



Mayor and Members of Council
Economic and Development Services Committee
City of Oshawa City Hall
50 Centre St. S.
Oshawa, ON L1H 3Z7

September 6, 2024

Re: Report ED-24-91
Municipal Comprehensive Review of the Oshawa Official Plan – September 9, 2024

We are the Planning Consultants for Farhi Holdings Corp. as it relates to 78 Richmond Street, Oshawa. The subject property is part of the portion of amendments that are being considered by Economic and Development Services Committee on September 9, 2024.

We have reviewed the Staff Report and the amendments proposed and have the following comments for the consideration of the Committee.

Density

Firstly, we commend the efforts of both staff and Committee to increase the permitted density targets outlined within the Official Plan from 550 Units per Hectare to 1000 Units per Hectare. Generally, we are supportive of the amendments as proposed.

The Committee may wish to eliminate caps on density in its entirety as it would provide more flexibility for property owners without artificially capping the number of units that get built on any given site. Density is generally not a good metric for evaluating a particular development. Rather, principles such as good urban design, compatibility, appropriate building massing and the interface between buildings is a better way to evaluate development.

Further, by eliminating density requirements in the Downtown, it reduces the need for costly Official Plan Amendments and allows staff to consider minor variances for density. Staff could also consider providing flexibility in language such as, *“the permitted density should generally be 1000 UPH”*. This would provide staff with a frame of reference to evaluate increases in density and allow for minor variances to the Zoning By-law to increase density should it be warranted.

Height and Density

We are supportive of the proposed height increases within the Downtown Area. This will permit as of right tall buildings without the need for a Zoning By-law Amendment Application. However, similar to the above, we would recommend that the density provisions be removed altogether. At a minimum, the Committee should consider removing density caps within the Official Plan which would permit staff to evaluate minor variances to the Zoning By-law respecting density.



Parking

We are appreciative of staff including amendments to their parking requirements. Reducing parking requirements supports high density development and housing affordability as the cost of building parking gets passed down to the renter or home buyer. We are supportive of these amendments to the By-law.

We thank staff for providing A.J. Clarke and Associates Ltd. with the opportunity to provide comments on the proposed Official Plan and Zoning By-law Amendments. We look forward to working with staff on projects under the new Official Plan and Zoning Framework in the future.

Sincerely,

A handwritten signature in black ink that reads "Ryan Ferrari".

Ryan Ferrari, MCIP, RPP
Senior Planner
A.J. Clarke & Associates Ltd.