

**Economic and Development Services Committee  
Planning Act Public Meeting  
May 8, 2023, 6:30 pm**

Report ED-23-110: Proposed City-initiated Amendments to the Oshawa Official Plan, Windfields Part II Plan, Zoning By-law 60-94 and Brownfields Renaissance, Simcoe Street South Renaissance and Wentworth Street West Community Improvement Plans



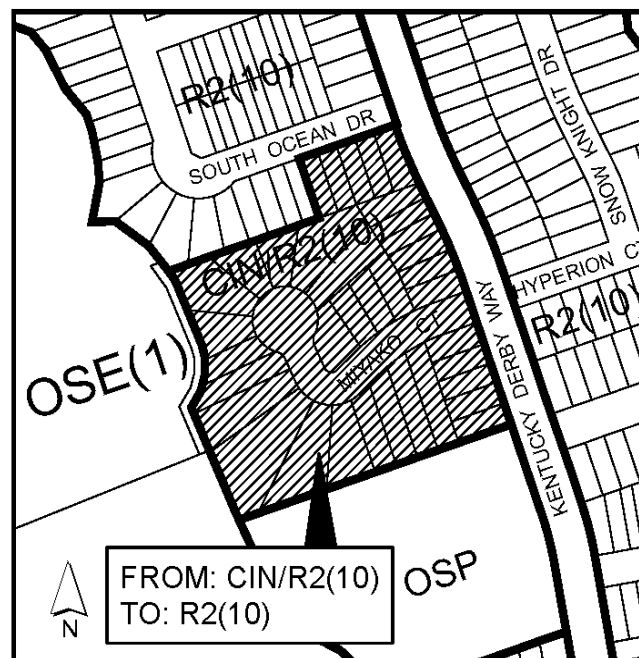
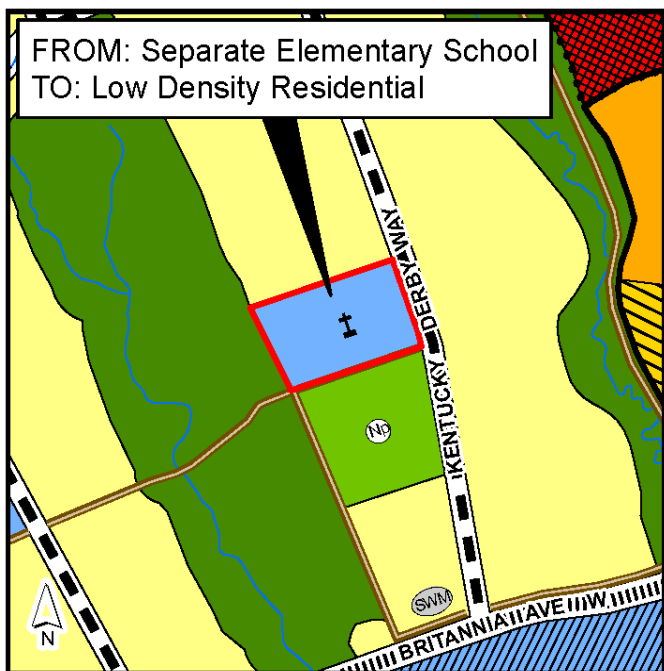
# Proposed City-initiated Amendments

- This Public Meeting was advertised in accordance with the requirements of the Planning Act.
- No comments were received in objection to the proposed amendments.
- There are two options available to the Economic and Development Services Committee:
  - 1) In the event no significant issues are raised, the Committee can recommend that the proposed amendments be approved.
  - 2) If significant issues are raised, staff can be directed to further review the proposed amendments and prepare a subsequent report and recommendation back to the Economic and Development Services Committee.

# Amendment 1 – Windfields Part II Plan Schedule “A” and Zoning By-law Schedule “A” Maps A4 and North Half

## Miyako Court and Kentucky Derby Way

### Proposed Amendments:



# Amendment 2 - Official Plan Policy 2.4.5.12 and Zoning By-law Sentence 3.5.2(60)

## 900 Champlain Avenue

### Proposed Amendments:

Delete an unnecessary policy that restricts the maximum floor area specifically on 900 Champlain Avenue

- (a) Delete O.O.P. Policy 2.4.5.12 in its entirety.
- (b) Re-number subsequent O.O.P. policies accordingly, including any references to the existing policy numbers in the O.O.P. and Zoning By-law to ensure the correct cross references are maintained, such as:
  - Policy 2.4.2.3(j) of the O.O.P. would be amended to cross reference Policy 2.4.5.18 rather than 2.4.5.19; and,
  - Sentence 3.5.2(60)(c) of Zoning By-law 60-94 would be amended to cross reference Policy 2.4.5.16 rather than 2.4.5.17.

# Amendment 3 –Official Plan Policy 2.3.6.8

## Ed Broadbent Park

### Proposed Amendments:

- a) Delete Policy 2.3.6.8 of the O.O.P. in its entirety.
- b) Re-number subsequent policies accordingly, including any references to the existing policy numbers in the O.O.P. to ensure the correct cross references are maintained, such as in two occurrences in Policy 2.3.6.17.

# Amendment 4 –Official Plan Policies 4.5.2 and 4.5.3

## Property Standards and Maintenance

### Proposed Amendment:

- a) Replace the words “Planning Act” with “Building Code Act” in Policies 4.5.2 and 4.5.3 of the Official Plan so that the correct legislative framework is referenced for prescribing standards for the maintenance and occupancy of property.



# Amendment 5 –Official Plan Policy 6.7.3

## Student Accommodation

### Proposed Amendment:

Amend Policy 6.7.3 by deleting the words “including predominantly along arterial road corridors, in a purpose built north student village area and within and around the Downtown Oshawa Urban Growth Centre” such that it reads as follows:

“The City shall encourage an appropriate supply of off-campus student accommodation in appropriate locations.”



# Amendment 6 & 7– Accessory Apartments

## Accessory Apartments

### Proposed Amendments to the Official Plan:

a) Delete Policy 6.4.2(d) and replace it with the following:

“(d) Accessory apartment shall mean a self-contained dwelling unit subservient to the main, principal or primary dwelling unit, within a single detached dwelling, semi-detached dwelling, duplex or street townhouse dwelling, or within a building accessory to a single detached dwelling, semi-detached dwelling, duplex or street townhouse dwelling.”

b) Add a new Policy 6.4.10 that reads as follows:

“6.4.10 The zoning by-law shall contain provisions for regulating accessory apartments in the main building and in an accessory building, including regulations directing accessory apartments to locate outside of Hazard Lands, as determined by the Central Lake Ontario Conservation Authority. Notwithstanding any provision of this Plan to the contrary, a severance that has the effect of causing an accessory building containing an accessory apartment to be the main building on a lot shall not be permitted by this Plan.”



# Amendment 6 & 7– Accessory Apartments (cont'd)

## Accessory Apartments

### Proposed Amendments to Zoning By-law 60-94:

- Allow accessory apartments within duplexes, street townhouse dwellings and accessory buildings
- Implement regulations under subsection 5.12 and Table 39.3B for accessory apartments
- Remove Schedule “H” – Accessory Apartments Restricted Area



# Amendment 8 –Zoning By-law Section 2 and Subsection 4.6

## Lot Coverage and Permitted Yard Encroachments

### Proposed Amendments:

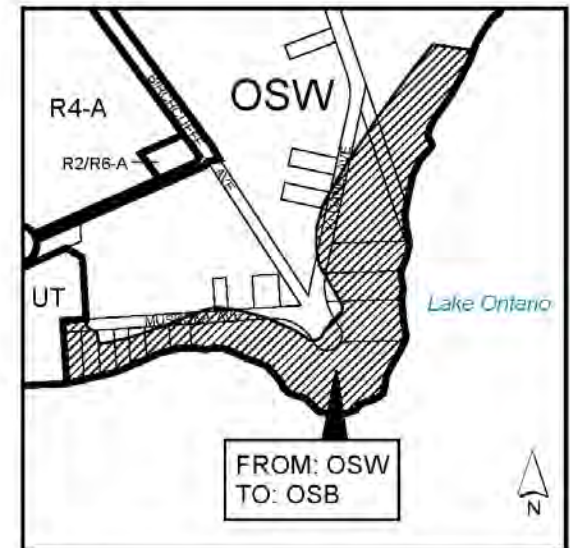
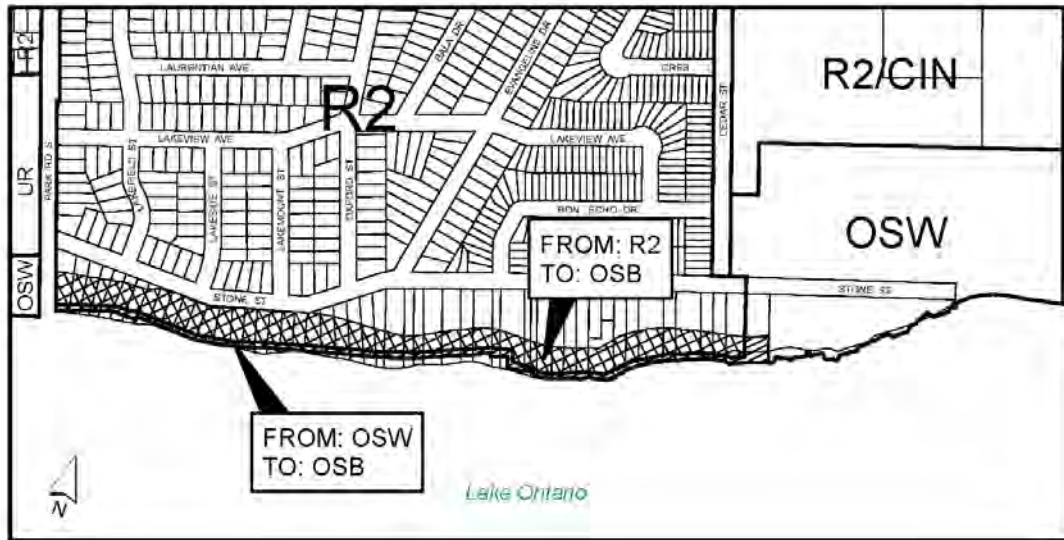
- a) Amend the definition of “Lot Coverage” to include roof projections supported by one or more columns not associated with unenclosed porches, decks, steps and ramps as part of the exclusion list and add new permitted encroachments of the same in the front, rear and exterior side yard.
- b) Amend certain rows and/or columns under Table 4.6, Permitted Encroachments



# Amendment 9 – Zoning By-law Subsection 3.8 and Schedule “A”: Maps A1 and B1

## Lake Ontario Shoreline Hazards Proposed Amendments:

- Replace paragraph (d) of Article 3.8.2 to add the erosion hazard line as the potential limit to any zoning boundary
- Delete Article 3.8.4 due to redundancy



# Amendment 10 –Zoning By-law Article 3.13.1

## Reference to Schedule “E”

### *Proposed Amendments:*

- a) Delete Article 3.13.1 in its entirety
- b) Re-number Articles 3.13.2 and 3.13.3 to 3.13.1 and 3.13.2, respectively.



# Amendment 11 – Amending Zoning By-law Subsection 4.13

## Temporary Rental Offices

### Proposed Amendment:

- a) Amend Subsection 4.13, Temporary Sales Office and Model Homes, and the Articles within to allow additional permissions for a leasing office in order to provide flexibility for developments that propose rental tenure.



# Amendment 12 – Zoning By-law Section 8: R3 Residential Zones

## Regulations for R3 (Residential) Zones

### Proposed Amendment:

- a) Amend Table 8.2 – Regulations for R3 Zones to require a minimum lot area per dwelling unit of 180 square metres (1,938 sq. ft.) in the R3-A Zone instead of 185 square metres (1,991 sq. ft.).



# Amendment 13 – Zoning By-law Sections 2 and 10: Small Apartment Buildings

## Definitions and Regulations for Small Apartment Buildings

### Proposed Amendments:

- a) Add terms and definitions for small apartment buildings (3 to 6 units)
- b) Introduce a new R5-C (Residential) Zone with new regulations specifically for small apartment buildings



# Amendment 14 –Zoning By-law Section 11: R6 Residential Zones

## Regulations for R6 (Residential) Zones

### Proposed Amendment:

- a) Add a new Article to indicate that the regulations of the R5 zone shall be complied with for any small apartment building located in a compound zone that includes both an R5 and R6 Zone
- b) Amend certain performance standards described in Table 11.2 such as increasing the maximum lot coverage and reducing the minimum landscaped open space





# Amendment 15 –Zoning By-law Section 9: R4 Residential Zones

## Regulations for R4 (Residential) Zones

### Proposed Amendments:

- a) Amend Table 9.2 – Regulations for R4 Zones in Subsection 9.2 by requiring a minimum front yard depth and exterior side yard depth of 6.0 metres (19.7 ft.) abutting an arterial road rather than 9.0 metres (29.5 ft.).
- b) Maintain all existing site specific zoning conditions, as necessary.



# Amendment 16 –Zoning By-law Section 33: Airport Zones

## Recreational Uses in the AP-A (Airport) Zone

### Proposed Amendment:

- a) Amend Section 33.1.2 by deleting item (i) Recreational Use from the list of permitted uses in the AP-A Zone and renumbering the list accordingly.



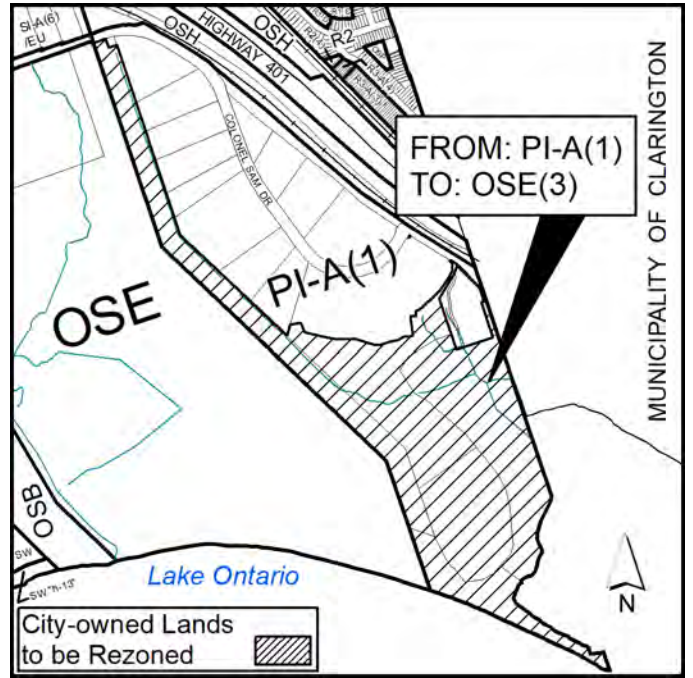
# Amendment 17 –Zoning By-law Section 26 and Schedule “A”: Map C1

## McLaughlin Bay

### Proposed Amendment:

- a) Amend Section 26: Open Space Zones and Map C1, by adding a new site specific OSE (Environmentally Sensitive Open Space) Zone as Article 26.3.24 for lands known as McLaughlin Bay Wildlife Reserve (south of Colonel Sam Drive, west of the Oshawa/Clarington municipal boundary).

This site-specific zone will only permit a “wildlife reserve”, which is specifically defined within the Article.



# Amendment 18 – Zoning By-law Section 37: Urban Reserve Zones

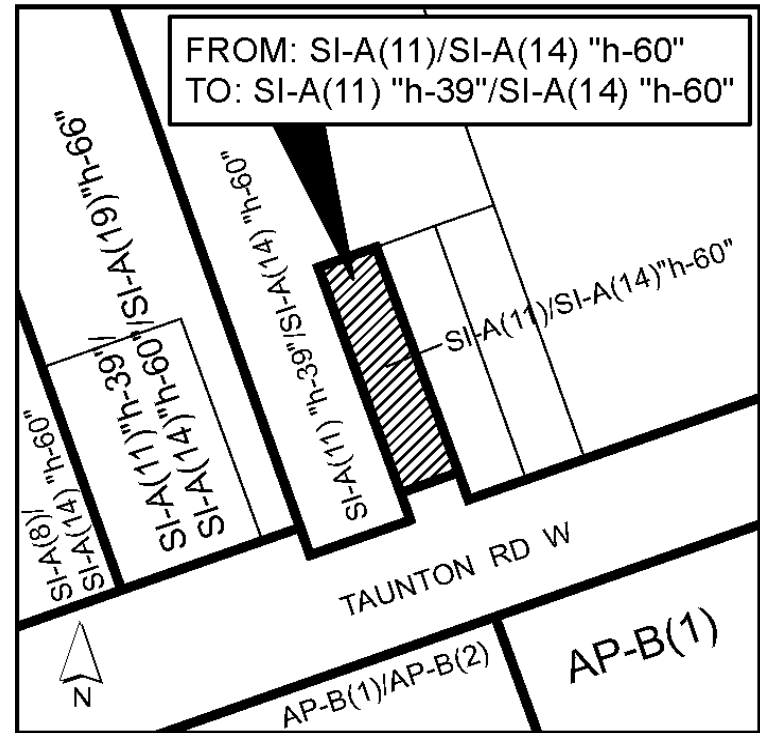
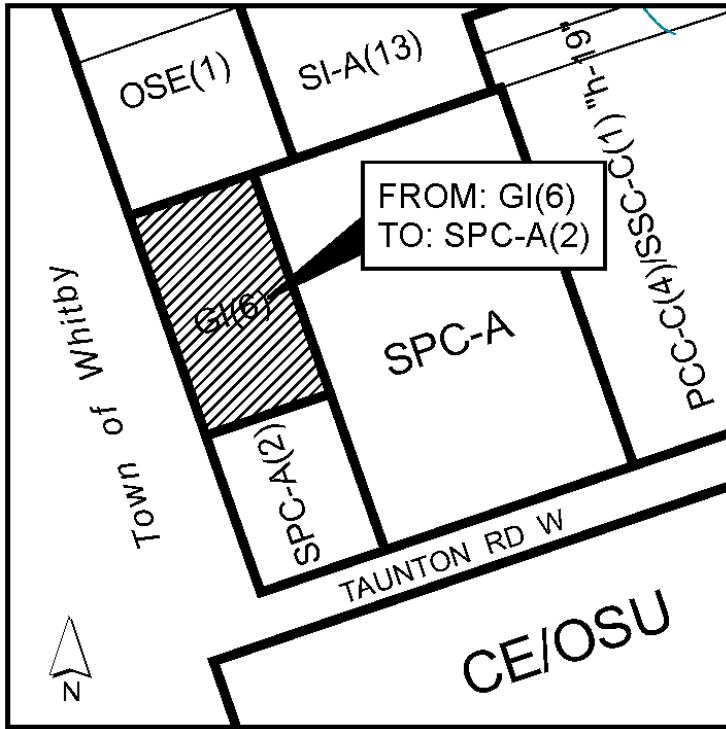
## Renaming of Urban Reserve Zones

### Proposed Amendment:

- a) Amend the following Sections and Articles where the term “UR” or “Urban Reserve” is used and replace it with “FD” or “Future Development”, as appropriate:
  - i. Section 3: Zones and Zone Symbols
  - ii. Article 5.3: Home Occupations
  - iii. Section 37: Urban Reserve Zones
  - iv. Schedule “A” - All maps

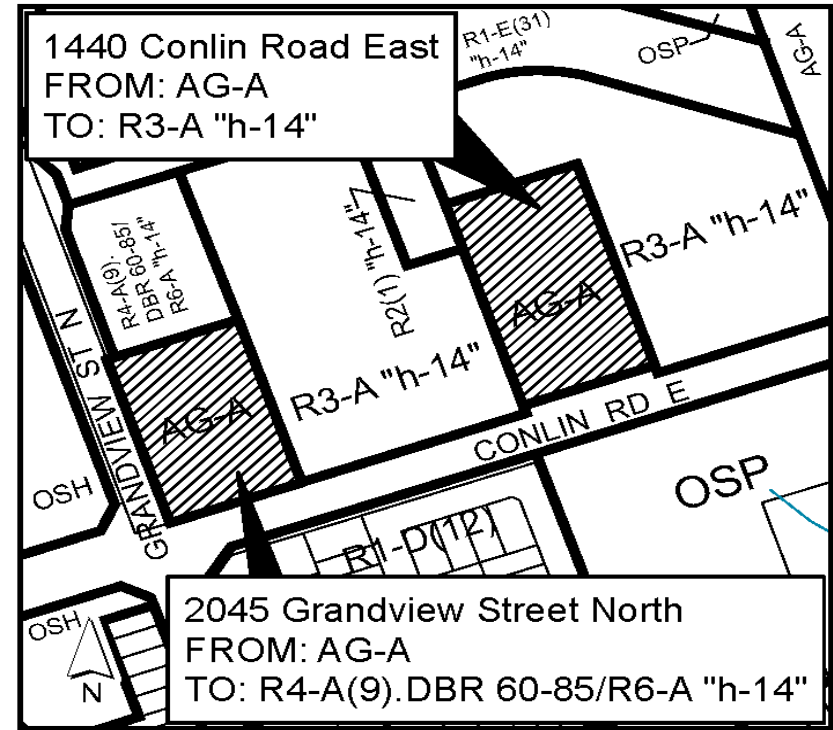
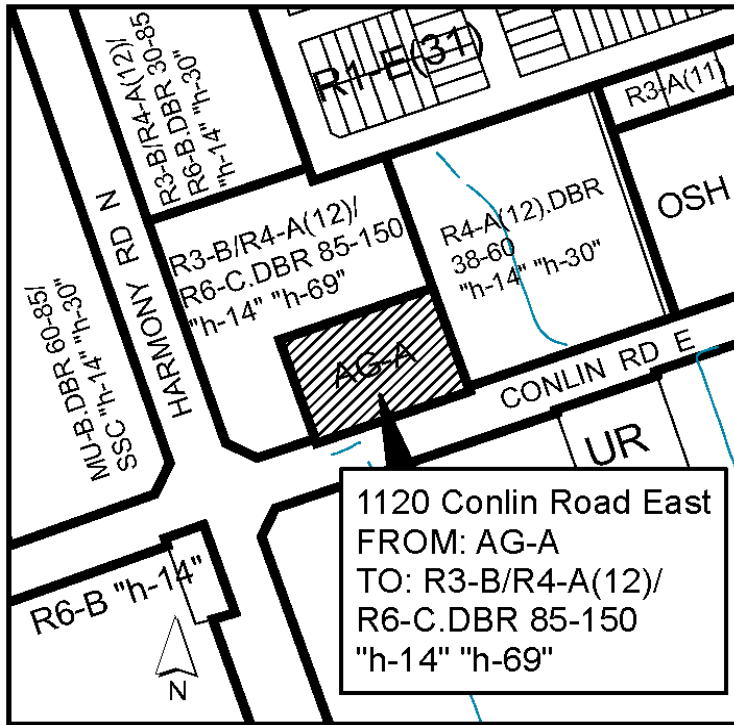
# Amendments 19 to 22 – Zoning By-law Schedule “A” – Map changes

## Proposed Amendments:



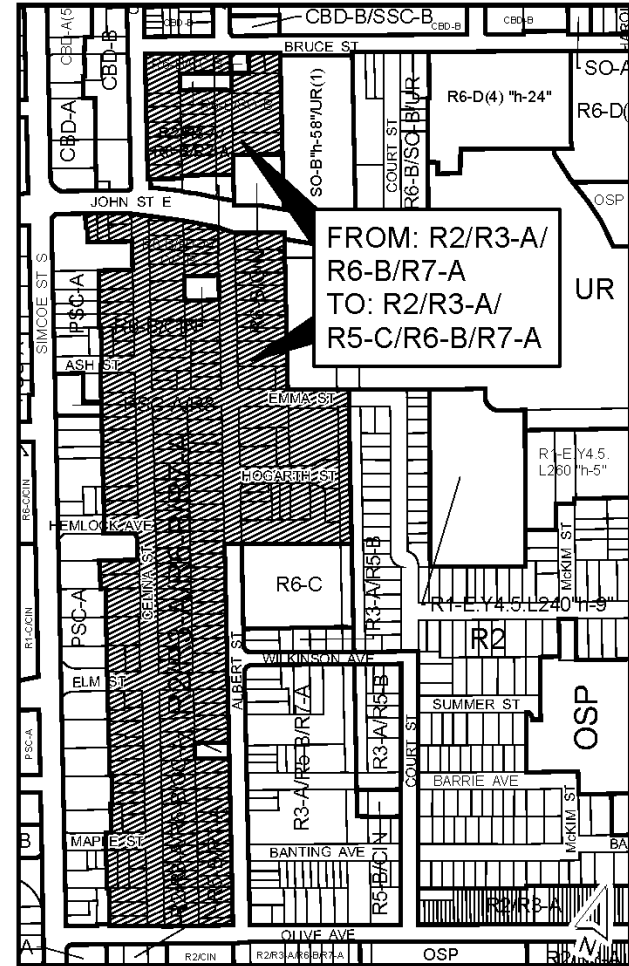
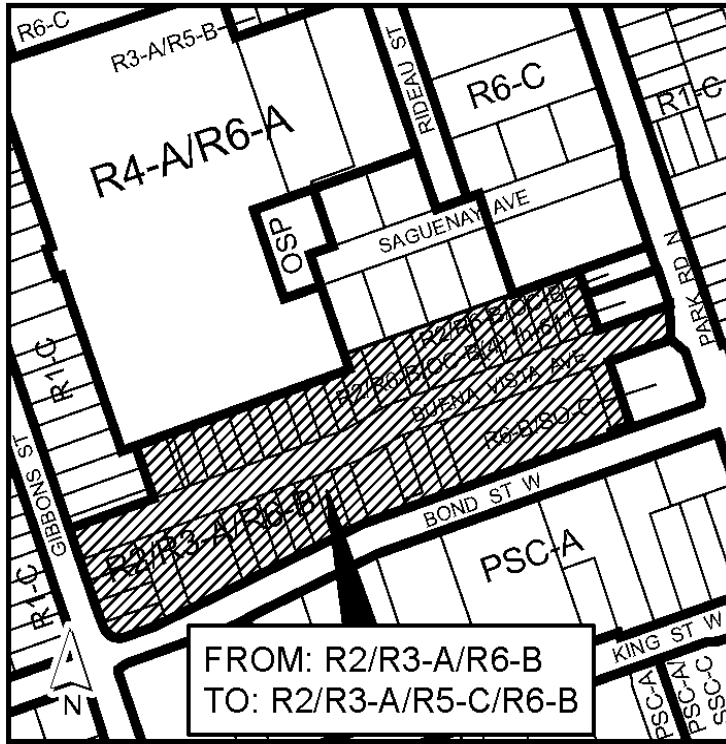
# Amendments 19 to 22 – Zoning By-law Schedule “A” – Map changes (cont’d)

## Proposed Amendments:



# Amendments 19 to 22 – Zoning By-law Schedule “A” – Map changes (cont’d)

## Proposed Amendments:



# Amendments 23 to 25 – Extending C.I.P. Expiry Dates

## Extension of Duration of Community Improvement Plans

### Proposed Amendments:

The Brownfields Renaissance, Simcoe Street South Renaissance, and Wentworth Street West Community Improvement Plans (C.I.P.'s) are all set to expire on December 31, 2023.

It is proposed that each C.I.P. expiry date be extended to December 31, 2026, in order to continue to advance the goals of the plan through the aid of its incentives.





# Proposed City-initiated Amendments

Questions and comments?

