

To: Economic and Development Services Committee

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

Report Number: ED-24-114

Date of Report: October 2, 2024

Date of Meeting: October 7, 2024

Subject: Applications to Amend the Oshawa Official Plan and Zoning  
By-law 60-94, 111 and 117 King Street East, 0 Athol Street  
East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc.

Ward: Ward 4

File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

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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 A.J. Clarke and Associates Ltd. (the “Applicant”) on behalf of 2856355 Ontario Inc. (the “Owner”) as follows:

- Applications OPA-2024-03 and Z-2024-04: Applications to amend the Oshawa Official Plan (the “O.O.P.”) and Zoning By-law 60-94 to permit a new mixed-use building consisting of a podium with three (3) towers ranging in height from 31 storeys to 37 storeys containing a total of 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor space on lands municipally known as 111 and 117 King Street East and 0 Athol Street East (“Site A”), and,
- Applications OPA-2024-04 and Z-2024-05: Applications to amend the O.O.P. and Zoning By-law 60-94 to permit a new 25-storey mixed-use building containing 408 apartment units and 3,323 square metres (35,770 sq. ft.) of commercial floor space on lands municipally known as 13, 15 and 29 Charles Street (“Site B”).

Site A and Site B are both owned by the Owner and are in proximity to one another, separated by Charles Street. Collectively these lands are referred to as the “Subject Lands”.

The former Oshawa Clinic building, which was designated by By-law 56-2024 under Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the “Ontario Heritage Act”) in April 2024, is located on Site A. A portion of the building is proposed to be retained and incorporated into the podium of the new building proposed for the site.

Attachment 1 is a map showing the location of the Subject Lands and the existing zoning in the area.

Attachment 2 is a copy of the proposed site plan at ground level for Site A submitted by the Applicant.

Attachment 3 is a copy of the proposed site plan at roof level for Site A submitted by the Applicant.

Attachment 4 is a copy of the proposed site plan for Site B submitted by the Applicant.

Attachment 5 is a diagram submitted by the Applicant as part of the Heritage Impact Assessment illustrating the portion of the designated heritage building (the former Oshawa Clinic) proposed to be retained and integrated into the façade of the proposed development at Site A.

Attachments 6, 7 and 8 are elevation drawings submitted by the Applicant illustrating how the retained portion of the façade of the heritage designated building (the former Oshawa Clinic) will be integrated into the proposed development at Site A.

Attachment 9 is a conceptual rendering submitted by the Applicant illustrating the visual prominence of the retained portion of the former Oshawa Clinic building façade at street level.

Attachment 10 is a list of uses permitted in the PSC-A (Planned Strip Commercial) Zone.

Attachment 11 is a list of uses permitted in the existing CBD-A and CBD-B (Central Business District) Zones and the forthcoming UGC-A and UGC-B (Urban Growth Centre) Zones.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Lands and to all required public bodies. In addition, signs giving notice of the applications have been posted on the Subject Lands. 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.

## **2.0 Recommendation**

That, based on Report ED-24-114 dated October 2, 2024, concerning the applications submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to:

- Amend the Oshawa Official Plan (File: OPA-2024-03) and Zoning By-law 60-94 (File: Z-2024-04) to permit the development of a new mixed-use building consisting of a

podium with three (3) towers having heights of 31, 33 and 37 storeys containing 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor space at 111 and 117 King Street East and 0 Athol Street East, and,

- Amend the Oshawa Official Plan (File: OPA-2024-04) and Zoning By-law 60-94 (File: Z-2024-05) to permit the development of a new 25-storey mixed-use building containing 408 apartment units and 3,323 square metres (35,770 sq. ft.) of commercial floor space at 13, 15 and 29 Charles Street East,

staff be directed to further review and prepare a subsequent report(s) and recommendation(s) 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**

##### **4.1.1 General Background Information**

The Owner owns both Site A and B, which are separated by Charles Street (see Attachment 1). The Owner intends to redevelop both properties with high density, high-rise mixed-use buildings featuring retail units at grade along Charles Street and Athol Street East. Separate applications and supporting materials were submitted for each of the two sites.

Site A is generally bounded by King Street East to the north, Charles Street to the east, Athol Street East to the south and Mary Street South to the west. Site A is municipally known as 111 and 117 King Street East and 0 Athol Street East (see Attachment 1).

Site B is generally located at the northeast corner of Athol Street East and Charles Street, and is municipally known as 13, 15 and 29 Charles Street (see Attachment 1).

As of the date of this Report, Site A is zoned CBD-A.T25 (Central Business District) in part (0 Athol Street East) and CBD-B.T25 (Central Business District) in part (111 and 117 King Street East). However, on September 23, 2024, Council passed By-law 112-2024 being a by-law to amend Zoning By-law 60-94 to, in part, replace the CBD (Central Business District) Zones with new UGC (Urban Growth Centre) Zones. The appeal period related to this amendment will expire on October 17, 2024. If/when the amendment comes into effect, the zoning of Site A will change from CBD-A.T25 (Central Business District) in part and CBD-B.T25 (Central Business District) in part to UGC-A (Urban Growth Centre).

Similarly, the current zoning of Site B is PSC-A (Planned Strip Commercial) in part (13 and 15 Charles Street) and R3-A/R6-C/SO-C(1) (Residential/Specialized Office) in part (29 Charles Street). If/when the amendment comes into effect, the zoning of Site B will change from PSC-A (Planned Strip Commercial) in part and R3-A/R6-C/SO-C(1) (Residential/Specialized Office) in part to UGC-B (Urban Growth Centre).

**4.1.2 Site A**

The following table provides background information concerning the subject applications for Site A:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area Boundary	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area subject to a site specific policy to permit a maximum residential density of 1,622 units per net hectare (656 u/ac.)
<b>Zoning By-law 60-94</b>	CBD-A.T25 (Central Business District) in part (0 Athol Street East) and CBD-B.T25 (Central Business District) in part (111 and 117 King Street East). However, By-law 112-2024 passed on September 23, 2024 will change the zoning of the entire site to UGC-A (Urban Growth Centre) when it comes into full force and effect.	An appropriate site specific CBD-A Zone (or UGC-A 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 and building height, and reduced parking and building setbacks to street lines above 12m in height
<b>Use</b>	Medical office buildings ranging in height from two (2) to either (8) storeys, including a building designated under Section 29, Part IV of the Ontario Heritage Act (the former Oshawa Clinic), and a surface parking lot.	A new mixed-use building consisting of a 4-storey podium and three (3) towers ranging in height from 31 storeys to 37 storeys, containing a total of 1,308 apartment units and 1,374 sq. m. (14,793 sq. ft.) of commercial floor space

The following land uses are adjacent to Site A:

- **North** King Street East, beyond which is a variety of one (1) and two (2) storey commercial buildings and a City-owned parking structure (Parkade 3)

- **South** Athol Street East, beyond which is Ontario Tech University – Charles Hall and the Tribute Communities Centre
- **East** Charles Street, beyond which are a variety of one (1) and two (2) storey commercial buildings and surface parking, including the lands comprising Site B
- **West** A one (1) storey commercial plaza and Mary Street South, beyond which is a six (6) storey mixed-use building, a one (1) storey commercial building and surface parking

The following table contains the proposed development details for Site A:

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	King Street East – 69m (226.38 ft.) Charles Street – 99m (324.80 ft.) Athol Street East – 98m (321.52 ft.) Mary Street South – 49m (160.76 ft.)
Gross Lot Area (inclusive of road widening)	0.868 ha (2.145 ac.)
Net Lot Area (exclusive of road widening)	0.807 ha (1.994 ac.)
Number of Proposed Apartment Units	1,308 units: – 113 bachelor units – 778 one bedroom units – 326 two bedroom units – 91 three bedroom units
Maximum Residential Density Permitted in a CBD-A Zone or CBD-B Zone	550 u/ha (223 u/ac.) (444 units based on the size of Site A)
Maximum Residential Density Permitted in the new UGC-A Zone	1,000 u/ha (404 u/ac.) (807 units based on the size of Site A)
Proposed Net Residential Density	1,622 u/ha (656 u/ac.)
Gross Floor Area of Commercial Uses	Retail – 537.5 sq. m. (5,785.6 sq. ft.) Medical Office – 836.8 sq. m. (9,007.24 sq. ft.) Total – 1,374.3 sq. m. (14,793.3 sq. ft.)
Maximum Building Height Permitted in CBD-A.T25 and CBD-B.T25 Zones	25m (82.02 ft.) (generally 8 storeys)
Maximum Building Height Permitted in the new UGC-A Zone for Site A	180m (590.55 ft.) Above Sea Level (generally 24 storeys)

<b>Site Statistics Item</b>	<b>Measurement</b>
Proposed Maximum Building Height	Tower 1 – 114m (374.02 ft.) or approximately 222m (728.35 ft.) Above Sea Level (37 storeys) Tower 2 – 101m (331.36 ft.) or approximately 209m (685.70 ft.) Above Sea Level (33 storeys) Tower 3 – 95m (311.68 ft.) or approximately 203m (666.01 ft.) Above Sea Level (31 storeys)
Parking Spaces Currently Required	Residential – 1,308 spaces (1 per dwelling unit) Commercial – 0 spaces Total – 1,308 spaces
Parking Spaces Required as a result of By-law 112-2024	Residential – 782 spaces – 446 spaces for bachelor and one (1) bedroom units (0.5 spaces per unit) – 245 spaces for two (2) bedroom units (0.75 spaces per unit) – 91 spaces for three (3) bedroom units (1.0 space per unit) Commercial – 0 spaces Total – 782 spaces
Parking Spaces Provided	Residential – 831 spaces (0.64 spaces per dwelling unit) Commercial – 0 spaces Total – 831 spaces
Loading Spaces Required	0
Loading Spaces Provided	2 small
Number of Bicycle Parking Spaces Provided	891 long-term spaces for residents (0.68 spaces per dwelling unit) 133 short-term spaces for visitors Total – 1,024 spaces

4.1.3 Site B

The following table provides background information concerning the subject applications for Site B:

Item	Existing	Requested/Proposed
<b>Oshawa Official Plan Designation</b>	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area Boundary	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area subject to a site specific policy to permit a maximum residential density of 2,218 units per net hectare (897 u/ac.)
<b>Zoning By-law 60-94</b>	PSC-A (Planned Strip Commercial) in part (13 and 15 Charles Street) and R3-A/R6-C/SO-C(1) (Residential/Specialized Office) in part (29 Charles Street).  However, By-law 112-2024 passed on September 23, 2024 will change the zoning of the entire site to UGC-B (Urban Growth Centre) when it comes into full force and effect.	An appropriate site specific CBD-B Zone (or UGC-B 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 gross floor area of retail store floor space, and reduced parking and building setbacks to street lines above 12m in height
<b>Use</b>	Two buildings containing medical offices, and surface parking	A new 25-storey mixed-use building containing 408 apartment units and 3,323 sq. m. (35,770 sq. ft.) of commercial floor space

The following land uses are adjacent to Site B:

- **North**     A one (1) storey commercial plaza
- **South**    Athol Street East, beyond which is Ontario Tech University – Charles Hall and the Tribute Communities Centre
- **East**       A six (6) storey apartment building, a two (2) storey commercial building and surface parking
- **West**       Charles Street, beyond which is Site A containing the former Oshawa Clinic building [ranging in height from two (2) to eight (8) storeys] and a surface parking lot

The following table contains the proposed development details for Site B:

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	Athol Street East – 32m (104.99 ft.) Charles Street – 57m (187.01 ft.)
Gross Lot Area (inclusive of road widening)	0.199 ha (0.492 ac.)
Net Lot Area (exclusive of road widening)	0.184 ha (0.455 ac.)
Number of Proposed Apartment Units	408 units: <ul style="list-style-type: none"> <li>- 168 bachelor units</li> <li>- 154 one bedroom units</li> <li>- 86 two bedroom units</li> </ul>
Maximum Residential Density Permitted in a PSC-A Zone (applicable to 13 and 15 Charles Street)	85 u/ha (34 u/ac.)
Maximum Residential Density Permitted in a R3-A/R6-C/SO-C(1) Zone (applicable to 29 Charles Street)	150 u/ha (60 u/ac.)
Maximum Residential Density Permitted in the New UGC-B Zone	1,000 u/ha (404 u/ac.) (184 units based on the size of Site B)
Proposed Net Residential Density	2,217.4 units per hectare (896.7 u/ac.)
Gross Floor Area of Commercial Uses	Retail – 157.1 sq. m. (1,690.1 sq. ft.) Office – 3,165.8 sq. m. (34,077.5 sq. ft.) Total – 3,323 sq. m. (35,769.6 sq. ft.)
Maximum Building Height Permitted in a PSC-A Zone (applicable to 13 and 15 Charles Street)	13m (42.65 ft.) (generally 4 storeys)
Maximum Building Height Permitted in a R3-A/R6-C/SO-C(1) Zone (applicable to 29 Charles Street)	25m (82.02 ft.) (generally 8 storeys)
Maximum Building Height Permitted in the new UGC-B Zone for Site B	180m Above Sea Level (generally 24 storeys)
Proposed Maximum Building Height	87.7m (287.73 ft.) or approximately 201.5m (661.09 ft.) Above Sea Level (25 storeys)



Site Statistics Item	Measurement
Parking Spaces Currently Required	Residential – 714 spaces (1.45 spaces per dwelling unit for residents and 0.3 spaces per dwelling unit for visitors) Commercial – 120 spaces (1 space per 24 sq. m. for retail uses and 1 space per 28 sq. m. for business office uses) Total – 834 spaces
Parking Spaces Required as a result of By-law 112-2024	Residential – 328 spaces - 161 spaces for bachelor and one (1) bedroom units (0.5 spaces per unit for residents) - 65 spaces for two (2) bedroom units (0.75 spaces per unit for residents) - 102 spaces for visitors (0.25 spaces per unit) Commercial – 120 spaces (1 space per 24 sq. m. for retail uses and 1 space per 28 sq. m. for business office uses) Total – 448 spaces
Parking Spaces Provided	Residential – 103 spaces (0.20 spaces per dwelling unit for residents and 0.05 spaces per unit for visitors) Commercial – 0 spaces (the Applicant proposes to provide combined parking for commercial uses and residential visitors) Total – 103 spaces
Loading Spaces Required	3 large
Loading Spaces Provided	1 small
Number of Bicycle Parking Spaces Provided	167 long-term spaces

#### 4.2 Oshawa Official Plan

The Subject Lands are designated as Downtown Oshawa Urban Growth Centre (“D.O.U.G.C.”) within the Downtown Main Central Area in the O.O.P.

The Subject Lands are located within the D.O.U.G.C. as identified in the Provincial Growth Plan. Under the Growth Plan, the D.O.U.G.C. is a primary focus area for intensification within the City, to be developed for a mix of uses in order to achieve a minimum density target of 200 persons and jobs per combined hectare.

The Province will revoke the Growth Plan and the Provincial Policy Statement, 2020 effective October 20, 2024. The new Provincial Planning Statement, 2024 (P.P.S. 2024) is

intended to replace both documents and will come into effect on October 20, 2024. In the new P.P.S. 2024, the D.O.U.G.C. will be classified as a Strategic Growth Area (S.G.A.). Municipalities are encouraged to focus growth and development in S.G.A.s. More specifically, the P.P.S. 2024 states that S.G.A.s should be planned to accommodate significant population and employment growth. The P.P.S. 2024 does not contain minimum persons and jobs target for S.G.A.s. However, the planned minimum density target of 200 residents and jobs combined per hectare is embedded in the O.O.P. for the D.O.U.G.C.

To assist in achieving the densities outlined for the D.O.U.G.C., the built form of new development and redevelopment shall generally be a mix of predominately high-rise development as well as some mid-rise buildings, with compact, intensive low-rise buildings constituting the smallest proportion of development and mainly limited to peripheral locations. Buildings at corner locations should generally be higher than buildings in mid-block locations.

The O.O.P. specifies, in part, that the D.O.U.G.C. shall be planned and developed as a primary concentration of retail, major office, service, cultural, recreational, entertainment and institutional uses, supporting active transportation and higher order transit services in the Downtown Main Central Area and in the City. In addition, subject to appropriate provisions in the zoning by-law, medium and high density residential and mixed-use developments shall be permitted in the area designated as D.O.U.G.C.

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 550 units per hectare (60 to 223 u/ac.) within the D.O.U.G.C., 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 proposed mixed use building at 111 and 117 King Street East and 0 Athol Street East would have a net residential density of 1,622 units per hectare (656 u/ac.) which is greater than the High Density II Residential classification.

The proposed mixed use building at 13, 15 and 29 Charles Street would have a net residential density of 2,218 units per hectare (897 u/ac.) which is greater than the High Density II Residential classification.

On September 23, 2024, Council adopted Amendment 223 to the O.O.P. ("O.P.A. 223") to, in part, increase the maximum permitted residential density in the D.O.U.G.C. from 550 units per hectare (223 u/ac.) to 1,000 units per hectare (404 u/ac.). The last date to appeal the adoption of O.P.A. 223 is October 17, 2024.

Until O.P.A. 223 is finally approved, the maximum density permitted by the O.O.P. is 550 units per hectare. In any case, the proposed developments at Site A and Site B each have a net residential density in excess of 1,000 units per hectare. Therefore, an amendment to the O.O.P. is required.

King Street East and Mary Street South are respectively identified as Type 'B' and Type 'C' Arterial Roads on Schedule "B", Road Network, of the O.O.P. King Street East is also identified as a Regional Transit Spine on Schedule "B-1", Transit Priority Network, of the O.O.P. Charles Street and Athol Street East are local roads.

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**

#### **4.3.1 Site A**

The portion of Site A municipally known as 111 and 117 King Street East is zoned CBD-B.T25 (Central Business District) (see Attachment 1). The portion of Site A municipally known as 0 Athol Street East is zoned CBD-A.T25 (Central Business District) (see Attachment 1). The CBD-A and CBD-B Zones permit a variety of residential and commercial uses including, but not limited to, an apartment building, office, personal service establishment, restaurant and retail store (see Attachment 11). The maximum amount of gross floor area related to retail store floor space permitted in the CBD-B Zone is 25% of the gross floor area of the first storey excluding basements, or 90 square metres (969 sq. ft.), whichever is greater. The CBD-A Zone does not regulate the amount of gross floor area of retail store floor space.

Apartment buildings are permitted in the CBD-A.T25 and CBD-B.T25 Zones in conjunction with other uses in a mixed-use format, subject to compliance with regulations on such matters as maximum density and building height and minimum building setbacks and parking. The maximum building height permitted in both the CBD-A.T25 and CBD-B.T25 Zones is 25 metres (82.02 ft.) and the maximum permitted density is 550 units per hectare (223 u/ac.). The proposed development does not comply with these regulations.

The current zoning would permit a new mixed-use building with a maximum height of 25 metres (82.02 ft.) (generally 8 storeys) and up to 444 units, subject to compliance with regulations such as minimum setbacks and parking.

By-law 112-2024 passed on September 23, 2024 will change the zoning of Site A from CBD-A.T25 and CBD-B.T25 to a new UGC-A (Urban Growth Centre) Zone. The new UGC-A Zone will permit a maximum building height at Site A of 180m above sea level and a maximum residential density of 1,000 units per hectare (404 u/ac.). This new zoning would permit a new mixed use building approximately 24 storeys in height with no limit on

the amount of commercial floor space and up to 807 apartment units, subject to compliance with regulations such as minimum required setbacks and parking.

Site A is situated within the Downtown Parking/Loading Exempt Area as shown on Schedule "D" of Zoning By-law 60-94. The residential parking requirement for Site A is one (1) parking space per dwelling unit. There is no commercial parking requirement applicable to Site A. The current zoning requires 1,308 parking spaces for residents.

The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone Site A from CBD-A.T25 (Central Business District) and CBD-B.T25 (Central Business District) to a site specific CBD-A Zone subject to special regulations to permit the proposed mixed-use apartment building with three (3) towers having heights of 31, 33 and 37 storeys, featuring 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor area. In order to implement the proposed building/site design, special regulations are proposed related to maximum residential density, maximum building height, minimum required parking and minimum required building setbacks to the street line above 12 metres (39.4 ft.) in height.

By-law 112-2024 also included changes to the minimum required residential parking in the D.O.U.G.C. Currently residential parking is required for Site A based on a minimum rate of 1.0 parking space per unit, regardless of the size of the unit. The changes approved by Council on September 23, 2024 involve calculating the minimum parking requirement based on the number of bedrooms in each unit. The new residential parking rate applicable to Site A will be 0.5 spaces per unit plus 0.25 spaces per bedroom after the first bedroom (i.e. 0.5 spaces per unit for bachelor and one-bedroom units, 0.75 spaces per unit for two-bedroom units and 1.0 space per unit for three-bedroom units). This would result in a required parking supply of 782 parking spaces for the 1,308 proposed residential units. The Applicant is proposing to provide 831 parking spaces to serve Site A. A site specific zoning regulation will not be required for the proposed development in the event By-law 112-2024 comes into effect.

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

#### **4.3.2 Site B**

The northern portion of Site B, municipally known as 13 and 15 Charles Street, is zoned PSC-A (Planned Strip Commercial) (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 (see Attachment 10).

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 and minimum parking. The maximum building height permitted in the PSC-A Zone is 13 metres (42.6 ft.) and the maximum residential density permitted is 85 units per hectare (34 u/ac.).

The southern portion of Site B, municipally known as 29 Charles Street, is zoned R3-A/R6-C/SO-C(1) (Residential /Specialized Office). The R3-A (Residential) Zone permits street townhouse buildings and dwellings with a maximum permitted building height of 10.5 metres (34.45 ft.). The R6-C (Residential) Zone permits apartment buildings, long term care facilities, nursing homes and retirement homes. The maximum building height permitted in the R6-C Zone is 25 metres (39.4 ft.) and the maximum residential density permitted is 150 units per hectare (60.7 u/ac.). The SO-C(1) (Specialized Office) Zone permits day care centres, flats, offices, personal service establishments, private schools, studios, retail stores and restaurants. The maximum building height permitted in the SO-C(1) Zone is 12 metres (39.37 ft.) and the maximum permitted gross floor area of non-residential uses is 1,200 square metres (12,917 sq. ft.).

By-law 112-2024 passed on September 23, 2024 will change the zoning of Site B from PSC-A and R3-A/R6-C/SO-C(1) to a new UGC-B (Urban Growth Centre) Zone. The new UGC-B Zone will permit a maximum building height at Site B of 180 metres above sea level and a maximum residential density of 1,000 units per hectare (404 u/ac.). This new zoning would permit a new mixed use building approximately 24 storeys in height with no limit on the amount of non-residential floor space and up to 184 apartment units, subject to compliance with regulations such as minimum required setbacks and parking.

Site B is not situated within the Downtown Parking/Loading Exempt Area as shown on Schedule "D" of Zoning By-law 60-94. The residential parking requirement for Site B is 1.45 spaces per dwelling unit for residents plus 0.3 parking spaces per dwelling unit for visitors. The commercial parking requirement for Site B is 1 parking space per 24 square metres (258.33 sq. ft.) of gross floor area for retail uses, 1 parking space per 28 square metres (301.39 sq. ft.) for office uses, and 1 parking space for 11 square metres (118.41 sq. ft.) for restaurant uses. The total number of parking spaces required for the proposed building is 834 (714 combined resident/visitor spaces and 120 commercial spaces). The new UGC-B Zone would not limit the amount of non-residential floor space permitted, but would limit the amount of retail store gross floor area to 25% of the first storey or 90 square metres (969 sq. ft.), whichever is greater. The Applicant proposes 157.1 square metres (1,691.01 sq. ft.) of retail store floor area.

The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone Site B from PSC-A (Planned Strip Commercial) and R3-A/R6-C/SO-C(1) (Residential/Residential/Specialized Office) to a site specific CBD-B (Central Business District) Zone subject to special regulations to permit the proposed 25-storey mixed-use apartment building featuring 408 apartment units, 3,323 square metres (35,770 sq. ft.) of commercial floor space and a total of 103 parking spaces. In order to implement the proposed building/site design, special regulations are proposed related to maximum residential density, building height and gross floor area of retail store floor space, and minimum required parking and building setbacks to the street line above 12 metres (39.4 ft.) in height.

By-law 112-2024 also included changes to the minimum required residential parking in the D.O.U.G.C. Currently residential parking is required for Site B based on a minimum rate of 1.45 resident parking spaces per unit, regardless of the size of the unit, plus 0.3 spaces per unit for visitors. The changes approved by Council on September 23, 2024 involve

calculating the minimum parking requirement based on the number of bedrooms in each unit. The new residential parking rate applicable to Site B will be 0.5 spaces per unit plus 0.25 spaces per bedroom after the first bedroom (i.e. 0.5 spaces per unit for bachelor and one-bedroom units, 0.75 spaces per unit for two-bedroom units and 0.25 spaces per unit for visitors). This would result in a required parking supply of 328 parking spaces for the 408 proposed residential units. 120 additional parking spaces would still be required for the proposed amount of retail and office space. The Applicant is proposing a total of 103 parking spaces to serve Site B. A site specific zoning regulation will still be required for the proposed development even if By-law 112-2024 comes into effect, since the proposed parking for the development at Site B does not comply with the new parking regulation approved by Council under this by-law.

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

#### **4.4 Heritage**

Site A contains the former Oshawa Clinic, a medical office which is comprised of three connected buildings:

- (a) The original building (the east wing), which was constructed in 1948, with an addition in 1960;
- (b) The centre tower, which was constructed circa 1971; and,
- (c) The west wing, which was constructed in 1987.

On April 29, 2024, City Council passed By-law 56-2024, which designated the original 1948 east wing under Section 29, Part IV of the Ontario Heritage Act. The following list outlines the heritage attributes of the east wing as identified in By-law 56-2024:

- Simple, rectilinear form and orientation of the building;
- Flat roof with plain red brick parapet;
- Raised rectangular brick panels which span the parapet;
- Flemish bond red brick cladding;
- Stone banding;
- Series of rectangular window openings with red brick flat arch with keystone, steel lintel and stone sills visible from the public realm on the principal (north) and east elevations;
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic";
- Recessed entrance with transom;

- Location on the corner of Charles Street and King Street East within the community of Oshawa; and,
- Narrow set back at the corner of King Street East and Charles Street.

The Owner proposes to retain a portion of the original 1948 east wing façade (see Attachment 5), which will be integrated into the façade of the new mixed-use building (see Attachments 6, 7 and 8). In support of the proposed development, the Applicant has provided a Heritage Impact Assessment (“H.I.A.”) prepared by ERA Architects Inc. The H.I.A. recommends mitigation measures such as, but not limited to, stepping back the 3-storey podium portion of the building from the retained elevations in order to preserve the legibility of the flat roof profile (see Attachment 9), and providing a sympathetic new return west wall at the north elevation to help maintain the scale, form and style of the heritage building when viewed from King Street East.

The Applicant will be required to submit an application to Council for approval of a demolition under Section 34 of the Ontario Heritage Act.

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

The Applicant proposes to develop a new mixed-use building consisting of a four (4) storey podium with three (3) towers having heights of 31, 33 and 37 storeys at Site A. The proposed building features 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor area consisting of retail and medical office uses. A total of 831 parking spaces are proposed for residents, located within the podium and three (3) levels of underground parking. A portion of the façade of the designated heritage building located at 117 King Street East (the former Oshawa Clinic) will be retained and integrated into the façade of the new building.

The proposed building at Site A includes the following features:

- Indoor bicycle storage;
- Green roof on the roofs of the podium and the towers;
- Common outdoor rooftop amenity area on the roof of the podium;
- Communal indoor amenity spaces;
- Private balconies for certain apartment units; and,
- Storage lockers.

The Applicant proposes to develop a new 25-storey mixed-use apartment building at Site B. The proposed building features 408 apartment units and 3,323 square metres (35,770 sq. ft.) of commercial floor area consisting of retail and office uses. A combined total of 103 parking spaces are proposed for residents and visitors, located within three (3) levels of underground parking.

The proposed building at Site B includes the following features:

- Indoor bicycle storage;
- Green roof; and,
- Communal indoor amenity spaces.

In support of the proposed site/building designs for the Subject Lands, the Applicant has submitted a variety of plans and documents, including site plans, floor plans, building elevations, landscape plans, planning justification reports, an urban design brief, a heritage impact assessment, a shadow impact study, environmental site assessments, traffic impact studies, parking studies, functional servicing and stormwater management reports, geotechnical studies and noise impact studies.

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 designs 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 heights and residential densities at this location;
- (b) The appropriateness of the proposed zoning regulations, including setbacks and parking;
- (c) Site/building design matters including driveway access, parking, waste storage and collection, and landscaping;
- (d) Transportation considerations;
- (e) The impact of proposed building shadows;
- (f) Noise attenuation;
- (g) Urban design and building architecture given the prominence of the Subject Lands within the Downtown Urban Growth Centre adjacent to the Tribute Communities Centre;
- (h) Heritage matters;
- (i) The environmental condition of the lands;
- (j) The design of the streetscape along Charles Street, which is a shared interface between Site A and Site B;
- (k) Servicing and stormwater management matters; and,
- (l) 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:

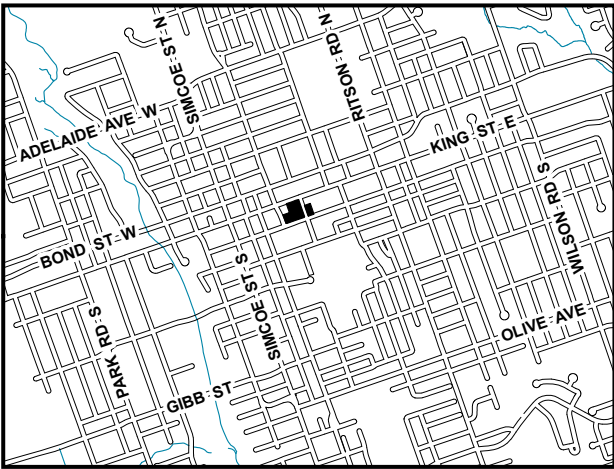
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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





**Item: ED-24-114  
Attachment 1**

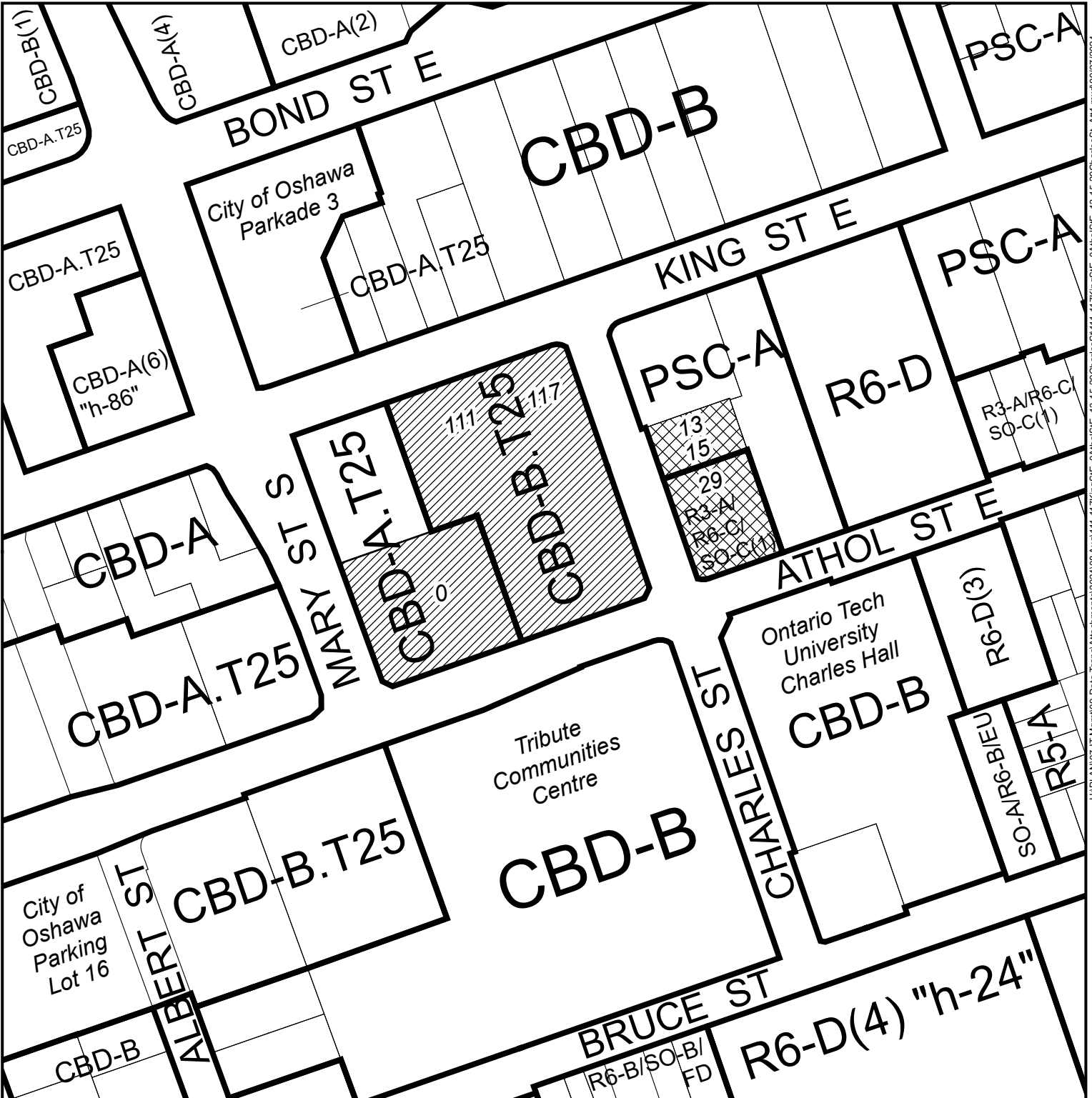
Economic and Development Services

**Subject:** Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc.

**Ward:** Ward 4  
**File:** OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05



Site A   
Site B 



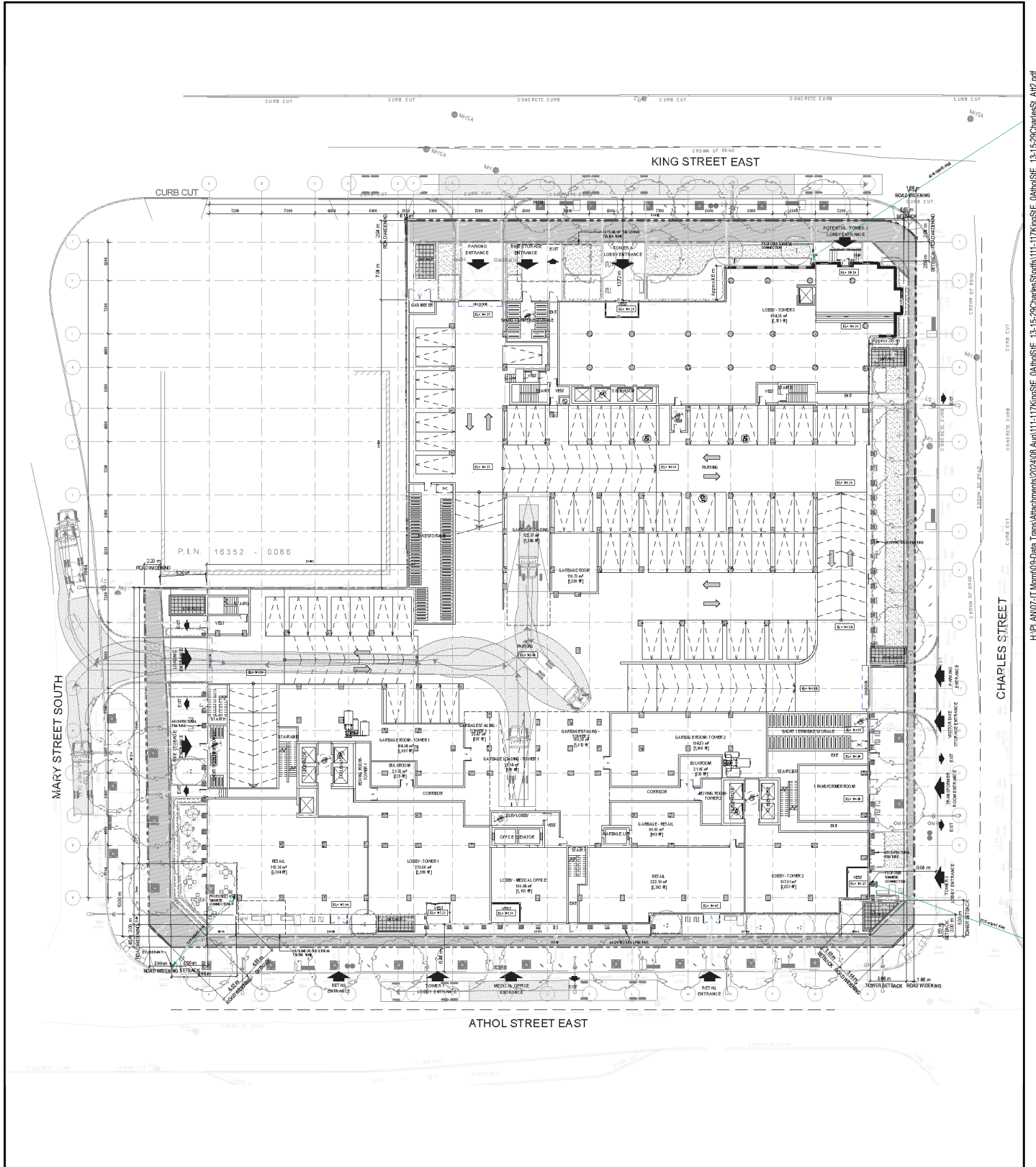
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Title: Proposed Site Plan for Site A Submitted by the Applicant  
Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street,  
2856355 Ontario Inc.

Item: ED-24-114  
Attachment 2

Ward: Ward 4  
File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

City of Oshawa  
Economic and Development Services

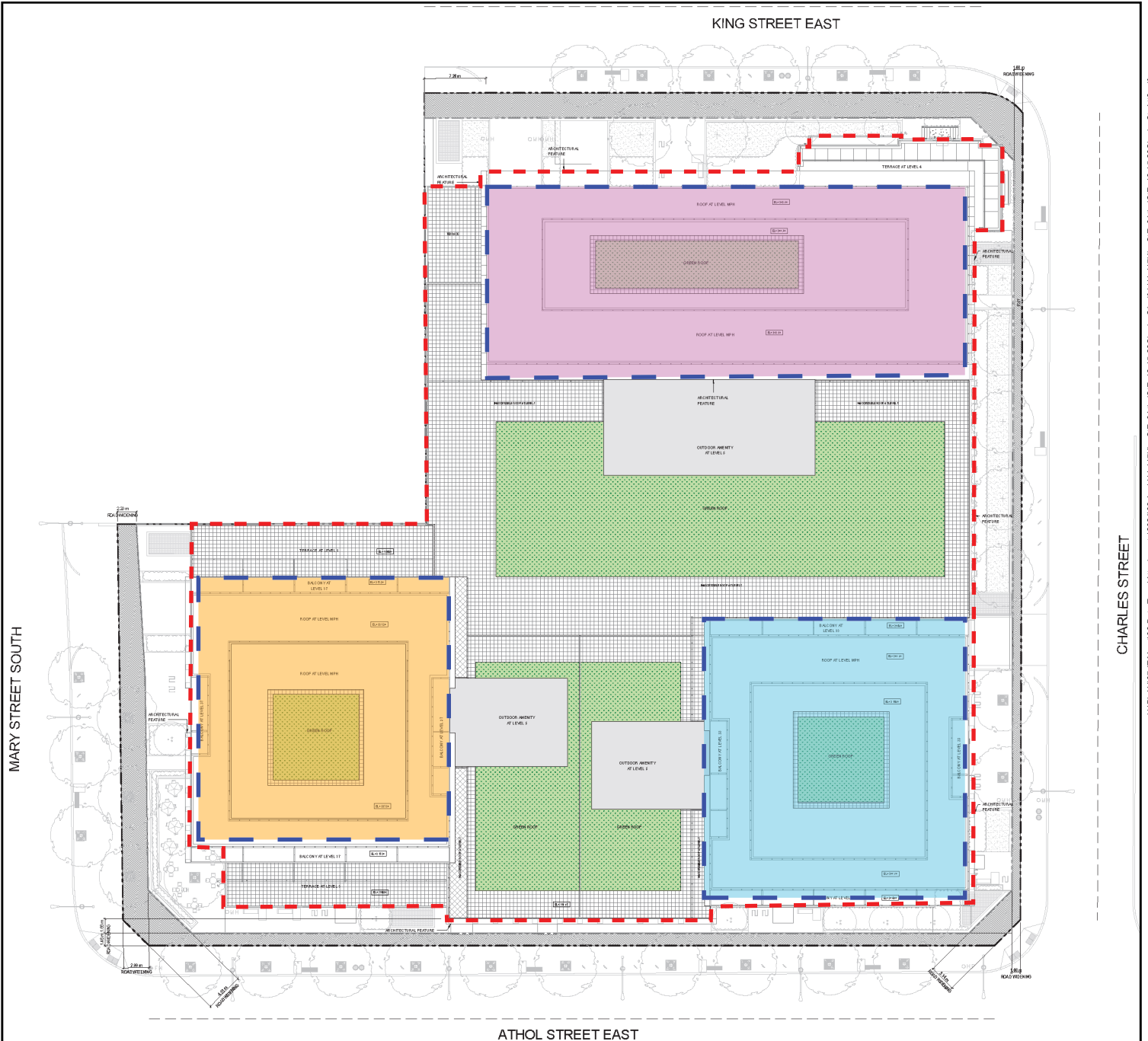


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Title: Proposed Roof Plan for Site A Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street,  
 2856355 Ontario Inc.  
 Ward: Ward 4  
 File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

Item: ED-24-114  
 Attachment 3

City of Oshawa  
 Economic and Development Services



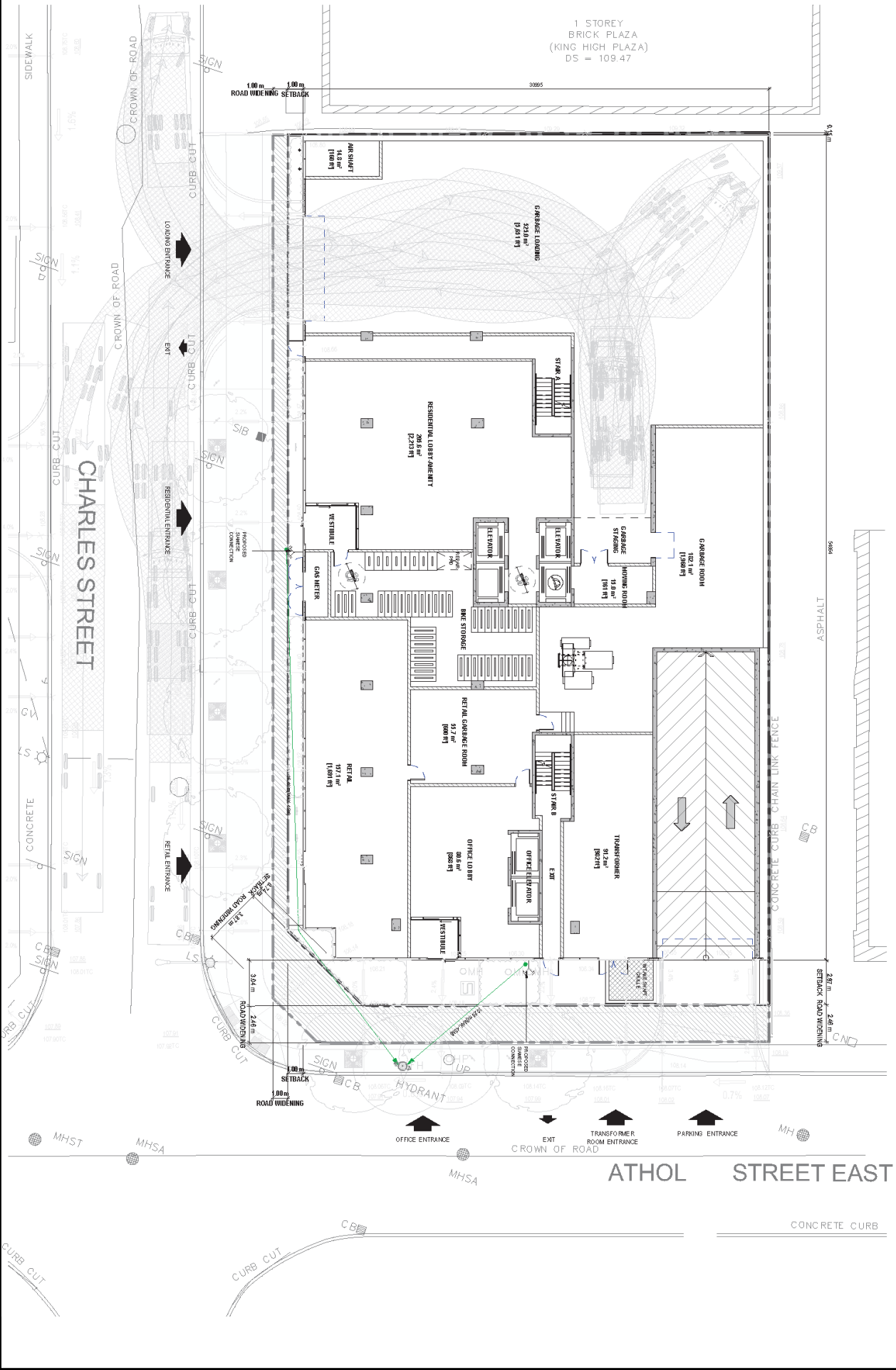
**Key Plan Legend**

-  Building Footprint
-  Tower 1 - 37 Storeys
-  Tower 2 - 33 Storeys
-  Tower 3 - 31 Storeys



Title: Proposed Site Plan for Site B Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc.  
 Ward: Ward 4  
 File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

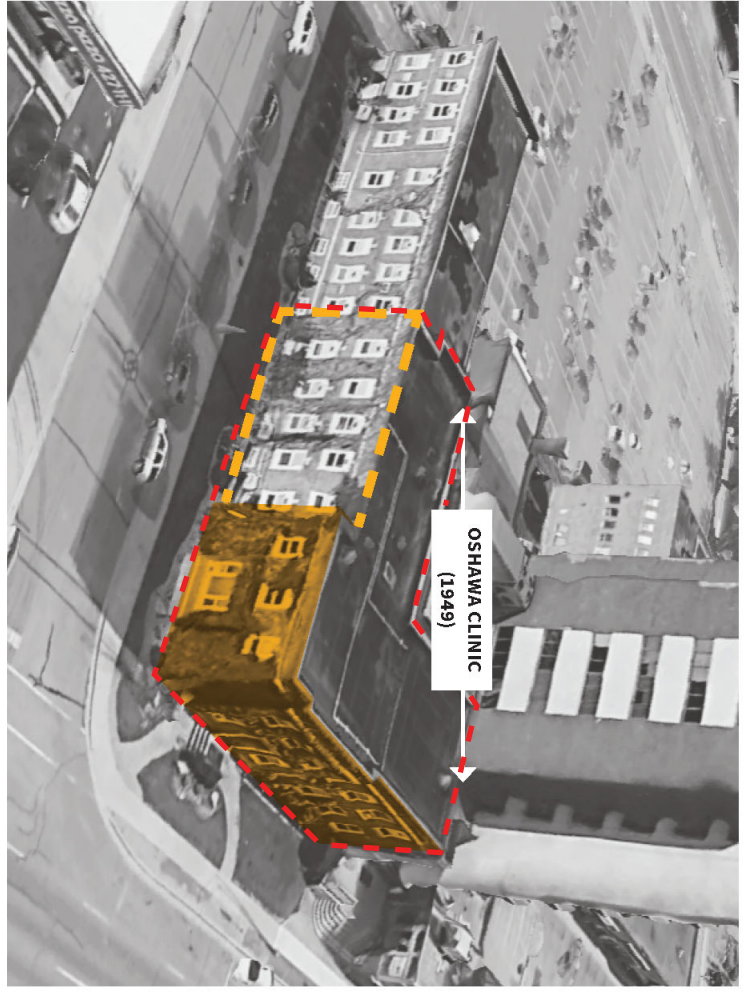
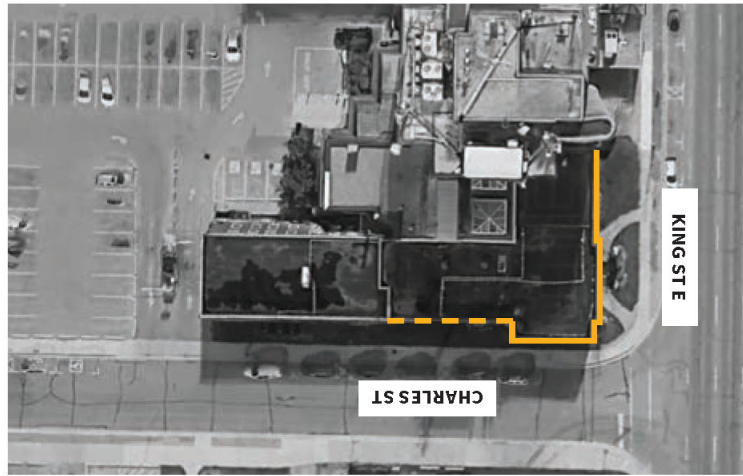
Economic and Development Services  
 City of Oshawa  
 OSHAWA






**Item: ED-24-114  
Attachment 5**

**Title:** Portion of Former Oshawa Clinic Building Proposed to be Retained on Site A  
**Subject:** Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc.  
**Ward:** Ward 4  
**File:** OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

City of Oshawa  
 Economic and Development Services



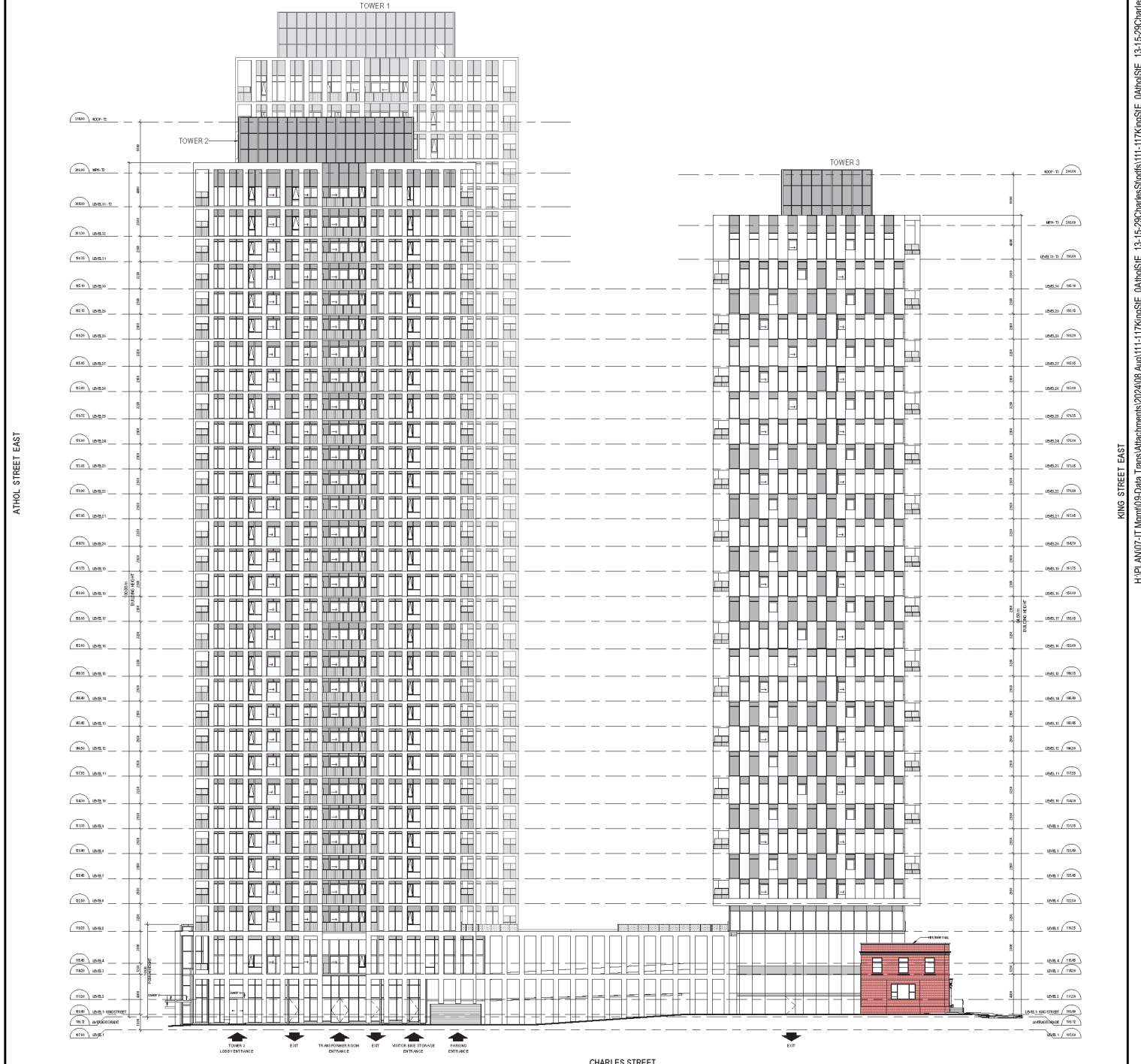
**Key Plan Legend**

-  Designated
-  Facade to be Retained
-  Facade to be Demolished

Title: East Elevation Plan for Site A Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street,  
 2856355 Ontario Inc.  
 Ward: Ward 4  
 File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

Item: ED-24-114  
 Attachment 6

City of Oshawa  
 Economic and Development Services



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Title: North Elevation Plan for Site A Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street,  
 2856355 Ontario Inc.  
 Ward: Ward 4  
 File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

Item: ED-24-114  
 Attachment 7

City of Oshawa  
 Economic and Development Services



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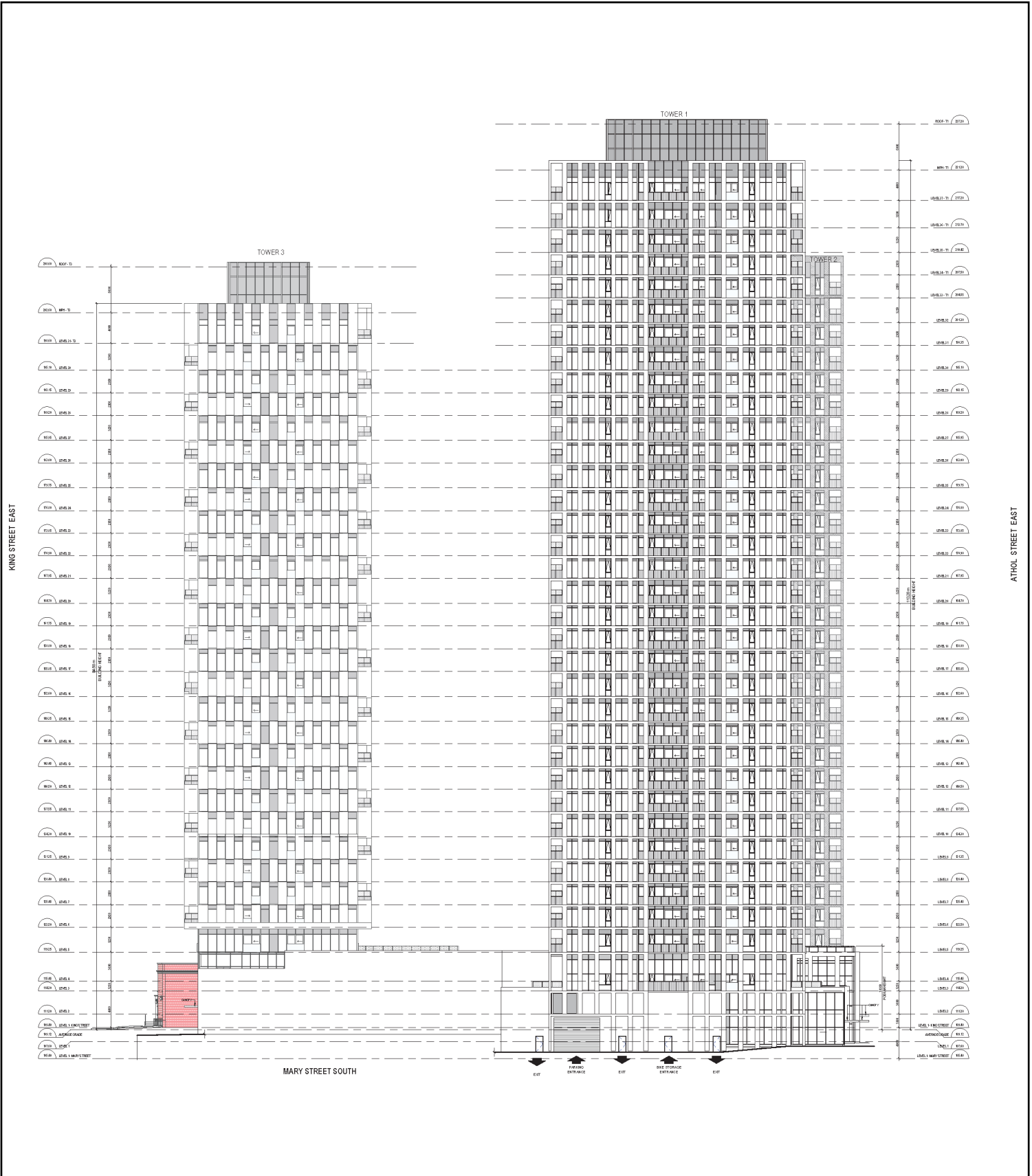
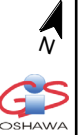


Title: West Elevation Plan for Site A Submitted by the Applicant  
 Subject: Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street,  
 2856355 Ontario Inc.

Item: ED-24-114  
 Attachment 8

Ward: Ward 4  
 File: OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

City of Oshawa  
 Economic and Development Services





**Item: ED-24-114  
Attachment 9**

**Title:** Rendering for Site A Submitted by the Applicant  
**Subject:** Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94,  
111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc.  
**Ward:** Ward 4  
**File:** OPA-2024-03, Z-2024-04 and OPA-2024-04, Z-2024-05

City of Oshawa  
Economic and Development Services  




**List of Permitted Uses in the PSC-A (Planned Strip Commercial) Zone:**

- (a) Animal hospital
- (b) Apartment building
- (c) Art gallery
- (d) Auction establishment
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Automobile sales and service establishment
- (h) Block townhouse
- (i) Brew your own operation
- (j) Church
- (k) Cinema
- (l) Club
- (m) Commercial recreation establishment, except a billiard hall
- (n) Commercial school
- (o) Craft Brewery
- (p) Crisis care residence
- (q) Day care centre
- (r) Financial institution
- (s) Flat
- (t) Funeral home
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) (Outdoor storage accessory to a permitted use in the PSC-A Zone)
- (cc) Peddle
- (dd) Personal service establishment
- (ee) Printing establishment
- (ff) Private School
- (gg) Restaurant
- (hh) Retail store
- (ii) Retirement home
- (jj) Studio
- (kk) Tavern
- (ll) Taxi establishment
- (mm) Theatre

**List of Permitted Uses in the CBD-A and CBD-B (Central Business District) Zones  
and new UGC-A and UGC-B (Urban Growth Centre) Zones:**

- (a) Animal hospital
- (b) Apartment building
- (c) Apartment hotel
- (d) Art gallery
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Bus depot
- (h) Church
- (i) Cinema
- (j) Club
- (k) Commercial recreation establishment
- (l) Convention centre
- (m) Craft Brewery
- (n) Crisis care residence
- (o) Cultural centre
- (p) Day care centre
- (q) Financial institution
- (r) Flat
- (s) Funeral home
- (t) Hospital
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) Parking garage or parking lot
- (cc) Personal service establishment
- (dd) Printing establishment
- (ee) Restaurant
- (ff) Retail store
- (gg) Retirement home
- (hh) School
- (ii) Studio
- (jj) Tavern
- (kk) Television or radio broadcasting station or studio
- (ll) Theatre
- (mm) Trade centre