

Official Plan Amendment & Zoning By-law Amendment Applications

2043 Simcoe Street North

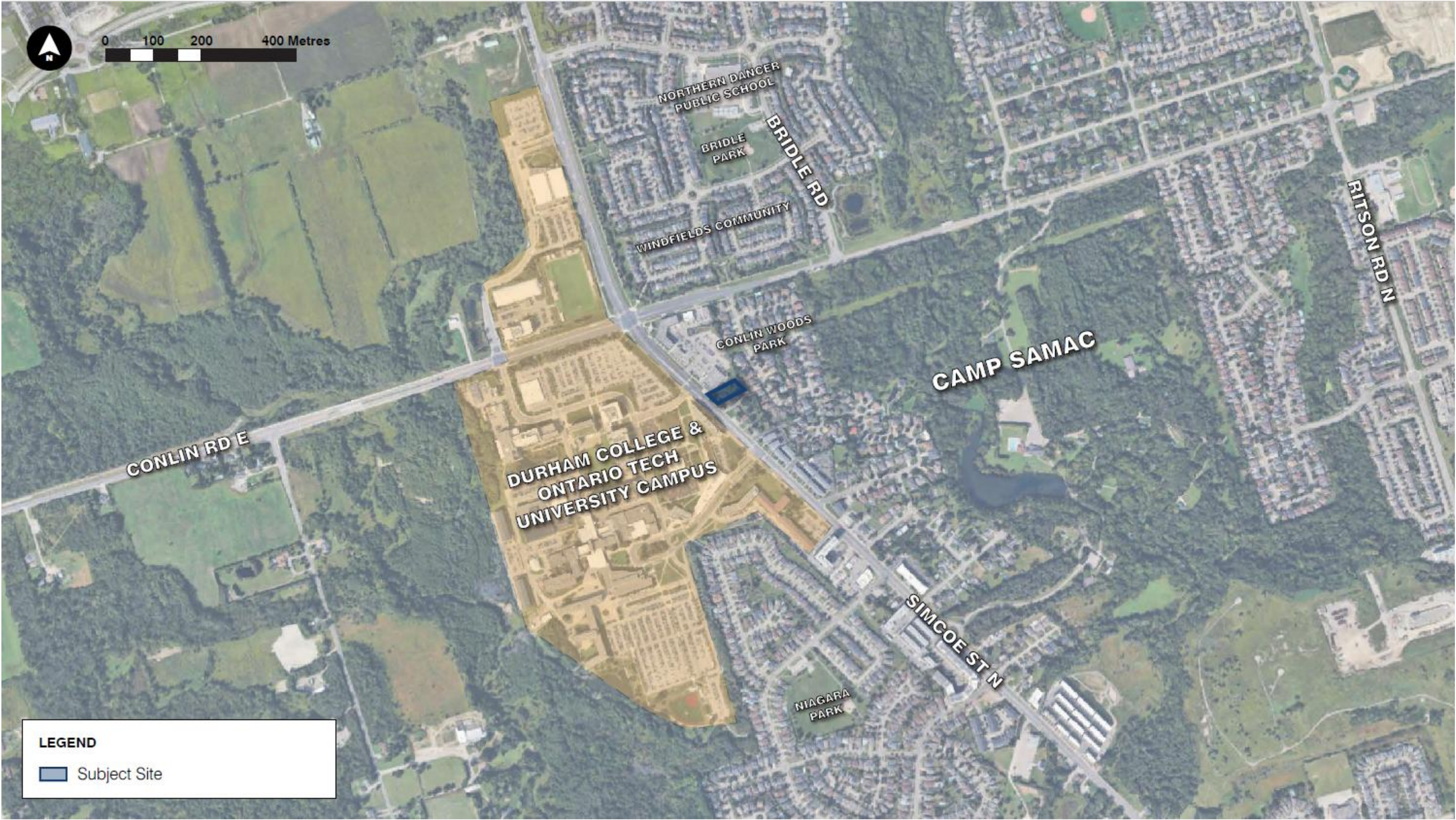


2043 Simcoe Street North
Oshawa, ON

Official Plan Amendment &
Zoning By-law
Amendment
Applications

Municipal File No. Z-21-25

Biglieri





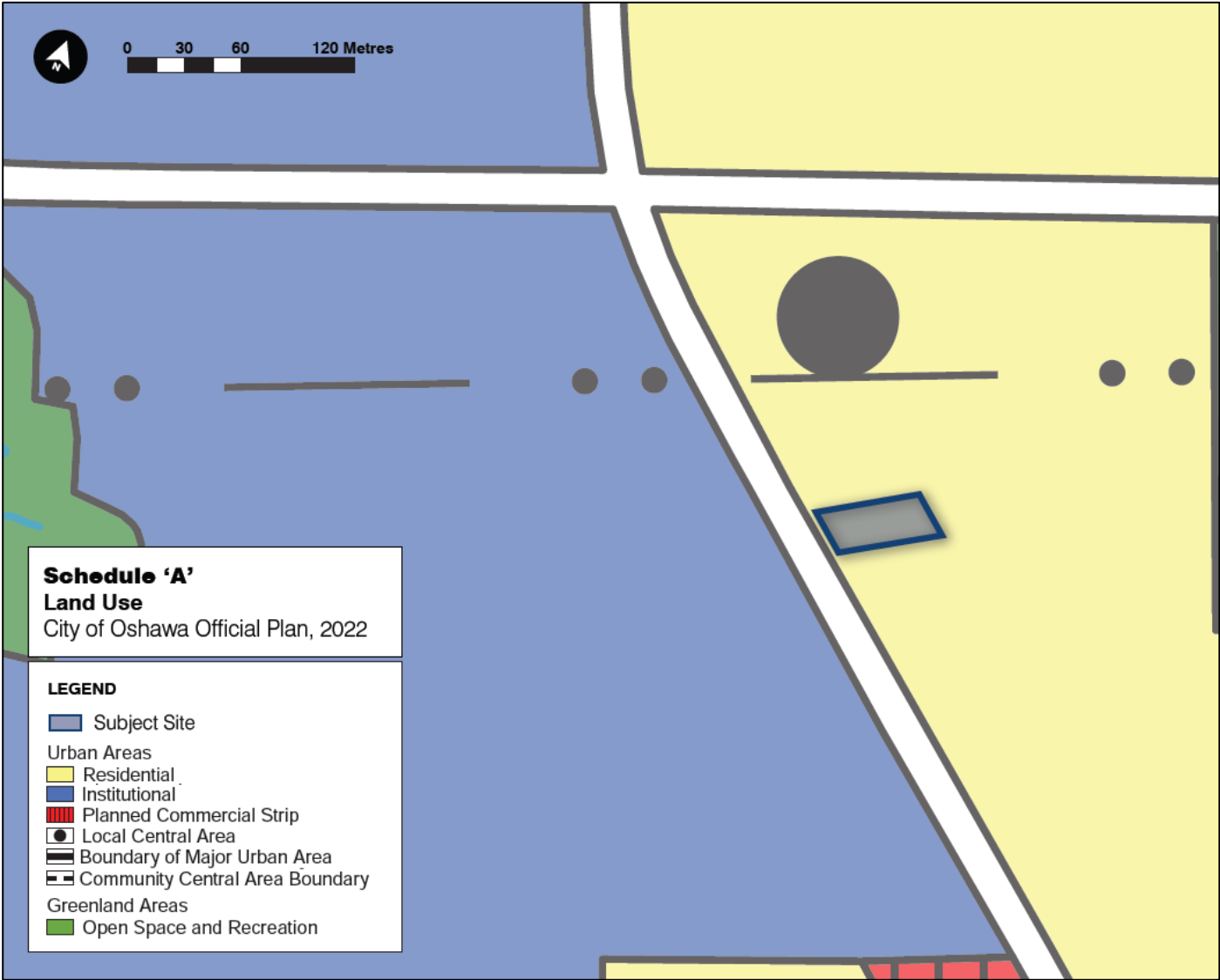
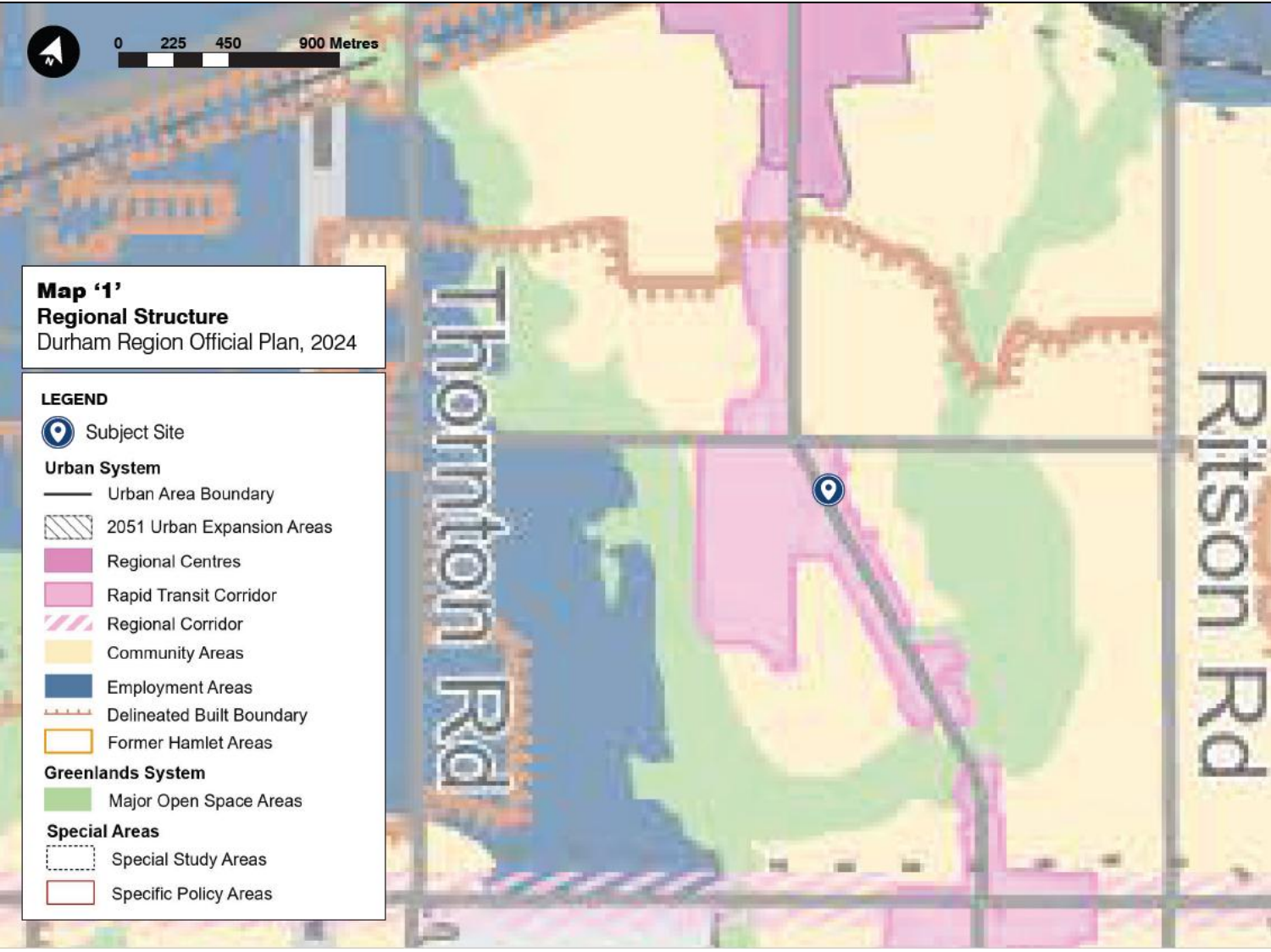
Surrounding Context

- The context surrounding the Subject Site described clockwise from the top left:
 - Small scale commercial and residential lands to the south of the Subject Site
 - Commercial lands to the north of the Subject Site
 - Residential dwellings to the east, fronting on Walreg Drive
 - Durham College's Centre for Collaborative Education located to the west

Figure: Photos provided by Google



- Fronting onto Simcoe Street North, south of Conlin Road East and directly across from both Durham College and Ontario Tech University Campuses
- 0.196 hectares in size
- 30 metres of frontage along Simcoe Street North



Durham Region
Official Plan

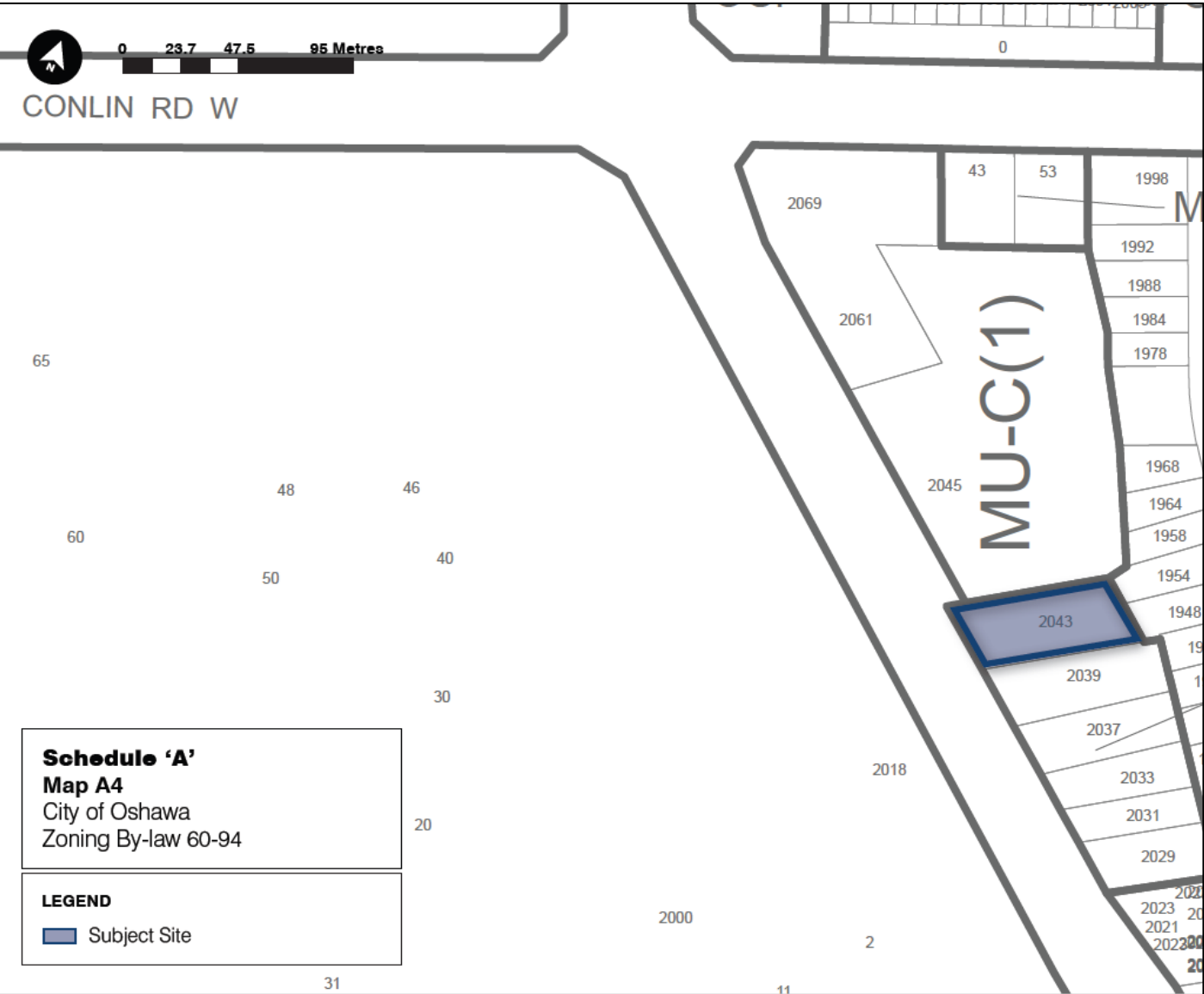
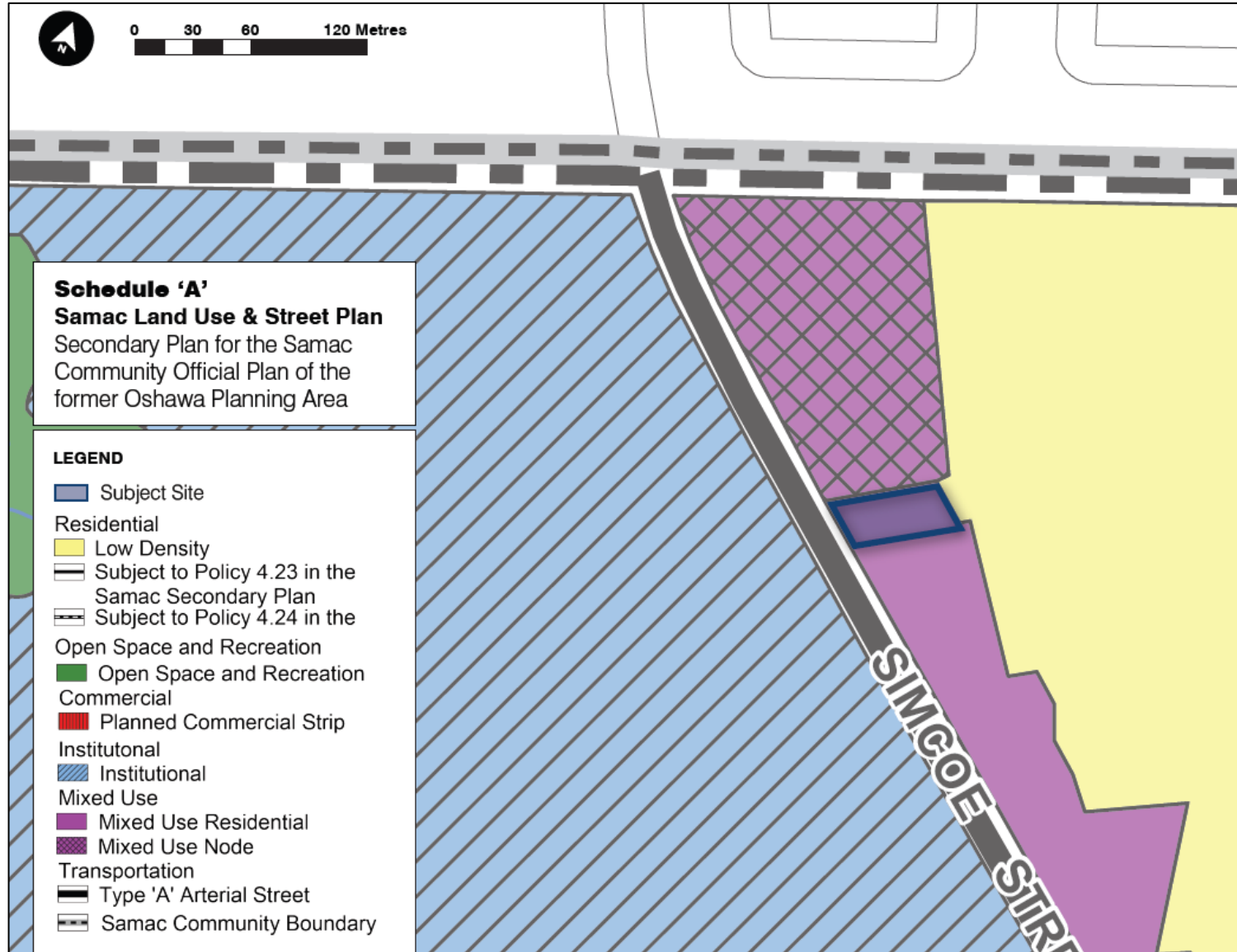
Land Use Designation

- “Community Areas” and within the “Rapid Transit Corridor”

City of Oshawa
Official Plan

Land Use Designation

- “Residential Areas”



City of Oshawa
Samac Secondary
Plan

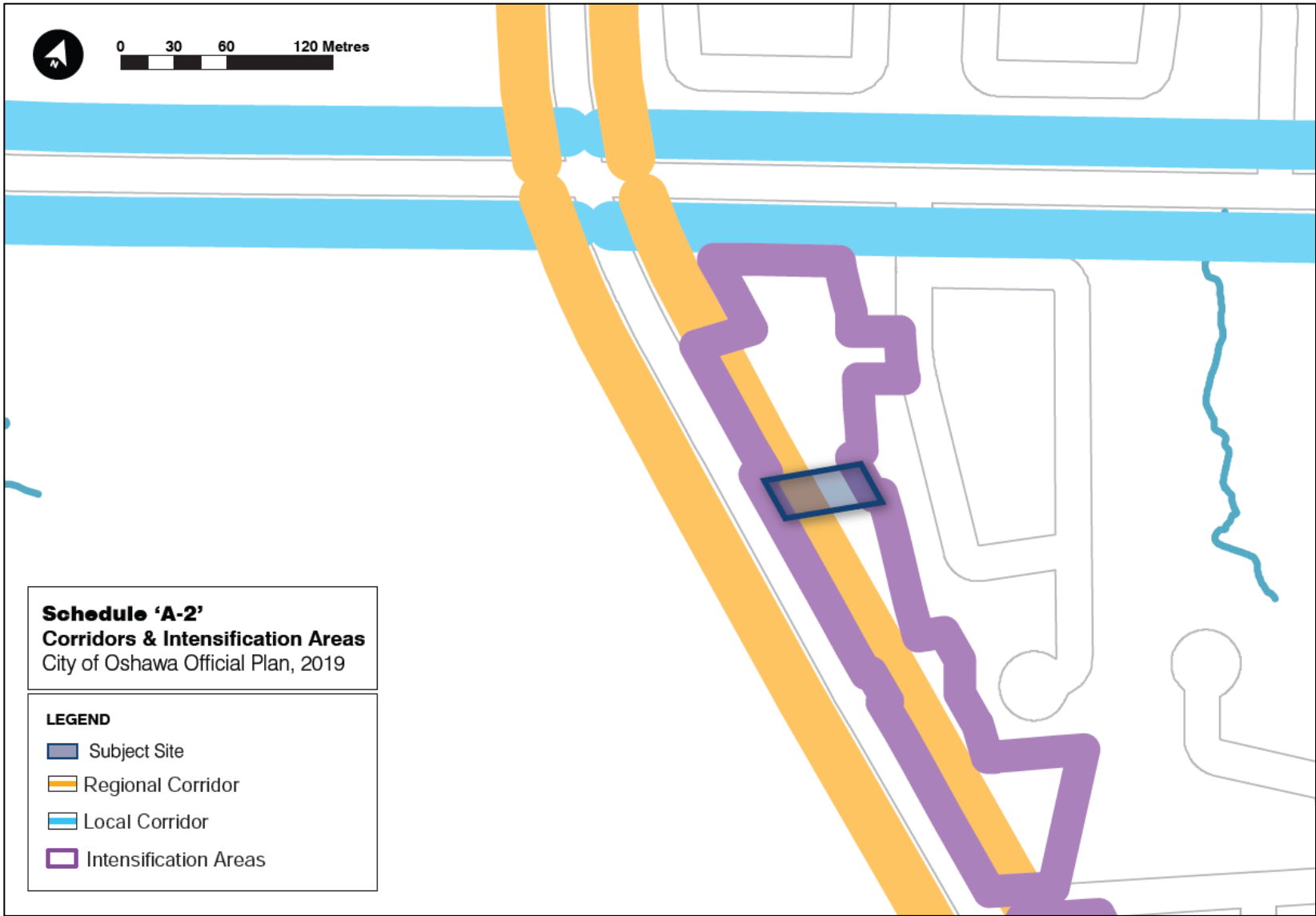
Land Use Designation

- “Mixed Use Residential”

City of Oshawa
Zoning By-law 60-94

Zoning

- MU-A(4) “h-12” (Mixed use)



Transportation Planning Context

Durham Region Official Plan

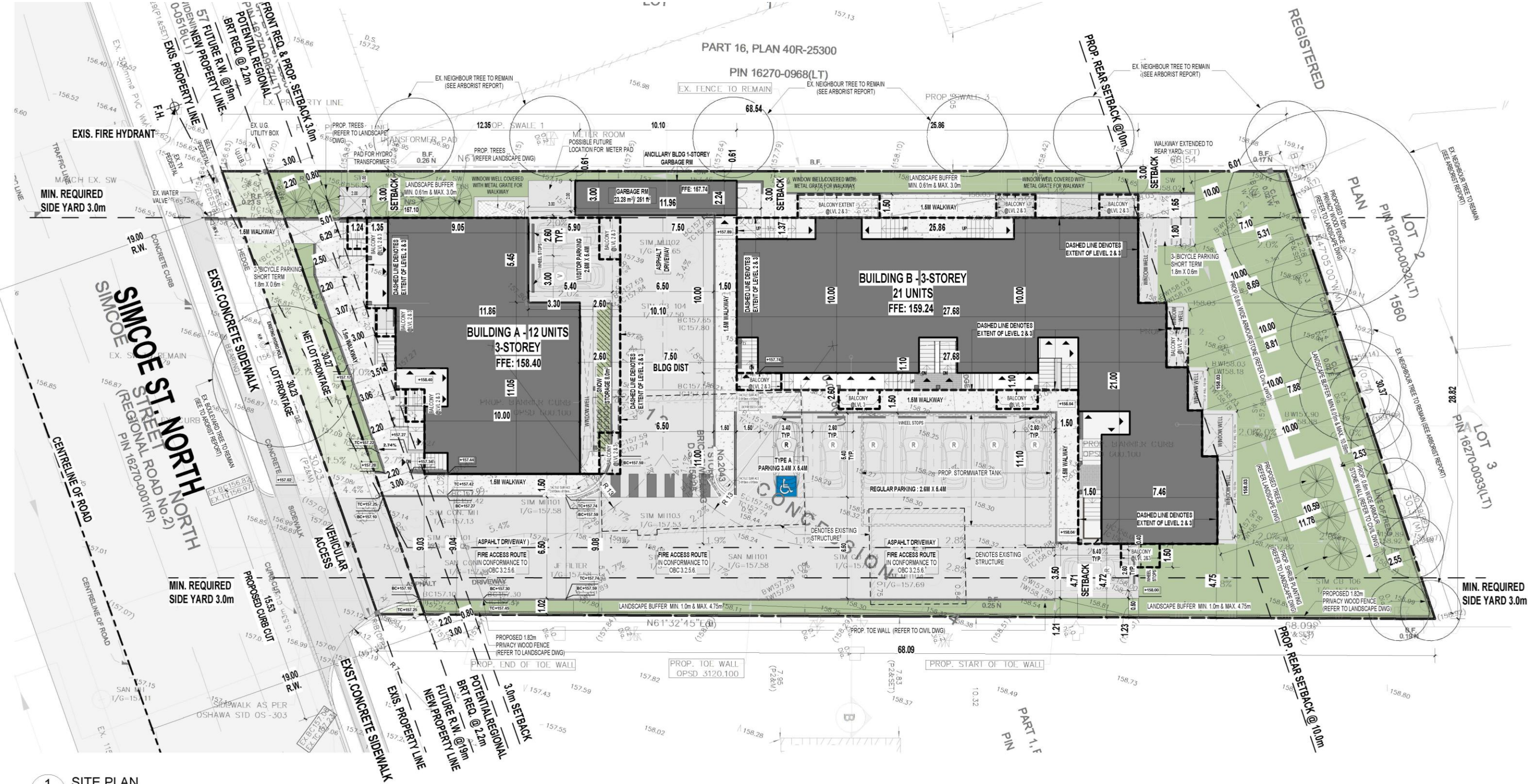
- “Rapid Transit Spine”

City of Oshawa Official Plan

- “Regional Corridor” and “Intensification Area”



Figure: Durham Region Official Plan Map '3a', City of Oshawa Official Plan Schedule 'A-2'



1 SITE PLAN
A1.02 SCALE: 1 : 150

Project Overview

- Student-oriented rental housing
- Two 3-storey stacked townhouse buildings
- 33 residential dwelling units
- Gross Floor Area (GFA): ~1,986.11 m²
- Rear yard: 10 metres including landscape buffer

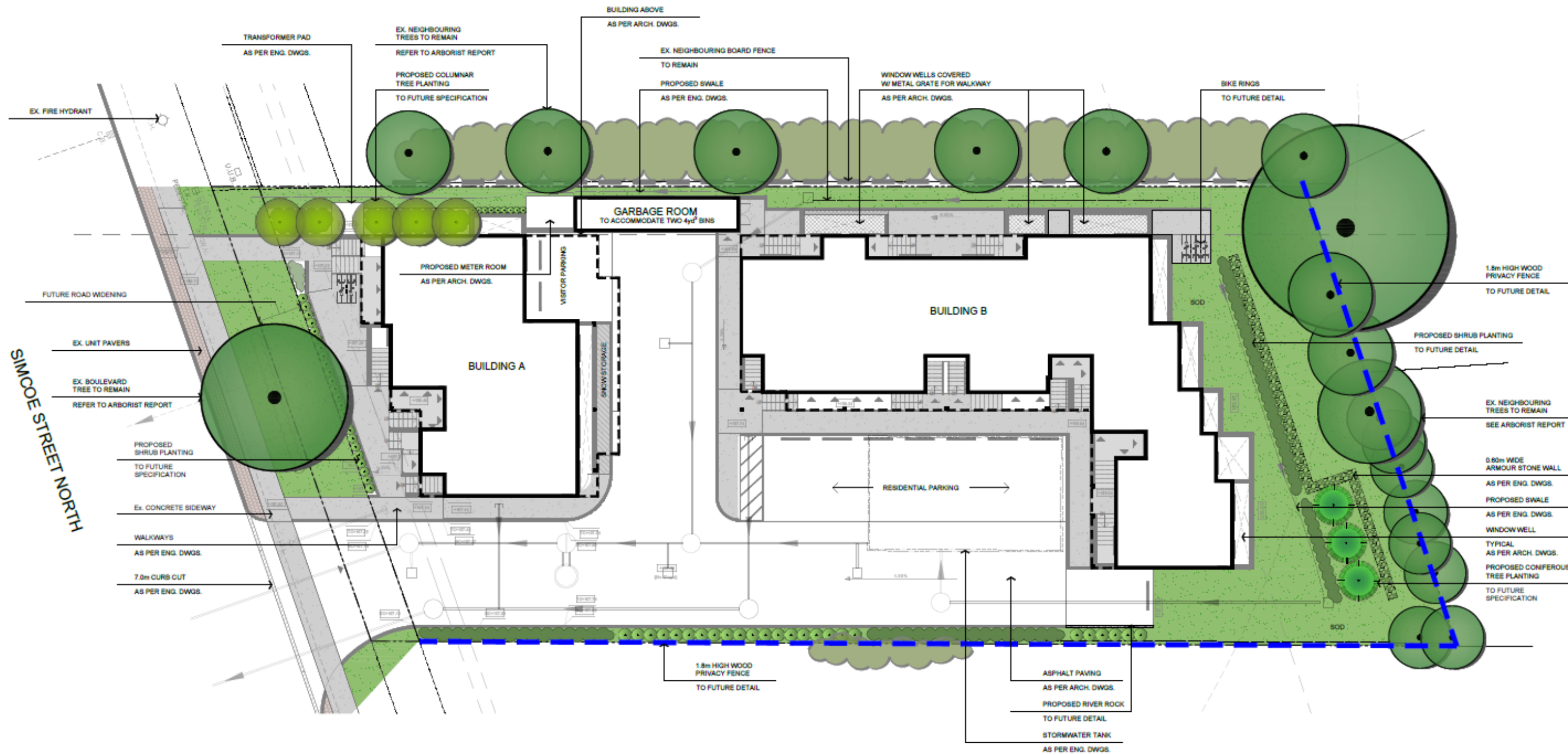
Unit Breakdown:

- Studio: 7 units
- 1-bedroom: 14 units
- 1-bedroom + den: 5 units
- 2-bedroom: 6 units
- 3-bedroom: 1 unit

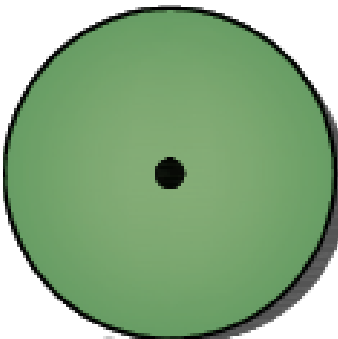

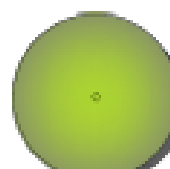
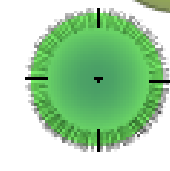







Project Overview

Landscape Plan



LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING VEGETATION TO REMAIN
-  DECIDUOUS TREE PLANTING
-  CONIFEROUS TREE PLANTING
-  SHRUB PLANTING
-  CONCRETE PAVING
-  TOPSOIL + SOD
-  RIVER ROCK
-  1.8m HIGH WOOD PRIVACY FENCE





Zoning Provision	MU-A Zone	Proposed Site-Specific Provisions
Maximum Density - Dwelling Units Per Hectare	85.0	180 dwelling units per hectare
Minimum Building Frontage (%)	60%	50%
Maximum Height	11.0m (for any building located 11.0m or greater from a residential zone) or 9.0m (for any building located 11.0m or less from a residential zone)	12m
Minimum Northern Interior Side Yard Depth	4.5m (1.5m for each storey or half-storey)	3.0m
Minimum Rear Yard Depth	16.0m	10.0m
Maximum Lot Coverage	22%	35%
Minimum Parking Spaces – Apartment (Rental)	1 per dwelling unit plus 0.30 per dwelling unit for visitors	0.2 spaces per bedroom for residents plus 0.05 spaces per bedroom for visitors;

Official Plan Amendment & Zoning By-law Amendment

- Samac Secondary Plan Official Plan Amendment: facilitate density of proposed development at **180 dwelling units per hectare**
- City of Oshawa Zoning By-law Amendment to accommodate site specific-provisions

Next Steps

- Receive comments
- Address comments received from staff, agencies, departments, and the public
- Resubmit application to the Town
- Recommendation report from Staff

Q&A

