

To: Development Services Committee

From: Paul D. Ralph, BES, RPP, MCIP, Commissioner,  
Development Services Department

Report Number: DS-19-25

Date of Report: February 20, 2019

Date of Meeting: February 25, 2019

Subject: Application to Amend Zoning By-law 60-94, WNBA Property  
Management Inc. (Bob Liu), 137 and 141 Simcoe Street North  
and 10 to 24 Colborne Street East

File: Z-2019-01

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## 1.0 Purpose

The purpose of this report is to provide background information for the Planning Act public meeting on the application submitted by WNBA Property Management Inc. (Bob Liu) to amend Zoning By-law 60-94 to permit a 9 storey, 101-unit apartment building located generally at the northeast corner of Simcoe Street North and Colborne Street East municipally known as 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East.

The applicant intends to market the proposed development as a condominium. A future application for approval of a draft plan of condominium will be required.

Attachment 1 is a map showing the location of the subject site and the existing zoning in the area.

Attachment 2 is a copy of the proposed site plan submitted by the applicant.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the subject site and to all required public bodies. In addition, a notice was published in the Oshawa This Week and Oshawa Express newspapers and signs giving notice of the application have been posted on the site. The notice was also posted on the City's website and communicated through its Corporate Twitter and Facebook social media accounts.

## 2.0 Recommendation

That, pursuant to Report DS-19-25 dated February 20, 2019, the application submitted by WNBA Property Management Inc. (Bob Lui) to amend Zoning By-law 60-94 (File Z-2019-01) to permit a 9 storey, 101-unit apartment building located generally at the northeast

corner of Simcoe Street North and Colborne Street East municipally known as 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.

### **3.0 Executive Summary**

Not applicable.

### **4.0 Input from Other Sources**

#### **4.1 Other Departments and Agencies**

The subject application has been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the application.

### **5.0 Analysis**

#### **5.1 Background**

The subject site is generally located generally at the northeast corner of Simcoe Street North and Colborne Street East municipally known as 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East (see Attachment 1).

The following is background information concerning the subject application:

<b>Item</b>	<b>Existing</b>	<b>Requested/Proposed</b>
<b>Oshawa Official Plan Designation</b>	Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area	No change
<b>Zoning By-law 60-94</b>	PSC-B (Planned Strip Commercial)	To an appropriate zone with site specific special conditions to implement the proposed density and site/building design. PSC-B use rights to be retained.
<b>Use</b>	137 Simcoe Street North: Mixed use commercial/residential 141 Simcoe Street North: Two unit dwelling 10 Colborne Street East: Mixed use commercial/residential 14 Colborne Street East: Two unit dwelling 20 to 24 Colborne Street East: Parking lot	A 9 storey, 101 unit apartment building with associated parking, amenity area and landscaping

The following are adjacent land uses to the subject site:

- North Place of worship, offices, two unit dwelling and semi-detached dwellings south of Brock Street East.
- South Office building at the northeast corner of Simcoe Street North and Colborne Street East. Retail, office, single detached dwelling, two unit dwelling on the south side of Colborne Street East. Mary Street Park at the southeast corner of Ontario Street and Colborne Street East.
- East Twenty-One Unit Apartment Building on the north side of Colborne Street East, offices and St. John Ambulance.
- West Office buildings on the west side of Simcoe Street North.

The following are the proposed development details for the subject site:

<b>Site Statistics Item</b>	<b>Measurement</b>
Lot Frontage on Simcoe Street North	20.18m (66.2 ft.)
Lot Frontage on Colborne Street East	58.82m (193 ft.)
Net Lot Area	0.2453 ha (0.60 ac.)
Number of Residential Units	101 units
Net Residential Density	412 units per hectare (167 u/ac)
Number of Storeys	9 storeys
Building Height (including mechanical penthouse)	33.6m (110.2 ft.)
Parking Spaces Required at Condominium Rate	146 resident spaces (1.45 spaces per unit) and 30 visitor spaces (0.3 space per unit) = 176 spaces total
Parking Spaces Proposed	101 resident spaces (1 space per unit) and 22 visitor spaces (0.22 space per unit) = 123 spaces total

## **5.2 Oshawa Official Plan**

The subject site is designated as Downtown Oshawa Urban Growth Centre within the Downtown Main Central Area in the Oshawa Official Plan.

The subject site is located within the Downtown Oshawa Urban Growth Centre as identified in the Provincial Growth Plan. Under the Growth Plan, the Downtown Oshawa Urban Growth Centre is a primary focus area for intensification within the City, to be developed for a mix of uses in order to achieve a minimum density target of 200 persons and jobs combined per hectare.

To assist in achieving the densities outlined for the Downtown Oshawa Urban Growth Centre, the built form of new development and redevelopment shall generally be a mix of

predominantly high-rise development as well as some mid-rise buildings, with compact, intensive low-rise buildings constituting the smallest proportion of development and mainly limited to peripheral locations. Buildings at corner locations should generally be higher than buildings in mid-block locations.

The Oshawa Official Plan specifies, in part, that the Downtown Oshawa Urban Growth Centre shall be planned and developed as the primary concentration of retail, major office, service, cultural, recreational, entertainment and institutional uses, supporting active transportation and higher order transit services in the Downtown Main Central Area and in the City. In addition, subject to appropriate provisions in the zoning by-law, medium and high density residential and mixed-use developments shall be permitted in the area designated as Downtown Oshawa Urban Growth Centre.

The Oshawa Official Plan contains policies which establish various density types and provide general locational criteria for such densities. Table 2 in the Oshawa Official Plan is a guideline that indicates that uses in the High Density II Residential category which generally permits 150 to 550 units per hectare (60 to 223 u/ac.) are to be located as follows:

- (a) Generally located within or at the periphery of the Downtown Oshawa Urban Growth Centre, or in proximity to arterial roads within the Main Central Area, Sub-Central Area and Community Central Areas or Regional Corridors; and
- (b) Generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses.

Simcoe Street North is designated as a Type 'B' Arterial Road in the Oshawa Official Plan. Colborne Street East is a local road.

The policies and provisions of the Oshawa Official Plan will be considered during the further processing of the subject application.

### **5.3 Zoning By-law 60-94**

The subject site is currently zoned PSC-B (Planned Commercial Strip) which permits the following uses:

- (a) Apartment building
- (b) Assembly hall
- (c) Day care centre
- (d) Financial institution
- (e) Flat
- (f) Office
- (g) Personal service establishment
- (h) Private school

Article 18.2.3 of Zoning By-law 60-94 states that for any standalone apartment building permitted in any PSC (Planned Strip Commercial) Zone, the regulations in Table 11.2 and the relevant general provisions applicable to the R6-B (Residential) Zone shall apply to such use, provided that the maximum height shall not exceed 13.0 metres.

The R6-B (Residential) Zone outlines a variety of regulations that apply to any proposed apartment building including but not limited to minimum building setbacks, minimum landscaped open space, maximum lot coverage and maximum density/dwelling units per hectare. The apartment building proposed by WNBA Property Management Inc. (Bob Liu) is a permitted use within the PSC-B (Planned Strip Commercial) Zone subject to the regulations of the R6-B (Residential) Zone. However, this proposal does not comply with certain regulations of the R6-B (Residential) Zone (i.e. maximum density, maximum building height, minimum building setbacks and minimum required parking).

The applicant proposes to amend Zoning By-law 60-94 to permit special regulations that would implement the proposed site/building design.

The subject application will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the application.

#### **5.4 Site Plan/Land Use Considerations**

The applicant proposes to construct a 9 storey 101 unit apartment building (see Attachment 2). The proposed apartment building includes 2 storeys of underground parking and a proposed driveway access from Colborne Street East.

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the site design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the subject application include:

- (a) The appropriateness of the proposed density in this location;
- (b) The appropriateness of the proposed zoning regulations;
- (c) Site/building design matters including driveway access, parking, loading, waste/recycling pickup, building architecture, landscaping and building setbacks;
- (d) The appropriateness of the proposed parking rate;
- (e) Servicing and stormwater management matters;
- (f) The impact of shadows;
- (g) Noise impacts; and
- (h) Environmental matters including the potential requirement of a Record of Site Condition.

## 6.0 Financial Implications

There are no financial implications associated with the recommendation in this report.

## 7.0 Relationship to the Oshawa Strategic Plan

Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



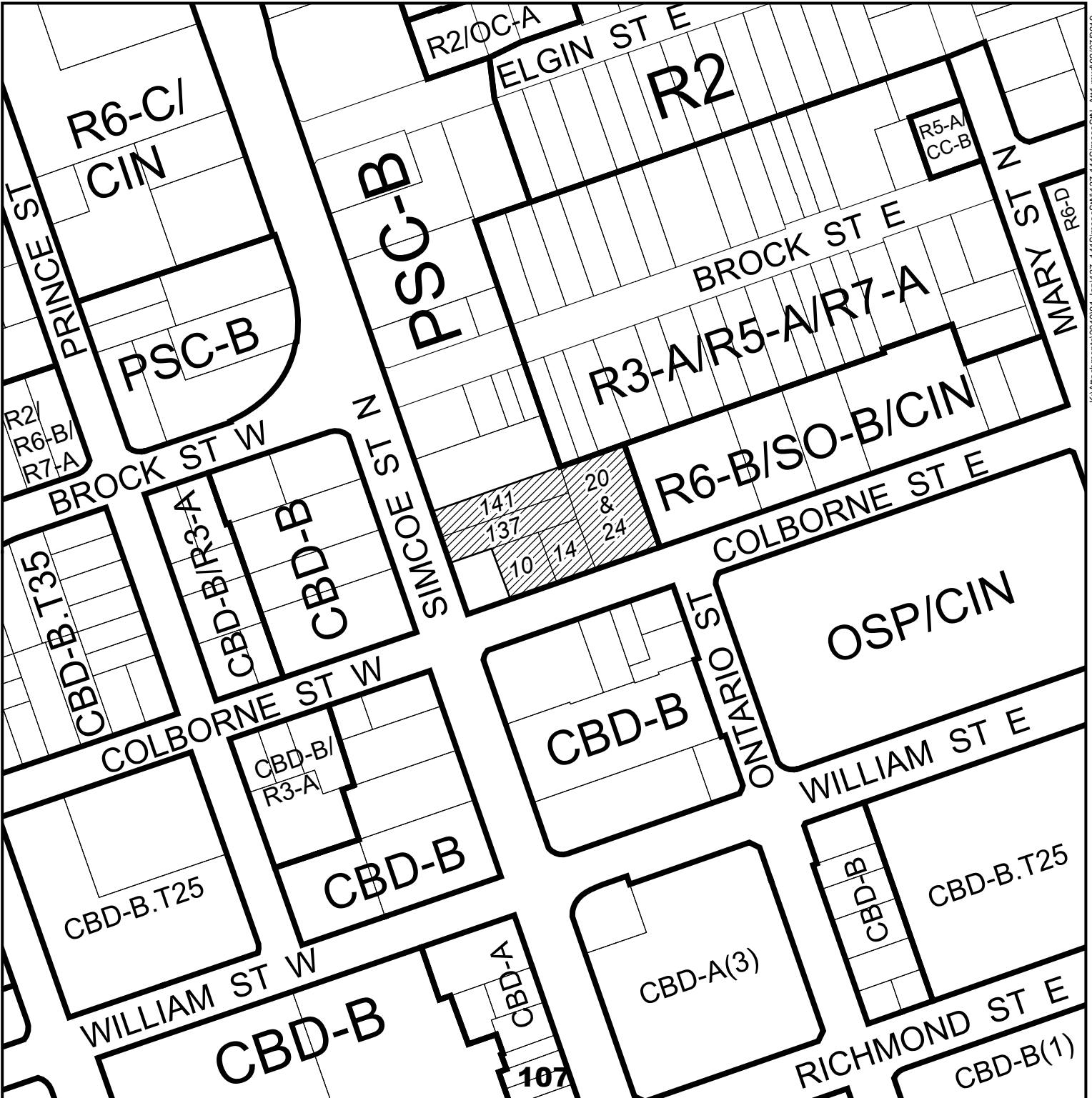
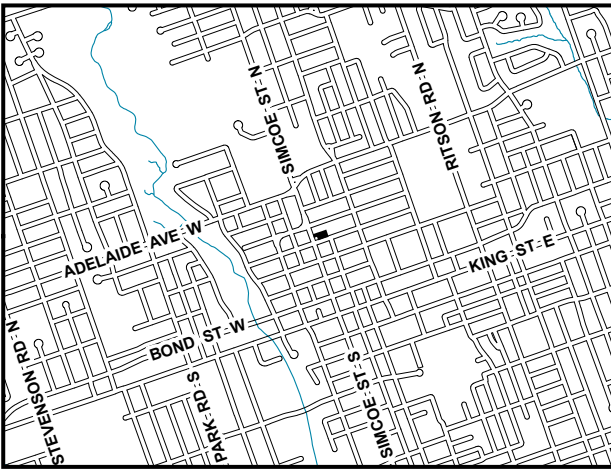
Warren Munro, HBA, Director,  
Planning Services



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137 & 141 Simcoe Street North and  
10, 14, 20 & 24 Colborne Street East



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Title: Proposed Site Plan Submitted by the Applicant  
 Subject: Application to Amend Zoning By-law 60-94  
 Address: 137 & 141 Simcoe Street North and 10, 14, 20 & 24 Colborne Street East  
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 Development Services Department

