

A. J. Clarke and Associates
Ltd.

SURVEYORS • PLANNERS • ENGINEERS

111-117 King Street East and 0 Athol Street East 13, 15 and 29 Charles Street East

Official Plan Amendment

&

Zoning By-Law Amendment

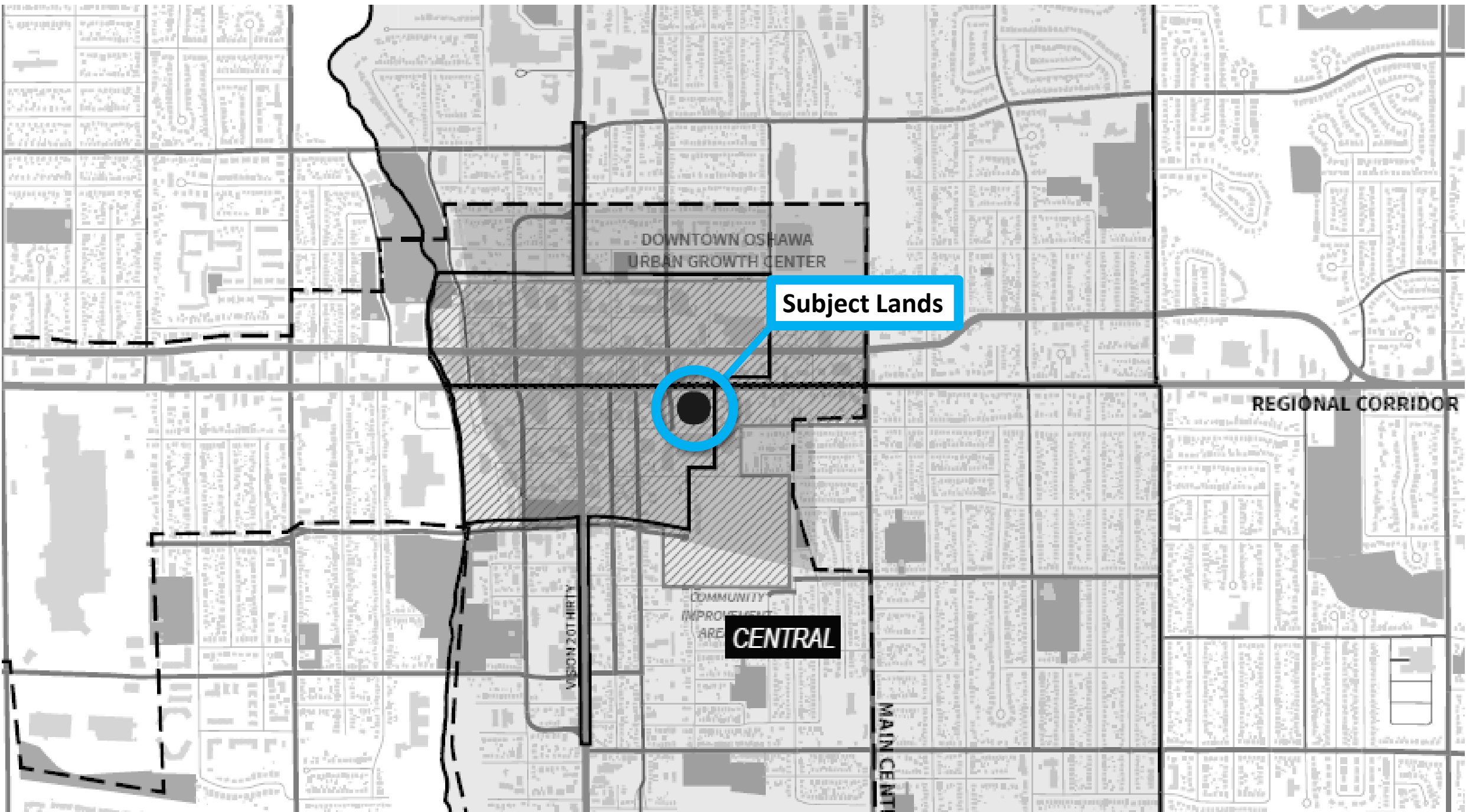
Economic and Development Services Committee

October 7, 2024

Ryan Ferrari, MCIP, RPP

A.J. Clarke and Associates Ltd.





DOWNTOWN OSHAWA
URBAN GROWTH CENTER

Subject Lands

REGIONAL CORRIDOR

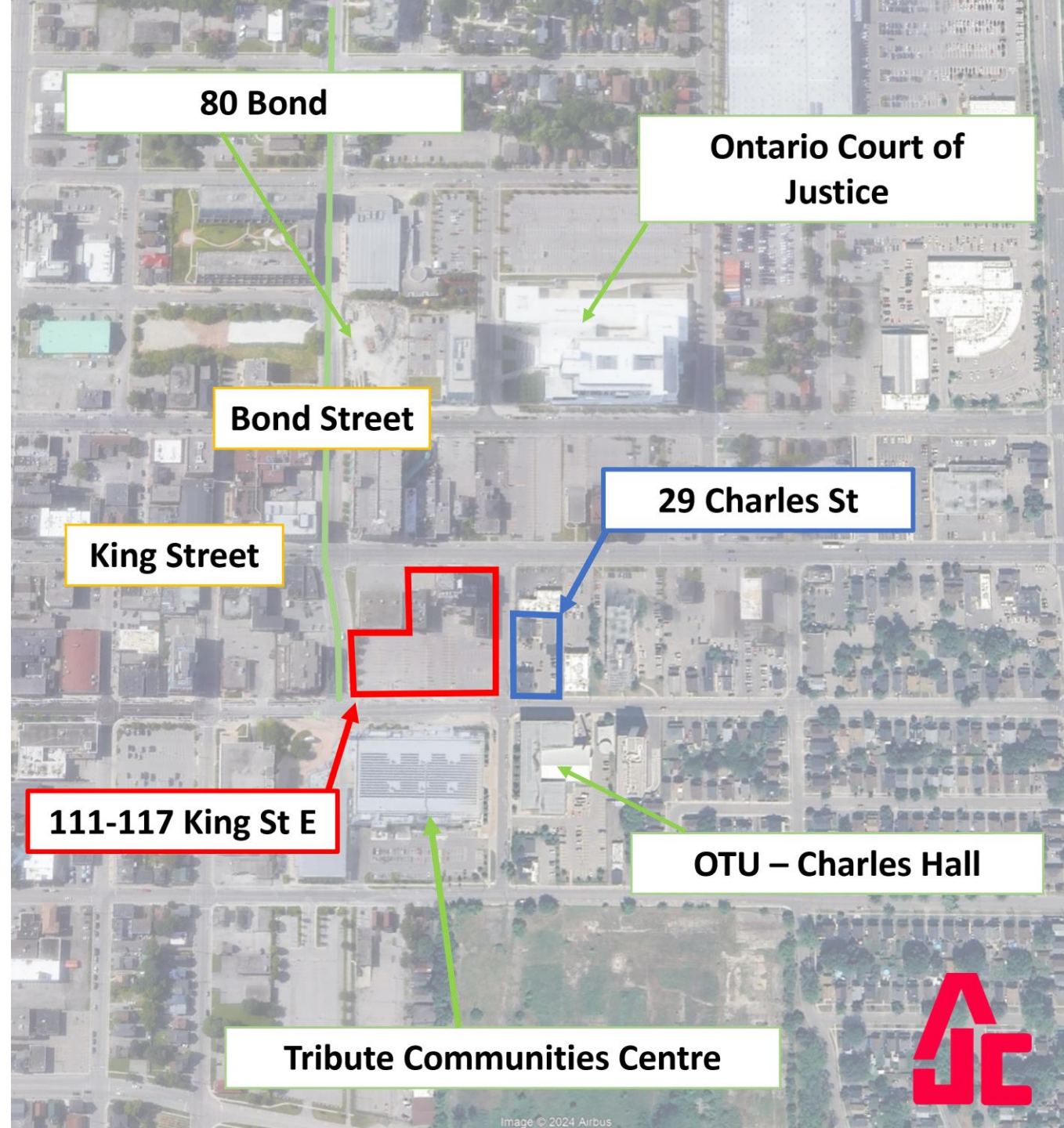
COMMUNITY
IMPROVEMENT
AREAS
CENTRAL

VISION 20 THIRTY

MAIN CENTRAL

Site Context

- Located within the Downtown Oshawa Urban Growth Centre
- Located at the intersection of King Street and Charles Street
- 2 Projects & Applications
 - 111-117 King Street East
 - 29 Charles Street



Proposed Development

- 111 King Street East
 - Tower 1 37 Storeys
 - Tower 2 33 Storeys
 - Tower 3 31 Storeys
 - 1308 Residential Units
 - 831 Parking Spaces
 - 537 m2 of retail space
 - 836 m2 of medical office space
 - Podium Amenity
 - Oshawa Clinic to remain





Addition

To be Demolished

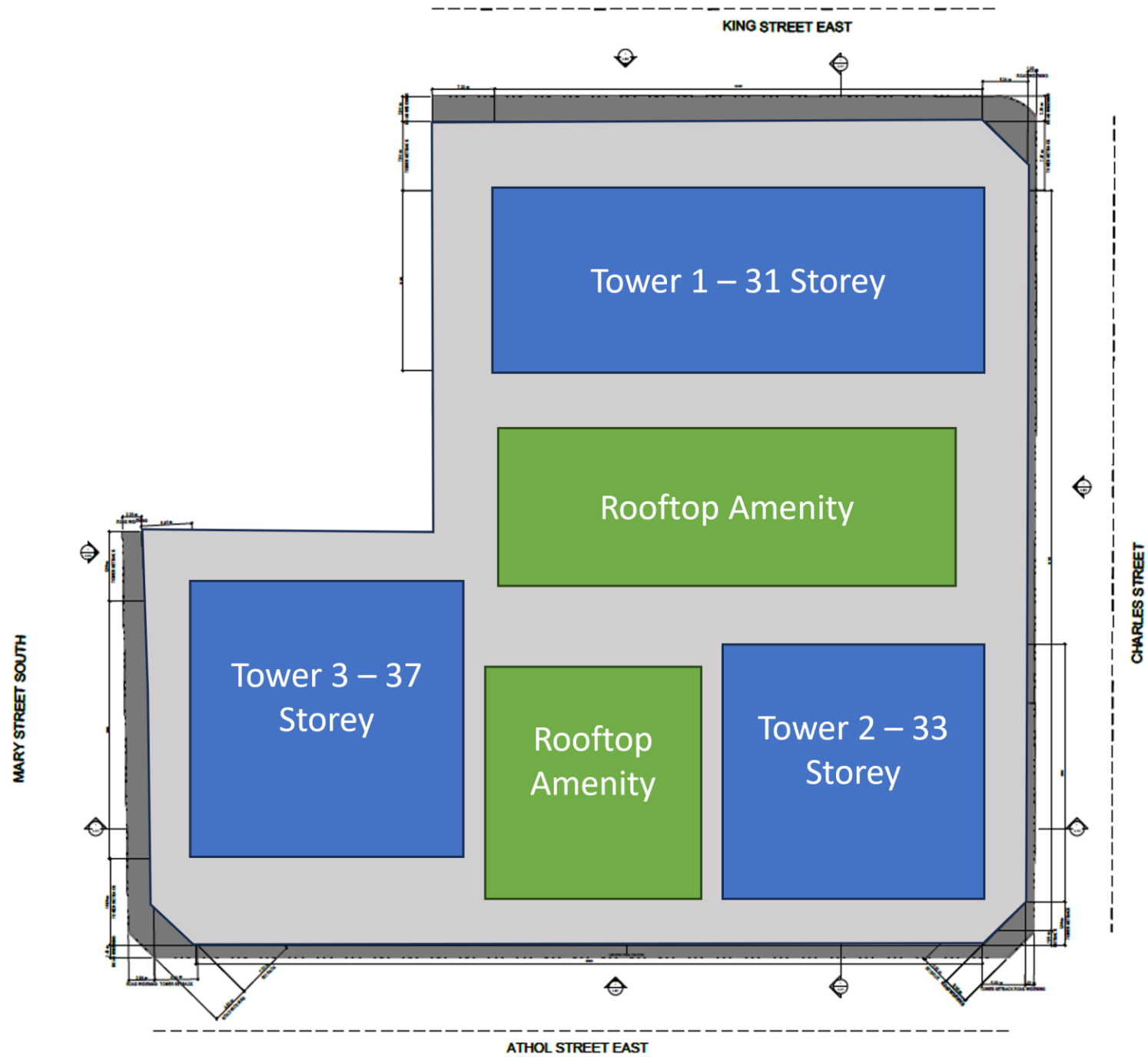
Original Building

Currently Incorporated as
Lobby for Tower 3



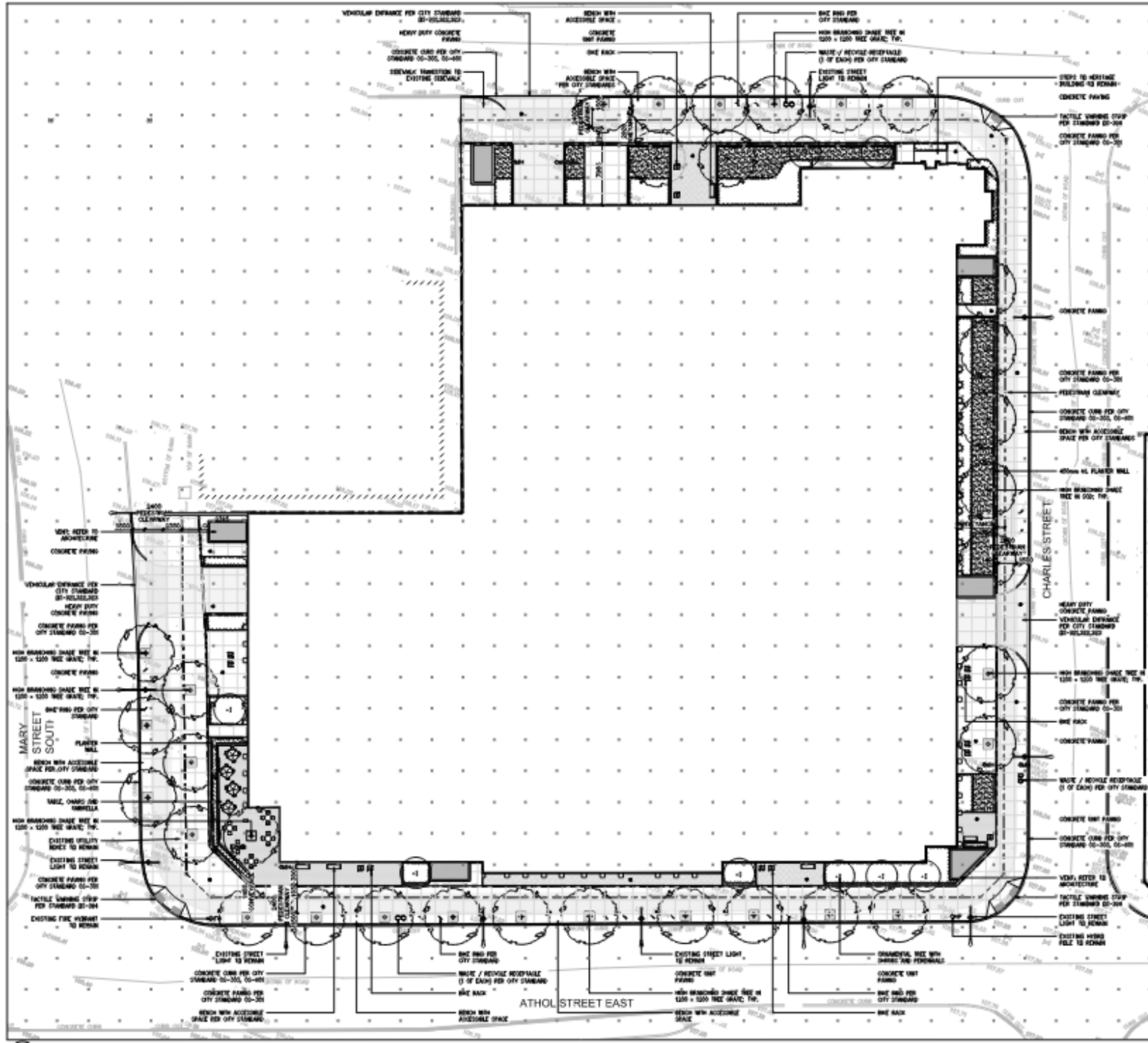






111 King Streetscaping

- 29 New Street Trees
- 2.4 m wide sidewalk
- Planters and Benches
- Short Term Bike Parking
- Commercial Patio





Commercial At Grade



29 Charles

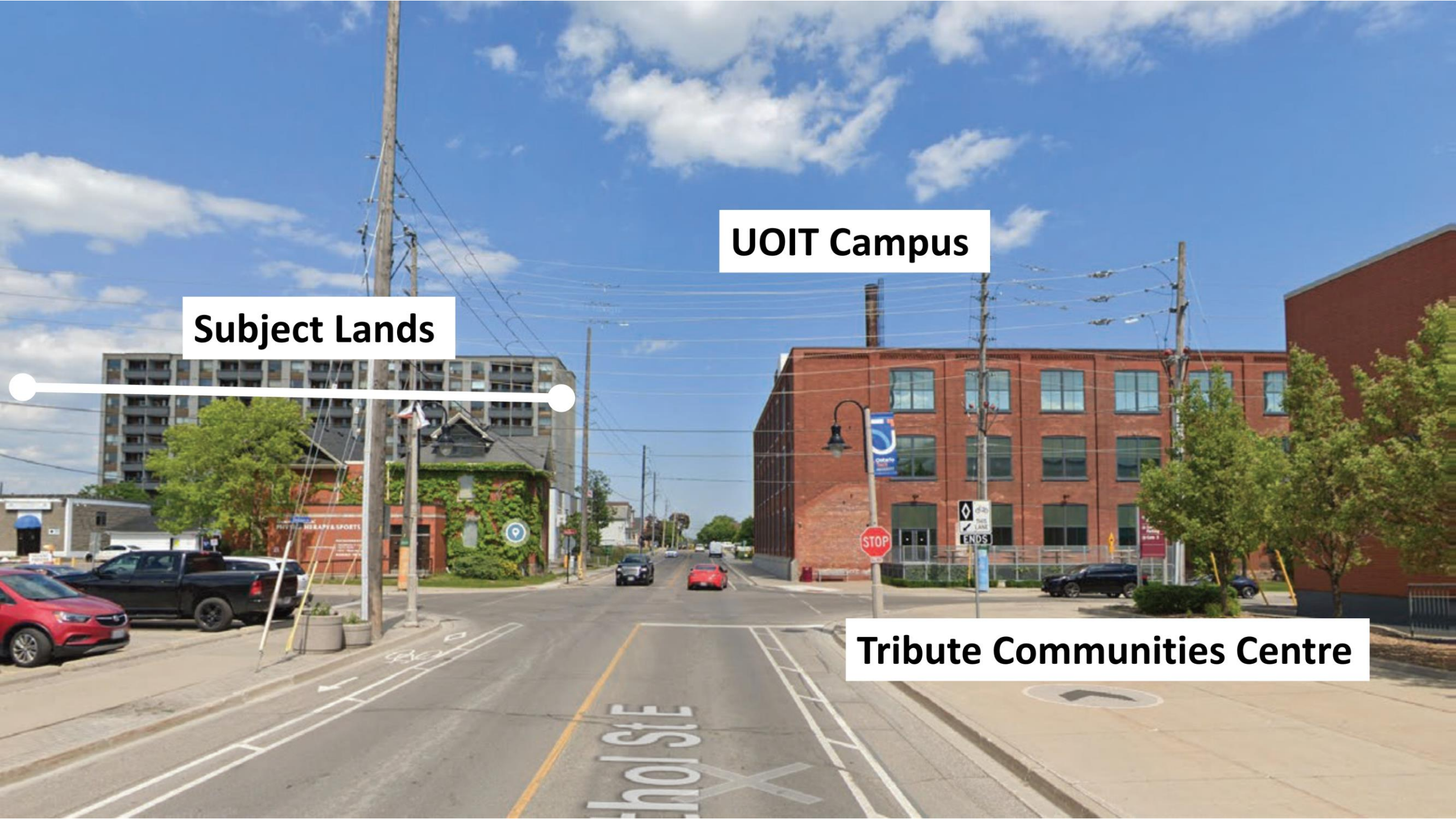
- 25 storey mixed use development
 - 408 Residential Rental Units
 - (Marketed towards Students)
 - 103 Parking Spaces
 - 3,323 m² of Office space within the podium
 - 157 m² of Retail at grade

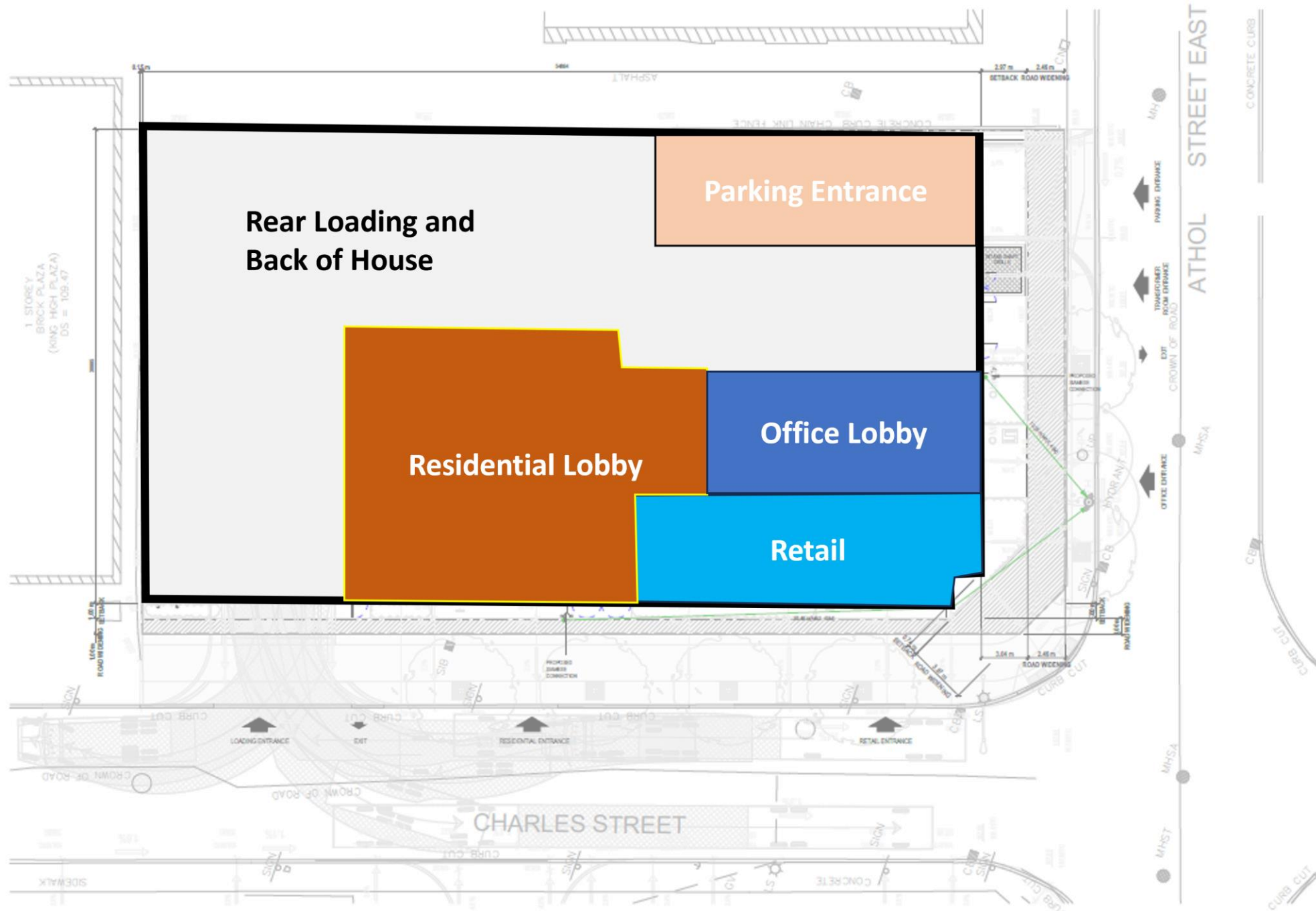


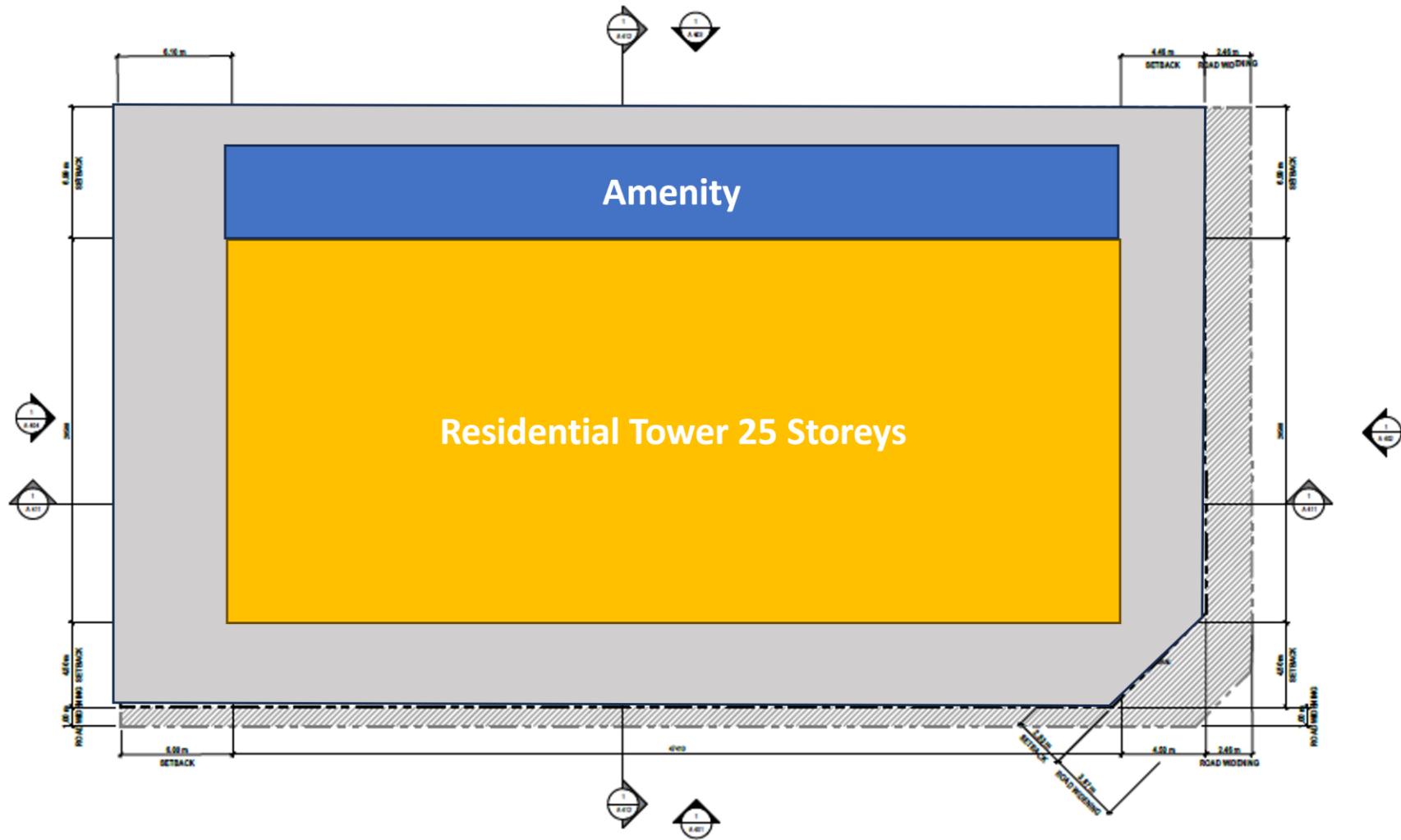
UOIT Campus

Subject Lands

Tribute Communities Centre

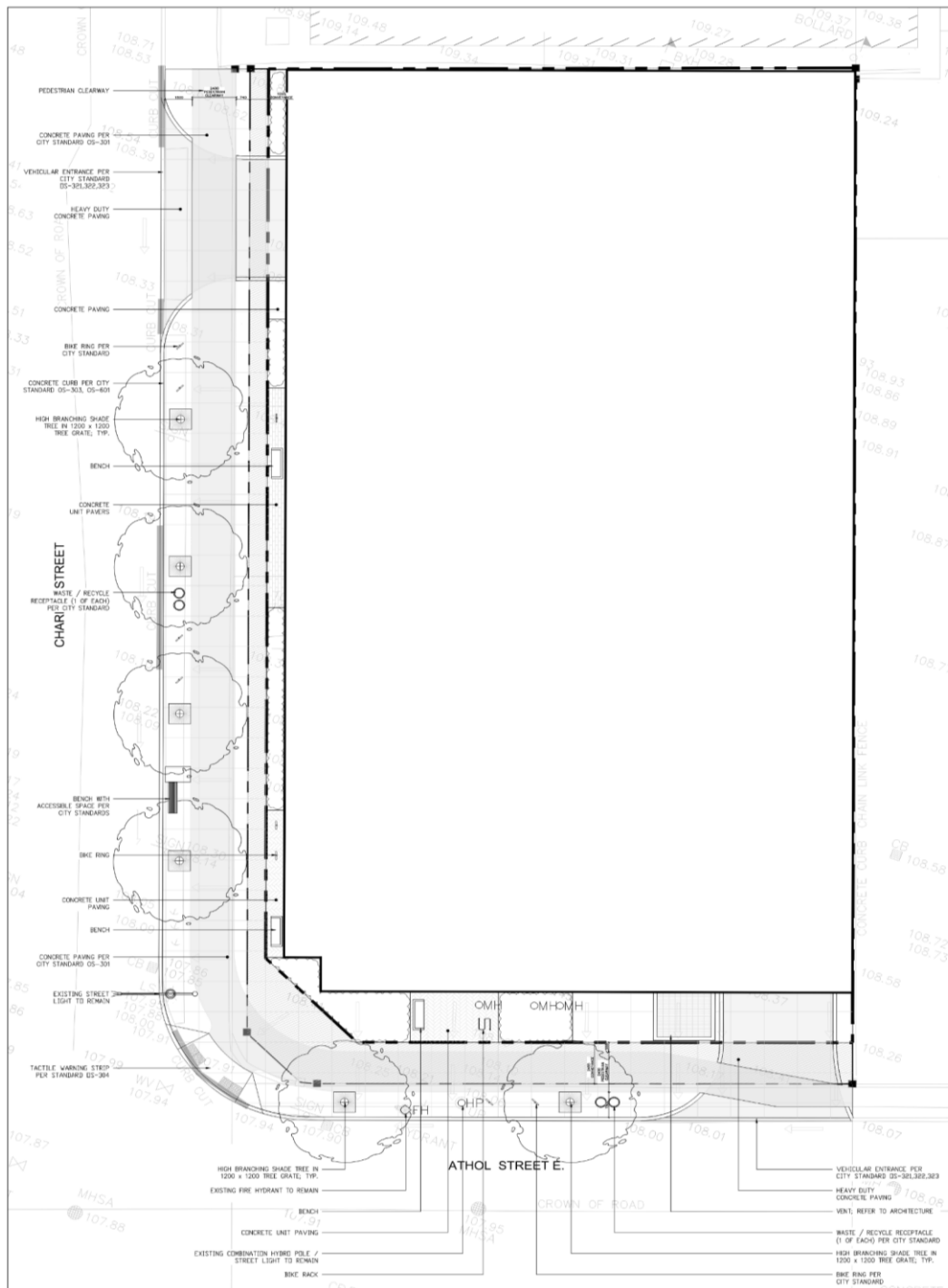






29 Charles Streetscaping

- 6 New Street Trees
- 2.4 m wide sidewalk
- Planters and Benches
- Short Term Bike Parking



Conclusion

- Consistent with and conforms to relevant Provincial policy and conforms to the City of Oshawa Official Plan Policies
- An efficient use of underutilized lands within an intensification areas, permitting the development of 1716 residential units, office space, retail space, and medical office space
- High quality design, with a pedestrian oriented grade, and significant improvements to the public realm



