

To: Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: DS-21-149

Date of Report: September 8, 2021

Date of Meeting: September 13, 2021

Subject: Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.

File: OPA-2021-02, Z-2021-04

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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 applications submitted by Holland Homes Inc. and 2439967 Ontario Inc. (the “Applicants”) to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94 to permit two 6-storey apartment buildings each with 40 units at 1413, 1417, 1419 and 1429 Simcoe Street North (the “Subject Site”).

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 Applicants.

Attachment 3 is a copy of Schedule “A”, Samac Land Use and Street Plan, from the Secondary Plan for the Samac Community.

Attachment 4 is a copy of a list of permitted uses in the R4-A (Residential) and R6-B (Residential) Zones.

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 newspaper and a sign giving notice of the applications has 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.

Given the current COVID-19 pandemic and pursuant to the direction of Public Health Ontario, members of the public were invited to submit correspondence concerning this

matter as in-person delegations are not possible at this time. Electronic delegations will be permitted provided delegates registered their intent to participate by 4:30 p.m. on September 8, 2021.

Holland Homes Inc. has submitted an application for Site Plan Approval (File: SPA-2020-14) for an additional two 6-storey, 40-unit apartment buildings at the lands adjacent to the south of the Subject Site at 1399 Simcoe Street North. The design of the Subject Site and for 1399 Simcoe Street North are integrated with respect to driveway access and servicing (see Attachment 2). However, 1399 Simcoe Street North is zoned R6-C (Residential) in Zoning By-law 90-94 and the density at that site complies with the R6-C zoning. The proposed development at 1399 Simcoe Street North does not require an amendment to the Secondary Plan for the Samac Community or Zoning By-law 60-94.

## **2.0 Recommendation**

That, pursuant to Report DS-21-149 dated September 8, 2021, the applications submitted by Holland Homes Inc. and 2439967 Ontario Ltd. to amend the Secondary Plan for the Samac Community (File OPA-2021-02) and to amend Zoning By-law 60-94 (File Z-2021-04) to permit the development of two 6-storey apartment buildings each with 40 units at 1413, 1417, 1419 and 1429 Simcoe Street North 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 applications have 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 applications.

## **5.0 Analysis**

### **5.1 Background**

The Subject Site is located on the east side of Simcoe Street North north of Taunton Road and south of Glovers Road, and is municipally known as 1413, 1417, 1419 and 1429 Simcoe Street North (see Attachment 1).

The following is background information concerning the subject applications:

Item	Existing	Requested/Proposed
<b>Oshawa Official Plan Designation</b>	Residential (within an Intensification Area on a Regional Corridor)	No change
<b>Secondary Plan for the Samac Community</b>	Medium Density II Residential subject to Policy 4.23 which also permits Medium Density I Residential uses	An appropriate High Density Residential designation to permit the proposed development including the residential density
<b>Zoning By-law 60-94</b>	R4-A/R6-B “h-77” (Residential)	An appropriate R6 (Residential) Zone to implement the proposed development with site specific conditions to permit certain performance standards such as, but not limited to, reduced front and interior side yard depths, reduced parking, permitted parking space location and shared driveway access
<b>Use</b>	1413 Simcoe Street North – Single detached dwelling 1417 Simcoe Street North – Single detached dwelling 1419 Simcoe Street North – Single detached dwelling 1429 Simcoe Street North – Single detached dwelling	Two 6-storey apartment buildings each with 40 units

The following land uses are adjacent to the Subject Site:

- **North** Single detached dwellings, beyond which is Glovers Road
- **South** Used automobile sales establishment at 1399 Simcoe Street North which is the subject of a related application for Site Plan Approval (File: SPA-2020-14) submitted by Holland Homes Inc. for two 6-storey apartment buildings each with 40 units
- **East** Single detached dwellings and semi-detached dwellings on Largo Crescent
- **West** Simcoe Street North, beyond which are single detached dwellings

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Lot Frontage	66.3m (217.5 ft.)
Gross Lot Area (inclusive of road widening)	0.496 ha (1.22 ac.)
Net Lot Area (exclusive of road widening)	0.464 ha (1.14 ac.)
Number of Proposed Apartment Units	80 units: – 60 one bedroom units – 20 two bedroom units
Permitted Maximum Net Residential Density	85 units per hectare (34 u/ac.)
Proposed Maximum Net Residential Density	173 units per hectare (47 u/ac.)
Permitted Maximum Building Height	18m (59 ft.)
Proposed Maximum Building Height	19.5m (63.9 ft.) (6 storeys)
Proposed Floor Space Index	0.76
Parking Spaces Required	106 (1.0 per unit plus 0.33 per unit for visitors)
Parking Spaces Proposed	81 (0.85 per unit plus 0.16 per unit for visitors)
Number of Bicycle Parking Stalls Proposed	44

## 5.2 Oshawa Official Plan

The Subject Site is designated Residential in the Oshawa Official Plan (“O.O.P.”).

The O.O.P. specifies, in part, that areas designated as Residential shall be predominantly used for residential dwellings.

The O.O.P. contains policies which establish various density types and provide general locational criteria for such densities. Table 2, Residential Density Classification, has five density categories, with the highest density being High Density II Residential category. This category permits 150 to 300 units per hectare (60 to 120 u/ac.) for locations other than within the Downtown Oshawa Urban Growth Centre, subject to general locational criteria 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 Areas, Sub-Central Areas Community Central Areas or within Intensification Areas along 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.

The Subject Site meets the above mentioned locational criteria as it is within an Intensification Area along a Regional Corridor.

The O.O.P. specifies, in part, that development within Intensification Areas along Regional Corridors shall be planned to support an overall long-term density target of at least 60 residential units per gross hectare (24.28 residential units/gross ac.) and a Floor Space Index of 2.5.

The O.O.P. specifies, in part, that the City shall focus residential intensification in appropriate areas within the Downtown Oshawa Urban Growth Centre, Main Central Areas and SubCentral Areas, Transportation Hubs and Commuter Station areas, the Oshawa Harbour Special Development Area, Intensification Areas along Regional and Local Corridors and any other urban areas considered to be appropriate locations for residential intensification by the City in accordance with Policy 6.4.6, in order to achieve the following goals of Policy 6.4.5:

- (a) Accommodate a significant portion of the City's future population growth and assist in achieving the City's annual residential intensification target set out in Policy 1.7;
- (b) Provide for a diverse range and mix of housing types, taking into account affordable housing needs;
- (c) Support efforts to develop active, vibrant neighbourhoods through the provision of a diverse and compatible mix of land uses, high quality public spaces, access to a variety of amenities in reasonable walking distance of residential areas, and development based on site design standards that create attractive, vibrant places and favour the needs of pedestrians and cyclists as a primary design consideration;
- (d) Support transit, walking and cycling as feasible utilitarian and recreational travel options, such as through the implementation of well-connected street networks and active transportation facilities; and,
- (e) Contribute to the achievement of healthy, attractive, complete and sustainable communities.

Simcoe Street North is designated as a Type 'B' Arterial Road and a Regional Transit Spine.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject applications.

### **5.3 Secondary Plan for the Samac Community**

The Subject Site is designated Medium Density II Residential in the Secondary Plan for the Samac Community subject to Policy 4.23.

The Secondary Plan for the Samac Community specifies, in part, that areas designated Medium Density II Residential on Schedule "A", Samac Land Use and Street Plan, shall be predominantly used for residential dwellings.

The Medium Density II Residential Designation generally includes such uses as townhouses, low rise apartments and medium rise apartments at a density of 60 to 85 units per hectare (24 to 34 u/ac.).

The Subject Site is also subject to Policy 4.23 of the Secondary Plan for the Samac Community which specifies, in part, that notwithstanding any other policies of this Secondary Plan to the contrary, the lands along the east side of Simcoe Street North, between the east branch of the Oshawa Creek and Taunton Road East, designated as Medium Density II Residential may be developed in accordance with the relevant policies of this Plan for Medium Density I Residential uses.

Medium Density I Residential uses generally include such uses as single detached dwellings, semi-detached dwellings, duplexes and townhouses at a density range of 30 to 60 units per hectare (12 to 24 u/ac.).

The applications propose 80 apartment units in two separate buildings on the Subject Site. This is in addition to the 80 apartment units in two 6-storey apartment buildings at 1399 Simcoe Street North being advanced through the site plan approval process. The proposed development on the Subject Site has a net residential density of approximately 173 units per hectare (47 u/ac.). Accordingly, an amendment to the Secondary Plan for the Samac Community is required to permit the proposed development by changing the designation to an appropriate High Density Residential designation.

The neighbouring property to the south, also owned by Holland Homes Inc. and which the development proposal for those lands is integrated into the design of the lands subject to these applications, is designated High Density I Residential in the Secondary Plan for the Samac Community. The High Density I Residential designation generally includes such uses as low rise and medium rise apartments at a density range of 85 to 150 units per hectare (34 to 60 u/ac.).

The policies and provisions of the Secondary Plan for the Samac Community will be considered during the further processing of the subject applications.

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

The Subject Site is currently zoned R4-A/R6-B “h-77” (Residential). Attachment 4 is a list of permitted uses in the R4-A (Residential) and R6-B (Residential) Zones.

The R4-A Zone permits block townhouses with a maximum residential density of 60 units per hectare (24 u/ac.).

The R6-B Zone permits the following uses with a maximum residential density of 85 units per hectare (34 u/ac.):

- (a) Apartment building;
- (b) Long term care facility;
- (c) Nursing home; and,
- (d) Retirement home.

The applications submitted propose to amend Zoning By-law 60-94 to permit two 6-storey [19.5 metre (63.9 ft.)] apartment buildings each containing 40 apartment units. The proposed amendment would rezone the Subject Site to an appropriate R6 (Residential) Zone to permit the proposed development and would include a special condition with site specific regulations that implement the proposed development and the proposed building/site design including regulations related to, but not limited to, reduced front and interior side yard depths, reduced parking, permitted parking space location and shared driveway access.

The “h-77” Holding Symbol applying to the site requires that prior to redevelopment, the following conditions be fulfilled:

- (a) Site plan approval is obtained from the City; and,
- (b) For those lands abutting the Oshawa Creek a constraint map and/or studies demonstrating all proposed development is setback from any environmental features and/or hazard and their appropriate buffers, are prepared and completed to the satisfaction of the City and C.L.O.C.A.

In the interim, all uses in the R2 (Residential) Zone are permitted (single detached dwellings, semi-detached dwellings and duplexes).

Ultimately the Applicants intend to submit severance applications to sever both the Subject Site and 1399 Simcoe Street North such that each of the four 40 unit, 6-storey apartment buildings are located on separate lots. The zoning amendment for the Subject Site, if approved, will need to consider the future severance of the Subject Site. Since 1399 Simcoe Street North is not subject to this rezoning application, Committee of Adjustment approval will be required for 1399 Simcoe Street North for certain zoning performance standards.

1399 Simcoe Street North adjacent to the south is zoned R6-C TEMP-1.

The R6-C Zone permits the following uses with a maximum residential density of 150 units per hectare (60 u/ac.):

- (a) Apartment building;
- (b) Long term care facility;
- (c) Nursing home; and,
- (d) Retirement home.

The TEMP-1 Temporary Use Zone permits a temporary automobile sales and service establishment for used vehicles until April 10, 2024.

The Applicants have not submitted Official Plan Amendment or Zoning By-law Amendment applications for 1399 Simcoe Street North because the two proposed apartment buildings on those lands comply with the R6-C Zone with respect to residential density.

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

## **5.5 Site Design/Land Use Considerations**

The Applicants propose to develop two 6-storey [19.5 metre (63.9 ft.)] tall apartment buildings each containing 40 apartment units (30 one-bedroom units and 10 two-bedroom units) (see Attachment 2).

Holland Homes Inc., one of the applicants of the subject applications, also owns 1399 Simcoe Street North to the south of the Subject Site and has submitted a Site Plan Approval application (File: SPA-2020-14) for the construction of two additional 6-storey, 40-unit apartment buildings. A single driveway to Simcoe Street North is proposed to provide access to the four apartment buildings.

In support of the proposed site design/development the Applicants have submitted a variety of plans and documents including a site plan, floor plans, elevations, grading plan, servicing plan, a planning justification report, a functional servicing and stormwater management report, traffic impact and parking study, an environmental site assessment, an archeological assessment, a noise report and a geotechnical report.

Ultimately the Applicants intend to submit severance applications to sever the combined property such that each apartment building is located on separate lots. Easements for driveway access and servicing would be required between the properties.

Detailed design matters will be reviewed during the further processing of the applications 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 applications include:

- (a) The appropriateness of the proposed residential density at this location;
- (b) Site/building design matters including buffers to adjacent residential uses, waste collection, driveway access, parking, loading area, building architecture, and building setbacks;
- (c) Noise and vibration impacts;
- (d) Lighting impacts;
- (e) Appropriate landscaping and fencing;
- (f) The adequacy of the proposed reduced parking for the development;
- (g) Stormwater management, grading and servicing matters;
- (h) Road widening requirements;
- (i) Compatibility with the Oshawa Executive Airport;
- (j) Traffic impacts;
- (k) Sun/shadow impacts; and,
- (l) Design compatibility with the proposed development to the south at 1399 Simcoe Street North.



## 6.0 Financial Implications

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

## 7.0 Relationship to the Oshawa Strategic Plan

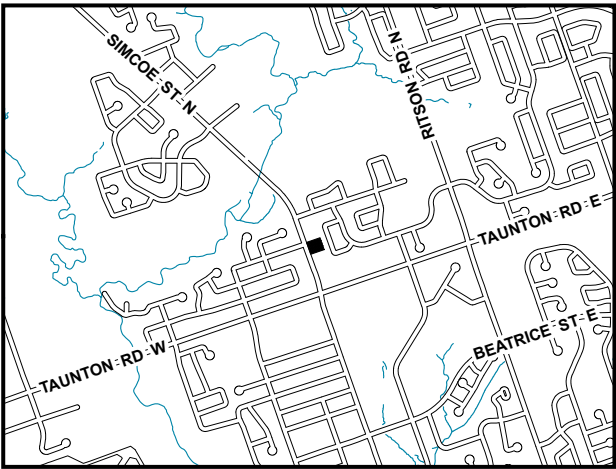
Holding a public meeting on development applications advances the Accountable Leadership Goal of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



Warren Munro, HBA, RPP, Commissioner,  
Development Services Department



Item: DS-21-149  
Attachment 1

Development Services Department

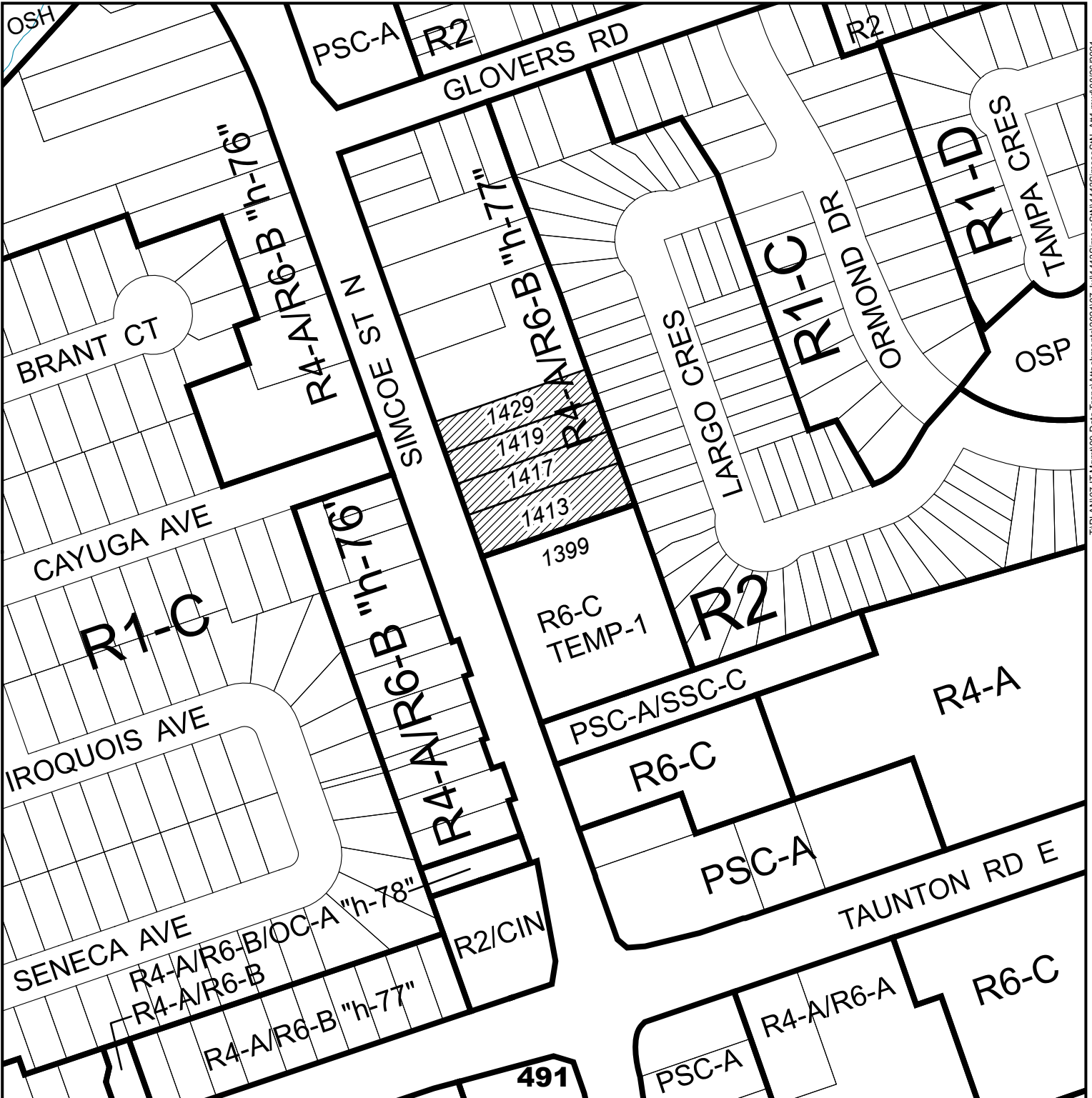
Subject: Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94

Address: 1413, 1417, 1419 and 1429 Simcoe Street North,  
Holland Homes Inc. and 2439967 Ontario Ltd.

File: OPA-2021-02, Z-2021-04

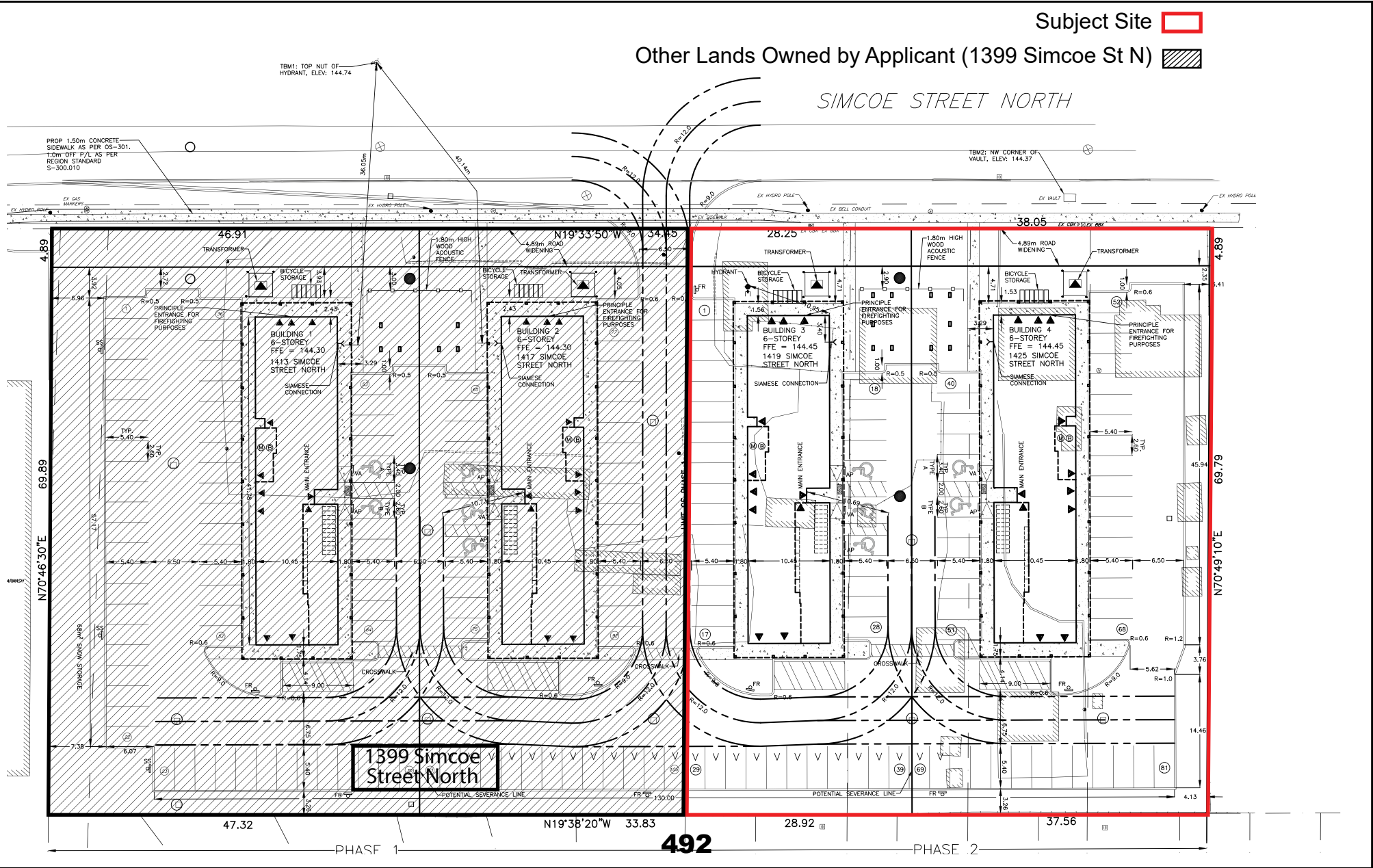


Subject Site

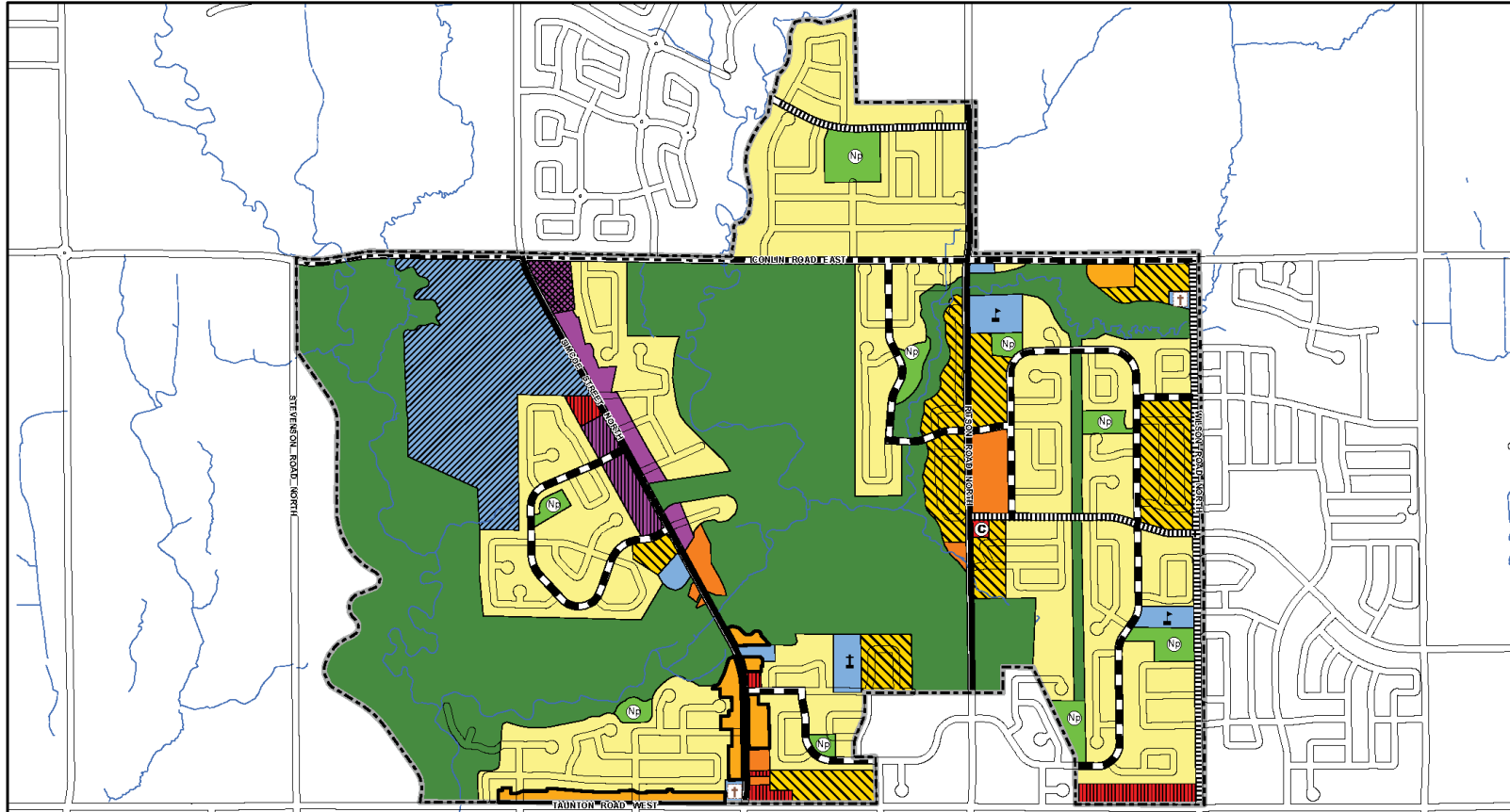


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Title: Proposed Site Plan Submitted by the Applicants  
Subject: Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94  
Address: 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.  
File: OPA-2021-02, Z-2021-04



Title: Schedule 'A' Samac Land Use and Street Plan  
 Subject: Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94  
 Address: 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd.  
 File: OPA-2021-02, Z-2021-04



**Schedule 'A'**  
**Samac Land Use and Street Plan**

Secondary Plan for the Samac Community Official Plan of the former Oshawa Planning Area

0 100 200 400 600 Meters

August 2019

Development Services  
Department

Legend		Commercial	Mixed Use
Residential	Low Density	Planned Commercial Strip	Mixed Use Commercial/Residential
	Medium Density I	Convenience Commercial Centre	Mixed Use Residential
	Medium Density II	Community Use	Mixed Use Node
	High Density I	Place of Worship	Transportation
	Subject to Policy 4.23 in the Samac Secondary Plan	Other	Type 'A' Arterial Street
Open Space and Recreation	Neighbourhood Park	Public Elementary School	Type 'B' Arterial Street
	Open Space and Recreation	Separate Elementary School	Type 'C' Arterial Street
		Institutional	Collector Street
		Institutional	Samac Community Boundary

**List of Permitted Uses in the R4-A and R6-B (Residential) Zones:**

R4-A (Residential) Zone

- (a) Block townhouse

R6-B (Residential) Zone

- (a) Apartment building
- (b) Long Term Care Facility
- (c) Nursing home
- (d) Retirement home