

To: Economic and Development Services Committee

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

Report Number: ED-26-04

Date of Report: January 7, 2026

Date of Meeting: January 12, 2026

Subject: Applications to Amend the Oshawa Official Plan and Zoning  
By-law 60-94, 11373846 Canada Corp., 954 King Street East

Ward: Ward 3

File: OPA-2025-03, Z-2025-06

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### 1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the applications submitted by 11373846 Canada Corp. (the “Applicant”) to amend the Oshawa Official Plan (File: OPA-2025-03) and Zoning By-law 60-94 (File: Z-2025-06) to permit the development of a 5-storey, 32 unit apartment building on the lands municipally known as 954 King Street East (the “Subject Site”).

Attachment 1 is a map showing the location of the Subject Site and the existing zoning in the area.

Attachment 2 is a copy of the proposed site plan submitted by the Applicant.

Attachment 3 is a copy of the east elevation plan of the proposed building submitted by the Applicant, illustrating the terraced design of the rear of the building.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a sign giving notice of the applications has been posted on the Subject Site. 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 Economic and Development 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 January 9, 2025.

## 2.0 Recommendation

That, pursuant to Report ED-26-04 dated January 7, 2026, concerning the applications submitted by 11373846 Canada Corp. to amend the Oshawa Official Plan (File: OPA-2025-03) and Zoning By-law 60-94 (File: Z-2025-06) to permit the development of a 5-storey, 32 unit apartment building on the lands municipally known as 954 King Street East, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development 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 subject applications have been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the applications.

## 4.0 Analysis

### 4.1 Background

The Subject Site is generally located on the north side of King Street East, west of Keewatin Street South, and is municipally known as 954 King Street East (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
<b>Envision Durham Designation</b>	Rapid Transit Corridor	No change
<b>Oshawa Official Plan Designation</b>	Residential	Residential, subject to a site specific policy to permit a maximum residential density of 232 units per net hectare (93.84 u/ac.)
<b>Zoning By-law 60-94</b>	R1-A (Residential)	An appropriate site specific R6-C (Residential) Zone, to implement the proposed development with site specific regulations to permit certain performance standards related to matters such as, but not necessarily limited to, reduced parking, yard depths and landscaped open space, and increased lot coverage and residential density

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Use</b>	Single detached dwelling	A five (5) storey, thirty-two (32) unit apartment building

The following land uses are adjacent to the Subject Site:

- **North**     Single detached dwellings, beyond which is Cherry Court
- **South**     King Street East, beyond which are single detached dwellings and a vacant parcel of land intended to be developed with 42 block townhouses (1015 King Street East)
- **East**        Single detached dwellings fronting King Street East
- **West**        A vacant parcel of land abutting to the west, beyond which are single detached dwellings and a place of worship fronting King Street East

The following are the proposed development details for the Subject Site:

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage	26.82m (87.99 ft.)
Gross Lot Area (inclusive of road widening)	0.1633 ha (0.404 ac.)
Net Lot Area (exclusive of road widening)	0.1378 ha (0.341 ac.)
Number of Proposed Apartment Units	32 units: <ul style="list-style-type: none"> <li>▪ 2 studio units</li> <li>▪ 18 one-bedroom units</li> <li>▪ 12 two-bedroom units</li> </ul>
Proposed Net Residential Density	232 units per hectare (93.84 u/ac.)
Maximum Building Height Permitted in Current R1-A Zone	9m (29.53 ft.)
Proposed Building Height	20.5m (67.26 ft.)
Parking Spaces Required	32 spaces for residents plus 10 spaces for visitors Total: 42 (1 space per unit for residents plus 0.3 spaces per unit for visitors)
Parking Spaces Provided	32 spaces for residents plus 2 spaces for visitors Total: 34 (1 space per unit for residents plus 0.06 spaces per unit for visitors)
Number of Bicycle Parking Spaces Proposed	37 (32 stacked long-term spaces, 5 short-term spaces)

#### **4.2 Durham Regional Official Plan (Envision Durham)**

The Durham Regional Official Plan (“Envision Durham”) was approved by the Province of Ontario and came into effect on September 3, 2024. However, effective January 1, 2025, the Ontario Planning Act, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), classifies the Regional Municipality of Durham as an upper-tier municipality without planning responsibilities. The Planning Act stipulates that the portions of an official plan of an upper-tier municipality without planning responsibilities that apply to a lower-tier municipality (e.g., the City of Oshawa) are deemed to constitute an official plan of the lower-tier municipality, and its plan remains in effect until the lower-tier municipality revokes it or amends it. This means that Envision Durham is an official plan of the City of Oshawa as it relates to the City of Oshawa.

The Subject Site is designated as Rapid Transit Corridor on Map 1, Regional Structure, of Envision Durham. Rapid Transit Corridors are identified as Strategic Growth Areas where emphasis is on accommodating intensification and higher-density mixed uses and where development is in a transit supportive compact urban-built form. Envision Durham specifies a minimum transit-supportive density target of 160 persons and jobs per hectare along Rapid Transit Corridors.

King Street East is identified as a Rapid Transit Spine on Map 3a, Transit Priority Network, of Envision Durham.

The policies and provisions of Envision Durham will be considered during the further processing of the subject applications.

#### **4.3 Oshawa Official Plan**

The Subject Site is designated Residential in the O.O.P. as shown on Attachment 2 to this Report.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, has five density categories, with the highest density being the High Density II Residential category. This category permits 150 to 300 units per hectare (60 to 120 u/ac.) for locations other than within the Downtown Oshawa Urban Growth Centre, subject to general locational criteria as follows:

- (a) Generally located within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Areas, Sub-Central Areas, Community Central Areas or within Intensification Areas along Regional Corridors; and,
- (b) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

The proposed development would have a net residential density of approximately 232 units per hectare (93.84 u/ac.). The proposed development does not meet the above locational criteria and the proposed density exceeds the maximum allowed under the

O.O.P. Accordingly, an amendment to the O.O.P. is required to permit the proposed development by adding a site-specific policy to permit the proposed increased residential density.

King Street East is designated as a Type 'B' Arterial Road on Schedule 'B', Road Network, of the O.O.P. King Street East is also identified as a Regional Corridor on Schedule 'A-2', Corridors and Intensification Areas, and as a Regional Transit Spine on Schedule 'B-1', Transit Priority Network, of the O.O.P.

Regional Corridors shall be planned and developed as mixed use areas with the objectives of achieving higher density, intensive and compact built form and complementary mixed uses. Regional Corridors are to facilitate and complement higher order transit services, walking and cycling with an emphasis on pedestrian-oriented design that is focused upon and reinforces the public realm.

The policies and provisions of the Oshawa Official Plan will be considered during the further processing of the subject applications.

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

The Subject Site is currently zoned R1-A (Residential) in Zoning By-law 60-94 (see Attachment 1). The R1-A Zone permits single detached dwellings with a maximum building height of 9 metres (29.53 ft.).

The Applicant has submitted an application to amend Zoning By-law 60-94 to permit a 5-storey apartment building containing 32 apartment units, with a maximum building height of 20.5 metres (67.26 ft.). The proposed amendment would rezone the Subject Site from R1-A (Residential) to an appropriate site-specific R6-C (Residential) Zone to permit the proposed development and would include a special condition to permit certain performance standards such as, but not necessarily limited to, reduced parking, yard depths and landscaped open space, and increased lot coverage and residential density.

The Applicant has requested a reduced parking rate for visitors. More specifically, a total of two (2) parking spaces are proposed for visitors (0.06 spaces per unit), whereas Zoning By-law 60-94 requires a minimum of 10 spaces for visitors (0.3 spaces per unit).

The subject applications will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the applications.

#### **4.5 Site Design/Land Use Considerations**

The Applicant proposes to develop a new 5-storey apartment building containing 32 apartment units (see Attachment 3).

The proposed development includes six (6) parking spaces located at-grade in the rear yard, two (2) parking spaces at-grade within the first floor building envelope, and 26 spaces located inside one level of underground parking, for a total of 34 parking spaces, with driveway access from King Street East.

The proposed building also includes the following features:

- A rooftop amenity area;
- A private patio, balcony or terrace for each unit; and,
- 32 stacked long-term bicycle parking spaces for residents and 5 short-term bicycle parking spaces for visitors.

The Applicant has designed the building using terracing such that the rear yard depth of the building (facing north) increases as the building gets taller (see Attachment 2). The purpose of this is to provide a greater buffer between the building and the existing homes to the north as building height increases. The proposed design includes balconies or terraces facing north. The rear (north) yard depth of each storey is as follows:

- Floor 1: 15 metres (49.2 ft.) to the rear wall; 7.5 metres (24.6 ft.) to columns supporting Floor 2
- Floor 2: 7.5 metres (24.6 ft.)
- Floor 3: 9.5 metres (31.2 ft.) with a 1.8 metre (5.9 ft.) deep terrace projecting into the 9.5 metre setback
- Floor 4: 12 metres (39.4 ft.) with a 2.5 metre (8.2 ft.) deep terrace projecting into the 12 metre setback
- Floor 5: 15 metres (49.2 ft.) with a 3 metre (9.84 ft.) deep terrace projecting into the 15 metre setback
- Roof: 20 metres (65.6 ft.)

In support of the proposed site design/development, the Applicant has submitted a variety of plans and documents including a site plan, floor plans, elevation plans, landscape plans, a shadow study, a servicing plan, a grading plan, erosion and sediment control plans, a functional servicing and stormwater management report, a noise impact assessment, an arborist report, a traffic impact study, vehicle maneuvering plans, a waste management plan, a Phase 1 Environmental Site Assessment and a planning justification report.

Detailed design matters will be reviewed during the further processing of the applications to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the site design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject applications include:

- (a) The appropriateness of the proposed zoning regulations;

- (b) The appropriateness of the proposed building height and residential density at this location;
- (c) Transportation considerations, including the appropriateness of the proposed visitor parking rate;
- (d) Site/building design matters including driveway access, refuse storage and collection, loading, building architecture, building setbacks, fire access, fencing and landscaping;
- (e) Servicing and stormwater management matters;
- (f) Noise attenuation; and,
- (g) Crime Prevention Through Environmental Design matters.

## **5.0 Financial Implications**

There are no financial implications associated with the recommendation in this Report.

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

This Report responds to the Oshawa Strategic Plan Priority Area:

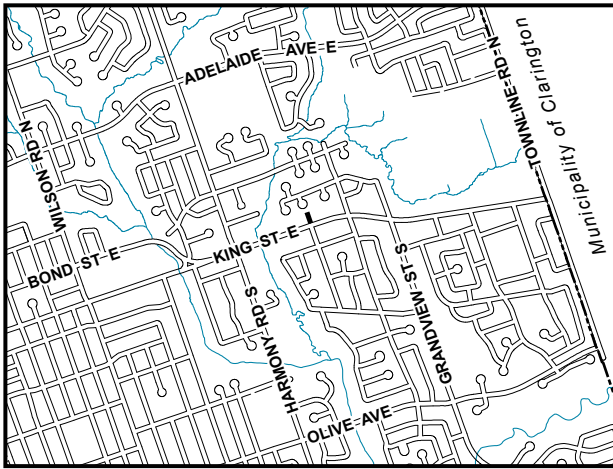
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



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



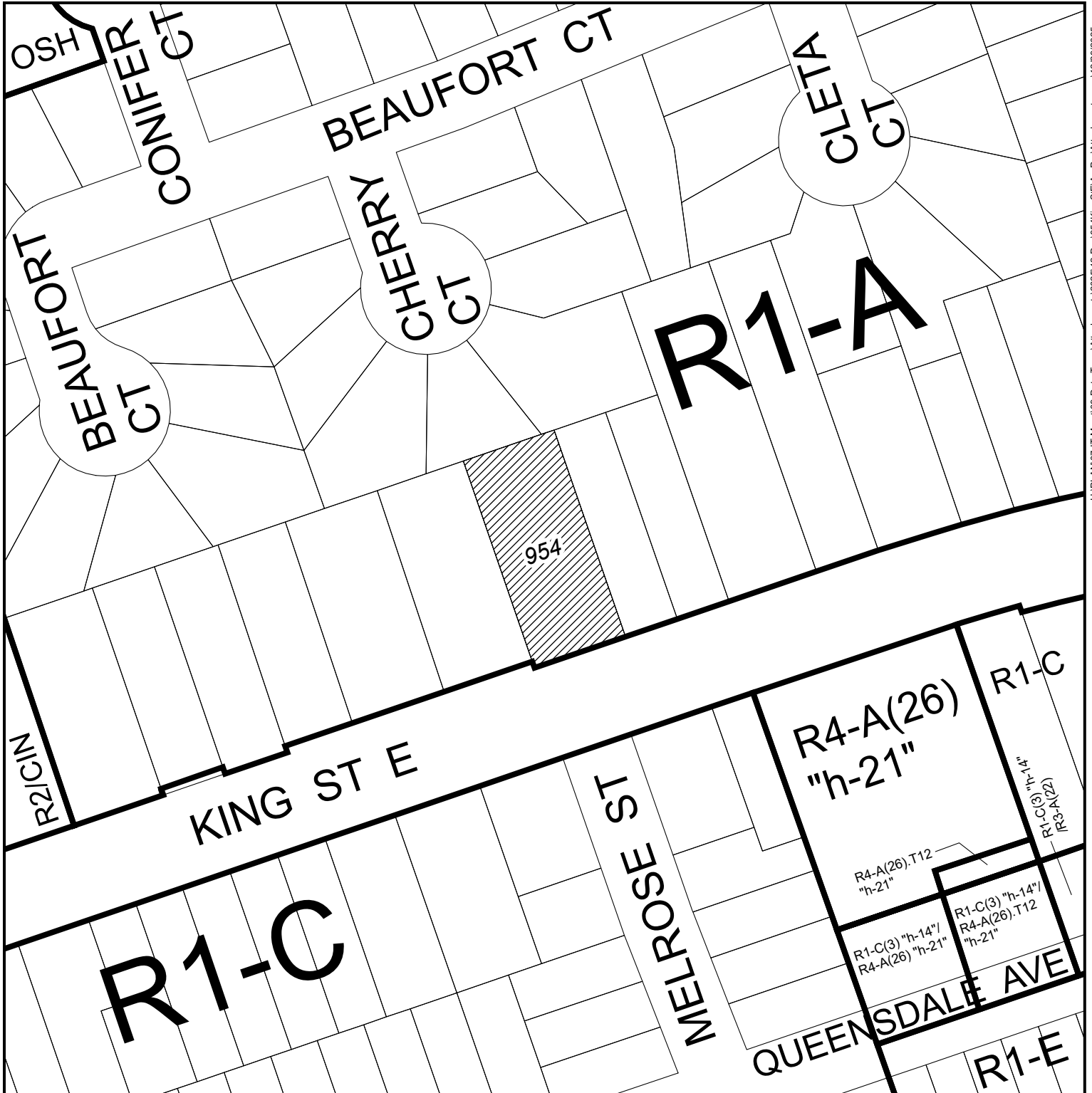
Item: ED-26-04  
Attachment 1

Economic and Development Services

Subject: Applications to Amend the Oshawa Official Plan  
and Zoning By-law 60-94, 11373846 Canada Corp.  
Address: 954 King Street East  
Ward: Ward 3  
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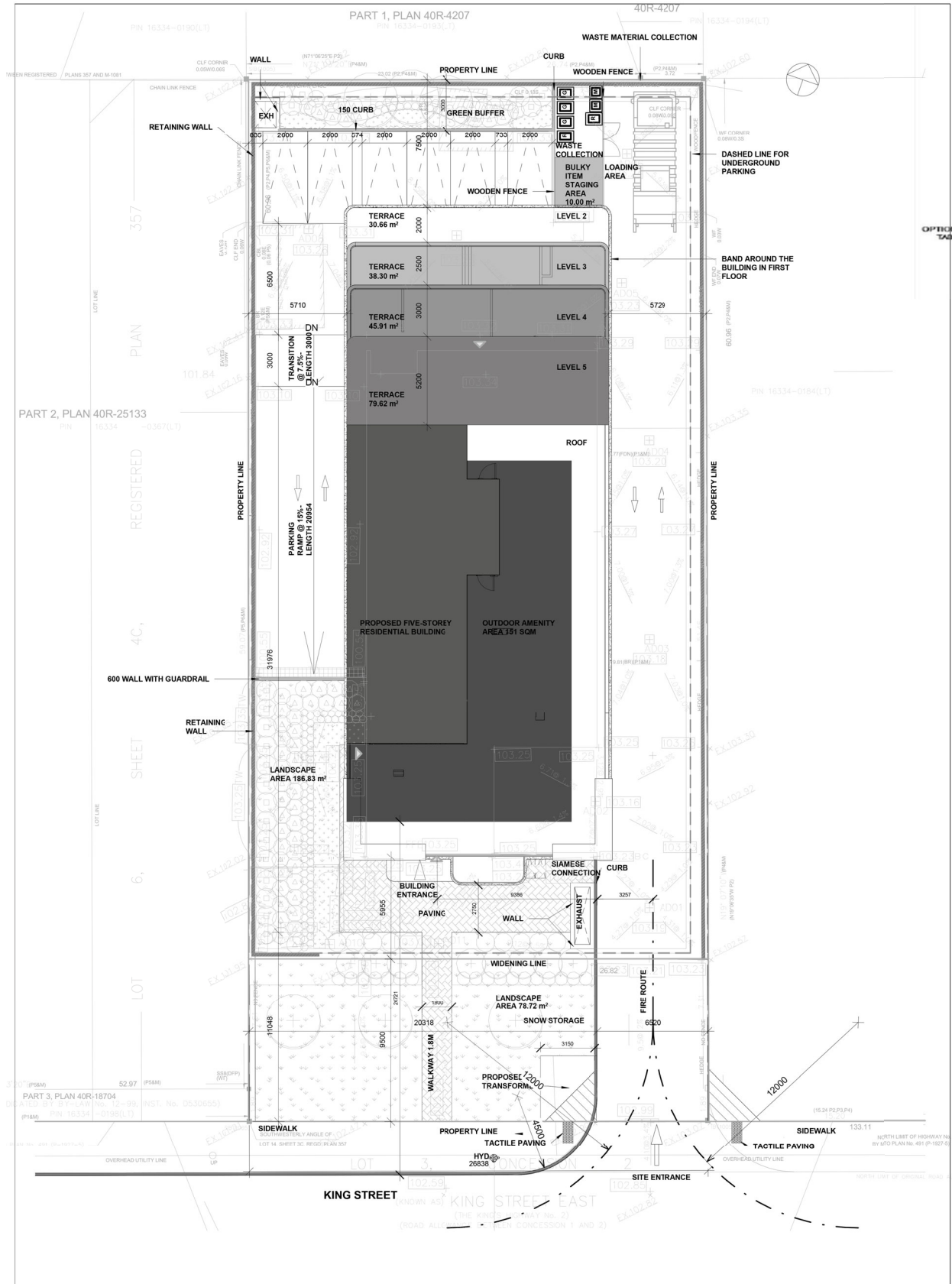
Subject Site 





**Item: ED-26-04**  
**Attachment 2**

City of Oshawa  
Economic and Development Services



City of Oshawa  
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