



By-law 107-2025
of The Corporation of the City of Oshawa

Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa with respect to lands municipally known as 1251 Taunton Road East.

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

1. By-law 60-94, as amended, is further amended by changing the zoning for the lands shown in hatching on the enlarged portion of Part of Map C3 attached hereto as Schedule “A” from R1-A to R6-D(10) “h-108” so that Map C3 shall be amended as shown in hatching on the enlarged portion of Part of Map C3 attached to this By-law as Schedule “A”.
2. By-law 60-94, as amended, is further amended by adding to Subsection 11.3, Special Conditions, the following:

“11.3.42 R6-D(10) Zone (1251 Taunton Road East)

- 11.3.42(1) Notwithstanding the provisions of Subsection 11.2 of this By-law to the contrary, in any R6-D(10) Zone, as shown on Schedule “A” to this By-law, the following regulations shall apply:
 - (a) A maximum density of 303 units per hectare shall be permitted.
 - (b) A minimum front yard depth of 1.9m shall be provided.
 - (c) A minimum interior side yard depth of 4.5m shall be provided.
 - 11.3.42(2) Notwithstanding the provisions of Subsection 39.4 of this By-law to the contrary, in any R6-D(10) Zone, as shown on Schedule “A” to this By-law, a maximum of 8 sets of 2 parking spaces in tandem are permitted to satisfy the individual resident parking requirement for an apartment building.
 - 11.3.42(3) Notwithstanding Table 39.3B, Residential Parking Requirements, of this By-law to the contrary, in any R6-D(10) Zone, as shown on Schedule “A” to this By-law, parking shall be provided based on a rate of 1.0 parking spaces per unit plus 0.25 spaces per bedroom after the first, plus 0.25 spaces per dwelling unit for visitors.”
3. By-law 60-94, as amended, is further amended by adding a new Sentence 3.5.2(108) to Subsection 3.5, Holding “h” Zones, as follows:

“3.5.2(108) h-108 Zone (1251 Taunton Road East)

Purpose: To ensure that:

- (a) Appropriate arrangements have been made for the provision of adequate sanitary, water, storm, and transportation services to serve this development;
- (b) Site plan approval is obtained from the City that addresses such matters as parking, waste storage and collection, landscaping, lighting, fencing, tree preservation, traffic management and snow storage; and,
- (c) Noise mitigation to the satisfaction of the City.

Permitted Interim Uses:

- (a) All uses permitted in an FD Zone.
4. Schedule “A” attached hereto forms part of this by-law.
 5. This by-law shall not come into force in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, until Amendment 234 to the Oshawa Official Plan is finally approved.

By-law passed this twenty-ninth day of September, 2025.

Mayor

City Clerk