

## **Notice of Adoption of Amendment 231 to the City of Oshawa Official Plan**

In accordance with Section 17(23) of the Planning Act, R.S.O. 1990, c.P.13, as amended, please be advised that By-law 43-2025 adopting Amendment 231 to the City of Oshawa Official Plan (File: OPA-2022-04) was passed by the Council of the City of Oshawa on the 28th day of April, 2025.

The purpose and effect of Amendment 231 to the Oshawa Official Plan is to add a site specific policy to permit a maximum residential density of 527 units per hectare on lands located on the south side of Albany Street between Albert Street and Front Street, municipally known as 63 Albany Street, 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 available to the public for inspection in the Economic and Development Services Department (8<sup>th</sup> 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.

The land to which the Official Plan Amendment applies is also the subject of a related application under the Planning Act for an amendment to the City's Zoning By-law 60-94 under File Z-2022-06.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. 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.

An appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made **by filing a notice of appeal with the City Clerk**. A notice of appeal must set out the objection to the Official Plan Amendment and the reasons in support of the objection. A notice of appeal must be filed either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Oshawa (City) Clerk as the Approval Authority, or by mail to the address listed below, **no later than 4:30 p.m. on May 21, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment 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.

Any person or public body who has made a written request to the City of Oshawa to be notified of the proposed decision will be entitled to receive notice of the decision of the City of Oshawa.

Dated at the City of Oshawa this 1st day of May, 2025.

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



## Notice of Passing for Amendments to Zoning By-law 60-94

**Take Notice** that the Council of The Corporation of The City of Oshawa passed By-law Number 44-2025 on April 28, 2025 under Section 34 of the *Planning Act*, R.S.O. 1990.

**Take notice that** an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made **by filing a notice of appeal with the City Clerk**, a notice of appeal which must set out the objection to the by-law and the reasons in support of the objection, either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Oshawa (City) Clerk as the Approval Authority or by mail to the address listed below, **no later than 4:30 p.m. on May 21, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

Only individuals, corporations and public bodies may appeal a zoning by-law 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 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 Ontario Land 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 on May 1, 2025.

Laura Davis, Deputy City Clerk  
The Corporation of the City of Oshawa  
50 Centre St. S.  
Oshawa, ON L1H 3Z7

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### Explanatory Note Explanation of the Purpose & Effect of By-law Number 44-2025

The purpose of By-law 44-2025 (File: Z-2022-06) is to change the zoning for the lands generally located at 63 Albany Street from R2/R3-A.F5.5/R6-B(2)/R6-C(11) "h-7" (Residential) to R6-D(4) "h-7" (Residential).

The effect of By-law 44-2025 is to permit the development of eighteen (18) 3-storey block townhouses and a 22-storey apartment building containing 307 apartment units with site specific regulations related to increased residential density, maximum building height and lot coverage, front, side and rear yard depths. In addition to the foregoing, a site specific regulation will also introduce a minimum building height.

The effect of the "h-7" holding symbol is to ensure that the proposed development will not proceed until such time as site plan approval is obtained from the City, noise and vibration have been mitigated to the satisfaction of the City, and a traffic impact study has been completed to

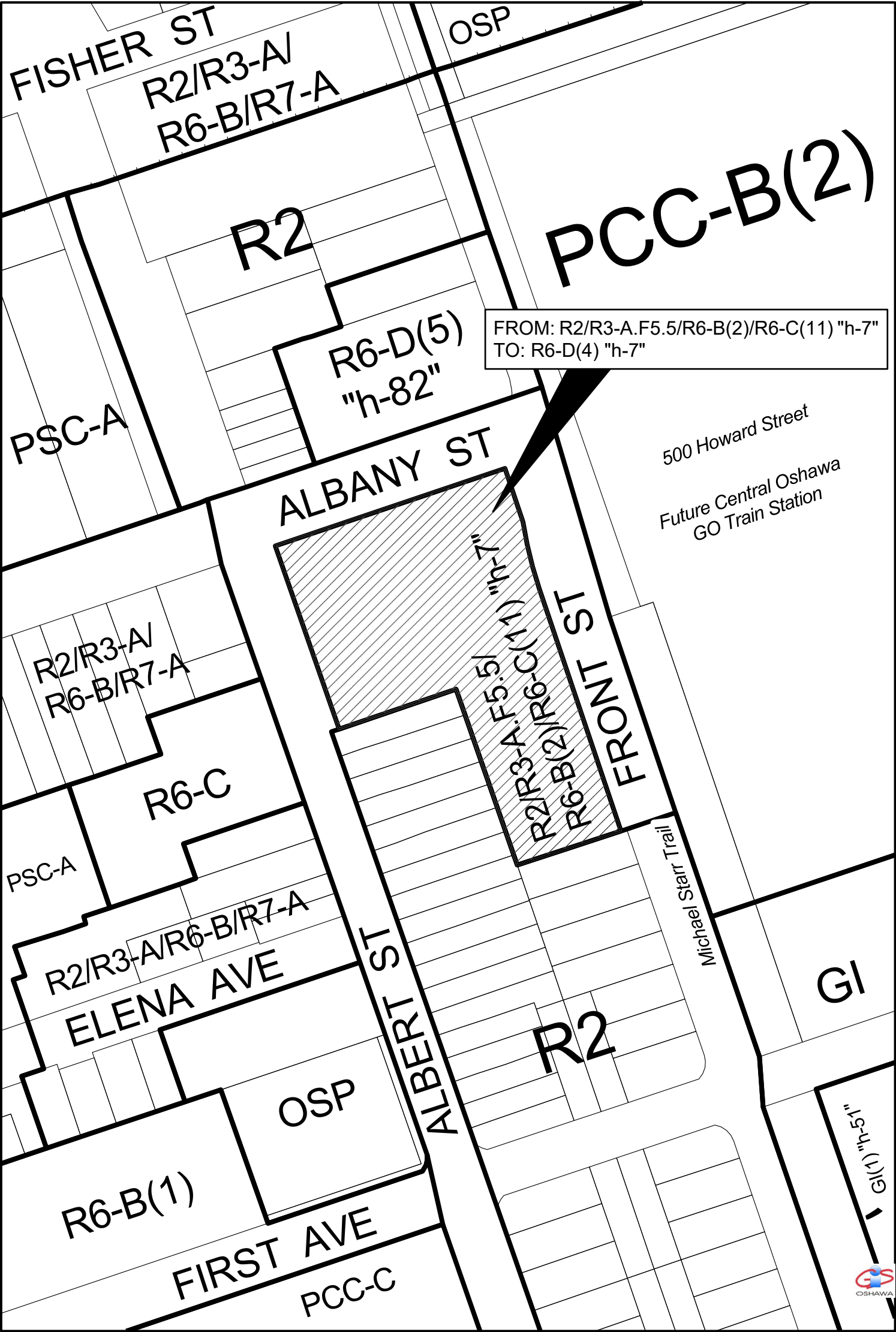
the satisfaction of the City and the Region. While the “h-7” holding symbol is in place only uses permitted in the FD (Future Development) Zone shall be permitted.

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 44-2025 applies.

The lands to which this Zoning By-law Amendment applies are also subject to Amendment 231 to the Oshawa Official Plan (File: OPA-2022-04).

THIS IS THE KEY MAP SHOWING THE LOCATION OF THE LANDS TO WHICH BY-LAW 44-2025  
APPLIES



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Part Of Map B2