

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 Street in the City of Oshawa.

AND WHEREAS Zoning By-law No. 60-94 was enacted on the 1st day of December, 2021 and last updated in August, 2024;

AND WHEREAS the Council of the City of Oshawa, in adopting Item __ of Report 25-__ of the Planning Committee at its meeting held on the __ day of _____ 2025, which recommended that Zoning By-law No. 60-94 be amended as hereinafter provided;

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

1. That Map B2 of Schedule “A” – Zoning Maps, to Zoning By-law No. 60-94 is hereby further amended as follows:
 - a) By rezoning the lands identified as 63 Albany Street to the “R6-D-(__)” Zone in the City of Oshawa Zoning By-law No. 60-94.
2. That Part 11.3.28 – R6-C(11) Zone (63 Albany Street) of By-law No. 60-94 be replaced with the following:

“11.3.28 R6-D-(__) Zone (63 Albany Street)

Within the lands zoned Multiple Residential 6 “R6-D-(__)” and identified on Map B2 of Schedule “A” Zoning Maps of Zoning By-law No. 60-94, and described as 63 Albany Street, the following provisions shall apply:

- 11.3.28(1) In addition to Article 11.1.3 of this By-law, in any R6-D-(__) Zone as shown on Schedule “A” to this By-law, a back to back townhouse shall be identified as a permitted use.
- 11.3.28(2) Notwithstanding the provisions of Subsection 11.2 of this By-law to the contrary, in any R6-D-(__) Zone, the following regulations shall apply:
 - a) For the purpose of this By-law, Albany Street shall be considered the front lot line.
 - b) A minimum front yard depth of 3.0 metres shall be provided to any portion of a building being 3-storeys in height.
 - c) A minimum front yard depth of 4.5 metres shall be provided to any portion of a building being 4-storeys in height.

- d) A minimum front yard depth of 7.5 metres shall be provided to any portion of a building being 22-storeys in height.
- e) A minimum setback of 3.0 metres shall be provided to Albert Street for any portion of a building being 3-storeys in height.
- f) A minimum setback of 4.5 metres shall be provided to Albert Street for any portion of a building being 4-storeys in height.
- g) A minimum setback of 43.0 metres shall be provided to Albert Street for any portion of a building being 22-storeys in height.
- h) A minimum setback of 3.0 metres shall be provided to Front Street for any portion of a building being 3-storeys in height.
- i) A minimum setback of 5.5 metres shall be provided to Front Street for any portion of a building being 4-storeys in height.
- j) A minimum setback of 5.5 metres shall be provided to Front Street for any portion of a building being 22-storeys in height.
- k) A minimum setback of 5.5 metres shall be provided to Front Street for a back-to-back townhouse dwelling.
- l) A minimum setback of 12.0 metres shall be provided to an interior side lot line for an apartment building.
- m) A minimum setback of 3.0 metres shall be provided to the southerly interior side lot line for a back-to-back townhouse dwelling.
- n) A minimum setback of 7.5 metres shall be provided to the westerly interior side lot line for a back-to-back townhouse dwelling.
- o) The maximum permitted height for an apartment building shall be 22-storeys.
- p) The maximum permitted height for a back-to-back townhouse dwelling shall be 3-storeys.
- q) The maximum permitted lot coverage shall be 55%.
- r) The maximum density shall be 530 units per hectare.

11.3.28(3) Notwithstanding the provisions of Subsection 8.2 of this By-law to the contrary, in any R6-D-() Zone, decks, balconies, and porches shall be permitted to encroach a maximum of 1.5 metres into any required yard.

3. That 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 _____, 2025

Mayor

Clerk

Z-25-_____