

MINUTES UNDER THE PLANNING ACT

A meeting of the Oshawa Committee of Adjustment was held on March 29, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Absent: D. Lindsay

Adoption of Committee Minutes

That the minutes of the Committee of Adjustment meeting held on March 8, 2023, be adopted.

Moved by F. Eismont, seconded by R. Adams,

CARRIED.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1136 Beneford Road**

An application has been submitted by **YEJ Studio and Consulting Inc. on behalf of Adeel Asfaq** for a variance from the City's Zoning By-law 60-94.

The application relates to **1136 Beneford Road** (PL 40M2204 LT 73), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum parking space length of 5m (third parking space only) whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling in a R1-E(5) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: Amr Robah, 104 Crockford Blvd., Scarborough, ON

Absent: D. Lindsay

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

A. Robah provided an overview of the application. Required parking space for each unit are not in tandem. Single driveway existing.

Moved by D. Thomson, seconded by F. Eismont,

"THAT the application by **YEJ Studio and Consulting Inc. on behalf of Adeel Asfaq for 1136 Beneford Road**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 299 Hibbert Avenue**

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

The application relates to **229 Hibbert Avenue** (PL 312 LT 112), Oshawa, Ontario.

The purpose and effect of the application is to permit a detached garage ancillary to a single detached dwelling with a maximum lot coverage of 11.8%, whereas Zoning By-law 60-94 requires a maximum lot coverage of 8% for accessory buildings ancillary to a single detached dwelling in the R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: K. Nooyen, 299 Hibbert Avenue, Oshawa

Absent: D. Lindsay

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

K. Nooyen provided an overview of the application.

In response to a question from F. Eismont, K. Nooyen explained that the driveway will not be widened, but will be extended as the new garage is located closer to the rear property line.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by **Kyle Nooyen** for **299 Hibbert Avenue**, Oshawa, Ontario, be approved subject to the following condition:."

1. The existing tool shed shall be removed within three months of completion of construction of the proposed detached garage.

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 289 Cordova Road

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

The application relates to **289 Cordova Road** (PL 204 LT 67), Oshawa, Ontario.

The purpose and effect of the application is to permit an additional dwelling unit in an existing 11-unit apartment building with 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 R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Permitted Location of Parking Areas	Front Yard, Interior Side Yard and Rear Yard	Any Interior Side Yard or Rear Yard
Minimum Distance of Parking Area to Street Line	2.6m	3.0m
Minimum Required Visitor Parking Spaces (for 12 units)	3	4
Location of a Building, Structure or Man-Made Feature in a Driveway Sight Triangle	To permit a portion of a Parking Space in a Driveway Sight Triangle	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: R. Avery, 289 Cordova Road, Oshawa

Absent: Jeff Walker, JHW Properties Inc.
D. Lindsay

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

Applicant was not present. Committee proceeded to discuss and then called for delegations.

R. Avery commented he resides in a 3-bedroom unit on the subject property and the landlord is trying to evict him and his family. Advised that the landowner wishes to split his unit into two units and needs the tenants removed to do the renovations. Unit is rent controlled and they have resided in the unit for a long period of time. Advised they would have to at least pay double for the same size unit given the current market if forced to leave. Advised they are the only unit who has two parking spaces and the landlord has removed their storage locker sheds, trying to get him and his family out.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by **JHW Properties** for **289 Cordova Road**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1460 O'Hara Court**

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

The application relates to **1460 O'Hara Court** (PL 40M1471 PT LT 55 NOW RP 40R10653 PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width	2.5m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: D. Naresh, 1460 O'Hara Court, Oshawa

Absent: D. Lindsay

A report received from the Economic and Development Services Department stated no objection to the approval of this application subject to a condition.

D. Naresh provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Danny Naresh** for **1460 O'Hara Court**, Oshawa, Ontario, be approved subject to the following condition:

1. That the driveway expansion be tapered in the boulevard towards the existing curb cut to avoid impacts to the street tree. The driveway must remain a minimum of 1.0m from the base of the street tree."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 24 and 26 Fairbanks Street**

An application has been submitted by **D. G. Biddle and Associates Ltd. on behalf of Victorious Properties Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **24 and 26 Fairbanks Street** (PL 47, PT LTS 52 AND 53), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building with 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 R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	23.8m	25m
Minimum Front Yard Depth	3.5m	6.5m
Minimum Interior Side Yard Depth	0.60m	1.50m per storey
Maximum Density	131 units per hectare (9 units)	85 units per hectare (5 units)
Maximum Lot Coverage	23.1%	22%
Minimum Landscaped Open Space	17%	35%
Minimum Drive Aisle Width	6.0m	6.5m

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: N/A

Absent: D. Lindsay

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow the applicant an opportunity to work with staff on the issues identified in the staff report.

Moved by R. Adams, seconded by D. Thomson,

"THAT the application by **D. G. Biddle and Associates Ltd. on behalf of Victorious Properties Inc.** for **24 and 26 Fairbanks Street**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 214 Jackson Avenue

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

The application relates to **214 Jackson Avenue** (PL 148, LT 327 and 328), Oshawa, Ontario.

The purpose and effect of the application is to permit a three-unit apartment building with 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 PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	15.2m	25m
Minimum Front Yard Depth	4.6m	6m
Minimum Interior Side Yard Depth	1.5m	3m
Minimum Landscaped Open Space	14%	35%
Minimum Landscaped Open Space in the Exterior Side Yard	0%	50%
Minimum Setback of an Accessory Building to the Exterior Side Lot Line	1.3m	1.5m
Accessory Building within a Driveway Sight Triangle	Permit existing	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: M. Salgado, 214 Jackson Avenue, Oshawa
M. Haltech, 0 Toronto Avenue, Oshawa

Absent: D. Lindsay

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

M. Salgado provided an overview of the application. Residential property with two units does not comply with zoning, bringing into compliance by adding a third unit. The variances recognize the existing conditions of the property.

M. Haltech advised he owns the adjacent property at the rear of the subject property that fronts Toronto Avenue. Ongoing site plan process with the City.

In response to a question from M. Haltech, D. Sappleton responded that the main difference between the two properties is that 214 Jackson Avenue is an existing building, 0 Toronto is a new build. Ministry of Transportation comments were not required for this Committee application but were required through the Site Plan Approval process.

M. Haltech advised he would leave his contact information with staff to share with the applicant to discuss their respective projects.

Moved by F. Eismont, seconded by D. Thomson,

“THAT the application by **M. Szhenal Salgado** for **214 Jackson Avenue**, Oshawa, Ontario, be approved subject to the following condition:”

1. That the transport trailer at the rear of the property be removed within 1 year of the date of the decision or the decision shall be null and void.

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 991 Central Park Boulevard North**

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

The application relates to **991 Central Park Boulevard North** (PL M1031, LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition (attached garage) to a single detached dwelling with an interior side yard depth of 0.6m, whereas Zoning By-law 60-94 requires a 1.2m minimum interior side yard depth for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: L. Hartley, 991 Central Park Boulevard North, Oshawa

Absent: D. Lindsay

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

L. Hartley provided an overview of the application.

Moved by R. Adams, seconded by D. Thomson,

"THAT the application by **Leighton Hartley** for **991 Central Park Boulevard North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 112 Annis Street

An application has been submitted by **I. G. Lysyk** for variances from the City’s Zoning By-law 60-94.

The application relates to **112 Annis Street** (PL 335 SHEET 29 LT C15), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling and 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 and an accessory apartment in a R1-E(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Definition of Front Lot Line	That the westernmost lot line be considered the Front Lot Line	“FRONT LOT LINE” means the lot line that abuts an improved street
Minimum Lot Frontage	3.4m	9.0m
Minimum Length of Front Lot Line	3.4m	6.0m
Location of Accessory Buildings	Front Yard	Not Permitted in the Front Yard
Minimum Interior Side Yard Depth between Dwelling Unit and the Rear Lot Lines of the Properties Municipally Known as 116, 120 and 130 Annis Street	5.5m	7.5m
Driveway access across Residential zoned lot	To permit subject to a registered right-of-way	Not permitted

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-02).

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: I. G. Lysyk, 71 Southwood Street, Oshawa
N. Roy, 723 Albert Street, Oshawa

Absent: D. Lindsay

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

I. G. Lysyk provided an overview of the application. Converting garages to living space. Applications are to facilitate a Removal of Part Lot Control application to sever into two lots. Currently speaking with the neighbouring property owner to purchase that portion of the neighbouring lands that is currently an easement used for site access.

N. Roy commented that the portion of his property used for access has existed since 1920. Working with legal representation to determine extent of access to the property and whether it was intended to serve heavy trucks, 50 people, or just the owner, etc. Requesting the Committee for a 60 day stay on their decision to allow time for legal representation to analyze the full impact of the proposal to his property.

I. G. Lysyk stated his opposition to a 60 day stay. Confirmed interest in acquiring the portion from the neighbouring owner however it is more complicated with it being an industrial use being

added to a residentially zoned property. Do not want to be forced into a Zoning By-law Amendment application through the acquisition and continuing to work with staff with respect to this issue.

In response to a question from R. Adams, D. Sappleton replied the right-of-way is existing. Advised that adding industrial lands to residential properties may trigger the need for a Record of Site Condition, which may include soil testing. Six variances in front of Committee are the only items being considered by the Committee.

N. Roy restated that the access was put in place 100 years ago under very different circumstances, he is paying taxes for it and is liable for it.

D. Sappleton commented that this application is not to create lots, and the variances are to recognize conditions to allow for a future severance.

Moved by R. Adams, seconded by F. Eismont,

“THAT the application by **I. G. Lysyk** for **112 Annis Street**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 112A Annis Street

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

The application relates to **112A Annis Street** (PL 335 SHEET 29 LT C15), 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 R1-E(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Definition of Front Lot Line	That the westernmost lot line be considered the Front Lot Line	"FRONT LOT LINE" means the lot line that abuts an improved street
Minimum Front Yard Depth	2.4m	25m
Maximum Lot Coverage for Accessory Building	10.6%	8%
Driveway access across Residentially zoned lot	To permit subject to a registered right-of-way	Not permitted

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-02).

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: I. G. Lysyk, 71 Southwood Street, Oshawa
N. Roy, 723 Albert Street, Oshawa

Absent: D. Lindsay

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

I.G. Lysyk provided an overview of the application.

N. Roy stated his same comments apply as for file A-2023-12.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by **I. G. Lysyk** for **112A Annis Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 475 Wilson Road North**

An application has been submitted by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for variances from the City's Zoning By-law 60-94.

The application relates to **475 Wilson Road North** (PL 357 SHEET 6C PT LT 23 NOW RP 40R1319 PT 5), 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.1m	13.5m
Minimum Lot Area	390 sq. m.	405 sq. m.
Minimum Interior Side Yard Depth	0.6m	1.2m
Maximum Height	10.2m	9m
Minimum Landscaped Open Space in the Front Yard	45%	50%

The subject site is also subject to an application for Land Division (File LD-2022-031).

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: S. Viswanathaiah, 31 Wicks Drive, Ajax

Absent: D. Lindsay

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

S. Viswanathaiah provided an overview of the application. Approval of this application will satisfy a condition of the related Land Division application.

Moved by D. Thomson, seconded by A. Johnson,

"THAT the application by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for **475 Wilson Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 471 Wilson Road North**

An application has been submitted by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for variances from the City's Zoning By-law 60-94.

The application relates to **471 Wilson Road North** (PL 357 SHEET 6C PT LT 23 NOW RP 40R1319 PT 5), 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.9m	13.5m
Minimum Interior Side Yard Depth (1 side only)	0.6m	1.2m
Maximum Height	10.2m	9m
Minimum Parking Space Width	2.7m	2.75m
Minimum Driveway Width	2.7m	2.75m

The subject site is also subject to an application for Land Division (File LD-2022-031).

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: S. Viswanathaiah, 31 Wicks Drive, Ajax

Absent: D. Lindsay

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

S. Viswanathaiah provided an overview of the application. Approval of this application will satisfy a condition of the related Land Division application.

Moved by F. Eismont, seconded by D. Thomson,

"THAT the application by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for **471 Wilson Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 468 Nottingham Crescent

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

The application relates to **468 Nottingham Crescent** (PL 40M2078 LT 128), 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 R1-E(6) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	44%	50%
Maximum Encroachment of Unenclosed Steps into the Required Rear Yard	3.4m	2.4m
Minimum Parking Space Width	2.5m	2.75m
Parking Location	All in the Front Yard	At least one space in a Side Yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: G. Maulikkumar, 468 Nottingham Crescent, Oshawa
C. Pangburn, 445 Nottingham Crescent, Oshawa

Absent: D. Lindsay

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

G. Maulikkumar provided an overview of the application. Parking spaces to accommodate accessory apartment.

C. Pangburn stated that he spoke to neighbours and not everyone got the notice for the application. No multi-families in neighbourhood, all singles.

Moved by A. Johnson, seconded by D. Thomson,

"THAT the application by **Gajera Maulikkumar** for **468 Nottingham Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1077 Timberland Crescent**

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

The application relates to **1077 Timberland Crescent** (PL 40M1846 PT LT 12 NOW RP 40R17066 PT 24), 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 Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Width	2.5m	2.75m
Parking Location	All in the Front Yard	At least one space in the Side Yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: S. Bhaveshkumar, 1077 Timberland Crescent, Oshawa

Absent: D. Lindsay

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

S. Bhaveshkumar provided an overview of the application.

In response to a question from A. Johnson, E. Kohek replied that the parking space within the garage is not considered a required space as it is located in tandem with both spaces that are side-by-side in the driveway. One or both of the spaces would be blocking access to the parking space in the garage which is why the parking location variance was required.

Moved by D. Thomson, seconded by F. Eismont,

"THAT the application by **Shah Viral Bhaveshkumar** for **1077 Timberland Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 614 Roselawn Avenue**

An application has been submitted by **Bill and Emilia Kastanas** for variances from the City's Zoning By-law 60-94.

The application relates to **614 Roselawn Avenue** (PL 553 LT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling 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 in a R1-F (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.8m	5m
Maximum Lot Coverage	23%	20%

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: D. Bazios, 90 Jordanray Blvd, Newmarket, ON

Absent: D. Lindsay

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

D. Bazios provided an overview of the application. D. Bazios has consulted with CLOCA.

Moved by F. Eismont, seconded by D. Thomson,

"THAT the application by **Bill and Emilia Kastanas** for **614 Roselawn Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. A minimum rear yard depth of 21 metres is required for the single detached dwelling."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 394 Simcoe Street South

An application has been submitted by **Barry Bryan Associates on behalf of 394 Simcoe Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **394 Simcoe Street South** (PL 335 SHEET 22 PT LT C71), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building (35 units) with 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 PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	140 units per hectare	85 units per hectare
Minimum Interior Side Yard Depth	2.6m	4.5m
Minimum Exterior Side Yard Depth	0.9m	4.5m
Maximum Lot Coverage	31%	22%
Minimum Landscaped Open Space	5%	35%
Minimum Landscaped Open Space in the Front Yard	0%	50%
Minimum Number of Parking Spaces - Visitors	0.22 spaces per unit (8 spaces)	0.33 spaces per unit (12 spaces)
Minimum Number of Parking Spaces - Residents	0.91 spaces per unit (32 spaces)	1 space per unit (35 spaces)
Distance of Parking to any Street Line	0m	3m
Permitted Location of Parking Areas	Front Yard and Rear Yard	Interior Side Yard or Rear Yard only

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: Nick Swerdfeger, BBA, 250 Water St, Suite 201, Whitby, ON

Absent: D. Lindsay

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

N. Swerdfeger provided an overview of the application. Cleaning up historic mess. Legalizing existing conditions. Pre-consultation at start of COVID for interior alterations to ground floor. Multi-residential property. The footprint of the building is not changing, only interior renovations. Changes will create safer exiting from the building. Building permit application forthcoming.

In response to a question from F. Eismont, N. Swerdfeger stated that minimum landscaped open space in front never existed and is remaining the same. Creating two accessible units on ground floor. Only exterior modifications are proposed on the north side.

Moved by F. Eismont, seconded by R. Adams

"THAT the application by Barry Bryan Associates on behalf of 394 Simcoe Limited for 394 Simcoe Street South, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1050 Simcoe Street South**

An application has been submitted by **SHS Consulting on behalf of Durham Region Non-Profit Housing Corporation** for variances from the City's Zoning By-law 60-94.

The application relates to **1050 Simcoe Street South** (PL 833 PT LT 8 NOW RP 40R8960 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a new apartment building with 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 R4-A/R6-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	76.5 units per hectare	60 units per hectare
Maximum Height	12.2m	10.5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-37).

A meeting of the Oshawa Committee of Adjustment was held on March 8, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson
E. Kohek, D. Sappleton

Also Present: E. Star, SHS Consulting
Tracey Greig, Durham Region Non-Profit Housing, 28A Albert Street

Absent: D. Lindsay

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

E. Star provided an overview of the application. Durham Region Non-Profit Housing developed project 40 years ago. To provide more affordable housing determined that they could demolish buildings containing 20 units on the south end of site and replace them with 54 apartment units with a similar height and density. Only two small variances are required. The new apartments will still be essentially three storeys, similar in height to the existing units.

In response to a question from F. Eismont, T. Greig replied that every existing affected tenant has been moved, except for four tenants that still need to be accommodated. All tenants of the remaining north side of the development have been made aware of the project and will continue to live there through construction.

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

"THAT the application by **SHS Consulting on behalf of Durham Region Non-Profit Housing Corporation** for **1050 Simcoe Street South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson

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