



By-law 82-2025
of The Corporation of the City of Oshawa

Being a by-law to amend By-law 60-94, as amended, of The Corporation of the City of Oshawa.

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 deleting Appendix "A" in Article 17.3.2 and replacing it with a new Appendix "A" attached to this By-law as Schedule "A".
2. By-law 60-94, as amended, is further amended by amending Sentence 17.3.2(5) by deleting the text "Sites "C" and "D"" in the second instance and replacing it with the text "Site "C"", such that the sentence reads as follows:

"17.3.2(5) In addition to any PCC-A(1) use, the lands shown as Sites "C" and "D" on Appendix "A" to this Special Condition may be used for an uncovered surface parking lot associated with any PCC-A(1) use on Site "A". No PCC-A(1) use, other than an office use or a hotel use, shall be permitted beyond the first three floors, including any cellar or basement, of any building on the lands shown as Site "C" on Appendix "A" to this Special Condition."

3. By-law 60-94, as amended, is further amended by deleting Sentence 17.3.2(6) and replacing it with the following:

"17.3.2(6) Notwithstanding any provision of this By-law to the contrary, on the lands shown as Site "D" on Appendix "A" to this Special Condition, the minimum residential parking requirement shall be equivalent to the parking requirement for the area shown on Schedule "D" as Area B, as described in Table 39.3B."

4. By-law 60-94, as amended, is further amended by amending Sentence 17.3.2(7) by adding the text "for any lot that has frontage on Elmgrove Avenue" after the text "front lot line" such that the sentence reads as follows:

"17.3.2(7) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-A(1) Zone, the Elmgrove Avenue road allowance shall be deemed to be the front lot line for any lot that has frontage on Elmgrove Avenue."

5. By-law 60-94, as amended, is further amended by deleting Sentence 17.3.2(8) and replacing it with the following:

"17.3.2(8) Notwithstanding Subsection 17.2 to the contrary, on the lands shown as Sites "A", "B" and "C" on Appendix "A" to this Special Condition, the maximum height of any building shall not exceed 50m and shall not exceed 10 storeys in height, and on the lands shown as Site "D" the maximum height shall not exceed 180m above sea level. Notwithstanding the foregoing, on the lands shown as Site "D" on Appendix "A" to this Special Condition, the maximum height shall be 10m for any portion of a building situated at the minimum required setback from the east property line abutting a Residential Zone, and the permitted maximum height shall increase by 1.0m for every 1.0m of setback from the aforementioned lot line, up to a maximum height of 180m above sea level."

6. By-law 60-94, as amended, is further amended by amending Sentence 17.3.2(12) to add the text "Sentence 17.3.2(6) and" after the word "Notwithstanding", such that the sentence reads as follows:

"17.3.2(12) Notwithstanding Sentence 17.3.2(6) and Section 39 to the contrary, in any PCC-A(1) Zone, parking spaces shall be provided based on a shared parking rate. The shared parking rate is determined in accordance with Sentences 17.3.2(13) and 17.3.2(14)."

7. By-law 60-94, as amended, is further amended by amending clause (a) of Sentence 17.3.2(13) to add the text “, save and except for residential uses on the lands shown as Site “D” on Appendix “A” to this Special Condition, in which case the provisions of Sentence 17.3.2(6) apply” after the text “parking spaces for residential and storage uses”, such that the clause reads as follows:

“(a) The provisions of Section 39 apply to the required number of parking spaces for residential and storage uses, save and except for residential uses on the lands shown as Site “D” on Appendix “A” to this Special Condition, in which case the provisions of Sentence 17.3.2(6) apply. No adjustment for peak period use is made to those requirements. The minimum number of required parking spaces for these uses must be added to the figure resulting from clause (e) below.”
8. By-law 60-94, as amended, is further amended by amending Sentence 17.3.2(14) to add the text “a block townhouse,” after the text “an apartment building,”, such that the sentence reads as follows:

“17.3.2(14) For the purposes of Sentences 17.3.2(12) and 17.3.2(13), and for applying the figures in Tables 1 and 2, use categories are determined in accordance with this Sentence. Any of the following are considered “Retail” uses: animal hospital, automobile rental establishment, automobile repair garage, automobile service station, cinema, club, commercial recreation establishment, commercial school, financial institution, merchandise service shop, personal service establishment, place of amusement, printing establishment, restaurant, retail store, studio, tavern, and a theatre. Any of the following are considered “Office” uses: adult secondary school, art gallery, assembly hall, place of worship, day care centre, funeral home, museum, and an office. Notwithstanding the foregoing, neither “Retail” uses nor “Office” uses shall include any of the following: an apartment building, a block townhouse, a flat, a Long Term Care Facility, a nursing home, and a retirement home, which are considered “Residential” uses for the purposes of Sentence 17.3.2(13).”
9. By-law 60-94, as amended, is further amended by adding new Sentences 17.3.2(15) and 17.3.2(16) that read as follows:

“17.3.2(15) Notwithstanding Table 17.2 of this By-law to the contrary, on the lands shown as Site “D” on Appendix “A” to this Special Condition, the minimum yard depth abutting King Street West and Stevenson Road South shall be 3.0m.

17.3.2(16) Notwithstanding Table 17.2 of this By-law to the contrary, on the lands shown as Site “D” on Appendix “A” to this Special Condition, the minimum lot area shall be 0.4ha.”
10. By-law 60-94, as amended, is further amended by deleting the text of Article 17.3.3 in its entirety and replacing it with the text “[Not in use]” such that it reads as follows:

“17.3.3 [Not in use]”
11. 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 A2 attached hereto as Schedule “B” from PCC-A(2) (Planned Commercial Centre) to PCC-A(1) (Planned Commercial Centre) so that Map A2 shall be amended as shown in hatching on the enlarged portion of Part of Map A2 attached to this By-law as Schedule “B”.
12. By-law 60-94, as amended, is further amended by amending the title of Subsection 5.17 by adding the text “Social Service Establishment, and” after the text “Vapour Product Shop,” such that it reads as follows:

“5.17 Payday Loan Establishment, Tattoo Parlour, Pawn Shop, Vapour Product Shop, Social Service Establishment, and Adult Use Store”.
13. By-law 60-94, as amended, is further amended by amending Article 5.17.1 by:
 - (i) Deleting the word “No” at the beginning of the opening sentence and replacing it with the text “Notwithstanding any provision of this By-law to the contrary, no”;

- (ii) Adding the text “, social service establishment” after the text “vapour product shop” in the opening sentence;
- (iii) Deleting the text “outside of the hatched area shown on Schedule “I” to this By-law” in the opening sentence;
- (iv) Deleting the text “150m” in paragraph (a) and replacing it with the text “800m”;
- (v) Deleting the text “outside of the hatched area shown on Schedule “I” to this By-law” in paragraph (a);
- (vi) Deleting the text “closer than 400m to another lot within the hatched area shown on Schedule “I” to this By-law” and replacing it with the text “on the same lot already lawfully” in paragraph (b); and,
- (vii) Deleting the text “, as measured along a line connecting the two closest points of the respective lots” in paragraph (b),

such that it reads as follows:

“5.17.1 Notwithstanding any provision of this By-law to the contrary, no payday loan establishment, tattoo parlour, pawn shop, vapour product shop, social service establishment or adult use store situated on a lot shall:

- (a) Be located closer than 800m to another lot occupied by the same use, as measured along a line connecting the two closest points of the respective lots; and,
- (b) Be located on the same lot already lawfully occupied by the same use.”

14. By-law 60-94, as amended, is further amended by amending Article 5.17.2 by deleting item “(a) School” from the list of uses and replacing it with the text “(a) Elementary school, secondary school or private school.”

15. By-law 60-94, as amended, is further amended by adding a new Article 5.17.3 that reads as follows:

“5.17.3 For the purposes of Subsection 5.17, the term “social service establishment” shall have the meaning defined in Article 16.4.3 of this By-law.”

16. By-law 60-94, as amended, is further amended by deleting the text of Article 16.4.2 in its entirety and replacing it with the text “[Not in use]”.

17. By-law 60-94, as amended, is further amended by amending Schedule “I”, Urban Growth Centre, by deleting the text “Articles 5.15.11, 5.17.1 and 16.4.2” in the legend description and replacing it with the text “Article 5.15.11”.

18. By-law 60-94, as amended, is further amended by adding a new Article 5.17.4 that reads as follows:

“5.17.4 Notwithstanding Article 5.17.1 of this By-law to the contrary, for the purpose of establishing a social service establishment that is approved and/or operated by the Province of Ontario or a provincial agency, there shall be no minimum separation distance requirement relative to another social service establishment. For clarity, the establishment of a social service establishment that is not approved and/or operated by the Province of Ontario or a provincial agency shall be subject to the minimum separation distance requirement to a social service establishment that is approved and/or operated by the Province of Ontario or a provincial agency.”

19. Schedules “A” and “B” attached hereto form part of this By-law.

By-law passed this Twenty-sixth day of June, 2025

Mayor

City Clerk

This is Schedule "A" to By-law 82-2025

passed this 26 day of June, 2025

Appendix "A" to Special Condition PCC-A(1)



