



## **Committee of Adjustment Meeting Agenda**

**June 1, 2023, 6:00 p.m.  
Committee Meeting Room**

The personal information contained in your correspondence to 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 the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or in person.

Members of the public 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 to submit correspondence concerning this matter. Please address your comments to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on June 1, 2023 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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.

### **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:

Andrew Johnson  
Dean Lindsay  
Douglas Thomson  
Fred Eismont  
Robert Adams

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.

## Adoption of Committee Minutes

### Recommendation

That the minutes of the Committee of Adjustment meeting held on May 10, 2023 be adopted.

### Staff Reports

**A-2023-50      976, 982, 986 Simcoe Street North and 30 Sunset Drive**

Katrina Metzner on behalf of Plan Capital Developments Ltd.

To permit four additional dwelling units in an existing 60-unit apartment building resulting in increased density and reduced visitor parking

**A-2023-51      378 Daytona Court**

Manmeet Benipal on behalf of Oluwafemi and Abisola Akinrotimi

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

**A-2023-52      1397 Rennie Street**

MD Zahed Anis

To permit a semi-detached dwelling (link home) with an accessory apartment with reduced landscaped open space in the front yard

**A-2023-53      2466 Harmony Road North**

GHD Limited on behalf of Minto (Harmony Road) LP

To permit block townhouse parcels of tied land with reduced interior side yard depths and rear yard depths

**A-2023-54      186 Vancouver Street**

Liza Robinson

To permit a semi-detached dwelling with reduced landscaped open space in the front yard and parking space length

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](mailto: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 **Thursday, June 1, 2023 at 6:00 p.m.** to consider the Committee of Adjustment Application (File **A-2023-50**) submitted by **Katrina Metzner on behalf of Plan Capital Developments Ltd.** for **976, 982, 986 Simcoe Street North and 30 Sunset Drive** (PL 357 SHEET 11D PT LTS 28, 29, 30, now RP 40R30181 PT 3, 5 and 8, and RP 40R12599 PT 3,4), 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 permit four additional dwelling units in an existing 60-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 and as previously varied by the Committee of Adjustment, for an apartment building in an R2/R6-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	147 units per hectare (64 units)	138 units per hectare (60 units)
Minimum Number of Parking Spaces – Visitor	18 (0.28 spaces per unit)	21 (0.33 spaces per unit)

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

### Meeting

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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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 1, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 May 26, 2023 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 May 30, 2023. 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 May 19, 2023.





## 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 **Thursday, June 1, 2023 at 6:00 p.m.** to consider the Committee of Adjustment Application (File **A-2023-51**) submitted by **Manmeet Benipal on behalf of Oluwafemi and Abisola Akinrotimi** for **378 Daytona Court** (PL M1032 PT LT 10 NOW RP 40R2675 PT 11, 28), 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 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 the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m

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

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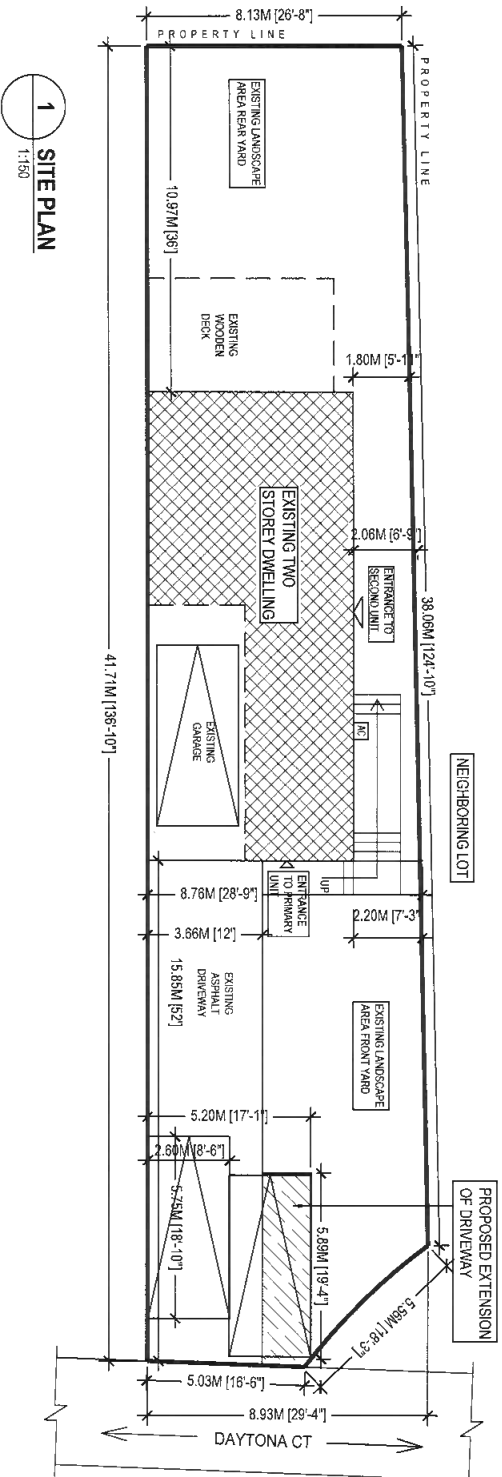
Address: 378 Daytona Court



THE LEGAL SURVEY OF THE PROPERTY IS NOT AVAILABLE.  
THE PROPERTY LINE IS AS PER SITE MEASUREMENTS. THE  
PROPERTY HAS FENCE ON THREE SIDES.

NOTE:  
THERE IS NO CHANGE IN THE FOOTPRINT OF THE HOUSE.

FRONT YARD CALCULATIONS:  
EXISTING FRONT YARD AREA=1436.79 SQ. FT. (133.43 SQ. MT)  
EXISTING DRIVE WAY AREA=627.89 SQ.FT (58.33 SQ. MT.)  
EXISTING FRONT YARD LANDSCAPED AREA=808.10 SQ. FT. (75.10SQ. MT)  
PROPOSED DRIVEWAY EXTENSION AREA= 100.88 SQ. FT. (9.37 SQ. MT.)  
PROPOSED FRONT YARD LANDSCAPED AREA = 808.10-100.88=707.22 SQ. FT.(65.72 SQ.MT)  
REQUIRED FRONT YARD LANDSCAPED AREA =40% OF TOTAL AREA  
40% OF 1435.79= 574.31 SQ. FT.  
PROPOSED FRONT YARD LANDSCAPED AREA =49 % OF TOTAL AREA =707.22 SQ. FT



1 SITE PLAN  
1:150

ARCHITECT: <b>B'PAL ARCHITECTURE STUDIO INC.</b> 6720 Denard Drive, Unit #3 Mississauga, ON Canada, L5T 2K7 Office: 905-799-2225 Cell: 647-300-1675 Email: manmeet@bpastudio.com		STRUCTURE CONSULTANT:		PROJECT NAME AND ADDRESS: PROPOSED SECOND DWELLING UNIT FOR AS BUILT FIRST FLOOR AT 378 DAYTONA COURT, OSHAWA, ON CANADA		DRAWN BY SK		CHECKED BY MB		APPROVED BY MB	
MEP CONSULTANT:		DRAWING TITLE: SITE PLAN		REV		ISSUED FOR BUILDING PERMIT		DATE		SHEET NO A02	
00		ISSUED FOR		22-04-2023		STAGE BUILDING PERMIT		PHASE REV		00	
01		ISSUED FOR		22-04-2023		STAGE BUILDING PERMIT		PHASE REV		00	





Committee of Adjustment

File: **A-2023-52**

Ward: **1**

## **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 **Thursday, June 1, 2023 at 6:00 p.m.** to consider the Committee of Adjustment Application (File **A-2023-52**) submitted by **MD Zahed Anis** for **1397 Rennie Street** (PL 40M2427 PT LT 42 RP 40R26939 PT 3), 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 a semi-detached dwelling (link home) with an accessory apartment with a minimum 43% landscaped open space in the front yard whereas a minimum 50% landscaped open space in the front yard is required by Zoning By-law 60-94 for semi-detached dwelling (link home) with an accessory apartment in a R2(3) (Residential) Zone.

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

### **Meeting**

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 May 29, 2023.

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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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 1, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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.

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City of Oshawa  
Economic and Development Services

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**Purpose and Effect:** The purpose and effect of the application is to permit 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 block townhouses in a R4-A(25) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth for Parcels of Tied Land	0m	1.2m
Minimum Rear Yard Depth for Parcels of Tied Land	0m	6m

The subject site is also subject to an application for Site Plan Approval (File: SPA-2022-04).

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DW CASSIDY & CO ARCHITECTURAL  
 TECHNICALISTS  
 FIRM BCN 28461  
 \_\_\_\_\_  
 JAMIE LOPES  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 BCN 28757 Date: APRIL 2/73 :

60 RANDALL DRIVE, SUITE  
A-200, OHTARIO L15 6L1  
PH (905) 619-1270

3 STOREY REAR LANE &  
BACK-TO-BACK TOWN  
DEVELOPMENT

## SITE PLAN

1 : 400	A 100
2022-41	

2022-41

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**Purpose and Effect:** The purpose and effect of the application is to permit a semi-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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	42%	50%
Minimum Parking Space Length	4.8m	5.75m

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Address: 186 Vancouver Street

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Economic and Development Services