



Committee of Adjustment Meeting

September 28, 2022

Committee Meeting Room

Council Building 6:00 p.m.

Agenda

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 28, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on September 28, 2022 in order for your correspondence to be provided to Committee members for the September 28, 2022 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Notice to Correspondents:

The personal information contained in your correspondence to the Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Erika Kohek at 905-436-3311, extension 2519 or at committeeofadjustment@oshawa.ca no later than September 27, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at committeeofadjustment@oshawa.ca.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Robert Adams
Fred Eismont
Andrew Johnson
Pralhad Uprety
Janet Dowson

The Committee of Adjustment primarily considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022
February 9, 2022 and February 23, 2022
March 9, 2022 and March 23, 2022
April 13, 2022 and April 27, 2022
May 11, 2022 and May 25, 2022
June 8, 2022 and June 22, 2022
July 13, 2022 and July 27, 2022
August 10, 2022 and August 24, 2022
September 14, 2022 and September 28, 2022
October 12, 2022 and October 26, 2022
November 9, 2022 and November 23, 2022

You or your agent are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments.

Please Note

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Committee of Adjustment

September 28, 2022

A-2022-44 145 Banting Avenue

Mohammad Mofizur Rahman on behalf of Foyzun Nahar Rahman

To permit a single detached dwelling with reduced lot area and front yard, rear yard and interior side yard depths, increased lot coverage and building height, and to permit stairs within a driveway sight triangle

A-2022-60 346 Chaleur Avenue

Hamzeh Bagheri on behalf of Michelle Norman

To permit a semi-detached dwelling with an accessory apartment with reduced lot frontage, parking space width and landscaped open space in the front yard

A-2022-88 33 Richmond Street West

D. D. 33 Richmond Ltd.

To permit an apartment building with reduced parking, increased density, and to permit dwelling units in basement and on the ground floor

A-2022-89 1425 Coldstream Drive

MC Architects Inc. on behalf of Durham Catholic District School Board

To permit an elementary school with a portion of required parking provided off-site at Coldstream Park

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to committeeofadjustment@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 28, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-88**) submitted by **D. D. 33 Richmond Ltd.** for **33 Richmond Street** (PL H-50002 PT LT 4 PT LT 5 NOW RP 40R17243 PT 2), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to add 11 apartments to an existing apartment building resulting in the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a CBD-A T.25 (Central Business District) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces	0.68 per unit (55 spaces)	1 per unit
Location of Dwelling Units	Basement and ground level	Restricted to 2 nd storey, excluding basements, or higher, or on the first floor if located behind the non-residential uses located at the front on the building adjacent to the street line
Maximum Residential Density	567	550

You have been sent this notice because you own land close to the subject property.

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City Contact: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 28, 2022. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 23, 2022 or any day thereafter.

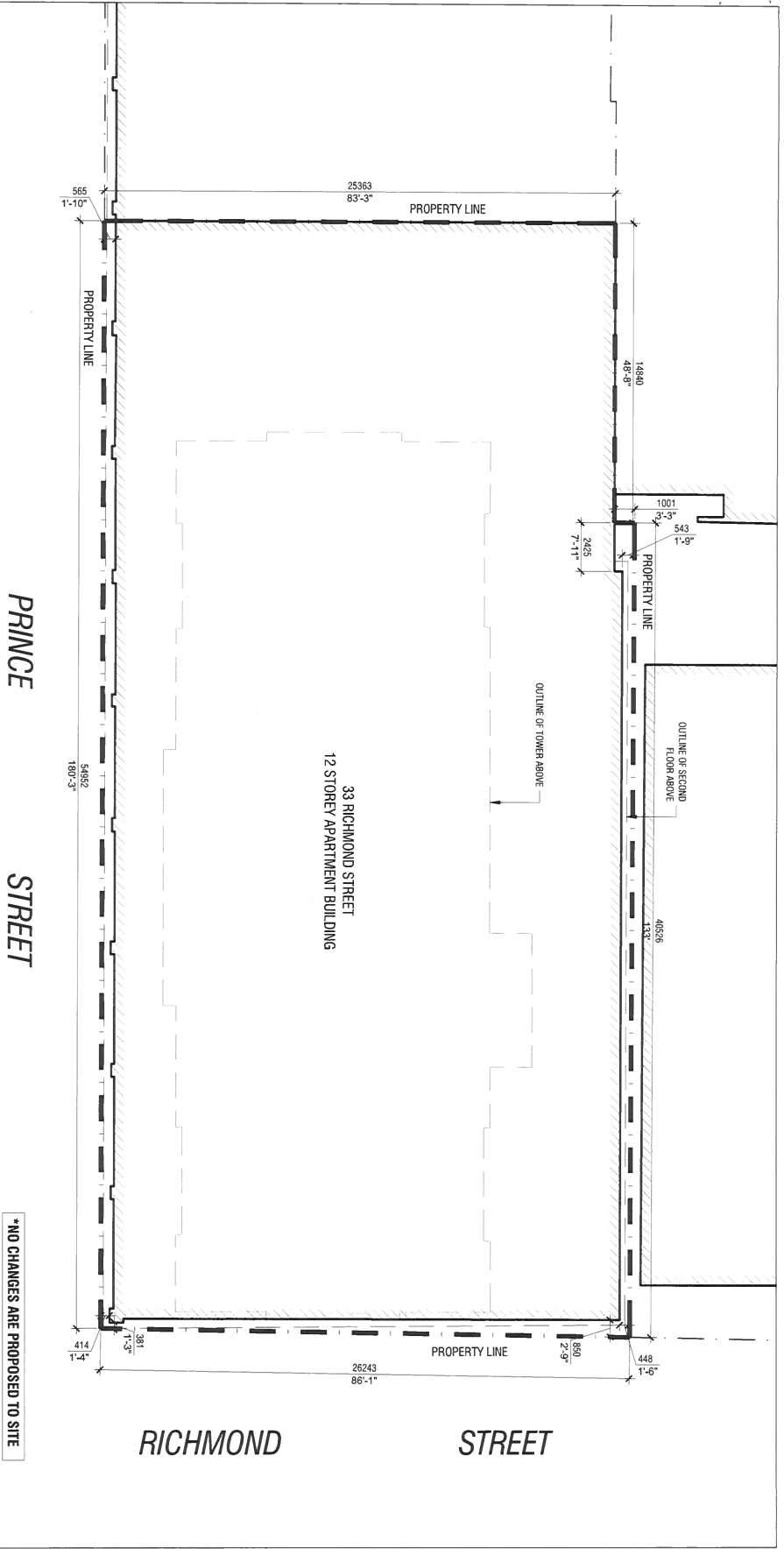
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than September 27, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued September 16, 2022.

Address: 33 Richmond Street West

City of Oshawa
Development Services Department



*NO CHANGES ARE PROPOSED TO SITE

- SITE STATISTICS:**
 LOT AREA: 1437 m² (0.143 ha)
- EXISTING UNITS:**
 70 UNITS IN TOTAL
 • 1 BEDROOM - 20 UNITS
 • 2 BEDROOM - 50 UNITS
- PROPOSED UNITS:**
 11 UNITS NEW PROPOSED
 • 1 BEDROOM - 9 UNITS
 • 2 BEDROOM - 2 UNITS
- TOTAL PROPOSED + EXISTING**
 81 UNITS IN TOTAL
 • 1 BEDROOM - 29 UNITS
 • 2 BEDROOM - 52 UNITS

Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 28, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-89**) submitted by **MC Architects Inc. on behalf of Durham Catholic District School Board** for **1425 Coldstream Drive** (PL 40M2019 BLK 159), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an elementary school with 36 of the required parking spaces provided off-site at 1467 Coldstream Drive (Coldstream Park), whereas Zoning By-law 60-94 requires all required parking spaces to be provided on-site for an elementary school in a CIN/R1-D(4) (Community Institutional/Residential) Zone.

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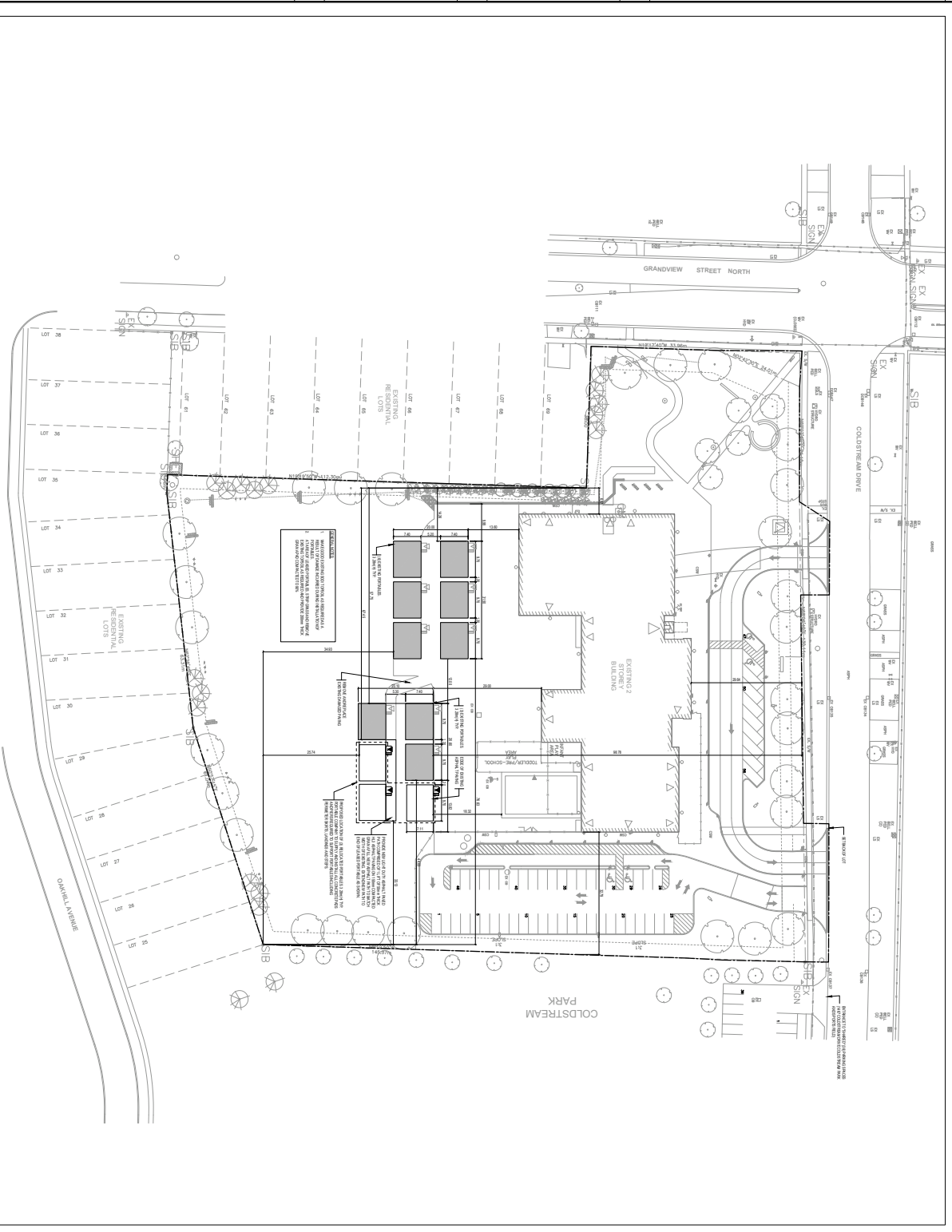
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This Notice issued September 16, 2022.

Address: 1425 Coldstream Drive



City of Oshawa
Development Services Department

