

954 KING STREET EAST, OSHAWA

Public Meeting - Official Plan & Zoning By-law

Amendment Applications

January 2026

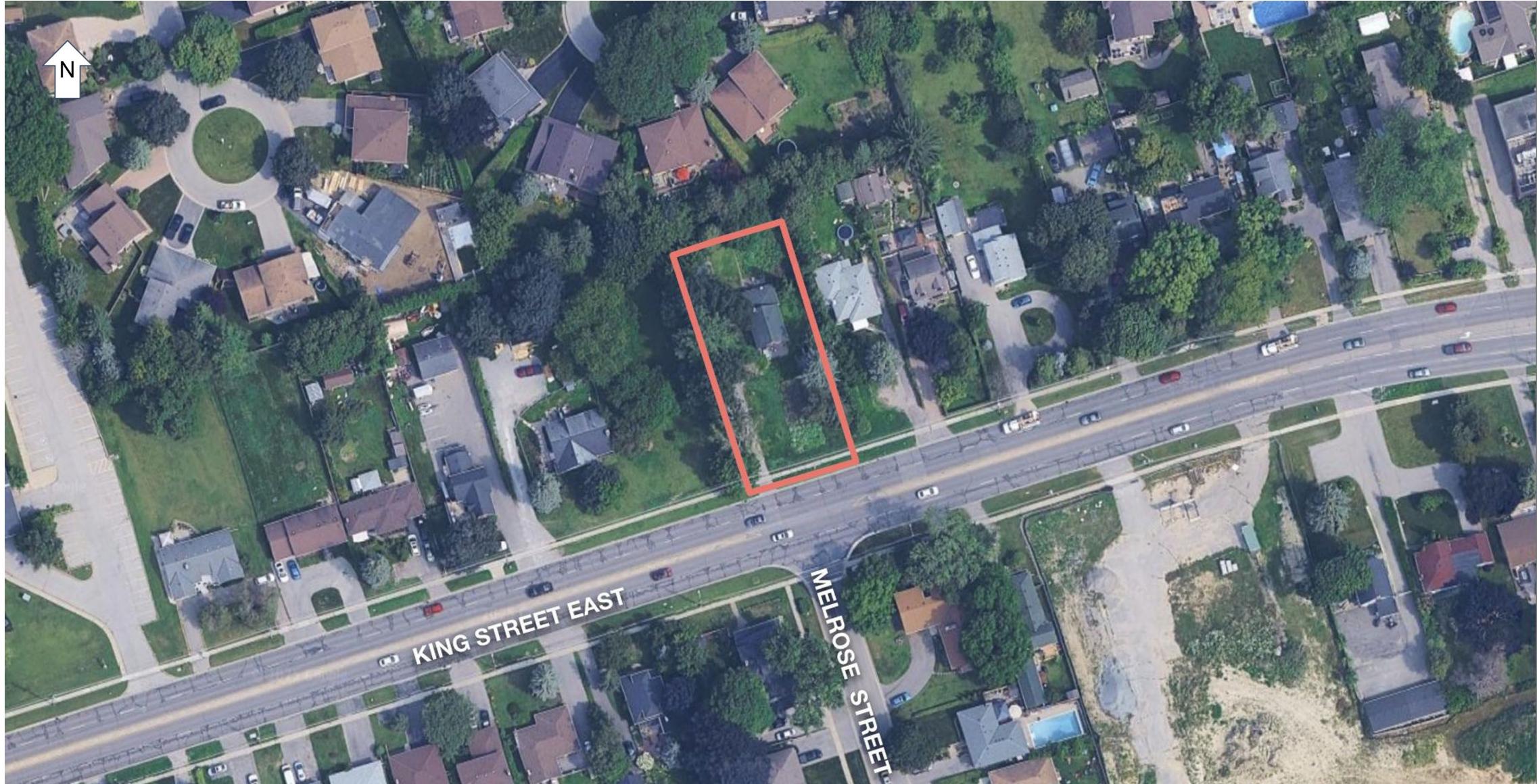


N & N
Engineers LTD.

BATORY
Planning + Management



SUBJECT SITE



EXISTING SITE CONTEXT



Existing single-detached dwelling and front yard



Existing detached garage and rear yard

EXISTING SITE CONTEXT

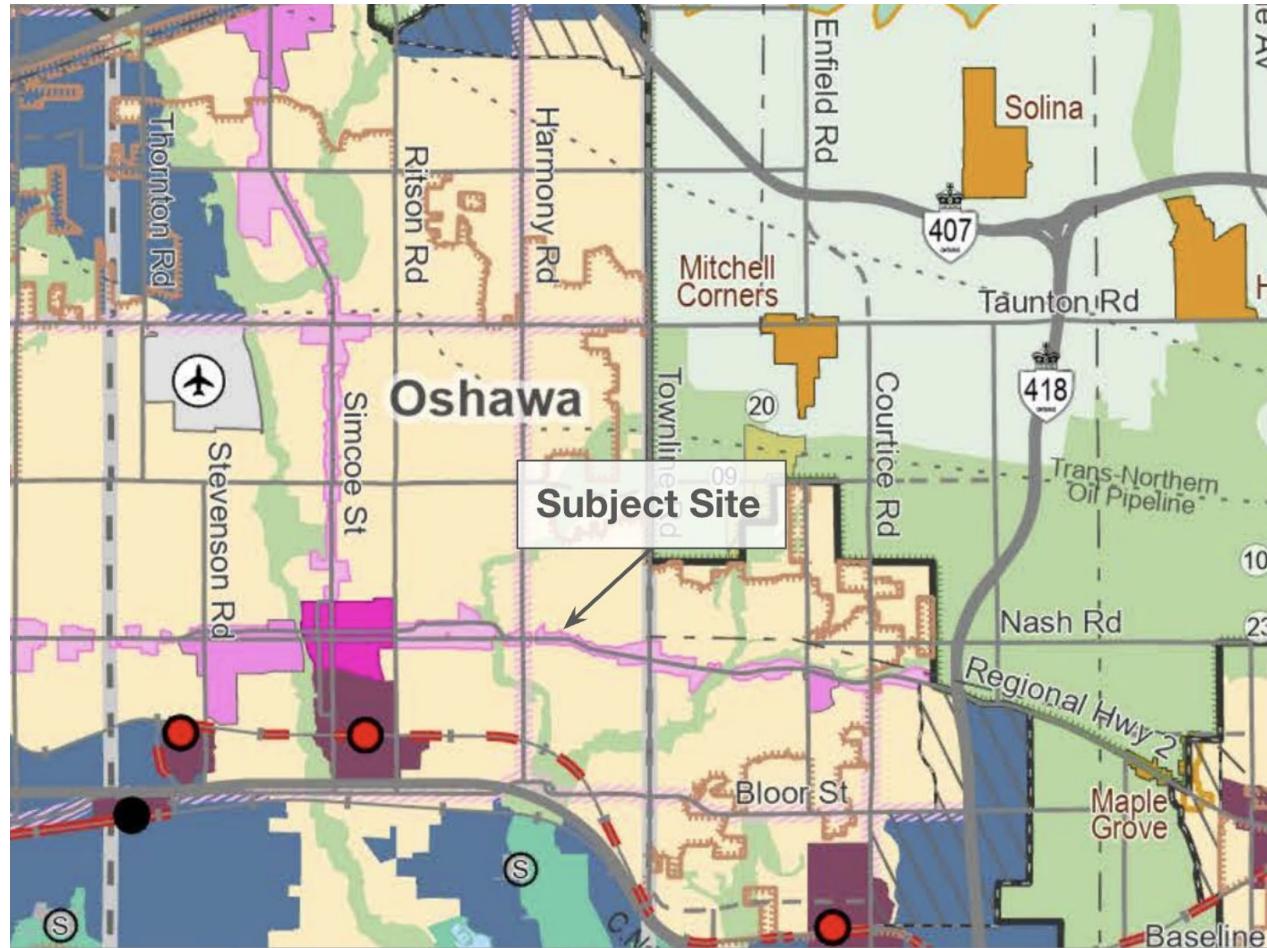


Existing streetscape (facing north)



Existing streetscape (facing south)

ENVISION DURHAM OFFICIAL PLAN



Regional Structure – Urban & Rural Systems

Urban System

- Urban Area Boundary
- 2051 Urban Expansion Areas
- Urban Growth Centres (UGC)
- Protected Major Transit Station Area (PMTSA)
- UGC / PMTSA Overlap
- Regional Centres
- Rapid Transit Corridor
- Regional Corridor
- Rural Regional Centres
- Waterfront Place
- Community Areas
- Employment Areas
- Rapid Transit Corridor - Employment
- Delineated Built Boundary
- Former Hamlet Areas

Greenlands System

- Major Open Space Areas
- Waterfront Areas
- Oak Ridges Moraine
- Greenbelt Boundary (excluding Urban River Valleys)

Rural System

- Hamlets
- Country Residential Subdivision
- Rural Employment Areas
- Shoreline Residential
- Prime Agricultural Areas

Infrastructure

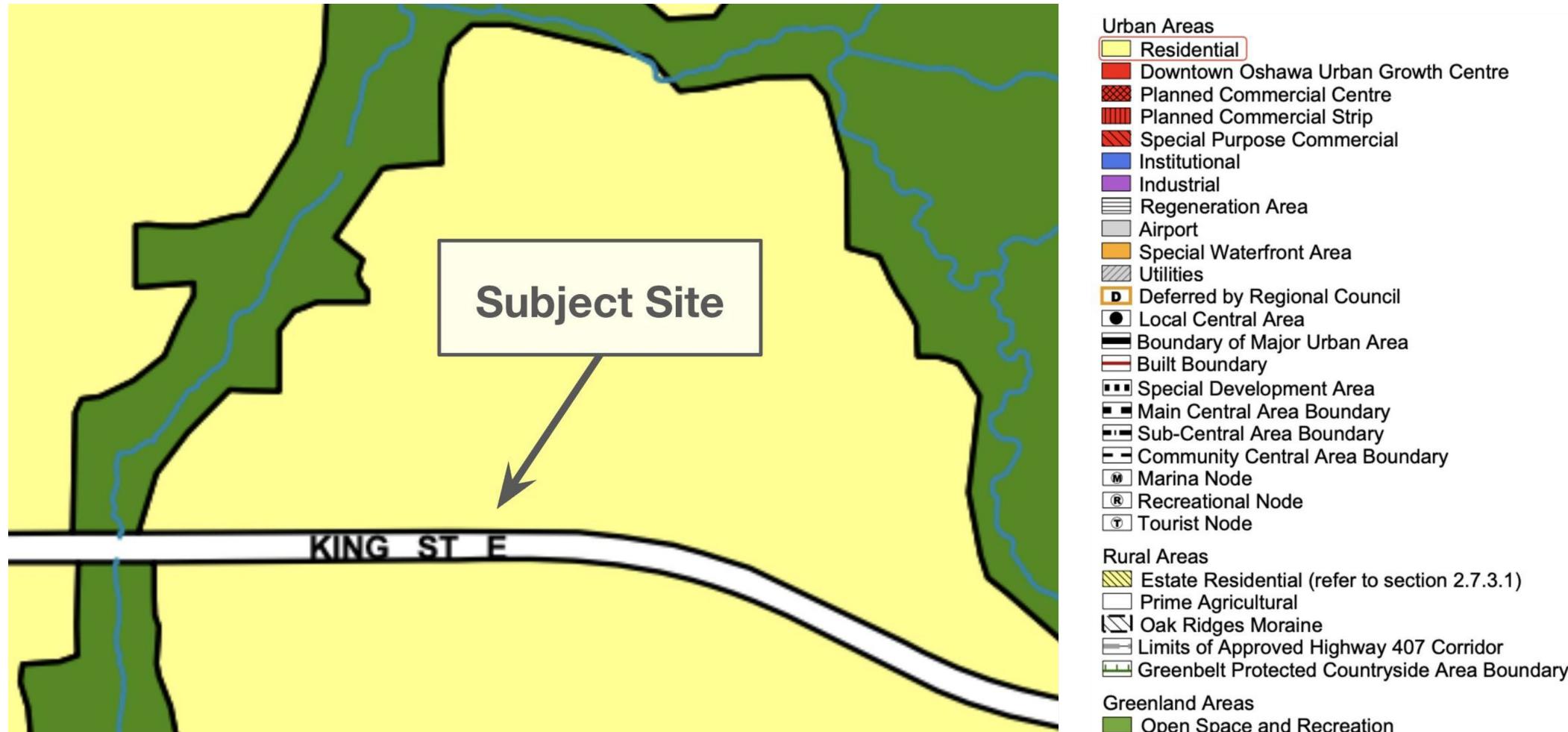
- Existing GO Station
- Proposed GO Station
- Existing GO Rail
- Proposed GO Rail
- Rail
- Existing Airport
- Future Airport
- NGS
- Municipal Service

Special Areas

- Special Study Areas
- Specific Policy Areas

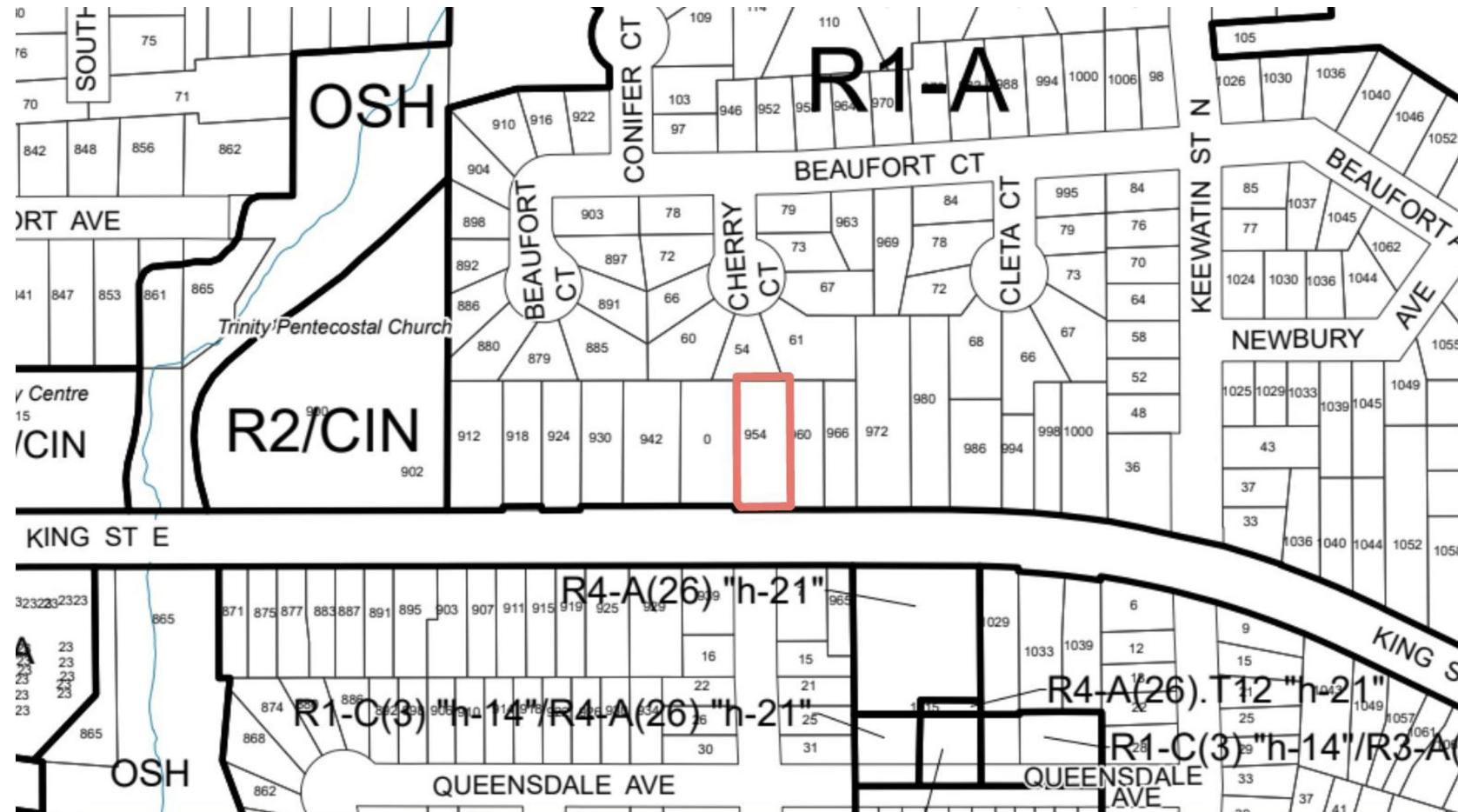
Excerpt of Durham Official Plan Map 1 – Urban Structure

CITY OF OSHAWA OFFICIAL PLAN



Excerpt of City of Oshawa Official Plan Schedule A – Land Use

ZONING BY-LAW 60-94



- Site is zoned R1-A (Residential)
- The R1-A Zone exclusively permits single-detached dwellings

Excerpt of Zoning By-law 60-94 – Schedule A Map C2

PROPOSED DEVELOPMENT

- 5-storey residential apartment building (20.5 metres in height)
- 32 rental units: 2 studio units, 18 one-bedroom units, 12 two-bedroom units
- 32 resident parking spaces and 2 visitor parking spaces
- 32 resident parking spaces and 5 visitor bicycle parking spaces

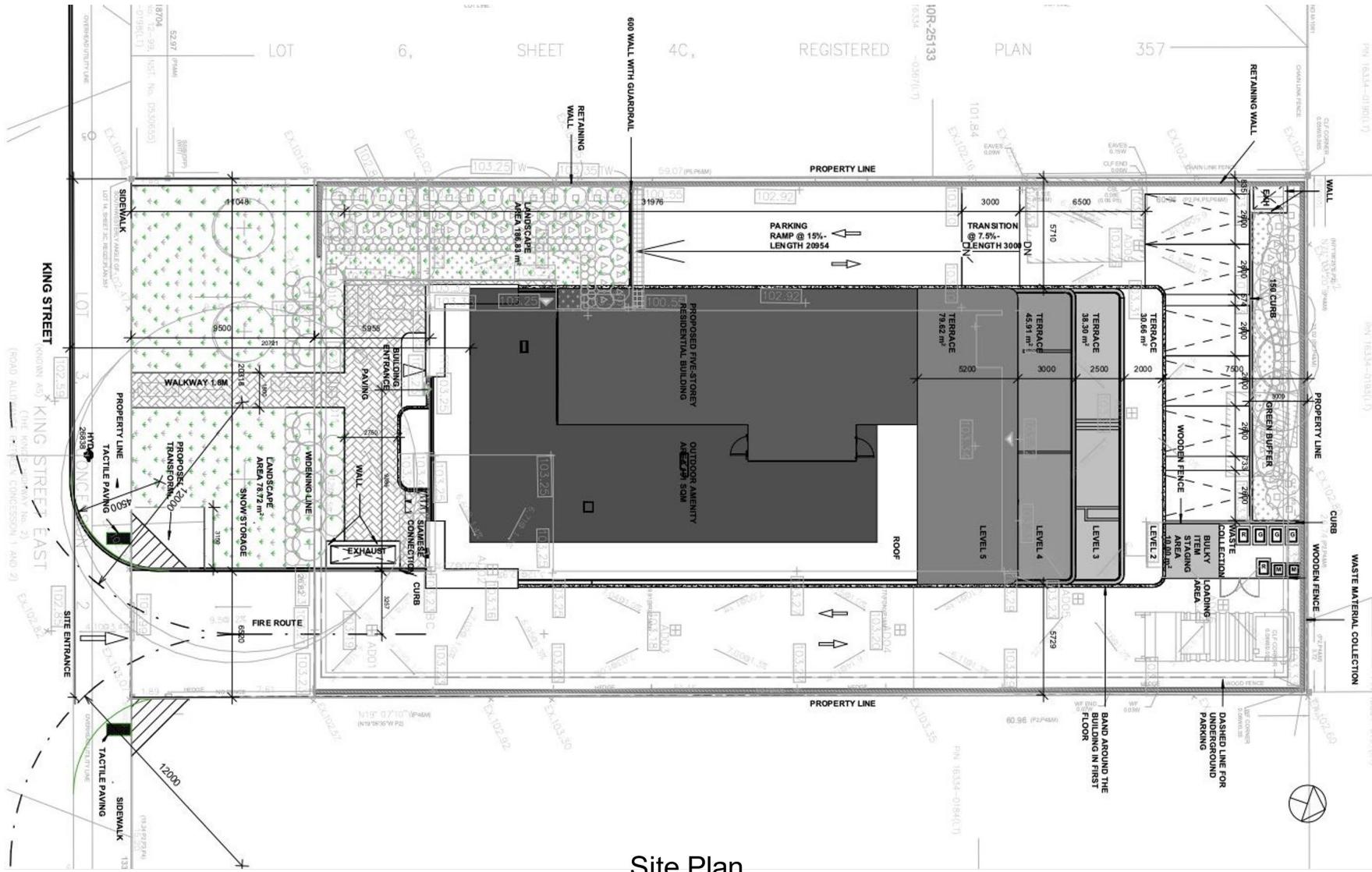


Front rendering



Rear rendering

SITE PLAN



Site Plan

- New tree plantings and garden areas along the streetscape, west side yard, and rear yard
- 151 square metres of outdoor rooftop amenity space

SUMMARY



- Proposed 5-Storey apartment building.
- Located where the Region and City anticipates contextually appropriate growth and change.
- New apartment housing, a variety of unit sizes.
- High quality architectural design, materials, and landscaping.
- A greater setback from the adjacent low-rise areas to the north designed to limit overlook.
- Activates an underutilized, main street site with new housing and mid-rise typology.

THANK YOU



Proposed Official Plan Amendment

Density Type	Net Residential Density	General Representative Housing Type/Form ¹	General Representative Locational Criteria
High Density I Residential	85 to 150 units per hectare (34 to 60 u/ac.)	Low Rise and Medium Rise Apartments	<ul style="list-style-type: none">(i) Generally located at the periphery of neighbourhoods along arterial roads, or 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 along Regional Corridors.(ii) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.
High Density II Residential	Within the Downtown Oshawa Urban Growth Centre: 150 to 1,000 units per hectare (60 to 404 u/ac.) Locations other than within the Downtown Oshawa Urban Growth Centre: 150 to 300 units per hectare (60 to 120 u/ac.)	Medium Rise and High Rise Apartments	<ul style="list-style-type: none">(i) Generally located within 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.(ii) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

Excerpt of City of Oshawa Official Plan Table 2

- An Official Plan Amendment is required to permit a **maximum of 236 units per hectare** within the High Density I Residential Classification
- The proposed amendment encourages transit-supportive residential densities, residential infill, and the intensification of underutilized land within existing Urban Areas

Proposed Zoning By-law Amendment

- A Zoning By-law amendment is required to re-zone the subject site from R1-A to R6-C with site-specific exceptions to permit the proposed apartment building
- The proposed Zoning By-law amendment is aligned with the proposed Official Plan Amendment, and is fundamental to achieve the planned context of the Subject Site for higher-density transit-oriented development

Zone R6-C	Required	Proposed
Minimum Lot Frontage (m)	30	26.82
Minimum Front Yard Depth (m)	6	5.95 (after road widening)
Minimum Interior Side Yard Depth (m) <small>(1.5 for each storey)</small>	7.5 <small>(1.5 for each storey)</small>	5.70
Minimum Rear Yard Depth (m) <small>(1.5 for each storey)</small>	7.5 <small>(1.5 for each storey)</small>	7.5
Minimum Landscaped Open Space (%)	40	24
Maximum Lot Coverage (%)	35	32
Maximum Height (m)	25	22.35
Maximum Density - Dwelling Units Per Hectare	150	236
Parking Requirements – Rental Apartment Building	Required	
Residential Spaces	32 <small>(1 per dwelling unit)</small>	32
Visitor Spaces	10 <small>(0.3 per dwelling unit)</small>	2
Barrier Free Spaces (Oshawa Accessibility Design Standards)	1 Type A Van and 1 Type B	1 Type B

Table illustrating R6-C requirements and proposed development