

September 8, 2023

MGP File: 17-2613

Economic and Development Services Committee
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

via email: clerks@oshawa.ca

Dear Mayor and Members of Council:

**RE: Economic and Development Services Committee, September 11, 2023
Results of Stage 2 of the Integrated Major Transit Station Area Study for Central
Oshawa
Report No.: ED-23-167
555 Simcoe Street South, Oshawa, ON
Triple Properties (555) Inc.**

Malone Given Parsons Ltd. is the planning consultant for Triple Properties (555) Inc. ("Owner"), the owner of approximately 2.9 hectares (7.2 acres) of land, located at the southeast corner of Simcoe Street South and First Avenue and municipally known as 555 Simcoe Street South in the City of Oshawa (the "Subject Lands"). The Subject Lands are also bounded by Albert Street to the east and are located within the Central Oshawa Major Transit Station Area ("MTSA").

On behalf of the Owner, we have been monitoring the Integrated MTSA Study for Central Oshawa, specifically as it relates to the Subject Lands. Most recently, we provided comments on the MTSA Land Use Options presented at Public Information Centre 2 on June 28, 2023 requesting that the Subject Lands be designated for the highest density contemplated by the MTSA Study and for a meeting with Staff to discuss our request (Attachment 1).

We appreciate Staff meeting with us to discuss the site-specific and locational merits of the Subject Lands being designated for the highest density. While we agree with Staff that Land Use Alternative 3 represents the best base plan to develop a preferred solution, we believe additional refinements to the Land Use Plan are required.

As such, we continue to respectfully request that the Subject Lands be designated for the highest density (>800 PPJ/HA) contemplated by the MTSA Study in the Preferred Land Use solution. Further, we would request that given the size and location of the Subject Lands they be prioritized in the forthcoming phasing and staging plan.

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It continues to be our opinion that:

- The current and future role of Simcoe Street South, “the Yonge Street of Durham Region”, as a Regional Arterial Road and major transit corridor make it the most appropriate location for the highest densities within the MTSA.
- The intersection of Simcoe Street South and First Avenue is already a key intersection which supports existing transit, with the potential to accommodate future higher-order transit stops and to function as a compelling gateway into the MTSA.
- The location and size of the Subject Lands at the southeast corner of this intersection provide a unique opportunity to accommodate the highest density development to support the overall function of the broader transportation and transit network, strengthen the connectivity between the north and south precincts of the MTSA, provide opportunities to activate the street façade and establish a prominent southerly gateway into the MTSA at Simcoe Street South and First Avenue.

We appreciate the effort City staff and Parsons have put into the preparation of the Integrated MTSA Study for Central Oshawa, and again thank Staff for meeting with us to discuss our request. We look forward to continuing to work with Staff to address our comments and to work towards preparing a preferred alternative. As we advance further discussions, we reserve the right to provide further comments.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at 905 513 0170 ext. 109.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

Attachment 1: MGP Letter to City of Oshawa re: Integrated MTSA Study for Central Oshawa
Comments – July 21, 2023

cc: Tom Goodeve, City of Oshawa
Warren Munro, City of Oshawa
Connor Leherbauer, City of Oshawa
Thomas Melymuk, Melymuk Consulting Limited (tmelymuk@outlook.com)
Client

ED-23-174



Don Given
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July 21, 2023

MGP File: 17-2613

Oshawa City Hall
50 Centre Street South
Oshawa, ON L1H 3Z7

via email: cleherbauer@oshawa.ca

**Attention: Integrated Major Transit Station Area Study for Central Oshawa
c/o Mr. Connor Leherbauer, Senior Planner**

Dear Mr. Leherbauer:

**RE: Integrated MTSA Study for Central Oshawa
On behalf of 555 Simcoe Street South, Oshawa, ON
Triple Properties (555) Inc.**

Malone Given Parsons Ltd. is the planning consultant for Triple Properties (555) Inc. ("Owner"), the owner of approximately 2.9 hectares (7.2 acres) of land, located at the southeast corner of Simcoe Street South and First Avenue and municipally known as 555 Simcoe Street South in the City of Oshawa (the "Subject Lands"). The Subject Lands are also bounded by Albert Street to the east and are located within the Central Oshawa Major Transit Station Area ("MTSA").

On behalf of the Owner, we have been monitoring the Integrated MTSA Study for Central Oshawa and most recently attended Public Information Centre 2 on June 28, 2023. In addition, we have reviewed the related materials posted online, including the Land Use Plan Alternatives. Based on our review of the Subject Lands and all the materials noted above, it is our opinion that it is more appropriate to designate the Subject Lands with the highest density land use (>800 PPJ/HA) to better achieve the vision for the Central Oshawa MTSA.

For the reasons described herein, we respectfully request that the Subject Lands be designated for the highest density (>800 PPJ/HA) contemplated by the MTSA Study in the Preferred Land Use Alternative.

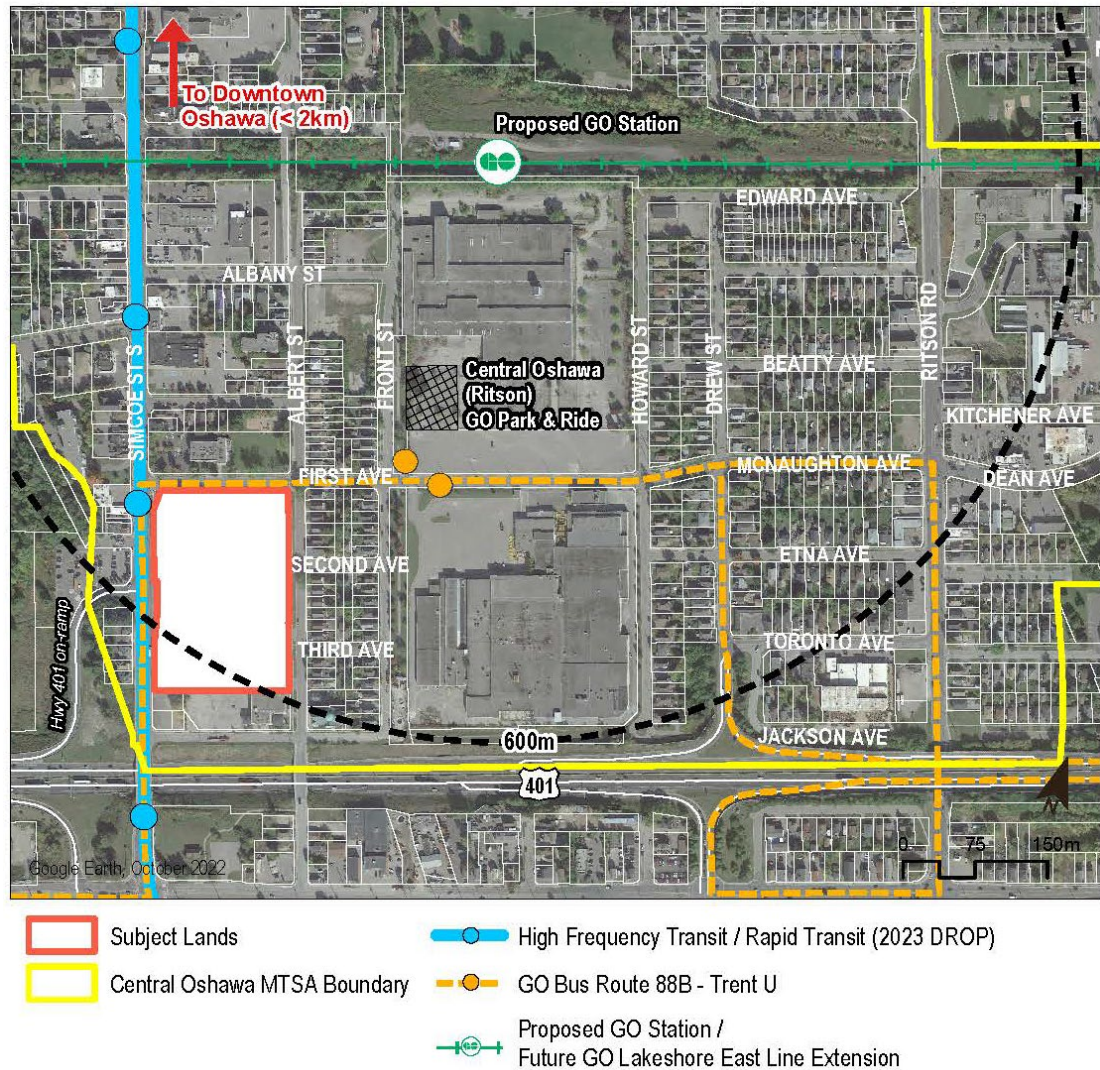
Subject Lands Context

The Subject Lands are located on the east side of Simcoe Street South at First Avenue and are currently occupied by a retail commercial strip mall and associated parking lot. An on-ramp to Highway 401 is located approximately 100 metres to the south of First Avenue, directly across from the Subject Lands. Second Avenue and Third Avenue streets terminate at the Subject Lands at Albert Street.

The surrounding area is predominantly comprised of single detached dwellings between Albert Street and First Avenue, and commercial uses are concentrated along Simcoe Street

South, north of the Subject Lands. The Subject Lands are within an approximate 200-metre walking distance of the existing Central Oshawa (Ritson Road) GO Park and Ride, and are approximately 80 metres north of Highway 401. See Figure 1 below.

Figure 1: Subject Lands Context



The Subject Lands are identified within an Urban Growth Centre according to the Durham Region Official Plan (2010). The 2023 Durham Region Official Plan (“2023 DROP”), adopted by Council on May 17, 2023, and awaiting Provincial approval, identifies the Subject Lands within a Protected Major Transit Station Area, approximately 400 metres to a Proposed GO Station location on the future Lakeshore East Line Extension.

The 2023 DROP defines MTSA as Strategic Growth Areas intended to be the focal points for accommodating intensification and higher density mixed uses in a compact urban built form. Development within MTSA is expected to reflect this character by contributing to being walkable and transit-oriented destinations with strong and active transportation connections within convenient walking distance of existing and planned rapid transit stations (Section 5.2, Objective V).

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South of the Proposed GO Station, the 2023 DROP identifies Simcoe Street South as a High Frequency Transit Network, and as a Rapid Transit Spine north of the rail line. Durham PULSE Route 901, a regional rapid bus transit line, provides frequent transit service along Simcoe Street South, connecting to Ontario Tech/Durham College North Campus, Oshawa Centre Terminal, and other local and regional transit routes. An existing PULSE Route 901 stop is located at the intersection of Simcoe Street South and First Avenue.

We also understand that the Region of Durham and the City of Oshawa are undertaking the Simcoe Street Rapid Transit Visioning Study that will propose multi-modal improvements for Simcoe Street South, including along the frontage of the Subject Lands.

Integrated MTSA Study for Central Oshawa

The Integrated MTSA Study proposes three land use alternatives, which identify the Subject Lands as either mid-density (300-600 PPJ/HA) or high-density (600-800 PPJ/HA) and only consider the highest densities (>800 PPJ/HA) directly adjacent to the Proposed GO Station location. We agree that increased connectivity and proximity to higher-order transit is fundamental to supporting transit-oriented development. Although we do not object to designating properties around the Proposed GO Station for higher-density development, we contend that the current role of Simcoe Street South as a Regional Arterial Road and its future role as a major transit corridor would in fact make it an even more appropriate location for the highest densities within the MTSA.

Higher Order Transit and Supporting Network

The role of Simcoe Street South as a main connecting arterial road through the MTSA should not be overlooked and diminished in importance for the success of the MTSA. Simcoe Street South is an existing Regional Arterial Road that already serves as a primary transportation and transit connection for the north and south precincts of the MTSA and Downtown Oshawa. Simcoe Street South has existing BRT and GO Bus service routes and provides direct access to Highway 401 via an interchange directly across from the Subject Lands. Together with planned future rapid transit and active transportation improvements, the Subject Lands are already situated to support high-density development and redevelopment of the Subject Lands with high-density development that will support the existing and planned transit investments along Simcoe Street South.

Furthermore, First Avenue is the only east-west connection across the southern precinct of the MTSA. There are limited east-west and north-south road connections with narrow rights-of-ways throughout the MTSA, which pose access and connectivity challenges that will impede the success of high-density development without significant infrastructure investment and improvements.

As such, we would argue that the Subject Lands warrant designation for the highest density lands uses in the MTSA as they provide a clear and logical opportunity for redevelopment that would support existing and future transportation infrastructure and investment, and provide other significant benefits to the City and the MTSA, as outlined below.

Simcoe Street South and First Avenue Gateway

The intersection of Simcoe Street South and First Avenue does and should continue to function as a primary southerly gateway for the MTSA. This intersection is the location of existing local transit stops, and it seems logical that it would serve as a future higher-order transit stop. In this regard, the Subject Lands provide a unique opportunity to accommodate the highest density development to support the overall function of the broader transportation and transit network, strengthen the connectivity between the north and south precincts of the MTSA and provide opportunities to activate the street façade and establish a prominent southerly gateway into the MTSA.

Land Ownership

The background work and presentation materials for the Integrated MTSA Study for Central Oshawa note that portions of the MTSA are not expected to achieve full “build-out” of the higher densities assigned through the MTSA Study. We agree with this opinion, especially for the lands on the north side of the future GO Rail and Station given the ownership patterns in this area and the presence of a large, stable low-density residential neighbourhood. However, in comparison, the Subject Lands are situated south of the future GO Rail and Station on one of the largest parcels within the MTSA. Because of this, the Subject Lands provide substantial redevelopment opportunities without the delay of land assembly and with much less impact on abutting lands. Accordingly, the redevelopment potential at this location should not be overlooked. Instead, it should be recognized and strongly supported by designating the property for the highest development densities in the MTSA.

A mixed-use high-density development concept for the Subject Lands is under preparation and will be forwarded to the study team when completed.

Conclusion & Request

To improve the proposed road network, provide a compelling southerly MTSA gateway, support Rapid Bus Transit along Simcoe Street South connecting to downtown Oshawa, and avoid long development delays due to land assembly requirements, it is our professional opinion that the Subject Lands should be designated in the Preferred Land Use Alternative as the highest density category contemplated by the MTSA Study, currently >800 PPJ/HA.

Furthermore, we would appreciate it if the plans moving forward, including the Preferred Land Use Alternative, differentiate between the road network and rail line, as well as identify the existing/planned connections across the rail line to assist in evaluating the Alternative. We believe the inclusion of a series of structural maps to explain and support the proposed land use structures would also be most helpful. Land use can not be considered in isolation to other important elements of a successful urban design proposal.

We appreciate the effort City staff and Parsons have put into the preparation of the Integrated MTSA Study for Central Oshawa, and thank you for the opportunity to provide comments. We look forward to working with you to address our comments and to work towards preparing a preferred alternative. As we advance further discussions, we reserve the right to provide further comments.

We request a meeting to discuss our comments in greater detail. Please contact me at 905 513 0170 ext. 109.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc:

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