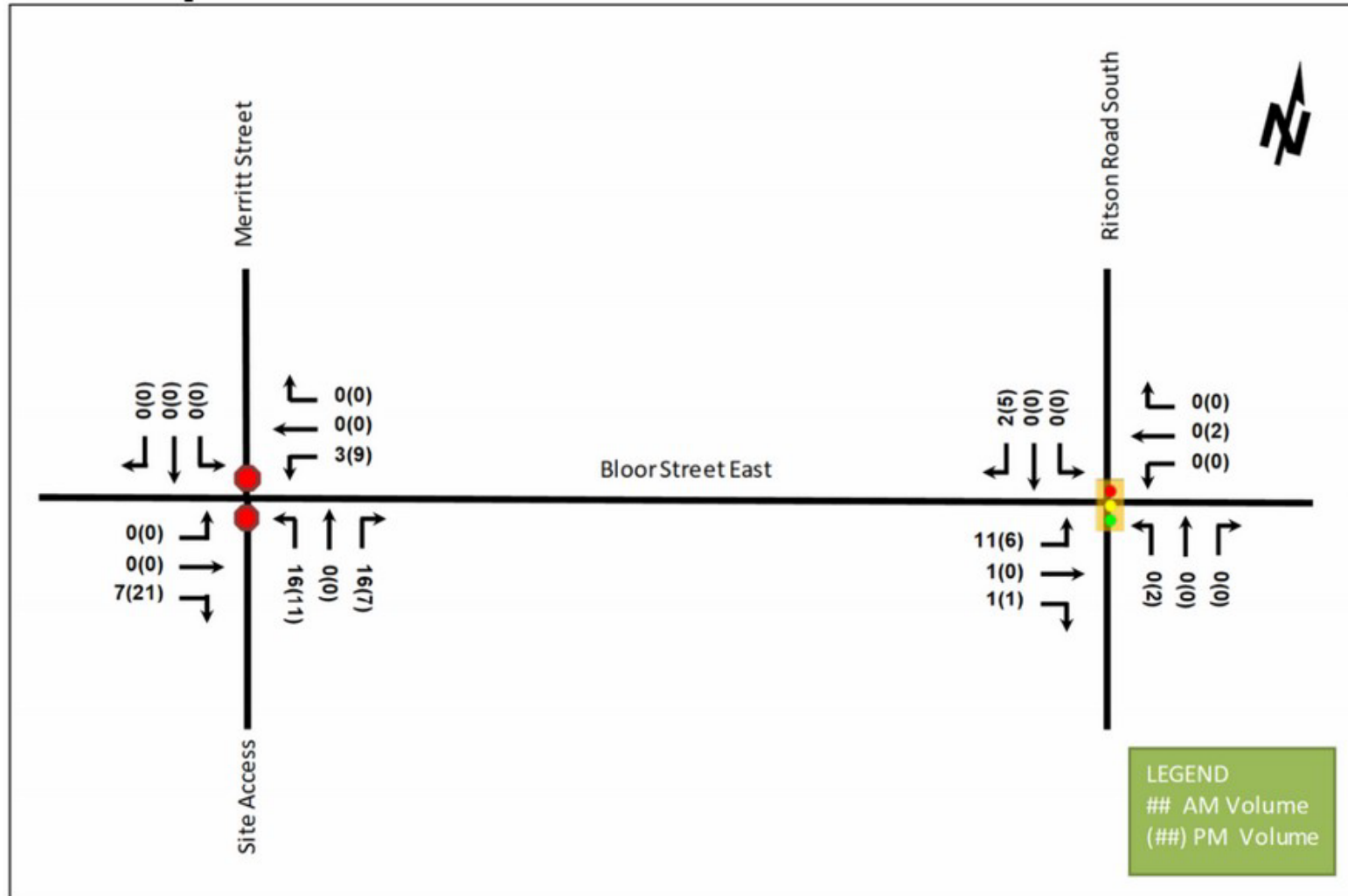
Travel Mode	AM Peak Period				PM Peak Period			
	Mode Share	In	Out	Total	Mode Share	In	Out	Total
Auto Driver	51%	10	32	42	53%	32	20	51
Auto Passenger	17%	4	10	14	25%	10	7	17
Transit	12%	2	7	9	7%	7	5	12
Pedestrian	20%	4	12	16	15%	12	7	19
Cyclist	0%	0	0	0	0%	0	0	0
<b>Total</b>	<b>100%</b>	<b>20</b>	<b>61</b>	<b>81</b>	<b>100%</b>	<b>61</b>	<b>38</b>	<b>99</b>



# Future Traffic Volume



# Site Trip Volume



# Summary – Policy Regime



**Provincial Policy Statement:** Provides transit-supportive development that makes optimal use of existing municipal services and public transit networks. Provides infill development that would not cause environmental issues, while resulting in optimal land use on underutilized lands, fulfilling Sections 1.1.1, 1.1.3, and 1.6 of the PPS among others.



**Growth Plan:** Supports the forecasted growth targets of Durham Region and the City of Oshawa by providing residential intensification in a built-up area with existing municipal services as per Section 2.2.2. Facilitates compact, urban built form through a mixed-use, purpose-built rental apartment in an area with public transit access to a diverse range of uses throughout Oshawa as per Section 2.2.1.



**Durham Region Official Plan:** Is consistent with the provisions of “Living Areas” under Section 8 and 8B, and for “Regional Corridors” under Section 8A.



**Oshawa Official Plan:** Is consistent with the provisions regulating “Planned Commercial Strip” under Section 2.2.5, Regional Corridors under Section 2.1.5 and 2.1.6. Is located within an “Intensification Area” under Section 2.1.6.4-2.1.6.7. All of these Sections direct residential and mixed-use developments to these land use designation and seek transit-supportive and compact urban development proposals such as is being proposed in this instance).



# Summary

The proposal facilitates optimal land use efficiency through the development of a mixed-use apartment building that can be characterized as follows:

- Introduces a notable amount of purpose-built rentals that will address a major need for not only the City of Oshawa but also for the Region of Durham;
- Contributes towards the revitalization of Bloor Street East;
- Acts as a catalyst for redevelopment in this segment of the City;
- The development provides transit-supportive density through its proximity to the Oshawa Major Transit Station Area (within 300 m from the MTSA's southerly boundary);
- Provides an appropriate parking standard that is comparable with similar developments throughout the GTA and is supported by City Staff;
- The proposal will not generate any environmental-related impacts;
- The proposal will not generate any Noise or Vibration related impacts;
- The building has been designed to incorporate brick/masonry exterior walls and upgraded windows to reduce road and rail traffic noise impact for the interior spaces
- Based on the current provisions of the city's Bloor Street Intensification Study, the proposal is expected to satisfy the Study's key provisions from an overall density and massing perspectives;
- The above attributes ensure public transit accessibility to employment, recreational, open space, service and amenity uses throughout the City - thereby supporting the creation of an urban, compact and complete form of development.