



By-law 44-2025
of The Corporation of the City of Oshawa

Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa with respect to lands municipally known as 63 Albany Street.

It is hereby enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. By-law 60-94, as amended, is further amended by changing the zoning for the lands shown in hatching on the enlarged portion of Part of Map B2 attached hereto as Schedule "A" from R2/R3-A.F5.5/R6-B(2)/R6-C(11) "h-7" to R6-D(4) "h-7" so that Map B2 shall be amended as shown in hatching on the enlarged portion of Part of Map B2 attached to this By-law as Schedule "A".
2. By-law 60-94, as amended, is further amended by adding to Subsection 11.3, Special Conditions, the following:

"11.3.24 R6-D(4) Zone (63 Albany Street)

11.3.24(1) Notwithstanding Article 11.1.3 of this By-law to the contrary, in any R6-D(4) Zone as shown on Schedule "A" to this By-law, the following additional use is permitted:

(a) Block Townhouse

11.3.24(2) Notwithstanding the provisions of Subsection 11.2 of this By-law to the contrary, in any R6-D(4) Zone as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A maximum residential density of 527 units per hectare shall be permitted.
- (b) The maximum building height shall be 70m.
- (c) The minimum building height shall be 9m.
- (d) A minimum front yard depth of 3m shall be provided.
- (e) A minimum exterior side yard depth of 3m shall be provided.
- (f) A minimum rear yard depth of 3m shall be provided.
- (g) A minimum interior side yard depth of 3m shall be provided.
- (h) A maximum lot coverage of fifty-five percent (55%) shall be permitted.

11.3.24(3) Notwithstanding Subsection 39.3 of this By-law to the contrary, in any R6-D(4) Zone as shown on Schedule "A" to this By-law, the minimum number of parking spaces required for any use shall be zero."

3. By-law 60-94, as amended, is further amended by deleting Article 11.3.9 in its entirety and replacing it with the following: "11.3.9 [Not in use]."
4. By-law 60-94, as amended, is further amended by deleting Article 11.3.28 in its entirety and replacing it with the following: "11.3.28 [Not in use]."
5. By-law 60-94, as amended, is further amended by deleting Sentence 3.5.2(7) in Subsection 3.5, Holding "h" Zones, in its entirety and replacing it with the following:

"3.5.2(7) h-7 Zone (63 Albany Street)

Purpose: To ensure that:

- (a) Site plan approval is obtained from the City which addresses landscaping, streetscape design, fencing, lighting and refuse/recycling pickup;
- (b) Noise and vibration mitigation to the satisfaction of the City; and,

(c) A traffic impact study is completed to the satisfaction of the City and the Region.

Permitted Interim Uses:

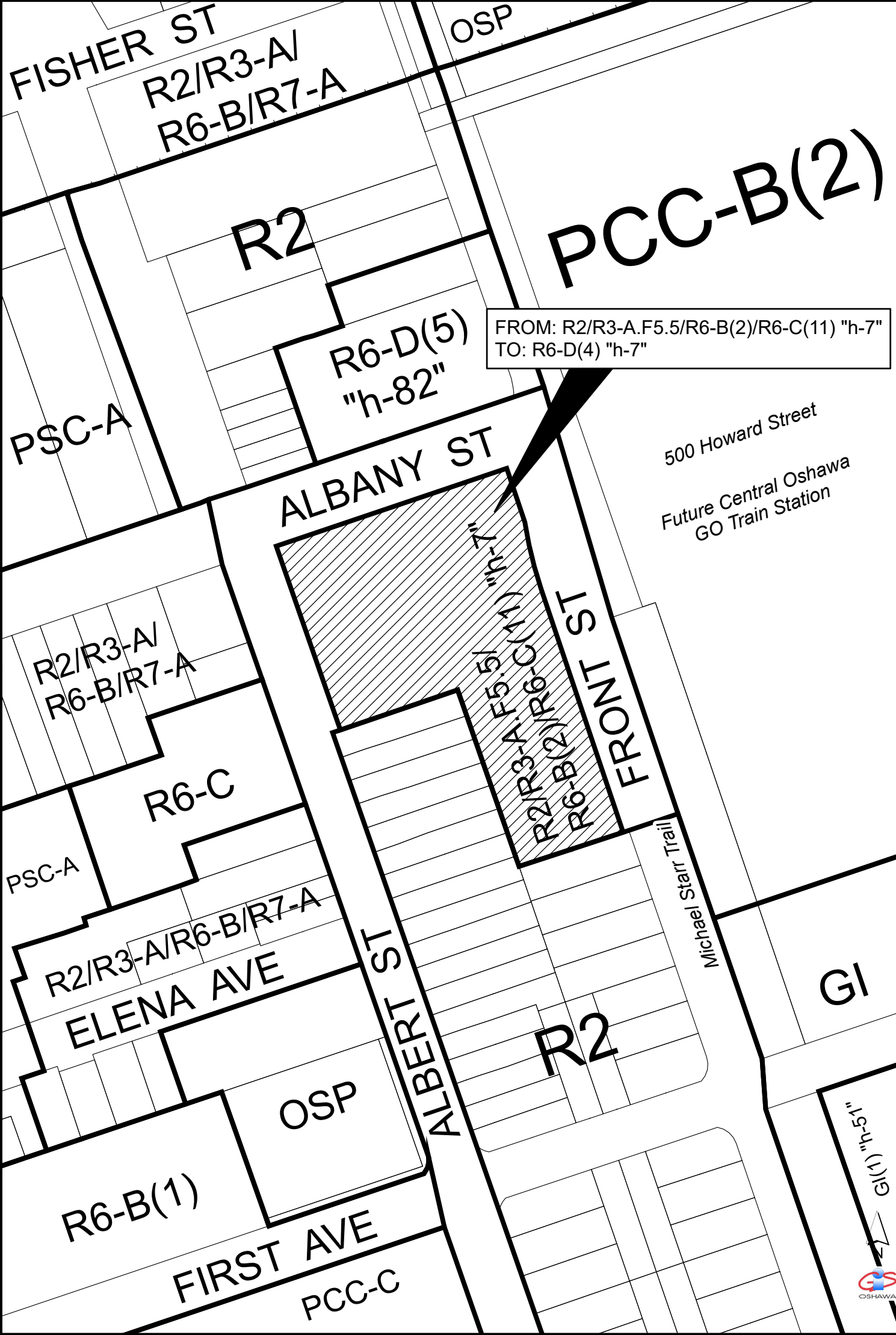
(a) All uses permitted in an FD Zone.”

- 6. Schedule “A” attached hereto forms part of this by-law.
- 7. This by-law shall not come into force in accordance with the provisions of the Planning Act, R.S.O. 1990 c. P.13, as amended, until Amendment 231 to the Oshawa Official Plan is finally approved.

By-law passed this Twenty-eighth day of April, 2025.

Mayor

City Clerk



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Part Of Map B2