



# 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-24-120

Date of Report: October 30, 2024

Date of Meeting: November 4, 2024

Subject: Application to Amend Zoning By-law 60-94, Weston Consulting  
on behalf of 2835731 Ontario Inc., 827 Gordon Street

Ward: Ward 5

File: Z-2024-06

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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 application submitted by Weston Consulting (the "Applicant") on behalf of 2835731 Ontario Inc. (the "Owner") to amend Zoning By-law 60-94 (File: Z-2024-06) to permit the development of four (4) block townhouses and 63 stacked townhouses located at 827 Gordon Street (the "Subject Site"). The Owner also proposes to sever the original portion of the existing designated heritage building on the Subject Site (the former Cederdale Public School) from the lands proposed for residential development.

The Owner intends to register the proposed residential development as a condominium. If the subject revised application to amend Zoning By-law 60-94, as amended, is approved, the Applicant will be required to submit an application for approval of a draft plan of condominium at the appropriate time.

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

Attachment 2 is an air photo of the Subject Site and the surrounding area.

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

Attachment 4 is a list of the additional proposed permitted uses within a CIN (Community Institutional Zone) for the portion of the Subject Site containing the existing heritage building.

Attachment 5 contains drawings from the Heritage Impact Assessment submitted by the Applicant identifying the portion of the Cedardale Public School building that is proposed to be demolished.

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 application 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 November 1, 2024.

On September 28, 2023, the Applicant and the Owner hosted a non-statutory public information centre at Monsignor John Pereyema Catholic Secondary School (316 Conant Street) to present the development 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. At the public information centre the Applicant presented a proposal with 75 stacked townhouse units. The proposal has since been revised to feature 63 stacked townhouses and 4 block townhouses (67 units in total).

## **2.0 Recommendation**

That, pursuant to Report ED-24-120 dated October 30, 2024, concerning the application submitted by Weston Consulting on behalf of 2835731 Ontario Inc. to amend Zoning By-law 60-94 (File: Z-2024-06) to permit the development of four (4) block townhouses and 63 apartment units (stacked townhouses) at 827 Gordon 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 application has 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 application.

## 4.0 Analysis

### 4.1 Background

The Subject Site is generally located on the north side of Wolfe Street and the east side of Gordon Street, and is municipally known as 827 Gordon Street (see Attachment 1).

The following is background information concerning the subject application:

Item	Existing	Requested/Proposed
<b>Oshawa Official Plan Designation</b>	Residential	Residential (no change)
<b>Zoning By-law 60-94</b>	R1-C/CIN (Residential/Community Institutional)	Lands associated with the former Cedardale Public School building: Rezone to an appropriate CIN (Community Institutional) Zone to implement the proposed site design with site specific conditions to permit certain performance standards such as, but not necessarily limited to, reduced parking, loading, landscaped open space and rear yard and side yard depths, increased lot coverage, and adding additional permitted uses  Balance of the lands: Rezone to an appropriate R5-B (Residential) Zone to implement the proposed development of four (4) block townhouses and 63 apartments (stacked townhouses) with site specific conditions to permit certain performance standards such as, but not necessarily limited to, reduced front yard, rear yard and side yard depths and reduced landscaped open space
<b>Use</b>	Music studio in the former Cedardale Public School	Maintain the original portion of the former Cedardale Public School building for community institutional and commercial uses, and develop the balance of the site with four (4) block townhouses and 63 apartments (stacked townhouses)

The following land uses are adjacent to the Subject Site:

- **North**     Single detached dwellings and apartment buildings, beyond which is Conant Street
- **South**    Wolfe Street, beyond which is the AGS Automotive Systems industrial plant
- **East**       Single detached dwellings and a parking lot, beyond which is Rowena Street

- **West** Gordon Street, beyond which are single detached dwellings and commercial properties fronting Simcoe Street South and Gordon Street

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

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage of Residential Lands	Wolfe Street – 56m (183.7 ft.) Gordon St – 60m (196.9 ft.)
Lot Frontage of Community Institutional Lands	Wolfe Street – 35.5m (116.5 ft.) Gordon St – 50m (164 ft.)
Gross Lot Area (equivalent to Net Area as no requirement for conveyances has been identified at this time)	12,050 sq. m. (2.98 ac.)
Residential Lot Area	9,950 sq. m. (2.46 ac.)
Heritage Building Lot Area	2,100 sq. m. (0.52 ac.)
Proposed Number of Block Townhouses	4
Proposed Number of Apartments (Stacked Townhouses)	63
Proposed Net Residential Density on Residential Lands	67.3 units per hectare (27.2 u/ac.)
Existing Building Gross Floor Area to be retained?	1,217.3 sq. m. (13,103.3 sq. ft.)
Residential Parking Spaces Required	4 Block Townhouses: 8 spaces (1.65 spaces per unit plus 0.35 spaces per unit for visitors)  63 Apartments (Stacked Townhouses): 110 spaces (1.45 spaces per unit plus 0.3 spaces per unit for visitors)  Total – 118 spaces
Residential Parking Spaces Provided	4 Block Townhouses: 10 spaces (2 spaces per unit plus 0.50 spaces per unit for visitors)  63 Apartments (Stacked Townhouses): 110 spaces (1.45 spaces per unit plus 0.3 spaces per unit for visitors)  Total – 120 spaces

Site Statistics Item	Measurement
Community Institutional Parking Spaces Required	<p>Parking for the portion of the former Cedardale Public School building to be retained will ultimately be determined based on the type of uses implemented and the amount of floor space dedicated to each use. A previous Committee of Adjustment decision (File: A-2005-22) permits a minimum of 30 parking spaces for a music club instead of the required 51 parking spaces for that use.</p> <p>It is estimated that the required parking rate would range between 30 and 51 spaces for most proposed uses. The rate could be higher depending on the floor space used for a church, assembly hall or medical clinic which have higher parking rates.</p>
Community Institutional Parking Spaces Provided	25 parking spaces

**4.2 Oshawa Official Plan**

The Subject Site is 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.

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 II Residential. The proposed residential development at 827 Gordon Street would have a net residential density of 67.3 units per hectare (27.2 u/ac.) which is classified as the Medium Density II Residential Type.

The general representative housing type/form within the Medium Density II Residential category generally consists of townhouses, low rise apartments and medium rise apartments with a density range of 60 to 85 units per hectare (24 to 34 u/ac.), subject to general locational criteria as follows:

- (i) Generally located at the periphery of neighbourhoods along arterial roads, or 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 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; and,

- (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 Applicant has submitted a noise study and an air quality study.

Policy 5.15.3 of the O.O.P. reads as follows:

“5.15.3 All development or redevelopment shall have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any site plan or design that may be prepared for such development. Alternatively, arrangements may be made to preserve the resource in an appropriate manner off-site.”

The segment of Simcoe Street South adjacent to the Subject Site is designated as a Type “C” Arterial Road on Schedule “B”, Road Network, of the O.O.P. Gordon Street and Wolfe Street are local roads.

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

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

The Subject Site is currently zoned R1-C/CIN (Residential/Community Institutional).

The R1-C Zone permits single detached dwellings subject to compliance with various regulations.

The CIN Zone permits the following uses:

- Assembly hall
- Children’s shelter
- Church
- Club, excluding a nightclub
- Day care centre
- Elementary school
- Private school
- Secondary school

The Applicant proposes additional permitted uses for the former Cedardale Public School. The full list of uses proposed to be permitted for the portion of the existing building proposed to be retained are listed in Attachment 4.

Stacked townhouses are considered an apartment building under Zoning By-law 60-94. An apartment building is not permitted in any of the aforementioned zones. The Applicant has submitted an application to amend Zoning By-law 60-94 to rezone the lands not intended to be used in conjunction with the former Cedardale Public Scholl building to an appropriate R5-B (Residential) Zone subject to a special condition to permit 63 stacked townhouses.

The following uses are permitted in the R5-B Zone:

- Single detached dwelling
- Semi-detached dwelling
- Semi-detached building
- Duplex
- Triplex
- Fourplex
- Fiveplex
- Sixplex
- Apartment building.

The Applicant's requested zoning also proposes to permit block townhouses to allow the four (4) block townhouse units.

The proposed zoning amendment would:

- Amend Zoning By-law 60-94 by rezoning the lands associated with the former Cedardale Public School building from R1-C/CIN (Residential/Community Institutional) to an appropriate CIN (Community Institutional) Zone to implement the proposed site design with site specific conditions to permit additional institutional and commercial uses and certain performance standards such as, but not necessarily limited to, increased lot coverage and reduced parking, loading, landscaped open space, and rear yard and interior side yard depths; and,
- Amend Zoning By-law 60-94 by rezoning the balance of the Subject Site from R1-C/CIN (Residential/Community Institutional) to an appropriate R5-B (Residential) Zone to implement the proposed site design with site specific conditions to permit certain performance standards such as, but not necessarily limited to, reduced front yard, rear yard and side yard depths and reduced landscaped open space.

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

#### **4.4 Heritage**

The existing former Cedardale Public School was originally built in 1920. It is designated as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act. A portion of the building is proposed to be retained.

The Subject Site was designated under the Ontario Heritage Act by By-law 126-2023 passed by City Council on October 30, 2023. By-law 126-2023 identifies the following list of attributes to be protected and conserved:

**Design/Physical Value:**

- Original two-storey Beaux Arts building;
- Flat roof;
- Plain parapet;
- Masonry cornice;
- Symmetrical façade;
- Centered frontispiece;
- American bond red brick cladding;
- Flat roof portico and entranceway opening;
- Rectangular window openings on façade with stone quoin detailing;
- Elongated and recessed bays on side elevations;
- Arched and rectangular window openings on side elevations with stone quoin detailing;
- Stone or concrete lintels and sills on window openings; and,
- Engaged brick columns with squared white stone capitals.

**Contextual Value:**

- Location at the intersection of Simcoe Street South, Gordon Street and Wolfe Street; and,
- Orientation, massing and visibility from Simcoe Street South.

The existing building contains additions dating from 1927, 1928 and 1960 located on the north side of the original school building. These additions do not possess cultural heritage value or contain heritage attributes. The applicant intends to demolish these additions and retain the original building (see Attachment 5).

The Applicant has submitted a Heritage Impact Assessment prepared by EVOQ Architecture to evaluate the impact the proposal will have on the cultural heritage resources of the Subject Site and to recommend an overall approach to conservation of these resources.

The Applicant will be required to submit an application to Council for approval of an alteration under Section 33 of the Ontario Heritage Act.

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

The Owner proposes to retain the heritage component of the former Cedardale Public School building and develop the balance of the lands with four (4) condominium block townhouse units and 63 apartment units (stacked townhouses).

The four (4) block townhouse units (see Attachment 3) will each have individual rear yard amenity spaces. The block townhouse building will be two (2) storeys in height and each of the four (4) units will have a single car private garage.



The 63 apartments (stacked townhouses) will be located in four (4) buildings (Blocks 1, 2, 3 and 4 shown on Attachment 3). Blocks 1 and 4 fronting Wolfe Street and Gordon Street, respectively, are each proposed to have 18 units. Block 2 is proposed to have 12 units and Block 3 is proposed to have 15 units (see Attachment 3). Each stacked townhouse unit will have either a rooftop terrace or a ground level terrace. The stacked townhouse buildings will be three (3) storeys in height plus a rooftop terrace.

In the event the subject application is approved, the Owner will be required to obtain site plan approval.

In support of the proposed development, the Applicant has submitted a variety of plans and documents including a site plan, a truck turning plan, floor plans, elevations, cross sections, a planning justification report, landscape plans and details, a survey, a functional servicing and stormwater management report, a grading plan, a servicing plan, a geotechnical study, a traffic impact study, a noise study, an air quality study, a heritage impact assessment, and an environmental site assessment.

Detailed design matters will be reviewed during the further processing of the application 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 application include:

- (a) The appropriateness of block townhouses and stacked townhouses at this location;
- (b) The appropriateness of the proposed zoning regulations, including the proposed yard depths and landscaped open space;
- (c) The appropriateness of the proposed additional permitted institutional and commercial uses within the original portion of the existing Cedardale Public School building to be retained;
- (d) Site/building design matters including urban design, building setbacks, building orientation, building architecture, waste collection, fire access, parking, and snow removal;
- (e) Servicing and stormwater management matters;
- (f) Transportation considerations including traffic impacts, vehicular access and reduced parking for community institutional uses;
- (g) Landscaping and fencing;
- (h) Noise attenuation;
- (i) Land use compatibility with the adjacent industrial facility;

- (j) Lighting;
- (k) Heritage 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:

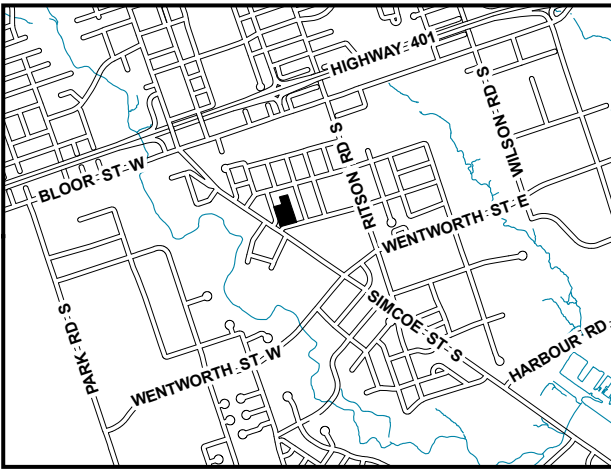
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



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



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



**Item: ED-24-120  
Attachment 1**

Economic and Development Services

**Subject:** Application to Amend Zoning By-law 60-94,  
Weston Consulting on behalf of  
2835731 Ontario Inc.

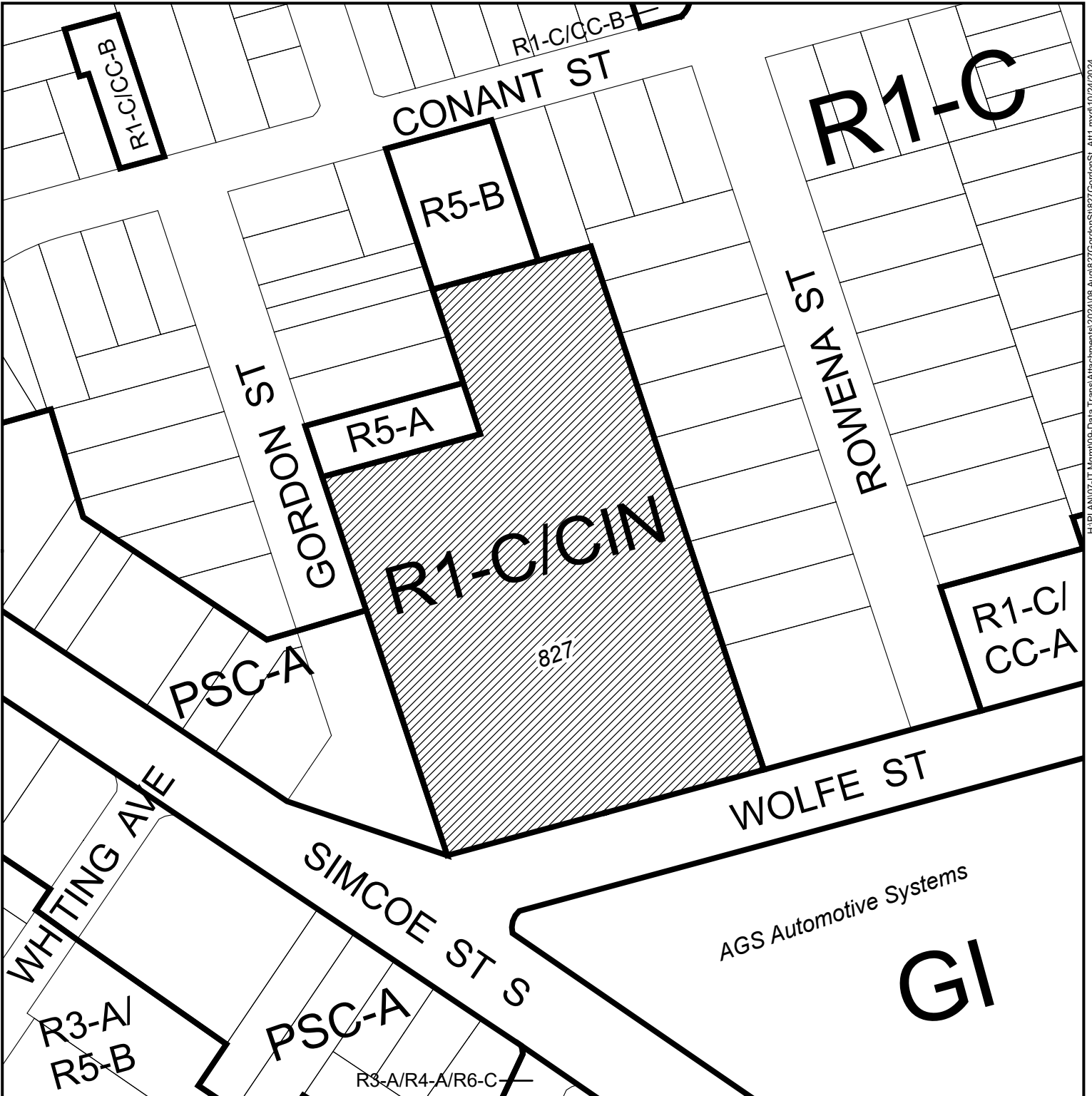
**Address:** 827 Gordon Street

**Ward:** Ward 5

**File:** Z-2024-06



Subject Site




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Title: Air Photo of Subject Site and Surrounding Area  
Subject: Application to Amend Zoning By-law 60-94,  
Weston Consulting on behalf of 2835731 Ontario Inc.  
Address: 827 Gordon Street  
Ward: Ward 5  
File: Z-2024-06

Item: ED-24-120  
Attachment 2



 Subject Site

City of Oshawa  
Economic and Development Services 



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Title: Proposed Site Plan Submitted by the Applicant  
 Subject: Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc.  
 Address: 827 Gordon Street  
 Ward: Ward 5  
 File: Z-2024-06

City of Oshawa  
 Economic and Development Services



**List of Uses Requested to be Permitted at the Former Cedardale Public School**

- (a) Art Gallery \*
- (b) Assembly hall
- (c) Children's shelter \*
- (d) Church \*
- (e) Club, excluding a nightclub \*
- (f) Commercial school
- (g) Day care centre \*
- (h) Elementary school \*
- (i) Museum
- (j) Music Club
- (k) Office
- (l) Personal Service Establishment
- (m) Private school \*
- (n) Professional Office
- (o) Secondary school \*
- (p) Studio

\*These uses are already permitted in the existing CIN (Community Institutional) Zone

Title: Figures from Heritage Impact Assessment Identifying Portion of Existing Building to be Demolished

Item: ED-24-120  
Attachment 5

Subject: Application to Amend Zoning By-law 60-94,  
Weston Consulting on behalf of 2835731 Ontario Inc.

Address: 827 Gordon Street

Ward: Ward 5

File: Z-2024-06

City of Oshawa  
Economic and Development Services



NOTE: Areas shown shaded in red are additions to the original building and are proposed to be demolished.

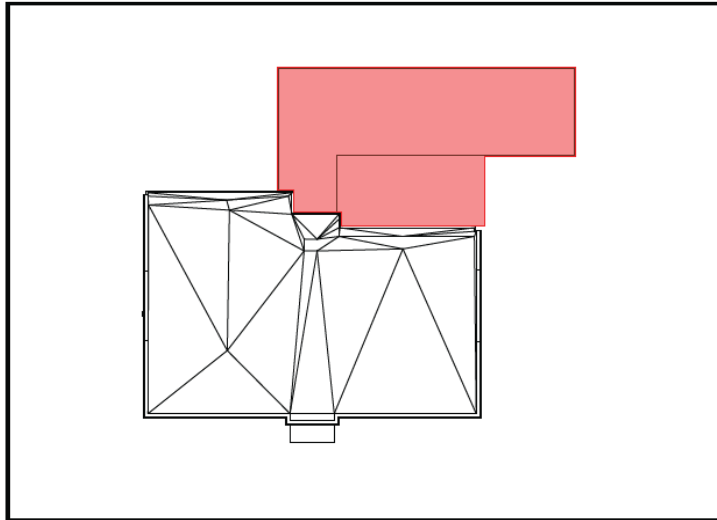


Figure 20: Roof plan of proposed demolition of rear annex. EVOQ.

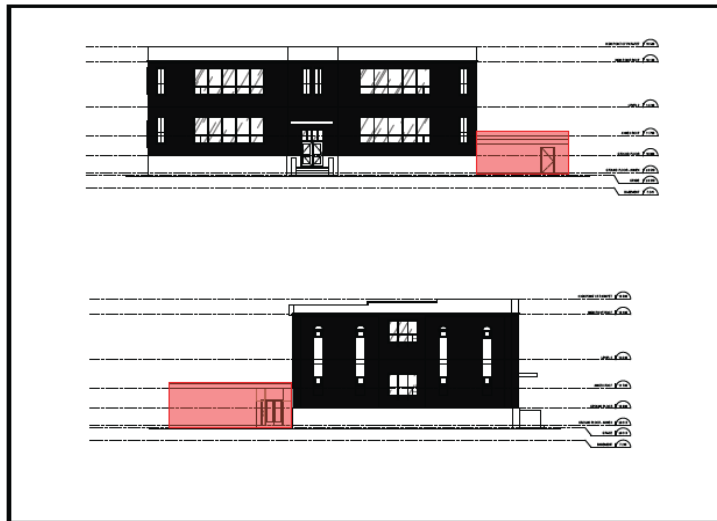


Figure 21: Southwest and northeast elevations of proposed demolition. EVOQ.

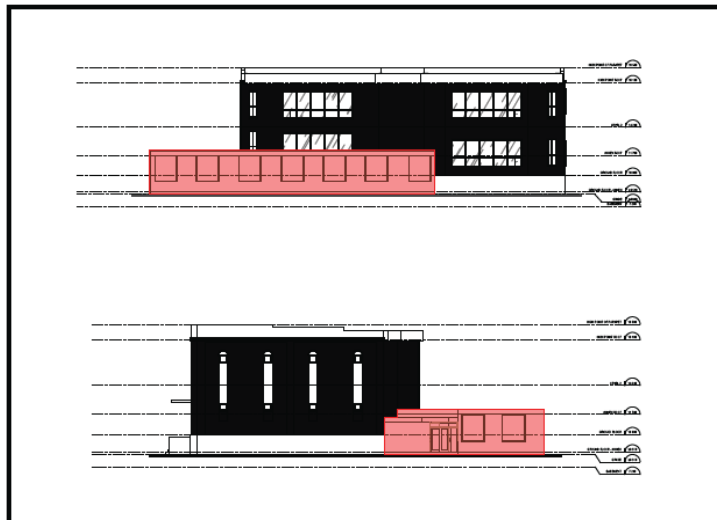


Figure 22: Northwest and southeast elevations of proposed demolition. EVOQ.