



# Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

Economic and Development Services Committee  
Planning Act Public Meeting – March 3, 2025, 6:30 p.m.

# Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

- This Public Meeting was advertised in accordance with the requirements of the Planning Act and the City's Public Notice Policy.
- Staff are recommending that the Economic and Development Services Committee direct staff to further review the proposed amendments and prepare a subsequent report and recommendation back to the Economic and Development Services Committee in Q2 2025.
- The full text of the proposed Official Plan Amendment and Zoning By-law Amendment can be found in Report ED-25-02.

# Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

## The objective of the amendments is twofold:

1. To advance the process to update the Oshawa Official Plan in part, through the creation of Protected Major Transit Station Areas as a new land use designation, spurred by the Province’s approval of “Envision Durham” on September 3, 2024; and,
2. To act on the recommendations of the Integrated Major Transit Station Area Study for Central Oshawa (the “M.T.S.A. Study”), particularly the Land Use Component of the M.T.S.A. Study, which was completed by the City’s consultant, Parsons, in October 2024.

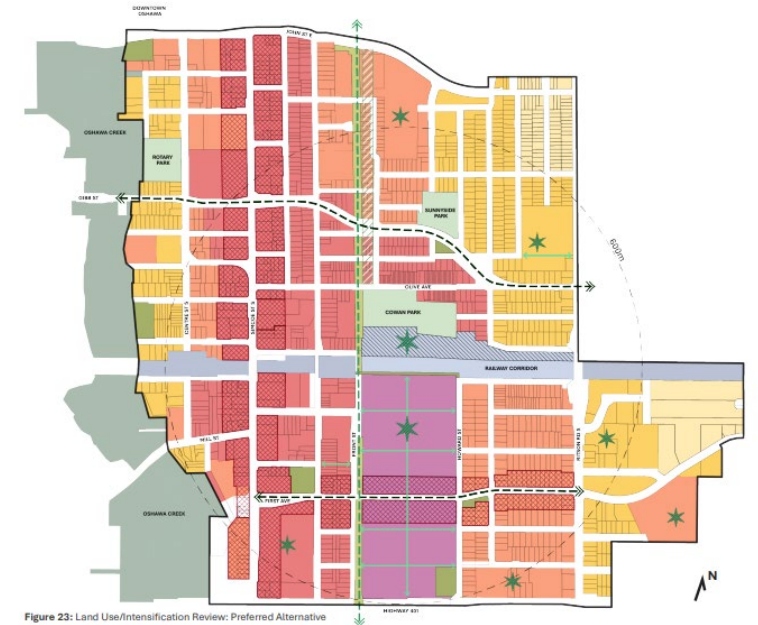


Figure 23: Land Use/Intensification Review: Preferred Alternative

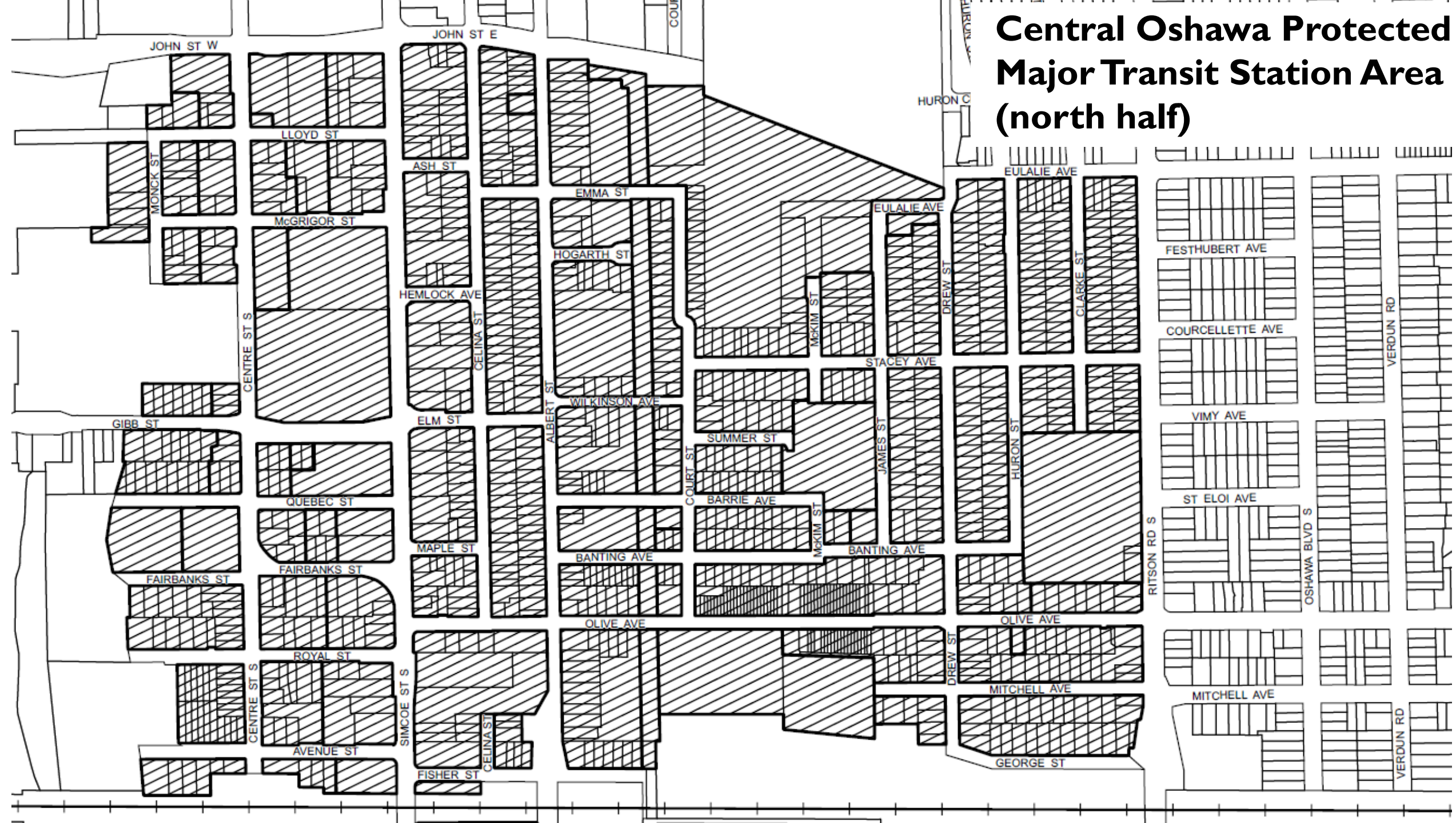


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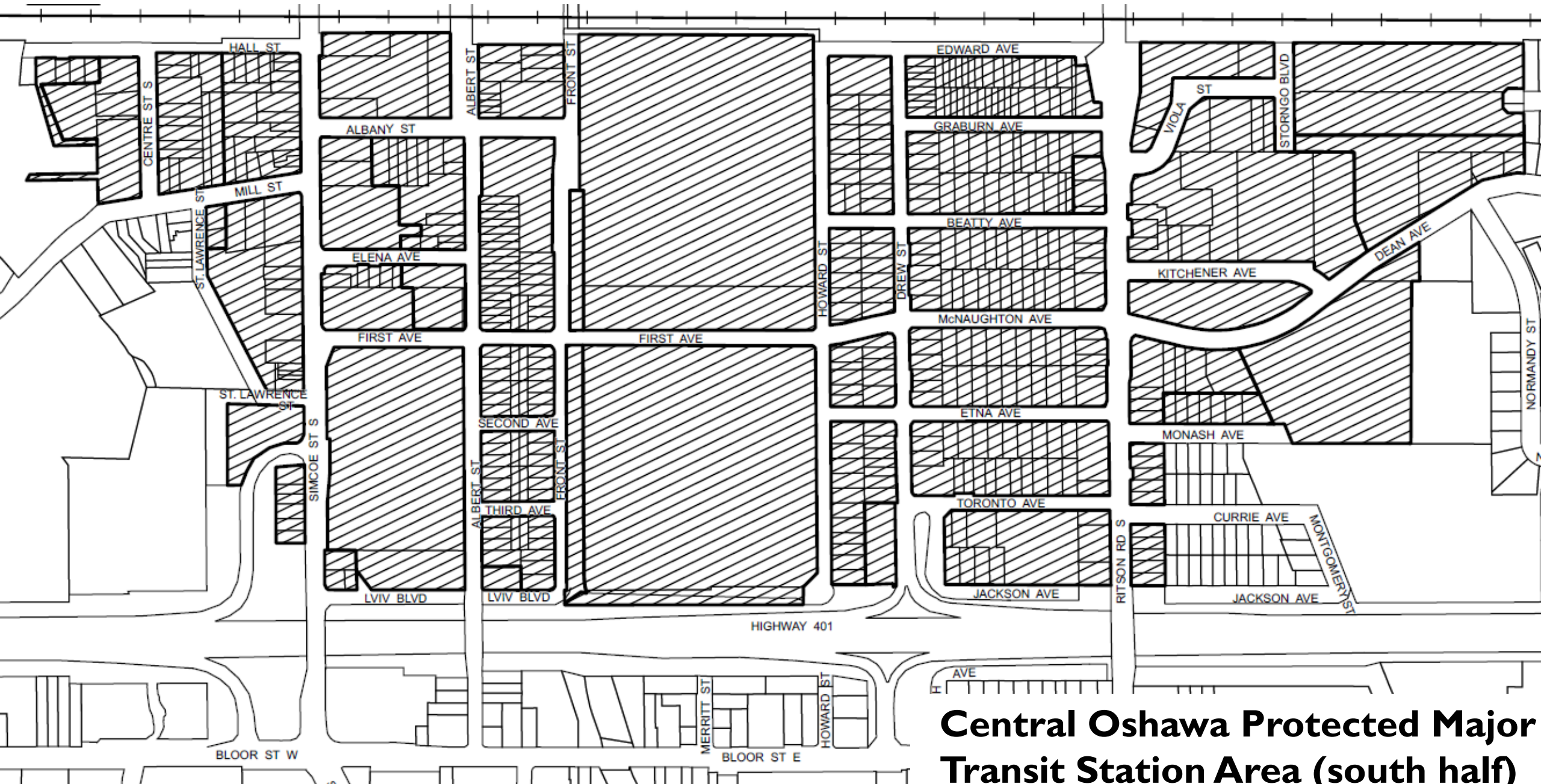
## **Protected Major Transit Station Areas**

- The boundaries of the Central Oshawa and Thornton's Corners Protected Major Transit Station Areas or "P.M.T.S.A.s" have been delineated by the Region of Durham through Envision Durham.
- These P.M.T.S.A.s are intended to serve as strategic growth areas surrounding the planned Central Oshawa GO Station (also referred to as "Ritson GO Station" by Metrolinx) and Thornton's Corners GO Station, respectively, two of the four new stations proposed to be constructed as a result of Metrolinx's Oshawa-to-Bowmanville GO Train Extension.

# Central Oshawa Protected Major Transit Station Area (north half)

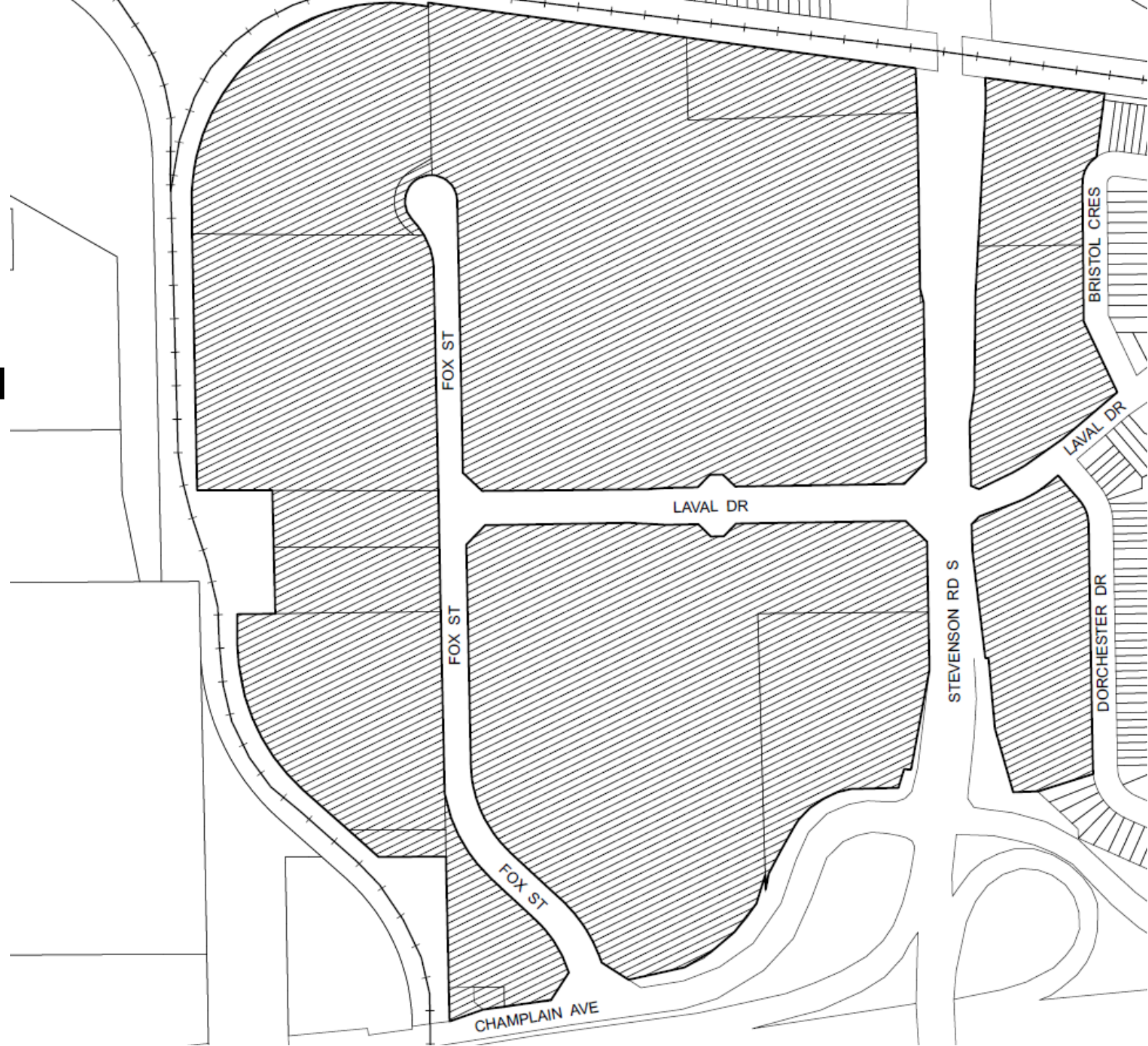






**Central Oshawa Protected Major Transit Station Area (south half)**

# Thornton's Corners Protected Major Transit Station Area













# Amendments to the Oshawa Official Plan to Implement Protected Major Transit Station Areas

## **Proposed Amendments:**

- Amending Sections 2.1.7 and 2.1.8 of the Oshawa Official Plan to replace “Transportation Hubs” with “Protected Major Transit Station Areas” (“P.M.T.S.A.s”) along with a suite of new policies, and making reciprocal amendments in Sections 2, 3 and 8.
- Creating a new Section 2.16, “Central Oshawa P.M.T.S.A.”, which would create a new “Central Oshawa P.M.T.S.A.” land use designation, within which an overall expanded suite of land uses and intensified height and density in new development would be supported.



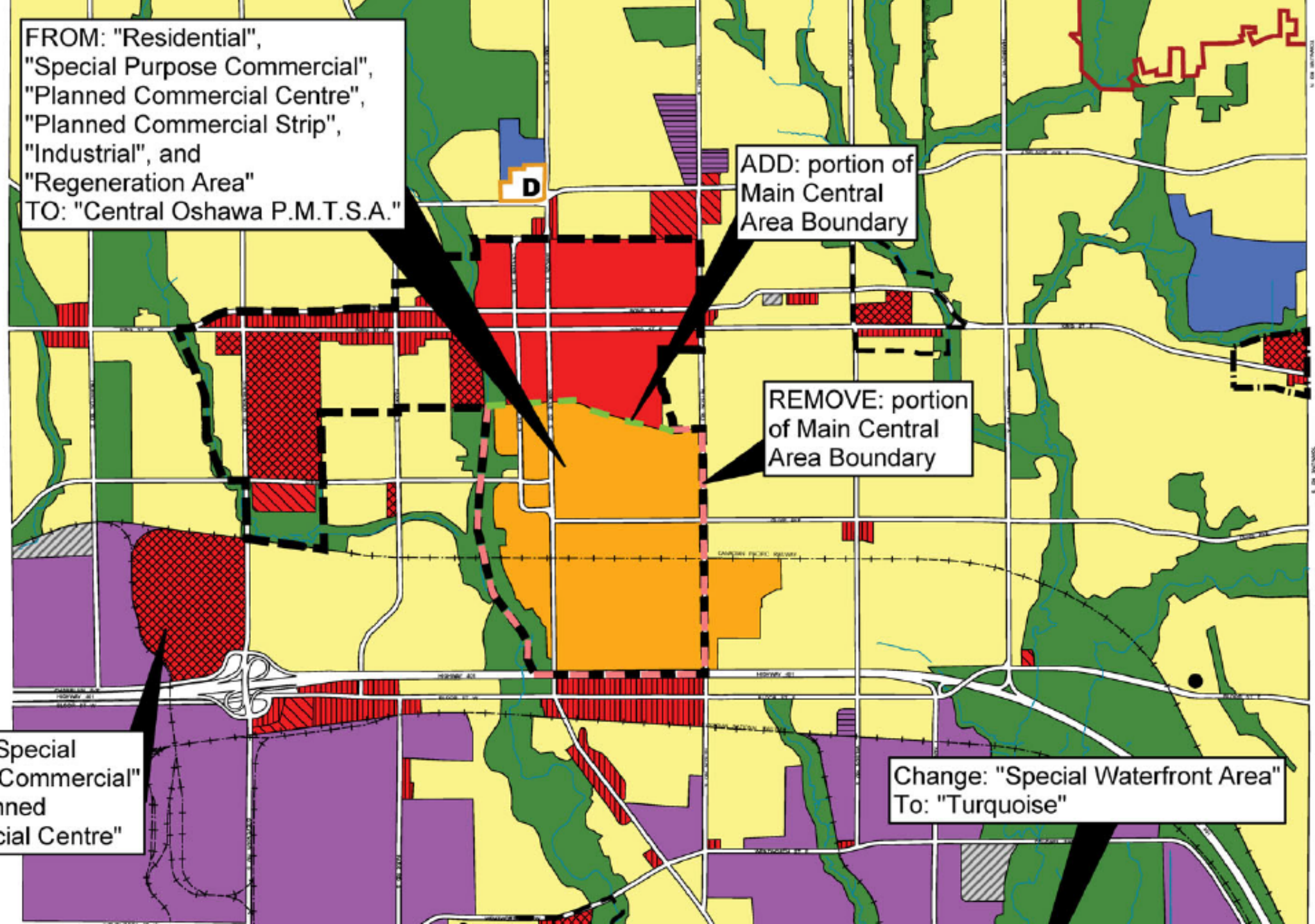
FROM: "Residential",  
 "Special Purpose Commercial",  
 "Planned Commercial Centre",  
 "Planned Commercial Strip",  
 "Industrial", and  
 "Regeneration Area"  
 TO: "Central Oshawa P.M.T.S.A."

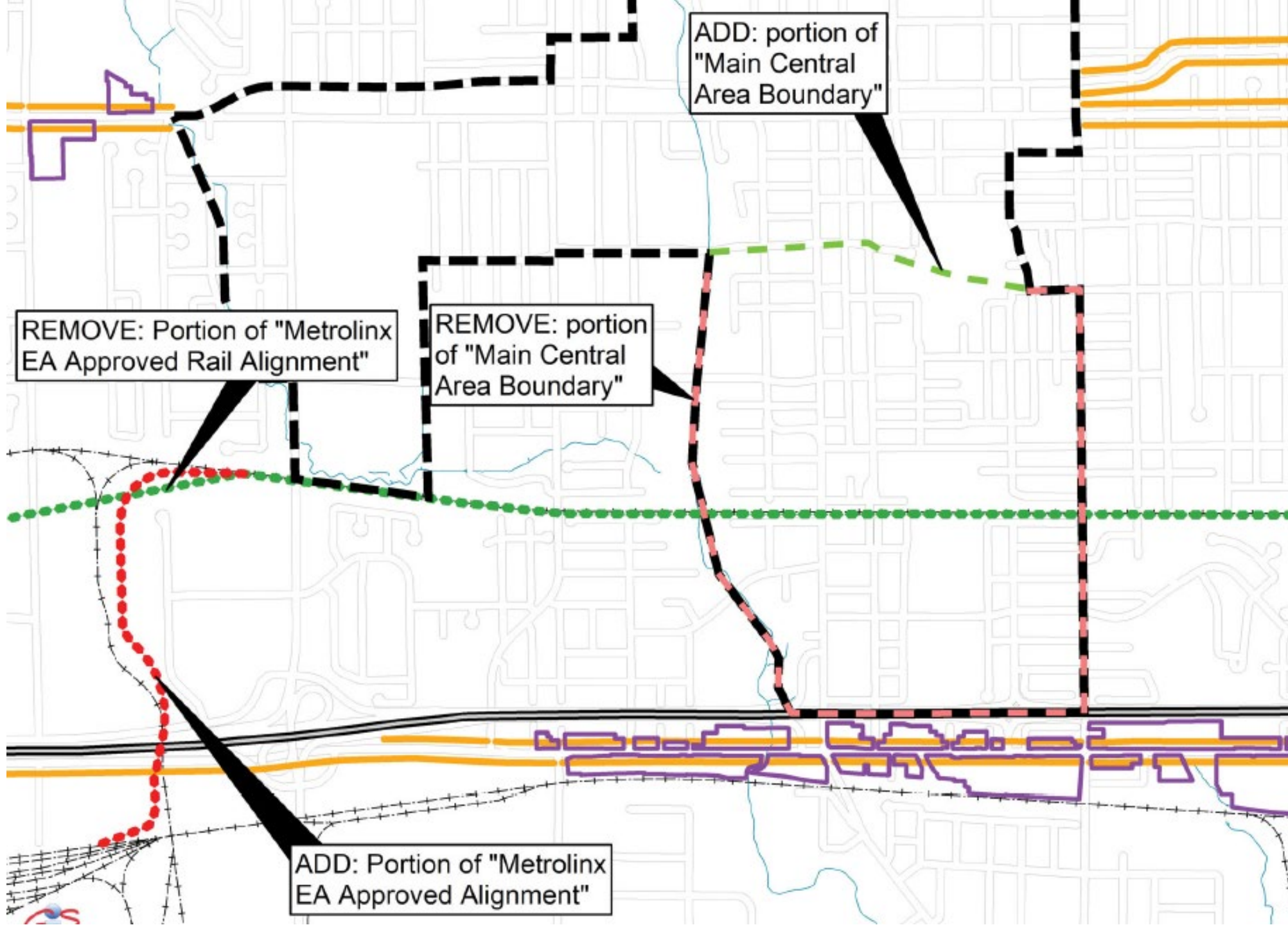
ADD: portion of  
 Main Central  
 Area Boundary

REMOVE: portion  
 of Main Central  
 Area Boundary

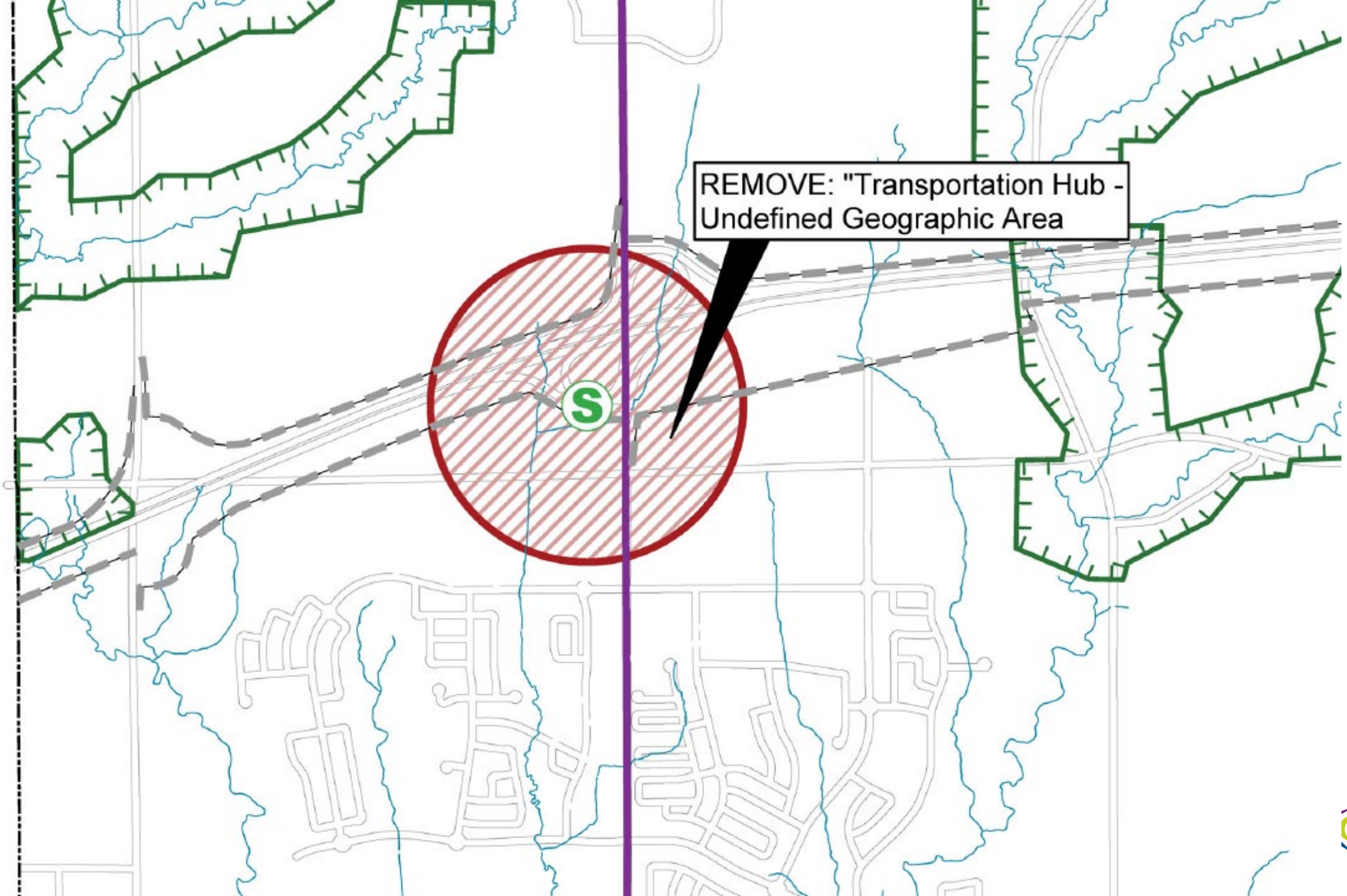
FROM: "Special  
 Purpose Commercial"  
 TO: "Planned  
 Commercial Centre"

Change: "Special Waterfront Area"  
 To: "Turquoise"









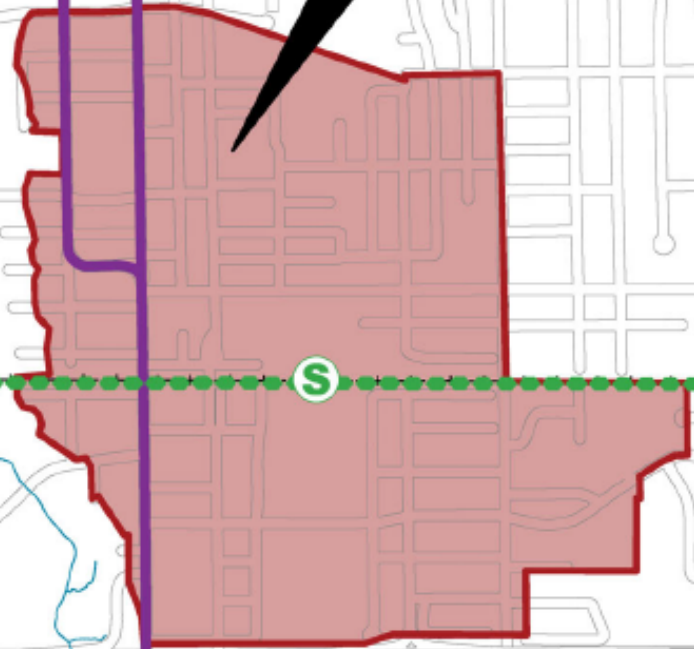
REPLACE: "Transportation Hub - Defined Geographic Area"  
WITH: "Protected Major Transit Station Area"

REMOVE: "Deferral D6 by Regional Council"

REMOVE: "Commuter Station - Future"

REMOVE: Portion of "Metrolinx EA Approved Rail Alignment"

ADD: "Commuter Station - Future"



ADD: "Protected Major Transit Station Area"

ADD: Portion of "Metrolinx EA Approved Alignment"



# Amendments to Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

## **Proposed Amendment:**

The proposed amendments to Zoning By-law 60-94 include such matters as:

- Introducing a new “h-97” Holding Zone for the majority of both the Central Oshawa and Thornton’s Corners P.M.T.S.A.s to require that development within the P.M.T.S.A.s contributes to the funding of the Central Oshawa and Thornton’s Corners GO Stations, respectively, through the GO Transit Station Funding Act, 2023, in the event a Transit Station Charge is implemented by the Region of Durham; and,
- Introducing a new “h-96” Holding Zone for various sites along First Avenue/McNaughton Avenue within the Central Oshawa P.M.T.S.A. to ensure that development does not preclude or impede the planned future widening of First Avenue/McNaughton Avenue.

# Amendments to Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

## **Proposed Amendment:**

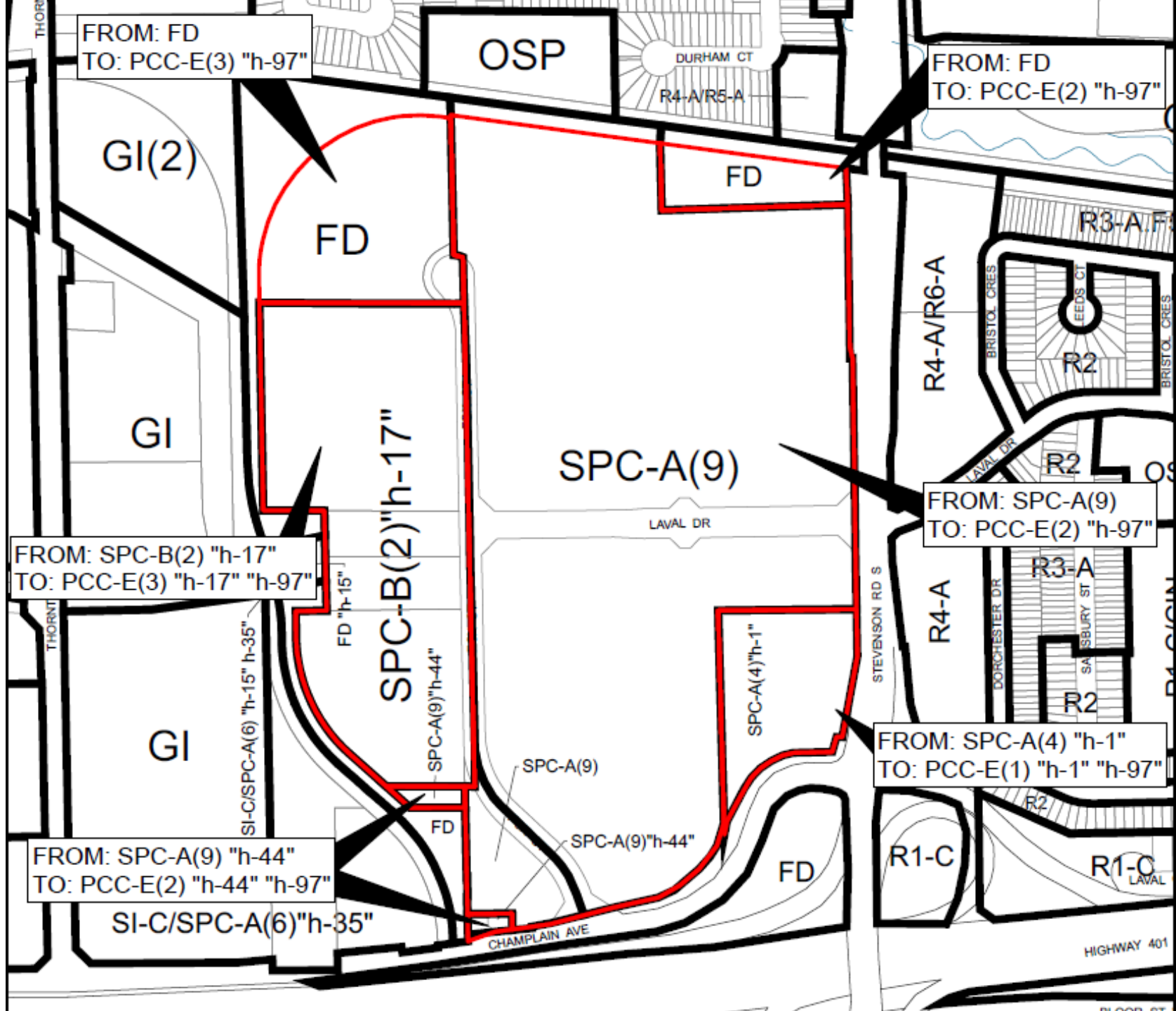
- Amending Zoning By-law 60-94 to:
  - Create two new parking exemption areas, with reciprocal schedules, effectively removing minimum parking requirements for any lands within both P.M.T.S.A.s.;
  - Introduce a new “PCC-E” (Planned Commercial Centre) zone variation to permit the development of a mix of transit-supportive uses, including residential uses, in the Thornton’s Corners P.M.T.S.A.; and,
  - Introduce a number of site-specific zones within the PCC-E (Planned Commercial Centre) zone variations.



# Amendments to Zoning By-law 60-94 to Implement Protected Major Transit Station Areas

## **Proposed Amendment:**

- Amending Zoning By-law 60-94 to create a new “CO” (Central Oshawa) Zone for the Central Oshawa P.M.T.S.A., which would permit an overall expanded suite of land uses as well as provide permission for intensified height and density in new development;
- Creating CO-A, CO-B, CO-C, CO-D, and CO-E (Central Oshawa) zone variations which will include the application of maximum permitted densities and minimum and maximum permitted heights on certain lands; and,
- Creating a number of site-specific zones within the CO-A, CO-B, CO-C, CO-D, and CO-E (Central Oshawa) zone variations.













## Questions and Comments?