

Committee of AdjustmentFile: **A-2022-64****MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 99 Nassau Street**

An application has been submitted by **Golam Dastagir** for variances from the City's Zoning By-law 60-94.

The application relates to **99 Nassau Street** (PL 40B, PT LT 47, now RP 40R5425, PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.5m	11m
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Width (3 rd space only)	2.5m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on August 10, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: G. Dastagir, 99 Nassau Street, Oshawa

A report received from the Development Services Department stated no objection to the approval of this application.

G. Dastagir provided an overview of the application. G. Dastagir stated that the property was bought in January and that due to inflation is struggling with the mortgage. G. Dastagir stated that the building has an existing apartment but it has not rented it out yet and would like to legalize the apartment first. G. Dastagir states that they were in agreement with the comments in the staff report.

Moved by R. Adams, seconded by A. Johnson,

"THAT the application by **Golam Dastagir** for **99 Nassau Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.

A handwritten signature in black ink, appearing to read "Erika Kohek", written in a cursive style.

Erika Kohek, Assistant Secretary-Treasurer

Committee of Adjustment

File: **A-2022-65**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2550 Simcoe Street North

An application has been submitted by **2285136 Ontario Limited** for a variance from the City's Zoning By-law 60-94.

The application relates to **2550 Simcoe Street North** (PL 40M2605, BLK 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building (condominium or rental) with a minimum of 408 parking spaces plus 75 spaces for visitors with zero car-share parking spaces associated with a car-share program, whereas Zoning By-law 60-94, as varied by the Committee of Adjustment, requires a minimum of 3 of the 408 resident parking spaces to be car-share parking spaces, in a PCC-A(4) h-57 (Planned Commercial Centre) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 10, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: L. Foster, 2285136 Ontario Limited, 1815 Ironstone Manor, Unit 1, Pickering, Ontario

A report received from the Development Services Department stated no objection to the approval of this application.

L. Foster provided an overview of the application. L. Foster stated that the subject condominium has an above-ground parking structure which has 3 car-share spaces and 75 visitor spaces. L. Foster stated that over the last 3 to 4 years there has been a reluctance for car-share programs to operate in this kind of development. L. Foster stated that a condition of registering the plan of condominium is procurement of a car-share contract. Given the difficulty in retaining a car-share provider, the applicant is proposing to change the 3 car-share parking spaces to residential parking spaces. L. Foster stated that she concurs with the comments in the staff report.

In response to questions from R. Adams, L. Foster replied that operators typically do an assessment of tenants using the car-share spaces. L. Foster stated that at this time the subject building is approximately 60% occupied. L. Foster stated that the Ontario Tech University has lost their car-share program. L. Foster stated that in order to assist in managing parking on the site, purchasers were provided \$25 Metrolinx passes at time of occupancy.

L. Foster stated that units with 2 bedrooms were offered to purchase a parking space first, then units with 1 bedroom, and so on. L. Foster stated that uptake for parking spaces was good and estimated that 30% of owners/tenants don't have cars.

Moved by A. Johnson, seconded by R. Adams,

"THAT the application by **2285136 Ontario Limited** for **2550 Simcoe Street North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.

2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Erika Kohek, Assistant Secretary-Treasurer