

## City of Oshawa

### By-Law No. \_\_

The following text attached hereto, constitutes Official Plan Amendment No. \_\_\_ to the City of Oshawa Official Plan.

#### 1.0 Purpose and Effect

The purpose of the Official Plan Amendment (OPA) is to add the subject lands to site-specific policy area. Specifically, the purpose of the Amendment is to permit a maximum residential density of 530 units per hectare, whereas Policy 2.3.4 currently permits a maximum net residential density of 300 units per hectare for lands designated 'High Density Residential II'. This Amendment will give effect to permit a multiple dwelling containing 307 units and 18 townhouse units on the subject lands.

#### 2.0 Location

The portion of the lands affected by this Amendment are Part of Lot C-36, Registered Plan 335, in the City of Oshawa, municipally known as 63 Albany Street.

#### 3.0 Basis of Amendment

The basis for permitting this Amendment is as follows:

- The proposed Amendment supports the residential intensification policies of the Oshawa Official Plan ("O.O.P.") through the introduction of a range of housing types and transit supportive densities within an identified Strategic Growth Area;
- The proposed Amendment supports the future development of the lands in a way that is respectful of the established scale and function of the residential designations within the O.O.P. and is compatible with both existing and planned development within the surrounding Major Transit Station Area, and;
- The proposed Amendment is consistent with the Provincial Planning Statement.

#### 4.0 Actual Changes

##### 4.1 Text

4.1.1 That Chapter 2, Land Use Policies, Section 2.1.4 Central Areas – Site Specific Policies be amended by adding a new Site Specific Policy Area to read as follows:

"2.1.4. \_\_\_ Notwithstanding the policies contained within Table 2: Residential Density Classification of this Plan, or any other policies of this Plan to the contrary, a maximum residential density of 530 units per hectare shall be permitted for the lands located at 63 Albany Street."

**5.0 Implementation**

An implementing Zoning By-law and Site Plan Agreement will give effect to this Amendment

This is Schedule "1" to By-law No. 25-\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

25-\_\_\_\_\_