



# → Public Meeting

Official Plan Amendment & Zoning By-law Amendment Applications for Residential Development

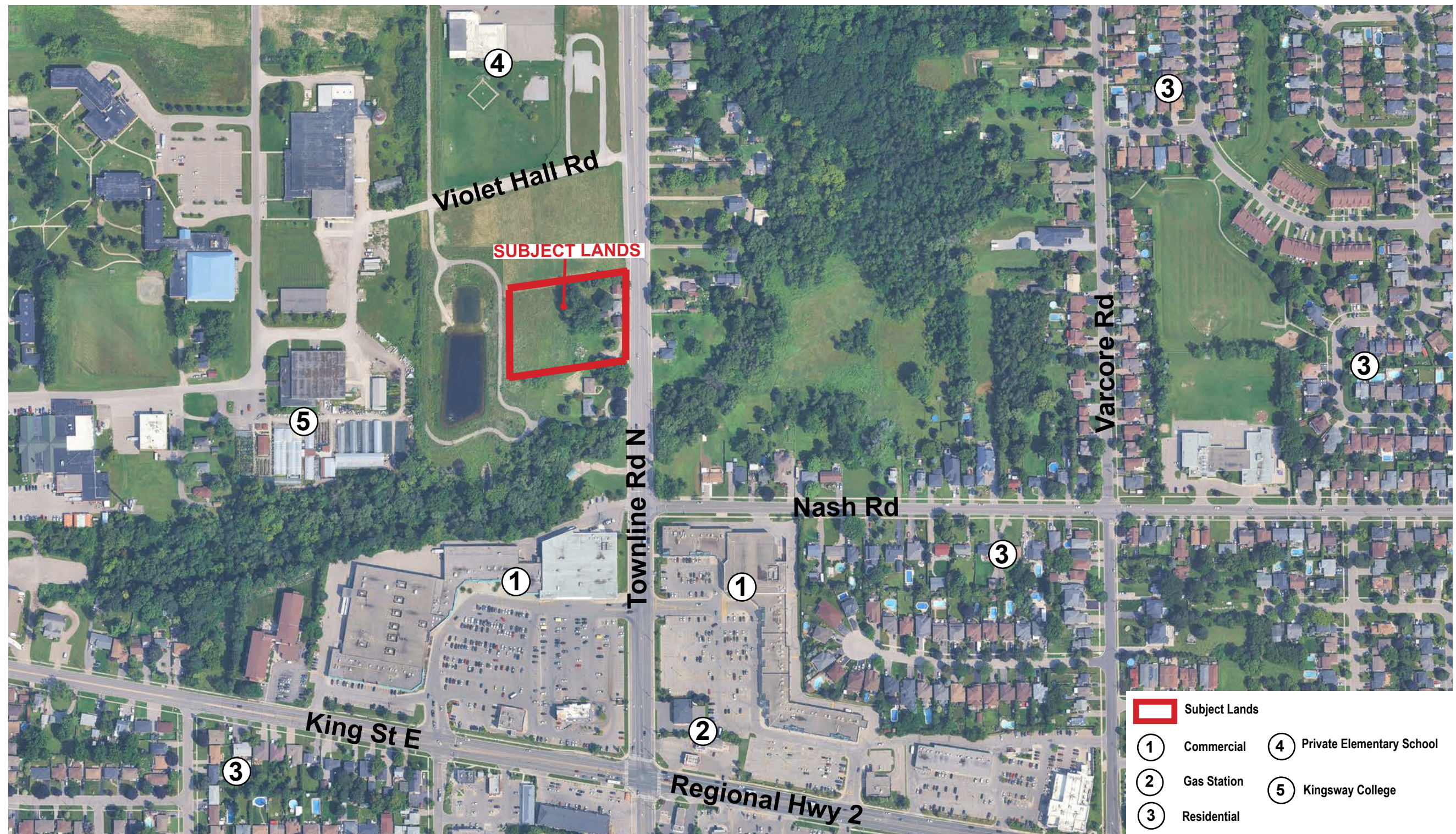
126, 136, 142 and 148 Townline Road North, City of Oshawa

File no: OPA-2025-01, Z-2025-03

December 1, 2025

Kiya Investment Corporation





# 01 Site Context

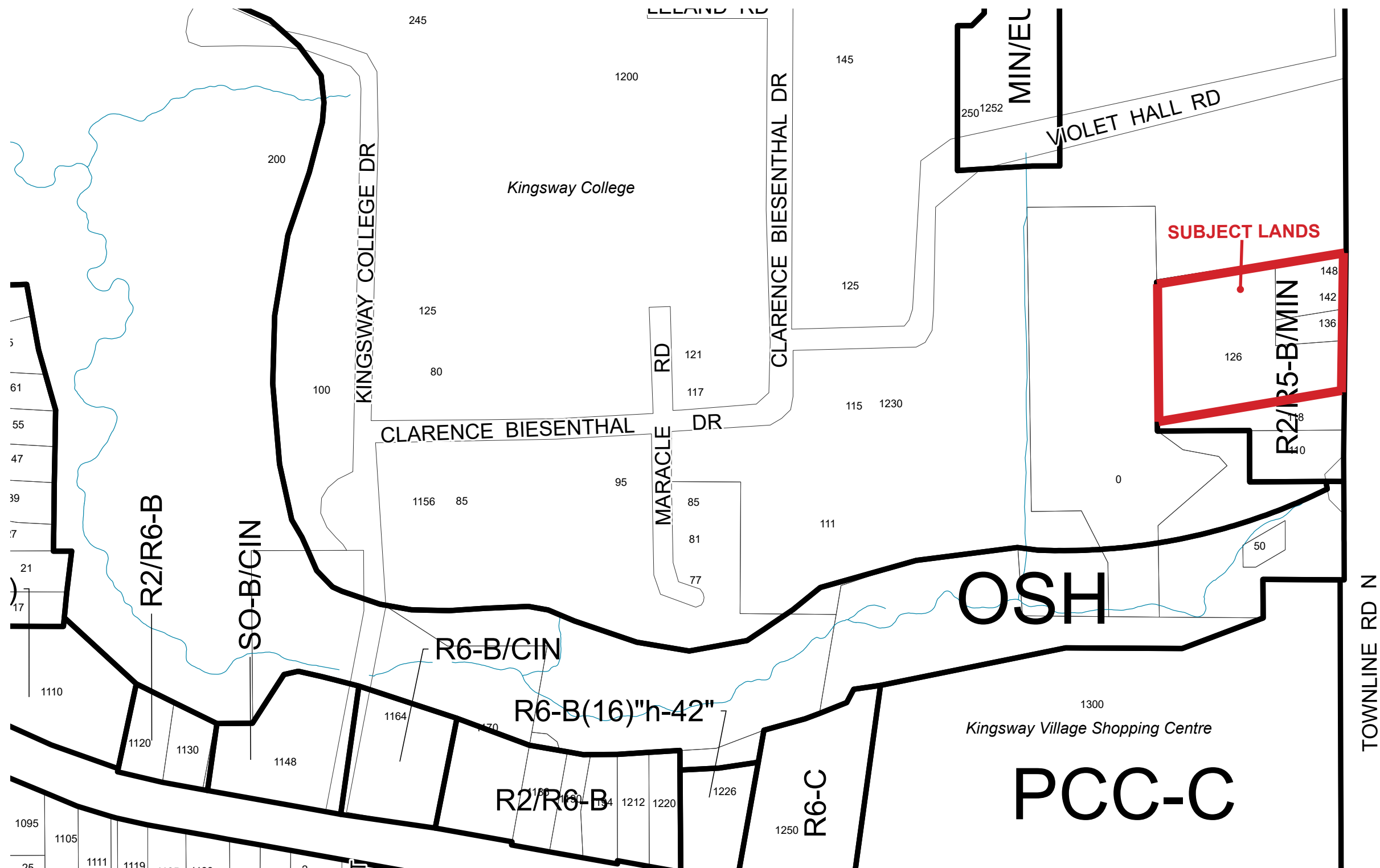






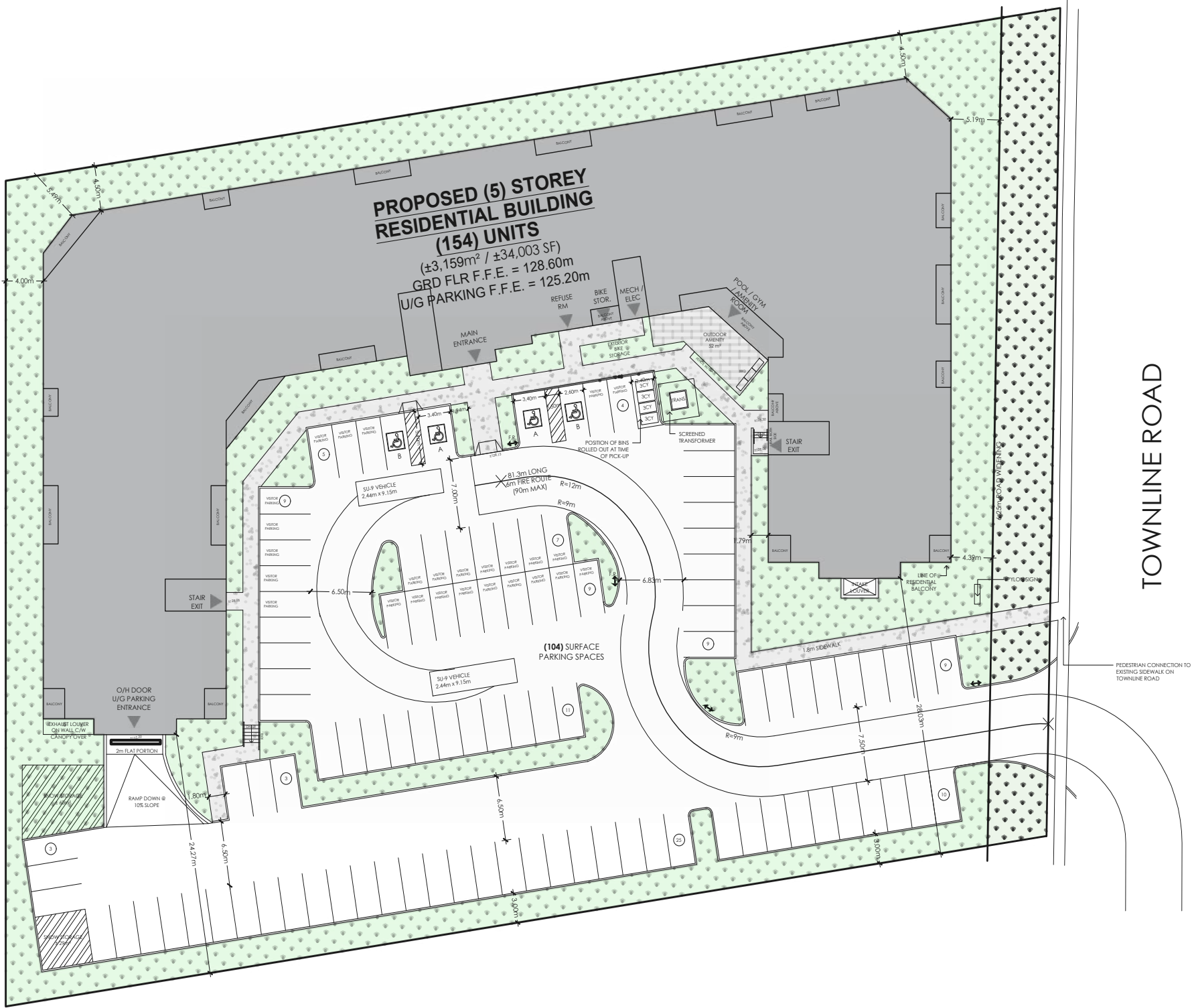
# 02 City of Oshawa Official Plan - Schedule A Land Use





# 03 City of Oshawa Zoning By-law 60-94





<b><u>PROPERTY STATISTICS:</u></b>		
LOT FRONTAGE:	± 83.46 m (MIN. REQUIRED - NR)	
*BUILDING COVERAGE:	± 3,159 m <sup>2</sup>	± 36% (35% MAX)
*LANDSCAPE AREA:	± 2,079 m <sup>2</sup>	± 24% (25% MIN)
ASPHALT AREA:	± 2,969 m <sup>2</sup>	± 34%
*DENSITY / HECTARE:	155/0.87 = 178 uph (85 uph MAX)	
*BUILDING HEIGHT:	20.5m (5 STOREYS) (13m MAX)	
<b><u>AMENITY SPACE PROVIDED:</u></b>		
INDOOR:		
AMENITY ROOM + GYM + POOL:	± 265 m <sup>2</sup>	
OUTDOOR:		
UNIT BALCONY:	± 7 m <sup>2</sup> / UNIT	
OUTDOOR AMENITY:	± 52 m <sup>2</sup>	
<b><u>GROSS FLOOR AREA:</u></b>		
U/G PARKING:	± 3,159 m <sup>2</sup>	
GROUND FLOOR:	± 3,159 m <sup>2</sup>	
2ND FLOOR:	± 3,159 m <sup>2</sup>	
3RD FLOOR:	± 3,159 m <sup>2</sup>	
4TH FLOOR:	± 3,159 m <sup>2</sup>	
5TH FLOOR:	± 3,159 m <sup>2</sup>	
TOTAL:	± 18,954 m <sup>2</sup> (± 204,019 SF)	
<b><u>PROPOSED SETBACKS</u></b>		
<b><u>REQUIRED SETBACKS</u></b>		
*FRONT (E): 4.4 m	FRONT (E): 6.0m	
*REAR (W): 4.0 m	REAR (W): 12.0m	
SIDE (S): 24.3 m	SIDE (S): 4.5m	
EXT. SIDE (N): 4.5 m	EXT. SIDE (N): 4.5m	
<b><u># OF RENTAL APARTMENTS:</u></b>		
GROUND FLOOR:	27 UNITS	
2ND FLOOR:	32 UNITS	
3RD FLOOR:	32 UNITS	
4TH FLOOR:	32 UNITS	
5TH FLOOR:	32 UNITS	
TOTAL:	155 UNITS	
<b><u>TYPE OF SUITES:</u></b>		
1 BED ± 500 SF:	49 UNITS OF WHICH 10 ARE BARRIER FREE	
1 BED + DEN 890 - 930 SF:	8 UNITS OF WHICH 8 ARE BARRIER FREE	
2 BED ± 680 - 930 SF:	98 UNITS OF WHICH 20 ARE BARRIER FREE	
TOTAL:	155 UNITS OF WHICH 38 ARE BARRIER FREE	

04 Site Plan







## 05 3D Renderings