



Christine Crescent Redevelopment Project

Statutory Public Meeting

Official Plan Amendment Application OPA-2024-07

February 3, 2025

Site and Context

419-451 Christine Crescent and Road Allowance

Site Area: 0.6 hectares (1.48 acres)

Contains: 12 semi-detached units (11 vacant)

- **First Phase** of the overall redevelopment/revitalization of the broader Nevis/Normandy/Lomond neighbourhood as a mixed income community
- **Christine Crescent Road Allowance** forms part of the development concept – conveyance of surplus road allowance from the City is imminent
- **Chopin Park** (eastern portion) is underutilized - a revitalization opportunity
- Designated “Residential” in the City of Oshawa Official Plan



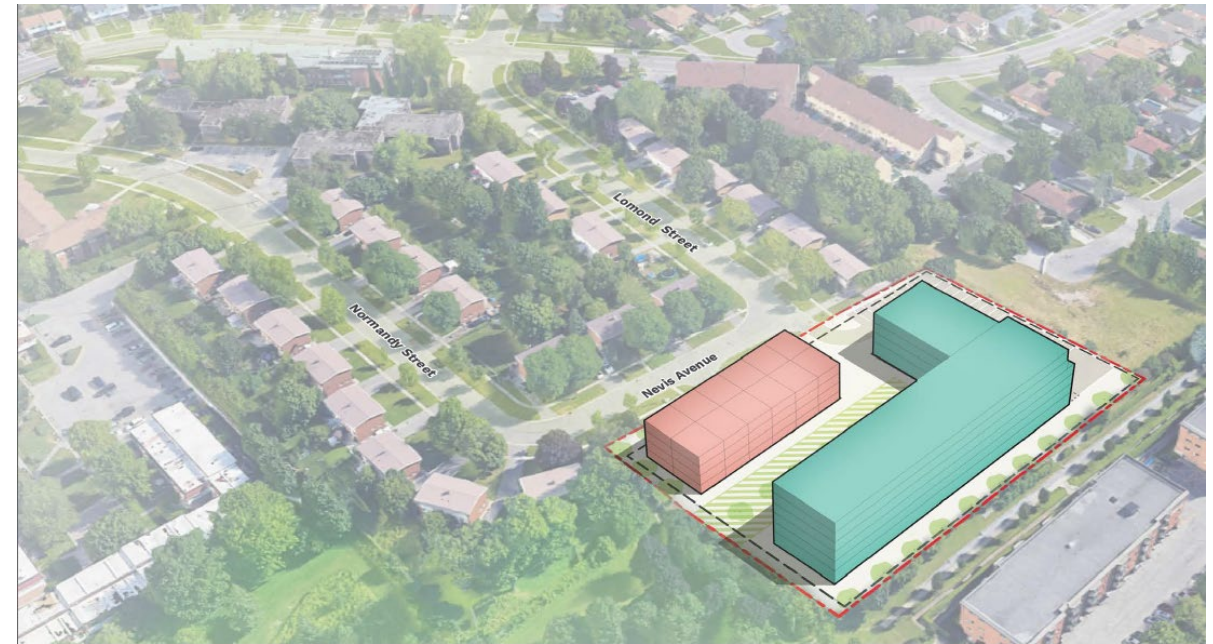
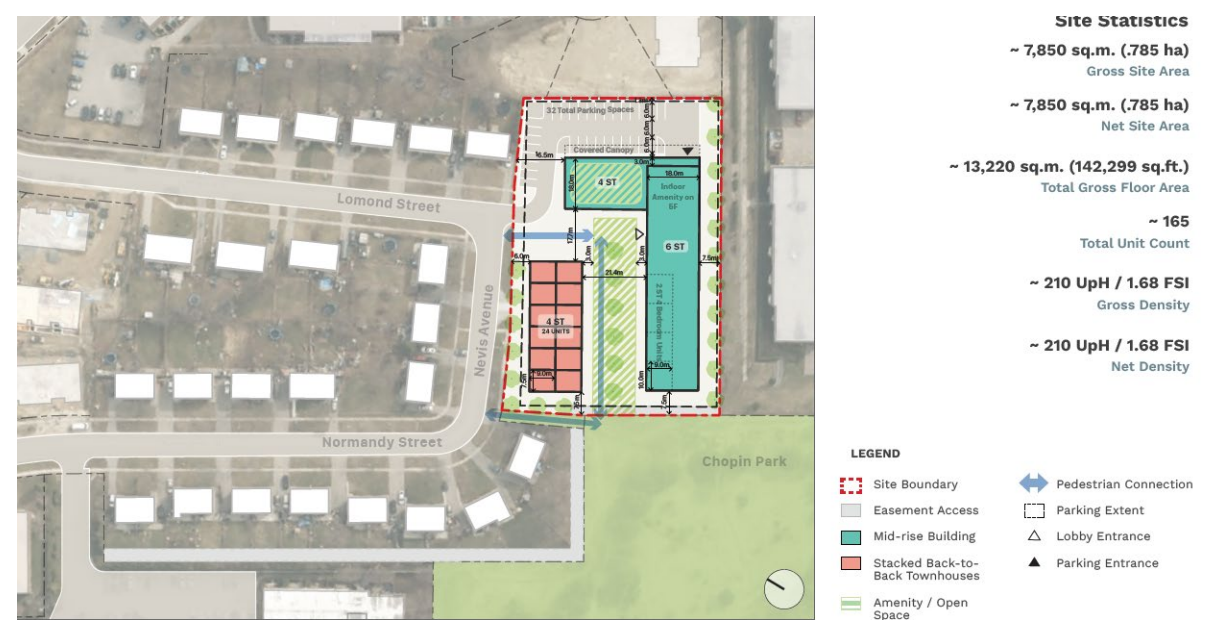
Redevelopment Concept

Development Overview

- 165 units (141 apartments and 24 townhouses)
- Design and accessibility improvements to unused portion of Chopin Park
- Surface and below grade parking
- Sidewalk extensions
- Landscape improvements

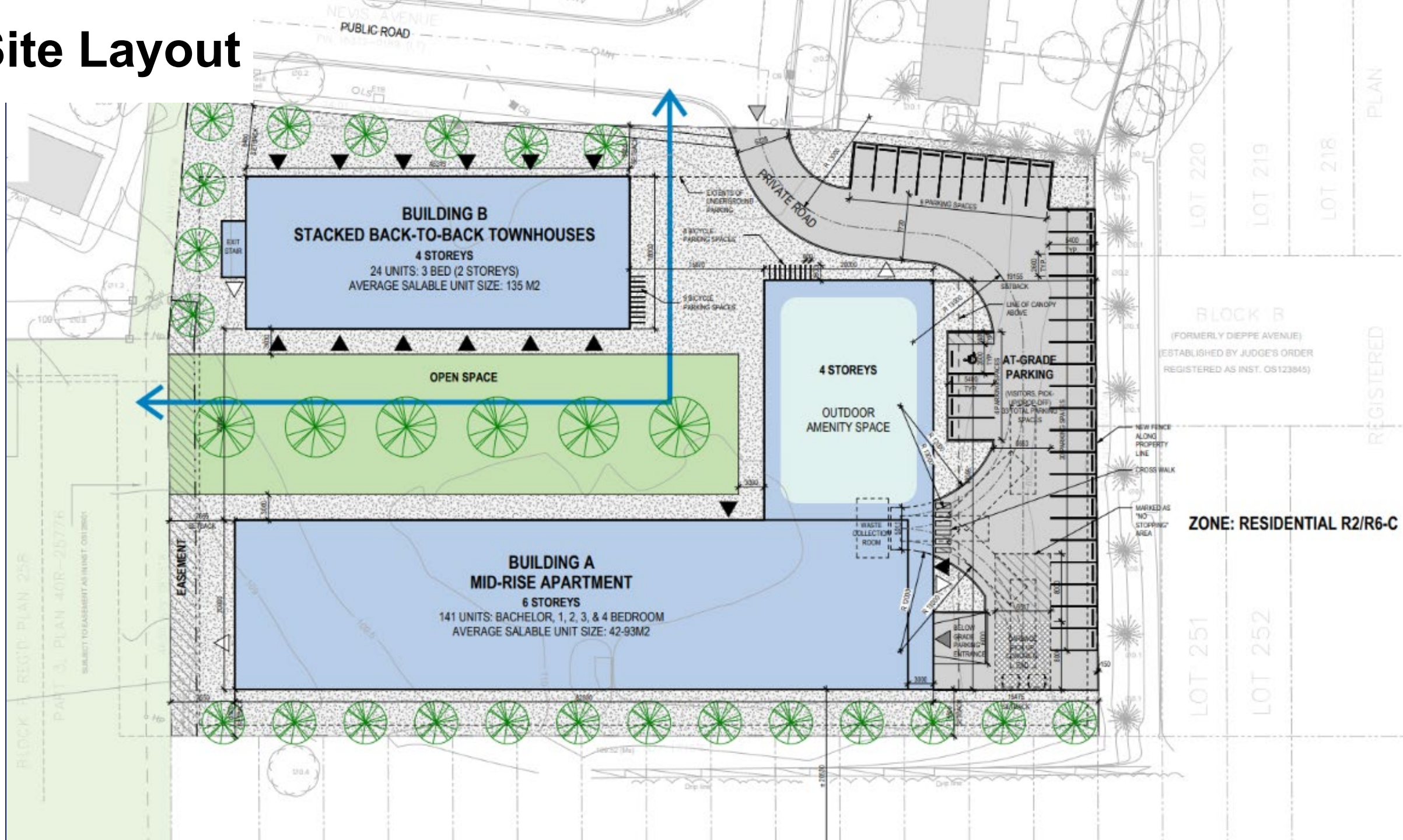
Unit Breakdown – 165 units

- 7 studio apartments
- 47 one-bedroom apartments
- 61 two-bedroom apartments
- 23 three-bedroom apartments
- 3 four-bedroom apartments
- 24 three-bedroom back-to-back townhouses



LEGEND Site Boundary Mid-rise Building Front Drive Townhouses Stacked Back-to-Back Townhouses Parks and Open Space

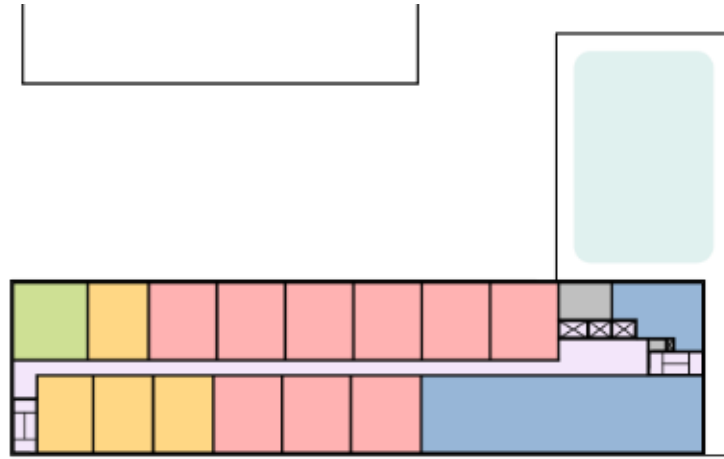
Site Layout



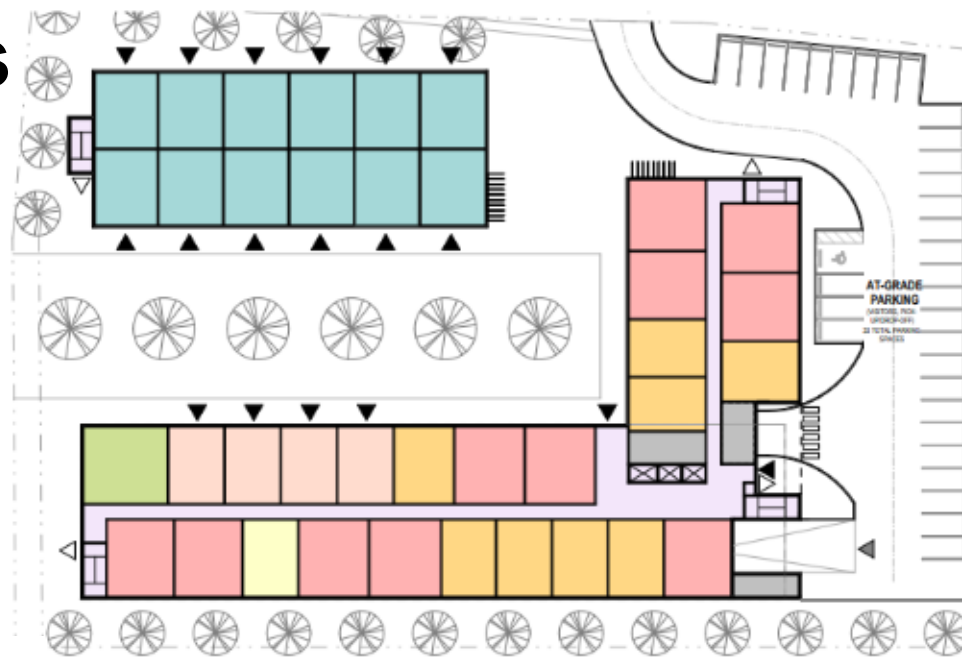
Conceptual Floor Plans

UNIT LEGEND

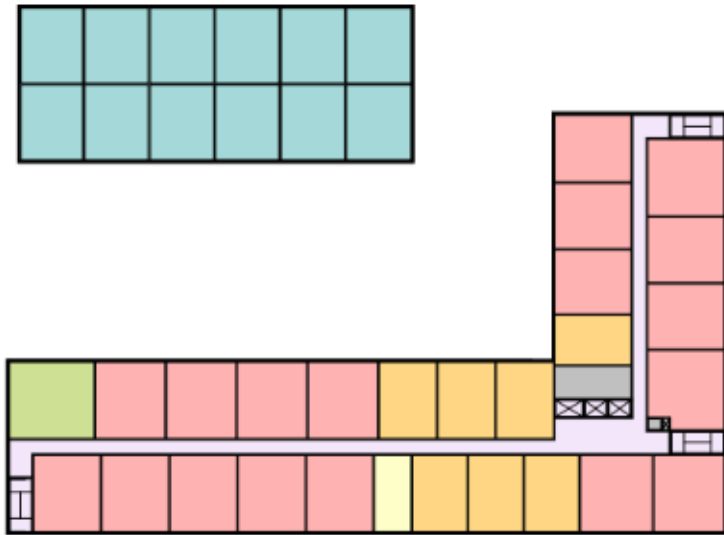
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TOWNHOUSE (2 STOREYS)
- 3 BEDROOM (2 STOREYS)
- BACHELOR
- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- SERVICE



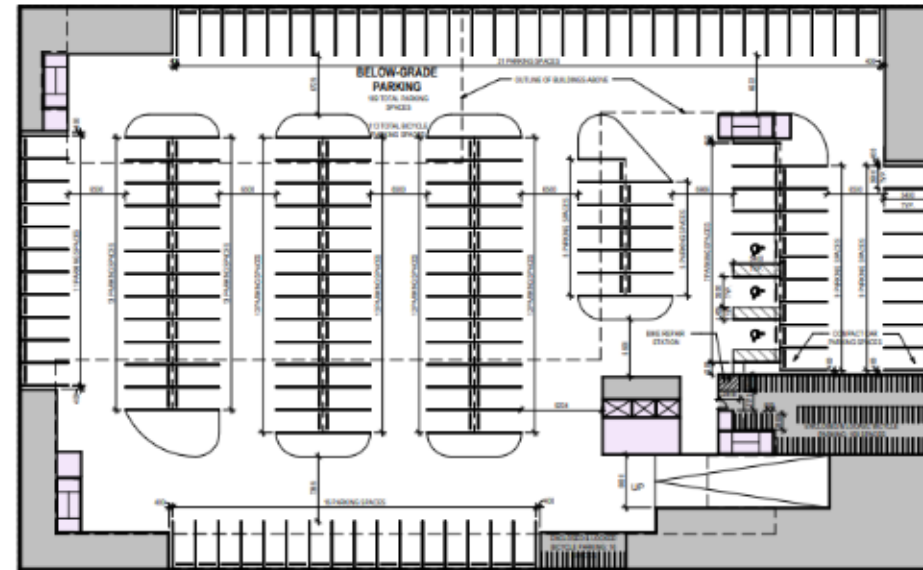
4 LEVEL'S 5 - 6 PLAN DIAGRAM *UNIT CONFIGURATION VARIES BETWEEN FLOOR
 1: 300



2 LEVEL 1 PLAN DIAGRAM
 1: 300



3 LEVEL'S 2 - 4 PLAN DIAGRAM *UNIT CONFIGURATION VARIES BETWEEN FLOOR
 1: 300



1 LEVEL B1 PLAN DIAGRAM
 1: 300

All drawings are preliminary and the drawings are for informational purposes only. The Client is responsible for the accuracy and completeness of the information provided. We are not responsible for any errors or omissions in this drawing or any drawings derived therefrom.

DERHAM COMMUNITY HOUSING
 20 CANAL ST TORONTO, ON M5S 2C2

FLOOR PLAN DIAGRAMS

DATE:	14 FEBRUARY 2018
DESIGNED BY:	DS
CHECKED BY:	DS
DATE:	2018
SCALE:	200% 1/8" = 1'-0"

Project Number: **A2.10**

Unit Affordability and Tenancy Status

Unit Size	Units	Monthly Rent Forecasted	CMHC AMR/ MMR
Studio Market	4	\$1,540	\$1,400
Studio Affordable	3	\$795	
1 Bedroom Market	37	\$1,708	\$1,553
1 Bedroom Affordable	13	\$1,059	
2 Bedroom Market	56	\$1,795	\$1,632
2 Bedroom Affordable	18	\$1,198	
3 Bedroom Market	18	\$2,200	\$2,004
3 Bedroom RGI replacement	12	\$650	
4 Bedroom affordable	4	\$1,500	\$2,004

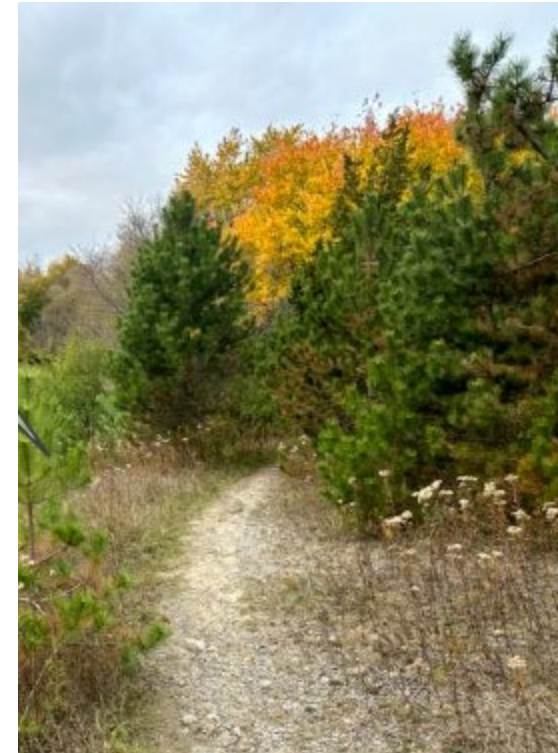
Existing Tenancies

- All units on Christine Crescent to be vacant/relocated by April 1, 2025
- 4 affected units on Normandy Crescent (park expansion area) to be vacant/relocated by March 1, 2025 (2 remaining/in progress)
- Relocated tenants are prioritized for new on-site RGI units once completed

Chopin Park (east side)

Existing Conditions

- Existing dirt footpaths not safe or accessible (10-15% slopes)
- Inaccessible along edge of park due to grading and vegetation
- Limited connectivity from existing community to Park
- Low visibility and lighting
- Perimeter fencing
- Erosion of footpaths
- Unprogrammed and unmaintained



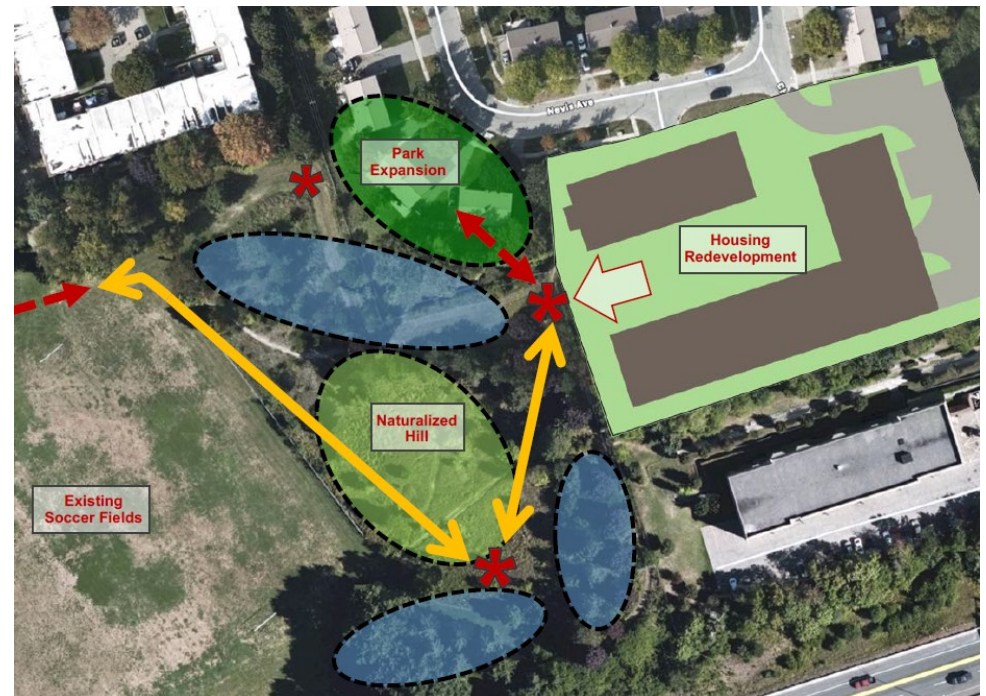
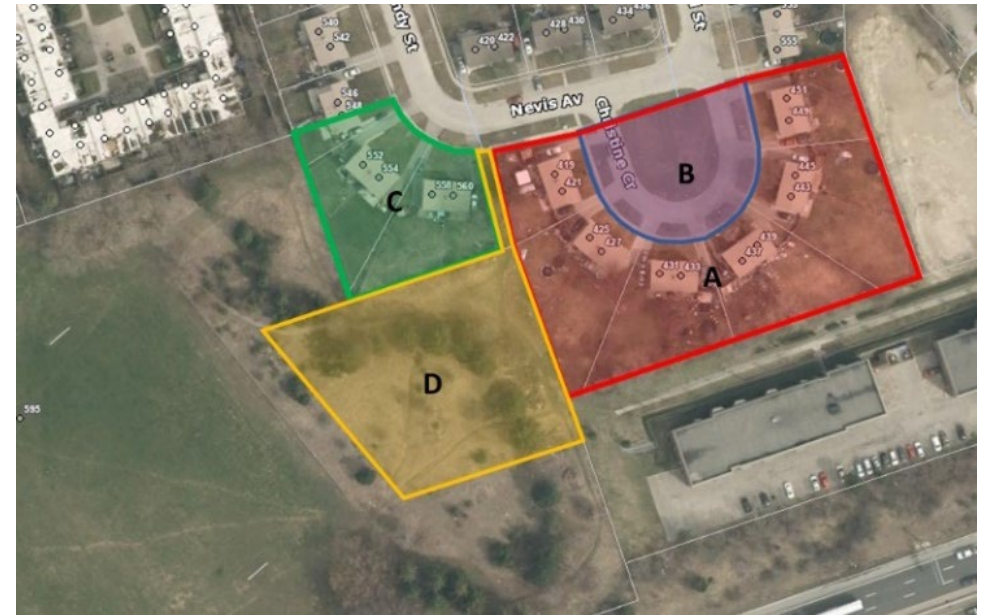
Chopin Park (east side)

Opportunities for Improvement

- Improved community connections to the Park
- Accessibility improvements (switchback to achieve max 5% slope under AODA)
- Preserving specimen trees
- Park expansion area improves visibility and programming opportunities
- Take advantage of views and vistas

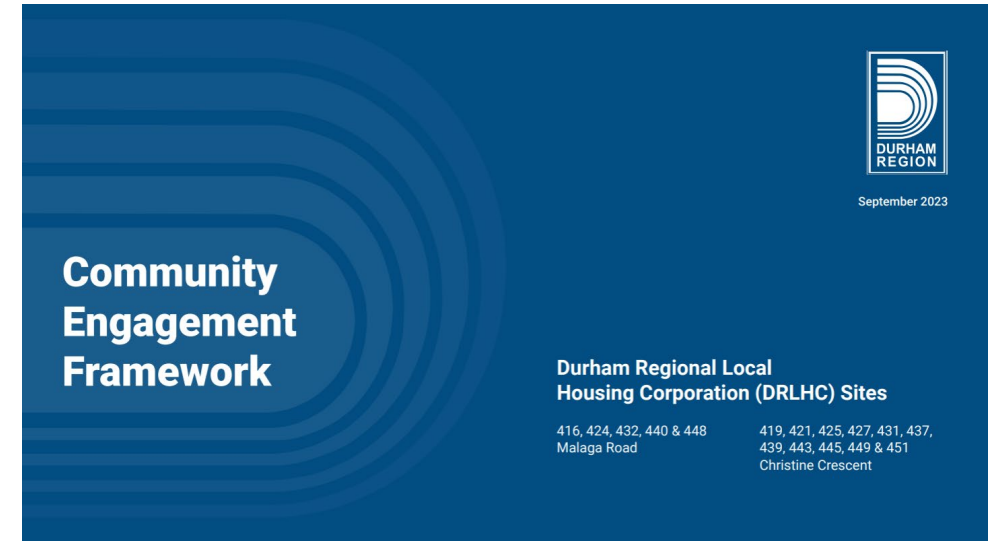
Next Steps

- Prepare conceptual plan for discussion with City officials and the surrounding community



Community Engagement: Stages

- **Phase 1 Engagement:**
 - August 2023 – Meet and Greet
 - October 30 & November 2, 2023 – Neighbourhood Walks
 - November 13 to December 8, 2023 – Survey #1
 - December 4 & 6, 2023 – Tenant and Community Open Houses
- **Phase 2 Engagement:**
 - February 27, 2024 – Door-knocking (spoke to 46 tenants)
 - February 28, 2024 – Online Community Meeting (11 attendees)
 - February 27 to March 15, 2024 – Survey #2 (243 respondents)
 - Ongoing – Project Webpage and Email
- Statutory Public Meeting on OPA application – February 3, 2025
- Ongoing Community Engagement



Proposal and Supporting Documents

Technical Studies Submitted

- Conceptual Plans
- Traffic Impact Study
- Environmental Noise Feasibility Assessment
- Phase 1 Environmental Site Assessment
- Planning/Project Rationale Report

Official Plan Amendment Application

- Request for density increase to 211 units per net hectare

Next Steps

- Complete Christine Crescent Road Allowance transfer
- Develop plan for parkland/pathway improvements and engage with local community
- Detailed design and future site plan process





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