

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2425 Simcoe Street North

An application has been submitted by **Tribute (Simcoe Street) Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **2425 Simcoe Street North** (Block 9, Plan 40M-2605), Oshawa, Ontario.

The purpose and effect of the application is to permit two apartment buildings (975 apartments) and 18 block townhouses with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for apartment buildings and block townhouses in a PCC-A(4)/SCC-B "h-57" (Planned Commercial Centre/Automobile Service Station) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for Apartments – Residents	0.8 per dwelling unit (780 spaces)	Condominium – 1.45 per dwelling unit (1,414 spaces) Rental – 1 per dwelling (975 spaces)
Minimum Number of Parking Spaces for Block Townhouses – Residents	0.8 per dwelling unit (14 spaces)	Condominium – 1.65 per dwelling unit (30 spaces) Rental – 1.25 per dwelling unit (23 spaces)
Minimum Number of Parking Spaces for Apartments – Visitors	0.175 per dwelling unit (171 spaces)	Condominium - 0.3 per dwelling unit (293 spaces) Rental – 0.33 per dwelling unit (322 spaces)
Minimum Number of Parking Spaces for Block Townhouses – Visitors	0.175 per dwelling unit (3 spaces)	Condominium and Rental – 0.35 per dwelling unit (6 spaces)

A meeting of the Oshawa Committee of Adjustment was held on November 9, 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, Tribute (Simcoe Street) Limited, 1815 Ironstone Manor, Unit 1, Pickering, ON

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. Application is for a residential development with two apartment towers and block townhouses on the east side of Simcoe Street North. A Parking Study was submitted with the application. Requesting reduction of required parking spaces. Parking is proposed to be located underground, at grade, and within a parking structure as shown on the site plan. Parking spaces are to be sold to the units. Visitor parking spaces are to be monitored by on-site management.

F. Eismont commented on availability of rapid bus transit in the future to serve future residents.

P. Uprety discussed public comments received.

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

“THAT the application by **Tribute (Simcoe Street) Limited** for **2425 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following conditions:

1. Bicycle parking shall be provided at a minimum rate of 0.68 long term bicycle parking spaces per unit and 0.1 short term bicycle parking spaces per unit.
2. The owner shall provide all initial occupants of the apartments and block townhouses with a Presto transit card. This requirement shall be implemented in the site plan agreement. A minimum of one (1) card per unit shall be provided with a minimum value of \$50 loaded on each card.
3. The owner shall develop and distribute to all first residents of the apartments and block townhouses an information package including transit maps, schedules, fares, bicycle route maps and other relevant local transportation information. This requirement shall be implemented in the site plan agreement.”

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.



Erika Kohek, Assistant Secretary-Treasurer