

To: Economic and Development Services Committee

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

Report Number: ED-24-90

Date of Report: September 4, 2024

Date of Meeting: September 9, 2024

Subject: Applications to Amend the Oshawa Official Plan and Zoning
By-law 60-94, JKO Planning Services Inc. on behalf of
1000645992 Ontario Ltd., 121, 125 and 131 Bloor Street East

Ward: Ward 5

File: OPA-2024-02, Z-2024-02

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd. (the “Applicant”) to amend the Oshawa Official Plan (File: OPA-2024-02) and Zoning By-law 60-94 (File: Z-2024-02). The purpose of the applications is to permit an 11-storey mixed-use building containing 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space on the ground floor on lands municipally known as 121, 125 and 131 Bloor Street East (the “Subject Site”).

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 sign giving notice of the 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.

2.0 Recommendation

That, pursuant to Report ED-24-90 dated September 4, 2024, concerning the applications submitted by JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2024-02) and Zoning By-law 60-94 (File: Z-2024-02) to permit the development of a new 11-storey residential/commercial mixed-use building containing 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space at 121, 125 and 131 Bloor Street East, 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 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 applications.

4.0 Analysis

4.1 Background

The Subject Site is generally located on the south side of Bloor Street East, east of Albert Street. The Subject Site is municipally known as 121, 125 and 131 Bloor Street East (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Planned Commercial Strip within an Intensification Area along a Regional Corridor, which contextually permits High Density II residential development up to a density of 300 units per hectare (121.4 u/ac.)	Planned Commercial Strip within an Intensification Area along a Regional Corridor subject to a site specific policy to permit a maximum residential density of 681 units per net hectare (276 u/ac.)

Item	Existing	Requested/Proposed
Zoning By-law 60-94	PSC-A (Planned Strip Commercial)	An appropriate PSC-A (Planned Strip Commercial) Zone to implement the proposed development with site specific regulations to permit certain performance standards related to matters such as, but not necessarily limited to, increased residential density, building height and lot coverage, and reduced building setbacks, landscaped open space, parking supply and parking aisle widths
Use	Single Detached Dwellings	An 11-storey mixed-use commercial/residential building containing 167 apartment units and 90.95 square meters (979 sq. ft.) of commercial floor space on the ground floor

The following land uses are adjacent to the Subject Site:

- **North** Bloor Street East, beyond which are a single detached dwelling, a used automobile establishment and Merritt Street, which intersects with Bloor Street East opposite the Subject Site
- **South** Vacant land, beyond which is the Canadian National (“C.N.”) Railway Corridor
- **East** Commercial uses including a grocery store
- **West** Commercial uses

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

Site Statistics Item	Measurement
Lot Frontage	36.76m
Gross Lot Area (inclusive of road widening)	0.264 ha (0.652 ac.)
Net Lot Area (exclusive of road widening)	0.245 ha (0.606 ac.)
Number of Proposed Apartment Units	167 units <ul style="list-style-type: none"> ▪ 136 one-bedroom units ▪ 16 two-bedroom units ▪ 15 three-bedroom units

Site Statistics Item	Measurement
Maximum Net Residential Density Permitted in a PSC-A Zone	85 units per net hectare (34 u/ac.)
Proposed Net Residential Density	681 units per net hectare (276 u/ac.)
Gross Floor Area of Commercial Uses	90.95 sq. m. (979 sq. ft.)
Maximum Permitted Building Height in PSC-A Zone	13.0m (42.65 ft.) (generally 4 storeys)
Proposed Building Height	38.1m (125 ft.) (11 storeys)
Parking Spaces Required	Residents – 167 spaces (1.0 space per unit) Visitors – 55 spaces (0.33 spaces per unit) Commercial – 4 spaces (1 space per 24 sq. m. of gross floor area) Total: 226
Parking Spaces Provided	Residents – 93 spaces (0.557 spaces per unit) Visitors – 42 (0.25 spaces per unit) Commercial – 0 (the Applicant proposes to provide combined parking for commercial uses and residential visitors) Total: 135
Bicycle Parking Provided	98

4.2 Oshawa Official Plan

The Subject Site is designated as Planned Commercial Strip within an Intensification Area along a Regional Corridor in the Oshawa Official Plan (the “O.O.P.”).

The O.O.P. specifies, in part, that mixed commercial-residential developments may be permitted within areas designated as Planned Commercial Strip subject to the inclusion of appropriate policies in the zoning by-law and any other relevant policies of the O.O.P.

The O.O.P. further specifies, in part, that lands within Intensification Areas along Regional Corridors shall be planned and developed as mixed-use areas, with the objectives of achieving higher density, intensive and compact built form and complementary mixed uses. Development of these lands shall be planned to support an overall long-term density target of at least 60 residential units per gross hectare (24.28 residential units/gross ac.).

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 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 300 units

per hectare (60 to 120 u/ac.) in 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 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 maximum residential density of 300 units per hectare would permit approximately 73.6 units on the Subject Site.

The proposed mixed-use commercial/residential development on the subject site would have a net residential density of approximately 681 units per hectare (276 u/ac.) which is greater than the High Density II Residential classification. This density is more aligned with the density objectives associated with the Downtown Oshawa Urban Growth Centre which include a maximum density of 550 units per hectare (222 u/ac.). Accordingly, the proposed density is not permitted within the Planned Commercial Strip designation. Therefore, an amendment to the O.O.P. is required.

Bloor Street East is designated as a Type 'A' Arterial Road on Schedule "B", Road Network, of the O.O.P. Lands along Bloor Street East including the Subject Site also form part of a Regional Corridor as shown designated on Schedule "A-2", Corridors and Intensification Areas, of the O.O.P. Bloor Street West is also identified 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 applications.

4.3 Zoning By-law 60-94

The Subject Site is currently zoned PSC-A (Planned Strip Commercial) in Zoning By-law 60-94 (see Attachment 1).

The PSC-A Zone permits a range of residential, commercial and institutional uses including, but not limited to, apartment buildings, block townhouses, day care centres, financial institutions, flats, hotels, offices, personal service establishments, restaurants, retail stores, retirement homes and commercial and private schools.

A mixed-use commercial/residential building is permitted in the PSC-A Zone subject to compliance with regulations on such matters as maximum density, maximum height, maximum lot coverage, minimum landscaped open space and minimum parking. The maximum building height permitted in the PSC-A Zone is 13 metres (42.65 ft.) and the maximum residential density permitted is 85 units per hectare. The minimum required parking for the proposed building as a rental building is 226 spaces.

The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone the Subject Site to an appropriate PSC-A (Planned Strip Commercial) Zone subject to a

special condition to permit the proposed building with 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space on the ground floor. In order to implement the proposed building/site design, special regulations are proposed such as increased density, building height and lot coverage, and reduced parking, parking aisle widths, building setbacks and landscaped open space.

The Applicant has requested reduced parking for residents and visitors. In addition, the Applicant proposes to provide shared parking for the commercial uses and residential visitors. A total of 42 spaces are proposed for use by both residential visitors and the commercial uses, whereas Zoning By-law 60-94 requires 167 spaces for residents, 55 spaces for residential visitors and 4 spaces for the commercial floor space.

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

4.4 Subdivision Design/Land Use Considerations

The Applicant proposes to develop an 11-storey mixed-use commercial/residential building with 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space on the ground floor (see Attachment 2).

The proposed building includes parking on three above ground levels incorporated into the base of the building, with driveway access proposed from Bloor Street East.

The proposed building also includes the following features:

- An indoor amenity room connected to a rooftop amenity area on the 4th floor;
- Balconies for all units; and,
- 98 indoor bicycle parking spaces.

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a site plan, floor plans, building elevation plans, a planning justification report, a shadow study, a grading plan, a servicing plan, a functional servicing and stormwater management report, a landscape plan, a geotechnical report, a hydrogeological report, a lighting plan, an environmental site assessment, an archaeological assessment, a traffic impact study, a parking study and a noise and vibration study.

Detailed design matters will be reviewed during the further processing of the subject 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 and building 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 applications include:

- (a) The appropriateness of the proposed building height and residential density at this location;

- (b) Site/building design matters including driveway access, parking, refuse storage and collection, loading, building architecture, fire access and landscaping, and noise/vibration mitigation measures and safety measures due to the proximity to the C.N. Railway corridor;
- (c) The appropriateness of the proposed zoning regulations including the proposed parking rates;
- (d) Servicing, grading and stormwater management matters;
- (e) Transportation considerations;
- (f) Noise attenuation;
- (g) Environmental considerations;
- (h) Archaeological matters; and,
- (i) Crime Prevention Through Environmental Design matters.

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:

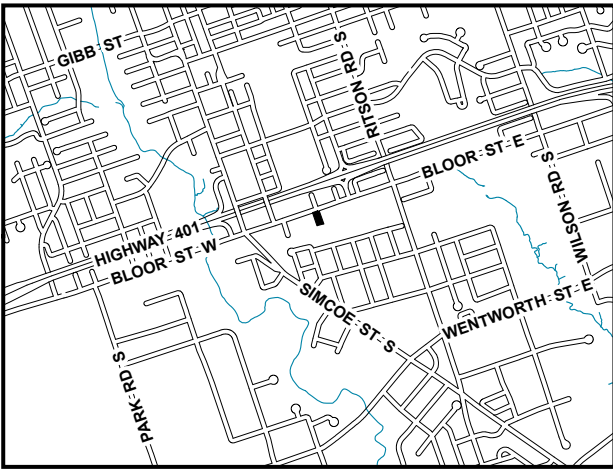
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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



**Item: ED-24-90
Attachment 1**

Economic and Development Services

Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd.,

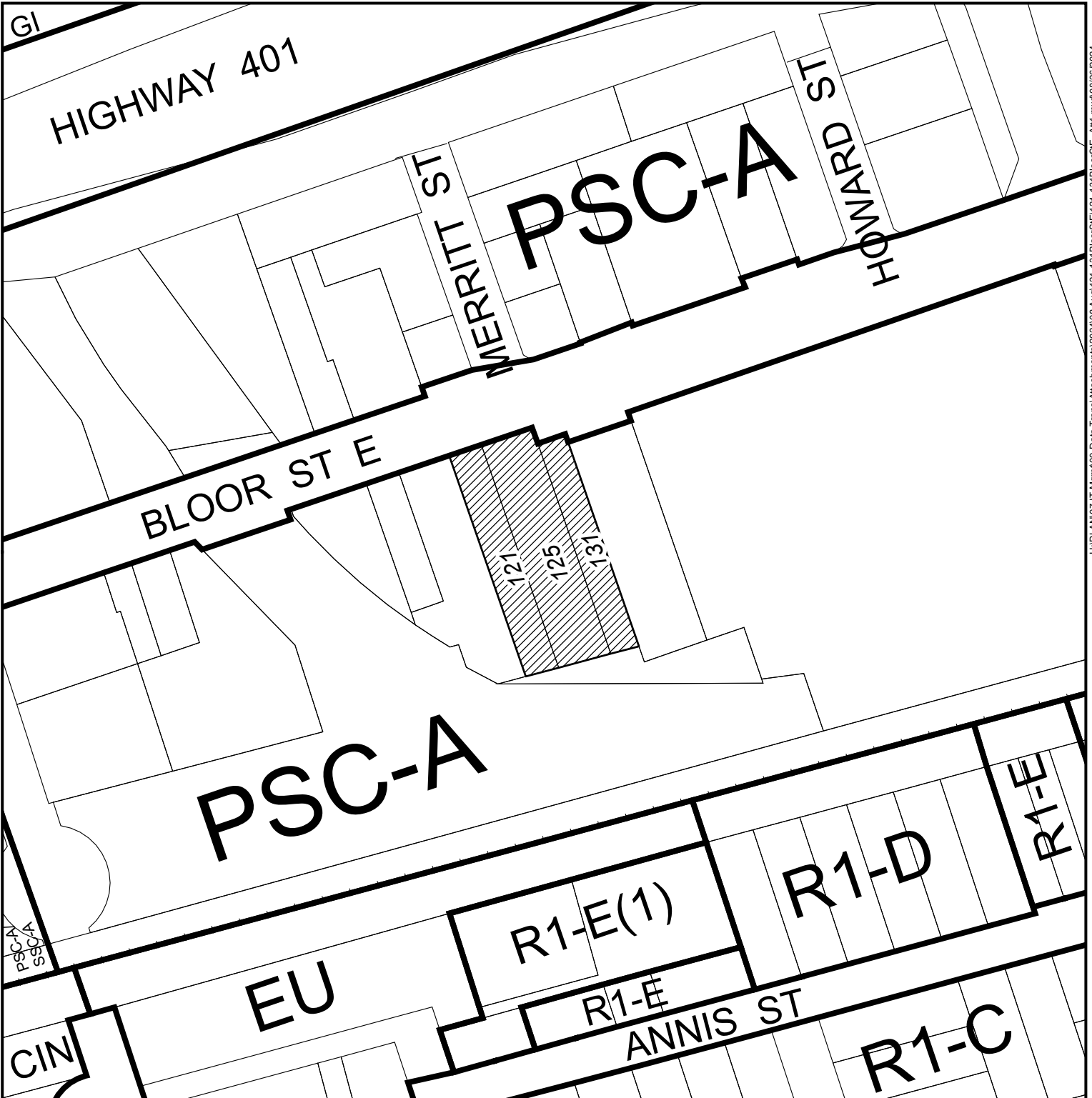
Address: 121, 125 and 131 Bloor Street East

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File: OPA-2024-02, Z-2024-02



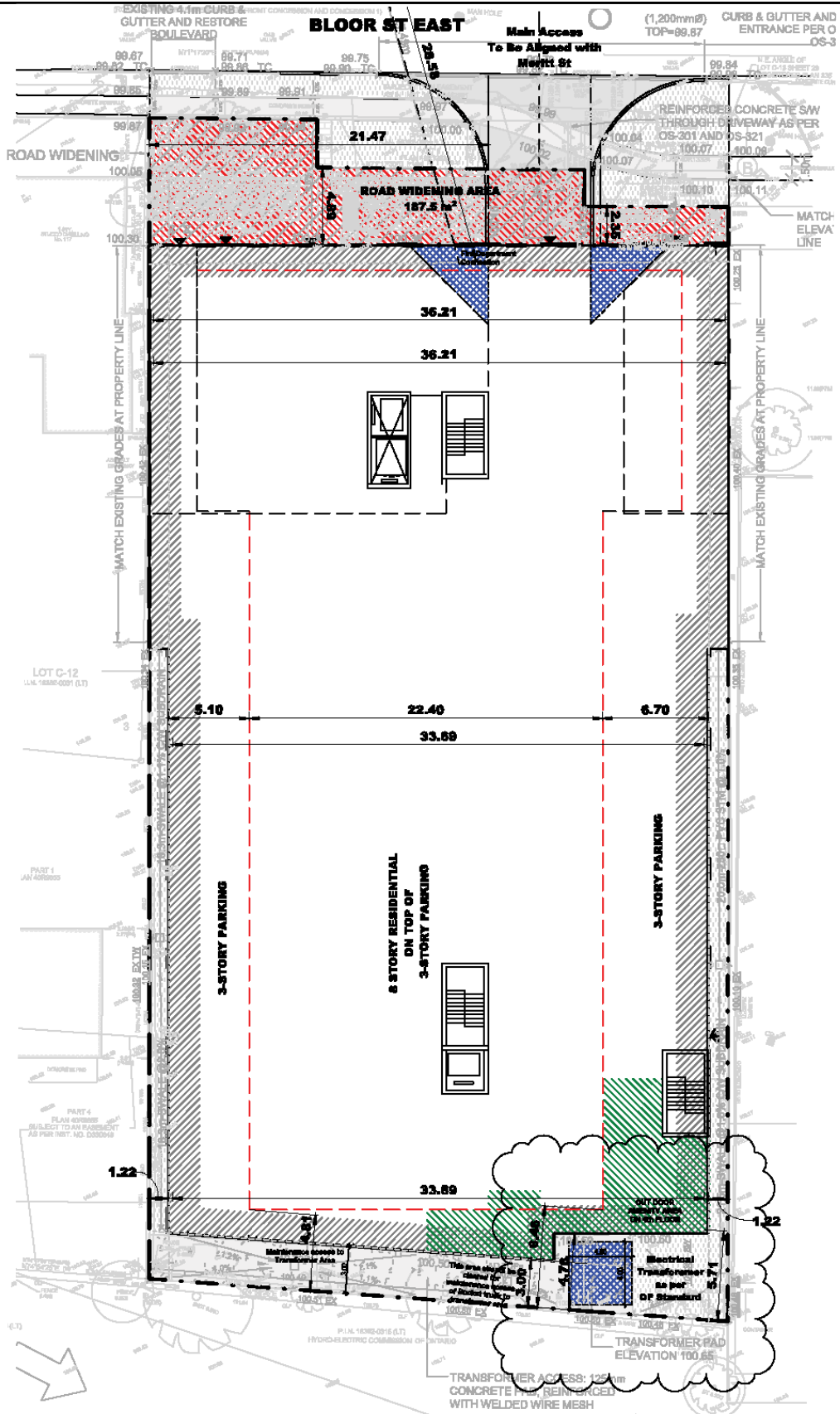
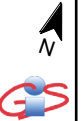
Subject Site



Title: Proposed Site Plan Submitted by the Applicant
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,
 JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd.,
 Address: 121, 125 and 131 Bloor Street East
 Ward: Ward 5
 File: OPA-2024-02, Z-2024-02

Item: ED-24-90
 Attachment 2

City of Oshawa
 Economic and Development Services



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