

Economic and Development Services Committee – June 2, 2025

Proposed Revision to Draft Approved Plan of Subdivision (File: S-O-2016-06, Phase 2)
– Downing Street (1015 King Street) Inc. – north of Queensdale Avenue, west of
Keewatin Street South (Ward 3) (File: S-O-2016-06)

That the Economic and Development Services Committee recommend to City Council:

Whereas, pursuant to City Council's June 26, 2017 direction related to Report DS-17-129 dated June 15, 2017, on July 4, 2017, the Director, Planning Services, approved, subject to conditions, a draft plan of subdivision (File: S-O-2016-06) submitted by Downing Street (1015 King Street) Inc. ("Downing") featuring an extension of Queensdale Avenue with six (6) single detached dwelling lots on the north side of the extension and eleven (11) single detached dwelling lots on the south side of the extension [see Attachment 1 (location of Phase 2) and Attachment 2 (original draft approved plan)]; and,

Whereas, on September 3, 2021, Downing submitted an application to amend Zoning By-law 60-94 (File: Z-2021-07) for the entirety of Downing's land holdings between King Street East and Queensdale Avenue, including the area of draft plan of subdivision S-O-2016-06 located on the north side of Queensdale Avenue to permit 34 block townhouse units and nine (9) street townhouse units; and,

Whereas, on September 3, 2021, Downing also submitted applications for approval of a draft plan of subdivision (File: S-O-2021-02) and a common elements draft plan of subdivision (File: C-O-2021-01), and for removal of part lot control (File: PLC-2021-11) related to the proposed 34 block townhouses; and,

Whereas, on September 23, 2022, Downing filed an appeal of the applications to amend Zoning By-law 60-94 (File: Z-2021-07) and for approval of the draft plan of subdivision (File: S-O-2021-02) to the Ontario Land Tribunal (the "O.L.T."), for the City's failure to make a decision within the timelines prescribed by the Planning Act; and,

Whereas, through the O.L.T. appeal process, Downing's proposal was revised to reflect 32 block townhouse units and ten (10) street townhouse units (see Attachment 3); and,

Whereas, on April 21, 2023, Downing registered Phase 1 of draft plan of subdivision S-O-2016-06 which included the extension of Queensdale Avenue and the eleven (11) single detached dwelling lots on the south side of Queensdale Avenue; and,

Whereas, on August 18, 2023, the O.L.T. issued a decision approving the revised zoning by-law amendment and draft plan of subdivision S-O-2021-02 for the proposed block townhouses on the north side of Queensdale Avenue on the basis of a settlement reached between the City and Downing; and,

Whereas, on August 25, 2023, Downing requested that the City approve a revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06 to convert Lots 4, 5 and 6 from three (3) lots for three (3) single detached dwellings to two (2) blocks for ten (10) street townhouse dwellings (see Attachments 2 and 4); and,

Whereas, on October 2, 2023, Council approved the revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06; and,

Whereas, Eastrose Homes ("Eastrose") has now taken over from Downing as applicant and has assumed management of both the site plan for the 32 block townhouse development and the portion of draft approved plan of subdivision S-O-2016-06 north of Queensdale Avenue; and,

Whereas, Eastrose is concerned that the current state of the real estate market for block townhouses and street townhouses has compromised their ability to sell these units as common element condominium units and freehold units, and as a result, now intends to develop these 42 units as rental units in order to capitalize on Federal G.S.T. rebates and other financial mechanisms; and,

Whereas, on April 7, 2025, Eastrose requested that the City approve a further revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06 to merge Blocks 1 and 2 for ten (10) street townhouse dwellings to just one (1) block for ten (10) street townhouse dwellings, although still in two (2) street townhouse buildings featuring five (5) units apiece (see Attachment 5); and,

Whereas, the Planning Act, R.S.O. 1990, c. P.13, as amended, specifies that an approval authority is not required to give written notice of a change to the conditions of approval if, in the opinion of the approval authority, the changes are minor in nature; and,

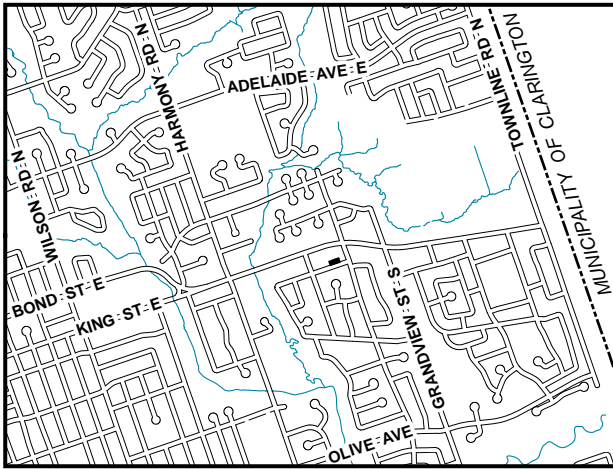
Whereas, the proposed revisions to the draft plan comply with Zoning By-law 60-94, as amended, as a result of the O.L.T. decision; and,

Whereas, the proposed changes are considered to be minor in nature since the number of units remains unchanged and the changes are consistent with the development proposal previously presented to the City, the public and the O.L.T.; and,

Whereas, the proposed revision to the approved draft plan is reasonable given the planning approvals process undertaken to date and the built-form will not change;

Therefore be it resolved:

That, pursuant to Item ED-25-75 dated June 2, 2025, the proposed revisions to Phase 2 of Draft Approved Plan of Subdivision S-O-2016-06 to accommodate one (1) block for ten (10) street townhouse dwellings in two (2) street townhouse buildings instead of two (2) blocks for two (2) street townhouse buildings featuring a combined total of ten (10) street townhouse dwelling lots be approved, with the revisions to be shown on the final 40M Plan for registration to the satisfaction of the Director, Planning Services.



Item: ED-25-75
Attachment 1

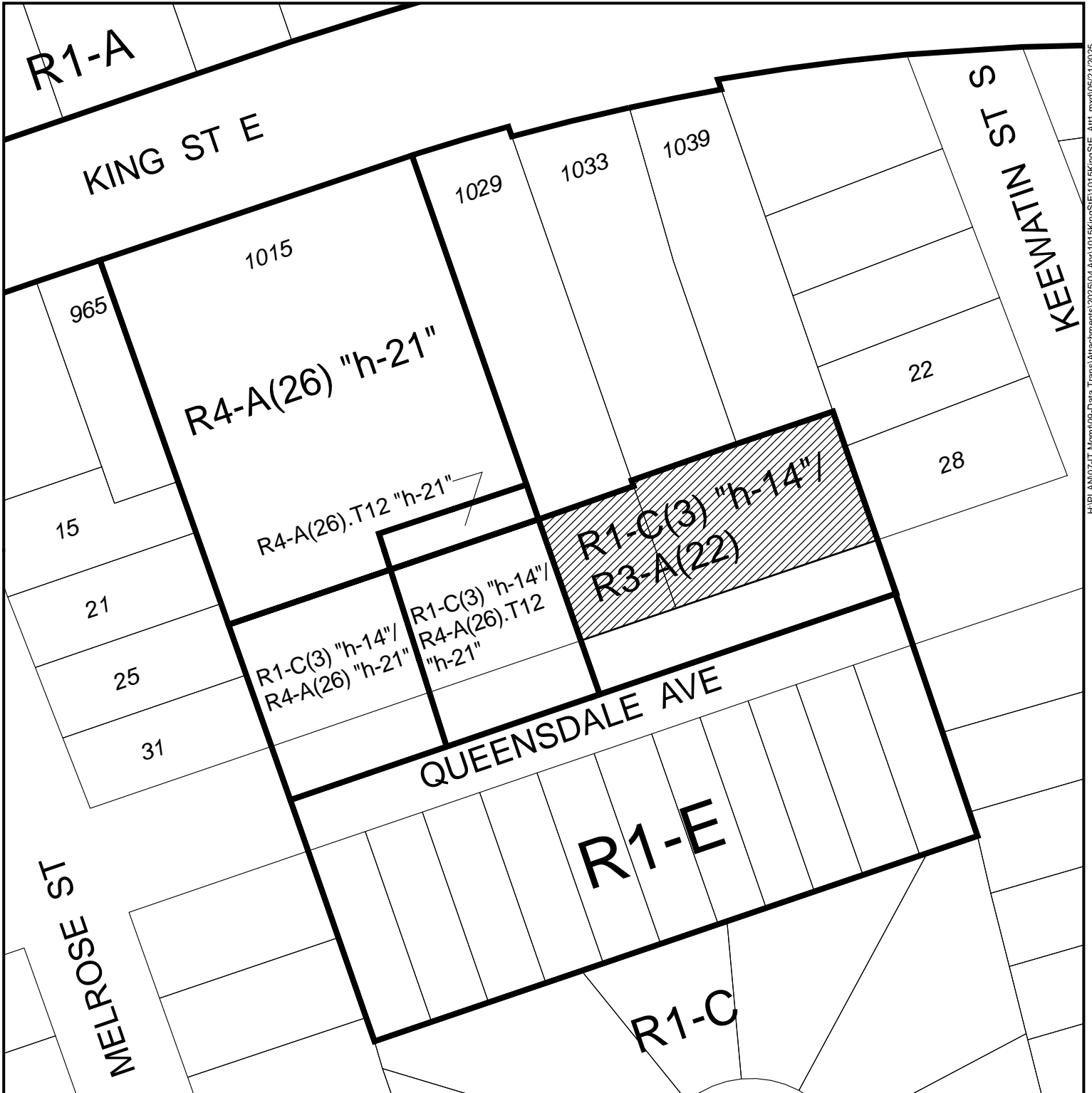
Economic and Development Services

Subject: Proposed Revision to Draft Approved Plan of
Subdivision (S-O-2016-06, Phase 2) – Downing
Street (1015 King Street) Inc. – north of
Queensdale Avenue, west of Keewatin Street South

Ward: Ward 3
File: S-O-2016-06



Subject Site





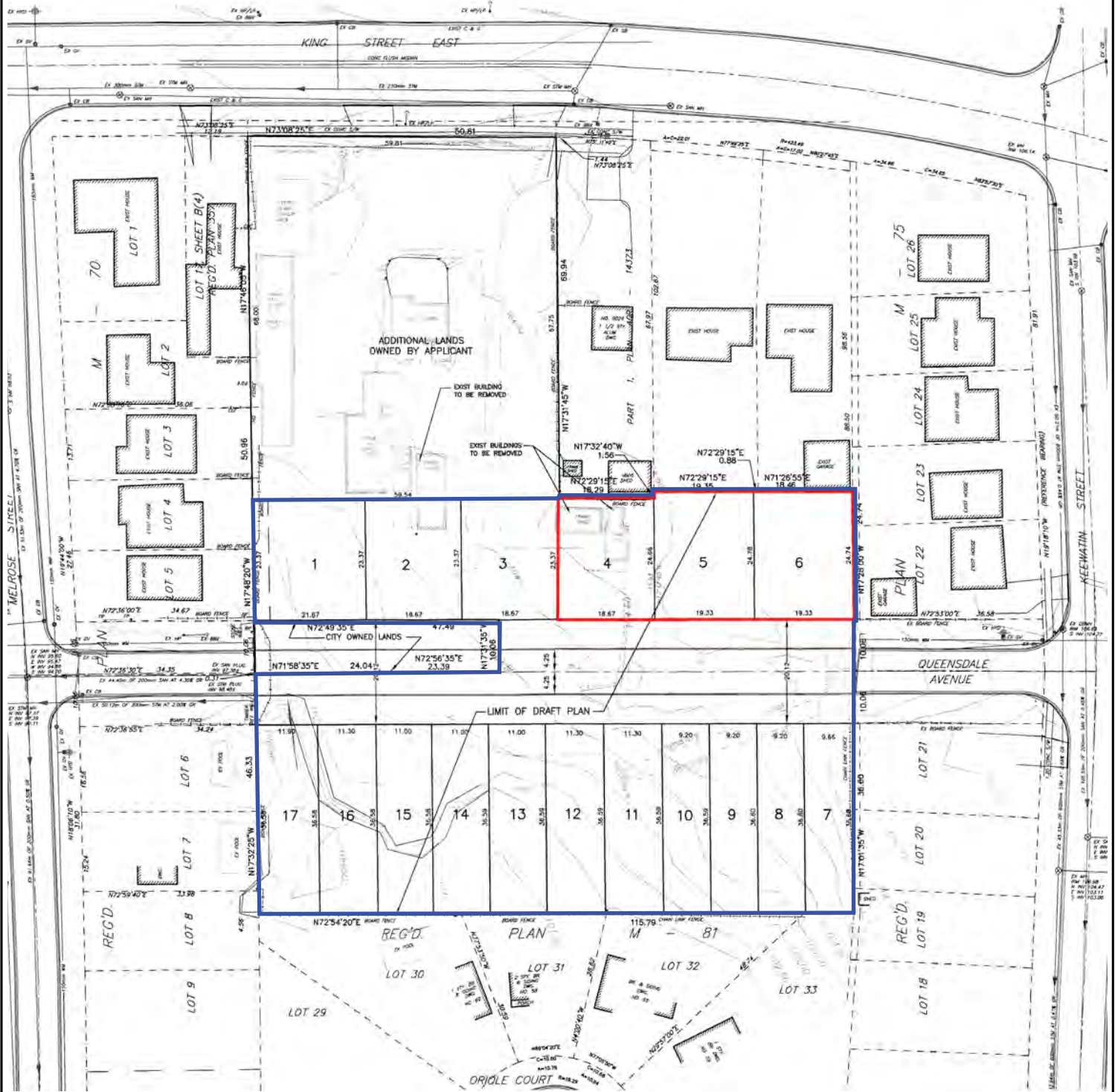
Title: Draft Plan of Subdivision
Subject: Proposed Revision to Draft Approved Plan of Subdivision
(S-O-2016-06, Phase 2) – Downing Street (1015 King Street) Inc. –
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Item: ED-25-75
Attachment 2

City of Oshawa
Economic and Development Services



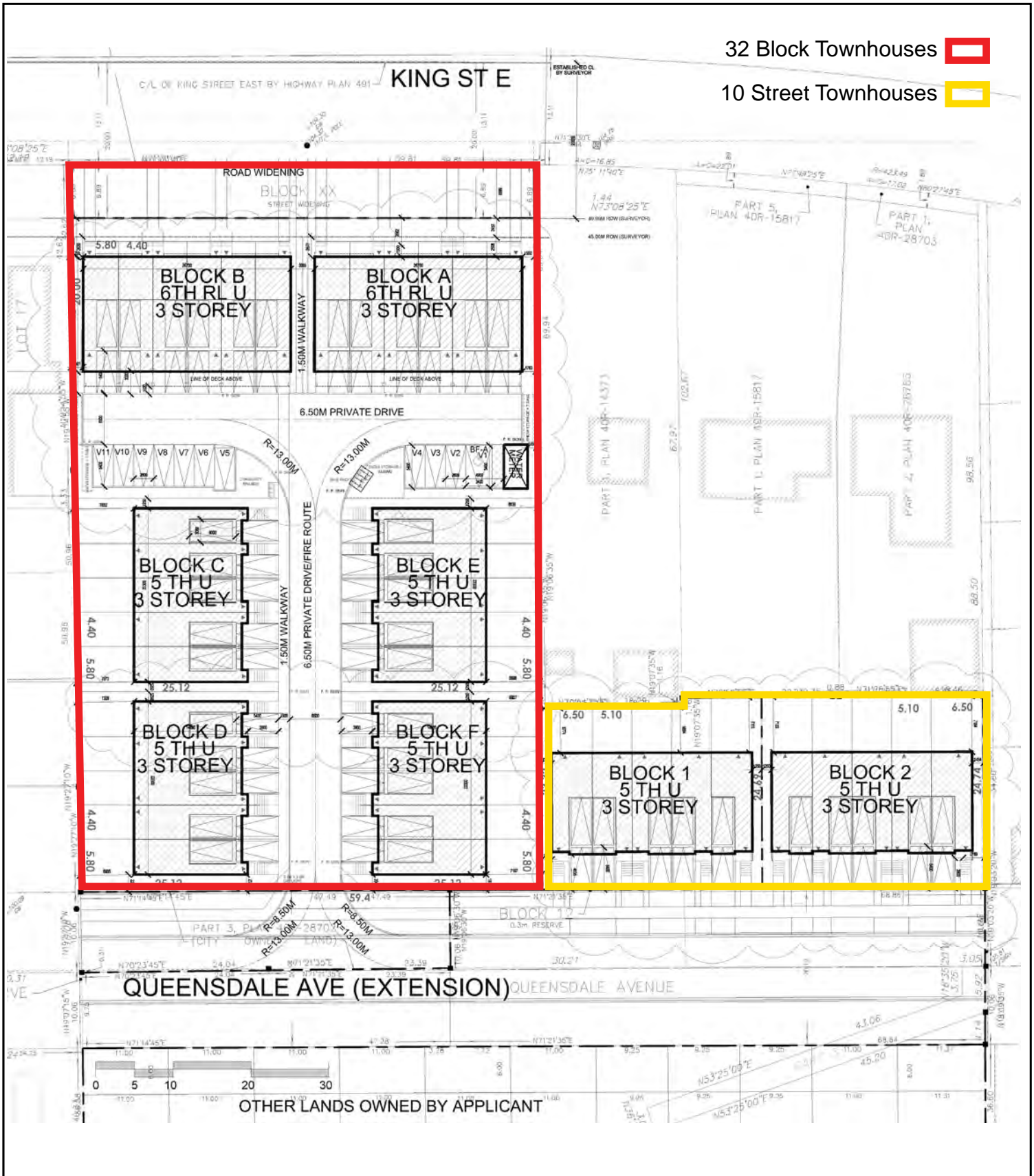
-  Approved Draft Plan of Subdivision S-O-2016-06
-  Area of 3 single detached dwelling lots previously converted to 2 blocks for 2 street townhouse buildings with 10 units in total, now to be changed to 1 block for 2 street townhouse buildings with 10 units in total



Title: Proposed Site Plan Considered by the Ontario Land Tribunal
Subject: Proposed Revision to Draft Approved Plan of Subdivision
(S-O-2016-06, Phase 2) – Downing Street (1015 King Street) Inc. –
north of Queensdale Avenue, west of Keewatin Street South

Ward: Ward 3
File: S-O-2016-06

City of Oshawa
Economic and Development Services




32 Block Townhouses
10 Street Townhouses

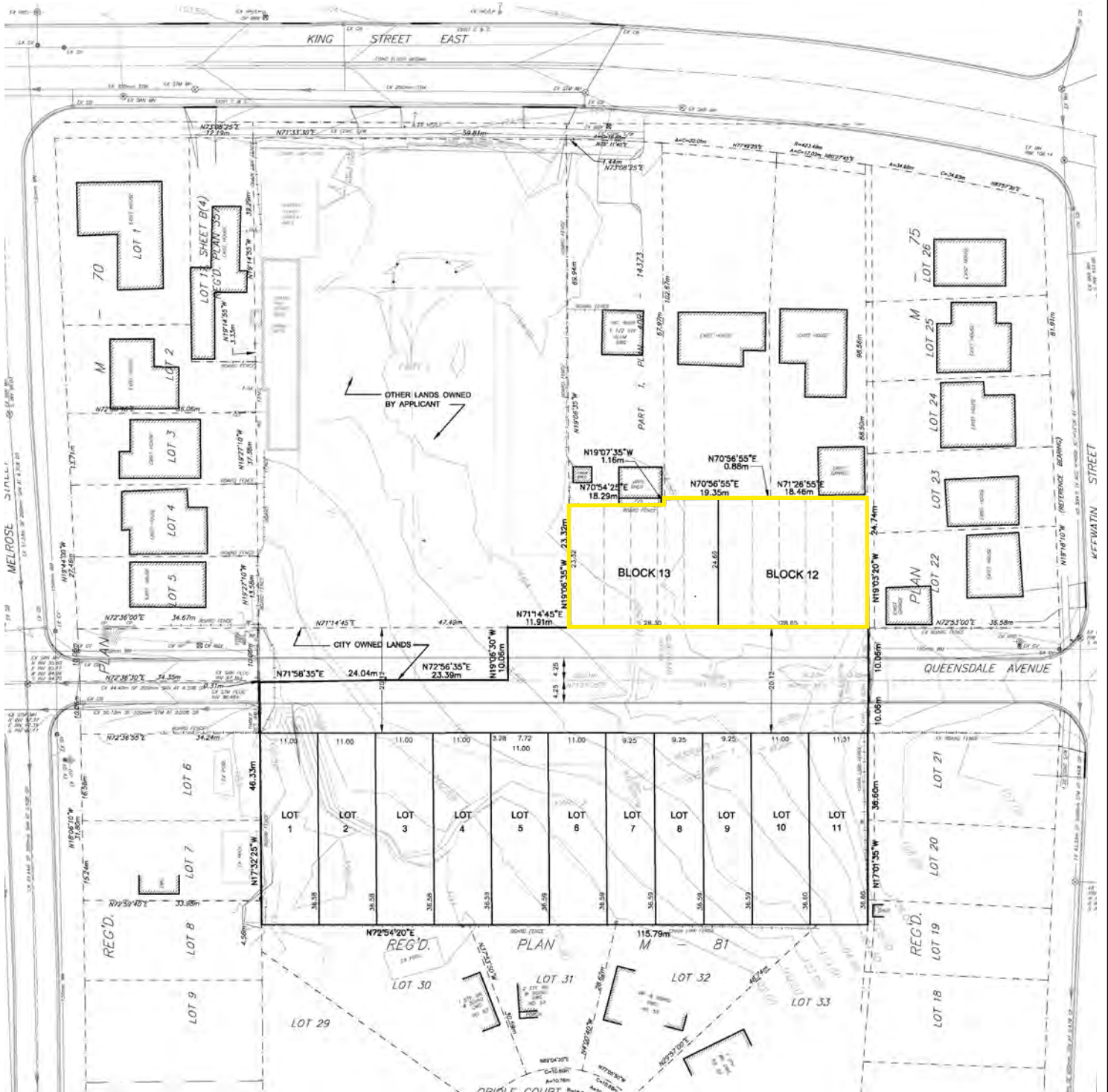
Title: Revised Draft Plan of Subdivision (2023)
 Subject: Proposed Revision to Draft Approved Plan of Subdivision
 (S-O-2016-06, Phase 2) – Downing Street (1015 King Street) Inc. –
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Item: ED-25-75
 Attachment 4

City of Oshawa
 Economic and Development Services



 2 Blocks for 10 Street Townhouses



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