



## Planning Act Public Meeting Report

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To: Economic and Development Services Committee

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

Report Number: ED-24-110

Date of Report: October 2, 2024

Date of Meeting: October 7, 2024

Subject: Applications to Amend the Oshawa Official Plan, Samac  
Secondary Plan and Zoning By-law 60-94, Bousfields Inc. on  
behalf of Oshawa 6IX Limited Partnership, 1804, 1806, and  
1808 Simcoe Street North and 426 Niagara Drive

Ward: Ward 2

File: OPA-2024-01, Z-2024-01

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### 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership (the "Applicant") to amend the Oshawa Official Plan, the Secondary Plan for the Samac Community (File: OPA-2024-01) and Zoning By-law 60-94 (File: Z-2024-01), to permit a 10-storey mixed-use building with 386 apartment units and 2,478 square metres (26,674 sq. ft.) of commercial floor space on the lands municipally known as 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive (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.

Attachment 3 is a copy of the existing MU-B (Mixed Use) Zone uses permitted on the Subject Site.

The Applicant intends to market the apartment units primarily to students attending Ontario Tech University and Durham College.

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, signs giving notice of the applications have 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 October 4, 2024.

On February 15, 2024, the Applicant hosted a non-statutory public information centre at the Oshawa and District Shrine Club (1626 Simcoe Street North) to present the development proposal for the Subject Site to the community and receive public feedback. This Department provided the Applicant with mailing labels for the circulation of the public information centre notice. City staff also attended the public information centre to observe the proceedings.

## **2.0 Recommendation**

That, pursuant to Report ED-24-110 dated October 2, 2024, concerning the applications submitted by Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership to amend the Oshawa Official Plan, the Secondary Plan for the Samac Community (File: OPA-2024-01) and Zoning By-law 60-94 (File: Z-2024-01) to permit the development of a 10-storey mixed-use building with 386 apartment units and 2,478 square metres (26,674 sq. ft.) of commercial floor space at 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive, 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 west side of Simcoe Street North, on the south side of the north leg of Niagara Drive, and is municipally known as 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
<b>Oshawa Official Plan Designation</b>	Planned Commercial Strip and partially within an Intensification Area along a Regional Corridor	Planned Commercial Strip and partially within an Intensification Area along a Regional Corridor, subject to a site specific policy to permit a maximum residential density of 822 units per net hectare (333 u/ac.)
<b>Samac Secondary Plan Designation</b>	Mixed Use Commercial/Residential	Mixed Use Commercial/Residential subject to a site specific policy to permit a maximum residential density of 822 units per net hectare (333 u/ac.)
<b>Zoning By-law 60-94</b>	MU-B(2) “h-48” (Mixed Use)	An appropriate site specific MU-B (Mixed Use) 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 yard depths, landscaped open space, required parking and loading, and distance to the street line for a parking space
<b>Use</b>	1804 Simcoe Street North – Single detached dwelling 1806 Simcoe Street North – Single detached dwelling 1808 Simcoe Street North – Physiotherapy clinic 426 Niagara Drive – Single detached dwelling	10-storey mixed-use building with 386 apartment units and a total of 2,478 square metres (26,674 sq. ft.) of commercial floor space on the ground floor and second floor

The following land uses are adjacent to the Subject Site:

- **North**     Niagara Drive, beyond which is a commercial plaza
- **South**    A single detached dwelling at 1802 Simcoe Street North and a 4-storey mixed-use building at 1800 Simcoe Street North
- **East**      Simcoe Street North, beyond which is a 4-storey student apartment building and single detached dwellings

- **West** Single detached dwellings fronting onto Western Crescent

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

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	Simcoe Street North - 46m (151 ft.) Niagara Drive – 83m (272 ft.)
Lot Area (exclusive of road widening)	0.47 ha (1.16 ac.)
Number of Proposed Apartment Units	386 units: – 128 studio units – 169 one-bedroom units – 84 two-bedroom units – 5 three-bedroom units
Maximum Net Residential Density Permitted in a MU-B(2) Zone	150 units per net hectare (60.7 u/ac.)
Proposed Net Residential Density	822 units per hectare (333 u/ac.)
Gross Floor Area of Commercial Uses	2,478 sq. m. (26,674 sq. ft.)
Maximum Permitted Building Height in MU-B(2) Zone	22.0m (72.2 ft.) or 6 storeys, whichever is most restrictive
Height of Proposed Mixed Use Building	30.50m (101 ft.) (10 storeys)
Floor Space Index (amount of proposed total floor area divided by net lot area)	5.9
Parking Spaces Required if Condominium	Residential – 676 (1.45 spaces per unit for residents plus 0.3 spaces per unit for visitors) Commercial – 103 (1 space per 24 sq. m. of gross floor area)
Parking Spaces Required if Rental	Residential – 513 (1 space per unit for residents plus 0.33 spaces per unit for visitors) Commercial – 103 (1 space per 24 sq. m. of gross floor area)
Parking Spaces Provided	Residential – 202 (0.45 spaces per unit for residents plus 0.088 spaces per unit for visitors) Commercial – 110 (1 space per 22.5 sq. m. of gross floor area)
Number of Bicycle Parking Stalls Proposed	322
Loading Spaces Required	3 large
Loading Spaces Proposed	2 large

## **4.2 Oshawa Official Plan**

The Subject Site is designated Planned Commercial Strip in the Oshawa Official Plan (the "O.O.P."), and is partially located within an Intensification Area along a Regional Corridor.

The O.O.P. specifies, in part, that areas designated as Planned Commercial Strip shall be permit commercial uses that, by nature of their function, require direct access or exposure afforded by frontage on an arterial road. In addition, mixed commercial-residential and residential developments without a commercial component 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.

Generally, the gross retail and personal service use components of Planned Commercial Strip development shall not exceed 1,400 square metres (15,070 sq. ft.) of floor space.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. Table 2: Residential Density Classification has five density categories, with the highest density being the High Density II Residential category. This category permits 150 to 300 units per hectare (60 to 120 u/ac.) for locations other than within the Downtown Oshawa Urban Growth Centre, subject to general locational criteria as follows:

- (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 Areas, Sub-Central Areas Community Central Areas or within Intensification Areas along Regional Corridors; and;
- (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.

Although the Subject Site meets the above mentioned locational criteria as it is within an Intensification Area along a Regional Corridor, the proposed residential density exceeds the maximum allowed under the O.O.P.

The proposed mixed-use residential/commercial development would have a net residential density of approximately 822 units per hectare (333 u/ac.) which is greater than the High Density II Residential classification. Accordingly, an Official Plan Amendment is required to permit the proposed development by adding a site specific policy to permit the proposed increased residential density.

The Subject Site is generally located on a Regional Corridor and within an Intensification Area, with the exception of that portion of the site known as 426 Niagara Drive which is not shown as being within an Intensification Area on Schedule 'A-2', Corridors and Intensification Areas, in the O.O.P.

The O.O.P. specifies, in part, that Regional Corridors shall be planned and developed as mixed-use areas in accordance with the principles outlined in Policy 2.1.6.2 of the O.O.P. and the relevant policies of the underlying land use designation(s), with the objectives of achieving higher density, intensive and compact built form and complementary mixed-

uses. Development within Regional Corridors shall facilitate and complement higher order transit services, walking and cycling with an emphasis on pedestrian-oriented design that is focused upon and reinforces the public realm. In this regard, development shall facilitate efficient multi-modal transportation links between, and connections to, the Downtown Main Central Area, the Windfields Main Central Area, Sub-Central Areas and Community Central Areas in Oshawa, as well as Regional Centres and other Centres in adjacent municipalities.

The O.O.P. specifies, in part, that development within Intensification Areas along Regional Corridors 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.) and a Floor Space Index of 2.5. It also specifies that buildings at corner locations are to be taller than buildings in mid-block locations.

The O.O.P. specifies, in part, that the City shall focus residential intensification in appropriate areas within the Downtown Oshawa Urban Growth Centre, Main Central Areas and Sub-Central Areas, Transportation Hubs and Commuter Station areas, the Oshawa Harbour Special Development Area, Intensification Areas along Regional and Local Corridors and any other urban areas considered to be appropriate locations for residential intensification, in order to achieve the goals of Policy 6.4.5:

- (a) Accommodate a significant portion of the City's future population growth and assist in achieving the City's annual residential intensification target set out in Policy 1.7;
- (b) Provide for a diverse range and mix of housing types, taking into account affordable housing needs;
- (c) Support efforts to develop active, vibrant neighbourhoods through the provision of a diverse and compatible mix of land uses, high quality public spaces, access to a variety of amenities in reasonable walking distance of residential areas, and development based on site design standards that create attractive, vibrant places and favour the needs of pedestrians and cyclists as a primary design consideration;
- (d) Support transit, walking and cycling as feasible utilitarian and recreational travel options, such as through the implementation of well-connected street networks and active transportation facilities; and,
- (e) Contribute to the achievement of healthy, attractive, complete and sustainable communities.

Policy 2.1.6.2(q) of the O.O.P. stipulates that where a difference in scale exists between new development proposed on Corridors and existing stable neighbourhoods, the new development shall utilize transition strategies through adequate spatial relationships, massing and built form, including by creating appropriate setbacks and implementing strategies such as stepbacks and 45 degree angular planes.

Policies 6.8.1 and 6.8.3 of the O.O.P. specify:

- “6.7.1 The City shall encourage a range of housing accommodation appropriate for the needs of the students enrolled in programs offered by the University of Ontario Institute of Technology, Trent University, Queen’s University and Durham College.”
- “6.7.3 The City shall encourage an appropriate supply of off-campus student accommodation in appropriate locations.”

Simcoe Street North is designated as a Type ‘B’ Arterial Road on Schedule “B”, Road Network, of the O.O.P. Simcoe Street North is also identified as a Regional Transit Spine on Schedule “B-1”, Transit Priority Network, of the O.O.P. Niagara Drive is designated as a Collector Road.

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

### **4.3 Samac Secondary Plan**

The Subject Site is designated Mixed Use Commercial/Residential in the Samac Secondary Plan.

The Samac Secondary Plan specifies, in part, that areas designated Mixed Use Commercial/Residential on the west side of Simcoe Street North on Schedule “A”, Samac Land Use and Street Plan, and designated as Planned Commercial Strip in the Oshawa Official Plan shall be used for Medium Density I Residential, office, commercial, limited community uses and personal service uses adhering to a pedestrian oriented design.

In addition, Medium Density II Residential uses shall be permitted in accordance with Table 2 of the Oshawa Official Plan. Conversions of existing buildings to office or personal service uses are also permitted. Generally, the gross retail and personal service use components of Mixed Use Commercial/Residential developments shall not exceed 1,400 square metres (15,070 sq. ft.) of floor space.

The Medium Density I Residential classification generally corresponds to types of residential development, such as townhouses and low-rise apartment buildings, that achieve a density of 30 to 60 units per hectare (12 to 24 u/ac.). The Medium Density II Residential classification generally includes such uses as townhouses, stacked townhouses and low and mid-rise apartments at a density of 60 to 85 units per hectare (24 to 34 u/ac.). Policy 2.2.4 reads as follows:

- “2.2.4 Notwithstanding Policy 2.2.1 to the contrary, a maximum density of 150 units per hectare shall be permitted on lands generally located west of Simcoe Street North and south of the north leg of Niagara Drive and municipally known as 1720 to 1808 Simcoe Street North and 426 Niagara Drive.”

The development proposed by the Applicant features, in part, 386 apartment units. The proposed development has a net residential density of approximately 822 units per hectare (333 u/ac.). Accordingly, an amendment to the Samac Secondary Plan is required to permit the proposed development by adding a site specific policy to permit the proposed increased residential density.

The policies and provisions of the Samac Secondary Plan will be considered during the further processing of the subject applications.

#### **4.4 Zoning By-law 60-94**

The Subject Site is currently zoned MU-B(2) "h-48" (Mixed Use) (see Attachment 1) which permits mixed-use buildings. Attachment 3 is a list of all residential and non-residential uses permitted in the MU-B(2) Zone.

The MU-B(2) Zone permits a mixed-use commercial/residential building with a maximum residential density of 150 units per hectare (60 u/ac.) and a maximum height of the more restrictive of 22.0 metres (72.18 ft.) or 6 storeys.

The Applicant has submitted an application to amend Zoning By-law 60-94 to permit a 10-storey mixed-use building containing 386 apartment units and 2,478 square metres (26,674 sq. ft.) of commercial floor space. The proposed amendment would rezone the Subject Site to an appropriate MU-B (Mixed Use) Zone to permit the proposed development and would include a special condition to permit certain performance standards such as, but not necessarily limited to, increased residential density, building height and lot coverage, and reduced yard depths, landscaped open space, required parking and loading, and distance to the street line for a parking space.

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

#### **4.5 Student Accommodation Strategy**

On April 27, 2010, City Council approved a Student Accommodation Strategy (2010 Strategy). The overall purpose of the 2010 Strategy was to identify, plan for and facilitate a sufficient mix of quality student accommodations that would integrate with the community and advance sound planning and building principles.

The Applicant's intention is to market the apartment units to students attending Ontario Tech University and Durham College which are located near the Subject Site.

#### **4.6 Site Design/Land Use Considerations**

The Applicant proposes to develop a new 10-storey, mixed-use commercial/residential building containing 386 apartment units and 2,478 square metres (26,674 sq. ft.) of commercial floor space on the ground and second floors (see Attachment 2). Driveway access for the proposed building is proposed from Niagara Drive.



The commercial floor space is intended to consist of a grocery store and four retail units on the first floor, as well as a private gym on the second floor.

The proposed building includes parking and loading spaces primarily within the two-level underground parking garage. The parking spaces dedicated to residents are proposed to be managed by an automated stacked parking system in a portion of the garage. Nine surface parking spaces are proposed in the rear yard. A total of 322 bicycle parking spaces are also proposed as part of the building design.

The proposed building also includes the following features:

- An area for a future transit station, which has been incorporated into the design of the ground floor of the proposed building; and,
- Amenity spaces in the form of a courtyard, outdoor pool and green roofs.

In support of the proposed site design/development the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, landscape plans, a servicing plan, a grading plan, erosion and sediment control plans, a functional servicing and stormwater management report, a calcium carbonate assessment, a noise study, a planning justification report and a traffic impact study.

The proposed building encroaches over portions of the Simcoe Street North and Niagara Drive road allowances. Simcoe Street North is under the jurisdiction of the Region of Durham. Niagara Drive is under the jurisdiction of the City. Property owners do not have the authority to encroach over road allowances unless granted the authority by the Region or the City with respect to their respective roads.

Detailed design matters will be reviewed during the further processing of the 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 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;
- (c) Site/building design matters including driveway access, parking, refuse storage and collection, loading, building architecture, landscaping, building setbacks and fire access;
- (d) The appropriateness of the proposed building encroachments over the Simcoe Street North and Niagara Drive road allowances;

- (e) Servicing and stormwater management matters;
- (f) Lighting;
- (g) The need for a road widening conveyance along the Simcoe Street North frontage for the future Simcoe Street Rapid Transit service;
- (h) Transportation considerations including any necessary cross access with the property to the south (1800 Simcoe Street North);
- (i) Compatibility with the Oshawa Executive Airport; and,
- (j) Noise attenuation.

## **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:

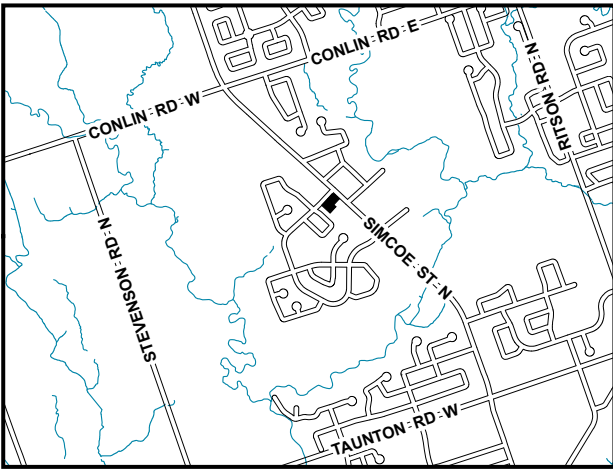
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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



**Item: ED-24-110**  
**Attachment 1**

Economic and Development Services

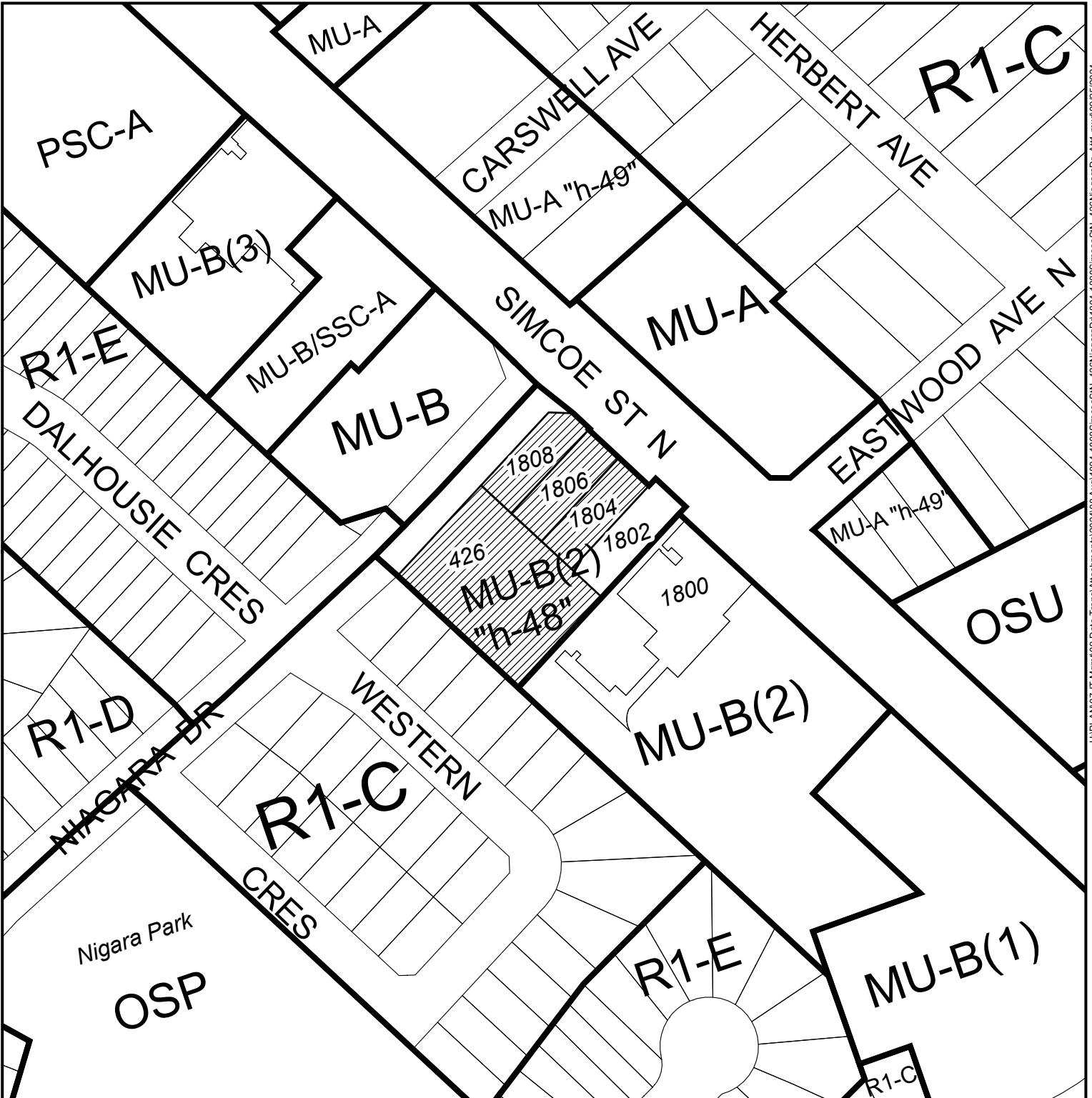
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**Ward:** Ward 2

**File:** OPA-2024-01, Z-2024-01

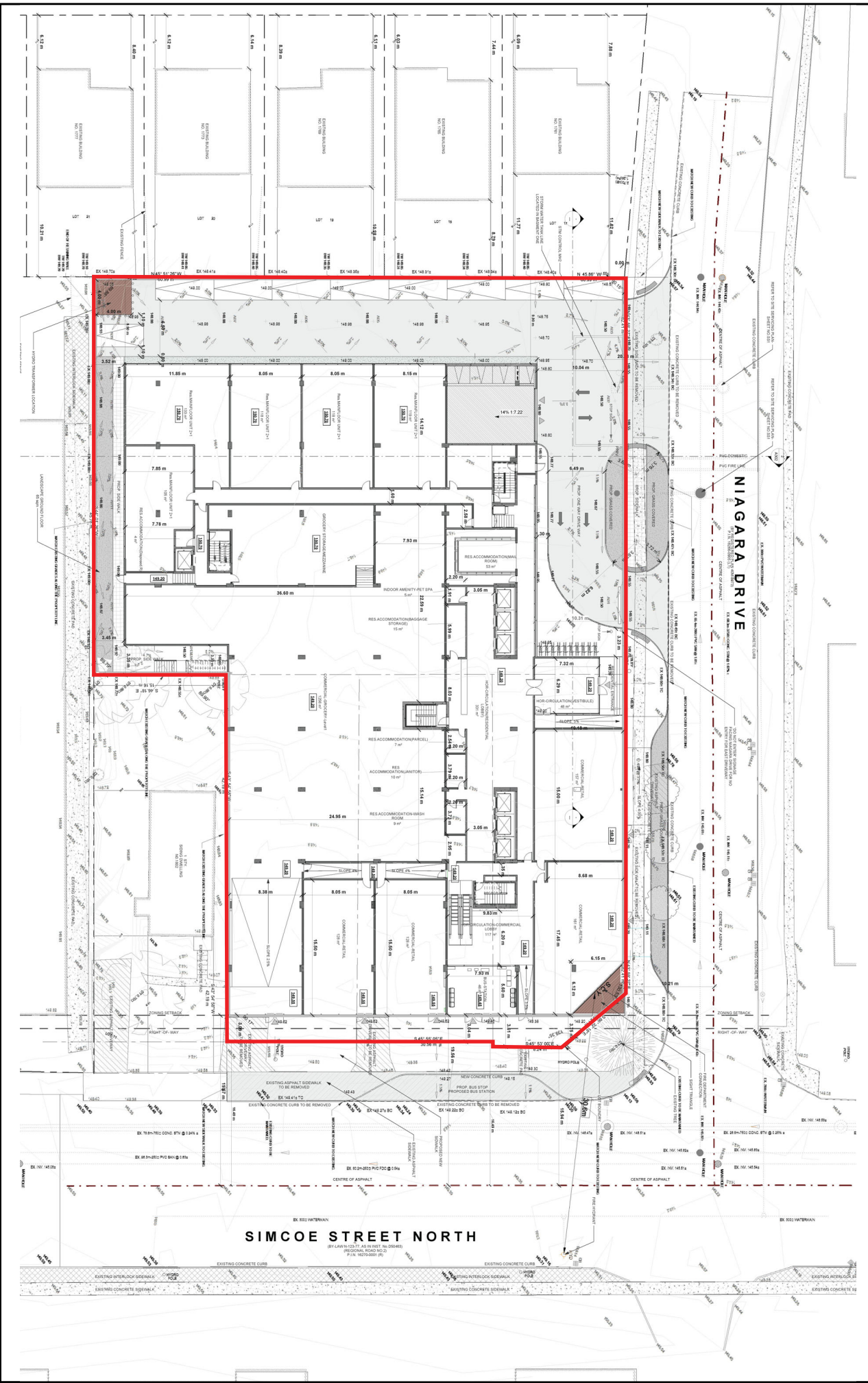


Subject Site



**Title:** Proposed Site Plan Submitted by Applicant  
**Subject:** Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership, 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive  
**Ward:** Ward 2  
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 Subject Site

City of Oshawa  
Economic and Development Services



**List of permitted uses in the MU-B(2) Zone:**

- (a) Animal hospital
- (b) Apartment building
- (c) Art gallery
- (d) Block townhouse
- (e) Brew your own operation
- (f) Commercial school
- (g) Commercial recreation establishment, except a billiard hall
- (h) Day care centre
- (i) Financial institution
- (j) Flat
- (k) Hotel
- (l) Long Term Care Facility
- (m) Merchandise service shop
- (n) Nursing home
- (o) Office
- (p) Personal service establishment
- (q) Printing establishment
- (r) Private school
- (s) Restaurant
- (t) Retail store
- (u) Retirement home
- (v) Street townhouse building with lot frontage on a local or collector road