

**City of Oshawa**

**By-Law No. \_**

**To Amend Zoning By-law No. 60-94 (Oshawa) as amended by By-Law \_\_, Respecting Lands Located at 63 Albany St. in the City of Oshawa.**

**AND WHEREAS** Zoning By-law No. 60-94 was enacted on the 1 day of December, 2021;

**AND WHEREAS** the Council of the City of Oshawa, in adopting Item \_\_\_ of Report 22- \_\_\_ of the Planning Committee at its meeting held on the \_\_\_ day of \_\_\_\_\_ 2022, which recommended that Zoning By-law No. 64-90, be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the City of Oshawa Official Plan, upon finalization of Official Plan Amendment No. \_\_\_;

**NOW THEREFORE** the Council of the City of Oshawa enacts as follows:

1. That Map No. \_\_\_ of Schedule "A" – Zoning Maps, to Zoning By-law No. 60-94 is hereby further amended as follows:
  - a) By rezoning the lands shown as Block A on \_ as "R6-D-\_" zone in the City of Oshawa Zoning By-law 60-94.
  - b) By rezoning the lands shown as Block B on \_ as "R6-D-\_" zone in the City of Oshawa Zoning By-law 60-94.
2. That Part 11.3 Special Conditions of By-law No. 60-94 be amended by adding special exception as follows:

"R6-D-\_"

Within the lands zoned Multiple Residential-Six "R6-D-\_\_\_" identified on Map \_\_\_ of Schedule "A" Zoning Maps and described as 63 Albany Street the following special provisions shall apply:

- a) For the purpose of this by-law, Albany Street shall be considered the front lot line.
- b) Notwithstanding Section 11.3.28 f) A maximum density shall be 435 units per hectare and the maximum number of dwelling units shall be 304.
- c) Notwithstanding Section 11.3.9 (3) the minimum parking ratio required for the site shall be 1.14.
- d) Notwithstanding Section 11.1.3, back-to-back townhouses shall be a permitted use.
- e) Notwithstanding Section 11.1.3, the minimum setback to underground parking stairs shall be 1.0 metres from the property line.

Within the lands zoned Multiple Residential-Six "R6-D-\_\_\_" identified on Map \_\_\_ of Schedule "A" Zoning Maps and described as a 'multiple dwelling' at 63 Albany Street the following special provisions shall apply:

- a) Notwithstanding Section 11.3.28 e) the maximum building height shall be 53m or 15 storeys above grade.
- b) Notwithstanding Table 11.2, the following minimum setbacks are required:
  - i) 3.0m to any portion of the building below 11.0m from Albany Street, Albert Street, and Front Street;
  - ii) 7.5m to any portion of the building above 11.0m from Albert Street;
  - iii) 46.0m to any portion of the building above 32.0m from Albert Street;
  - iv) 4.5m to any portion of the building above 11.0m from Albany Street;
  - v) 7.5m to any portion of the building above 32.0m from Albany Street;
  - vi) 13.0m to any portion of the building above 48.0m from Albany Street;
  - vii) 6.0m to any portion of the building above 11.0m from Front Street;
  - viii) 7.5m to any portion of the building above 48.0m from Front Street;
  - ix) 5.5m to any portion of the building below 11.0m from the back-to-back townhouses;
  - x) 12.5m to any portion of the building above 11.0m from the back-to-back townhouses;
  - xi) 17.5m to any portion of the building above 48.0m abutting the back-to-back townhouses;
  - xii) Notwithstanding Section 8.2, decks, balconies, and porches are permitted to encroach a maximum of 1.5m.

Within the lands zoned Multiple Residential-Six "R6-D-\_\_\_" identified on Map \_\_\_ of Schedule "A" Zoning Maps and described as 'back-to-back townhouses' at 63 Albany Street the following special provisions shall apply:

- a) Notwithstanding Section 8.2, the minimum setback to a street line shall be 5.5m.
- b) Notwithstanding Section 8.2, the minimum southern side yard setback is 4.75m from the abutting residential zone.
- c) Notwithstanding Section 8.2, the minimum westerly interior side yard is 10.0m.
- d) Notwithstanding Section 8.2, decks, balconies, and porches are permitted to encroach a maximum of 1.5m.

3. The By-law No. 60-94 is amended by adding this by-law to Section \_\_\_\_\_ as Schedule \_\_\_\_\_;

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

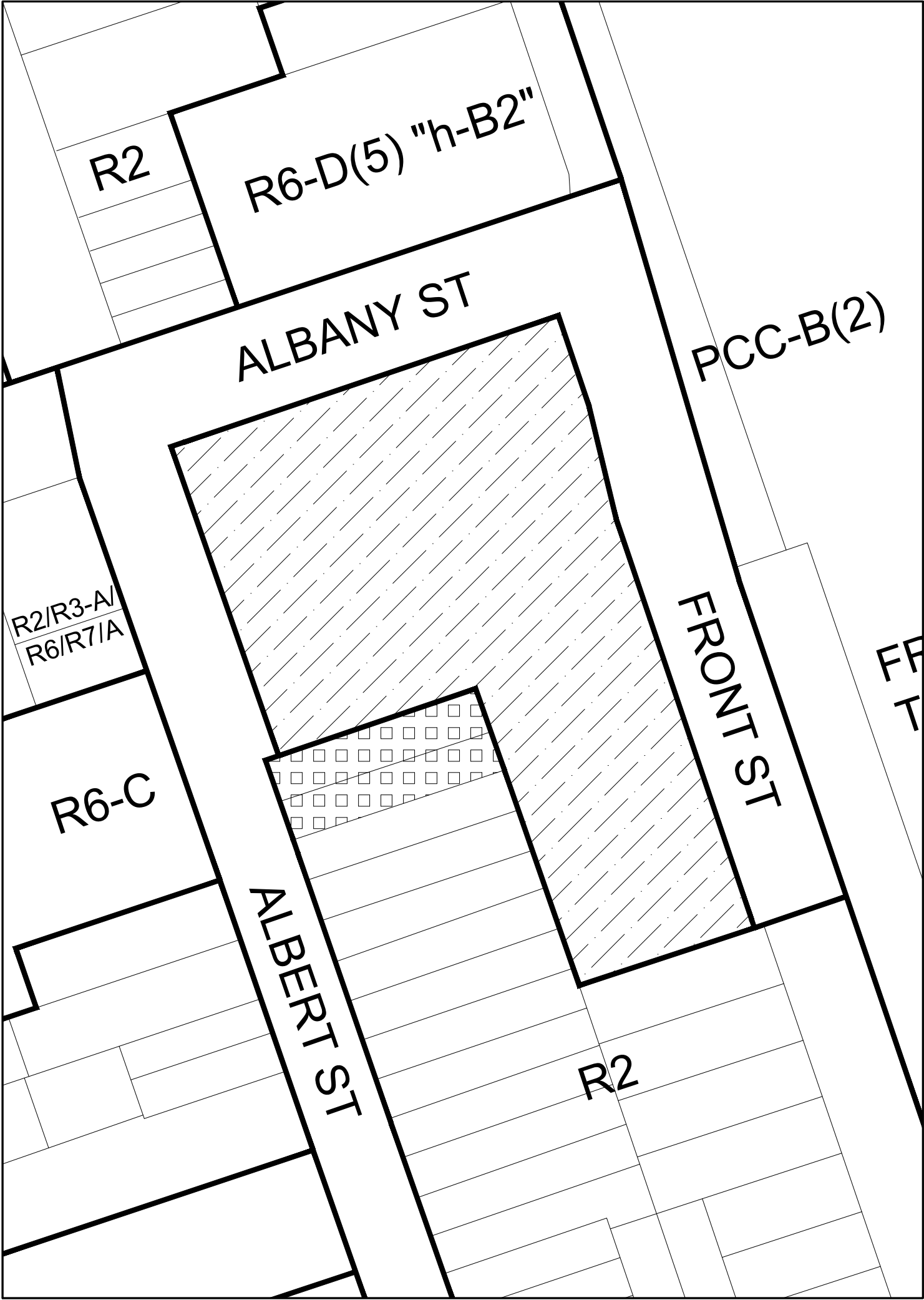
PASSED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor


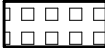
\_\_\_\_\_  
Clerk

Z-22- \_\_\_\_\_

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



MAP NO. \_\_\_ OF SCHEDULE "A" - ZONING MAPS

-  BLOCK A - LANDS TO BE REZONED FROM R2/R3-A.F5.5/R6-B(2)/R6-C(11)h-7 TO R6-D-\_\_ "MULTIPLE RESIDENTIAL-SIX"
-  BLOCK B - LANDS TO BE REZONED FROM R2 TO R6-D-\_\_ "MULTIPLE RESIDENTIAL-SIX"