



## 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-24-119

Date of Report: October 30, 2024

Date of Meeting: November 4, 2024

Subject: Applications to Amend Zoning By-law 60-94 and for Approval of  
a Draft Plan of Subdivision, 11373846 Canada Corp.,  
374 Farewell Street

Ward: Ward 5

File: S-O-2024-01, Z-2024-09

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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 11373846 Canada Corp. to amend Zoning By-law 60-94 (File: Z-2024-09) and for approval of a draft plan of subdivision (File: S-O-2024-01) to permit eight (8) single detached dwellings and two (2) semi-detached dwellings on a portion of the lands municipally known as 374 Farewell Street.

374 Farewell Street is owned by Pentecostal Assemblies of Canada (the "Owner"). 11373846 Canada Corp. (the "Applicant") has made arrangements with the Owner to purchase and develop 2,762 square metres (0.68 ac.) of land fronting Guelph Street and Crerar Avenue (the "Subject Site"). The balance of the lands will continue to be owned by the Owner and used as a place of worship (the "Retained Lands"). The applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision only apply to the Subject Site. The Applicant has submitted an application for site plan approval (File: SPA-2024-01) in order to reconfigure the parking lot for the place of worship on the Retained Lands.

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

Attachment 2 is a copy of the proposed draft plan of subdivision submitted by the Applicant.

Attachment 3 is a copy of the proposed site plan submitted by the Applicant for the Subject Site.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and Retained Lands and to all required public bodies. In addition, signs giving notice of the applications have been posted on the Subject Site and Retained 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 November 1, 2024.

## **2.0 Recommendation**

That, pursuant to Report ED-24-119 dated October 30, 2024, concerning the applications submitted by 11373846 Canada Corp. to amend Zoning By-law 60-94 (File: Z-2024-09) and for approval of a draft plan of subdivision (File: S-O-2024-01) to permit the development of eight (8) single detached dwellings and two (2) semi-detached dwellings at 374 Farewell Street, 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 and Retained Lands are generally located south of Olive Avenue between Farewell Street to the east and Guelph Street to the west. The existing property as a whole is municipally known as 374 Farewell Street (see Attachment 1).

The Subject Site has frontage on the east side of Guelph Street and the south side of Crerar Avenue. The Retained Lands have frontage on the west side of Farewell Avenue with a small portion having frontage on the east side of Guelph Street.

The following is background information concerning the subject applications for the Subject Site:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Residential	Residential (no change)
<b>Zoning By-law 60-94</b>	R2/CIN (Residential/Community Institutional)	An appropriate site specific R2 (Residential) Zone to permit the proposed semi-detached dwellings in accordance with standard R2 Zone regulations and the proposed single detached dwellings in accordance with site specific regulations to permit certain performance standards such as, but not necessarily limited to, reduced lot area and rear yard depth and increased lot coverage
<b>Use</b>	Parking lot for the church on the Retained Lands	Eight (8) single detached dwellings fronting Guelph Street and two (2) semi-detached dwellings fronting Crerar Avenue

The following land uses are adjacent to the Subject Site:

- **North**     Single detached dwellings fronting onto Guelph Street and Olive Avenue
- **South**    Canadian Pacific Kansas City Limited (“C.P.K.C.”) mainline and single detached dwellings, beyond which are low rise apartment buildings
- **East**       Existing church on the Retained Lands, beyond which is Farewell Street and single detached dwellings and semi-detached dwellings fronting Farewell Street
- **West**       Guelph Street and single detached dwellings fronting Guelph Street and Crerar Avenue

The following are the proposed development details for the Subject Site and Retained Lands:

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	Guelph Street – 74.29m (243.73 ft.) Crerar Avenue – 16.88m (55.38 ft.)
Gross Area of Draft Plan (equivalent to Net Area as no conveyances are required)	0.2762 ha (0.68 ac.)

<b>Site Statistics Item</b>	<b>Measurement</b>
Number of Proposed Dwellings Units	8 Single Detached Dwellings 2 Semi-detached Dwellings Total: 10 dwelling units
Net Residential Density	36.2 units per hectare (14.7 u/ac.)
Minimum Lot Frontage Required by R2 Zone	Single Detached Dwellings: 9m (29.5 ft.) Semi-detached Dwellings: 7.5m (24.6 ft.)
Minimum Lot Frontages of Proposed Single Detached Dwelling Lots	Lot 1: 9.16m (30.05 ft.) Lots 2 to 7: 9.29m (30.48 ft.) Lot 8: 9.39m (30.81 ft.)
Minimum Lot Frontages of Proposed Semi-detached Dwelling Lots	Lots 9 and 10: 8.44m (27.69 ft.)
Minimum Lot Area Required by the R2 Zone	Single Detached Dwellings: 270 sq. m. (2,906.35 sq. ft.) Semi-detached Dwellings: 225 sq. m. (2,421.96 sq. ft.)
Minimum Lot Area of Proposed Single Detached Dwelling Lots	Lot 1: 251.6 sq. m. (2,708.3 sq. ft.) Lots 2 to 7: 255.2 sq. m. (2,747.0 sq. ft.) Lot 8: 257.9 sq. m. (2,776.1 sq. ft.)
Minimum Lot Area of Proposed Semi-detached Dwelling Lots	Lots 9 and 10: 360.5 sq. m. (3,880.5 sq. ft.)
Minimum Rear Yard Depth Required by the R2 Zone	Single Detached Dwellings: 7.5m (24.6 ft.) Semi-detached Dwellings: 7.5m (24.6 ft.)
Minimum Rear Yard Depth Proposed	Single Detached Dwellings: 6.5m (21.3 ft.) Semi-detached Dwellings: 21m (68.9 ft.)
Maximum Lot Coverage Permitted in the R2 Zone	40%
Maximum Lot Coverage Proposed	Single Detached Dwellings: 43% Semi-detached Dwellings: 32%
Parking Spaces Required	2 spaces per single detached dwelling and semi-detached dwelling Total: 20
Parking Spaces Provided	2 spaces per single detached dwelling and semi-detached dwelling Total: 20

## **4.2 Oshawa Official Plan**

The Subject Site and Retained Lands are designated as Residential in the Oshawa Official Plan (the “O.O.P.”).

The O.O.P. specifies, in part, that areas designated as Residential shall be predominately used for residential dwellings. In addition, subject to the relevant policies of the O.O.P.,

other land uses may be permitted in areas designated Residential including schools and places of worship.

The O.O.P. contains policies which establish various residential density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, has five (5) density categories including Medium Density I Residential. The proposed residential development would have a net residential density of 36.2 units per hectare (14.7 u/ac.) which is classified as the Medium Density I Residential density type.

The general representative housing type/form within the Medium Density I Residential category generally consists of single detached dwellings, semi-detached dwellings, duplexes and townhouse dwellings with a density of 30 to 60 units per hectare (12 to 24 u/ac.), subject to general locational criteria as follows:

- (i) Generally located at the periphery of neighbourhoods in proximity to arterial and collector roads, or located within the Main Central Areas, Sub-Central Areas, Community Central Areas, Local Central Areas or Regional and Local Corridors, or generally located in areas that are undergoing transition, such as neighbourhoods containing a range of land uses, in which higher density residential uses could be developed without generating undue adverse impacts on adjacent land uses.
- (ii) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

Policy 2.3.3.1 of the O.O.P. reads as follows:

“2.3.3.1 The location and design of residential areas shall have regard for the adverse audio, olfactory, visual and pollution effects emanating from institutional, commercial or industrial land uses, railways or freeways. In addition, proposed residential areas adjacent to such uses shall be planned and designed in accordance with any applicable federal and provincial guidelines or regulations.”

The C.P.K.C. mainline to the south of the Subject Site is designated on Schedule ‘B-1’, Transit Priority Network, of the O.O.P. as the Metrolinx Environmental Assessment Approved Rail Alignment for the extension of GO Train service through central Oshawa to Bowmanville.

Schedule ‘B’, Road Network, of the O.O.P. designates Olive Avenue as a Type “C” Arterial Road. Farewell Street, Guelph Street, and Crerar Avenue are local roads. The policies and provisions of the O.O.P. will be considered during the further processing of the subject applications.

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**

The Subject Site and Retained Lands are currently zoned R2/CIN (Residential/Community Institutional).

The R2 Zone permits single detached dwellings and semi-detached dwellings subject to compliance with various regulations.

The CIN Zone permits the following uses:

- (a) Assembly hall
- (b) Children's shelter
- (c) Church
- (d) Club, excluding a nightclub
- (e) Day care centre
- (f) Elementary school
- (g) Private school
- (h) Secondary school

While the semi-detached dwellings being proposed are permitted in the R2 Zone and comply with the applicable zoning regulations, the single detached dwelling lots in the proposed plan of subdivision do not comply with a number of the R2 zoning regulations.

As a result, the Applicant proposes to amend Zoning By-law 60-94 to implement the proposed draft plan of subdivision. The proposed zoning amendment would rezone the Subject Site from R2/CIN to an appropriate R2 (Residential) Zone to permit eight (8) single detached dwellings and two (2) semi-detached dwellings with site specific regulations to permit certain performance standards for the single detached dwellings such as, but not necessarily limited to, reduced lot area and rear yard depth and increased lot coverage.

No change is proposed to the R2/CIN zoning of the Retained Lands.

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

### **4.4 Subdivision Design/Land Use Considerations**

The proposed draft plan of subdivision includes eight (8) lots for single detached dwellings and one (1) block containing two (2) semi-detached dwellings (10 units total). The single detached dwellings will have frontage on the east side of Guelph Street and the semi-detached dwellings will have frontage on the south side of Crerar Avenue (see Attachment 3).

The Retained Lands are not subject to the applications, but will retain the existing place of worship with a reconfigured parking lot. Driveway access to the place of worship will be limited to Farewell Street only, whereas the place of worship currently has driveways to both Farewell Street and Guelph Street. The Applicant has submitted an application for site plan approval (File: SPA-2024-01) in order to reconfigure the parking lot.

The Applicant retained Intuitive, an engineering consulting company with rail infrastructure expertise, to prepare a railway safety report in support of the applications. Intuitive reviewed the proposed development and condition of the railway and recommended a berm at the south end of the semi-detached dwelling lots to protect the two dwellings from potential train derailments.

The Applicant hired HGC Engineering, a professional noise and vibration consultant, to investigate the potential impact of noise and railway vibration on the proposed development. This study was required by the City and Region due to the proximity of the proposed development to the railway mainline. The study recommends the installation of a noise fence through the rear yards of the semi-detached dwellings on top of the berm and along the west side lot line in order to mitigate railway noise on the rear yards of these homes. It also recommends extending the noise fence east onto the church property, and another noise fence around the rear yards of Lots 5 to 8 to mitigate noise in the rear yards of these homes (see Attachment 3).

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a draft plan of subdivision, a site plan, floor plans, elevations, a tree inventory and preservation plan report, a tree protection plan, a landscape plan, a planning justification report, a grading plan, a servicing plan, an erosion and sediment control plan, a civil profile plan, a stormwater management and functional servicing report, a geotechnical report, a lighting plan, a traffic impact brief, a rail safety report, a noise and vibration study, a site screening questionnaire and an archeological assessment.

Detailed design matters will be reviewed during the further processing of the applications, including a Site Plan Approval application (File: SPA-2024-01) to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the subdivision 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 subdivision design;
- (b) Building architecture to ensure the quality of the design of the new homes;
- (c) Servicing matters;
- (d) Stormwater management and drainage;
- (e) Pedestrian connectivity;
- (f) Transportation matters;
- (g) Noise and vibration mitigation;
- (h) Compatibility with the adjacent C.P.K.C. mainline;
- (i) The appropriateness of the proposed zoning regulations; and,
- (j) Landscaping and fencing.

## **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.

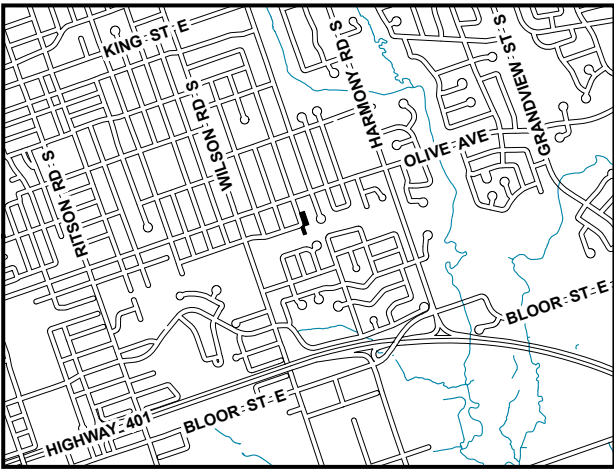


Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



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





**Item: ED-24-119**  
**Attachment 1**

Economic and Development Services


**Subject:** Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp.

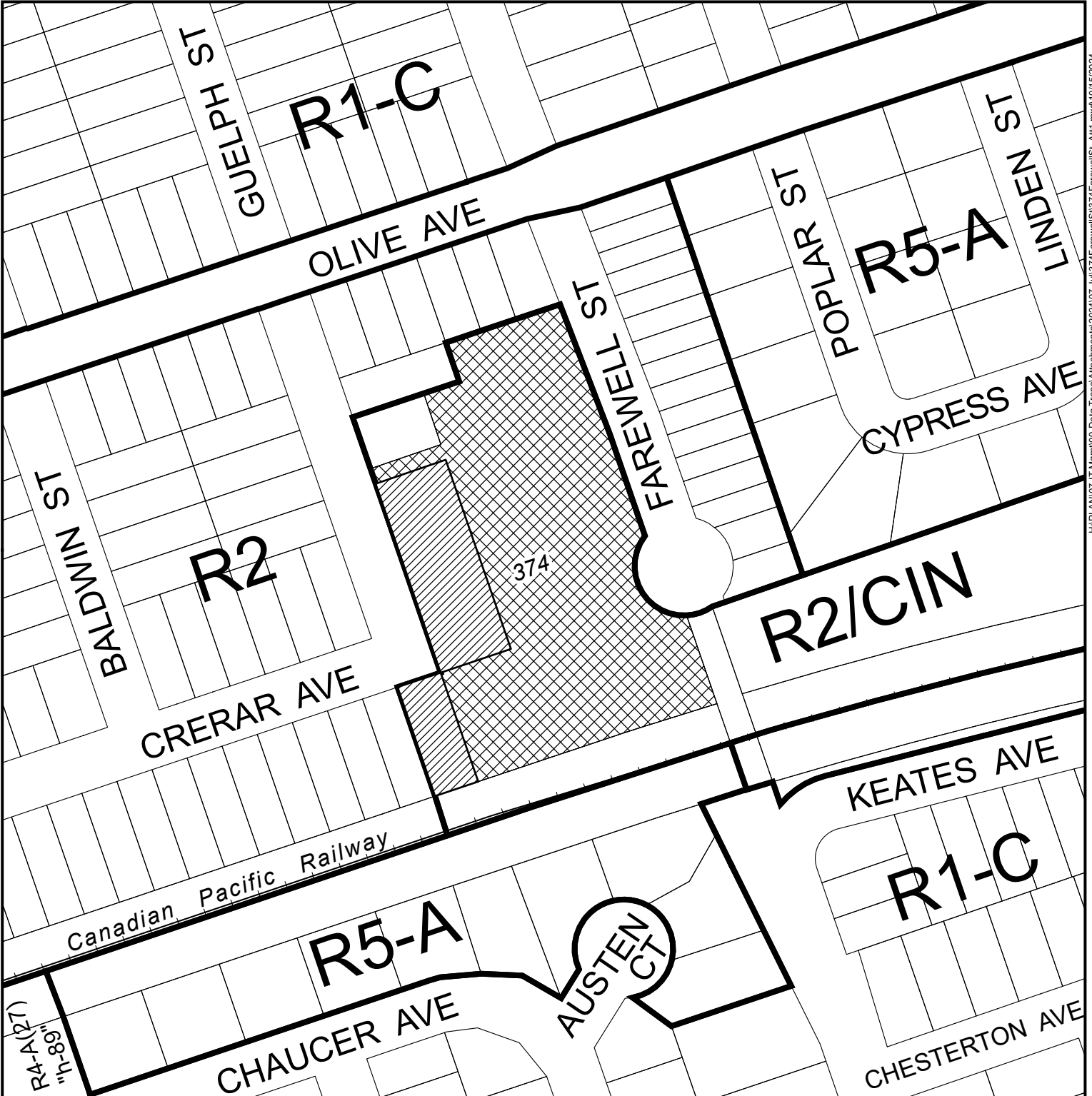
**Address:** 374 Farewell Street

**Ward:** Ward 5

**File:** S-O-2024-01, Z-2024-09

Subject Site 

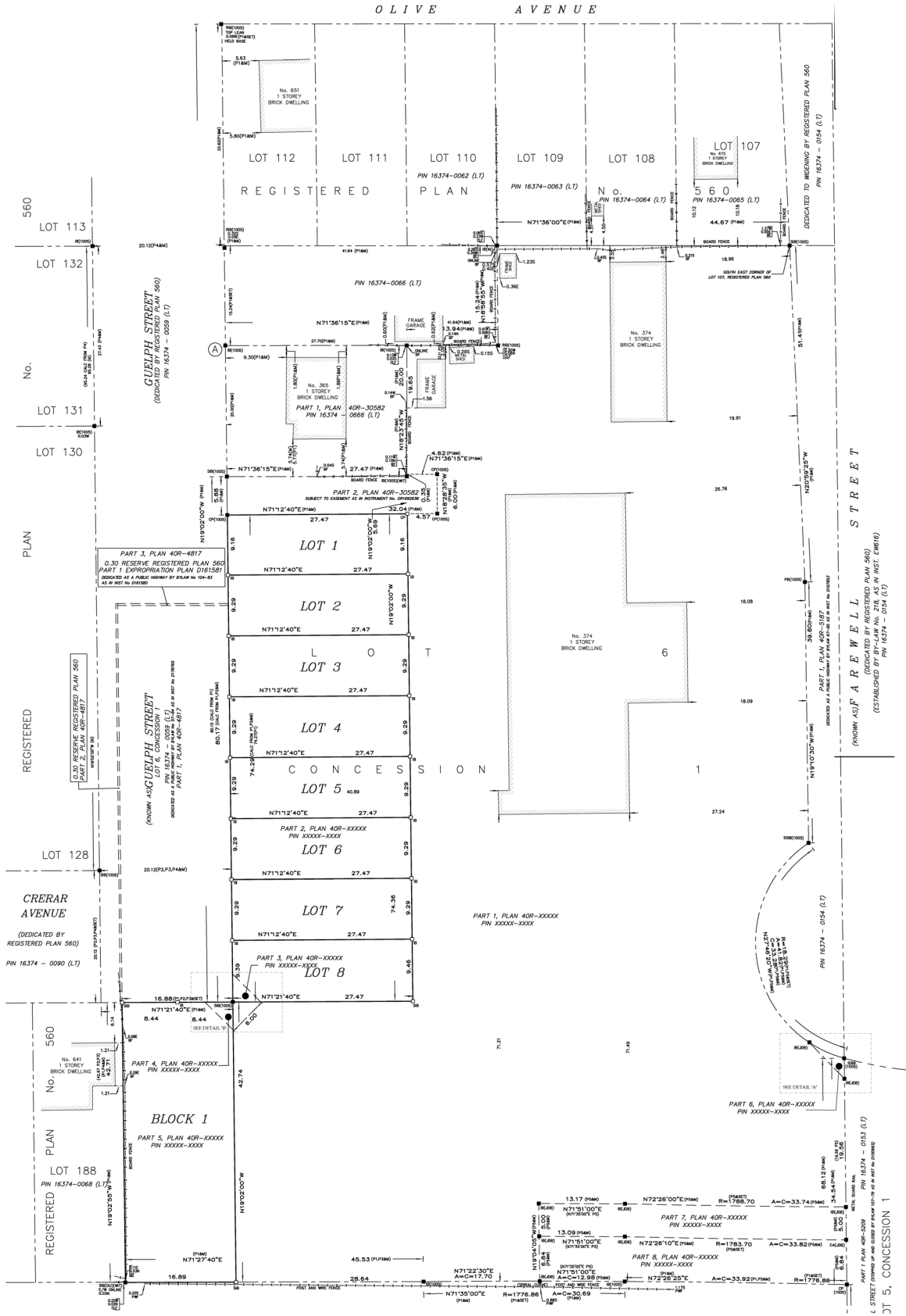
Lands to be Retained by Pentecostal Assemblies of Canada 



Title: Proposed Draft Plan of Subdivision Submitted by the Applicant  
 Subject: Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp.  
 Address: 374 Farewell Street  
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Item: ED-24-119  
 Attachment 2

City of Oshawa  
 Economic and Development Services



Title: Proposed Site Plan Submitted by the Applicant  
 Subject: Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp.  
 Address: 374 Farewell Street  
 Ward: Ward 5  
 File: S-O-2024-01, Z-2024-09

City of Oshawa  
 Economic and Development Services



Proposed Chain Link Fence  
 Proposed Acoustic Fence