



Application to Amend the City of Oshawa Official Plan

Office Use
File Number:
Checked by:
Ward:

1. Registered Owner/Applicant/Agent

Name	Mailing Address	Contact Information
Registered Owner* <small>Albany Street Investments Ltd. c/o Effort Trust Attn David Horwood</small>		Telephone Email dh@efforttrust.ca
Applicant (if different than above)		Telephone Email
Agent (if different than above) <small>UrbanSolutions Planning and Land Development Consultants Inc. c/o Matt Johnston</small>	3 Studebaker Pl. Unit #1 L8L 0C8 Hamilton, Ontario	Telephone 905-546-1087 Email mjohnston@urbansolutions.info

* If more than one Registered Owner, please attach a sheet of paper with the required information. If numbered company, give name and address of principal Registered Owner.

Matters relating to this application should be sent to (select one only):

Registered Owner
 Applicant
 Agent

The applicant is:

Registered Owner
 Lessee of land/ tenant
 Prospective Owner
 Agent

If the applicant is not the Registered Owner, the Registered Owner **must consent** to the proposed Official Plan Amendment by signing Sections 14 and 15 of the application or a letter of authorization. Is a separate Letter of Authorization attached? Yes No

Holders of mortgages, charges or other encumbrances in respect to the subject land:	<input type="checkbox"/> Yes	No <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>
Name:	Address(es):		

2. Details of Subject Lands

Location and Description			
Municipal Address(es) (Street Number and Name of Street) 63 Albany Street			
Lot(s) C-36	Concession(s)	Former Twp.	
Registered Plan Number 355	Lot(s)/Block(s)	Reference Plan Number 279	Part Number(s)

Site Characteristics			
Frontage (metres)	Average Depth (metres)	Average Width (metres)	Area (sq. m./ha)
+/- 74.9m	+/- 79.2m	+/- 79.2m	7,005m ² /0.7ha

Other Details

Please identify the address of any abutting lands the Registered Owner of the subject property owns

3. Interests and Encumbrances

Are there any existing easements, rights-of-way, restrictive covenants affecting the subject land? **If Yes**, please describe and its effect: Yes No

Are there any existing easements, rights-of-way or other rights over adjacent properties affecting the subject land (i.e. mutual driveways)? **If Yes**, please describe and show on the plan the nature and location of the easement, rights-of-way or other rights over adjacent properties: Yes No

4. Existing and Proposed Use of the Subject Land

Existing use:	Vacant/ Residential
Proposed use:	High Density Residential

	Yes	No	Explanation
Is the proposed use intended to replace the existing permitted uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the proposed use intended to be permitted in addition to the existing permitted uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to the Planning Justification Report
Separate explanatory text attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

5. Current Planning Status

Current Oshawa Official Plan designation:	'Residential' within the 'Main Central Area' as well as the 'Central Oshawa Transportation Hub' boundary.
Current Part II Plan/Secondary Plan designation (where applicable):	
Current Zoning:	'Residential' (R2), (R3-AF5.5), (R6B (2)), (R6-C(11)H-7)

6. Current Heritage Status Designation

Is this property listed on the Heritage Oshawa Inventory of Heritage Properties? Yes No

If Yes, is the property: Designated Non-Designated Class "A" Class "B"

The applicant, by submitting this application agrees not to demolish, alter, or apply for a demolition permit during the processing of this application.

7. Details of Proposed Amendment

Proposed Oshawa Official Plan designation:	High Density Residential with site specific policies to permit the development
Proposed Part II Plan/Secondary Plan designation (if applicable):	
Separate explanatory text attached?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

What is the purpose of the requested Official Plan amendment?
[Refer to the Planning Justification Report](#)

In as detailed a manner as possible, please describe the requested amendment:
[Refer to the Planning Justification Report](#)

Are you changing or replacing a designation of the subject land? Yes No

Please describe the change or replacement and identify the designation being requested:

Are you seeking all of the uses in the requested designation? Yes No
 Are you seeking only selected uses? Please describe any selected uses: Yes No

Please attach two (2) copies of any schedules to the Official Plan that are proposed to be changed showing (in red-line) the intended changes?

Attached?	
Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you adding a policy to the Official Plan?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please identify the text of the proposed policy and the purpose of the proposed policy:

[See Planning Justification Report](#)

Are you changing, replacing or deleting a policy in the Official Plan?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Please identify the policy proposed to be changed, replaced or deleted, any proposed new text and the purpose of the proposed new text. Please attach separate explanatory text regarding the above, if necessary.

A draft Official Plan Amendment with draft text and schedules(s) is required to be submitted with any amendment to the Official Plan.

Are ten (10) copies and one digital copy of a draft Official Plan amendment providing the above information attached?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No

Will the requested amendment alter all or any part of the boundary of an area of settlement in the municipality (i.e. expand the Major Urban Area) or establish a new area of settlement in the municipality? **If Yes**, please provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

Does the requested amendment remove the subject land from any area of employment? **If Yes**, please identify the current Official Plan policies, if any, dealing with the removal of land from an area of employment.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No

8. Lands Subject To Other Applications

Please indicate if the applicant or Registered Owner has submitted any of the following applications for all or part of the subject property and complete the chart as applicable:

Type of Application	Submitted		File Number	Land Affected	Purpose and Effect of Application	Status of Application
	Yes	No				
Durham Regional Official Plan Amendment						
Plan of Subdivision/ Condominium						
Zoning By-law Amendment	✓		Z-2019-08	63 Albany Street	6-storey building with 99 units	Approved
Application for Minor Variance						
Application for Consent/Removal of Part Lot Control						
Application for Site Plan Approval						

Has the subject property ever been the subject of a previous application to amend the Oshawa Official Plan? **If Yes**, please provide the specifics (i.e. applicant, purpose, year, etc.) and indicate whether the application was approved by Council. Yes No

Please indicate if the applicant or Registered Owner has submitted any of the following applications for lands within 120 metres of the subject property and complete the chart as applicable:

Type of Application	Submitted		File Number	Land Affected	Purpose and Effect of Application	Status of Application
	Yes	No				
Durham Regional Official Plan Amendment						
Plan of Subdivision/ Condominium						
Zoning By-law Amendment						

Type of Application	Submitted		File Number	Land Affected	Purpose and Effect of Application	Status of Application
	Yes	No				
Official Plan Amendment						
Application for Minor Variance						
Application for Consent/Removal of Part Lot Control						
Application for Site Plan Approval						

9. Consistency with Provincial Policies and Plans

	Yes	No	N/A	Explanation
Is the application consistent with the Provincial Policy Statement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		See Planning Justification Report
Is the application consistent with the Growth Plan for the Greater Golden Horseshoe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		See Planning Justification Report
If applicable, is the application consistent with the Greenbelt Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Planning Justification Report
If applicable, is the application consistent with the Oak Ridges Moraine Conservation Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Planning Justification Report

Is a separate document providing the above information attached? Yes No

10. Servicing and Infrastructure

(a) Water Service

Existing type of water service:

- a municipal piped water system a privately owned and operated individual or communal well

Proposed type of water service:

- a municipal piped water system a lake or other water body
 a privately owned and operated individual or communal well other means (specify) _____

(b) Sewage Disposal

Existing type of sewage disposal:

- a municipal sanitary sewage system a privately owned and operated individual or communal septic system

Proposed type of sewage disposal:

- a municipal sanitary sewage system other means (specify) _____
 a privately owned and operated individual or communal septic system

(c) Storm Drainage

Existing method of storm drainage:

- storm sewers drainage swales
 ditches other means (specify) _____

Proposed method of storm drainage:

- storm sewers drainage swales
 ditches other means (specify) Bioswales

If the requested amendment would permit the development on a privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed? If Yes , please submit ten (10) paper copies of a servicing options report and ten (10) paper copies of a hydrogeological report and one (1) digital copy of each in PDF format.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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Please list the reports below and attach the reports to your application.

Title	Author	Date	Attached?	To be Submitted
See Cover Letter				

11. Site Contamination

	Yes	No
Has a site screening questionnaire, which is attached to this application, been completed for this site and submitted with your application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the Phase 1 or Phase 2 Environmental Site Assessment (ESA), Remedial Work Plan (RWP) or Record of Site Condition (RSC) in accordance with the Ministry of Environment's Guideline been completed and provided for this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has it been submitted to the City of Oshawa? If No , please submit six (6) paper copies and one (1) digital copy in PDF format with your application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please indicate the title, date and author of the report in the space provided.

Title	Author	Date	Attached?	To be Submitted

12. Other Information

(a) Approvals from Other Agencies/Levels of Government

Does the proposed use(s) require any approvals from other agencies/levels of government? Please specify:

Yes No

(b) Additional Technical Studies or Background Material

The application may be deemed not to be complete without the submission of the required reports identified in this application. In addition, although not required, the submission of additional technical and information reports may be necessary in order to appraise the proposal and were identified at the pre-application consultation stage or through further processing of the application. Please submit 8 paper copies and one (1) digital copy in PDF format of each report/study with the application (or other number of copies as determined by the Development Services Department).

Please list any additional technical studies or background material being submitted to support the application and/or to satisfy requirements of the Oshawa Official Plan, Council policy, Provincial statutes and regulations, etc.:		
Name of Report	Prepared by	Date
See Cover Letter		

(c) Digital Mapping Information

A computer disk or usb/flash drive containing the digital plotting of the proposed draft plan must be submitted with the application. The digital file must be in an AutoCad format and also in PDF format and include a textual description of the file format, map standards used, scale, contact person and general location information, such as lot, concession and area municipality.

Is digital mapping attached?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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(d) Public Consultation Strategy

As per Bill 73, approved July 1, 2016, Schedule 1 [see O.Reg. 178/16. s.8(2)] of the Planning Act was revised and a proposed strategy for consulting with the public with respect to the request is required to accompany all applications.

Proposed strategy for consulting with the public included?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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(e) Sign(s) Information

A sign will be required to be posted on the subject land to inform the public of the proposed application(s). The Development Services Department will supply the applicant with the required wording, location and specifications of the sign.

(f) Woodlots

Does the subject property contain one or more woodlots as defined below?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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For the purposes of defining a woodlot, the diameter of a tree is measured at a point which is 1.37 metres (4.5 ft.) above the highest point of the undisturbed ground at the base of the tree. With that in mind, a “woodlot” is defined as any area which has a minimum of:

- (a) 1,000 trees per hectare (400 trees/ac.) of any size;
- (b) 750 trees per hectare (300 trees/ac.) which measure more than 5 centimetres (2 in.) in diameter;
- (c) 500 trees per hectare (200 trees/ac.) which measure more than 12 centimetres (4.7 in.) in diameter; or
- (d) 250 trees per hectare (100 trees/ac.) which measure more than 20 centimetres (8 in.) in diameter.

For further information on “woodlots”, refer to the Regional Municipality of Durham’s Tree Conservation By-law 30-2020 and any amendments thereto.

(g) Minimum Distance Separation

Are there one or more livestock barns or manure storage facilities located within 500 metres (1,640 ft.) of the boundary of the subject property? If Yes , complete the “Minimum Distance Separation 1 – Data Sheet” which is attached to this application.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Acknowledgements and Affidavit or Sworn Declaration

Applicant’s Acknowledgements

1. If the information and materials submitted by the applicant contains third party information as defined in Section 10(1) of the *Municipal Freedom of Information and Protection of Privacy Act*, RSO 1990, c M.56, as amended from time to time, the applicant shall specifically identify such information to the City of Oshawa at the time of submission and the applicant shall provide support for its position that such information comprises third party information, however, the identification and support evidence for such a position will not necessarily result in the withholding of the information or material from public disclosure. The applicant’s failure to identify any third party information and provide support for its position with respect to the same will result in the full disclosure of the information or material to the public.
2. Personal information on this form is collected under the authority of the *Planning Act* and will be used to determine compliance with City of Oshawa by-laws and policies.
3. Plans submitted in conjunction with this application are not reviewed for compliance with the *Ontario Building Code (OBC)* and related regulations. It is the responsibility of the Registered Owner/agent and designer to ensure that all plans submitted with this application comply with the basic requirements of the OBC. If you need assistance in determining whether your plans comply with the OBC, please contact Building Services, Development Services Department, 1st Floor, Rundle Tower, Telephone: (905) 436-5658.
4. The applicant acknowledges that the [City's File Closure Policy](#) dated March 1, 2013, is in effect and shall apply to this application. This policy is located on the City’s website for information.
5. The applicant acknowledges that the [City's Policy for the Collection of Outstanding City Taxes](#) dated April 29, 2013, is in effect and shall apply to this application. This policy is located on the City’s website for information.
6. All vegetation, including that not within a defined woodlot, must be maintained during the processing of the application.

Applicant's Acknowledgements

7. No regrading is permitted on site during the processing of the application.
8. Applicants and agents are advised that there may be additional approvals (i.e. site plan approval, building permit, etc.) and additional fees and charges (i.e. building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application.
9. Applicants and agents may be required to provide additional information that will assist the City in assessing the application. Applicants and agents acknowledge that the City may not be able to process the application unless the additional information is submitted.
10. If the advertising costs exceed the deposit, the City is not obligated to continue to process the application if the additional monies are not provided by the applicant when requested.
11. The applicant is required to produce and provide alternate formats of all plans, drawings and reports, if necessary, in a timely manner at no additional cost, as per the *Accessibility for Ontarians with Disability Act 2005, Ont. Reg. 429/07 (A.O.D.A.)*.
12. Plans submitted in conjunction with this application are not reviewed for compliance with the A.O.D.A. and related regulations. It is the responsibility of the Registered Owner/agent and designer to ensure that all plans submitted with this application comply with the basic requirements of the A.O.D.A.

I, Matt Johnston of the City of Hamilton
(City, Town, etc.) (Oshawa, Toronto, etc.)


in the Province of Ontario solemnly declare that all the statements
(Region, County, etc.) (Durham, Simcoe, etc.)

contained in this application and all of the statements contained in all the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*. I also agree to allow the City of Oshawa, its employees and agents to enter upon the subject property for the purpose of conducting surveys and tests that may be necessary to this application. I further agree for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act* to authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application. I fully understand and agree to comply with all of the Applicant's Acknowledgements as set out above.

Declared before me at the City of Hamilton in the Province
(City, Town, etc.) (Oshawa, Toronto, etc.) (Region, County, etc.)

of Ontario this 20th day of May in the year of 2022.
(Durham, Simcoe, etc.)


 A Commissioner, etc.
**Allison Lee Binns, a Commissioner,
 etc., Province of Ontario, for
 UrbanSolutions Planning & Land
 Development Consultants Inc.
 Expires October 19, 2024.**


 Signature of Registered Owner, Applicant or Authorized Agent

14. Authorizations

If the applicant is not the Registered Owner of the land that is the subject of this application, the written authorization of the Registered Owner (or the written authorization of each owner, in the case of shared ownership) that the applicant is authorized to make the application must be attached, or in the case of a single owner, the authorization set out below must be completed by the Registered Owner.

I, Albany Street Investments Ltd. (please print) am the Registered Owner of the land that is the subject of this application for an Official Plan amendment and I authorize

Urban Solutions Inc. (please print) to make this application on my behalf and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act* to provide any of my personal information that will be included in this application or collected during the processing of the application.

April 1, 2022
Date

 President and ASO
Signature of Registered Owner

15. Consent of Registered Owner

Complete the consent of the owner concerning personal information set out below (or the written authorization of each owner in the case of shared ownership).

I, Albany Street Investments Ltd. (please print) am the Registered Owner of the land that is the subject of this application for an Official Plan amendment and, for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

April 1, 2022
Date

 President and ASO
Signature of Registered Owner