

To: Joint Economic and Development Services Committee and
Corporate and Finance Services Committee

From: Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department

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

Report Number: ED-26-13

Date of Report: January 14, 2026

Date of Meeting: January 19, 2026

Subject: Recommended Central Oshawa Protected Major Transit
Station Area Community Improvement Plan, Recommended
Amendments to the Urban Growth Centre Community
Improvement Plan, and Related Amendments to the Oshawa
Official Plan

Ward: All Wards

File: 12-04-5136

1.0 Purpose

The purpose of this Report is to provide a recommendation on the implementation of the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan ("Central Oshawa P.M.T.S.A. C.I.P."), recommended amendments to the existing Urban Growth Centre Community Improvement Plan ("U.G.C. C.I.P."), and related amendments to the Oshawa Official Plan ("O.O.P.).

On June 23, 2025, City Council considered Report ED-25-76 related to recommended City-initiated amendments to the O.O.P. and Zoning By-law 60-94 to implement Protected Major Transit Station Areas ("P.M.T.S.A.s") and, among other matters, approved the following recommendations of the Economic and Development Services Committee:

- "7. That the Economic and Development Services Department be authorized to initiate the public process under the Planning Act for Council to consider a proposed Central Oshawa Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan; and,

8. That Council direct the Economic and Development Services Committee and Corporate and Finance Services Committee to jointly hold a public meeting under the Planning Act on the proposed Central Oshawa Community Improvement Plan noted under Part 7 of this Recommendation and to jointly make a recommendation to Council regarding the implementation of the same.”

A Joint Economic and Development Services Committee and Corporate and Finance Services Committee public meeting was held on October 6, 2025 to consider Report ED-25-101 dated October 1, 2025 concerning the proposed new Central Oshawa P.M.T.S.A. C.I.P., proposed amendments to the existing U.G.C. C.I.P., and related amendments to the O.O.P. At the conclusion of the public meeting, the Joint Economic and Development Services Committee and Corporate and Finance Services Committee adopted a recommendation to direct staff to further review the proposed new Central Oshawa P.M.T.S.A. C.I.P., the proposed amendments to the existing U.G.C. C.I.P., and the related amendments to the O.O.P. and prepare a subsequent report and recommendation back to the Joint Economic and Development Services Committee and Corporate and Finance Services Committee. The minutes of the October 6, 2025, public meeting form Attachment 5 to this Report.

Attachment 1 shows the recommended boundary of the Central Oshawa P.M.T.S.A. Community Improvement Project Area and the existing zoning in the area (subject to Provincial approval and resolution of ongoing appeals to the Ontario Land Tribunal).

Attachment 2 is a copy of the recommended amendments to the O.O.P.

Attachment 3 is a copy of the recommended new Central Oshawa P.M.T.S.A. C.I.P.

Attachment 4 is a copy of the recommended amendments to the existing U.G.C. C.I.P.

Attachment 5 is a copy of the minutes of the October 6, 2025, public meeting.

Attachment 6 is a summary table of public and stakeholder comments received, as well as a staff response to each comment listed.

2.0 Recommendation

That the Joint Economic and Development Services Committee and Corporate and Finance Services Committee recommend to City Council:

1. That, based on Report ED-26-13 dated January 14, 2026, the City-initiated Official Plan Amendment generally in the form contained in Attachment 2 to said Report amending certain policies and adding new policies related to community improvement be approved, and, subsequent to Amendment 233 to the Oshawa Official Plan being approved by the Province to establish, among other things, the Central Oshawa Protected Major Transit Station Area, the necessary by-law be passed in a form and content acceptable to the Commissioner, Economic and Development Services

Department, the Commissioner, Corporate and Finance Services Department, and the City Solicitor.

2. That, the new proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan be adopted, generally in the form contained in Attachment 3 to Report ED-26-13 dated January 14, 2026, and the necessary by-law be passed subject to the Official Plan Amendment described in Part 1 of this recommendation coming into effect.
3. That, the proposed amendments to the existing Urban Growth Centre Community Improvement Plan be adopted, generally in the form contained in Attachment 4 to Report ED-26-13 dated January 14, 2026, and the necessary by-law be passed subject to the Official Plan Amendment described in Part 1 of this recommendation coming into effect.
4. That, based on Report ED-26-13 dated January 14, 2026, the Simcoe Street South Renaissance Community Improvement Plan be discontinued.

3.0 Input From Other Sources

Staff have gathered feedback on the recommended new Central Oshawa P.M.T.S.A. C.I.P., the recommended amendments to the existing U.G.C. C.I.P., and the related amendments to the O.O.P. both through the statutory Planning Act public meeting and through other mediums of input, including circulation for comment to a number of internal and external departments and agencies.

Attachment 6 to this Report provides a summary table of public and stakeholder comments received by staff, together with a staff response to each comment listed.

In accordance with Section 28 of the Planning Act, City staff consulted the Ministry of Municipal Affairs and Housing on the recommended new Central Oshawa P.M.T.S.A. C.I.P., and their comments are also addressed in Attachment 6.

4.0 Analysis

4.1 Recommended Central Oshawa Protected Major Transit Station Area Community Improvement Area – Land Use Background

The recommended Central Oshawa P.M.T.S.A. Community Improvement Area is generally bounded by John Street and Eulalie Avenue to the north, Ritson Road South to the east, Highway 401 to the south, and the Oshawa Creek Valley to the west, and also includes certain lands east of Ritson Road South (see Attachment 1).

The existing land use context within the Central Oshawa P.M.T.S.A. Community Improvement Area is comprised of a mix of land uses, including former industrial, commercial/retail, institutional, parks and open space and a large proportion of low density residential development. The Central Oshawa P.M.T.S.A. Community Improvement Area

consists of approximately 170 hectares of land with several large, underutilized land holdings that are currently vacant.

The Central Oshawa P.M.T.S.A. is intended to serve as a strategic growth area surrounding the planned Central Oshawa GO Station, proposed to be constructed as a result of Metrolinx's Oshawa-to-Bowmanville GO Train Extension.

On January 27, 2025, Council considered Report ED-25-02 regarding proposed City-initiated amendments to the O.O.P. and Zoning By-law 60-94 to implement P.M.T.S.A.s and, among other matters, endorsed the Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines (the "Land Use Document").

The Land Use Document reviewed various land use options for the Central Oshawa P.M.T.S.A. It concluded that a land use plan that focuses on maximizing the potential of developable lands and emphasizing the importance of a seamless high-density redevelopment linkage between the Central Oshawa P.M.T.S.A. and the Downtown Oshawa Urban Growth Centre ("U.G.C.") is an important component of the City's intensification efforts within the built-up area. This plan, in addition to allowing more land for transit-supportive, high-density development, also features appropriately situated lands for medium density residential development in order to facilitate a compatible, sensitive transition between the Central Oshawa P.M.T.S.A. and surrounding stable neighbourhoods. Owing to the size of the document, it is not attached to this Report but can be viewed at the following link:

https://www.oshawa.ca/media/0hvhnkew/mtsa_luir_udg.pdf

The recommendations of the Land Use Document were implemented through the approval of amendments to the O.O.P. and Zoning By-law 60-94 concerning the designation of two (2) P.M.T.S.A.s in Oshawa by City Council on June 23, 2025, which are now pending Provincial approval and the resolution of an ongoing appeal to the Ontario Land Tribunal.

4.2 Urban Growth Centre Community Improvement Plan – Land Use Background

On February 29, 2016, Council adopted the U.G.C. C.I.P. The goals of the U.G.C. C.I.P. are to encourage both residential and non-residential development in the U.G.C and recognize the important land use relationship between provincial, regional and local planning legislation. The objective of the U.G.C. C.I.P. is to intensify Oshawa's U.G.C. to achieve a combined density of:

- 133 persons/jobs per hectare by 2021
- 166 persons/jobs per hectare by 2026
- 200 persons/jobs per hectare by 2031

The U.G.C. is a key growth area of the City. In order to address an increase in commercial vacancies, which pose challenges to economic vitality, public perception and investment

attraction, amendments to the U.G.C. C.I.P. are required in order that the goals and objective of the U.G.C. C.I.P. continue to be met.

4.3 Relevant Provincial Legislation and Initiatives

4.3.1 Planning Act, R.S.O. 1990, c. P.13

Section 28 of the Ontario Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) provides the primary legislative framework for community improvement planning. Where an official plan in effect in a local municipality contains provisions relating to community improvement in the municipality, Section 28 specifically allows municipalities to designate by by-law “an area covered by such an official plan as a community improvement project area” and subsequently “a plan suitable for adoption as a community improvement plan for the community improvement project area.”

4.3.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“P.P.S.”) is a land use planning policy framework that replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The P.P.S. provides municipalities with tools to plan for and support development and increase the housing supply across the province.

The P.P.S. requires that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. The target in the new Durham Regional Official Plan (“Envision Durham”) for the City of Oshawa is 50% intensification. Any higher density residential development that takes place in the Central Oshawa P.M.T.S.A. and/or the U.G.C. will assist in efforts to achieve the City’s overall intensification target.

The P.P.S. also states that planning authorities are encouraged to promote development and intensification within major transit station areas by planning for land uses and built form that supports the achievement of minimum density targets.

4.4 Relevant Municipal Policy and Initiatives

4.4.1 Envision Durham

The Central Oshawa P.M.T.S.A. is designated as a P.M.T.S.A. with a proposed GO Station and proposed GO Rail overlay in Envision Durham. Envision Durham outlines the objectives for P.M.T.S.A.s and states that development projects should strengthen the role of P.M.T.S.A.s by being a focal point for high-density, mixed-use destinations characterized by a walkable, transit-oriented, pedestrian friendly public realm with strong and active transportation connections within convenient walking distance of existing and planned rapid transit stations.

P.M.T.S.A.s shall be planned to support an overall, long-term density target of at least 150 people and jobs per gross hectare.

The U.G.C. is designated as an Urban Growth Centre in Envision Durham. Envision Durham outlines the objectives for U.G.C.'s and states that they should be intensive, mixed-use and complete communities that act as focal points for residential intensification, and continue to strengthen as destinations offering commercial, cultural, entertainment, recreational and government functions for the broader surrounding community.

U.G.C.'s shall be planned to support an overall, long-term density target of at least 200 people and jobs per gross hectare.

4.4.2 Regional Revitalization Program

In 2008, Regional Council established the Regional Revitalization Program ("R.R.P.") to allow the Region to strategically assist private redevelopment projects through an area municipal Community Improvement Plan ("C.I.P.") that advances key goals of Envision Durham and achieve positive economic and community objectives.

The R.R.P. focuses only on C.I.P. projects that are supported by area municipalities.

In 2015, the Region undertook a review of the R.R.P. In January 2016, the program was amended to advance the timing and flow of Regional funds for approved C.I.P. projects under the R.R.P. and to enhance the service delivery of the overall program.

Regional staff have subsequently confirmed as of September 29, 2025 that the R.R.P. is continuing "as is" while the Region awaits Provincial regulation that fully enables Regions to participate in local C.I.P.s.

Although it is unclear at this time if the Central Oshawa P.M.T.S.A. C.I.P. would be eligible under the R.R.P., staff would assist the development community in taking advantage of it to complement any incentives provided by the City.

The U.G.C. is eligible under the R.R.P. and staff continue to assist the development community in taking advantage of it to complement incentives provided by the City.

4.4.3 Oshawa Official Plan

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the O.O.P. and Zoning By-law 60-94 to implement P.M.T.S.A.s and adopted/approved the amendments. Staff were further authorized to forward the Council-adopted amendment to the O.O.P. to the Province of Ontario for approval, given that the Province is the approval authority in this instance. The amendments to the O.O.P. and Zoning By-law 60-94 will come into effect upon approval from the Province of Ontario. For the purposes of this Report, staff are reviewing against, and citing the relevant policy context as if both the aforementioned O.O.P. and Zoning By-law 60-94 amendments are in effect, as passed by Council on June 23, 2025.

The recommended Central Oshawa P.M.T.S.A. Community Improvement Area is designated as Central Oshawa P.M.T.S.A.

Policy 2.1.7.1(a) of the O.O.P. states:

“It is the intent of this Plan to ensure that lands surrounding existing and planned Commuter Stations are used for pedestrian-oriented development that complements and optimizes the support of transit services and active transportation. In accordance with Policy 3.3.3 of this Plan, an area of influence surrounds Commuter Stations, within which development shall:

- (a) Consist of a mix of land uses at higher densities, in a compact, intensive urban form, to facilitate the provision and use of transit, where the existing or planned Commuter Station is served by heavy rail;”

Policy 2.16.1.8 of the O.O.P. states:

“Pursuant to Policy 2.1.8.1, development in the Central Oshawa Protected Major Transit Station Area shall be planned to achieve an overall minimum gross density target of 175 people and jobs per hectare, inclusive of a minimum of 25 jobs per hectare.”

These policies encourage a significant amount of increased growth through development and redevelopment of properties in the Central Oshawa P.M.T.S.A.

Community Improvement policies provided in Section 4.0 of the O.O.P. are also applicable. Policy 4.1.1 of the O.O.P. states:

“The City shall support programs and policies which will improve physically deteriorated areas of the City and which will be socially and economically beneficial to specific areas and the entire City.”

Policy 4.2.2 of the O.O.P. requires the City to designate, by by-law, specific Community Improvement Project Areas within the overall area Community Improvement Area delineated on Schedule “C” of the O.O.P. These ‘Community Improvement Project Areas’ are designated as ‘Sub-areas’ in Section 4.3 of the O.O.P. and illustrated on Schedule ‘C-1’ of the O.O.P.

Various amendments are required to be made to Section 4.0 and Schedule “C-1” of the O.O.P. to implement the recommended Central Oshawa P.M.T.S.A. Community Improvement Area. A general outline of the recommended Official Plan amendment to create a new Central Oshawa P.M.T.S.A. Community Improvement Area is contained in Attachment 2 to this Report.

The U.G.C. Community Improvement Area is designated as U.G.C. in the O.O.P.

As a prerequisite for the adoption of a C.I.P., Council has designated the U.G.C. Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Section 28(2) of the Planning Act.

The U.G.C. Community Improvement Area is located in Sub-area A on Schedule “C-1” of the O.O.P.

4.4.4 Zoning By-law

The Central Oshawa P.M.T.S.A. Community Improvement Area is zoned to permit a range of residential uses, institutional uses, commercial uses and parks/open space at varying, transit-supportive densities.

The zoning on the eastern and western boundaries of the Central Oshawa P.M.T.S.A. Community Improvement Area permits a range of residential uses with limited institutional and commercial uses. This zoning will facilitate the transition between the Central Oshawa P.M.T.S.A. and surrounding stable neighbourhoods.

The zoning in the remaining area of the Central Oshawa P.M.T.S.A., including those lands fronting along Simcoe Street South and First Avenue, permits an extensive list of residential, commercial and institutional uses at higher, transit-supportive densities (see Attachment 1).

The zoning of the Central Oshawa P.M.T.S.A. also contains “h” holding symbols, which are used in conjunction with a zone when the proposed uses for certain lands are considered premature or inappropriate for development at a certain time, or until a land developer has met certain conditions or requirements. The various holding symbol conditions that must be met before any development can occur include items such as:

- The completion of a Municipal Class Environmental Assessment for First Avenue/McNaughton Avenue and conveyance of any lands to the City required for the future road widening;
- Preparation of appropriate studies including engineering and environmental impact studies;
- Funding has been secured from the developer in the event that the Region of Durham has passed an appropriate by-law required under the GO Transit Station Funding Act, 2023; and,
- A Stormwater Management Study including a Downstream Impact Analysis is completed.

The U.G.C. is zoned to permit intensification through a range of higher density residential uses, institutional uses, commercial uses and parks/open space.

4.5 Recommended Central Oshawa Protected Major Transit Station Area Community Improvement Plan

The recommended Central Oshawa P.M.T.S.A. C.I.P. (see Attachment 3) encourages the transformation of the Central Oshawa P.M.T.S.A. into a high-density, complete community with a mix of residential, commercial and institutional developments at transit-supportive

densities. The Central Oshawa P.M.T.S.A. C.I.P. will also help to create a vibrant, attractive and animated community with vibrant community spaces and an open space network.

The recommended Central Oshawa P.M.T.S.A. Community Improvement Area is generally bounded by John Street and Eulalie Avenue to the north, Ritson Road South to the east, Highway 401 to the south, and the Oshawa Creek Valley to the west, and also includes certain lands east of Ritson Road South (see Attachment 1). This aligns with the boundary of the Central Oshawa P.M.T.S.A. land use designation in the O.O.P.

The recommended Central Oshawa P.M.T.S.A. C.I.P. consists of an Increased Assessment Grant Program, a Municipal Property Acquisition, Investment and Partnership Program and an Increasing Commercial Occupancy Program which are generally described in the following sections.

4.5.1 Increased Assessment Grant Program

The Increased Assessment Grant Program is described as follows:

- The Increased Assessment Grant Program will provide grants on a sliding scale (e.g. Year 1 – 90%, Year 2 – 80%, etc.) for part or all of the increase in City taxes attributable to the construction of residential or mixed-use commercial/residential buildings that result in an increase in assessed value. Eligible residential uses are typically limited to apartments, flats or block townhouses. Standalone commercial buildings would not be eligible.
- The approval of any Increased Assessment Grant will be administered on a case-by-case basis, as all Increased Assessment Grants, regardless of value, must be approved by City Council.
- In the circumstances of a condominium only, the applicant may continue to be entitled to receive increased assessment grants provided that all future proposed condominium owners assign the grant pursuant to Section 28(7) of the Planning Act, prior to closing of the purchase of the condominium.
- All grant applications must be approved before a building permit is issued.
- The applicant will be required to enter into an agreement with the City to address such matters as an accessibility plan, architectural control, the use of local trades, compliance with the City's by-laws and performance timelines.
- The Increased Assessment Grant Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to encourage (re)development of vacant, underdeveloped and/or underutilized parcels, which may involve land assembly of smaller properties, in

order to achieve the target densities and land uses in accordance with the O.O.P. and Zoning By-law 60-98.

4.5.2 Municipal Property Acquisition, Investment and Partnership Program

The Municipal Property Acquisition, Investment and Partnership Program is described as follows:

- The Municipal Property Acquisition, Investment and Partnership Program is a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Central Oshawa P.M.T.S.A. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will allow the City to rehabilitate properties that it already owns, acquire key strategic parcels either for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objectives of the Central Oshawa P.M.T.S.A. C.I.P. and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in the Central Oshawa P.M.T.S.A. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.
- The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa P.M.T.S.A. Community Improvement Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.
- No eligibility criteria are required given that the program has been developed for the City to have a role in achieving the goals of the Central Oshawa P.M.T.S.A. Community Improvement Plan.
- The Municipal Property Acquisition, Investment and Partnership Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa P.M.T.S.A. Community Improvement Area. These projects which may include strategic acquisition of land for municipal purposes such as parks and open space, or for future public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in accordance with the O.O.P. and Zoning By-law 60-94.

4.5.3 Increasing Commercial Occupancy Program

The Increasing Commercial Occupancy Program is described as follows:

- The Increasing Commercial Occupancy Program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Central Oshawa P.M.T.S.A. C.I.P. Area.
- The Increasing Commercial Occupancy Program will reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades to support businesses (attractions) up to a maximum grant of \$20,000 per project.
- The Increasing Commercial Occupancy Program will be funded by the C.I.P. reserve fund which receives an annual contribution.
- The Increasing Commercial Occupancy Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goals of this program are to:

- Lower barriers to entry for entrepreneurs and small businesses;
- Encourage adaptive reuse of underutilized spaces;
- Stimulate foot traffic and local spending; and,
- Support revitalization and beautification efforts.

4.6 Recommended Amendments to the Urban Growth Centre Community Improvement Plan

The recommended amendments to the existing U.G.C. C.I.P. are appropriate to align with the recommended new Central Oshawa P.M.T.S.A. C.I.P. (see Attachment 4).

The amendments include the introduction of a new Municipal Property Acquisition, Investment and Partnership Program and a new Increasing Commercial Occupancy Program. These programs are described in the following sections.

4.6.1 Municipal Property Acquisition, Investment and Partnership Program

The Municipal Property Acquisition, Investment and Partnership Program is described as follows:

- The Municipal Property Acquisition, Investment and Partnership Program is a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the U.G.C. Community Improvement Area.
- The Municipal Property Acquisition, Investment and Partnership Program will allow the City to rehabilitate properties that it already owns, acquire key strategic parcels either

for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objective of the U.G.C. C.I.P. and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in the U.G.C. Community Improvement Area.

- The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.
- The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in the revitalization of the U.G.C. Community Improvement Area. For this reason, no private landowners are able to make an application and no eligibility criteria is required.
- The Municipal Property Acquisition, Investment and Partnership Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goal of this program is to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the U.G.C. Community Improvement Area, which may include strategic acquisition of land for municipal purposes such as parks and open space, or for future public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in accordance with the O.O.P. and Zoning By-law 60-94.

4.6.2 Increasing Commercial Occupancy Program

The Increasing Commercial Occupancy Program is described as follows:

- The Increasing Commercial Occupancy Program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the U.G.C. C.I.P. Area.
- The Increasing Commercial Occupancy Program will reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades to support businesses (attractions) up to a maximum grant of \$20,000 per project.
- The Increasing Commercial Occupancy Program will be funded by the C.I.P. reserve fund which receives an annual contribution.
- The Increasing Commercial Occupancy Program will expire on December 31, 2035.
- The City may discontinue the program at any time.

The goals of this program are to:

- Lower barriers to entry for entrepreneurs and small businesses;
- Encourage adaptive reuse of underutilized spaces;

- Stimulate foot traffic and local spending; and,
- Support revitalization and beautification efforts.

4.7 Cancellation of Simcoe Street South Renaissance Community Improvement Plan

In 2003, City Council adopted the Simcoe Street South Renaissance Community Improvement Plan (the “Simcoe Street South Renaissance C.I.P.”).

The boundaries of the Simcoe Street South Renaissance Community Improvement Area are centered on Simcoe Street South between John Street to the north and Bloor Street to the south.

The objectives of the Simcoe Street South Renaissance C.I.P. are to:

- Maintain and improve the existing building stock in the Simcoe Street South corridor between John Street and Bloor Street;
- Recognize the Simcoe Street South corridor as an important transportation link from Highway 401 and the U.G.C.;
- Enhance the streetscape to provide for an attractive and appealing gateway into the U.G.C.; and,
- Provide financial incentives for the rehabilitation, development and redevelopment of properties.

The cancellation of the Simcoe Street South Renaissance C.I.P. moving forward is appropriate for the following reasons:

- The boundary area of the recommended Central Oshawa P.M.T.S.A. Community Improvement Area encompasses the lands currently within the Simcoe Street South Renaissance Community Improvement Area.
- There is an abundance of land within the Central Oshawa P.M.T.S.A. that currently sits vacant, underdeveloped and/or underutilized, which contributes to the need for an expansion of the boundary area for a C.I.P.
- Expanding the C.I.P. area will ensure that it is contiguous with the Downtown Oshawa U.G.C. (which itself has a C.I.P.). It would also significantly contribute to the City’s efforts to encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve new higher and transit-supportive density, mixed-use development befitting the intended purpose and function of the Central Oshawa P.M.T.S.A.

Section 5.2.4 “Cancellation” of the Simcoe Street South Renaissance C.I.P. states that:

“The City of Oshawa may discontinue the grant programs in the Simcoe Street South Community Improvement Plan at any time without an amendment to this

Plan. Applications that were approved before the cancellation of the grant programs in this Community Improvement Plan will continue to be honoured.”

Given the above rationale it is appropriate to discontinue the Simcoe Street South Renaissance C.I.P. upon Council’s adoption of the recommended Central Oshawa P.M.T.S.A. C.I.P.

5.0 Financial Implications

The introduction of a new increased assessment grant program for the recommended Central Oshawa P.M.T.S.A. C.I.P. would be funded through a tax increment financing process using increased City tax revenues resulting from development.

The increase in the budget to fund the grant will be more than offset over time by the increased taxation revenue received from the development.

The introduction of a new municipal property acquisition, investment and partnership program for the recommended Central Oshawa P.M.T.S.A. C.I.P. and U.G.C. C.I.P. would be funded through a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

The introduction of a new increasing commercial occupancy program for the recommended Central Oshawa P.M.T.S.A. C.I.P. and U.G.C. C.I.P. would be funded through the C.I.P. reserve fund which receives an annual contribution.

Anticipated costs to the City such as the passing of any by-laws are included in the appropriate departmental operating budgets.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the following Oshawa Strategic Plan Priority Areas:

“Belong: Inclusive and Healthy Community” with the goal to support and encourage diverse housing options; and,

“Innovate: Vibrant Culture and Economy” with the goal to promote and support innovation in business and talent growth.



Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department



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

Recommended Amendment to the City of Oshawa Official Plan

Issue:

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain protected major transit station areas. Among other matters, Council authorized staff to initiate the public process under the Planning Act for Council to consider a new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan.

Amendments to the Oshawa Official Plan are necessary in order to implement the direction of Council to consider a recommended new Central Oshawa Community Improvement Plan.

Recommended Amendment:

- (a) Amend the opening sentence of Policy 4.2.3 of the Oshawa Official Plan by replacing the word “and” preceding the words “the Wentworth Street West” with a comma, and by inserting the words “and the Central Oshawa Protected Major Transit Station Area Community Improvement Area” following the words “Wentworth Street West Community Improvement Area”, such that the opening sentence of Policy 4.2.3, as amended, reads as follows:

“The delineation of the Renaissance Community Improvement Area and the Urban Growth Centre Community Improvement Area, the Harbour Road Area Community Improvement Area, the Wentworth Street West Community Improvement Area and the Central Oshawa Protected Major Transit Station Area Community Improvement Area shown as Schedule “C-1” are based on the following criteria:”

- (b) Amend paragraph (a) of Policy 4.2.3 of the Oshawa Official Plan by:

- (i) Inserting the words “as well as land assembly and/or municipal property acquisition” following the words “various improvements” in the second sentence; and,
- (ii) Inserting the words “or underutilized” following the words “redevelop vacant” in the second sentence, such that the second sentence of paragraph (a) of Policy 4.2.3, as amended, reads as follows:

“Various improvements as well as land assembly and/or municipal property acquisition are required to redevelop vacant or underutilized lands, upgrade deteriorated buildings, provide for the adaptive reuse of existing buildings and address related aesthetic improvements.”

(c) Amend Policy 4.2.3 of the Oshawa Official Plan by adding a new paragraph (h) as follows:

“(h) The Central Oshawa Protected Major Transit Station Area, consisting of lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue, exhibits indicators of economic decline such as deteriorated buildings and underutilized and vacant properties, as well as a fragmented and irregular property fabric that is not conducive to achieving economies of scale necessary for efficient higher density redevelopment. The main objective of the Central Oshawa Protected Major Transit Station Area is to deliver transit-supportive densities surrounding the future planned Central Oshawa GO Station. Various improvements as well as land assembly and/or municipal property acquisition are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.”

(d) Amend Policy 4.2.4 of the Oshawa Official Plan by:

- (i) Replacing the word “and” in the first sentence with a comma;
- (ii) Inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Area” in the first sentence following the words “Wentworth Street West Community Improvement Area”;
- (iii) Replacing the word “and” in the second sentence with a comma; and,
- (iv) Inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas” in the second sentence following the words “Wentworth Street West Community Improvement Project Areas”, such that Policy 4.2.4, as amended, reads as follows:

“The overall Renaissance Community Improvement Area, Urban Growth Centre Community Improvement Area, Harbour Road Area Community Improvement Area, Wentworth Street West Community Improvement Area and Central Oshawa Protected Major Transit Station Area Community Improvement Area in the City are delineated on Schedule “C-1”. The City shall, by by-law, designate specific Renaissance Community Improvement Project Areas, Urban Growth Centre Community Improvement Project Areas, Harbour Road Area Community Improvement Project Areas, Wentworth Street West Community Improvement Project Areas and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas within the overall area delineated on Schedule “C-1”.

- (e) Amend the opening sentence of Policy 4.3.4 of the Oshawa Official Plan by replacing the word “and” preceding the words “Wentworth Street West” with a comma, and by inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Area” following the words “Wentworth Street West Community Improvement Area”, such that the opening sentence of Policy 4.3.4, as amended, reads as follows:

“The overall Renaissance Community Improvement Area, Urban Growth Centre Community Improvement Area, the Harbour Road Area Community Improvement area, Wentworth Street West Community Improvement Area and Central Oshawa Protected Major Transit Station Area Community Improvement Area delineated on Schedule “C.1” are composed of sub-areas as follows:”

- (f) Amend Policy 4.3.4, Sub-area C of the Oshawa Official Plan by deleting it in its entirety.
- (g) Amend Policy 4.3.4 of the Oshawa Official Plan by adding text under a new Sub-area H as follows:

“Central Oshawa Protected Major Transit Station Area Community Improvement Area

Sub-area H

This area is comprised of certain lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue. Various improvements are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.”

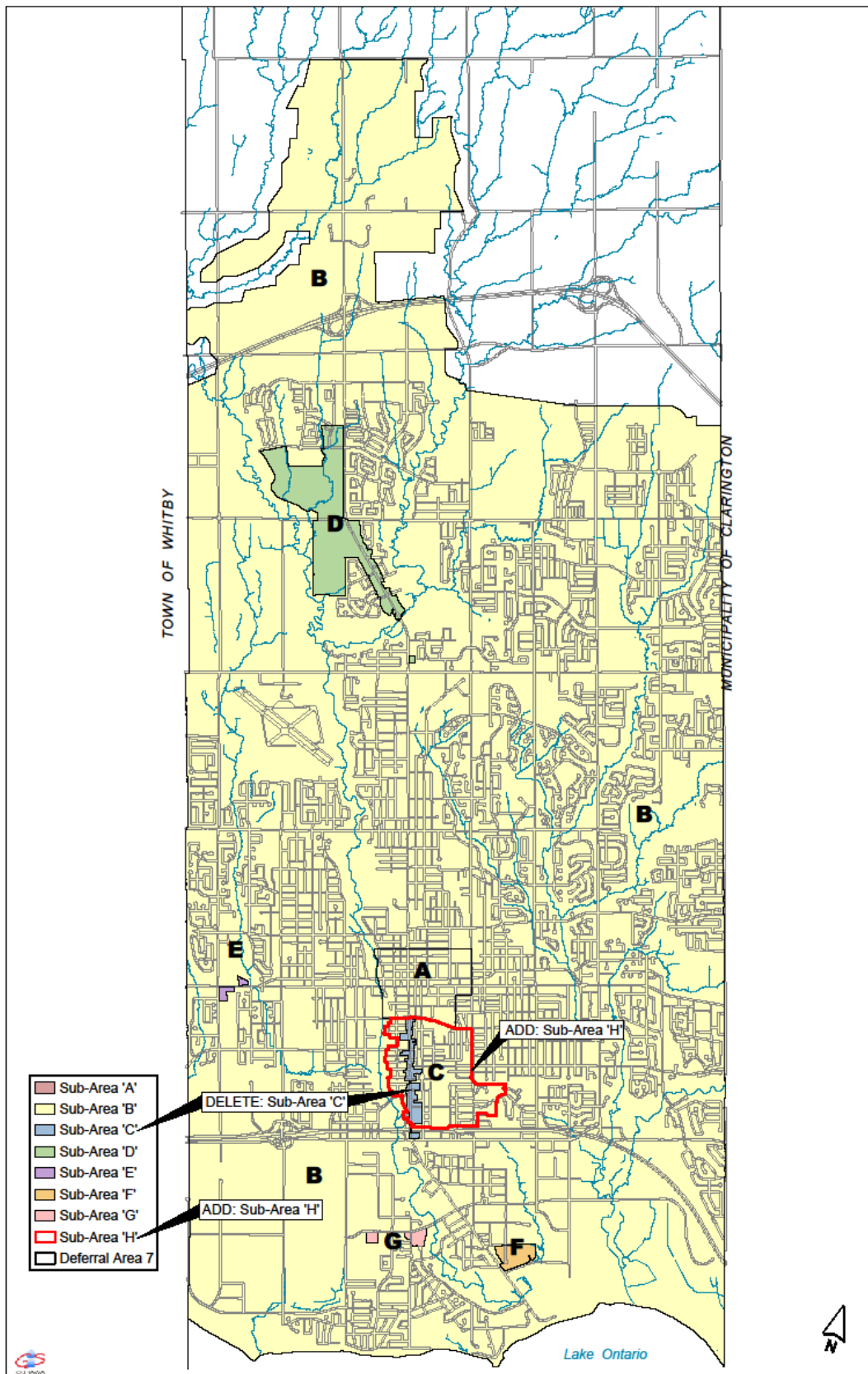
- (h) Amend Policy 4.4.1 of the Oshawa Official Plan by replacing the word “and” in the first sentence with a comma, and by inserting the words “and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas” in the first sentence, such that Policy 4.4.1, as amended, reads as follows:

“The City shall prepare Community Improvement Plans for Community Improvement Project Areas, Urban Growth Centre Community Improvement Project Areas, Renaissance Community Improvement Project Areas, Harbour Road Area Community Improvement Project Areas, Wentworth Street West Community Improvement Project Areas and Central Oshawa Protected Major Transit Station Area Community Improvement Project Areas. Community Improvement Plans shall be prepared in conformity with this Plan and shall serve as the basis for community improvement upon their approval by the City.”

- (i) Amend Policy 4.4.3 (j) of the Oshawa Official Plan by deleting it in its entirety and re-lettering subsequent Articles accordingly.
- (j) Amend Policy 4.4.3 of the Oshawa Official Plan by deleting the word “and” at the end of paragraphs (l) and (n), and by inserting the following new paragraph (o) and renumbering the existing paragraph (o) as paragraph (p):
 - “(o) The provision of incentive programs for certain types of intensification and (re)development including construction of a mix of uses at higher densities, in a compact, intensive urban form on certain lands generally located on the north side of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue; and”
- (k) Amend paragraph (e) of Policy 4.4.3 of the Oshawa Official Plan by adding the text “, for capital projects and for future public/private partnerships to rehabilitate and redevelop publicly or privately-owned lands” after the words “community uses”, such that paragraph (e), as amended, reads as follows:

“Land acquisition for community uses, for capital projects and for future public/private partnerships to rehabilitate and redevelop publicly or privately-owned lands;”
- (l) Amend Schedule ‘C-1’, Renaissance Community Improvement Area and Urban Growth Centre Community Improvement Area, of the Oshawa Official Plan to:
 - (i) delete Sub-area ‘C’ on the map and legend; and,

- (ii) add thereon Sub-area H to the map and legend as generally shown on the map provided:





Item: ED-26-13
Attachment 3

Central Oshawa Protected Major Transit Station Area Community Improvement Plan



Investing in our
Community

The City of Oshawa's Central Oshawa Protected Major Transit Station Area Community Improvement Plan consists of the following:

- PART A - The Preamble which does not constitute part of the actual Community Improvement Plan but is included for reference.

- PART B - The actual Central Oshawa Protected Major Transit Station Area Community Improvement Plan consisting of text and Figure 1 which identifies the lands to which the Community Improvement Plan applies.

- PART C - Appendices 1 and 2 consisting of the Criteria and Evaluation Table for the Increasing Commercial Occupancy Program and the notice of the statutory public meeting, respectively, neither of which constitutes part of the actual Community improvement Plan but are included for reference.

Adopted by Oshawa City Council on _____

*Please note, on June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain Protected Major Transit Station Areas. Council adopted the proposed amendment to the Oshawa Official Plan (Amendment 233) and approved the associated amendment to Zoning By-law 60-94 (Amending By-law 75-2025). Staff were also authorized to forward Amendment 233 to the Oshawa Official Plan to the Province of Ontario for approval, as the Province is the approval authority in this instance. The amendments to the Oshawa Official Plan and Zoning By-law 60-94 will come into effect upon approval of Amendment 233 by the Province of Ontario as well as the resolution of an appeal to the Ontario Land Tribunal of By-law 75-2025. For the purposes of this draft Community Improvement Plan, staff are citing the relevant policy context as if both the aforementioned Official Plan and Zoning By-law 60-94 amendments are in effect, as passed by Council on June 23, 2025.

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Note: Sections 7.0, 8.0, 9.0, 10.0 and Figure 1 constitute the Central Oshawa Protected Major Transit Station Area Community Improvement Plan as adopted by By-law _____ pursuant to Section 28(4) of the Planning Act, R.S.O. 1990, c. P.13. Other sections of this document are provided for information purposes only.	

Part A

Preamble

1.0 Introduction

The goals of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan are to:

- Encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in the Central Oshawa Protected Major Transit Station Area;
- Recognize the Central Oshawa Protected Major Transit Station Area as an important transportation link bridging Highway 401 and the planned Central Oshawa GO Train Station to the Downtown Oshawa Urban Growth Centre; and,
- Provide financial incentives for the rehabilitation and (re)development of properties that contribute to achieving the planned land uses, densities and urban design criteria for the Central Oshawa Protected Major Transit Station Area in accordance with the policies of the Oshawa Official Plan.

The primary objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan is to intensify the Central Oshawa Protected Major Transit Station Area and develop this area with a mix of land uses at higher densities, in a compact, intensive urban form, and to support an overall long-term density target of at least 175 people and jobs per gross hectare.

Based on the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan, two financial incentive programs and a municipal property acquisition, investment and partnership program have been created to encourage and facilitate development and redevelopment of properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

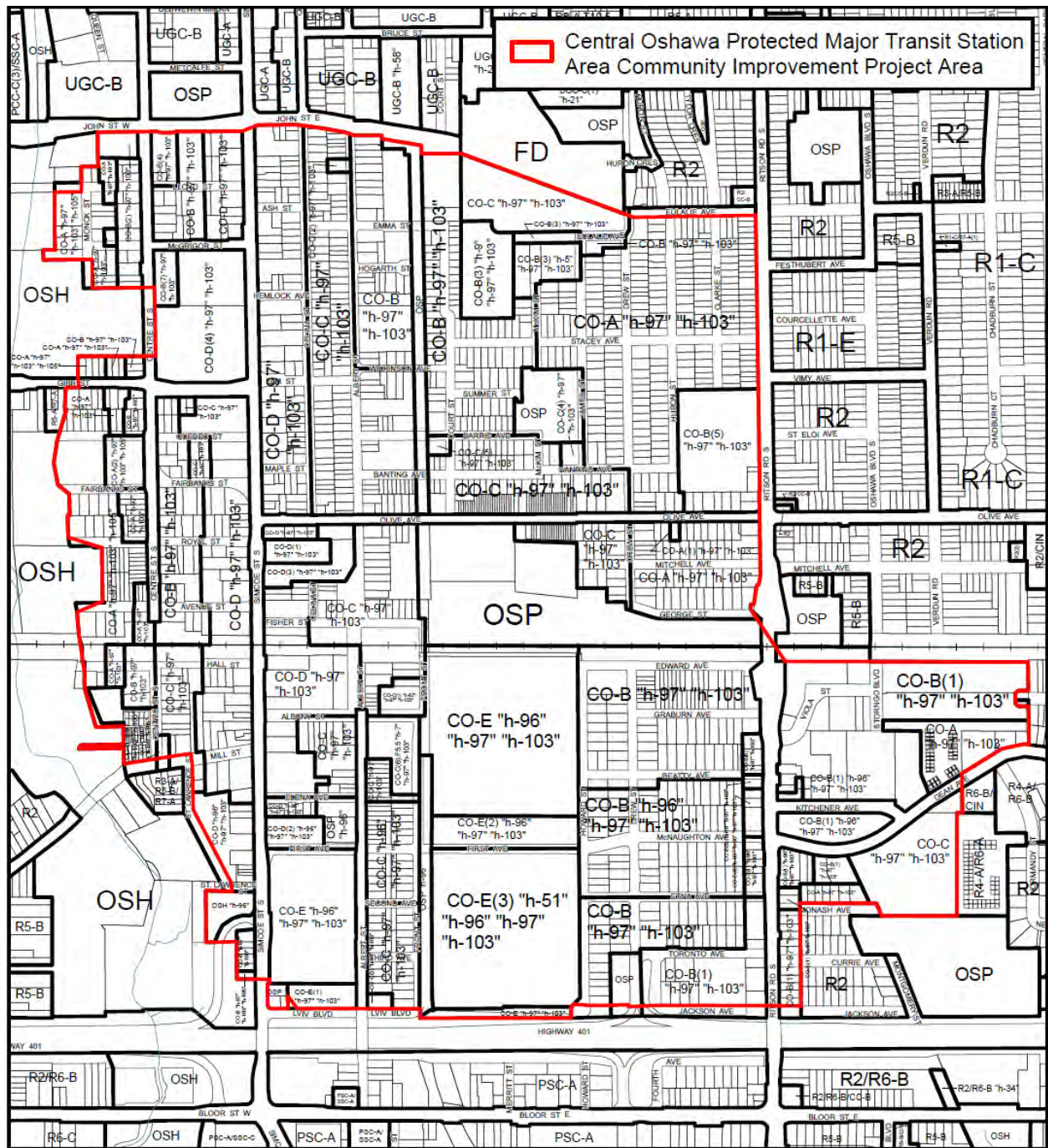
The City of Oshawa has a rich and successful history of using Community Improvement programs to improve certain areas of the City. The programs range from incentives to improve the Downtown Oshawa Urban Growth Centre to incentives to promote the remediation and redevelopment of brownfield sites.

2.0 Central Oshawa Protected Major Transit Station Area Community Improvement Project Area

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan applies to all lands within the designated Central Oshawa Protected Major Transit Station Area Community Improvement Project Area (“Project Area”), as shown on Figure 1.

The boundaries of the Project Area are consistent with the limits of the Central Oshawa Protected Major Transit Station Area designation, as delineated in the Oshawa Official Plan.

Figure 1: Central Oshawa Protected Major Transit Station Area Community Improvement Project Area



3.0 Ontario Planning Act

Section 28 of the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the “Planning Act”), allows municipalities, where it is indicated in an Official Plan relating to community improvement, to designate by by-law “an area covered by such an official plan as a community improvement project area” and subsequently, “a plan suitable for adoption as a community improvement plan for the community improvement project area.”

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan as contained in Sections 8 to 11 and Figure 1 of this document has been prepared in accordance with the provisions of the Planning Act.

The process to prepare this Community Improvement Plan included a statutory public meeting held in accordance with Section 17 of the Planning Act. The statutory public meeting was held on October 6, 2025 and was advertised in accordance with the City of Oshawa's Public Notice Policy GOV-23-02 (see Appendix 1).

This Community Improvement Plan was approved by City Council on _____ after receiving public input.

4.0 Background Information

4.1 Oshawa Official Plan

The Central Oshawa Protected Major Transit Station Area Community Improvement Project Area is currently designated as Central Oshawa Protected Major Transit Station Area in the Oshawa Official Plan, as shown on Figure 2.

The Central Oshawa Protected Major Transit Station Area Community Improvement Project Area largely consists of vacant and/or underutilized properties, as well as a fragmented and irregular property fabric, which are appropriate for (re)development and intensification.

Policy 2.1.7.1(a) of the Oshawa Official Plan states:

"It is the intent of this Plan to ensure that lands surrounding existing and planned Commuter Stations are used for pedestrian-oriented development that complements and optimizes the support of transit services and active transportation. In accordance with Policy 3.3.3 of this Plan, an area of influence surrounds Commuter Stations, within which development shall:

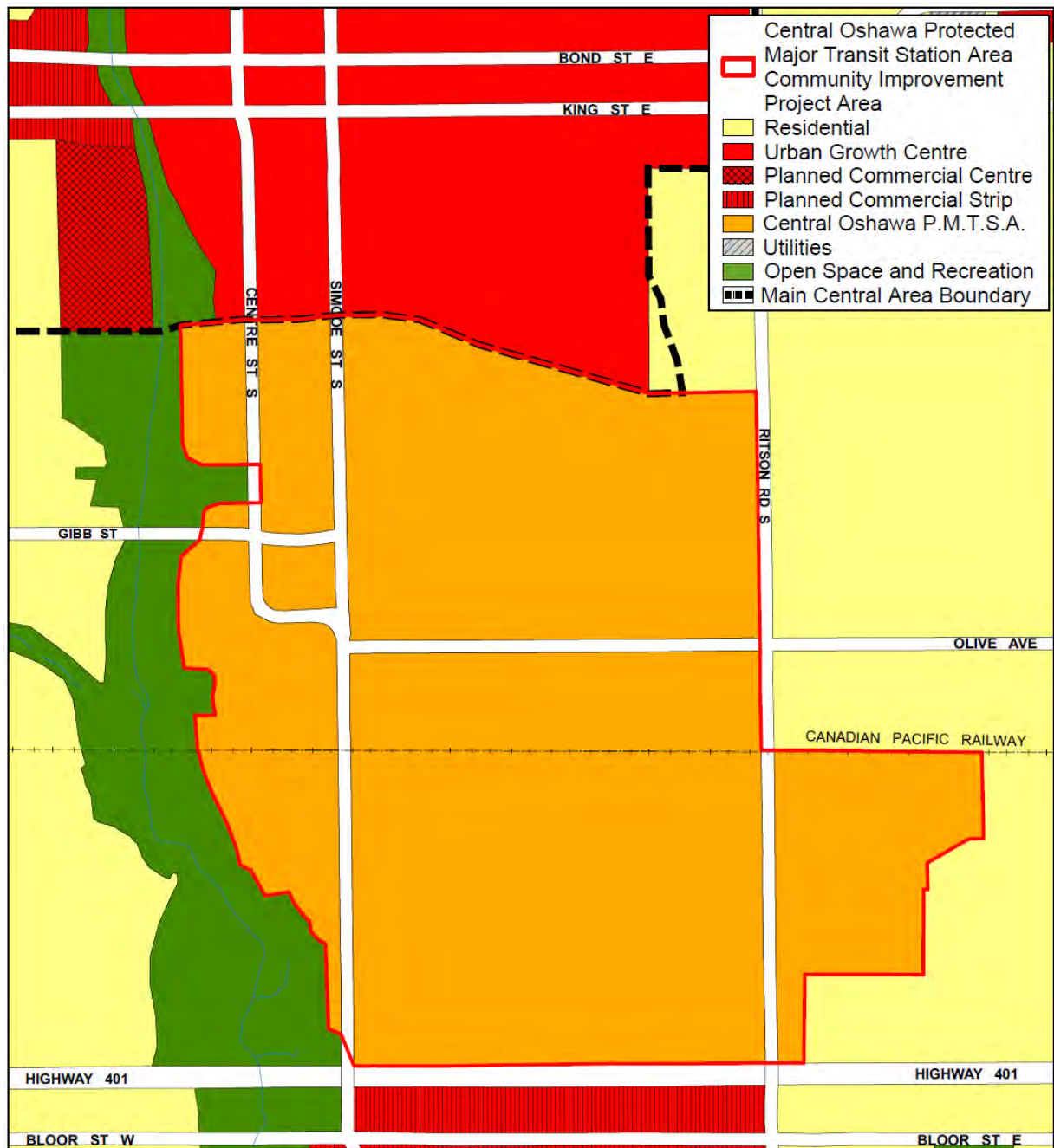
- (a) Consist of a mix of land uses at higher densities, in a compact, intensive urban form, to facilitate the provision and use of transit, where the existing or planned Commuter Station is served by heavy rail;"

Policy 2.16.1.8 of the Oshawa Official Plan states:

"Pursuant to Policy 2.1.8.1, development in the Central Oshawa Protected Major Transit Station Area shall be planned to achieve an overall minimum gross density target of 175 people and jobs per hectare, inclusive of a minimum of 25 jobs per hectare."

These policies encourage the (re)development of properties with increased densities in a compact, intensive urban form in the Central Oshawa Protected Major Transit Station Area.

Figure 2: Official Plan Land Use Designations



4.2 Community Improvement Policies in the Oshawa Official Plan

Section 4.0 of the Oshawa Official Plan contains a number of policies pertaining to community improvement.

Policy 4.1.1 of the Oshawa Official Plan states:

“The City shall support programs and policies which will improve physically deteriorated areas of the City and which will be socially and economically beneficial to specific areas and the entire City.”

Section 4.0 also notes that the City has the ability to designate by by-law a Community Improvement Project Area.

Schedule “C-1”, Renaissance Community Improvement Area, of the Oshawa Official Plan delineates eight Sub-areas: Sub-area A, Sub-area B, Sub-area C, Sub-area D, Sub-area E and Sub-area F, Sub-area G and Sub-area H.

Sub-area H is based on the following criteria:

- The Central Oshawa Protected Major Transit Station Area, consisting of lands generally north of Highway 401 between Ritson Road South and the Oshawa Creek Valley and south of John Street and Eulalie Avenue, exhibits indicators of economic decline such as deteriorated buildings and underutilized and vacant properties, as well as a fragmented and irregular property fabric that is not conducive to achieving economies of scale necessary for efficient higher density redevelopment. The main objective of the Central Oshawa Protected Major Transit Station Area is to deliver transit-supportive densities surrounding the future planned Central Oshawa GO Station. Various improvements as well as land assembly and/or municipal property acquisition are required to (re)develop properties to provide a complete community with a mix of land uses at higher densities, in a compact, intensive urban form in accordance with this Plan. This area serves as a gateway, and in a supporting capacity, as a bridge from Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre. Some properties may also require the rehabilitation of contaminated lands prior to development.

Section 7 of this Community Improvement Plan describes three programs to address these issues.

As a prerequisite for the adoption of a Community Improvement Plan, Council has designated the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area as a Community Improvement Project Area by by-law pursuant to Subsection 28(2) of the Planning Act.

4.3 Zoning By-law 60-94

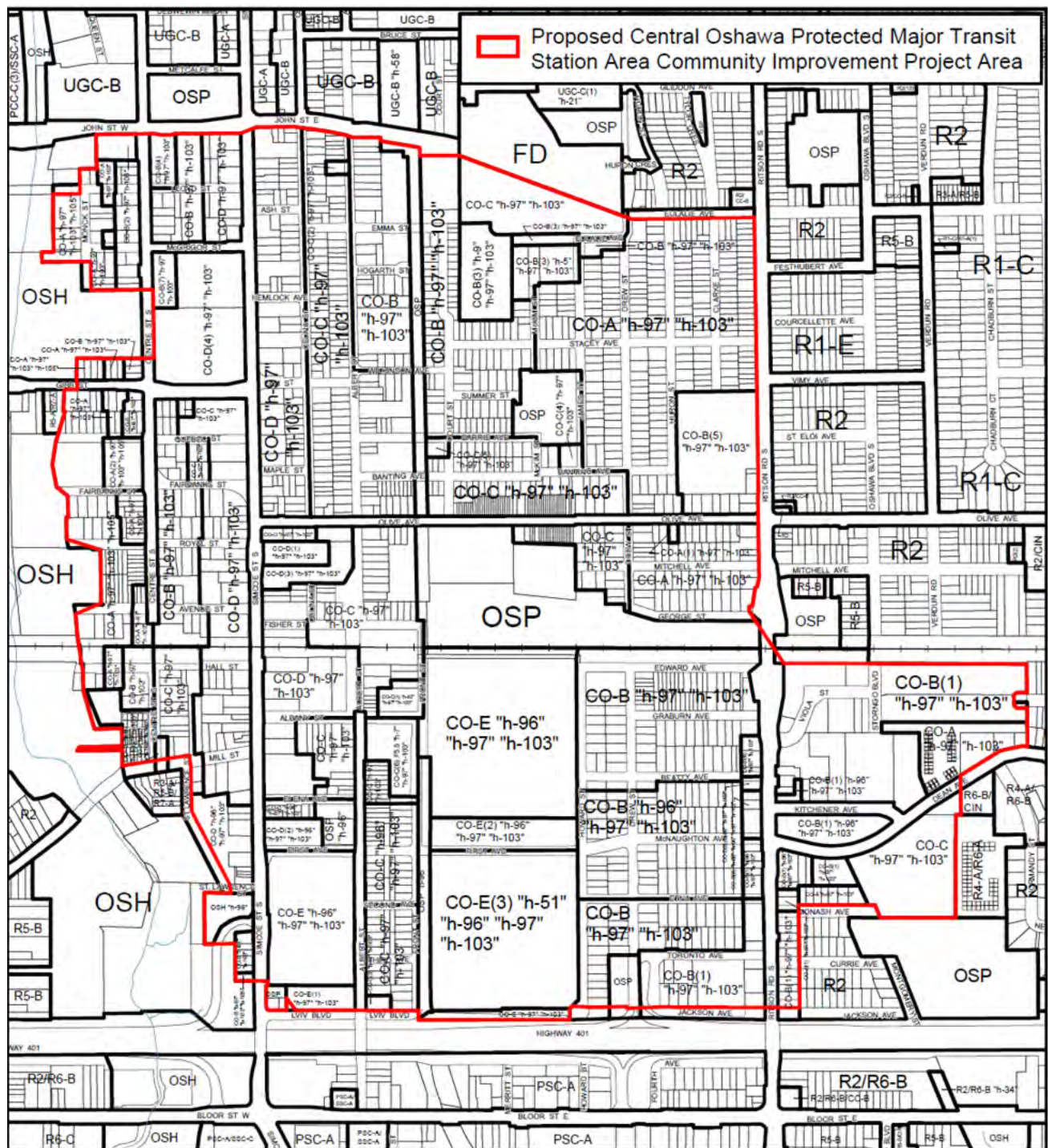
Figure 3 shows the zoning for the properties located within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

The current zoning permits a range of residential uses, institutional uses, commercial uses and parks/open space at varying, transit-supportive densities. The zoning on the eastern and western boundaries of the Central Oshawa Protect Major Transit Station Area permits a range of residential uses with limited institutional and commercial uses subject to certain special conditions and holding symbols. This zoning will facilitate the transition between the Central Oshawa Protected Major Transit Station Area and surrounding stable neighbourhoods.

The zoning in the remaining area of the Central Oshawa Protect Major Transit Station Area, including those lands fronting Simcoe Street South and First Avenue, permits an extensive list of residential, commercial and institutional uses at higher, transit-supportive densities, subject to certain special conditions and holding symbols.

It should be noted that Section 4 and Figures 2 and 3 are intended to provide a general overview of the planning framework at the time that this Community Improvement Plan was prepared. For specific and current information regarding the Oshawa Official Plan and Zoning By-law 60-94, the actual documents should be consulted.

Figure 3: City of Oshawa Zoning By-law 60-94



4.4 Previous Central Oshawa Protected Major Transit Station Area Studies

A Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines Study was completed in 2024. This study reviewed various land use options for the Central Oshawa Protected Major Transit Station Area. It concluded that a land use plan that focuses on maximizing the potential of developable lands and emphasizing the importance of a seamless high-density redevelopment linkage between the Central Oshawa Protected Major Transit Station Area and the Downtown Oshawa Urban Growth Centre is an important component of the City's intensification efforts within the built-up area. This plan, in addition to allowing

more land to be developed for transit-supportive, high-density residential development, also features appropriately situated lands for medium density residential development in order to facilitate a compatible, sensitive transition between the Central Oshawa Protected Major Transit Station Area and surrounding stable residential neighbourhoods.

The Central Oshawa Major Transit Station Area Study Land Use Intensification Review and Urban Design Guidelines Study was endorsed, in principle, by Oshawa City Council in January 2025.

5.0 Benefits of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan

The objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan is to intensify the Central Oshawa Protected Major Transit Station Area and support the development of this area with a mix of land uses at higher densities, in a compact, intensive urban form, and achieve an overall long-term density target of at least 175 people and jobs per gross hectare.

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan was prepared on the basis that the (re)development of the Central Oshawa Protected Major Transit Station Area is in the public interest since the development will help to:

- Increase assessment and job creation;
- Reduce greenfield development through infilling and intensification consistent with Provincial Policy;
- Use municipal services more effectively;
- Encourage (re)development of vacant, underdeveloped and/or underutilized parcels and thereby achieve new higher density, mixed-use development in the Central Oshawa Protected Major Transit Station Area;
- Facilitate and promote active transportation by creating an ideal “first mile/last mile” pedestrian and cycling environment;
- Recognize the Central Oshawa Protected Major Transit Station Area as an important transportation link connecting Highway 401 and the planned Central Oshawa GO Station to the Downtown Oshawa Urban Growth Centre; and,
- Revitalize the Central Oshawa Protected Major Transit Station Area by providing opportunities for new development, including a broader range of accommodation at higher densities.
- Support ridership at the future Central Oshawa GO Train Station.
- Increase housing supply.

6.0 Community Improvement Plan Funding Sources

The programs described in this Plan are funded solely by the City of Oshawa.

Part B
The City of Oshawa
Central Oshawa Protected
Major Transit Station Area
Community Improvement Plan

7.0 Community Improvement Plan

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan consists of three programs which are outlined below.

7.1 Increased Assessment Grant Program

This program is intended to provide a financial incentive for the development and redevelopment of properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area by providing a grant to pay a portion of City taxes attributable to the increased assessment over a nine-year period. This program is not structured as a tax rebate program and any tax increases relating to reassessments resulting from property improvements will be phased in.

7.1.1 Area of Application

The Increased Assessment Grant Program is available to all registered property owners within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

7.1.2 Details

Grants will be paid over a nine-year period with Year 1 of the program defined as the first full calendar year in which taxes are paid after the project has been completed and reassessed. For example, if an eligible building is completed and reassessed effective May 1, 2025, Year 1 of the grant schedule would be 2026. The first annual grant would be provided at the end of 2026 based upon 12 months (i.e. January to December). The Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1.

Table 1: Grant Amounts per Year: Based on the Increased Assessment Value

Year of Increased Assessment Value	Grant as a Percentage of the Year 1 City Taxes on Increased Assessment Value
Year 1	90%
Year 2	80%
Year 3	70%
Year 4	60%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%

7.1.3 Eligibility for Grant

The applicants for an Increased Assessment Grant must be the registered owner(s) of the property and must undertake improvements to their property, which shall be of

sufficient size and cost to result in a reassessment of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes are not eligible to receive the Increased Assessment Grant.

The provision of any Increased Assessment Grant will be administered on a first come first served basis to the limit of available funding in accordance with any administrative rules governing this and other grant programs.

7.1.4 General Terms of Grant Program

The Increased Assessment Grant applies to the development and/or redevelopment of properties that result in an increase in assessed value. Eligible land uses are typically limited to apartments, flats or block townhouses in a standalone residential or mixed-use commercial/residential format and which are in compliance with Zoning By-law 60-94, as amended.

Any Increased Assessment Grant will be provided in accordance with the grant schedule shown in Table 1 under Section 7.1.2 to the registered owners of the property or the declarant of a condominium property on an annual basis. The declarant is the original owner of the development.

Any Increased Assessment Grant will be provided following the payment of all property tax installments for the year.

Any Increased Assessment Grant represents a percentage of increased taxes payable resulting from the improvements. Owing to this, the total value of the work completed and the amount of the City portion of the taxes paid prior to, and after redevelopment would have to be known.

All property taxes owing for each year, including in relation to a condominium, property taxes in relation to each unit of the condominium, must be fully paid for the entire year prior to the provision of any annual grant amount under this program. If a property tax installment is missed or payment is late, the City will have the option, without notice and at its own discretion, to reduce or to terminate any or all future grant payments.

Notwithstanding any administrative rules governing this and other grant programs, the City will not pay an annual grant which exceeds the City portion of the property tax collected in any year on the increased assessed value.

If a general reassessment subsequently reduces the annual property taxes owing for a property, the annual grant amount will be provided in accordance with the schedule but will not exceed the amount of the City portion of the taxes collected on the increased assessed value.

Tax increases resulting from general reassessments, changes in tax legislation or increases in the tax rate are not eligible to be considered for the purposes of calculating the grant.

If the ownership of rental property changes, in whole or in part, before the grant period lapses, the subsequent owner is not entitled to future grant payments.

The amount of the grants over the life of the program shall not exceed the value of the work completed as indicated on the building permit application.

Increased Assessment Grants cannot be assigned to another person or Corporation and will only be provided to the registered owner of the rental property or the declarant of a condominium property as the case may be.

Applications for the Increased Assessment Grant Program must be submitted and approved before a building permit is issued.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this Plan and City Council to the satisfaction of the City.

All grants under the Increased Assessment Grant Program must be approved by Oshawa City Council.

Buildings or dwelling units that are constructed under the Increased Assessment Grant Program and are subsequently demolished or eliminated before the grant period expires shall not receive the remainder of the grants.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

7.1.5 Other Programs

Provided all eligibility criteria and conditions are met for this program, participation in the Increased Assessment Grant Program does not preclude the owner from being eligible for other grant and/or loan programs offered under the City's other Community Improvement Plans.

7.1.6 Work Already Commenced

The Increased Assessment Grant Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

7.1.7 Procedures

7.1.7.1 Grant Application Submitted Prior to Issuance of a Building Permit

The applicant is required to submit a completed Increased Assessment Grant application form to the City for approval prior to the issuance of a building permit.

7.1.7.2 Council Approval

All applications must be approved by City Council.

7.1.7.3 Current Assessment Determined

City staff will record the current assessment of the property and determine the amount of the City taxes payable.

7.1.7.4 Increased Assessment Value Determined

The applicant shall ensure that a post improvement assessment of the property is undertaken. Using the post improvement assessment, City staff shall determine the difference between the amount of City taxes prior to the construction of the building and the amount of City taxes to be paid after the construction of the building. The difference is known as the “increased assessment value” and shall be the portion eligible for a partial grant under this program. Subsequent increases in assessed value or increases to the tax rate are not eligible to be used to determine the amount of the grant.

7.1.7.5 Provision of Grant

Following the completion of the work, final building inspection by the Building Services branch of the Economic and Development Services Department and the payment of all property tax installments for that year, the Increased Assessment Grant will be provided for approved projects on a declining basis over a nine-year period in accordance with Table 1 in Section 7.1.2 of this Community Improvement Plan.

7.1.7.6 Agreement with City

The applicant will be required to enter into an agreement with the City to address matters such as, but not necessarily limited to, an approved accessibility plan, architectural control, the use of local trades where possible, compliance with City’s by-laws and performance timelines.

7.1.8 Duration

The Increased Assessment Grant Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035. The Increased Assessment Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

7.1.9 Monitoring

Planning Services will review and monitor the Central Oshawa Protected Major Transit Station Area Community Improvement Plan on an as needed basis in order to determine if the Increased Assessment Grant Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored:

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

7.1.10 Cancellation

The City of Oshawa may discontinue the Increased Assessment Grant Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increased Assessment Grant Program in this Community Improvement Plan will continue to be honoured.

7.2 Municipal Property Acquisition, Investment and Partnership Program

This program is intended to be a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Property acquisition may be advanced as a regular real-estate transaction or through the City exercising its powers under Section 28 of the Planning Act. Any lands the City acquires may be subsequently conveyed by the City (including the sale of lands at below market value), if the sale of the land assists the City in achieving the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

7.2.1 Area of Application

The Municipal Property Acquisition, Investment and Partnership Program applies to all lands within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

7.2.2 Details

The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

These funds will be used to rehabilitate properties that the City already owns, acquire key strategic parcels either for public purposes or for conveyance at an appropriate time, undertake capital projects which support the goals and objective of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately owned lands in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area.

7.2.3 Eligibility for Program Participation

The Municipal Property Acquisition, Investment and Partnership Program is a program developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.

No eligibility criteria are required given the program has been developed for the City to have a role in achieving the goals of the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

7.2.4 Council Approval

All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council.

7.2.5 Duration

The Municipal Property Acquisition, Investment and Partnership Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035.

7.2.6 Monitoring

Planning Services will review and monitor the Community Improvement Plan on an as needed basis in order to determine if the Municipal Property Acquisition, Investment and Partnership Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Municipal Property Acquisition, Investment and Partnership Program Community Improvement Plan.

7.2.7 Cancellation

The City of Oshawa may discontinue the Municipal Property Acquisition, Investment and Partnership Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan.

7.3 Increasing Commercial Occupancy Program

This program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Specifically, the program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.

7.3.1 Area of Application

The Increasing Commercial Occupancy Program applies to all lands within the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

7.3.2 Details

Grants under this program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of

\$20,000 per municipal street address. No municipal street address shall receive more than a total of \$20,000 per floor or unit under this program within a five year period.

7.3.3 Eligibility for Grant

The applicants for an Increasing Commercial Occupancy Grant must be the registered owner(s) and/or lessees of the property and must undertake improvements to existing vacant commercial floor space in buildings that comply with the current performance standards contained in Zoning By-law 60-94. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant. For clarity, legal non-conforming uses are not eligible.

The following types of renovation improvements are considered eligible:

- Removal of inappropriate signage and installation of appropriate new signage;
- Installation or repair of exterior lighting;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation of telecommunication infrastructure including, but not limited to, broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;
- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the facades of the building facing the front and/or exterior side yard;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs;
- Security and safety features such as security gates, security fences and security lights based upon Crime Prevention Through Environmental Design principles; and,

- Any additional renovation improvements to the building and/or unit(s) as may be approved by the Application Review Team.

7.3.4 General Terms of Grant Program

The applicants for a grant must be the registered owner(s) or registered lessees of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the Increasing Commercial Occupancy Grant.

Property owners, or lessees, must provide to the satisfaction of the City a signed minimum 24 month lease with an eligible company and with an option for a total lease term of at least 36 months.

All applications are subject to a review by the Application Review Team and the availability of funding.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed building improvements must also be in compliance with Zoning By-law 60-94, as amended.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

Property owners must provide to the satisfaction of the City, a signed minimum twenty-four month lease with a business.

No grant will be applied retroactively to works started prior to the commencement of this program.

All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this plan to the satisfaction of the City.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

7.3.5 Other Programs

Provided all eligibility criteria and conditions are met for this program, participation in the Increasing Commercial Occupancy Program does not preclude the owners from being

eligible for other grant programs offered in the City's other Community Improvement Plans.

7.3.6 Work Already Commenced

The Increasing Commercial Occupancy Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

7.3.7 Procedures

7.3.7.1 Grant Application Submission

Applications are accepted at any time and funds will be distributed on a first come, first served basis.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to, building and site plans, elevations, quotations and copies of building permits (if applicable). The Application Review Team will review all grant applications under this program.

7.3.7.2 Grant Evaluation and Criteria

The provision of any grant will be administered on a first come, first served basis until the available funds in the grant have been exhausted. Each application will be evaluated and scored based on the criteria outlined in Table 1 under Appendix 1. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 100 based on specific criteria. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. A minimum score of 70 must be achieved in order to be considered. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applicants that are not approved for funding during the first submission are eligible to re-submit their application at a later date, subject to the availability of funding.

Grants are provided on a one-time basis to each eligible applicant for each approved project.

7.3.7.3 Provision of Grant

Following the completion of the work and final building inspection by Economic and Development Services staff and a member of the Application Review Team, and upon the submission of receipts and the confirmation of the payment of invoices, the grant will be provided for approved projects.

7.3.8 Duration

The Increasing Commercial Occupancy Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan will run until December 31, 2035. The Increasing Commercial Occupancy Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

7.3.9 Monitoring

Planning Services will review and monitor the Central Oshawa Protected Major Transit Station Area Community Improvement Plan on an as needed basis in order to determine if the Increasing Commercial Occupancy Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored:

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

7.3.10 Cancellation

The City of Oshawa may discontinue the Increasing Commercial Occupancy Program in the Central Oshawa Protected Major Transit Station Area Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increasing Commercial Occupancy Program in this Community Improvement Plan will continue to be honoured.

7.3.11 Application Review Team

The Application Review Team will consist of four members from the Department of Economic and Development Services as follows:

- Two staff members from Business and Economic Development Services;
- One staff member from Planning Services; and,
- One staff member from Building Services.

8.0 Implementation

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan will be implemented through the provisions of Section 4 of the Oshawa Official Plan and Section 28 of the Planning Act.

The overall implementation of the financial grant programs and the Municipal Property Acquisition, Investment and Partnership Program shall be the responsibility of the Economic and Development Services Department. The Increased Assessment Grant will be administered on a case-by-case basis in accordance with the administrative rules governing this grant program and contained in Section 8.1 of this Plan. The Municipal Property Acquisition, Investment and Partnership Program will be administered in accordance with the administrative rules governing this grant program and contained in Section 7.2 of this Plan. The Increasing Commercial Occupancy Program will be administered in accordance with the administrative rules governing this grant program and contained in Section 7.3 of this Plan.

9.0 Interpretation

Sections 7 to 10 of this document, along with Figure 1, shall form the actual Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area. Sections 1 to 6 and Figures 2 and 3 do not constitute part of the actual Community Improvement Plan.

Changes to the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area boundary and the addition of financial incentive programs shall require an amendment to this Plan. This Plan has been prepared in accordance with and shall be deemed to conform to the City of Oshawa Official Plan.

This Plan shall be referred to as the Central Oshawa Protected Major Transit Station Area Community Improvement Plan for the City of Oshawa. At such time as other Community Improvement Plans are prepared for this or other areas, this title may be modified for clarification purposes without requiring an amendment to this Plan.

10.0 Conclusion

The Central Oshawa Protected Major Transit Station Area Community Improvement Plan provides a framework to guide community improvement throughout the Central Oshawa Protected Major Transit Station Area Community Improvement Project Area, in order to proactively strengthen the Central Oshawa Protected Major Transit Station Area lands. This Plan offers programs to address a number of opportunities in Oshawa's Central Oshawa Protected Major Transit Station Area Community Improvement Project Area, including residential and commercial growth and intensification.

PART C

Appendices

Appendix 1: Criteria and Evaluation Table

Table 1: Increasing Commercial Occupancy Program Criteria and Evaluation Table

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 points
	Does the project create 10-19 new jobs?		15 points
	Does the project create 5-9 new jobs?		10 points
	Does the project create 0-4 new jobs?		5 points
2. Uses	Will the space be used for an innovation and technology establishment or a science and technical establishment?		20 points
	Will the space be used for professional services?		15 points
	Will the space be used for a restaurant and/or café, a food oriented business or upper tier retail (e.g. fashion, gallery, health food store, etc.)?		10 points
	Will the space be used for personal services, lower tier retail (e.g. convenience, second-hand goods, etc.) or any other service or establishment not listed?		5 points
3. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years or under?		5 points
4. Safety Enhancements	Does the project include security and safety features that promote Crime Prevention Through Environmental Design principles? (0 - no features, 10 – ample features)		0-10 points

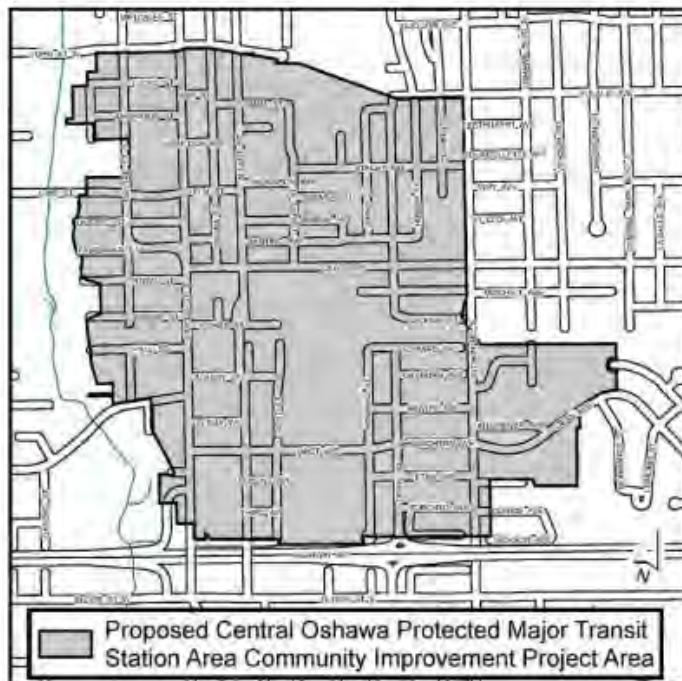
Criteria	Factor	Yes or No	Rating
5. Construction Value	Is the total construction value of the project greater than \$50,000?		20 points
	Is the total construction value of the project greater than \$40,000 and \$49,999?		15 points
	Is the total construction value of the project greater than \$30,000 and \$39,999?		10 points
	Is the total construction value of the project greater than \$20,000 and \$29,999?		5 points
	Is the total construction value of the project less than \$20,000?		0 points
6. Funding Need	Is the project proceeding contingent on receiving funding from this grant program?		Yes – 10 points No – 0 points

Appendix 2: Notice of Public Meeting – Planning Act

Notice of Public Meeting – Planning Act

What: A Planning Act public meeting will be held as a joint meeting of the Economic and Development Services Committee and the Corporate and Finance Services Committee to consider a proposed new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment, and a proposed amendment to the existing Urban Growth Centre Community Improvement Plan (File: 12-04-5136)

When: October 6, 2025 – 6:30 p.m.



Where: This public meeting will take place in the Council Chamber, Oshawa City Hall, 50 Centre Street South.

Members of the public wishing to address the joint Committees through electronic means rather than appear in-person to make a delegation are required to submit their request to speak to this matter no later than 12:00 p.m. on October 3, 2025 by contacting Legislative Services in writing at clerks@oshawa.ca.

Members of the public are also invited to submit correspondence concerning this matter. Please address your comments to Legislative Services at clerks@oshawa.ca by 4:30 p.m. on September 30, 2025 in order for your correspondence to be provided on the Agenda. Comments received by Legislative Services after 4:30 p.m. on September 30, 2025 and up to October 3, 2025 at 4:00 p.m. will be provided to Committee members at the October 6, 2025 Public Meeting. Correspondence submitted after 4:00 p.m. on October 3, 2025 should be sent to the City Contact identified below.

The City of Oshawa's enhanced website features an information tab which provides a list of upcoming Council and Committee Meetings and Agendas, a link to the live webstream player to enable easy access to view the meeting live, as well as the ability to subscribe to Council and Committee meeting notifications.

Why: The purpose of the public meeting is to consider:

- (a) A proposed City-initiated amendment to the Oshawa Official Plan to establish a new Community Improvement Project Area for the lands shown shaded on the above map (bottom), in order to enable the creation of a new Community Improvement Plan;
- (b) A proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan which will include various financial incentive programs and a municipal property acquisition, investment and partnership program for the rehabilitation, development and redevelopment of properties within the area shown shaded on the above map (bottom); and,
- (c) A proposed City-initiated amendment to the existing Urban Growth Centre Community Improvement Plan to include a new municipal property acquisition, investment and partnership program for the rehabilitation, development and redevelopment of properties within the area shown shaded on the above map (top).

How:

City Contact: Laura Brown, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2125 or by email to labrown@oshawa.ca

To Provide Comments: Written submissions to the City of Oshawa may be delivered prior to the adoption of the proposed new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area and related Official Plan amendment as noted above, and the adoption of a new program within the existing Urban Growth Centre Community Improvement Plan as noted above.

To Obtain Additional Information and Material: Additional information and material regarding this matter is available between 8:30 a.m. and 4:30 p.m., Monday to Friday, in the Economic and Development Services Department, 8th Floor, Rundle Tower, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7, or by calling or emailing the City Contact shown above.

To Access the Report: Copies of the report will be available beginning October 2, 2025, either online at <https://calendar.oshawa.ca/Meetings> or by contacting the City Contact shown above.

To Be Notified of the Decision:

If you wish to be notified of the adoption of the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan and related Official Plan amendment and/or the adoption of an amendment to the existing Urban Growth Centre Community Improvement Plan, or of the refusal to adopt the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan and related Official Plan amendment and/or the amendment to the existing Urban Growth Centre Community Improvement Plan, you must make a written request to the Commissioner, Economic and Development Services Department, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

To Appeal:

Official Plan Amendments: The decision to adopt an Official Plan amendment by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

An Official Plan amendment adopted by Oshawa City Council is forwarded to the Ministry of Municipal Affairs and Housing for approval, unless it is determined that the amendment is exempt from the Minister's approval during the review process. For an exempt amendment, the

decision to adopt by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body would otherwise have an ability to appeal the decision of the City of Oshawa to the Ontario Land Tribunal (Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, as appropriate, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, please contact the City Contact shown above.

Community Improvement Plan: The decision to adopt a new Community Improvement Plan or an amendment to an existing Community Improvement Plan by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body would otherwise have an ability to appeal the decision of the City of Oshawa to the Ontario Land Tribunal (Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before a new Community Improvement Plan or an amendment to a Community Improvement Plan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before a Community Improvement Plan or an amendment to a Community Improvement Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, as appropriate, unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about appeal rights, please contact the City Contact shown above.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations, please contact Legislative Services by telephone at 905-436-3311 or by email at clerks@oshawa.ca.

To find out more about these programs, please contact:

City of Oshawa
Planning Services
50 Centre Street South
8th Floor, Rundle Tower
Oshawa, Ontario L1H 3Z7

Telephone: 905-436-3853 or toll-free at 1-800-667-4292

Email: planning@oshawa.ca

Website: www.oshawa.ca

Recommended Amendments to the Urban Growth Centre Community Improvement Plan

Issue:

On June 23, 2025, City Council considered Report ED-25-76 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement certain protected major transit station areas. Among other matters, Council authorized staff to initiate the public process under the Planning Act for Council to consider a new Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan.

Amendments to the Urban Growth Centre Community Improvement Plan are necessary in order to implement the direction of Council for new shared programs with the Urban Growth Centre Community Improvement Plan and the new Central Oshawa Protected Major Transit Station Area Community Improvement Plan.

Recommended Amendments:

(a) Amend Part B, Section 7.1 by adding a new Section 7.1.6 that reads as follows:

“7.1.6 Increasing Commercial Occupancy Program

The City of Oshawa may provide an increasing commercial occupancy program grant, to a specified maximum, for eligible renovation improvements in commercial units located within the Urban Growth Centre Community Improvement Project Area.”

(b) Amend Part B, Section 7.1 by adding a new Section 7.1.7 that reads as follows:

“7.1.7 Municipal Property Acquisition, Investment and Partnership Program

The City of Oshawa may acquire property and invest in public/private partnerships to rehabilitate property in the Urban Growth Centre Community Improvement Project Area.”

(c) Amend Part C, Appendix 2, by adding a new Section 5.0 that reads as follows and then renumbering the subsequent sections:

“5.0 Increasing Commercial Occupancy Program

This program is intended to provide financial assistance for the conversion of vacant commercial spaces in existing buildings that comply with the current performance standards contained in Zoning By-law 60-94 into active business operations for properties in the Urban Growth Centre Community Improvement Project Area. Specifically, the program would reimburse up to

50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per project.

5.1 Area of Application

The Increasing Commercial Occupancy Program applies to all lands within the Urban Growth Centre Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

5.2 Details

Grants under this program would reimburse up to 50% of eligible renovation costs including signage, lighting, awnings and interior upgrades up to a maximum grant of \$20,000 per municipal street address. No municipal street address shall receive more than a total of \$20,000 per floor or unit under this program within a five year period.

5.3 Eligibility for Grant

The applicants for an Increasing Commercial Occupancy Grant must be the registered owner(s) and/or lessees of the property and must undertake improvements to existing vacant commercial floor space in buildings that comply with the current performance standards contained in Zoning By-law 60-94. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant. For clarity, legal non-conforming uses are not eligible.

The following types of renovation improvements are considered eligible:

- Removal of inappropriate signage and installation of appropriate new signage;
- Installation or repair of exterior lighting;
- Repair/replacement of canopies and awnings or installation of new canopies and awnings;
- Installation of telecommunication infrastructure including, but not limited to broadband internet and wireless internet;
- Installation, repair or reinstall of plumbing, heating, HVAC, electrical fixtures and wiring, cable, telephone and other service-specific installations;
- Installation, change, repair and/or restoration of partitions and/or rooms;
- Change, repair, or re-install of flooring, ceiling, walls, fixed cabinets and other permanent structures;

- Install, repair or restoration of masonry, brickwork or wood;
- Install, replacement, repair or restoration of other architectural features;
- Install, replacement or repair of windows;
- Redesign and reconstruction of the facades of the building facing the front and/or exterior side yard;
- Installation of appropriate new interior signage or improvements to existing signage;
- Installation or repair of interior lighting;
- Installation, repair or reinstall of permanent accessibility devices such as elevators, lift assistance, ramps, railings and stairs;
- Security and safety features such as security gates, security fences and security lights based upon Crime Prevention Through Environmental Design principles; and,
- Any additional renovation improvements to the building and/or unit(s) as may be approved by the Application Review Team.

5.4 General Terms of Grant Program

The applicants for a grant must be the registered owner(s), or registered lessees of the property. City staff will conduct a title search of the property and review property tax records. Property owners who are in arrears of property taxes, or lessees of properties in arrears of property taxes, are not eligible to receive the increasing Commercial Occupancy Grant.

Property owners, or lessees, must provide to the satisfaction of the City a signed minimum 24 month lease with an eligible company and with an option for a total lease term of at least 36 months.

All applications are subject to a review by the Application Review Team and the availability of funding.

Any proposed building improvements must meet the Ontario Building Code to the satisfaction of the Chief Building Official and must meet the Ontario Fire Code to the satisfaction of the Fire Chief.

Any proposed building improvements must also be in compliance with Zoning By-law 60-94, as amended.

Any proposed sign improvements must meet the City's Sign By-law to the satisfaction of the Application Review Team.

Property owners must provide to the satisfaction of the City, a signed minimum twenty-four month lease with a business.

No grant will be applied retroactively to works started prior to the commencement of this program.

All property owners must submit a minimum of two estimates of the work to be undertaken from contractors. One of the two required estimates must be from a local (Durham based) contractor.

No grant will be issued until the eligible works are deemed complete by the Application Review Team. The City of Oshawa reserves the right to deny or refuse any application.

All participating owners are required to enter into an agreement with the City to specify the terms of the grants as determined by this plan to the satisfaction of the City.

Outstanding work orders issued by a Department of the City of Oshawa must be satisfactorily addressed before a grant is approved.

5.5 Other Programs

Provided all eligibility criteria and conditions are met for this program, participation in the Increasing Commercial Occupancy Program does not preclude the owners from being eligible for other grant programs offered in the City's other Community Improvement Plans.

5.6 Work Already Commenced

The Increasing Commercial Occupancy Program will not be retroactively applied to development where building permits were issued prior to the commencement of the program.

5.7 Procedures

5.7.1 Grant Application Submission

Applications are accepted at any time and funds will be distributed on a first come, first served basis.

The applicant is required to submit a completed application form to Economic Development Services before commencing construction. The City may specify additional submission requirements such as, but not limited to, building and site plans, elevations, quotations and copies of building permits (if applicable). The Application Review Team will review all grant applications under this program.

5.7.2 Grant Evaluation and Criteria

The provision of any grant will be administered on a first come, first served basis until the available funds in the grant have been exhausted. Each application will be evaluated and scored based on the criteria outlined in

Table 4. The Application Review Team will evaluate each grant application using the criteria listed.

Each application will be scored out of 100 based on specific criteria. The highest scoring application will be given priority to receive a grant, subject to meeting all of the eligibility requirements and general terms of the grant program. A minimum score of 70 must be achieved in order to be considered. However, the final decision as to which application to approve and how much of the proposed work, if any, is eligible for funding will be determined by the Application Review Team. In addition, the City reserves the right to deny or refuse any application regardless of the application's score.

Applicants that are not approved for funding during the first submission are eligible to re-submit their application at a later date, subject to the availability of funding.

Grants are provided on a one-time basis to each eligible applicant for each approved project.

5.7.3 Provision of Grant

Following the completion of the work and final building inspection by Economic and Development Services staff and a member of the Application Review Team, and upon the submission of receipts and the confirmation of the payment of invoices the grant will be provided for approved projects.

5.8 Duration

The Increasing Commercial Occupancy Program in the Urban Growth Centre Community Improvement Plan will run until December 31, 2035. The Increasing Commercial Occupancy Grant will not be applied retroactively. Grant applications will not be accepted after December 31, 2035. Applications received before December 31, 2035, and that may be approved, will continue to be honoured.

5.9 Monitoring

Planning Services will review and monitor the Urban Growth Centre Community Improvement Plan on an as needed basis in order to determine if the Increasing Commercial Occupancy Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed. The following parameters may be monitored

- Number of applications received;
- Number of approved applications;
- Project details (number of units/jobs created);
- Total increase in assessment;
- Total dollar value of construction; and,
- An estimate of the financial benefit to the Oshawa economy.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Urban Growth Centre Community Improvement Plan.

5.10 Cancellation

The City of Oshawa may discontinue the Increasing Commercial Occupancy Program in the Urban Growth Centre Community Improvement Plan at any time without an amendment to this Plan. Applications that were approved before the cancellation of the Increasing Commercial Occupancy Program in this Community Improvement Plan will continue to be honoured.

5.11 Application Review Team

The Application Review Team will consist of four members from the Department of Economic and Development Services as follows:

- Two staff members from Business and Economic Development Services
- One staff member from Planning Services
- One staff member from Building Services”

(d) Amend Part C, Appendix 2, by adding a new Section 6.0 that reads as follows and then renumbering the subsequent sections:

“6.0 Municipal Property Acquisition, Investment and Partnership Program

This program is intended to be a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Urban Growth Centre Community Improvement Project Area. Property acquisition may be advanced as a regular real-estate transaction or through the City exercising its powers under Section 28 of the Planning Act. Any lands the City acquires may be subsequently conveyed by the City (including the sale of lands at below market value), if the sale of the land assists the City in achieving the goals and objective of the Urban Growth Centre Community Improvement Plan.

6.1 Area of Application

The Municipal Property Acquisition, Investment and Partnership Program applies to all lands within the Urban Growth Centre Community Improvement Project Area for the City of Oshawa, as illustrated in Figure 1.

6.2 Details

The Municipal Property Acquisition, Investment and Partnership Program will be funded from a variety of funding sources as deemed appropriate by the Corporate and Finance Services Department and as approved by Council.

These funds will be used to rehabilitate properties that the City already owns, acquire key strategic parcels either for public purposes or for conveyance at

an appropriate time, undertake capital projects which support the goals and objective of the Urban Growth Centre Community Improvement Plan and/or participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately owned lands in the Urban Growth Centre Community Improvement Project Area.

6.3 Eligibility for Program Participation

The Municipal Property Acquisition, Investment and Partnership Program is developed to facilitate direct participation by the City as an active player in rehabilitation and/or redevelopment projects in the Urban Growth Centre Community Improvement Project Area. Private landowners/developers are unable to make direct applications to participate in the program. Participation is limited to the City unless an agreement is entered into with a landowner/developer for a partnership arrangement.

No eligibility criteria are required given the program has been developed for the City to have a role in achieving the goals of the Urban Growth Centre Community Improvement Plan.

6.4 Council Approval

All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council.

6.5 Duration

The Municipal Property Acquisition, Investment and Partnership Program in the Urban Growth Centre Community Improvement Plan will run until December 31, 2035.

6.6 Monitoring

Planning Services will review and monitor the Community Improvement Plan on an as needed basis in order to determine if the Municipal Property Acquisition, Investment and Partnership Program is achieving the goals and objective set out in the Plan, and if program adjustments are needed.

The overview of the results will be reported to Council on an as needed basis and will be used to recommend any adjustments that should be made to the Municipal Property Acquisition, Investment and Partnership Program Community Improvement Plan.

6.7 Cancellation

The City of Oshawa may discontinue the Municipal Property Acquisition, Investment and Partnership Program in the Urban Growth Centre Area Community Improvement Plan at any time without an amendment to this Plan.”

(e) Add new Table 5 that reads as follows:

“Table 5: Increasing Commercial Occupancy Program Criteria and Evaluation Table

Criteria	Factor	Yes or No	Rating
1. Number of Jobs	Does the project create 20+ new jobs?		20 points
	Does the project create 10-19 new jobs?		15 points
	Does the project create 5-9 new jobs?		10 points
	Does the project create 0-4 new jobs?		5 points
2. Uses	Will the space be used for an innovation and technology establishment or a science and technical establishment?		20 points
	Will the space be used for professional services?		15 points
	Will the space be used for a restaurant and/or café, a food oriented business or upper tier retail (e.g. fashion, gallery, health food store, etc.)?		10 points
	Will the space be used for personal services, lower tier retail (e.g. convenience, second-hand goods, etc.) or any other service or establishment not listed?		5 points
3. Community Benefit	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for 3 or more years?		20 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years and less than 3 years?		15 points
	Does the project restore and/or revitalize a current unit or building that has been sitting vacant for more than 2 years or under?		5 points

Criteria	Factor	Yes or No	Rating
4. Safety Enhancements	Does the project include security and safety features that promote Crime Prevention Through Environmental Design principles? (0 - no features, 10 – ample features)		0-10 points
5. Construction Value	Is the total construction value of the project greater than \$50,000?		20 points
	Is the total construction value of the project greater than \$40,000 and \$49,999?		15 points
	Is the total construction value of the project greater than \$30,000 and \$39,999?		10 points
	Is the total construction value of the project greater than \$20,000 and \$29,999?		5 points
	Is the total construction value of the project less than \$20,000?		0 points
6. Funding Need	Is the project proceeding contingent on receiving funding from this grant program?		Yes – 10 points No – 0 points

Excerpts from the Minutes of the Joint Economic and Development Services Committee and Corporate and Finance Services Committee Meeting held on October 6, 2025

Additional Agenda Items

- Moved by Councillor Chapman

That Correspondence ED-25-103 from Schenay Schank of Club Loreley Operations and Correspondence ED-25-104 from Jessica and Josh Ward, submitting comments concerning Report ED-25-101 being the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan, be added to the agenda of the Economic and Development Services and Corporate and Finance Services Committees Joint Meeting of October 6, 2025, and referred to the respective Report.

Carried

Presentations

Laura Brown, Principal Planner – Report ED-25-101

Laura Brown, Principal Planner, provided a presentation to the Committee concerning the Proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan, Proposed Amendments to the Urban Growth Centre Community Improvement Plan, and Amendments to the Oshawa Official Plan.

The Committee questioned the presenter.

Delegations

Schenay Schank and Joe Sanders – Club Loreley Inc.

Schenay Schank and Joe Sanders provided comments on behalf of Club Loreley Inc. regarding Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan and expressed concerns related to loss of land as a result of the proposal.

Jennifer Maestre, Fotenn Planning and Design

Jennifer Maestre expressed her support on behalf of Fotenn Planning and Design for Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan.

Dan Cochrane

Dan Cochrane provided comments related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan and expressed concerns related to potential expropriation of lands.

Max Lysyk

Max Lysyk expressed his support for Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan.

Vanessa Leblanc, Oshawa Legion Branch 43

Vanessa Leblanc expressed concerns on behalf of the Oshawa Legion Branch 43 related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan including a potential expropriation of lands.

Sri Lankeswaran

Sri Lankeswaran expressed concerns related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan including questions about current parking, future zoning and timeline.

Rebecca Keetch

Rebecca Keetch expressed concerns related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan including the impacts on home owners, area parks and density increase.

Mark Hillerbrandt – Club Loreley Inc.

Mark Hillerbrandt expressed concerns on behalf of Club Loreley Inc. related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan including zoning changes and renovations on his property.

Miguel Arujo

Miguel Arujo expressed concerns related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan and posed questions related to Metrolinx's bridge redevelopment.

Seb Ferrare

Seb Ferrare expressed concerns related to Report ED-25-101 concerning the Central Oshawa Protected Major Transit Station Area – Proposed Community Improvement Plan including concerns related to traffic and gridlock.

Correspondence**ED-25-102 – First Avenue Investments Ltd Submitting Correspondence concerning Report ED-25-101 (All Wards)**

Moved by Councillor Chapman

That Correspondence CNCL-25-102 from First Avenue Investments Ltd submitting correspondence concerning the Proposed Central Oshawa Protected Major Transit Station Area Community Improvement Plan, Proposed Amendments to the Urban Growth Centre Community Improvement Plan, and Amendments to the Oshawa Official Plan be referred to Report ED-25-101.

Carried

Summary Table of Public and Stakeholder Comments

Theme	Comment	Staff Response
Infrastructure	<ul style="list-style-type: none"> Region of Durham staff noted that the Urban Growth Centre Community Improvement Plan ("U.G.C. C.I.P.") and the Central Oshawa Protected Major Transit Station Area Community Improvement Plan ("Central Oshawa P.M.T.S.A. C.I.P.") may lead to intensification and redevelopment in the Urban Growth Centre ("U.G.C.") and the Central Oshawa Protected Major Transit Station Area ("Central Oshawa P.M.T.S.A.") which will put additional demands on the sanitary and water infrastructure. They recommend that prior to any development approval, the City consult with the Regional Works Department regarding the existing capacity within both the sanitary and water system. 	<ul style="list-style-type: none"> Staff note that when they receive a development application, the development application is circulated to various bodies including the Regional Works Department for review and comment.
Regional Revitalization Program	<ul style="list-style-type: none"> Region of Durham staff noted that the newly created Central Oshawa P.M.T.S.A. C.I.P. could increase financial pressure on the Regional Revitalization Program. 	<ul style="list-style-type: none"> Staff note that all applications for the Regional Revitalization Program require approval from the Region of Durham.
Transit Station Charge	<ul style="list-style-type: none"> Region of Durham staff noted that all lands (with the exception of parkland) contained within the Central Oshawa P.M.T.S.A. are subject to a holding symbol to ensure development contributes to the funding of the future Central Oshawa GO Station, through the GO Transit Station Funding Act upon the enactment of a Transit Station Charge by-law by the Region of Durham. Region 	<ul style="list-style-type: none"> Staff note that any grants provided under the Regional Revitalization Program could help to offset the potential future Transit Station Charge for developments in the Central Oshawa P.M.T.S.A.

Theme	Comment	Staff Response
	<p>of Durham staff also noted that it may be helpful for City and Regional staff to consider the role of the Central Oshawa P.M.T.S.A. C.I.P. in the development of the Transit Station Charge program.</p>	
Community Improvement Area Boundaries	<ul style="list-style-type: none"> ▪ Region of Durham staff note that the new Sub-Area 'H' as shown on Schedule 'C-1', Renaissance Community Improvement Area and Urban Growth Centre Community Improvement Area, of the Oshawa Official Plan encapsulates a large portion of the Simcoe Street Rapid Transit Corridor. Region of Durham staff are questioning if the City intends to include this section of the Simcoe Street Rapid Transit Corridor within the project area boundary of the Central Oshawa P.M.T.S.A. C.I.P. boundary. ▪ Staff also received a comment to expand the boundary of the Central Oshawa P.M.T.S.A. Community Improvement Area to include lands adjacent to the southeast corner of the Central Oshawa P.M.T.S.A. 	<ul style="list-style-type: none"> ▪ Staff note that the boundary of the Central Oshawa P.M.T.S.A. Community Improvement Area is generally bounded by John Street and Eulalie Avenue to the north, Ritson Road South to the east, Highway 401 to the south, and the Oshawa Creek Valley to the west, and also includes certain lands east of Ritson Road South. This aligns with the boundary of the Central Oshawa P.M.T.S.A. land use designation in the Oshawa Official Plan, where increased densities are being implemented. Lands which are located adjacent to but outside the southeast corner of the recommended Central Oshawa P.M.T.S.A. Community Improvement Area are not designated to accommodate significant redevelopment and increased densities.
Increased Assessment Grant Program	<ul style="list-style-type: none"> ▪ Staff received comments from Ministry of Municipal Affairs and Housing staff concerning the Increased Assessment Grant program for the Central Oshawa P.M.T.S.A. C.I.P. These comments consist of the following: <ul style="list-style-type: none"> - The City may want to consider establishing administrative rules associated with the increased assessment grant program prior to the completion of the Central Oshawa 	<ul style="list-style-type: none"> ▪ Staff note that Section 7.1.3 of the Central Oshawa P.M.T.S.A. C.I.P. outlines who is eligible for an increased assessment grant. As well, Sections 7.1.4 and 7.1.7 of the Central Oshawa P.M.T.S.A. C.I.P. outline the general terms of the grant program and the procedure for applying for an increased assessment grant respectively. Staff also note that applicants are encouraged to consult with City staff prior to applying as early consultation can result in the identification of

Theme	Comment	Staff Response
	<p>P.M.T.S.A. C.I.P. to provide direction to those who are wishing to access this program.</p> <ul style="list-style-type: none"> - The City may want to consider clarifying how different types of ownership changes affect grant eligibility. For example, if joint ownership of a rental building changes to sole ownership when one person buys out the other and one original owner remains, do any future payments end at the time of the ownership change? - In relation to condominium properties, if the builder is the declarant of the condominium and enters into the agreement with the municipality, and the grant is not transferable following an ownership change, it is unclear how the program would apply to purchasers of individual units following the closing of the real estate transaction. - The City may want to consider clarifying if there is a requirement to register the Increased Assessment Grant agreement on title and who would be responsible for this cost. - Section 8.1.7.4 of the Central Oshawa P.M.T.S.A. C.I.P. [now renumbered as Section 7.1.7.4 in the Central Oshawa P.M.T.S.A. C.I.P.] states that the increased assessment value is determined by the difference between the actual tax before and after the construction of the property. Consideration could be given to have the increased assessment be determined using preconstruction and post construction assessment values as reported by 	<p>matters that will significantly assist in the processing of the application.</p> <ul style="list-style-type: none"> ▪ Staff note that Section 7.1.3 of the Central Oshawa P.M.T.S.A. C.I.P. outlines that the applicant for the Increased Assessment Grant must be the registered owner(s) of the property. Section 7.1.4 of the Central Oshawa P.M.T.S.A. C.I.P. states that the Increased Assessment Grant cannot be assigned to another person or Corporation and will only be provided to the registered owner of the rental property or the declarant of a condominium property as the case may be. ▪ Staff note that the Increased Assessment Grant would not apply to purchasers of individual units in condominiums. The Increased Assessment Grant would be provided to the original owner of the development. ▪ Staff note that all Increased Assessment Grants are registered on title. ▪ Staff note that the Increased Assessment Grant is calculated using the pre and post-assessment values as they are different to the actual taxes before and after construction except for where a change in tax class occurs. This is why we use the term actual taxes and not simply assessment value. Ministry of Municipal Affairs and Housing is stating the calculation could be done differently but there is no mechanism for calculating property taxes without using the pre and post construction assessments. Further, the Ministry of Municipal Affairs and Housing makes no accommodation for

Theme	Comment	Staff Response
	<p>the Municipal Property Assessment Corporation and apply the current tax rate to this difference. If the actual taxes levied are used as the increased assessment amount, then the landowner would get the benefit of any inflationary increases or increased taxes based on service improvements. By using the increased assessment in the Municipal Property Assessment Corporation supplied assessment rolls and the current tax rates, this would isolate what portion of the tax levy is related solely to the increased assessment.</p> <ul style="list-style-type: none"> - The sections have numerous paragraphs. Consideration may be given to numbering all paragraphs to refer easier. 	<p>tax class changes. It is important to note the distinction between calculating the Increased Assessment Grant for the staff report when future tax rates and Municipal Property Assessment Corporation assessments are not known and how they are calculated annually when that information is available. For the Reports, actual taxes and expected taxes are used; however, upon delivery of the annual C.I.P., current year taxes rates are used at the pre and post-development assessments to ensure that no additional benefit is provided to the property owner as a result of the changes between the tax rates year over year.</p> <ul style="list-style-type: none"> ▪ Staff note the format used for the Central Oshawa P.M.T.S.A. C.I.P. aligns with the format for other Community Improvement Plans ("C.I.P.s") in the City.
Municipal Property Acquisition, Investment and Partnership Program	<ul style="list-style-type: none"> ▪ Ministry of Municipal Affairs and Housing staff note that consideration should be given to providing further details to the Municipal Property Acquisition, Investment and Partnership Program, so it is transparent how the assistance under the Central Oshawa P.M.T.S.A. C.I.P. works. Ministry of Municipal Affairs and Housing staff also noted that no eligibility criteria are required given the program has been developed for the City to have a role in achieving the goals. Ministry of Municipal Affairs and Housing staff note that consideration may be given, at minimum, to provide guiding principles for consideration of potential partners in advancing the goals of the plans. 	<ul style="list-style-type: none"> ▪ Staff note that Section 7.2.2 of the Central Oshawa P.M.T.S.A. C.I.P. outlines the details for the Municipal Property Acquisition, Investment and Partnership Program. All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council. Staff note that Section 1.0 of the Central Oshawa P.M.T.S.A. C.I.P. outlines the goals of the Central Oshawa P.M.T.S.A. C.I.P.

Theme	Comment	Staff Response
Increasing Commercial Occupancy Program	<ul style="list-style-type: none"> ▪ Staff received comments from Ministry of Municipal Affairs and Housing staff concerning the Increasing Commercial Occupancy Program for the Central Oshawa P.M.T.S.A. C.I.P. These comments consist of the following: <ul style="list-style-type: none"> - Section 8.3.2 of the Central Oshawa P.M.T.S.A. C.I.P. [now renumbered as Section 7.3.2 in the Central Oshawa P.M.T.S.A. C.I.P.] notes that the grant for the Increasing Commercial Occupancy Program is limited to 50% of eligible renovation costs to a maximum of \$20,000 per municipal street address. Attachment 4 states that the amount is per floor. Consideration should be given to ensure the two documents are consistent. - Section 8.3.4 of the Central Oshawa P.M.T.S.A. C.I.P. [now renumbered as Section 7.3.4 in the Central Oshawa P.M.T.S.A. C.I.P.] notes that there is a requirement for the owner/tenant to have a twelve-month lease with an option for a total lease term of at least thirty-six months. This is also consistent with Attachment 4. However, the seventh paragraph of Section 8.3.4 of the Central Oshawa P.M.T.S.A. C.I.P. [now renumbered as Section 7.3.4 in the Central Oshawa P.M.T.S.A. C.I.P.] notes the requirement to be a twenty-four-month lease. Consideration should be taken to ensure requirements are consistent. ▪ Staff received comments regarding the grant evaluation and criteria used to score the applications received under the Increasing 	<ul style="list-style-type: none"> ▪ Staff note that Attachment 4 refers to the recommended amendments to the existing U.G.C. C.I.P., not the Central Oshawa P.M.T.S.A. C.I.P. Staff have rectified this inconsistency and amended the requirement to a signed minimum twenty-four month lease with a business. ▪ Staff note that a minimum score of 70 was selected to strengthen the Increasing Commercial Occupancy Program by ensuring a higher quality of applications. Staff also emphasize that it is important to invest in sustainable businesses, and that maintaining this threshold will help attract projects that meet higher program standards. ▪ Staff note the \$20,000 grant amount was selected in order that the City can support more businesses as opposed to fewer. This amount is also consistent with the existing Economic Stimulus Grant Program under the U.G.C. C.I.P. An increase in the grant amount would either mean that fewer businesses can access the grants or the funding for the C.I.P. programs would need to increase.

Theme	Comment	Staff Response
	<p>Commercial Occupancy Program. Specifically, there was a question raised regarding whether a minimum score of 70 may be too high for smaller businesses to score to be considered for the grant.</p> <ul style="list-style-type: none"> ▪ Staff received comments regarding the amount of the grant proposed for the Increasing Commercial Occupancy Program. The proposed grant is \$20,000 and there were concerns that this amount was not enough. 	
Private Land Acquisition and Redevelopment	<ul style="list-style-type: none"> ▪ Several concerns were raised over private sites being considered for acquisition and redevelopment by the City. ▪ Concerns with raised over fair market value being received for any private land acquisitions. ▪ Concerns were raised over the need to maintain a mix of housing options and preserving affordability. 	<ul style="list-style-type: none"> ▪ Staff note that a comprehensive strategy for any strategic land acquisition would need to be identified under the Municipal Property Acquisition, Investment and Partnership Program in the the Central Oshawa P.M.T.S.A. C.I.P. and the U.G.C. C.I.P. As part of the comprehensive strategy, a municipal purpose would need to be identified. A municipal purpose could include things such as parks and open space or for future public/private partnerships to rehabilitate and/or redevelop publicly or privately-owned lands in accordance with the Oshawa Official Plan and Zoning By-law 60-94. All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council. ▪ Staff note that any acquisition of land by the City would need an acquisition strategy and approval from City Council. As part of the Council approved acquisition strategy, City staff would be required to receive several valuations of the site, including appraisals. The appraisal, which would be undertaken by a qualified person/company not affiliated with the City, would estimate the market

Theme	Comment	Staff Response
		<p>value of the site based on the highest and best use of the lands, taking into account the zoning on the site. In addition, the City is required to offer fair market value for any land acquisition.</p> <ul style="list-style-type: none"> ▪ Maintaining a mix of housing options and affordability is a key objective in the Oshawa Official Plan. Section 6 of the Oshawa Official Plan speaks to housing and Section 6.2 speaks to affordable housing. Staff are also in the process of reviewing and updating the Oshawa Official Plan including those sections that speak to affordable housing.
<p>Other Requested Financial Incentives through the Central Oshawa Protected Major Transit Station Area Community Improvement Plan and Urban Growth Centre Community Improvement Plan</p>	<ul style="list-style-type: none"> ▪ Staff received comments from Fotenn Planning + Design on behalf of First Avenue Investments (Oshawa) Ltd., the owners of 144-155 First Avenue. These comments consist of the following: <ul style="list-style-type: none"> - A request for the elimination or reduction of the City of Oshawa development charges on purpose built rental construction. - A request for the elimination or reduction of public and separate school educational development charges on purpose built rental construction. - A request for the elimination or reduction of parkland and community benefit charges on purpose built rental construction. - A request for the elimination or reduction of planning and building application and permit fees on purpose built rental construction. 	<ul style="list-style-type: none"> ▪ Staff note that a request for the elimination or reduction of the City of Oshawa development charges on purpose built rental construction is already in effect. The Development Charges Act requires municipalities to discount the development charges collected on rental units. There is a 25% reduction in development charges for units that have three or more bedrooms, a 20% reduction in development charges for units that have two bedrooms and a 15% reduction in development charges for units that have less than two bedrooms. Also, if the unit meets the Provincial definition of affordable or attainable housing, the development charge is waived which is in accordance with the Development Charges Act. ▪ Staff note that a request for the elimination or reduction of education development charges on purpose built rental construction would need to be

Theme	Comment	Staff Response
	<ul style="list-style-type: none"> - A request for the elimination or reduction of property taxes for a period of time related to purpose-built-rental construction. - A request for zero interest loans for development activities such as preparation of the supporting studies. - A request for tax increment equivalent grants where the increased tax assessment from the development is rebated back to the developer for a fixed period (5 to 10 years). - A request for green building incentives or grants which provide funding or bonuses for energy-efficient buildings supporting long-term operational savings. - A request for forgivable loans or repayable grants for site servicing. - A request for fast-track planning approvals. - A request for a brownfield grant program for remediation of land for redevelopment purposes. - A request for housing accelerator funding to be directed towards purpose built rental construction. - A request for apartment construction loan program funding directed towards purpose built rental construction. - A request for public/private partnerships directed towards purpose built-rental construction. 	<p>brought forward to the Durham District School Board and Durham Catholic District School Board.</p> <ul style="list-style-type: none"> ▪ Staff note that the elimination or reduction of parkland and community benefit charges on purpose built rental construction would require an amendment to the Parkland Dedication By-law and Community Benefit Charge By-law, both of which are separate processes from the implementation of a C.I.P. ▪ The elimination or reduction of building application and permit fees on purpose built rental construction is not supported by Building Services staff at the City. These fees are currently designed to fund the Building Services department as they are isolated from the tax base. If these fees are reduced or removed, these costs would need to be covered by general taxation, effectively shifting them onto the municipal tax base. ▪ Staff note that the request for the elimination or reduction of property taxes for a period of time aligns with the City's Increased Assessment Grant Program. The Increased Assessment Grant Program will provide grants on a sliding scale (e.g. Year 1 – 90%, Year 2 – 80%, etc.) for part or all of the increase in City taxes attributable to the construction of residential or mixed-use commercial/residential buildings that result in an increase in assessed value. ▪ Staff note that a request for zero interest loans for development activities such as the preparation of supporting studies is a form of assistance that the City already offers under the Brownfields

Theme	Comment	Staff Response
		<p>Renaissance Community Improvement Plan, specifically the Brownfields Study Grant Program. Under the Brownfields Study Grant Program, applicants are eligible to apply for funding for 50% of the actual cost of eligible environmental studies to a maximum of \$10,000 (i.e. Phase II Environmental Site Assessments, etc.). A maximum of two environmental study grants will be given to any property.</p> <ul style="list-style-type: none"> ▪ Staff note that a request for tax increment equivalent grants where the increased tax assessment from the development is rebated back to the developer for a fixed period aligns with the City's Increased Assessment Grant Program. ▪ Staff note that green building incentives or grants for energy-efficient buildings is supported in principle, but it is not recommended owing to the cost to set up the program, administrative burden (staff time, monitoring and verification and lack of staff expertise to run the program effectively), risk of low uptake, competing budget priorities and regulatory complexity as green building standards are evolving at a fast pace. Staff also note that through Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, amendments were made this year by the Province to the Building Code Act, 1992, to clarify that certain sections of the Municipal Act, 2001, do not authorize a municipality to pass by-laws respecting enforcing its own standards for construction or demolition of buildings, such as green building standards.

Theme	Comment	Staff Response
		<ul style="list-style-type: none"> ▪ Staff note that forgivable loans or repayable grants for site servicing are not matters that are being contemplated under the U.G.C. C.I.P. or the P.M.T.S.A. C.I.P. However, staff note that the City has recently partnered with Fundica to provide businesses with an easy way to find government funding in Canada. Fundica helps businesses find grants, tax credits and incentives, loans, loan guarantees and equity. ▪ Staff note that a fast-track planning approvals program would require Council direction. It should be noted that fast-tracking can be perceived as favoritism towards certain developers. Fast-tracking may also lead to reduced opportunities for public consultation as approvals are being sped up. Further, fast-tracking above and beyond the City's already streamlined processes may contribute to the risk of lower development quality. ▪ Staff note that the City already has in place the Brownfields Renaissance Community Improvement Plan which encourages the cleanup and reuse of contaminated land through financial incentives. There are three different programs under the Brownfields Renaissance Community Improvement Plan consisting of the Brownfields Property Tax Cancellation Program, the Brownfields Redevelopment Grant Program and the Brownfields Study Grant Program. ▪ Staff note that the City was unsuccessful in receiving any funding from the housing accelerator fund.

Theme	Comment	Staff Response
		<ul style="list-style-type: none"> ▪ Staff note that apartment construction loan program funding directed towards purpose built rental construction is not a program that is being contemplated under the U.G.C. C.I.P. or the P.M.T.S.A. C.I.P. As mentioned previously, staff note that the City has recently partnered with Fundica to provide businesses with an easy way to find government funding in Canada. Fundica helps businesses find grants, tax credits and incentives, loans, loan guarantees and equity. ▪ Staff note that the request for public/private partnerships aligns with the Municipal Property Acquisition, Investment and Partnership Program. The Municipal Property Acquisition, Investment and Partnership Program is a general program that focuses on property acquisition, investment and involvement in public/private partnerships to rehabilitate and/or redevelop property in the Central Oshawa P.M.T.S.A. Community Improvement Area and U.G.C. Community Improvement Area.
General Comments	<ul style="list-style-type: none"> ▪ Staff received several general comments from Ministry of Municipal Affairs and Housing staff. These comments consist of the following: <ul style="list-style-type: none"> - The City may want to consider providing some appeal mechanisms for the programs in the Central Oshawa P.M.T.S.A. C.I.P. and the U.G.C. C.I.P. - Consideration may be given to including information on who is approving the applications under the Central Oshawa P.M.T.S.A. C.I.P. and the U.G.C. C.I.P. 	<ul style="list-style-type: none"> ▪ Staff note that the Central Oshawa P.M.T.S.A. C.I.P. and the U.G.C. C.I.P. identify who is approving the application. All grants under the Increased Assessment Grant Programs must be approved by Oshawa City Council. All activities under the Municipal Property Acquisition, Investment and Partnership Program must be approved by City Council. All applications under the Increasing Commercial Occupancy Program will be reviewed by the Application Review Team using a list of criteria. The Application Review

Theme	Comment	Staff Response
	<ul style="list-style-type: none"> - If an application is denied, consideration may be given to provide reasoning as to why an application was denied. - Consideration may be given to include reference to eligibility criteria such as property tax payments must be in good standing, etc. - The C.I.P.s have indirect mentions of housing. Has any consideration been given to affordable housing incentives? Ministry of Municipal Affairs and Housing staff note that several C.I.P.s in neighbouring jurisdictions mention this. 	<p>Team will consist of four members from the Department of Economic and Development Services (two staff members from Business and Economic Development Services, one staff member from Planning Services and one staff member from Building Services).</p> <ul style="list-style-type: none"> ▪ Staff note that if an application is denied, rationale will be provided to the applicant either through an overview of the report that was approved by Oshawa City Council or through the Application Review Team as requested. ▪ Staff note that consideration has been given to eligibility criteria for applicants to be successful. For example, under the Increasing Commercial Occupancy Program, there is a Criteria and Evaluation Table which outlines a set of different criteria that are correlated with a different rating which assists the Application Review Team when scoring applications. ▪ Staff note that under the Municipal Property Acquisition, Investment and Partnership Program there are opportunities for the City to participate in public/private partnerships to rehabilitate and/or redevelop publicly or privately owned lands in the Central Oshawa P.M.T.S.A. C.I.P. and U.G.C. C.I.P. This program may allow for the development of affordable housing through public/private partnerships. Staff note that there are limited funds available for the C.I.P.s given the City has not been granted any provincial or federal funding to be put towards offering grants for affordable housing.