



Notice of Adoption of Official Plan Amendment 210

In accordance with Section 17(23) of the Planning Act, R.S.O. 1990, as amended, please be advised that By-law 83-2022 adopting Official Plan Amendment 210 to the City of Oshawa Official Plan was passed by the Council of the City of Oshawa on the 20th day of June, 2022.

The purpose and effect of Amendment 210 to the Oshawa Official Plan is to add a site specific policy to permit a maximum residential density of 773 units per hectare for lands located on the north side of Bond Street East, between Division Street and Kenneth Avenue, municipally known as 35, 39 and 45 Division Street, 196, 200 and 204 Bond Street East and 46 Kenneth Avenue, subject to the inclusion of appropriate provisions in the zoning by-law.

Any written submissions made to Council and any oral submissions made at the public meeting were considered in making this decision.

A copy of the Official Plan Amendment and any background material is normally available to the public for inspection in the Development Services Department (8th Floor, Rundle Tower) at City Hall, 50 Centre Street South between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday. However, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email Robert Bedic, Principal Planner, at 905-436-3311 extension 2401 or at rbedic@oshawa.ca, to make arrangements to access the information and materials.

The land to which the Official Plan Amendment applies is also the subject of an application under the Planning Act for an amendment to the City's Zoning By-law 60-94, as amended, under File Z-2021-06.

The proposed official plan amendment is exempt from approval by the Region of Durham. The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

The last day for filing a notice of appeal is July 14, 2022. A notice of appeal must be filed with the City Clerk of The Corporation of the City of Oshawa at City Hall, 50 Centre Street South. A notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the City of Oshawa this 24th day of June, 2022.

Mary Medeiros, City Clerk
The Corporation of the City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7



FORM 1 – NOTICE OF PASSING FOR AMENDMENTS TO THE ZONING BY-LAW 60-94

TAKE NOTICE that the Council of The Corporation of The City of Oshawa passed By-law Number 84-2022 on the 20th day of June, 2022 under Section 34 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that any person may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the by-law **by filing with the Clerk** of The Corporation of the City of Oshawa, **not later than the 14th day of July, 2022**, a notice of appeal which must set out the objection to the by-law and the reasons in support of the objection. Forms and other information respecting appeals to the Local Planning Appeal Tribunal are available on the Local Planning Appeal Tribunal's website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>. The appeal must be accompanied by the Local Planning Appeal Tribunal fee in the amount of \$1,100.00 payable to the "Minister of Finance".

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Any written submissions made to Council and any oral submissions made at the public meeting were considered in making this decision.

An Explanation of the purpose and effect of the by-law is set out below.

FURTHER INFORMATION REGARDING THIS MATTER MAY BE OBTAINED BY CONTACTING THE CITY'S DEVELOPMENT SERVICES DEPARTMENT AT (905) 436-3853.

DATED AT THE CITY OF OSHAWA THIS 24TH DAY OF JUNE, 2022.

MARY MEDEIROS, CITY CLERK
THE CORPORATION OF THE CITY OF OSHAWA
50 CENTRE STREET SOUTH
OSHAWA, ON L1H 3Z7

EXPLANATORY NOTE

EXPLANATION OF THE PURPOSE & EFFECT OF BY-LAW NUMBER 84-2022

The purpose of By-law 84-2022 is to change the zoning for the lands generally located at 35, 39 and 45 Division Street, 196, 200 and 204 Bond Street East and 46 Kenneth Avenue from R3-A/R6-C/SO-C(1) (Residential/Specialized Office) in part and R3-A/R6-C/SO-C(1)/EU (Residential/Specialized Office/Existing Use) in part to CBD-B(2) (Central Business District).

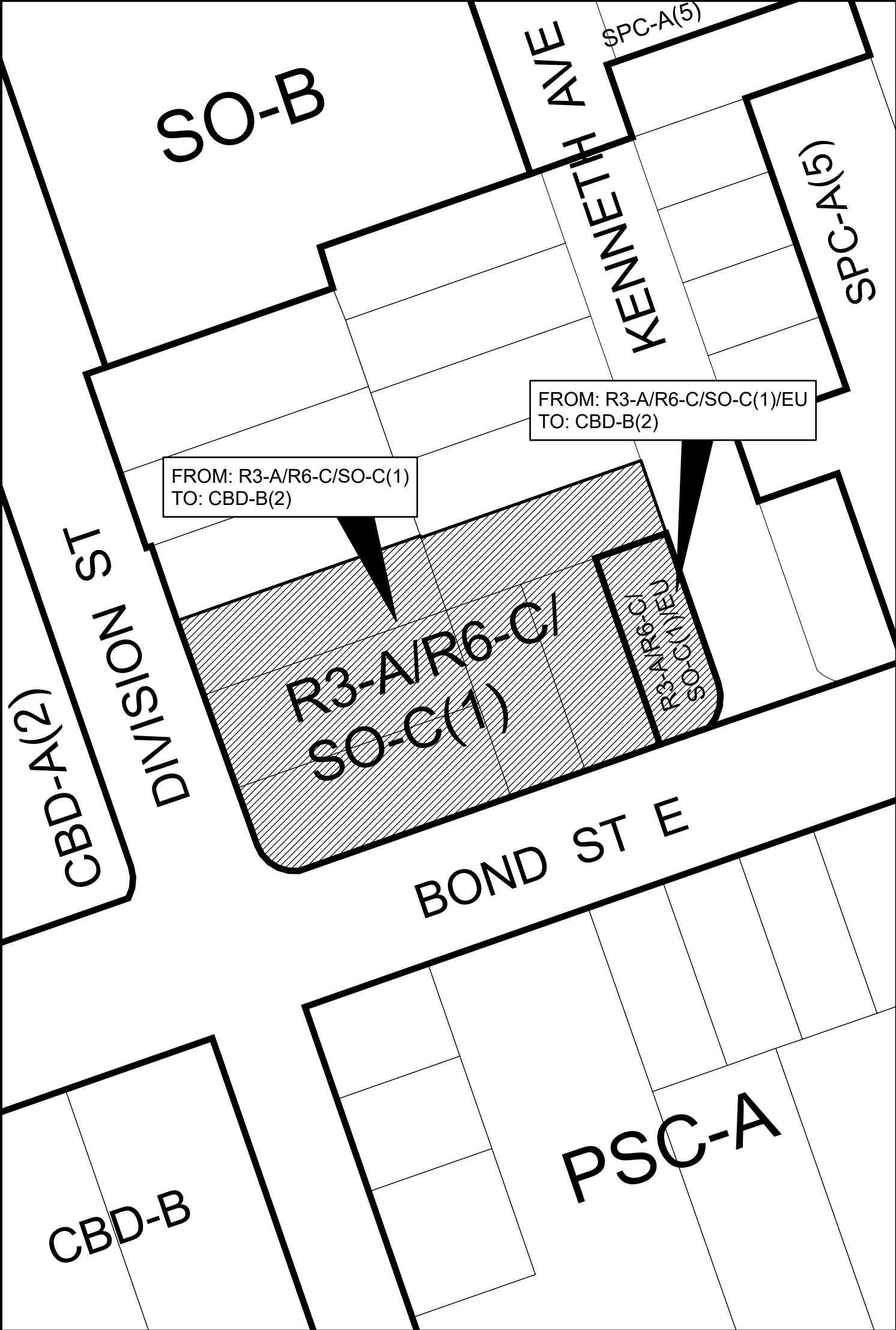
The effect of By-law 84-2022 is to permit a new 12-storey, mixed-use commercial/residential building containing 213 apartment units and 109 square metres (1,173 sq. ft.) of commercial floorspace on the ground floor with site specific regulations related to increased maximum residential density and building height, reduced minimum building setbacks to street lines above 12 metres, reduced required parking for residents, visitors and commercial space, and to permit encroachments into the Kenneth Avenue road allowance for balconies 6 metres above ground level and for underground parking Levels P2 and P3.

All written and oral submissions received by the City of Oshawa were considered in the making of this decision.

The key map shows the location of the lands to which By-law 84-2022 applies.

The lands to which this Zoning By-law Amendment applies are also subject to Amendment Number 210 to the Oshawa Official Plan (File: OPA-2021-03).

THIS IS THE KEY MAP SHOWING THE
LOCATION OF THE LANDS TO WHICH BY-LAW
84-2022 APPLIES



Part Of Map B2

