



# Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94

Economic and Development Services Committee  
Planning Act Public Meeting – September 9, 2024, 6:30 p.m.

# Proposed City-initiated Amendments

- This Public Meeting was advertised in accordance with the requirements of the Planning Act and the City's Public Notice Policy.
- There are two options available to the Economic and Development Services Committee:
  1. In the event no significant issues are raised, the Committee can recommend that the proposed amendments be approved.
  2. If significant issues are raised, staff can be directed to further review the proposed amendments and prepare a subsequent report and recommendation back to the Economic and Development Services Committee.

# Amendment 1 – Official Plan Table 2

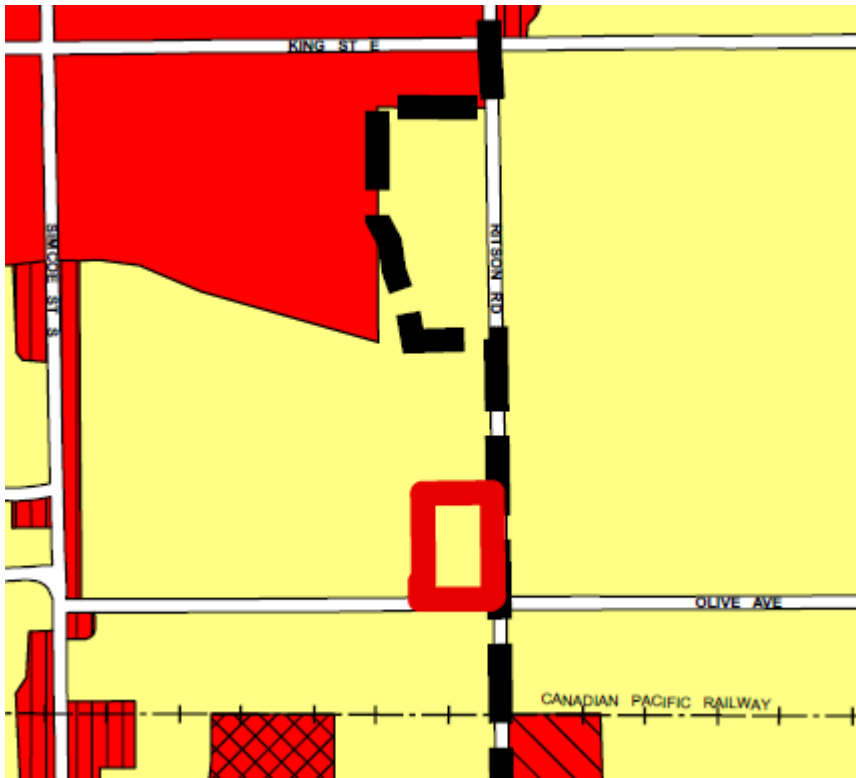
## Residential Density Classification

### Proposed Amendments:

- Increase the net residential density for lands within the Downtown Oshawa Urban Growth Centre from 150 to 550 units per hectare (60 to 223 u/ac.) to 150 to 1,000 units per hectare (60 to 404 u/ac.) under the High Density II Residential density type.
- Delete the text “or at the periphery of” in Paragraph (i) of the General Representative Locational Criterial column in relation to the High Density II Residential density type, such that the criterion is revised as follows:  
“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.”

# Amendment 2 – Official Plan Section 2.3.6

## Site Specific Policy

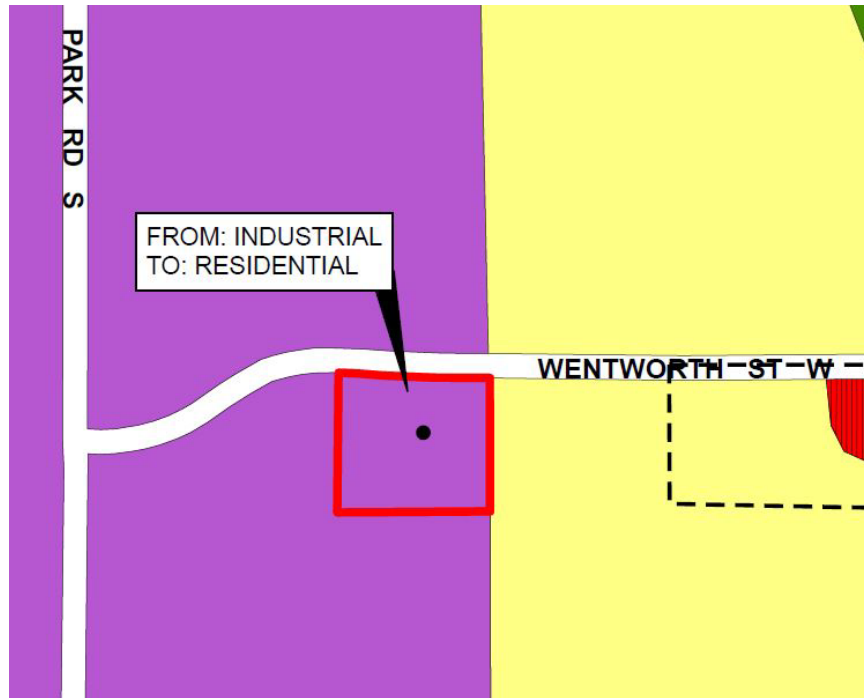


### Proposed Amendment:

- Add a site specific policy to Section 2.3.6 of the Oshawa Official Plan to permit a maximum net residential density of 280 units per hectare (114 u/ac.) in the form of High Density II Residential development comprised of a mix of low, medium and high-rise buildings, for lands at the northwest corner of Ritson Road South and Olive Avenue.

# Amendment 3 – Official Plan Schedule “A”

## Land Use Designation



### Proposed Amendment:

- Amend Schedule 'A', Land Use, of the Oshawa Official Plan to show 501, 503 and 505 Wentworth Street West with an underlying "Residential" land use designation.

# Amendment 4 – Zoning By-law Section 2

## Commercial Recreation Establishment Definition

### Proposed Amendment:

- Amend the definition of “Commercial Recreation Establishment” to include reference to a sport simulator use, so that it reads as follows:

“**Commercial Recreation Establishment**” means a building or part of a building where entertainment is offered for a fee including such uses as an arena, stadium, auditorium, banquet hall, assembly hall, billiard hall, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, curling rink, indoor track, indoor racquet courts, indoor swimming pool, sport simulator and any other such similar use, but does not include a place of amusement, cinema or theatre.”

# Amendment 5 – Zoning By-law Sections 2 and 5 and Subsection 16.4

## Definitions, Uses Permitted in Certain Zones and Provisions Applying to Main Shopping and Pedestrian Streets in the Central Business District

### Proposed Amendments:

- Add a definition for “Vapour Product Shop”.
- Amend Section 5 to implement new separation distance requirements applicable to a payday loan establishment, tattoo parlour, pawn shop, vapour product shop and adult use store.
- Amend the list of permitted uses identified in Section 16 of the Zoning By-law to explicitly state that financial institutions excluding payday loan establishments are permitted in the Downtown Oshawa Urban Growth Centre.
- Delete Article 16.4.2 of the Zoning By-law and replace it with a new regulation generally stating that no tattoo parlour, pawn shop, vapour product shop, social service establishment or adult use store situated on a lot within the Downtown Oshawa Urban Growth Centre shall be located closer than 400 metres to another lot occupied by the same use.

# Amendment 6 – Zoning By-law Sections 2, 27 and 29

## Controlled Environment Agriculture Facility

### Proposed Amendments:

- Amend the definition of “Agricultural Use” to permit a Controlled Environment Agricultural Facility.
- Add a definition for “Controlled Environment Agriculture Facility”.
- Add “Controlled Environment Agriculture Facility” as a permitted use in the PI-A (Industrial) and GI (Industrial) Zones.



# Amendment 7– Zoning By-law Subsection 5.12

## Accessory Apartments

### Proposed Amendment:

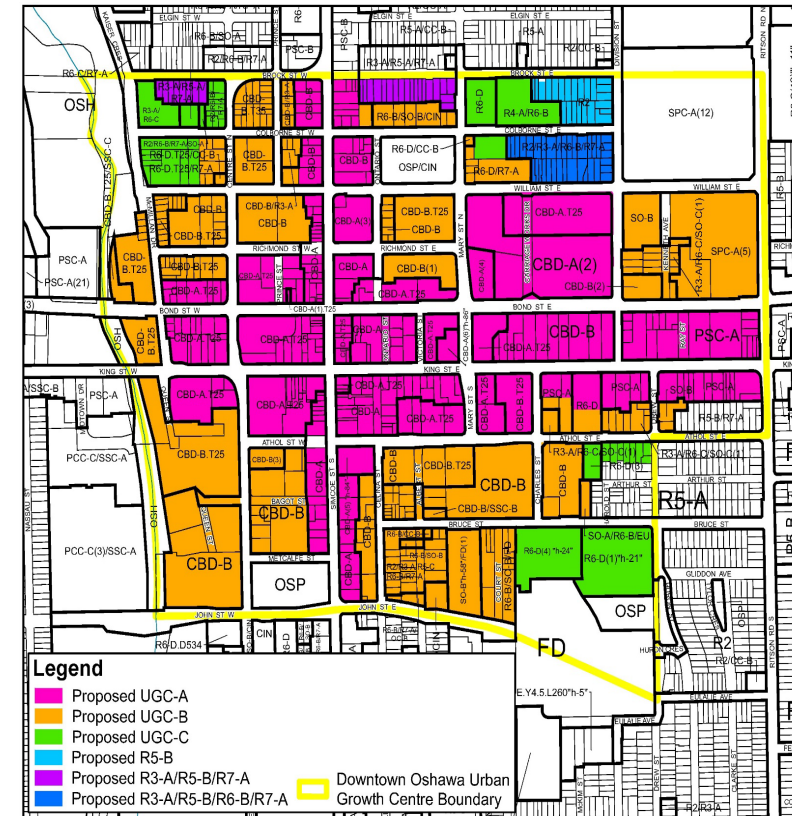
- Amend Subsection 5.12 of the Zoning By-law to update regulations pertaining to accessory apartments to ensure that they are not constructed in areas without safe access in the event of a natural hazard emergency.

# Amendment 8 – Zoning By-law Article 14.3.12 and Sections 16 and 39

## Specialized Office Zones, CBD – Central Business District Zones and Parking and Loading, and Creating a New Urban Growth Centre Zone

### Proposed Amendments:

- Amend Section 16 of the Zoning By-law to replace the CBD (Central Business District) Zone with a new UGC (Urban Growth Centre) Zone.
- Amend the Zoning By-law to introduce:
  - UGC-A (Urban Growth Centre) Zone
  - UGC-B (Urban Growth Centre) Zone
  - UGC-C (Urban Growth Centre) Zone

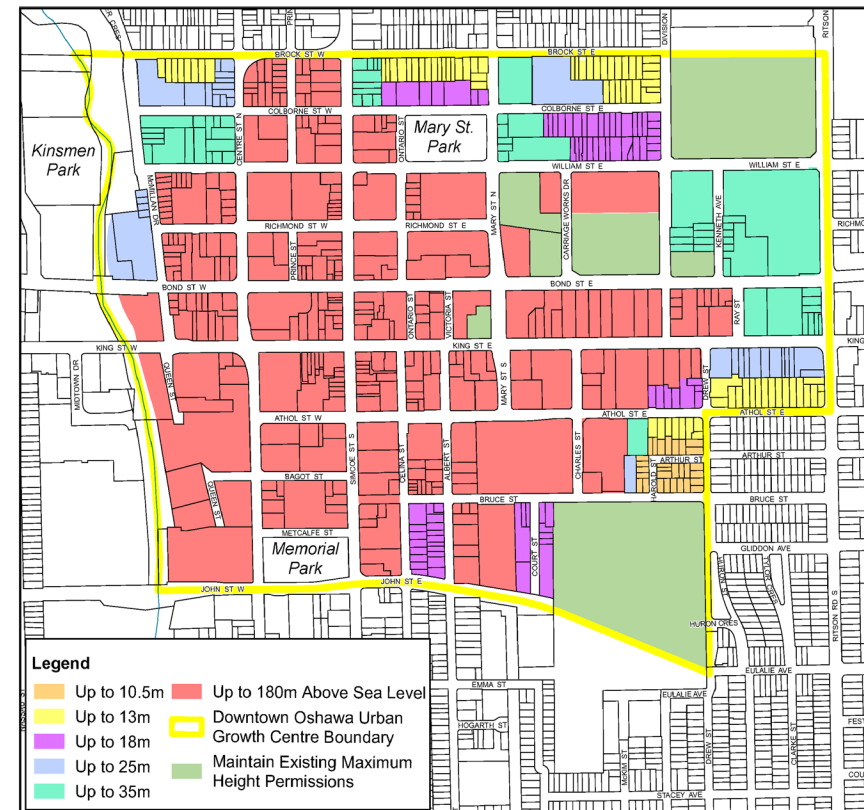


# Amendment 8 – Zoning By-law Article 14.3.12 and Sections 16 and 39

## Specialized Office Zones, CBD – Central Business District Zones and Parking and Loading, and Creating a New Urban Growth Centre Zone

### Proposed Amendments:

- Amend Table 16.2 to implement regulations for the new UGC (Urban Growth Centre) Zones including such matters as minimum building heights, residential densities, and built form.
- Introduce new reduced minimum residential parking rates for lands in the Downtown Oshawa Urban Growth Centre.



# Amendment 9 – Zoning By-law Section 18

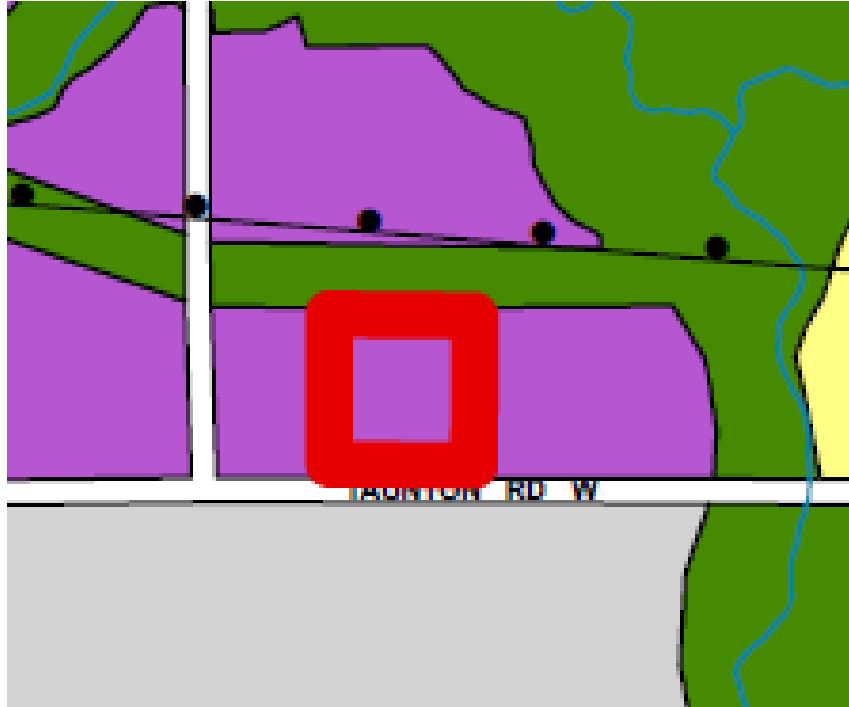
## Planned Strip Commercial Zones

### Proposed Amendment:

- Update regulations pertaining to planned strip commercial areas, in order to provide further flexibility for developing standalone apartment buildings in PSC (Planned Strip Commercial) Zones.

# Amendment 10 – Zoning By-law Section 28

## Permitted Uses in the SI-A(18) Zone



### Proposed Amendment:

- Delete “eat-in restaurant” from the list of permitted uses in the SI-A(18) Zone and add in “restaurant” to the list of permitted uses in the SI-A(18) Zone, in relation to the lands at 452, 462 and 472 Taunton Road West.

# Amendment 11 – Zoning By-law Section 38(B)

## Mixed Use Zones

### Proposed Amendment:

- Amend Article 38(B).2.4 to delete the text “and provided that in any MU-C Zone no loading space or refuse enclosure shall be permitted to the east of any building constructed within 20m of a Residential Zone”, given that MU-C (Mixed Use) Zones are now being applied on a broader basis throughout the City.



Questions and Comments?