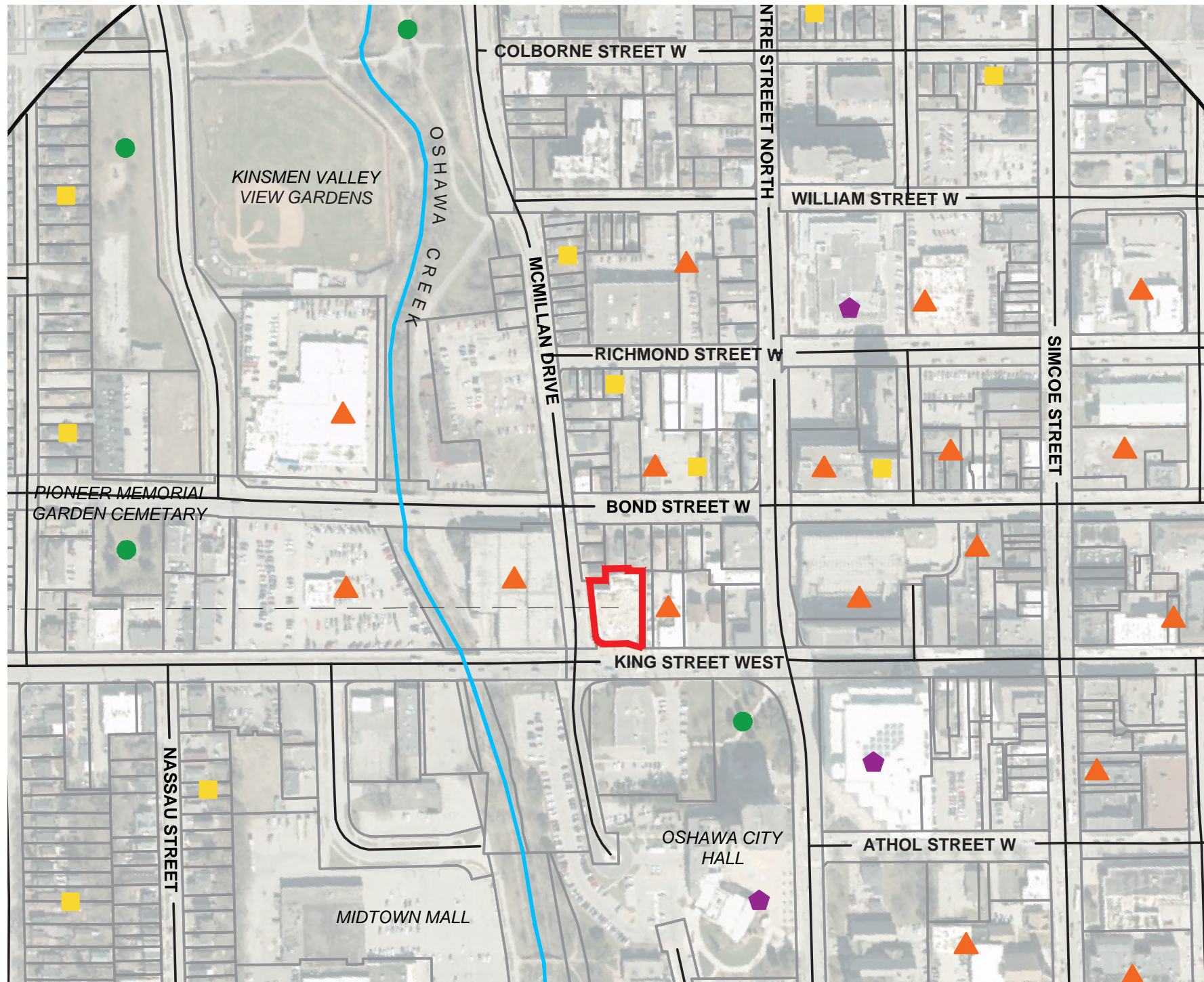







➔ **Statutory Public Meeting, City of Oshawa**

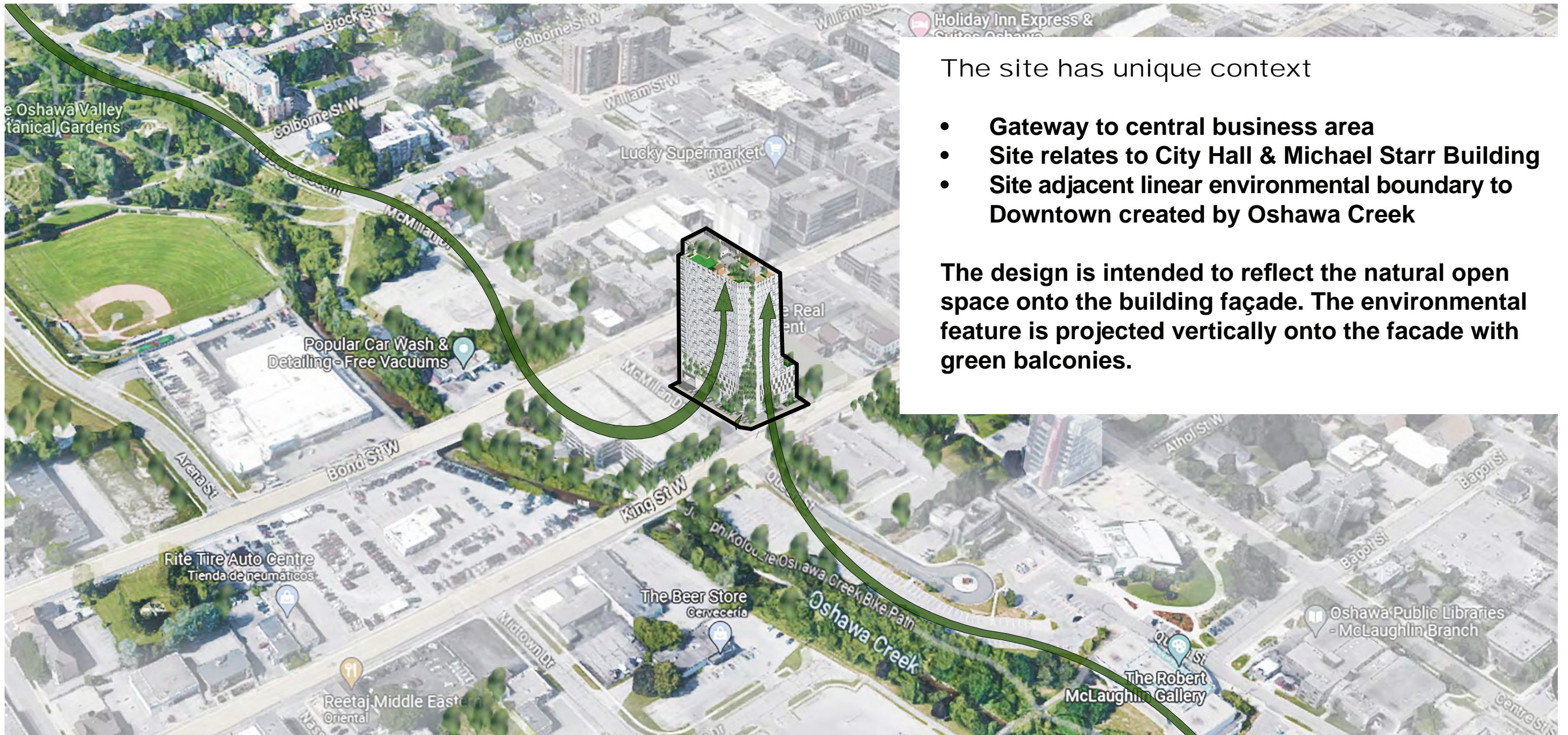
**88 King Street, Oshawa
2702758 Ontario Ltd
June 5th, 2023**



-  Subject Property
-  Commercial
-  Residential
-  Parks
-  Institutional

01 Project Background

Site Context Map



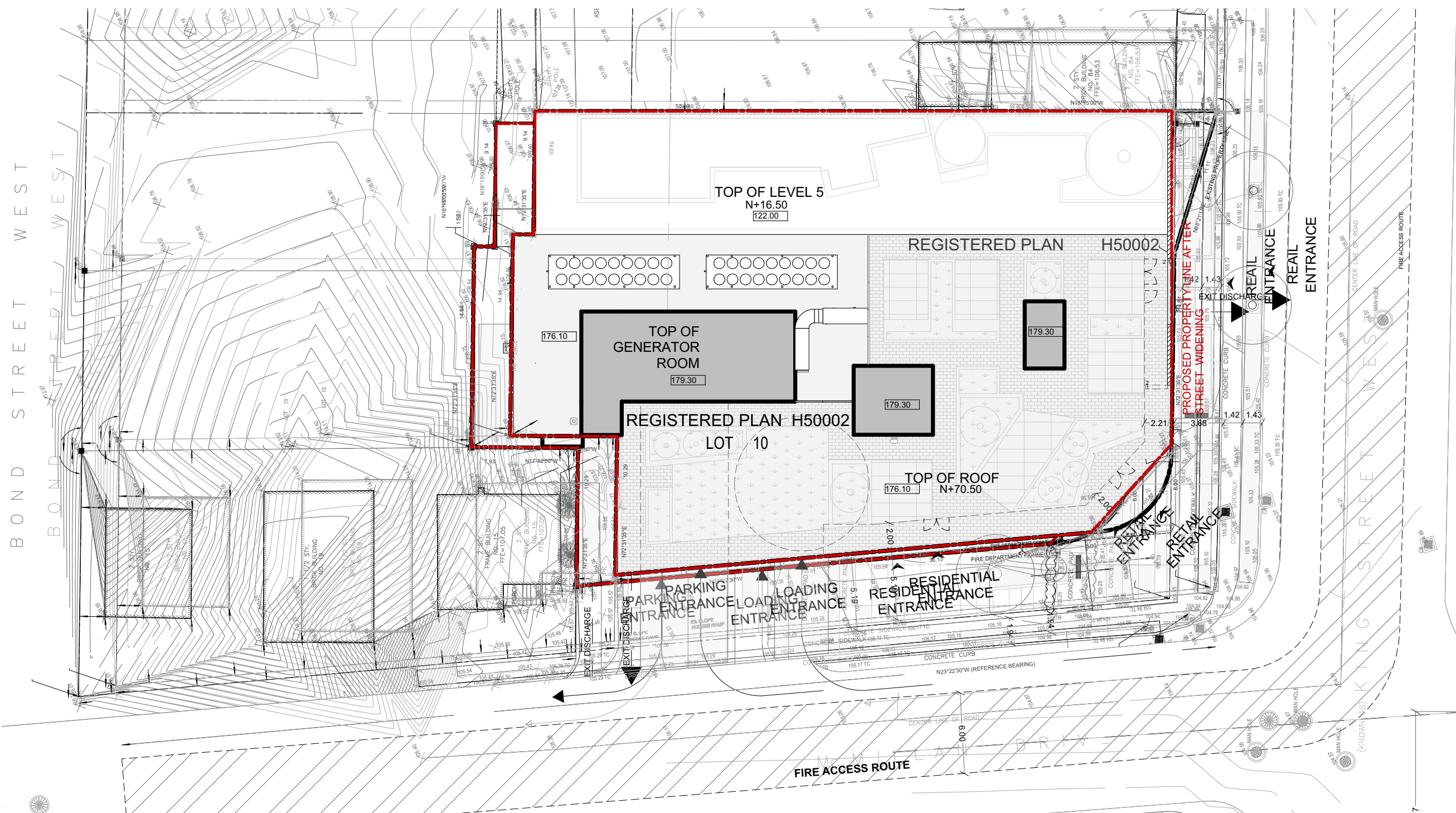
The site has unique context

- **Gateway to central business area**
- **Site relates to City Hall & Michael Starr Building**
- **Site adjacent linear environmental boundary to Downtown created by Oshawa Creek**

The design is intended to reflect the natural open space onto the building façade. The environmental feature is projected vertically onto the facade with green balconies.

02 Project Concept

Context Diagram



03 Project Development

Site Plan

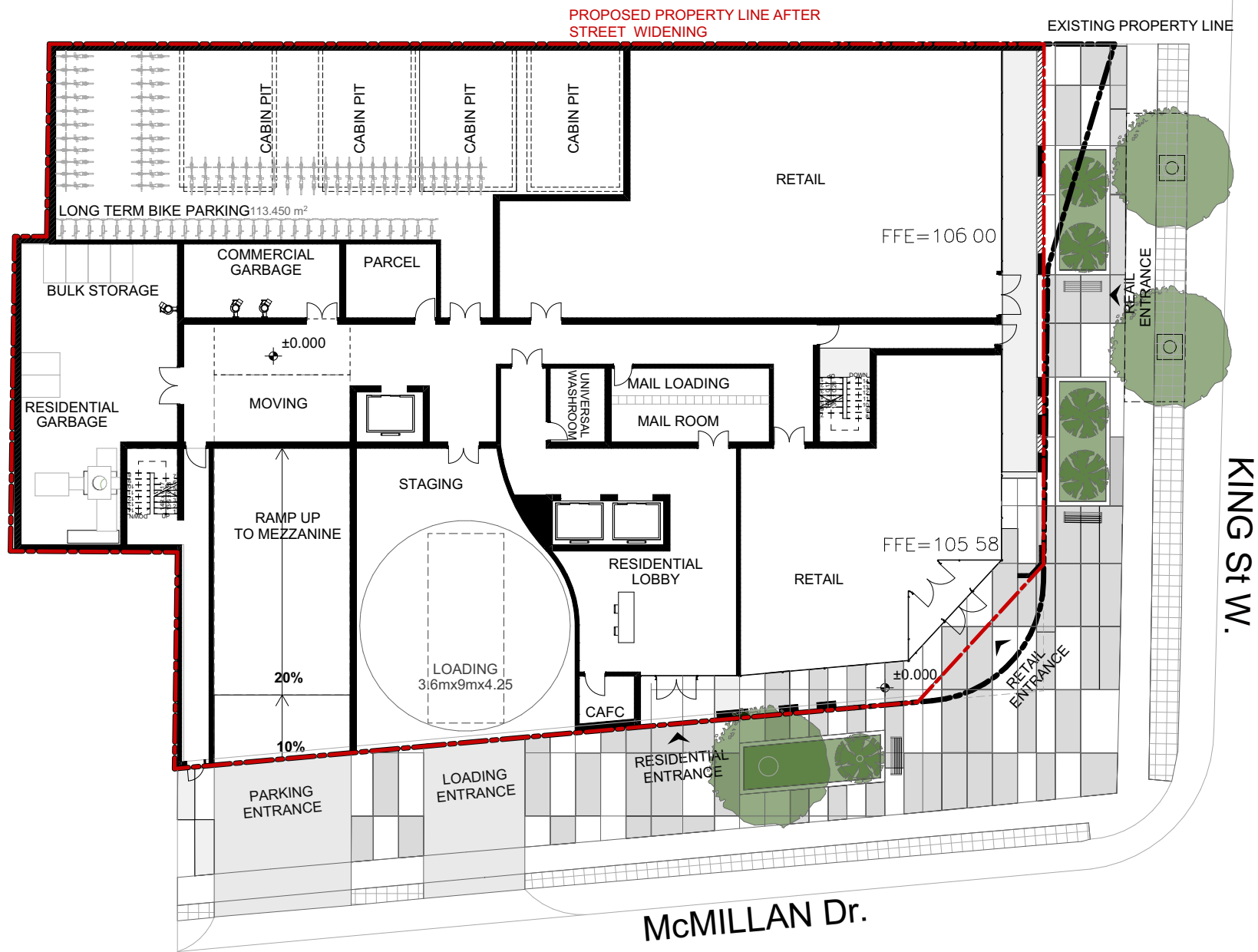


The design provides for 400m² of outdoor amenity space on level 5 as well as 400m² of indoor amenity space.

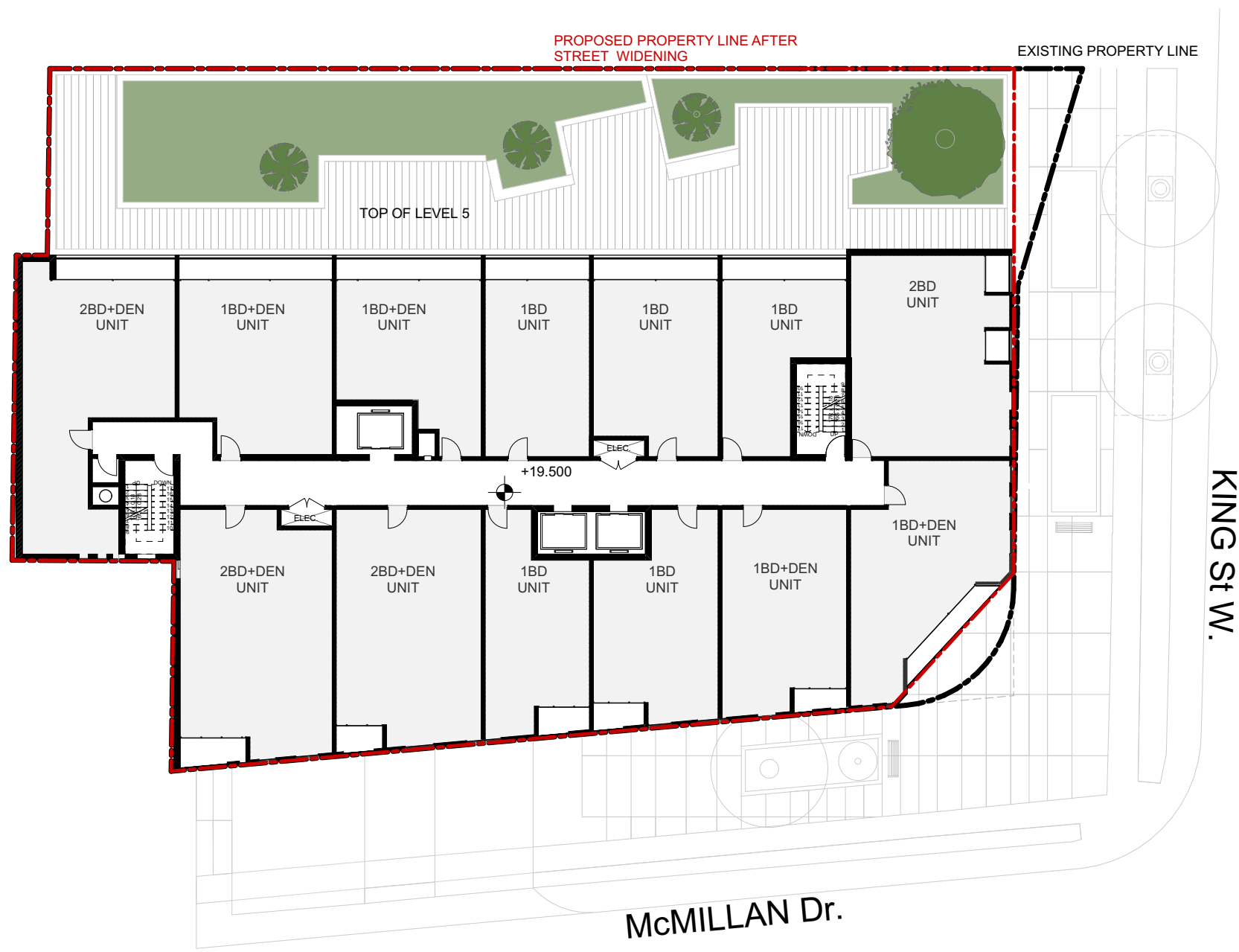
The rooftop is also designed with outdoor amenity space oriented to provide views toward Oshawa Creek.



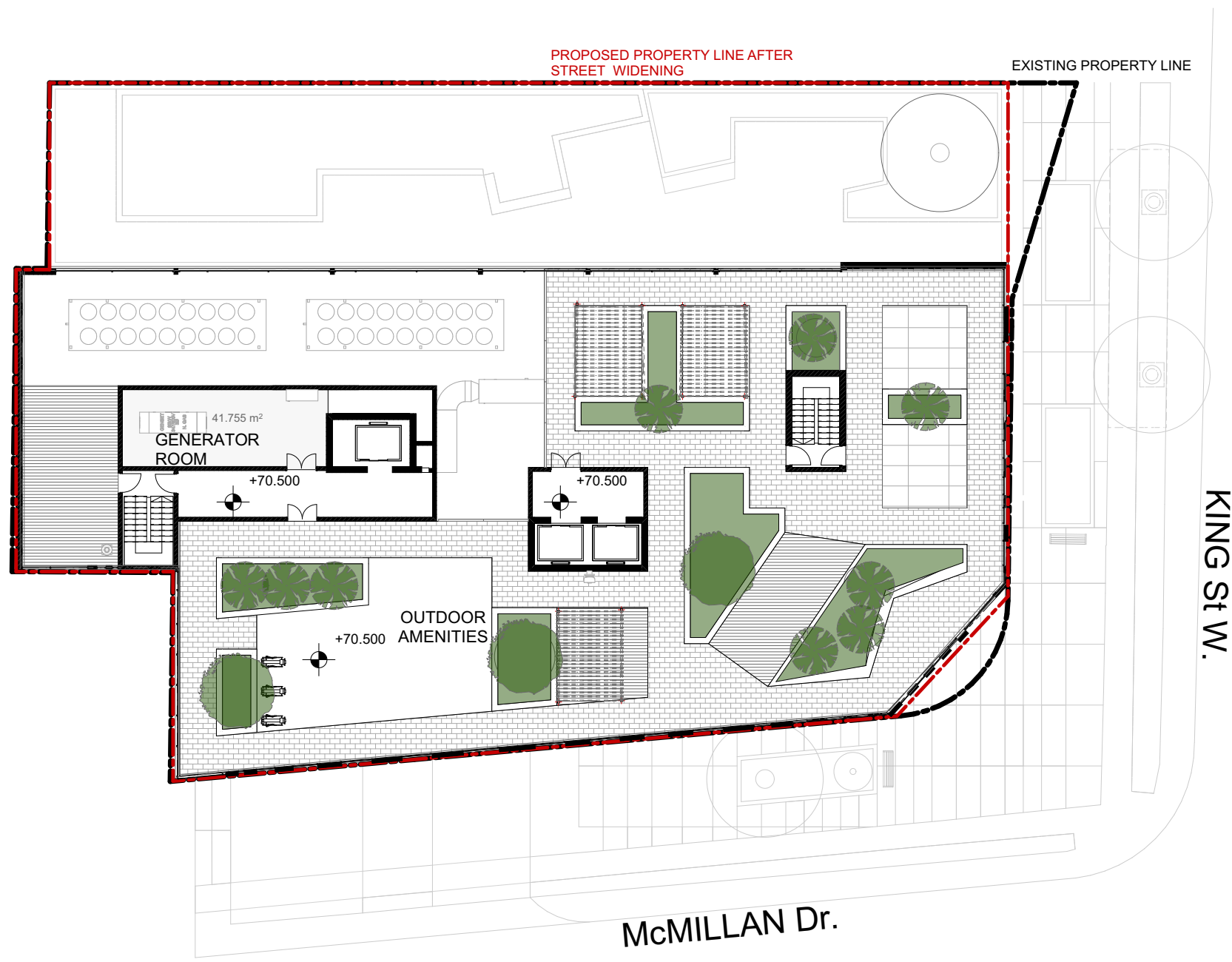
04 Proposed Development Rendering



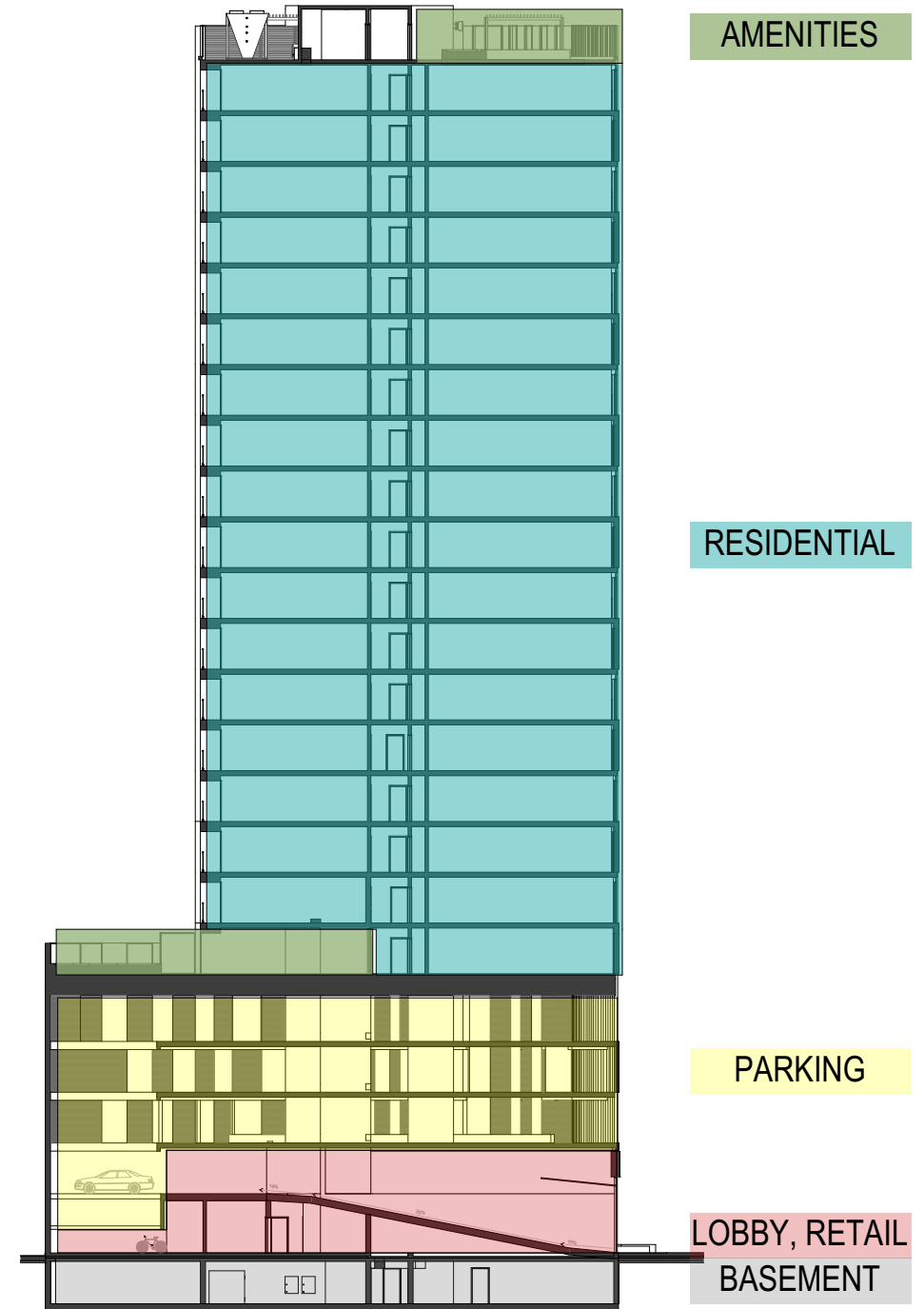
05 Ground Floor



06 Residential Floor Plan



07 Rooftop



08 Axonometric View & Section Diagram

Proposed Site Statistics

Density	1,466 Units Per Hectare
Ultimate Site Area	1,500 Square Metres
Number Of Storeys	22
Number Of Units	220
Total Bicycle Parking Spaces	180
Total Parking Spaces	176
Indoor Amenity Space	390 Square Metres
Outdoor Amenity Space	1,083 Square Metres

09 Proposed Site Statistics

Thank you!

**SMART
DENSITY**



10 Mary N.,
Oshawa

10 Mary Street North

/ 70 King Street East



**SMART
DENSITY**

Developer
Summers&Co.

June 5, 2023

When We Last Met

A Summary of the Previous Public Meeting

At the previous public meeting on April 11, 2022, Smart Density provided an overview on the application to amend the Oshawa Official plan and Zoning By-law submitted by TTC Inc for 70 King Street East.

10 Mary Street North, Oshawa

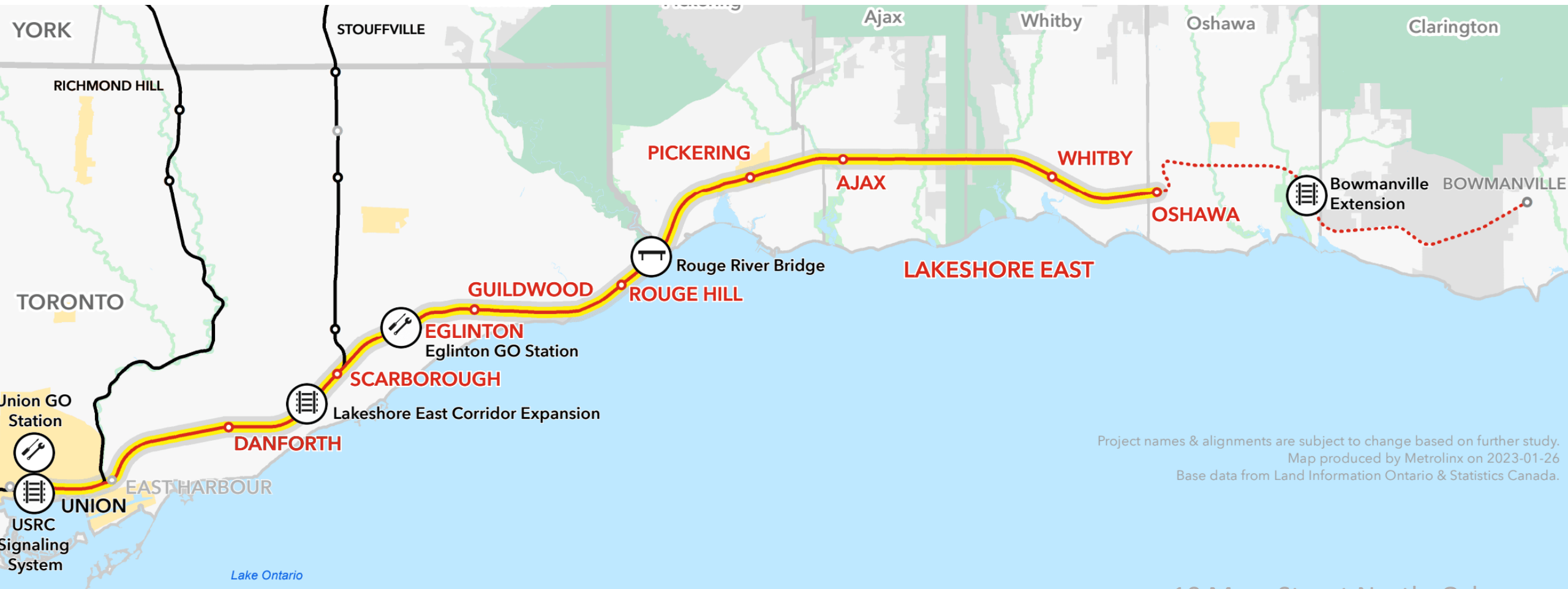


What We Heard

What We Heard	Our Response
Would the building alter any air traffic patterns?	No, the building will not affect air traffic patterns and lighting will be provided.
Does the building meet the Federal Airport Regulation Height Limits?	Yes, the building height is 175 m, less than the 180 m above sea level limit.
How will loading and truck turning happen?	Trucks will load and turn inside the building. A turning diagram is included in the submission.
Why glass? How will heritage be treated?	We have come up with a new design that preserves and maintains the historical significance and architectural integrity of the former Genosha Hotel.
More information on the parking strategy is desired.	Learn more about our parking strategy at the end of this presentation.

A Rapidly Growing City

- Oshawa had the highest rate of population growth in Canada in 2020 with a growth rate of 2.1%
- The new Oshawa GO train station will be just south of downtown at Olive Street.



Project names & alignments are subject to change based on further study.
Map produced by Metrolinx on 2023-01-26
Base data from Land Information Ontario & Statistics Canada.

The Former Genosha Hotel

Restored and Repaired

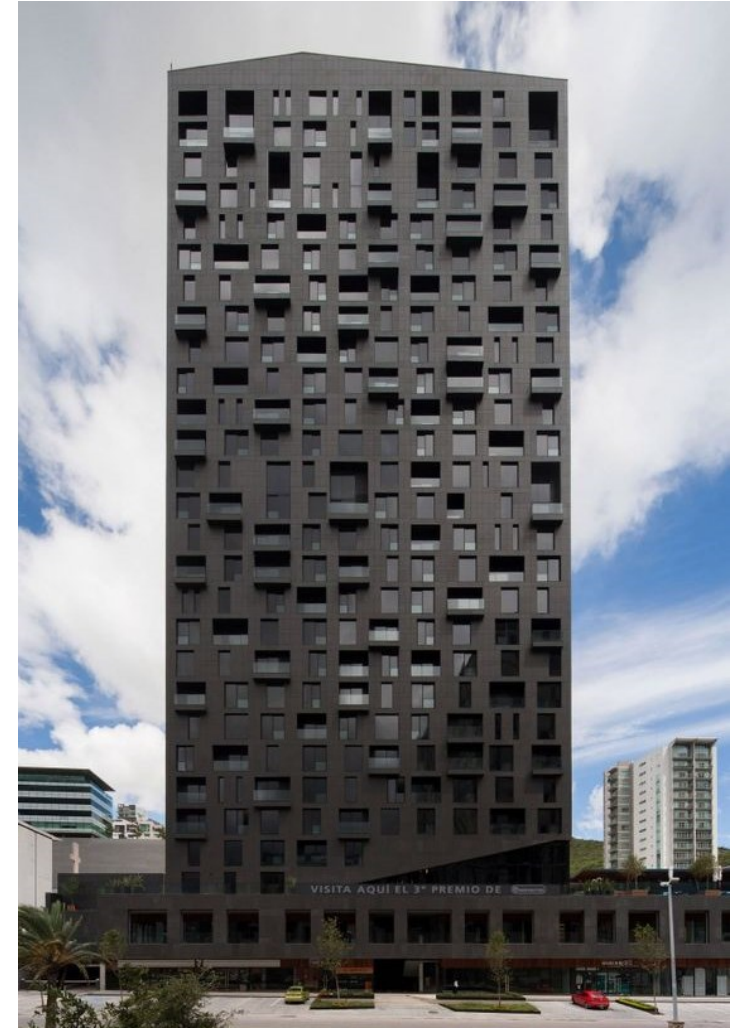
Genosha Hotel, built in the late 1920s showcases features of the Art Deco architectural style such as streamlined surfaces, linear shapes, symmetry, and abstract motifs.

Careful consideration and planning were taken to ensure the historical significance and architectural integrity of Genosha Hotel is preserved throughout development.

10 Mary Street North, Oshawa



Design Inspiration



10 Mary Street North, Oshawa

The Design



10 Mary Street North, Oshawa

SMART DENSITY



10 Mary Street North, Oshawa

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The Parking Strategy

TT7 Proposes the development of 2 additional storeys to the parking garage across the street at 1-3 Mary Street North to provide parking spaces for the proposed development.

The parking strategy would add parking spots to the existing garage and include enhancements to its design through renovation.

+2

Levels to the existing building



167 Resident Parking Spaces

654

Existing Public Parking Spaces Maintained

THANK
YOU

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DENSITY



10 Mary N.,
Oshawa



10 Mary Street North, Oshawa

Summers&Co.