

Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa with respect to lands municipally known as 827 Gordon Street.

It is hereby enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. By-law 60-94, as amended, is further amended by changing the zoning for the lands shown in hatching on the enlarged portion of Part of Map B1 attached hereto as Schedule "A" from R1-C/CIN to R1-C/CIN(9) and R5-A(4)/CIN(9) "h-110" so that Map B1 shall be amended as shown in hatching on the enlarged portion of Part of Map B1 attached to this By-law as Schedule "A".
2. By-law 60-94, as amended, is further amended by adding to Subsection 24.3, Special Conditions, the following:

**"24.3.10 CIN(9) Zone (827 Gordon Street)**

24.3.10(1) Notwithstanding the provisions of Subsection 24.1 of this By-law to the contrary, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, the following additional uses are permitted:

- (a) Art gallery
- (b) Business office
- (c) Commercial school
- (d) Museum
- (e) Music club
- (f) Personal service establishment
- (g) Professional office, excluding medical office and clinic
- (h) Studio

24.3.10(2) Notwithstanding the provisions of Subsection 24.2 of this By-law to the contrary, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply only to the building existing as of April 27, 2026:

- (a) A minimum rear yard depth of 3.2m shall be provided.
- (b) A minimum interior side yard depth of 3.2m shall be provided.

24.3.10(3) Notwithstanding Article 39.3.1 and Table 39.3A, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, a minimum of 1 parking space per 30m<sup>2</sup> of gross floor area shall be provided for uses permitted under Sentence 24.3.10(1) and a children's shelter.

24.3.10(4) Notwithstanding Subsection 39.3 of this By-law to the contrary, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, for the purposes of calculating the required minimum number of parking spaces, the gross floor area of the building existing as of April 27, 2026 shall not include the basement or cellar. The basement or cellar of the existing building shall only be used for staff areas, utility or storage purposes.

24.3.10(5) Notwithstanding Subsection 39.4, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, a maximum of 2 sets of 2 parking spaces in tandem are permitted.

24.3.10(6) Notwithstanding Article 39.6.1, in any CIN(9) Zone, as shown on Schedule "A" to this By-law, no loading space shall be required."

3. By-law 60-94, as amended, is further amended by adding to Subsection 10.3, Special Conditions, the following:

**"10.3.16 R5-B(4) Zone (827 Gordon Street)**

10.3.16(1) Notwithstanding the provisions of Subsection 10.1 of this By-law to the contrary, in any R5-B(4) zone, as shown on Schedule "A" to this By-law, the following additional use is permitted:

- (a) Block townhouse

10.3.16(2) Notwithstanding the provisions of Subsection 10.2 of this By-law to the contrary, in any R5-B(4) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A minimum front yard depth of 2.4m shall be provided.
- (b) A minimum exterior side yard depth of 2.4m shall be provided.
- (c) A minimum interior side yard depth of 1.2m shall be provided where abutting a Community Institutional Zone.
- (d) A minimum interior side yard depth of 7.5m shall be provided where abutting a Residential Zone.
- (e) A maximum lot coverage of 27% shall be permitted.
- (f) A minimum landscaped open space of 20.5% shall be provided.

10.3.16(3) Notwithstanding any provision of this By-law to the contrary, in any R5-B(4) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to the lands shown as Site "A" on Appendix "A" to this Special Condition:

- (a) The only permitted use shall be block townhouses.
- (b) A maximum of four dwelling units shall be permitted.
- (c) The maximum height shall be 8.5m.
- (d) Individual driveways leading to private garages shall have a minimum length of 5.5m.

10.3.16(4) Notwithstanding any provision of this By-law to the contrary, in any R5-B(4) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to the lands shown as Site "B" on Appendix "A" to this Special Condition:

- (a) The maximum height shall be 14m.
- (b) A maximum of 63 dwelling units shall be permitted."

4. By-law 60-94, as amended, is further amended by adding a new Sentence 3.5.2(110) to Subsection 3.5, Holding "h" Zones, as follows:

**"3.5.2(110) h-110 Zone (827 Gordon Street)**

Purpose: To ensure that:

- (a) Site Plan Approval is obtained from the City which addresses landscaping, garbage and recycling collection, fencing and lighting;
- (b) Noise mitigation and air quality mitigation shall be to the satisfaction of the City; and,
- (c) Appropriate arrangements shall be made for the provision of adequate water, sanitary, storm, foundation drainage and transportation services to the development, to the satisfaction of the City and the Region of Durham.

Permitted Interim Uses:

- (a) All uses permitted in the CIN(9) Zone in accordance with Article 24.3.10.
- (b) Model homes and a temporary sales office in accordance with the provisions of Subsection 4.13 of this By-law."

5. Schedule "A" attached hereto forms part of this by-law.
6. Schedule "B" – Appendix "A" attached hereto forms part of this By-law.
7. This by-law shall come into force in accordance with the provisions of the Planning Act.

By-law passed this Twenty-seventh day of April, 2026.

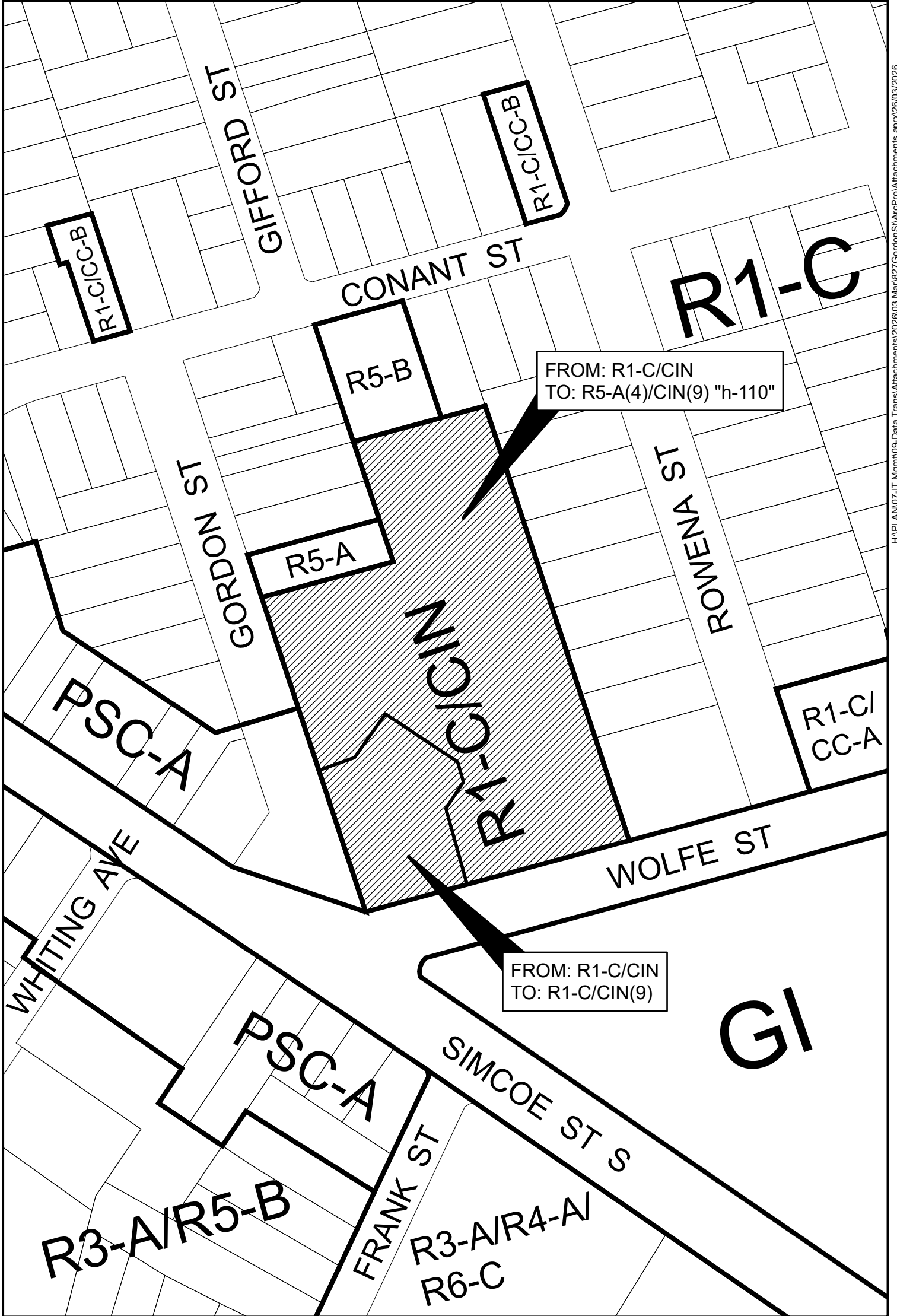
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Dan Carter, Mayor

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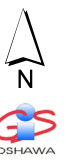
Mary Medeiros, City Clerk

This is Schedule "A" to By-law 33-2026  
passed this twenty-seventh day of April, 2026



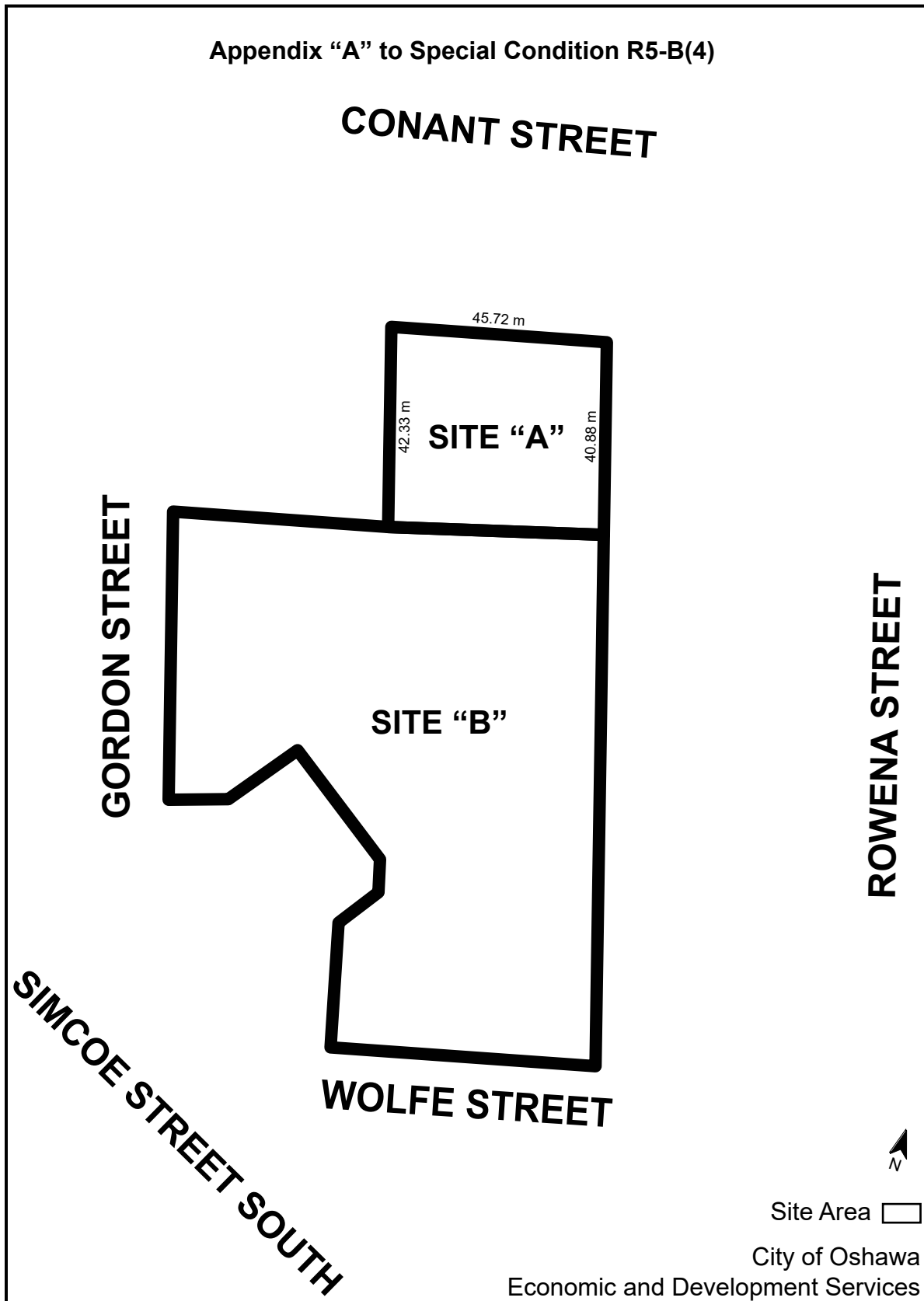
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Part Of Map B1



THIS IS SCHEDULE "B" TO BY-LAW NUMBER 33-2026  
PASSED THIS TWENTY-SEVENTH DAY OF APRIL, 2026

Appendix "A" to Special Condition R5-B(4)



Site Area 

City of Oshawa

Economic and Development Services

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**Explanatory Note**  
**Explanation of the Purpose and Effect of By-law 33-2026**

The purpose of By-law 33-2026 (File: Z-2024-06) is to change the zoning for the lands located at 827 Gordon Street from R1-C/CIN (Residential/Community Institutional) to R1-C/CIN(9) (Residential/Community Institutional) in part and R5-A(4)/CIN(9) "h-110"(Residential/Community Institutional) in part, subject to a site specific condition.

The effect of By-law 33-2026 is to permit the development of four (4) block townhouses and 63 stacked townhouses with site specific regulations related to permitting block townhouses, reduced front, exterior and interior side yard depth, reduced landscaped open space, increased maximum lot coverage, and reduced length of private driveways leading to private garages. Further, the effect is to permit limited commercial uses within the existing heritage building and site specific regulations such as reduced parking and loading space requirements, and reduced rear and interior side yard depths. The additional permitted uses in the existing building consist of the following:

- (a) Art Gallery
- (b) Business Office
- (c) Commercial School
- (d) Museum
- (e) Music Club
- (f) Personal Service Establishment
- (g) Professional Office, excluding Medical Office and Clinic
- (h) Studio

The effect of the "h-110" holding symbol is to ensure that site plan approval is obtained from the City, that noise and air quality mitigation measures are implemented, and that appropriate arrangements are made for the provision of adequate water, sanitary, storm, foundation drainage and transportation services to the development. While the "h-110" holding symbol is in place only uses permitted in the CIN(9) Zone, and model homes and a temporary sales office in accordance with the provisions of Subsection 4.13 of Zoning By-law 60-94 are permitted.

All written and oral submissions received by the City of Oshawa were considered in the making of this decision.

The key map shows the location of the lands to which By-law 33-2026 applies.