



1804-1808 Simcoe Street North & 426 Niagara Drive

Official Plan & Zoning By-law Amendment Applications

OPA-2024-01 & Z-2024-01

October 7, 2024



Six Dev

 BOUSFIELDS INC.

Project Team



Six Dev



Six Design

nexrans
CONSULTING ENGINEERS



 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT



At 6ixDev, we combine expertise and ambition to craft environments that inspire conversation. Each development is thoughtfully designed, creating a unique story that resonates within the community, bringing both innovation and quality to the forefront. Our values include:

- **Design:** exceptional form that functions
- **Experience:** deliberation for today's dynamic lifestyle
- **Community:** cozy living with attention to urban fabric
- **Sustainability:** thinking of future today



Lake Shore Condo



Bayview Condo

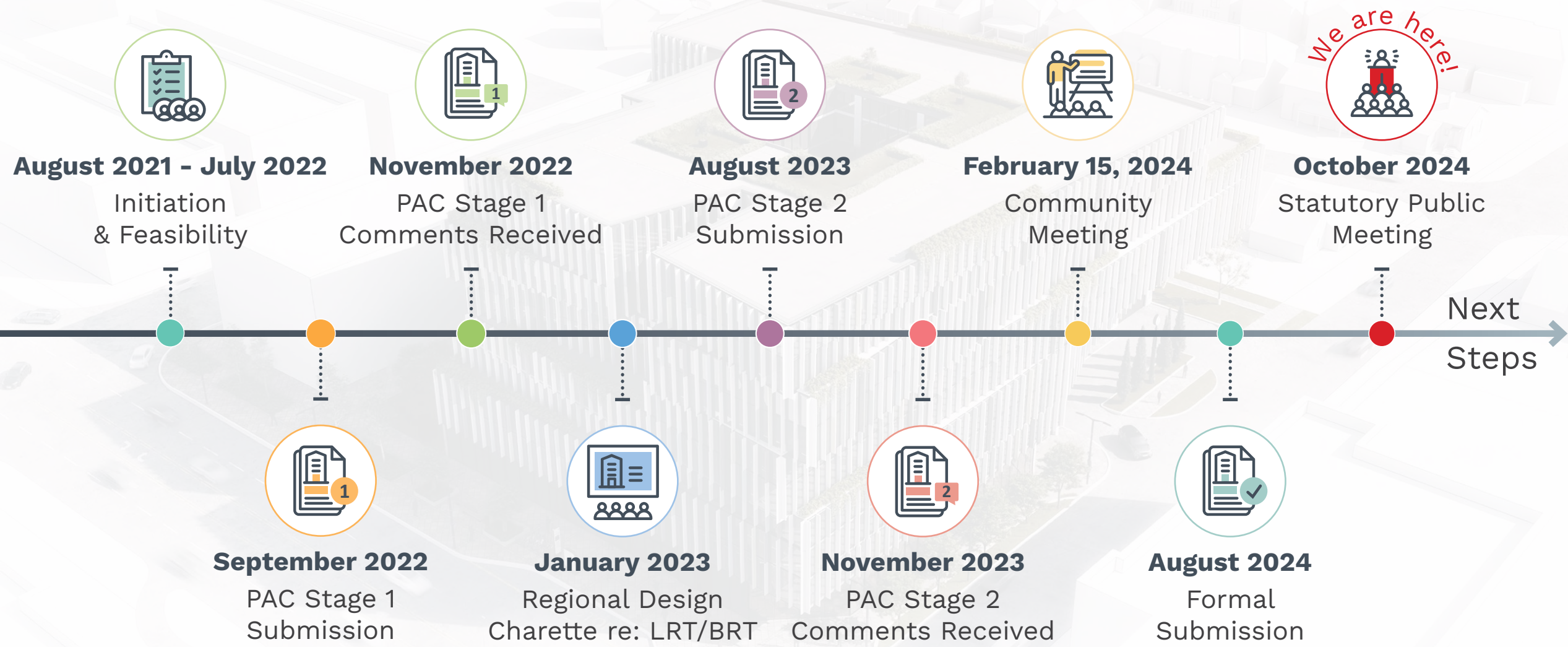


Bayview Townhouse



83-85 Drewry Avenue

Project Timeline



Site & Surrounding Context

The area surrounding the Site has a number of existing public amenities that include parks and camping grounds, as well as institutional spaces such as schools. This map highlights the public amenities that are within a 5-minute drive from the Subject Site.

Legend

Education

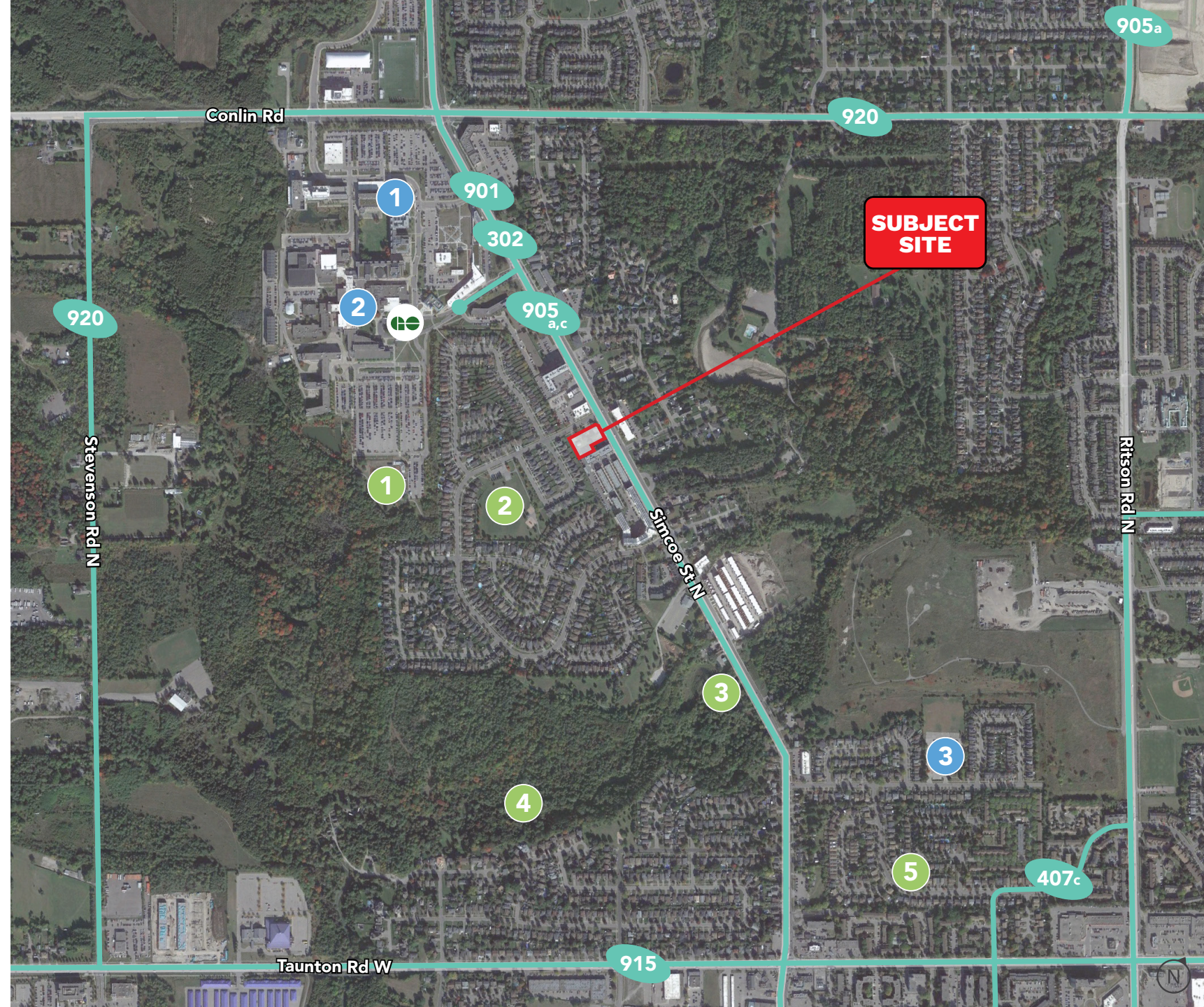
- 1 Ontario Tech University
- 2 Durham College
- 3 Father Joseph Venini Catholic School

Parks

- 1 Durham Fields
- 2 Niagara Park
- 3 Cedar Valley Park
- 4 Cedar Ridge Park
- 5 Tampa Park

Transit

- Durham Region Transit
- Go Bus Stop (Route 52, 56)










Policy Context

Durham Official Plan - Schedule A, Map A4 Regional Structure










URBAN SYSTEM

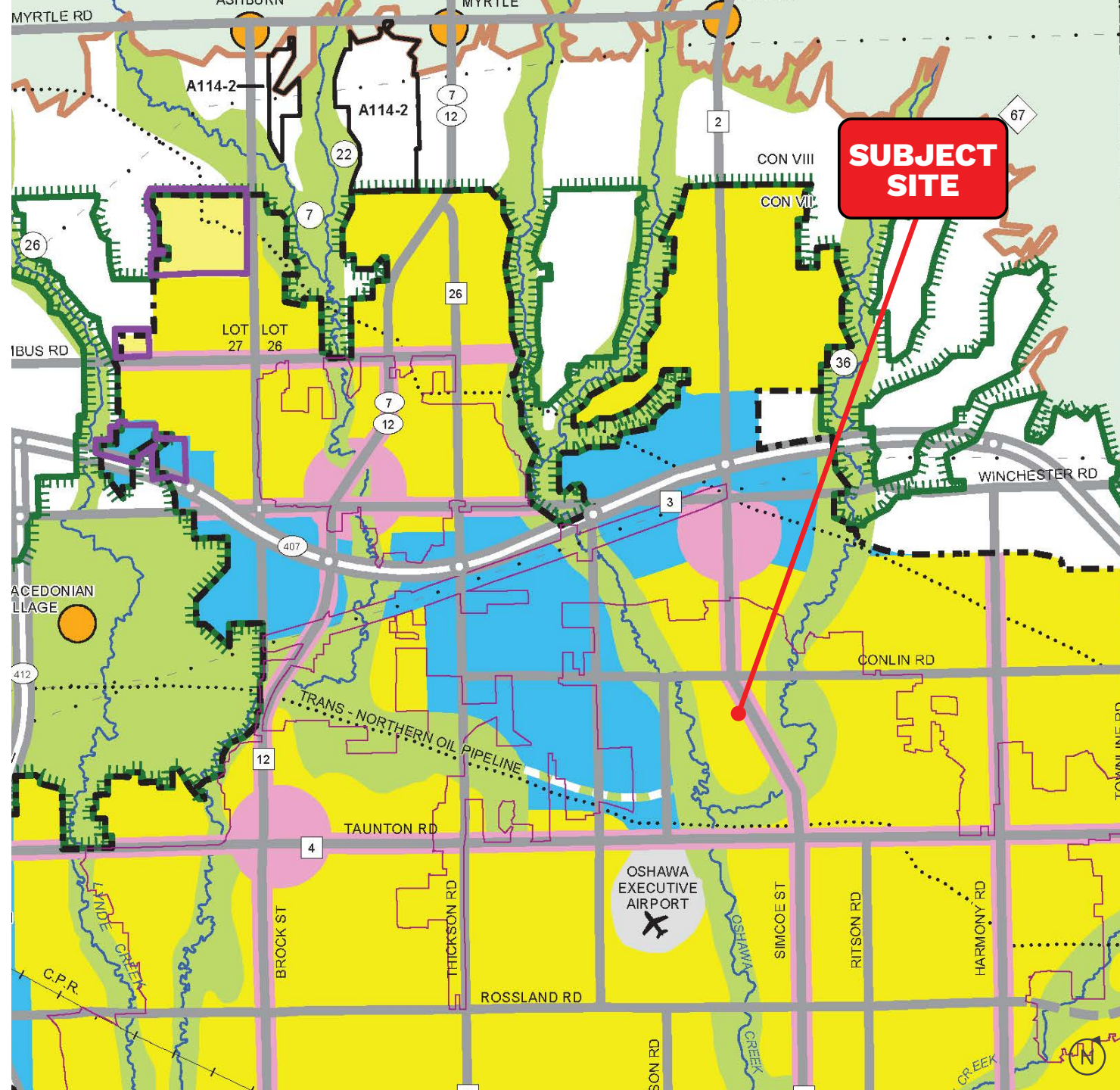
-  URBAN AREA BOUNDARY
-  URBAN GROWTH CENTRE
-  LIVING AREAS
-  AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES
-  AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
-  MUNICIPAL SERVICE
-  REGIONAL CENTRE
-  REGIONAL CORRIDOR
-  EMPLOYMENT AREAS
-  AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
-  AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
-  BUILT BOUNDARY

RURAL SYSTEM

-  PRIME AGRICULTURAL AREAS
- RURAL SETTLEMENTS :**
-  HAMLET
-  RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
-  REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
-  AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)
-  COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)
-  SHORELINE RESIDENTIAL

GREENLANDS SYSTEM

-  MAJOR OPEN SPACE AREAS
-  WATERFRONT AREAS
-  OAK RIDGES MORaine BOUNDARY
-  TOURIST ACTIVITY/ RECREATIONAL NODE
-  OPEN SPACE LINKAGE
-  OAK RIDGES MORaine AREAS
-  GREENBELT BOUNDARY
-  WATERFRONT PLACE
-  WATERFRONT LINKS



Policy Context

Oshawa Official Plan - Schedule A
Land Use

Urban Areas

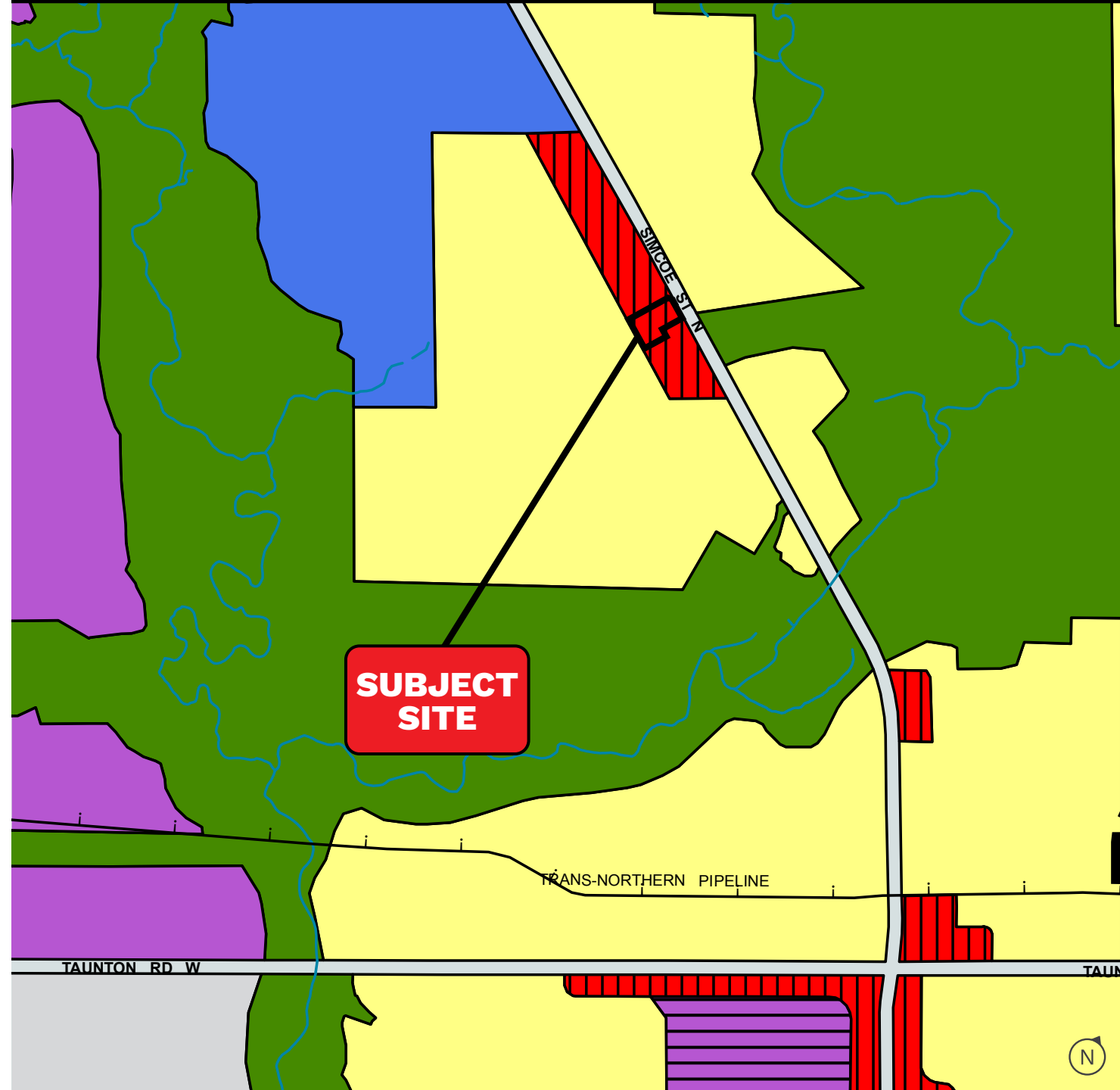
- Residential
- Downtown Oshawa Urban Growth Centre
- Planned Commercial Centre
- Planned Commercial Strip**
- Special Purpose Commercial
- Institutional
- Industrial
- Regeneration Area
- Airport
- Special Waterfront Area
- Utilities
- Deferred by Regional Council
- Local Central Area
- Boundary of Major Urban Area
- Built Boundary

Rural Areas

- Estate Residential (refer to section 2.7.3.1)
- Prime Agricultural
- Oak Ridges Moraine
- Limits of Approved Highway 407 Corridor
- Greenbelt Protected Countryside Area Boundary

Greenland Areas

- Open Space and Recreation



Policy Context

Oshawa Official Plan - Schedule A2
Corridors & Intensification Areas

 Regional Corridor


 Local Corridor

 Intensification Areas

 Oak Ridges Moraine

 Greenbelt Protected Countryside
Area Boundary

 Limits of Approved Highway
407 Corridor

 Provincial Highway 401

 Metrolinx EA Approved
Rail Alignment

 Boundary of Major Urban Area

 Built Boundary

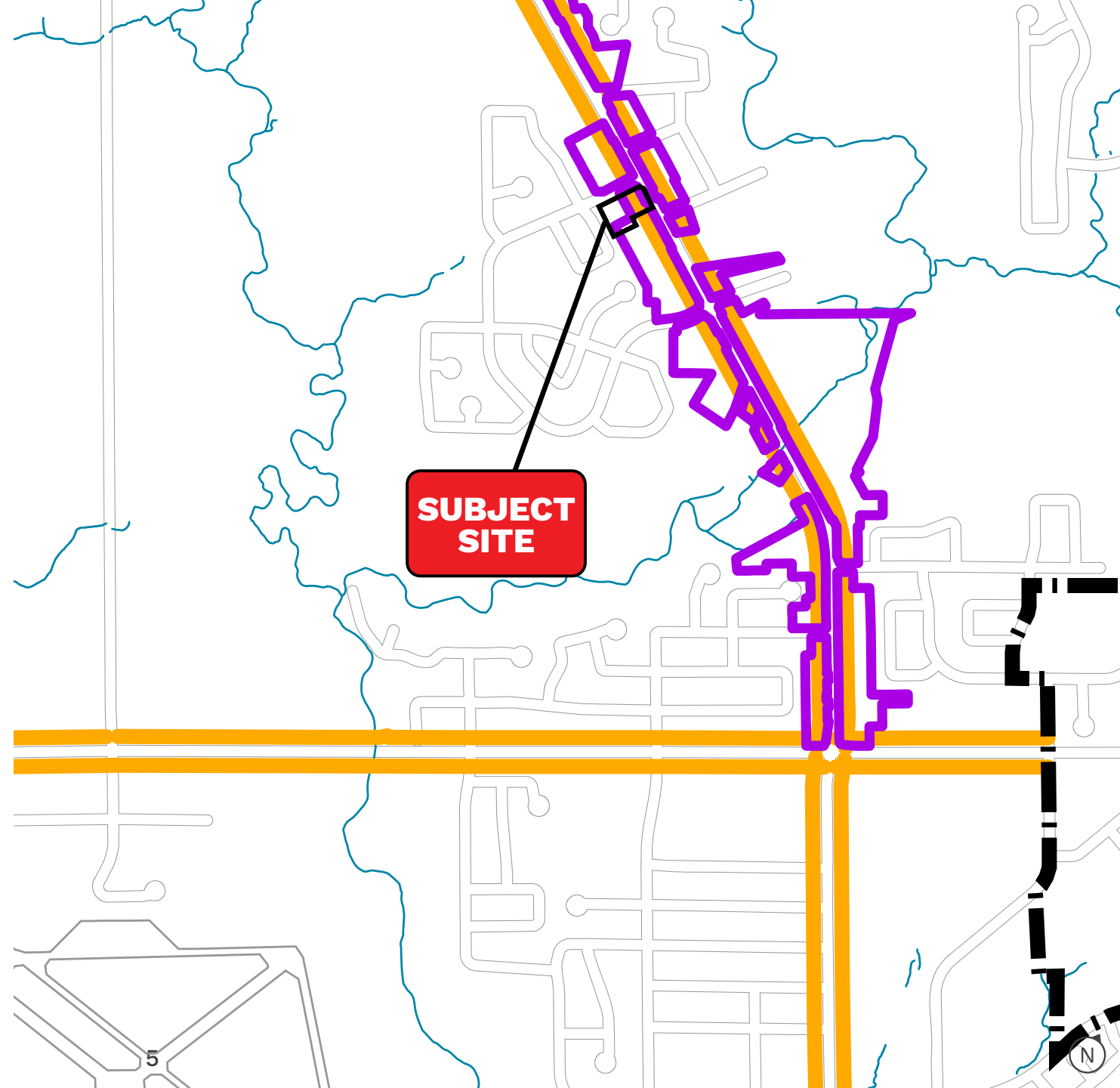
 Main Central Area Boundary

 Sub-Central Area Boundary

 Community Central Area Boundar

 Rail Line

 Deferred by Regional Council



Policy Context

Samac Secondary Plan - Schedule A Land Use & Street Pattern

Residential

- Low Density
- Medium Density I
- Medium Density II
- High Density I

Subject to Policy 4.23 in the Samac Secondary Plan

Open Space and Recreation

- Neighbourhood Park
- Open Space and Recreation

Commercial

- Planned Commercial Strip

Mixed Use

- Mixed Use Commercial/Residential
- Mixed Use Residential
- Mixed Use Node

Community Use

- Other

Institutional

- Institutional

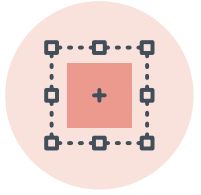
Samac Community Boundary

Transportation

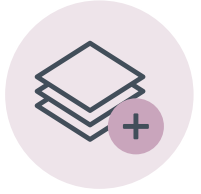
- Type 'A' Arterial Street
- Type 'B' Arterial Street
- Type 'C' Arterial Street
- Collector Street



Proposal Highlights



4,702 m²
Total Site Area



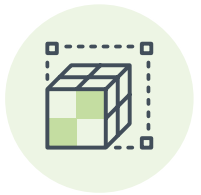
27,550 m²
Total Gross Floor Area
Residential GFA: 24,660 m²
Non-Residential GFA: 2,890 m²



10 storeys
Height (30.5 metres)



386 units
Total Number of Units

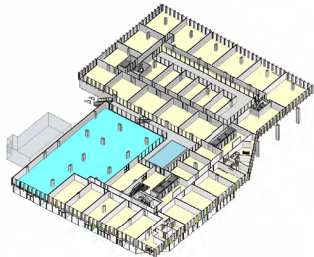


5.9 FSI
Total Density

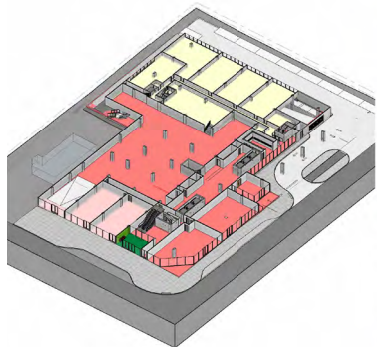


Site Concept Plan

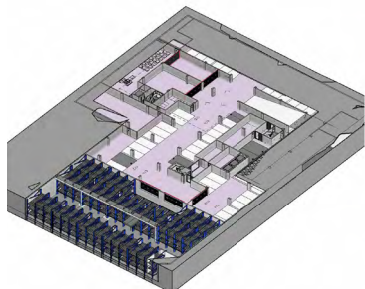
Perspective 1



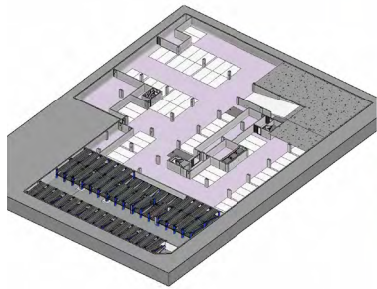
A000-c
SCALE | Axonometric 4-2nd Floor



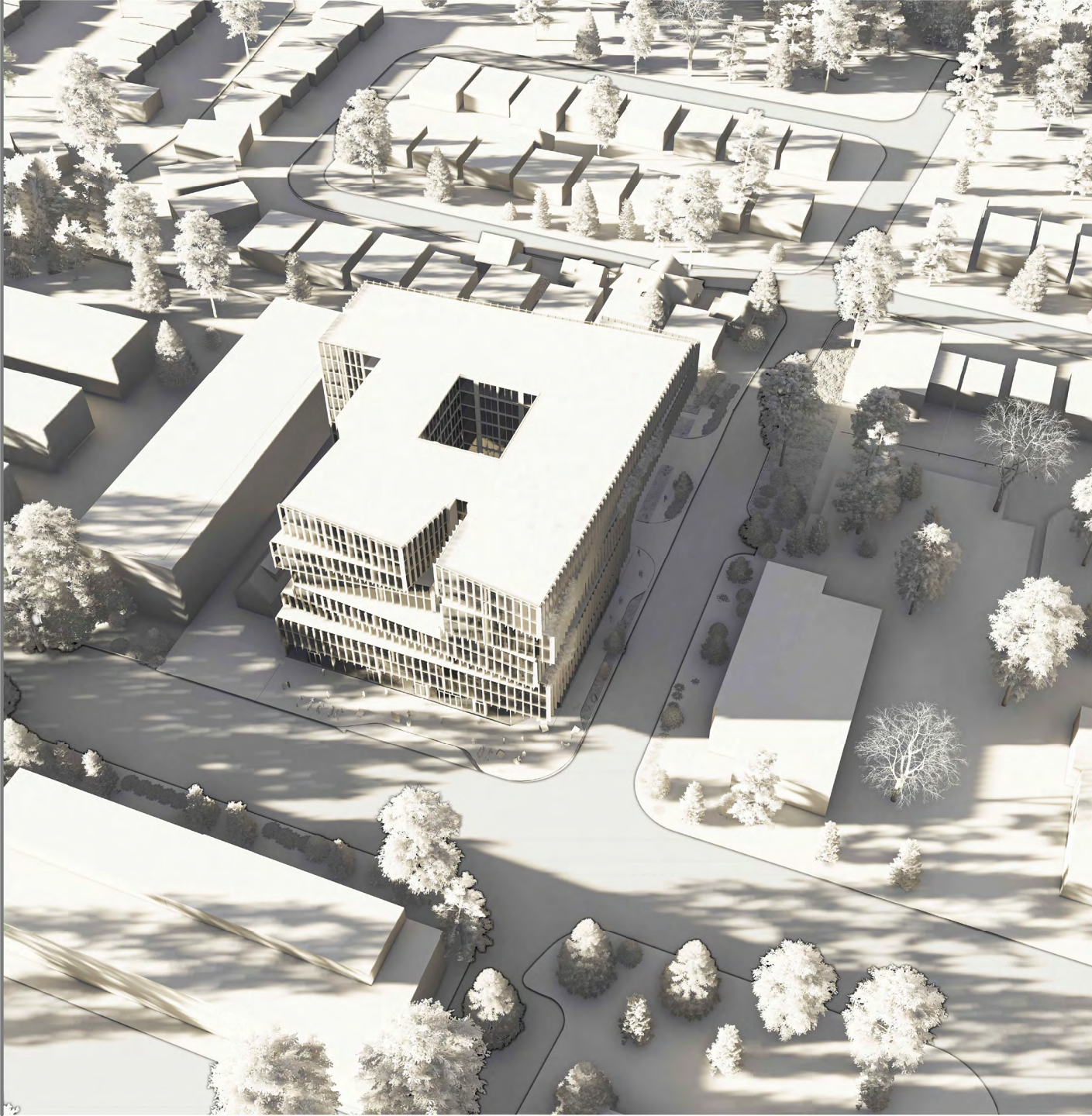
A000-c
SCALE | Axonometric 3-1st Floor



A000-c
SCALE | Axonometric 2-P1

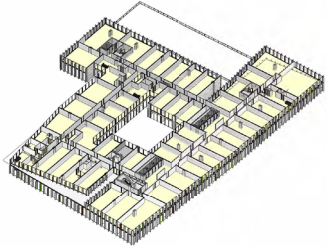


A000-c
SCALE | Axonometric 1-P2

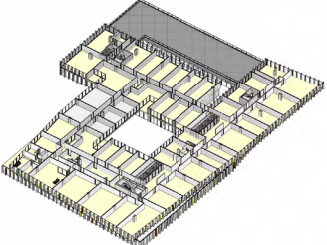


Site Concept Plan

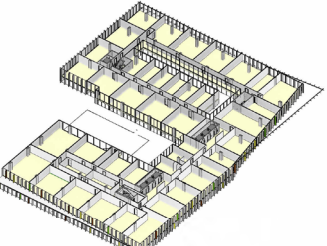
Perspective 2



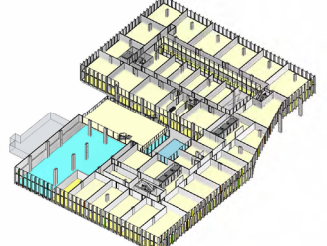
A000-d
SCALE Axonometric 8-6th Floor



A000-d
SCALE Axonometric 7-5th Floor



A000-d
SCALE Axonometric 6-4th Floor

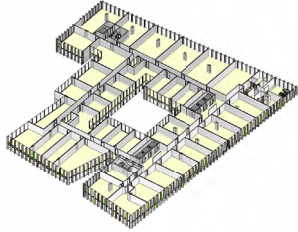


A000-d
SCALE Axonometric 5-3rd Floor

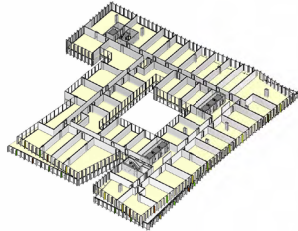


Site Concept Plan

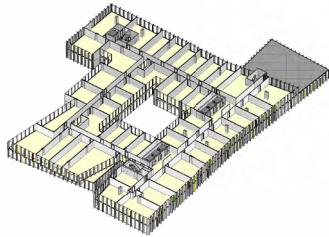
Perspective 3



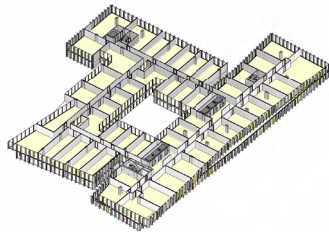
A000-e
SCALE Axonometric 12-10th Floor



A000-e
SCALE Axonometric 11-9th Floor



A000-e
SCALE Axonometric 10-8th Floor



A000-e
SCALE Axonometric 9-7th Floor



Site Concept Plan

Floor Plans

- STUDIO
- 1BED
- 1BED+SUNROOM
- 1BED+DEN
- 2BED
- 2BED+DEN
- TOWNHOUSE



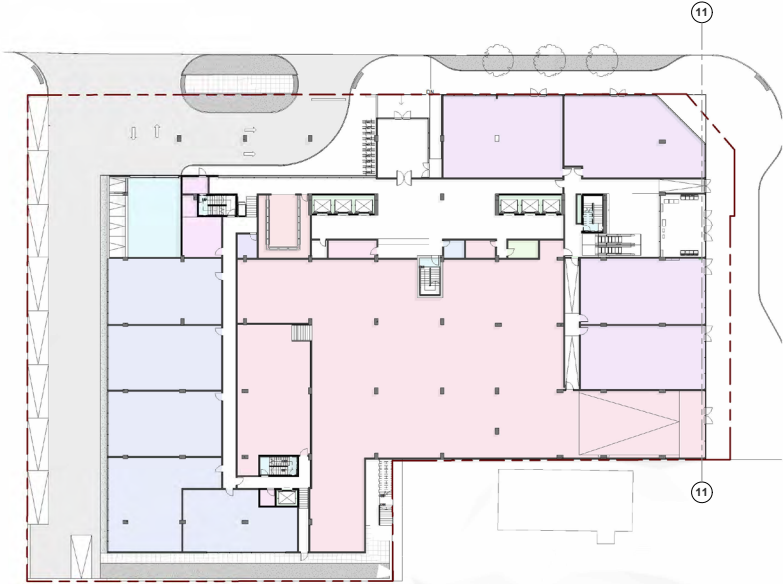
A010 | 3RD FLOOR
SCALE 1:200



A010 | 1ST FLOOR
SCALE 1:200



A010 | 2ND FLOOR
SCALE 1:200



A010 | GROUND FLOOR
SCALE 1:200

Site Concept Plan

Floor Plans

- STUDIO
- 1BED
- 1BED+SUNROOM
- 1BED+DEN
- 2BED
- 2BED+DEN
- TOWNHOUSE



A011 | 7TH FLOOR
SCALE 1:200



A011 | 5TH FLOOR
SCALE 1:200



A011 | 6TH FLOOR
SCALE 1:200



A011 | 4TH FLOOR
SCALE 1:200

Site Concept Plan

Floor Plans

- STUDIO
- 1BED
- 1BED+SUNROOM
- 1BED+DEN
- 2BED
- 2BED+DEN
- TOWNHOUSE



A012 | 9TH FLOOR
SCALE 1:200



A012 | 8TH FLOOR
SCALE 1:200

Key Placemaking Objectives



New Housing



Mix of Uses to Service Surrounding Community



Transit-Supportive



Architecture



Enhanced Public Realm



Sustainability



Question & Answers

Thank you



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