



## Planning Act Public Meeting Report

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To: Joint Economic and Development Services Committee and  
Corporate and Finance Services Committee

From: Stephanie Sinnott, Commissioner,  
Corporate and Finance Services Department  
  
Anthony Ambra, P.Eng., Commissioner  
Economic and Development Services Department

Report Number: ED-25-101

Date of Report: October 1, 2025

Date of Meeting: October 6, 2025

Subject: Proposed Central Oshawa Protected Major Transit Station Area  
Community Improvement Plan, Proposed Amendments to the  
Urban Growth Centre Community Improvement Plan, and  
Related Amendments to the Oshawa Official Plan

Ward: All Wards

File: 12-04-5136

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### 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on a proposed new Central Oshawa Protected Major Transit Station Area Community Improvement Plan ("Central Oshawa P.M.T.S.A. C.I.P."), proposed amendments to the existing Urban Growth Centre Community Improvement Plan ("U.G.C. C.I.P."), and appropriate reciprocal amendments to the Oshawa Official Plan ("O.O.P.").

On June 23, 2025, City Council considered Report ED-25-76 related to recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement Protected Major Transit Station Areas ("P.M.T.S.A.s") and among other matters, approved the following recommendations of the Economic and Development Services Committee:

- "7. That the Economic and Development Services Department be authorized to initiate the public process under the Planning Act for Council to consider a proposed Central Oshawa Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan; and,

8. That Council direct the Economic and Development Services Committee and Corporate and Finance Services Committee to jointly hold a public meeting under the Planning Act on the proposed Central Oshawa Community Improvement Plan noted under Part 7 of this Recommendation and to jointly make a recommendation to Council regarding the implementation of the same.”

Attachment 1 shows the proposed boundary of the Central Oshawa P.M.T.S.A. Community Improvement Project Area and the existing zoning in the area (subject to Provincial approval and resolution of ongoing appeals to the Ontario Land Tribunal).

Attachment 2 is a copy of the proposed amendments to the O.O.P.

Attachment 3 is a copy of the proposed new Central Oshawa P.M.T.S.A. C.I.P.

Attachment 4 is a copy of the proposed amendments to the existing U.G.C. C.I.P.

A notice advertising the public meeting was provided to all required public bodies as well as posted on the City’s website and communicated through its Corporate social media accounts, as appropriate. The notice was also provided in accordance with the City’s Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the joint Economic and Development Services Committee and Corporate and Finance Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on October 3, 2025.

Staff note that amendments to the Oshawa Official Plan and Zoning By-law 60-94 for the Central Oshawa Protected Major Transit Station Area (“Central Oshawa P.M.T.S.A.”) were approved by Council on June 23, 2025. These amendments are awaiting approval from the Province of Ontario and are, in part, subject to an appeal to the Ontario Land Tribunal (OLT-25-000570).

## **2.0 Recommendation**

That the Economic and Development Services Committee recommend to City Council that, based on Report ED-25-101 dated October 1, 2025, staff be directed to further review the proposed new Central Oshawa Protected Major Transit Station Area Community Improvement Plan, the proposed amendments to the existing Urban Growth Centre Community Improvement Plan, and the related amendments to the Oshawa Official Plan, as generally set out in Attachments 2, 3 and 4 of said Report, and prepare a subsequent report and recommendation back to the Joint Economic and Development Services Committee and Corporate and Finance Services Committee. This direction does not constitute or imply any form or degree of approval.

### **3.0 Input from Other Sources**

#### **3.1 Other Departments and Agencies**

The proposed new Central Oshawa P.M.T.S.A. C.I.P., proposed amendments to the U.G.C. C.I.P. and proposed related amendments to the O.O.P. have been circulated for comment and the identification of issues to a number of departments and agencies, including the Ministry of Municipal Affairs and Housing in accordance with Planning Act requirements.

The Ministry of Municipal Affairs and Housing has confirmed that although the proposed amendment to the O.O.P. as contained in this Report is exempt from Ministry approval, the City of Oshawa is required to consult with Ministry of Municipal Affairs and Housing staff in accordance with Section 28 of the Planning Act for any new proposed Community Improvement Plans. Ministry of Municipal Affairs and Housing staff have indicated to City staff that they are interested in reviewing the proposed Central Oshawa P.M.T.S.A. C.I.P. and will aim to provide comment back to City staff by mid-November 2025.

As of the time of publication of this Report, no other department or agency provided comments or raised any objection to the proposed amendments.

### **4.0 Analysis**

#### **4.1 Proposed Central Oshawa Protected Major Transit Station Area Community Improvement Area - Land Use Background**

The proposed Central Oshawa P.M.T.S.A. Community Improvement Area is generally bounded by John Street and Eulalie Avenue to the north, Ritson Road South to the east, Highway 401 to the south, and the Oshawa Creek Valley to the west, and also includes certain lands east of Ritson Road South (see Attachment 1).

The existing land use context within the Central Oshawa P.M.T.S.A. Community Improvement Area is comprised of a mix of land uses, including former industrial, commercial/retail, institutional, parks and open space and a large proportion of low density residential. The Central Oshawa P.M.T.S.A. Community Improvement Area includes approximately 170 hectares of land with several large, underutilized land holdings that are currently vacant.

The Central Oshawa P.M.T.S.A. is intended to serve as a strategic growth area surrounding the planned Central Oshawa GO Station, proposed to be constructed as a result of Metrolinx's Oshawa-to-Bowmanville GO Train Extension.

On January 27, 2025, Council considered Report ED-25-02 regarding proposed City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement P.M.T.S.A.s and amongst other matters, endorsed the Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines (the "Land Use Document").

The Land Use Document reviewed various land use options for the Central Oshawa P.M.T.S.A. It concluded that a land use plan that focuses on maximizing the potential of developable lands and emphasizing the importance of a seamless high-density redevelopment linkage between the Central Oshawa P.M.T.S.A. and the Downtown Oshawa Urban Growth Centre is an important component of the City's intensification efforts within the built-up area. This plan, in addition to allowing more land for transit-supportive, high-density development, also features appropriately situated lands for medium density residential development in order to facilitate a compatible, sensitive transition between the Central Oshawa P.M.T.S.A. and surrounding stable neighbourhoods. Owing to the size of the document, it is not attached to this Report but can be viewed at the following link:

[https://www.oshawa.ca/en/businessdevelopment/resources/Documents/MTSA\\_LUIR\\_UDG.pdf](https://www.oshawa.ca/en/businessdevelopment/resources/Documents/MTSA_LUIR_UDG.pdf)

The recommendations of the Land Use Document were implemented through the approval of amendments to the O.O.P. and Zoning By-law 60-94 concerning the designation of two (2) P.M.T.S.A.s in Oshawa by City Council on June 23, 2025, which are now pending Provincial approval and the resolution of an ongoing appeal to the Ontario Land Tribunal.

## **4.2 Urban Growth Centre Community Improvement Plan – Land Use Background**

On February 29, 2016, Council adopted the U.G.C. C.I.P. The goals of the U.G.C. C.I.P. are to encourage both residential and non-residential development in the U.G.C and recognize the important land use relationship between provincial, regional and local planning legislation. The objective of the U.G.C. C.I.P. is to intensify Oshawa's U.G.C. to achieve a combined density of:

- 133 persons/jobs per hectare by 2021
- 166 persons/jobs per hectare by 2026
- 200 persons/jobs per hectare by 2031

The U.G.C. is a key growth area of the City. In order to address an increase in commercial vacancies, which pose challenges to economic vitality, public perception and investment attraction, amendments to the U.G.C. C.I.P. are required in order that the goals and objective of the U.G.C. C.I.P. continue to be met.

## **4.3 Relevant Provincial Legislation and Initiatives**

### **4.3.1 Planning Act, R.S.O. 1990, c. P.13**

Section 28 of the Ontario Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act") provides the primary legislative framework for community improvement planning. Where an official plan in effect in a local municipality contains provisions relating to community improvement in the municipality, Section 28 specifically allows municipalities to designate by by-law "an area covered by such an official plan as a community improvement project area" and subsequently "a plan suitable for adoption as a community improvement plan for the community improvement project area."

#### **4.3.2 Provincial Planning Statement, 2024**

The Provincial Planning Statement, 2024 (“P.P.S.”) is a land use planning policy framework that replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The P.P.S. provides municipalities with tools to plan for and support development and increase the housing supply across the province.

The P.P.S. requires that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. The target in the new Durham Regional Official Plan (“Envision Durham”) for the City of Oshawa is 50% intensification. Any higher density residential development that takes place in the Central Oshawa P.M.T.S.A. and/or the U.G.C. will assist in efforts to achieve the City’s overall intensification target.

The P.P.S. also states that planning authorities are encouraged to promote development and intensification within major transit station areas by planning for land uses and built form that supports the achievement of minimum density targets.

#### **4.4 Relevant Municipal Policy and Initiatives**

##### **4.4.1 Envision Durham**

The Central Oshawa P.M.T.S.A. is designated as a P.M.T.S.A. with a proposed GO Station and proposed GO Rail overlay in Envision Durham. Envision Durham outlines the objectives for P.M.T.S.A.s and states that development projects should strengthen the role of P.M.T.S.A.s by being a focal point for high-density, mixed-use destinations characterized by a walkable, transit-oriented, pedestrian friendly public realm with strong and active transportation connections within convenient walking distance of existing and planned rapid transit stations.

P.M.T.S.A.s shall be planned to support an overall, long-term density target of at least 150 people and jobs per gross hectare.

The U.G.C. is designated as a U.G.C. in Envision Durham. Envision Durham outlines the objectives for U.G.C.s and states that they should be intensive, mixed-use and complete communities that act as focal points for residential intensification, and continue to strengthen as destinations offering commercial, cultural, entertainment, recreational and government functions for the broader surrounding community.

U.G.C.s shall be planned to support an overall, long-term density target of at least 200 people and jobs per gross hectare.

##### **4.4.2 Regional Revitalization Program**

In 2008, Regional Council established the Regional Revitalization Program (“R.R.P.”) to allow the Region to strategically assist private redevelopment projects through an area

municipal Community Improvement Plan (“C.I.P.”) that advances key goals of Envision Durham and achieve positive economic and community objectives.

The R.R.P. focuses only on C.I.P. projects that are supported by area municipalities.

In 2015, the Region undertook a review of the R.R.P. In January 2016, the program was amended to advance the timing and flow of Regional funds for approved C.I.P. projects under the R.R.P. and to enhance the service delivery of the overall program.

At the May 13, 2025 meeting of the Finance and Administration Committee, the Region considered the elimination of the R.R.P., and the report regarding the possible elimination of the R.R.P. was referred back to Regional staff until Fall 2025. Regional staff have subsequently confirmed as of September 29, 2025 that the R.R.P. is continuing “as is” while the Region awaits Provincial regulation that fully enables Regions to participate in local C.I.P.s.

Although it is unclear at this time if the Central Oshawa P.M.T.S.A. C.I.P. would be eligible under the R.R.P., staff would assist the development community in taking advantage of it to complement any incentives provided by the City.

The U.G.C. is eligible under the R.R.P. and staff continue to assist the development community in taking advantage of it to complement incentives provided by the City.

#### **4.4.3 Oshawa Official Plan**

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement P.M.T.S.A.s and adopted/approved the amendments. Staff were further authorized to forward the Council-adopted amendment to the O.O.P. to the Province of Ontario for approval, given that the Province is the approval authority in this instance. The amendments to the O.O.P. and Zoning By-law 60-94 will come into effect upon approval from the Province of Ontario as well as the resolution of an ongoing appeal of the Council-approved zoning by-law amendment to the Ontario Land Tribunal. For the purposes of this Report, staff are reviewing against, and citing the relevant policy context as if both the aforementioned Official Plan and Zoning By-law 60-94 amendments are in effect, as passed by Council on June 23, 2025.

The proposed Central Oshawa P.M.T.S.A. Community Improvement Area is designated as Central Oshawa P.M.T.S.A.

Policy 2.1.7.1(a) of the O.O.P. states:

“It is the intent of this Plan to ensure that lands surrounding existing and planned Commuter Stations are used for pedestrian-oriented development that complements and optimizes the support of transit services and active

transportation. In accordance with Policy 3.3.3 of this Plan, an area of influence surrounds Commuter Stations, within which development shall:

- (a) Consist of a mix of land uses at higher densities, in a compact, intensive urban form, to facilitate the provision and use of transit, where the existing or planned Commuter Station is served by heavy rail;”

Policy 2.16.1.8 of the O.O.P. states:

“Pursuant to Policy 2.1.8.1, development in the Central Oshawa Protected Major Transit Station Area shall be planned to achieve an overall minimum gross density target of 175 people and jobs per hectare, inclusive of a minimum of 25 jobs per hectare.”

These policies encourage a significant amount of increased growth through development and redevelopment of properties in the Central Oshawa P.M.T.S.A.

Community Improvement policies provided in Section 4.0 of the O.O.P. are also applicable. Policy 4.1.1 of the O.O.P. states:

“The City shall support programs and policies which will improve physically deteriorated areas of the City and which will be socially and economically beneficial to specific areas and the entire City.”

Policy 4.2.2 of the O.O.P. requires the City to designate, by by-law, specific Community Improvement Project Areas within the overall area Community Improvement Area delineated on Schedule “C” of the O.O.P. These ‘Community Improvement Project Areas’ are designated as ‘Sub-areas’ in Section 4.3 of the Oshawa Official Plan and illustrated on Schedule ‘C-1’ of the O.O.P.

Various amendments are required to be made to Section 4.0 and Schedule “C-1” of the O.O.P. to implement the proposed Central Oshawa P.M.T.S.A. Community Improvement Area. A general outline of the proposed Official Plan amendment to create a new Central Oshawa P.M.T.S.A. Community Improvement Area is contained in Attachment 2 to this Report.

The U.G.C. Community Improvement Area is designated as U.G.C. in the O.O.P.

As a prerequisite for the adoption of a C.I.P., Council has designated the U.G.C. Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Section 28(2) of the Planning Act.

The U.G.C. Community Improvement Area is located in Sub-area A on Schedule “C-1” of the O.O.P.

#### **4.4.4 Zoning By-law**

The Central Oshawa P.M.T.S.A. Community Improvement Area is zoned to permit a range of residential uses, institutional uses, commercial uses and parks/open space at varying, transit-supportive densities.

The zoning on the eastern and western boundaries of the Central Oshawa P.M.T.S.A. Community Improvement Area permits a range of residential uses with limited institutional and commercial uses. This zoning will facilitate the transition between the Central Oshawa P.M.T.S.A. and surrounding stable neighbourhoods.

The zoning in the remaining area of the Central Oshawa P.M.T.S.A., including those lands fronting along Simcoe Street South and First Avenue, permits an extensive list of residential, commercial and institutional uses at higher, transit-supportive densities (see Attachment 1).

The zoning of the Central Oshawa P.M.T.S.A. also contains “h” holding symbols, which are used in conjunction with a zone when the proposed uses for certain lands are considered premature or inappropriate for development at a certain time, or until a land developer has met certain conditions or requirements. The various holding symbol conditions that must be met before any development can occur include items such as:

- The completion of a Municipal Class Environmental Assessment for First Avenue/McNaughton Avenue and conveyance of any lands to the City required for the future road widening;
- Preparation of appropriate studies including engineering and environmental impact studies;
- Funding has been secured from the developer in the event that the Region of Durham has passed an appropriate by-law required under the GO Transit Station Funding Act, 2023; and,
- A Stormwater Management Study including a Downstream Impact Analysis is completed.

The U.G.C. is zoned to permit intensification through a range of higher density residential uses, institutional uses, commercial uses and parks/open space.

#### **4.5 Proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan**

The proposed Central Oshawa P.M.T.S.A. C.I.P. (see Attachment 3) encourages the transformation of the Central Oshawa P.M.T.S.A. into a high-density, complete community with a mix of residential, commercial and institutional developments at transit-supportive densities. The Central Oshawa P.M.T.S.A. C.I.P. will also help to create a vibrant, attractive and animated community with vibrant community spaces and an open space network.



The proposed Central Oshawa P.M.T.S.A. Community Improvement Area is generally bounded by John Street and Eulalie Avenue to the north, Ritson Road South to the east, Highway 401 to the south, and the Oshawa Creek Valley to the west, and also includes certain lands east of Ritson Road South (see Attachment 1). This aligns with the boundary of the Central Oshawa P.M.T.S.A. land use designation in the O.O.P.

The proposed Central Oshawa P.M.T.S.A. C.I.P. consists of an Increased Assessment Grant Program, a Municipal Property Acquisition, Investment and Partnership Program and an Increasing Commercial Occupancy Program which are generally described in the following sections.

#### **4.5.1 Increased Assessment Grant Program**

The Increased Assessment Grant Program is described as follows:

- The Increased Assessment Grant Program will provide grants on a sliding scale (e.g. Year 1 – 90%, Year 2 – 80%, etc.) for part or all of the increase in City taxes attributable to the construction of residential or mixed-use commercial/residential buildings that result in an increase in assessed value. Eligible residential uses are typically limited to apartments, flats or block townhouses. Standalone commercial buildings would not be eligible.
- The approval of any Increased Assessment Grant will be administered on a case-by-case basis, as all Increased Assessment Grants, regardless of value, must be approved by City Council.
- In the circumstances of a condominium only, the applicant may continue to be entitled to receive increased assessment grants provided that all future proposed condominium owners assign the grant pursuant to Section 28(7) of the Planning Act, prior to closing of the purchase of the condominium.
- All grant applications must be approved before a building permit is issued.
- The applicant will be required to enter into an agreement with the City to address such matters as an accessibility plan, architectural control, the use of local trades, compliance with the City's by-laws and performance timelines.
- The Increased Assessment Grant Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to encourage (re)development of vacant, underdeveloped and/or underutilized parcels, which may involve land assembly of smaller properties, in order to achieve the target densities and land uses in accordance with the Oshawa Official Plan and Zoning By-law 60-98.

#### **4.5.2 Municipal Property Acquisition, Investment and Partnership Program**

The Municipal Property Acquisition, Investment and Partnership Program is described as follows:

- The Municipal Property Acquisition, Investment and Partnership Program is a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Central Oshawa P.M.T.S.A. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will allow the City to rehabilitate properties that it already owns, acquire key strategic parcels either for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objectives of the Central Oshawa P.M.T.S.A. C.I.P. and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in the Central Oshawa P.M.T.S.A. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.
- The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa P.M.T.S.A. Community Improvement Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.
- No eligibility criteria are required given that the program has been developed for the City to have a role in achieving the goals of the Central Oshawa P.M.T.S.A. Community Improvement Plan.
- The Municipal Property Acquisition, Investment and Partnership Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa P.M.T.S.A. Community Improvement Area. These projects which may include strategic acquisition of land for municipal purposes such as parks and open space, or for future public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in accordance with the Oshawa Official Plan and Zoning By-law 60-94.

### **4.5.3 Increasing Commercial Occupancy Program**

The Increasing Commercial Occupancy Program is described as follows:

- The Increasing Commercial Occupancy Program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Central Oshawa P.M.T.S.A. C.I.P. Area.
- The Increasing Commercial Occupancy Program will reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.
- The Increasing Commercial Occupancy Program will be funded by the C.I.P. reserve fund which receives an annual contribution.
- The Increasing Commercial Occupancy Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goals of this program are to:

- Lower barriers to entry for entrepreneurs and small businesses.
- Encourage adaptive reuse of underutilized spaces.
- Simulate foot traffic and local spending.
- Support revitalization and beautification efforts.

### **4.6 Proposed Amendments to the Urban Growth Centre Community Improvement Plan**

The proposed amendments to the U.G.C. C.I.P. are appropriate to align with the proposed Central Oshawa P.M.T.S.A. C.I.P. (see Attachment 4).

The amendments include the introduction of a new Municipal Property Acquisition, Investment and Partnership Program and a new Increasing Commercial Occupancy Program. These programs are described in the following sections.

#### **4.6.1 Municipal Property Acquisition, Investment and Partnership Program**

The Municipal Property Acquisition, Investment and Partnership Program is described as follows:

- The Municipal Property Acquisition, Investment and Partnership Program is a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the U.G.C. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will allow the City to rehabilitate properties that it already owns, acquire key strategic parcels either

for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objective of the U.G.C. C.I.P. and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in the U.G.C. Community Improvement Area.

- The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.
- The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in the revitalization of the U.G.C. Community Improvement Area. For this reason, no private landowners are able to make an application and no eligibility criteria is required.
- The Municipal Property Acquisition, Investment and Partnership Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the U.G.C. Community Improvement Area, which may include strategic acquisition of land for municipal purposes such as parks and open space, or for future public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in accordance with the Oshawa Official Plan and Zoning By-law 60-94.

#### **4.6.2 Increasing Commercial Occupancy Program**

The Increasing Commercial Occupancy Program is described as follows:

- The Increasing Commercial Occupancy Program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the U.G.C. C.I.P. Area.
- The Increasing Commercial Occupancy Program will reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.
- The Increasing Commercial Occupancy Program will be funded by the C.I.P. reserve fund which receives an annual contribution.
- The Increasing Commercial Occupancy Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goals of this program are to:

- Lower barriers to entry for entrepreneurs and small businesses.

- Encourage adaptive reuse of underutilized spaces.
- Simulate foot traffic and local spending.
- Support revitalization and beautification efforts.

#### **4.7 Cancellation of Simcoe Street South Renaissance Community Improvement Plan**

In 2003, City Council adopted the Simcoe Street South Renaissance Community Improvement Plan (the “Simcoe Street South Renaissance C.I.P.”).

The boundaries of the Simcoe Street South Renaissance Community Improvement Area are centered on Simcoe Street South between John Street to the north and Bloor Street to the south.

The objectives of the Simcoe Street South Renaissance C.I.P. are:

- To maintain and improve the existing building stock in the Simcoe Street South corridor between John Street and Bloor Street;
- To recognize the Simcoe Street South corridor as an important transportation link from Highway 401 and the Urban Growth Centre;
- To enhance the streetscape to provide for an attractive and appealing gateway into the Urban Growth Centre; and,
- To provide financial incentives for the rehabilitation, development and redevelopment of properties.

The Simcoe Street South Renaissance C.I.P. contains four financial incentive programs to encourage development and redevelopment along Simcoe Street South including an:

- Economic Stimulus Grant;
- Façade and Accessibility Improvement Grant;
- Increased Assessment Grant; and,
- Upgrade to Building and Fire Codes Grant.

The cancellation of the Simcoe Street South Renaissance C.I.P. moving forward is appropriate for the following reasons:

- The boundary area of the proposed Central Oshawa P.M.T.S.A. Community Improvement Area encompasses the lands currently within the Simcoe Street South Renaissance Community Improvement Area.
- To date, the City has only received six applications for the Simcoe Street South Renaissance C.I.P.
- There is an abundance of land within the Central Oshawa P.M.T.S.A. which currently sits vacant, underdeveloped and/or underutilized which contributes to the need for an expansion of the boundary area for a C.I.P.

- Expanding the C.I.P. area, will ensure that it is contiguous with the Downtown Oshawa Urban Growth Centre (which itself has a C.I.P.) and would significantly contribute to the City's efforts to encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve new higher and transit-supportive density, mixed-use development befitting the intended purpose and function of the Central Oshawa P.M.T.S.A.

Section 5.2.4 "Cancellation" of the Simcoe Street South Renaissance C.I.P. states that:

"The City of Oshawa may discontinue the grant programs in the Simcoe Street South Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the grant programs in this Community Improvement Plan will continue to be honoured."

Given the above rationale it is appropriate to discontinue the Simcoe Street South Renaissance C.I.P. upon adoption of the proposed Central Oshawa P.M.T.S.A. C.I.P.

## **5.0 Financial Implications**

The introduction of a new increased assessment grant program for the proposed Central Oshawa P.M.T.S.A. C.I.P. would be funded through a tax increment financing process using increased City tax revenues resulting from development.

The increase in the budget to fund the grant will be more than offset over time by the increased taxation revenue received from the development.

The introduction of a new municipal property acquisition, investment and partnership program for the proposed Central Oshawa P.M.T.S.A. C.I.P. and U.G.C. C.I.P. would be funded through a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

The introduction of a new increasing commercial occupancy program for the proposed Central Oshawa P.M.T.S.A. C.I.P. and U.G.C. C.I.P. would be funded through the C.I.P. reserve fund which receives an annual contribution.

Anticipated costs to the City such as the passing of any by-laws are included in the appropriate departmental operating budgets.

## **6.0 Relationship to the Oshawa Strategic Plan**

This Report responds to the Oshawa Strategic Plan Priority Area:

"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.

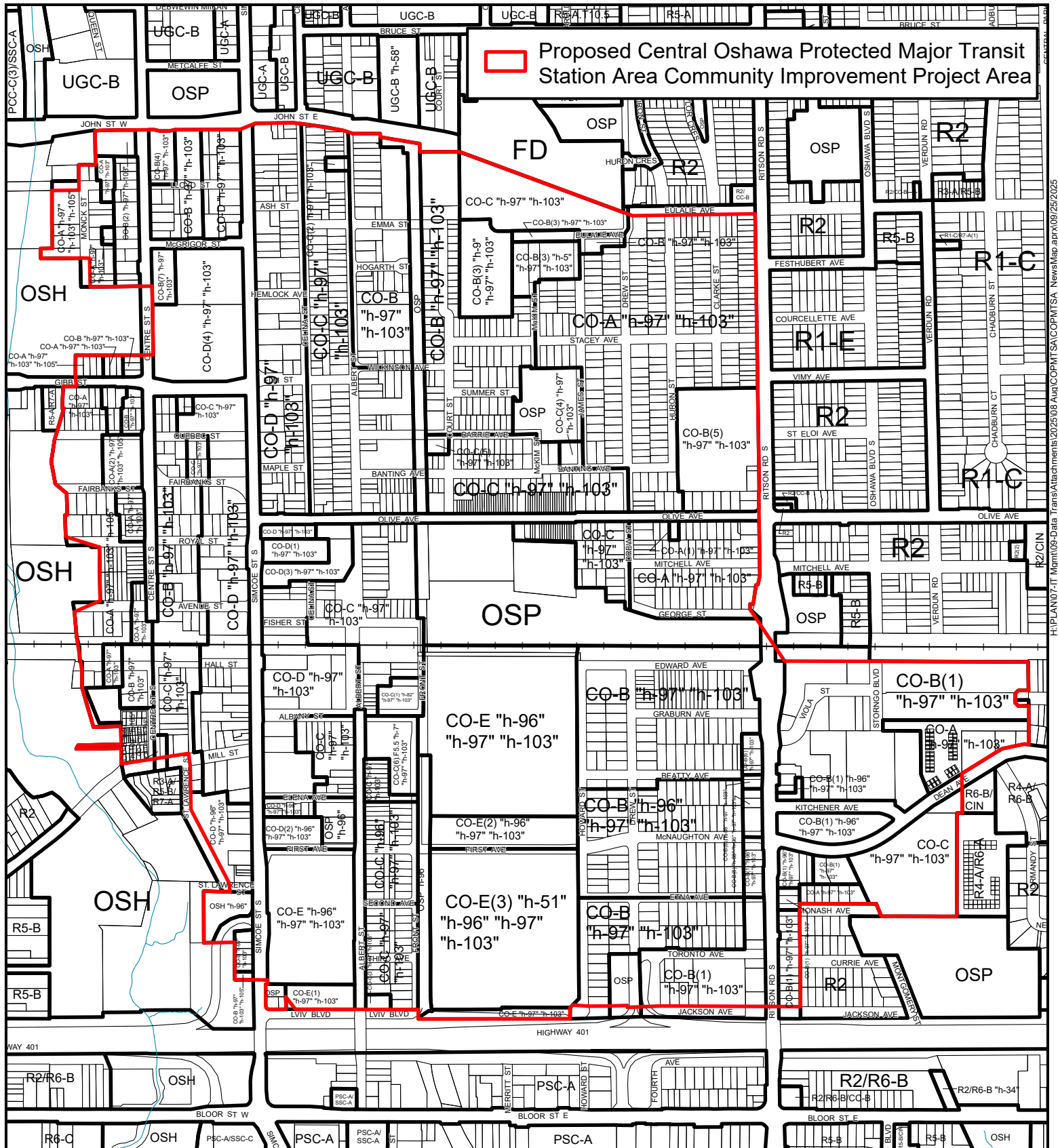


Stephanie Sinnott, Commissioner,  
Corporate and Finance Services Department



Anthony Ambra, P.Eng., Commissioner  
Economic and Development Services Department

Ward: All Wards  
File: 12-04-5136





## Proposed Amendment to the City of Oshawa Official Plan

### Issue:

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain protected major transit station areas. Among other matters, Council authorized staff to initiate the public process under the Planning Act for Council to consider a new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan.

Amendments to the Oshawa Official Plan are necessary in order to implement the direction of Council to consider a proposed new Central Oshawa Community Improvement Plan.

### Proposed Amendment:

- (a) Amend the opening sentence of Policy 4.2.3 of the Oshawa Official Plan by replacing the word “and” preceding the words “the Wentworth Street West” with a comma, and by inserting the words “and the Central Oshawa Protected Major Transit Station Area Community Improvement Area” following the words “Wentworth Street West Community Improvement Area”, such that the opening sentence of Policy 4.2.3, as amended, reads as follows:

“The delineation of the Renaissance Community Improvement Area and the Urban Growth Centre Community Improvement Area, the Harbour Road Area Community Improvement Area, the Wentworth Street West Community Improvement Area and the Central Oshawa Protected Major Transit Station Area Community Improvement Area shown as Schedule “C-1” are based on the following criteria:”

- (b) Amend paragraph (a) of Policy 4.2.3 of the Oshawa Official Plan by:

- (i) Inserting the words “as well as land assembly and/or municipal property acquisition” following the words “various improvements” in the second sentence; and,
- (ii) Inserting the words “or underutilized” following the words “redevelop vacant” in the second sentence, such that the second sentence of paragraph (a) of Policy 4.2.3, as amended, reads as follows:

“Various improvements as well as land assembly and/or municipal property acquisition are required to redevelop vacant or underutilized lands, upgrade deteriorated buildings, provide for the adaptive reuse of existing buildings and address related aesthetic improvements.”

(c) Amend Policy 4.2.3 of the Oshawa Official Plan by adding a new paragraph (h) as follows:

“(h) The Central Oshawa Protected Major Transit Station Area, consisting of lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue, exhibits indicators of economic decline such as deteriorated buildings and underutilized and vacant properties, as well as a fragmented and irregular property fabric that is not conducive to achieving economies of scale necessary for efficient higher density redevelopment. The main objective of the Central Oshawa Protected Major Transit Station Area is to deliver transit-supportive densities surrounding the future planned Central Oshawa GO Station. Various improvements as well as land assembly and/or municipal property acquisition are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.”

(d) Amend Policy 4.2.4 of the Oshawa Official Plan by:

- (i) Replacing the word “and” in the first sentence with a comma;
- (ii) Inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Area” in the first sentence following the words “Wentworth Street West Community Improvement Area”;
- (iii) Replacing the word “and” in the second sentence with a comma; and,
- (iv) Inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas” in the second sentence following the words “Wentworth Street West Community Improvement Project Areas”, such that Policy 4.2.4, as amended, reads as follows:

“The overall Renaissance Community Improvement Area, Urban Growth Centre Community Improvement Area, Harbour Road Area Community Improvement Area, Wentworth Street West Community Improvement Area and Central Oshawa Protected Major Transit Station Area Community Improvement Area in the City are delineated on Schedule “C-1”. The City shall, by by-law, designate specific Renaissance Community Improvement Project Areas, Urban Growth Centre Community Improvement Project Areas, Harbour Road Area Community Improvement Project Areas, Wentworth Street West Community Improvement Project Areas and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas within the overall area delineated on Schedule “C-1”.

(e) Amend the opening sentence of Policy 4.3.4 of the Oshawa Official Plan by replacing the word “and” preceding the words “Wentworth Street West” with a comma, and by inserting the words “and Central Oshawa Protected Major Transit Station Area

Community Improvement Area” following the words “Wentworth Street West Community Improvement Area”, such that the opening sentence of Policy 4.3.4, as amended, reads as follows:

“The overall Renaissance Community Improvement Area, Urban Growth Centre Community Improvement Area, the Harbour Road Area Community Improvement area, Wentworth Street West Community Improvement Area and Central Oshawa Protected Major Transit Station Area Community Improvement Area delineated on Schedule “C.1” are composed of sub-areas as follows:”

- (f) Amend Policy 4.3.4 of the Oshawa Official Plan by adding text under a new Sub-area H as follows:

**“Central Oshawa Protected Major Transit Station Area Community Improvement Area**

**Sub-area H**

This area is comprised of certain lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue. Various improvements are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.”

- (g) Amend Policy 4.4.1 of the Oshawa Official Plan by replacing the word “and” in the first sentence with a comma, and by inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas” in the first sentence, such that Policy 4.4.1, as amended, reads as follows:

“The City shall prepare Community Improvement Plans for Community Improvement Project Areas, Urban Growth Centre Community Improvement Project Areas, Renaissance Community Improvement Project Areas, Harbour Road Area Community Improvement Project Areas, Wentworth Street West Community Improvement Project Areas and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas. Community Improvement Plans shall be prepared in conformity with this Plan and shall serve as the basis for community improvement upon their approval by the City.”

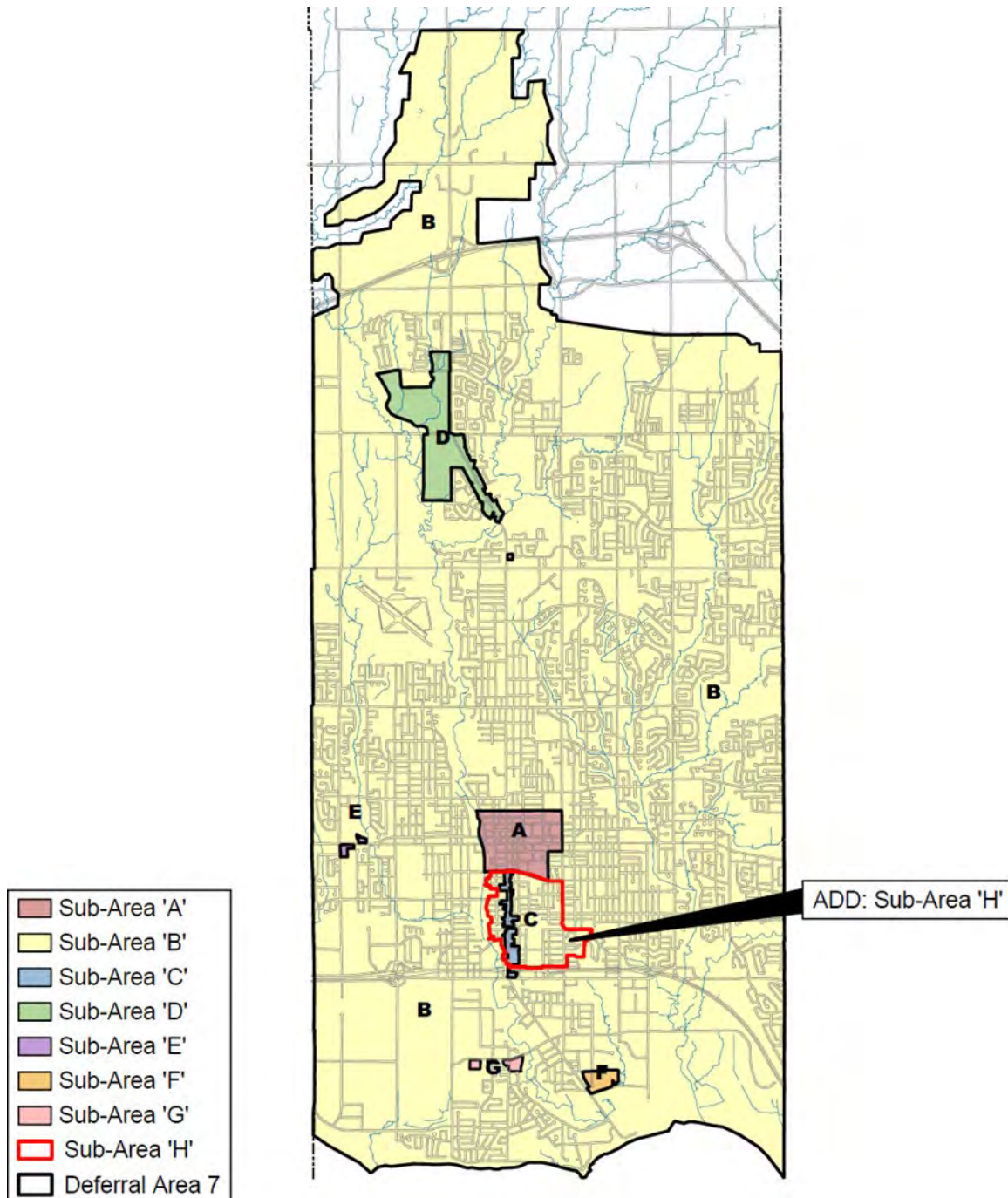
- (h) Amend Policy 4.4.3 of the Oshawa Official Plan by deleting the word “and” at the end of paragraphs (l) and (n), and by inserting the following new paragraph (o) and renumbering the existing paragraph (o) as paragraph (p):

“(o) The provision of incentive programs for certain types of intensification and (re)development including construction of a mix of uses at higher densities, in a compact, intensive urban form on certain lands generally located on the north side of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue; and”

- (i) Amend paragraph (e) of Policy 4.4.3 of the Oshawa Official Plan by adding the text “, for capital projects and for future public/private partnerships to rehabilitate and redevelop publicly or privately-owned lands” after the words “community uses”, such that paragraph (e), as amended, reads as follows:

“Land acquisition for community uses, for capital projects and for future public/private partnerships to rehabilitate and redevelop publicly or privately-owned lands;”

- (j) Amend Schedule ‘C-1’, Renaissance Community Improvement Area and Urban Growth Centre Community Improvement Area, of the Oshawa Official Plan to add thereon Sub-area H to the map and legend as generally shown on the map provided:



# Central Oshawa Protected Major Transit Station Area Community Improvement Plan



Investing in our  
Community

The City of Oshawa's Central Oshawa Protected Major Transit Station Area Community Improvement Plan consists of the following:

- PART A      -      The Preamble which does not constitute part of the actual Community Improvement Plan but is included for reference.
  
- PART B      -      The actual Central Oshawa Protected Major Transit Station Area Community Improvement Plan consisting of text and Figure 1 which identifies the lands to which the Community Improvement Plan applies.
  
- PART C      -      Appendices 1 and 2 consisting of the Criteria and Evaluation Table for the Increasing Commercial Occupancy Program and the notice of the statutory public meeting, respectively, neither of which constitutes part of the actual Community improvement Plan but are included for reference.

Adopted by Oshawa City Council on \_\_\_\_\_

\*Please note, on June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain Protected Major Transit Station Areas. Council adopted the proposed amendment to the Oshawa Official Plan (Amendment 233) and approved the associated amendment to Zoning By-law 60-94 (Amending By-law 75-2025). Staff were also authorized to forward Amendment 233 to the Oshawa Official Plan to the Province of Ontario for approval, as the Province is the approval authority in this instance. The amendments to the Oshawa Official Plan and Zoning By-law 60-94 will come into effect upon approval of Amendment 233 by the Province of Ontario as well as the resolution of an appeal to the Ontario Land Tribunal of By-law 75-2025. For the purposes of this draft Community Improvement Plan, staff are citing the relevant policy context as if both the aforementioned Official Plan and Zoning By-law 60-94 amendments are in effect, as passed by Council on June 23, 2025.

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Note: Sections 7.0, 8.0, 9.0, 10.0 and Figure 1 constitute the Central Oshawa Protected Major Transit Station Area Community Improvement Plan as adopted by By-law \_\_\_\_\_ pursuant to Section 28 (4) of the Planning Act, R.S.O. 1990, c. P.13. Other sections of this document are provided for information purposes only.





# **Part A**

## **Preamble**

## **1.0 Introduction**

The goals of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan are to:

- Encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in the Central Oshawa Protected Major Transit Station Area;
- Recognize the Central Oshawa Protected Major Transit Station Area as an important transportation link bridging Highway 401 and the planned Central Oshawa GO Train Station to the Downtown Oshawa Urban Growth Centre; and,
- Provide financial incentives for the rehabilitation and (re)development of properties that contribute to achieving the planned land uses, densities and urban design criteria for the Central Oshawa Protected Major Transit Station Area in accordance with the policies of the Oshawa Official Plan.

The primary objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan is to intensify the Central Oshawa Protected Major Transit Station Area and develop this area with a mix of land uses at higher densities, in a compact, intensive urban form, and to support an overall long-term density target of at least 175 people and jobs per gross hectare.

Based on the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan, two financial incentive programs and a municipal property acquisition, investment and partnership program have been created to encourage and facilitate development and redevelopment of properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

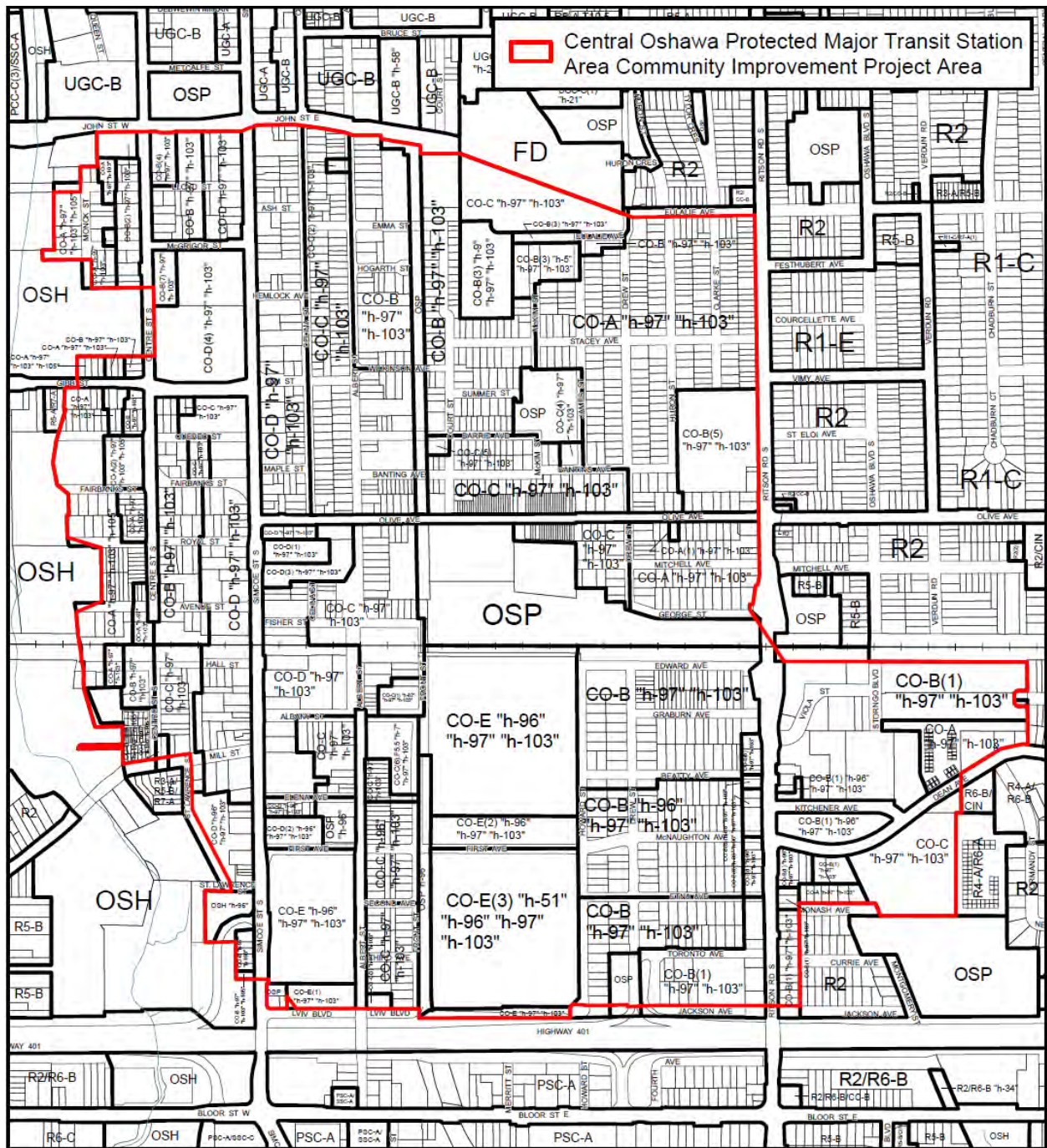
The City of Oshawa has a rich and successful history of using Community Improvement programs to improve certain areas of the City. The programs range from incentives to improve the Downtown Oshawa Urban Growth Centre to incentives to promote the remediation and redevelopment of brownfield sites.

## **2.0 Central Oshawa Protected Major Transit Station Area Community Improvement Project Area**

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan applies to all lands within the designated Central Oshawa Protected Major Transit Station Area Community Improvement Project Area (“Project Area”), as shown on Figure 1.

The boundaries of the Project Area are consistent with the limits of the Central Oshawa Protected Major Transit Station Area designation, as delineated in the Oshawa Official Plan.

**Figure 1: Central Oshawa Protected Major Transit Station Area Community Improvement Project Area**



### 3.0 Ontario Planning Act

Section 28 of the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the “Planning Act”), allows municipalities, where it is indicated in an Official Plan relating to community improvement, to designate by by-law “an area covered by such an official plan as a community improvement project area” and subsequently, “a plan suitable for adoption as a community improvement plan for the community improvement project area.”

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan as contained in Sections 8 to 11 and Figure 1 of this document has been prepared in accordance with the provisions of the Planning Act.

The process to prepare this Community Improvement Plan included a statutory public meeting held in accordance with Section 17 of the Planning Act. The statutory public meeting was held on October 6, 2025 and was advertised in accordance with the City of Oshawa's Public Notice Policy GOV-23-02 (see Appendix 1).

This Community Improvement Plan was approved by City Council on \_\_\_\_\_ after receiving public input.

## **4.0 Background Information**

### **4.1 Oshawa Official Plan**

The Central Oshawa Protected Major Transit Station Area Community Improvement Project Area is currently designated as Central Oshawa Protected Major Transit Station Area in the Oshawa Official Plan, as shown on Figure 2.

The Central Oshawa Protected Major Transit Station Area Community Improvement Project Area largely consists of vacant and/or underutilized properties, as well as a fragmented and irregular property fabric, which are appropriate for (re)development and intensification.

Policy 2.1.7.1(a) of the Oshawa Official Plan states:

"It is the intent of this Plan to ensure that lands surrounding existing and planned Commuter Stations are used for pedestrian-oriented development that complements and optimizes the support of transit services and active transportation. In accordance with Policy 3.3.3 of this Plan, an area of influence surrounds Commuter Stations, within which development shall:

- (a) Consist of a mix of land uses at higher densities, in a compact, intensive urban form, to facilitate the provision and use of transit, where the existing or planned Commuter Station is served by heavy rail;"

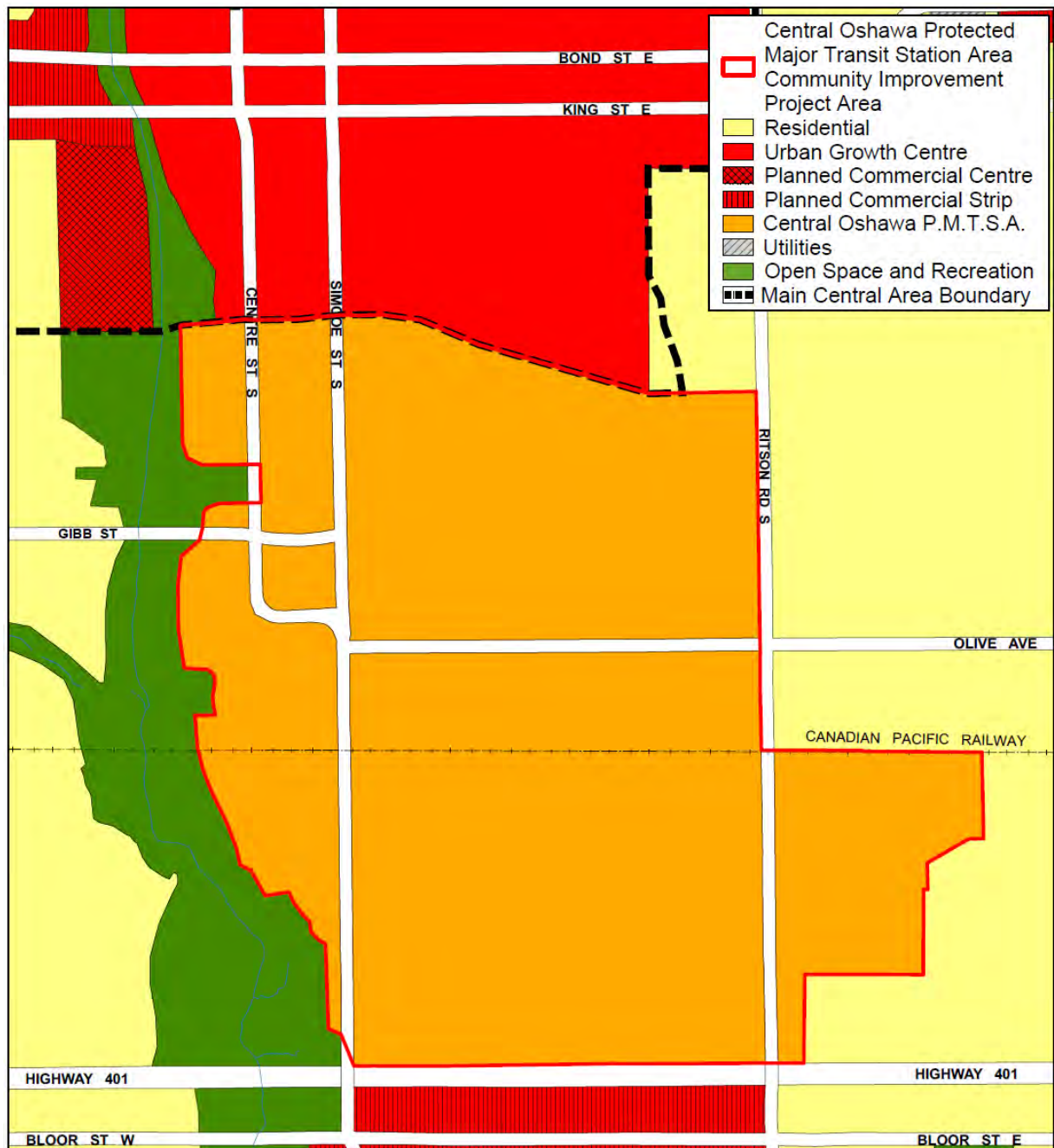
Policy 2.16.1.8 of the Oshawa Official Plan states:

"Pursuant to Policy 2.1.8.1, development in the Central Oshawa Protected Major Transit Station Area shall be planned to achieve an overall minimum gross density target of 175 people and jobs per hectare, inclusive of a minimum of 25 jobs per hectare."

These policies encourage the (re)development of properties with increased densities in a compact, intensive urban form in the Central Oshawa Protected Major Transit Station Area.



**Figure 2: Official Plan Land Use Designations**



## 4.2 Community Improvement Policies in the Oshawa Official Plan

Section 4.0 of the Oshawa Official Plan contains a number of policies pertaining to community improvement.

Policy 4.1.1 of the Oshawa Official Plan states:

“The City shall support programs and policies which will improve physically deteriorated areas of the City and which will be socially and economically beneficial to specific areas and the entire City.”

Section 4.0 also notes that the City has the ability to designate by by-law a Community Improvement Project Area.

Schedule “C-1”, Renaissance Community Improvement Area, of the Oshawa Official Plan delineates eight Sub-areas: Sub-area A, Sub-area B, Sub-area C, Sub-area D, Sub-area E and Sub-area F, Sub-area G and Sub-area H.

Sub-area H is based on the following criteria:

- The Central Oshawa Protected Major Transit Station Area, consisting of lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue, exhibits indicators of economic decline such as deteriorated buildings and underutilized and vacant properties, as well as a fragmented and irregular property fabric that is not conducive to achieving economies of scale necessary for efficient higher density redevelopment. The main objective of the Central Oshawa Protected Major Transit Station Area is to deliver transit-supportive densities surrounding the future planned Central Oshawa GO Station. Various improvements as well as land assembly and/or municipal property acquisition are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.

Section 7 of this Community Improvement Plan describes three programs to address these issues.

As a prerequisite for the adoption of a Community Improvement Plan, Council has designated the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Subsection 28(2) of the Planning Act.

#### **4.3 Zoning By-law 60-94**

Figure 3 shows the zoning for the properties located within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

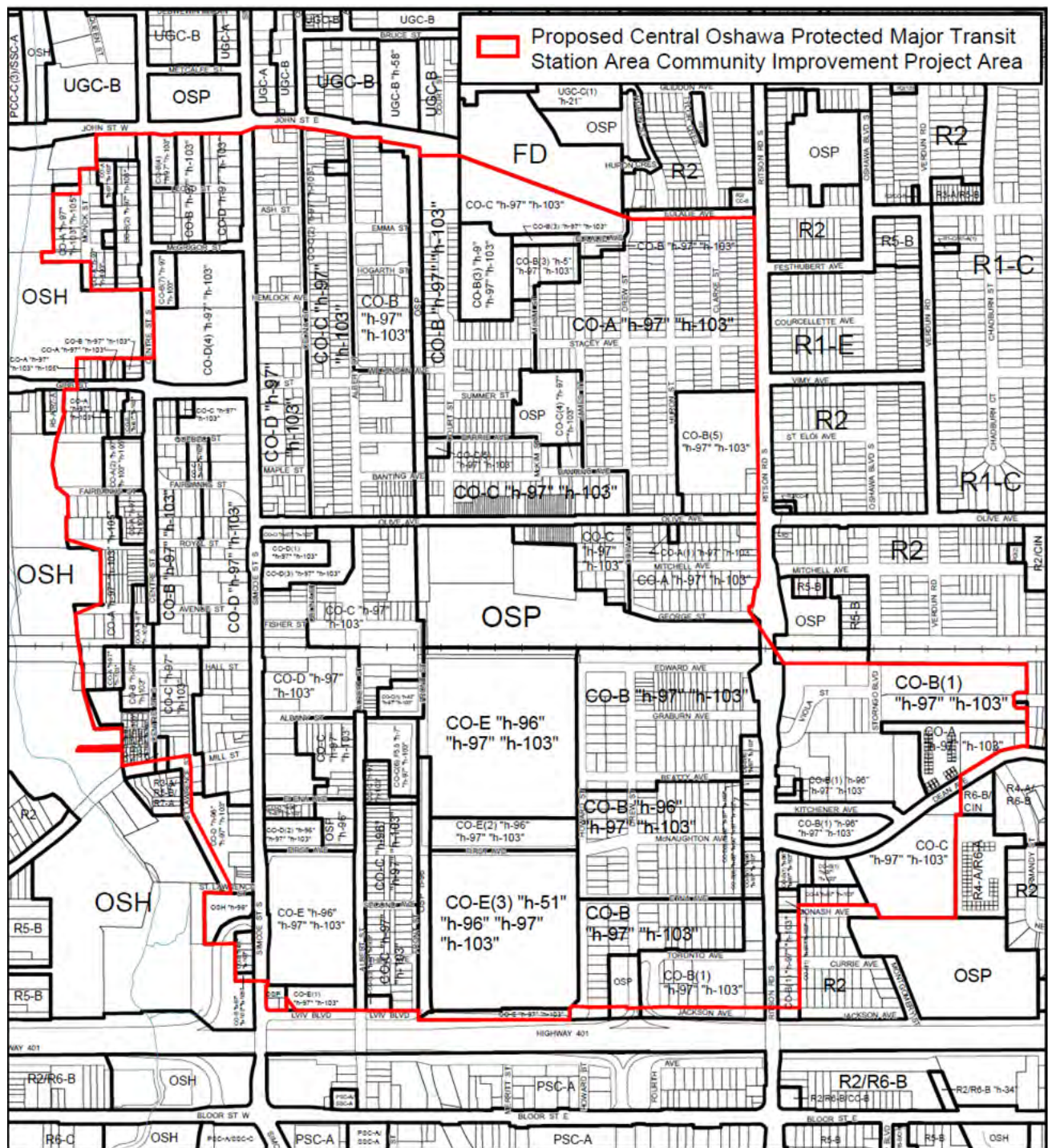
The current zoning permits a range of residential uses, institutional uses, commercial uses and parks/open space at varying, transit-supportive densities. The zoning on the eastern and western boundaries of the Central Oshawa Protect Major Transit Station Area permits a range of residential uses with limited institutional and commercial uses subject to certain special conditions and holding symbols. This zoning will facilitate the transition between the Central Oshawa Protected Major Transit Station Area and surrounding stable neighbourhoods.

The zoning in the remaining area of the Central Oshawa Protect Major Transit Station Area, including those lands fronting Simcoe Street South and First Avenue, permits an extensive list of residential, commercial and institutional uses at higher, transit-supportive densities, subject to certain special conditions and holding symbols.

It should be noted that Section 4 and Figures 2 and 3 are intended to provide a general overview of the planning framework at the time that this Community Improvement Plan was prepared. For specific and current information regarding the Oshawa Official Plan and Zoning By-law 60-94, the actual documents should be consulted.



**Figure 3: City of Oshawa Zoning By-law 60-94**



#### 4.4 Previous Central Oshawa Protected Major Transit Station Area Studies

A Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines Study was completed in 2024. This study reviewed various land use options for the Central Oshawa Protected Major Transit Station Area. It concluded that a land use plan that focuses on maximizing the potential of developable lands and emphasizing the importance of a seamless high-density redevelopment linkage between the Central Oshawa Protected Major Transit Station Area and the Downtown Oshawa Urban Growth Centre is an important component of the City's intensification efforts within the built-up area. This plan, in addition to allowing

more land to be developed for transit-supportive, high-density residential development, also features appropriately situated lands for medium density residential development in order to facilitate a compatible, sensitive transition between the Central Oshawa Protected Major Transit Station Area and surrounding stable residential neighbourhoods.

The Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines Study was endorsed, in principle, by Oshawa City Council in January 2025.

## **5.0 Benefits of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan**

The objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan is to intensify the Central Oshawa Protected Major Transit Station Area and support the development of this area with a mix of land uses at higher densities, in a compact, intensive urban form, and achieve an overall long-term density target of at least 175 people and jobs per gross hectare.

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan was prepared on the basis that the (re)development of the Central Oshawa Protected Major Transit Station Area is in the public interest since the development will help to:

- Increase assessment and job creation;
- Reduce greenfield development through infilling and intensification consistent with Provincial Policy;
- Use municipal services more effectively;
- Encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve new higher density, mixed-use development in the Central Oshawa Protected Major Transit Station Area;
- Facilitate and promote active transportation by creating an ideal “first mile/last mile” pedestrian and cycling environment;
- Recognize the Central Oshawa Protected Major Transit Station Area as an important transportation link connecting Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre; and,
- Revitalize the Central Oshawa Protected Major Transit Station Area by providing opportunities for new development, including a broader range of accommodation at higher densities.
- Support ridership at the future Central Oshawa GO Train Station.
- Increase housing supply.

## **6.0 Community Improvement Plan Funding Sources**

The programs described in this Plan are funded solely by the City of Oshawa.



**Part B**  
**The City of Oshawa**  
**Central Oshawa Protected**  
**Major Transit Station Area**  
**Community Improvement Plan**

## 7.0 Community Improvement Plan

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan consists of three programs which are outlined below.

### 7.1 Increased Assessment Grant Program

This program is intended to provide a financial incentive for the development and redevelopment of properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area by providing a grant to pay a portion of City taxes attributable to the increased assessment over a nine-year period. This program is not structured as a tax rebate program and any tax increases relating to reassessments resulting from property improvements will be phased in.

#### 7.1.1 Area of Application

The Increased Assessment Grant Program is available to all registered property owners within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

#### 7.1.2 Details

Grants will be paid over a nine-year period with Year 1 of the program defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed. For example, if an eligible building is completed and reassessed effective May 1, 2025, Year 1 of the grant schedule would be 2026. The first annual grant would be provided at the end of 2026 based upon 12 months (i.e. January to December). The Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1.

**Table 1: Grant Amounts per Year: Based on the Increased Assessment Value**

<b>Year of Increased Assessment Value</b>	<b>Grant as a Percentage of the Year 1 City Taxes on Increased Assessment Value</b>
Year 1	90%
Year 2	80%
Year 3	70%
Year 4	60%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%

#### 7.1.3 Eligibility for Grant

The applicants for an Increased Assessment Grant must be the registered owner(s) of the property and must undertake improvements to their property, which shall be of

sufficient size and cost to result in a reassessment of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive the Increased Assessment Grant.

The provision of any Increased Assessment Grant will be administered on a first come first served basis to the limit of available funding in accordance with any administrative rules governing this and other grant programs.

#### **7.1.4 General Terms of Grant Program**

The Increased Assessment Grant applies to the development and/or redevelopment of properties that result in an increase in assessed value. Eligible land uses are typically limited to apartments, flats or block townhouses in a standalone residential or mixed-use commercial/residential format and which are in compliance with Zoning By-law 60-94, as amended.

Any Increased Assessment Grant will be provided in accordance with the grant schedule shown in Table 1 under Section 7.1.2 to the registered owners of the property or the declarant of a condominium property on an annual basis. The declarant is the original owner of the development.

Any Increased Assessment Grant will be provided following the payment of all property tax installments for the year.

Any Increased Assessment Grant represents a percentage of increased taxes payable resulting from the improvements. Owing to this, the total value of the work completed and the amount of the City portion of the taxes paid prior to, and after redevelopment would have to be known.

All property taxes owing for each year, including in relation to a condominium, property taxes in relation to each unit of the condominium, must be fully paid for the entire year prior to the provision of any annual grant amount under this program. If a property tax installment is missed or payment is late, the City will have the option, without notice and at its own discretion, to reduce or to terminate any or all future grant payments.

Notwithstanding any administrative rules governing this and other grant programs, the City will not pay an annual grant which exceeds the City portion of the property tax collected in any year on the increased assessed value.

If a general reassessment subsequently reduces the annual property taxes owing for a property, the annual grant amount will be provided in accordance with the schedule but will not exceed the amount of the City portion of the taxes collected on the increased assessed value.

Tax increases resulting from general reassessments, changes in tax legislation or increases in the tax rate are not eligible to be considered for the purposes of calculating the grant.

If the ownership of rental property changes, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to future grant payments.

The amount of the grants over the life of the program shall not exceed the value of the work completed as indicated on the building permit application.

Increased Assessment Grants cannot be assigned to another person or Corporation and will only be provided to the registered owner of the rental property or the declarant of a condominium property as the case may be.

Applications for the Increased Assessment Grant Program must be submitted and approved before a building permit is issued.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this Plan and City Council to the satisfaction of the City.

All grants under the Increased Assessment Grant Program must be approved by Oshawa City Council.

Buildings or dwelling units that are constructed under the Increased Assessment Grant Program and are subsequently demolished or eliminated before the grant period expires shall not receive the remainder of the grants.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

#### **7.1.5 Other Programs**

Provided all eligibility criteria and conditions are met for this program, participation in the Increased Assessment Grant Program does not preclude the owner from being eligible for other grant and/or loan programs offered under the City's other Community Improvement Plans.

#### **7.1.6 Work Already Commenced**

The Increased Assessment Grant Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

#### **7.1.7 Procedures**

##### **7.1.7.1 Grant Application Submitted Prior to Issuance of a Building Permit**

The applicant is required to submit a completed Increased Assessment Grant application form to the City for approval prior to the issuance of a building permit.

##### **7.1.7.2 Council Approval**

All applications must be approved by City Council.

##### **7.1.7.3 Current Assessment Determined**

City staff will record the current assessment of the property and determine the amount of the City taxes payable.

#### **7.1.7.4 Increased Assessment Value Determined**

The applicant shall ensure that a post improvement assessment of the property is undertaken. Using the post improvement assessment, City staff shall determine the difference between the amount of City taxes prior to the construction of the building and the amount of City taxes to be paid after the construction of the building. The difference is known as the “increased assessment value” and shall be the portion eligible for a partial grant under this program. Subsequent increases in assessed value or increases to the tax rate are not eligible to be used to determine the amount of the grant.

#### **7.1.7.5 Provision of Grant**

Following the completion of the work, final building inspection by the Building Services branch of the Economic and Development Services Department and the payment of all property tax installments for that year, the Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1 in Section 7.1.2 of this Community Improvement Plan.

#### **7.1.7.6 Agreement with City**

The applicant will be required to enter into an agreement with the City to address matters such as, but not necessarily limited to, an approved accessibility plan, architectural control, the use of local trades where possible, compliance with City’s by-laws and performance timelines.

#### **7.1.8 Duration**

The Increased Assessment Grant Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035. The Increased Assessment Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

#### **7.1.9 Monitoring**

Planning Services will review and monitor the Central Oshawa Protected Major Transit Station Area Community Improvement Plan on an as needed basis in order to determine if the Increased Assessment Grant Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored:

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

### **7.1.10 Cancellation**

The City of Oshawa may discontinue the Increased Assessment Grant Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increased Assessment Grant Program in this Community Improvement Plan will continue to be honoured.

## **7.2 Municipal Property Acquisition, Investment and Partnership Program**

This program is intended to be a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Property acquisition may be advanced as a regular real-estate transaction or through the City exercising its powers under Section 28 of the Planning Act. Any lands the City acquires may be subsequently conveyed by the City (including the sale of lands at below market value), if the sale of the land assists the City in achieving the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

### **7.2.1 Area of Application**

The Municipal Property Acquisition, Investment and Partnership Program applies to all lands within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

### **7.2.2 Details**

The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

These funds will be used to rehabilitate properties that the City already owns, acquire key strategic parcels either for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately owned lands in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

### **7.2.3 Eligibility for Program Participation**

The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.

No eligibility criteria are required given the program has been developed for the City to have a role in achieving the goals of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

#### **7.2.4 Council Approval**

All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council.

#### **7.2.5 Duration**

The Municipal Property Acquisition, Investment and Partnership Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035.

#### **7.2.6 Monitoring**

Planning Services will review and monitor the Community Improvement Plan on an as needed basis in order to determine if the Municipal Property Acquisition, Investment and Partnership Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Municipal Property Acquisition, Investment and Partnership Program Community Improvement Plan.

#### **7.2.7 Cancellation**

The City of Oshawa may discontinue the Municipal Property Acquisition, Investment and Partnership Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan.

### **7.3 Increasing Commercial Occupancy Program**

This program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Specifically, the program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.

#### **7.3.1 Area of Application**

The Increasing Commercial Occupancy Program applies to all lands within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

#### **7.3.2 Details**

Grants under this program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of

\$20,000 per municipal street address. No municipal street address shall receive more than a total of \$20,000 per floor or unit under this program within a five year period.

### **7.3.3 Eligibility for Grant**

The applicants for an Increasing Commercial Occupancy Grant must be the registered owner(s) and/or lessees of the property and must undertake improvements to existing vacant commercial floor space in buildings that comply with the current performance standards contained in Zoning By-law 60-94. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant. For clarity, legal non-conforming uses are not eligible.

The following types of renovation improvements are considered eligible:

- Removal of inappropriate signage and installation of appropriate new signage;
- Installation or repair of exterior lighting;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation of telecommunication infrastructure including, but not limited to, broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;
- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the facades of the building facing the front and/or exterior side yard;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs;
- Security and safety features such as security gates, security fences and security lights based upon Crime Prevention Through Environmental Design principles; and,



- Any additional renovation improvements to the building and/or unit(s) as may be approved by the Application Review Team.

#### **7.3.4 General Terms of Grant Program**

The applicants for a grant must be the registered owner(s) or registered lessees of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the Increasing Commercial Occupancy Grant.

Property owners, or lessees, must provide to the satisfaction of the City a signed minimum 12 month lease with an eligible company and with an option for a total lease term of at least 36 months.

All applications are subject to a review by the Application Review Team and the availability of funding.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed building improvements must also be in compliance with Zoning By-law 60-94, as amended.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

Property owners must provide to the satisfaction of the City, a signed minimum twenty-four month lease with a business.

No grant will be applied retroactively to works started prior to the commencement of this program.

All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this plan to the satisfaction of the City.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

#### **7.3.5 Other Programs**

Provided all eligibility criteria and conditions are met for this program, participation in the Increasing Commercial Occupancy Program does not preclude the owners from being

eligible for other grant programs offered in the City's other Community Improvement Plans.

### **7.3.6 Work Already Commenced**

The Increasing Commercial Occupancy Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

### **7.3.7 Procedures**

#### **7.3.7.1 Grant Application Submission**

Applications are accepted at any time and funds will be distributed on a first come, first served basis.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to, building and site plans, elevations, quotations and copies of building permits (if applicable). The Application Review Team will review all grant applications under this program.

#### **7.3.7.2 Grant Evaluation and Criteria**

The provision of any grant will be administered on a first come, first served basis until the available funds in the grant have been exhausted. Each application will be evaluated and scored based on the criteria outlined in Table 1 under Appendix 1. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 100 based on specific criteria. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. A minimum score of 70 must be achieved in order to be considered. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applicants that are not approved for funding during the first submission are eligible to re-submit their application at a later date, subject to the availability of funding.

Grants are provided on a one-time basis to each eligible applicant for each approved project.

#### **7.3.7.3 Provision of Grant**

Following the completion of the work and final building inspection by Economic and Development Services staff and a member of the Application Review Team, and upon the submission of receipts and the confirmation of the payment of invoices, the grant will be provided for approved projects.

### **7.3.8 Duration**

The Increasing Commercial Occupancy Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035. The Increasing Commercial Occupancy Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

### **7.3.9 Monitoring**

Planning Services will review and monitor the Central Oshawa Protected Major Transit Station Area Community Improvement Plan on an as needed basis in order to determine if the Increasing Commercial Occupancy Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored:

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

### **7.3.10 Cancellation**

The City of Oshawa may discontinue the Increasing Commercial Occupancy Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increasing Commercial Occupancy Program in this Community Improvement Plan will continue to be honoured.

### **7.3.11 Application Review Team**

The Application Review Team will consist of four members from the Department of Economic and Development Services as follows:

- Two staff members from Business and Economic Development Services;
- One staff member from Planning Services; and,
- One staff member from Building Services.

## **8.0 Implementation**

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan will be implemented through the provisions of Section 4 of the Oshawa Official Plan and Section 28 of the Planning Act.

The overall implementation of the financial grant programs and the Municipal Property Acquisition, Investment and Partnership Program shall be the responsibility of the Economic and Development Services Department. The Increased Assessment Grant will be administered on a case-by-case basis in accordance with the administrative rules governing this grant program and contained in Section 8.1 of this Plan. The Municipal Property Acquisition, Investment and Partnership Program will be administered in accordance with the administrative rules governing this grant program and contained in Section 7.2 of this Plan. The Increasing Commercial Occupancy Program will be administered in accordance with the administrative rules governing this grant program and contained in Section 7.3 of this Plan.

## **9.0 Interpretation**

Sections 7 to 10 of this document, along with Figure 1, shall form the actual Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Sections 1 to 6 and Figures 2 and 3 do not constitute part of the actual Community Improvement Plan.

Changes to the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area boundary and the addition of financial incentive programs shall require an amendment to this Plan. This Plan has been prepared in accordance with and shall be deemed to conform to the City of Oshawa Official Plan.

This Plan shall be referred to as the Central Oshawa Protected Major Transit Station Area Community Improvement Plan for the City of Oshawa. At such time as other Community Improvement Plans are prepared for this or other areas, this title may be modified for clarification purposes without requiring an amendment to this Plan.

## **10.0 Conclusion**

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan provides a framework to guide community improvement throughout the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area, in order to proactively strengthen the Central Oshawa Protected Major Transit Station Area lands. This Plan offers programs to address a number of opportunities in Oshawa's Central Oshawa Protected Major Transit Station Area Community Improvement Project Area, including residential and commercial growth and intensification.

# **PART C**

## **Appendices**

## Appendix 1: Criteria and Evaluation Table

**Table 1: Increasing Commercial Occupancy Program Criteria and Evaluation Table**

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 points
	Does the project create 10-19 new jobs?		15 points
	Does the project create 5-9 new jobs?		10 points
	Does the project create 0-4 new jobs?		5 points
2. Uses	Will the space be used for an innovation and technology establishment or a science and technical establishment?		20 points
	Will the space be used for professional services?		15 points
	Will the space be used for a restaurant and/or café, a food oriented business or upper tier retail (e.g. fashion, gallery, health food store, etc.)?		10 points
	Will the space be used for personal services, lower tier retail (e.g. convenience, second-hand goods, etc.) or any other service or establishment not listed?		5 points
3. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years or under?		5 points
4. Safety Enhancements	Does the project include security and safety features that promote Crime Prevention Through Environmental Design principles? (0 - no features, 10 – ample features)		0-10 points

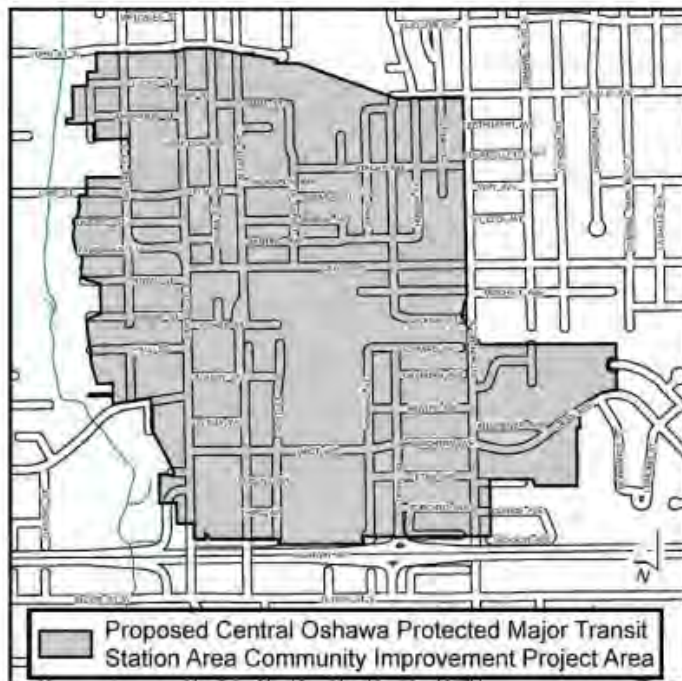
<b>Criteria</b>	<b>Factor</b>	<b>Yes or No</b>	<b>Rating</b>
5. Construction Value	Is the total construction value of the project greater than \$50,000?		20 points
	Is the total construction value of the project greater than \$40,000 and \$49,999?		15 points
	Is the total construction value of the project greater than \$30,000 and \$39,999?		10 points
	Is the total construction value of the project greater than \$20,000 and \$29,999?		5 points
	Is the total construction value of the project less than \$20,000?		0 points
6. Funding Need	Is the project proceeding contingent on receiving funding from this grant program?		Yes – 10 points No – 0 points

## Appendix 2: Notice of Public Meeting – Planning Act

### Notice of Public Meeting – Planning Act

**What:** A Planning Act public meeting will be held as a joint meeting of the Economic and Development Services Committee and the Corporate and Finance Services Committee to consider a proposed new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment, and a proposed amendment to the existing Urban Growth Centre Community Improvement Plan (File: 12-04-5136)

**When:** October 6, 2025 – 6:30 p.m.





**Where:** This public meeting will take place in the Council Chamber, Oshawa City Hall, 50 Centre Street South.

Members of the public wishing to address the joint Committees through electronic means rather than appear in-person to make a delegation are required to submit their request to speak to this matter no later than 12:00 p.m. on October 3, 2025 by contacting Legislative Services in writing at [clerks@oshawa.ca](mailto:clerks@oshawa.ca).

Members of the public are also invited to submit correspondence concerning this matter. Please address your comments to Legislative Services at [clerks@oshawa.ca](mailto:clerks@oshawa.ca) by 4:30 p.m. on September 30, 2025 in order for your correspondence to be provided on the Agenda. Comments received by Legislative Services after 4:30 p.m. on September 30, 2025 and up to October 3, 2025 at 4:00 p.m. will be provided to Committee members at the October 6, 2025 Public Meeting. Correspondence submitted after 4:00 p.m. on October 3, 2025 should be sent to the City Contact identified below.

The City of Oshawa's enhanced website features an information tab which provides a list of upcoming Council and Committee Meetings and Agendas, a link to the live webstream player to enable easy access to view the meeting live, as well as the ability to subscribe to Council and Committee meeting notifications.

**Why:** The purpose of the public meeting is to consider:

- (a) A proposed City-initiated amendment to the Oshawa Official Plan to establish a new Community Improvement Project Area for the lands shown shaded on the above map (bottom), in order to enable the creation of a new Community Improvement Plan;
- (b) A proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan which will include various financial incentive programs and a municipal property acquisition, investment and partnership program for the rehabilitation, development and redevelopment of properties within the area shown shaded on the above map (bottom); and,
- (c) A proposed City-initiated amendment to the existing Urban Growth Centre Community Improvement Plan to include a new municipal property acquisition, investment and partnership program for the rehabilitation, development and redevelopment of properties within the area shown shaded on the above map (top).

**How:**

**City Contact:** Laura Brown, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2125 or by email to [labrown@oshawa.ca](mailto:labrown@oshawa.ca)

**To Provide Comments:** Written submissions to the City of Oshawa may be delivered prior to the adoption of the proposed new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment as noted above, and the adoption of a new program within the existing Urban Growth Centre Community Improvement Plan as noted above.

**To Obtain Additional Information and Material:** Additional information and material regarding this matter is available between 8:30 a.m. and 4:30 p.m., Monday to Friday, in the Economic and Development Services Department, 8<sup>th</sup> Floor, Rundle Tower, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7, or by calling or emailing the City Contact shown above.

**To Access the Report:** Copies of the report will be available beginning October 2, 2025, either online at <https://calendar.oshawa.ca/Meetings> or by contacting the City Contact shown above.

**To Be Notified of the Decision:**

If you wish to be notified of the adoption of the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan and related Official Plan amendment and/or the adoption of an amendment to the existing Urban Growth Centre Community Improvement Plan, or of the refusal to adopt the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan and related Official Plan amendment and/or the amendment to the existing Urban Growth Centre Community Improvement Plan, you must make a written request to the Commissioner, Economic and Development Services Department, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

**To Appeal:**

**Official Plan Amendments:** The decision to adopt an Official Plan amendment by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

An Official Plan amendment adopted by Oshawa City Council is forwarded to the Ministry of Municipal Affairs and Housing for approval, unless it is determined that the amendment is exempt from the Minister's approval during the review process. For an exempt amendment, the

decision to adopt by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body would otherwise have an ability to appeal the decision of the City of Oshawa to the Ontario Land Tribunal (Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, as appropriate, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, please contact the City Contact shown above.

**Community Improvement Plan:** The decision to adopt a new Community Improvement Plan or an amendment to an existing Community Improvement Plan by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body would otherwise have an ability to appeal the decision of the City of Oshawa to the Ontario Land Tribunal (Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before a new Community Improvement Plan or an amendment to a Community Improvement Plan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before a Community Improvement Plan or an amendment to a Community Improvement Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, as appropriate, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, please contact the City Contact shown above.

**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations, please contact Legislative Services by telephone at 905-436-3311 or by email at [clerks@oshawa.ca](mailto:clerks@oshawa.ca).



To find out more about these programs, please contact:

City of Oshawa  
Planning Services  
50 Centre Street South  
8<sup>th</sup> Floor, Rundle Tower  
Oshawa, Ontario L1H 3Z7

**Telephone:** 905-436-3853 or toll-free at 1-800-667-4292

**Email:** [planning@oshawa.ca](mailto:planning@oshawa.ca)

**Website:** [www.oshawa.ca](http://www.oshawa.ca)



## Proposed Amendments to the Urban Growth Centre Community Improvement Plan

### Issue:

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain protected major transit station areas. Among other matters, Council authorized staff to initiate the public process under the Planning Act for Council to consider a new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan.

Amendments to the Urban Growth Centre Community Improvement Plan are necessary in order to implement the direction of Council for new shared programs with the Urban Growth Centre Community Improvement Plan and the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

### Proposed Amendments:

(a) Amend Part B, Section 7.1 by adding a new Section 7.1.6 that reads as follows:

**“7.1.6      Increasing Commercial Occupancy Program**

The City of Oshawa may provide an increasing commercial occupancy program grant, to a specified maximum, for eligible renovation improvements in commercial units located within the Urban Growth Centre Community Improvement Project Area.”

(b) Amend Part B, Section 7.1 by adding a new Section 7.1.7 that reads as follows:

**“7.1.7      Municipal Property Acquisition, Investment and Partnership Program**

The City of Oshawa may acquire property and invest in public/private partnerships to rehabilitate property in the Urban Growth Centre Community Improvement Project Area.”

(c) Amend Part C, Appendix 2, by adding a new Section 5.0 that reads as follows and then renumbering the subsequent sections:

**“5.0          Increasing Commercial Occupancy Program**

This program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Urban Growth Centre Community Improvement Project Area. Specifically, the program would reimburse up to

50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.

### **5.1 Area of Application**

The Increasing Commercial Occupancy Program applies to all lands within the Urban Growth Centre Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

### **5.2 Details**

Grants under this program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per municipal street address. No municipal street address shall receive more than a total of \$20,000 per floor or unit under this program within a five year period.

### **5.3 Eligibility for Grant**

The applicants for an Increasing Commercial Occupancy Grant must be the registered owner(s) and/or lessees of the property and must undertake improvements to existing vacant commercial floor space in buildings that comply with the current performance standards contained in Zoning By-law 60-94. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant. For clarity, legal non-conforming uses are not eligible.

The following types of renovation improvements are considered eligible:

- Removal of inappropriate signage and installation of appropriate new signage;
- Installation or repair of exterior lighting;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation of telecommunication infrastructure including, but not limited to broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;

- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the facades of the building facing the front and/or exterior side yard;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs;
- Security and safety features such as security gates, security fences and security lights based upon Crime Prevention Through Environmental Design principles; and,
- Any additional renovation improvements to the building and/or unit(s) as may be approved by the Application Review Team.

#### **5.4 General Terms of Grant Program**

The applicants for a grant must be the registered owner(s), or registered lessees of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant.

Property owners, or lessees, must provide to the satisfaction of the City a signed minimum 12 month lease with an eligible company and with an option for a total lease term of at least 36 months.

All applications are subject to a review by the Application Review Team and the availability of funding.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed building improvements must also be in compliance with Zoning By-law 60-94, as amended.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

Property owners must provide to the satisfaction of the City, a signed minimum twenty-four month lease with a business.

No grant will be applied retroactively to works started prior to the commencement of this program.

All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this plan to the satisfaction of the City.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

## **5.5 Other Programs**

Provided all eligibility criteria and conditions are met for this program, participation in the Increasing Commercial Occupancy Program does not preclude the owners from being eligible for other grant programs offered in the City's other Community Improvement Plans.

## **5.6 Work Already Commenced**

The Increasing Commercial Occupancy Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

## **5.7 Procedures**

### **5.7.1 Grant Application Submission**

Applications are accepted at any time and funds will be distributed on a first come, first served basis.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to, building and site plans, elevations, quotations and copies of building permits (if applicable). The Application Review Team will review all grant applications under this program.

### **5.7.2 Grant Evaluation and Criteria**

The provision of any grant will be administered on a first come, first served basis until the available funds in the grant have been exhausted. Each application will be evaluated and scored based on the criteria outlined in



Table 4. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 100 based on specific criteria. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. A minimum score of 70 must be achieved in order to be considered. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applicants that are not approved for funding during the first submission are eligible to re-submit their application at a later date, subject to the availability of funding.

Grants are provided on a one-time basis to each eligible applicant for each approved project.

### **5.7.3 Provision of Grant**

Following the completion of the work and final building inspection by Economic and Development Services staff and a member of the Application Review Team, and upon the submission of receipts and the confirmation of the payment of invoices the grant will be provided for approved projects.

### **5.8 Duration**

The Increasing Commercial Occupancy Program in the Urban Growth Centre Community Improvement Plan will run until December 31, 2035. The Increasing Commercial Occupancy Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

### **5.9 Monitoring**

Planning Services will review and monitor the Urban Growth Centre Community Improvement Plan on an as needed basis in order to determine if the Increasing Commercial Occupancy Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Urban Growth Centre Community Improvement Plan.

#### **5.10 Cancellation**

The City of Oshawa may discontinue the Increasing Commercial Occupancy Program in the Urban Growth Centre Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increasing Commercial Occupancy Program in this Community Improvement Plan will continue to be honoured.

#### **5.11 Application Review Team**

The Application Review Team will consist of four members from the Department of Economic and Development Services as follows:

- Two staff members from Business and Economic Development Services
- One staff member from Planning Services
- One staff member from Building Services”

(d) Amend Part C, Appendix 2, by adding a new Section 6.0 that reads as follows and then renumbering the subsequent sections:

#### **“6.0 Municipal Property Acquisition, Investment and Partnership Program**

This program is intended to be a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Urban Growth Centre Community Improvement Project Area. Property acquisition may be advanced as a regular real-estate transaction or through the City exercising its powers under Section 28 of the Planning Act. Any lands the City acquires may be subsequently conveyed by the City (including the sale of lands at below market value), if the sale of the land assists the City in achieving the goals and objective of the Urban Growth Centre Community Improvement Plan.

#### **6.1 Area of Application**

The Municipal Property Acquisition, Investment and Partnership Program applies to all lands within the Urban Growth Centre Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

#### **6.2 Details**

The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

These funds will be used to rehabilitate properties that the City already owns, acquire key strategic parcels either for public purposes or for conveyance at

an appropriate time, undertake capital projects which support the goals and objective of the Urban Growth Centre Community Improvement Plan and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately owned lands in the Urban Growth Centre Community Improvement Project Area.

### **6.3 Eligibility for Program Participation**

The Municipal Property Acquisition, Investment and Partnership Program is developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Urban Growth Centre Community Improvement Project Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.

No eligibility criteria are required given the program has been developed for the City to have a role in achieving the goals of the Urban Growth Centre Community Improvement Plan.

### **6.4 Council Approval**

All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council.

### **6.5 Duration**

The Municipal Property Acquisition, Investment and Partnership Program in the Urban Growth Centre Community Improvement Plan will run until December 31, 2035.

### **6.6 Monitoring**

Planning Services will review and monitor the Community Improvement Plan on an as needed basis in order to determine if the Municipal Property Acquisition, Investment and Partnership Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Municipal Property Acquisition, Investment and Partnership Program Community Improvement Plan.

### **6.7 Cancellation**

The City of Oshawa may discontinue the Municipal Property Acquisition, Investment and Partnership Program in the Urban Growth Centre Area Community Improvement Plan at any time without an amendment to this Plan.”

(e) Add new Table 5 that reads as follows:

**“Table 5: Increasing Commercial Occupancy Program Criteria and Evaluation Table**

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 points
	Does the project create 10-19 new jobs?		15 points
	Does the project create 5-9 new jobs?		10 points
	Does the project create 0-4 new jobs?		5 points
2. Uses	Will the space be used for an innovation and technology establishment or a science and technical establishment?		20 points
	Will the space be used for professional services?		15 points
	Will the space be used for a restaurant and/or café, a food oriented business or upper tier retail (e.g. fashion, gallery, health food store, etc.)?		10 points
	Will the space be used for personal services, lower tier retail (e.g. convenience, second-hand goods, etc.) or any other service or establishment not listed?		5 points
3. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years or under?		5 points

<b>Criteria</b>	<b>Factor</b>	<b>Yes or No</b>	<b>Rating</b>
4. Safety Enhancements	Does the project include security and safety features that promote Crime Prevention Through Environmental Design principles? (0 - no features, 10 – ample features)		0-10 points
5. Construction Value	Is the total construction value of the project greater than \$50,000?		20 points
	Is the total construction value of the project greater than \$40,000 and \$49,999?		15 points
	Is the total construction value of the project greater than \$30,000 and \$39,999?		10 points
	Is the total construction value of the project greater than \$20,000 and \$29,999?		5 points
	Is the total construction value of the project less than \$20,000?		0 points
6. Funding Need	Is the project proceeding contingent on receiving funding from this grant program?		Yes – 10 points No – 0 points