

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 976 Simcoe Street North**

An application has been submitted by **Katrina Metzner (Holland Homes) on behalf of Plan Capital Developments Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **976 Simcoe Street North** (PL 357 SHEET 11D PT LTS 28, 29, 30, now RP 40R30181 PT 3, 5 and 8, and RP 40R12599 PT 3,4), Oshawa, Ontario.

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)

A meeting of the Oshawa Committee of Adjustment was held on June 1, 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. Lindsay, D. Thomson
E. Kohek, R. Bedic

Also Present: R. Holland

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

R. Holland provided an overview of the application. R. Holland advised that some tenants have already moved into the building and do not require resident parking spaces.

In response to a question from F. Eismont, R. Holland stated that the construction crew is no longer parking on Sunset Drive.

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

"THAT the application by **Katrina Metzner on behalf of Plan Capital Developments Ltd.** for **976 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following condition:

1. That the four (4) new apartment units be barrier-free (accessible) to the standards specified in the Ontario Building Code."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, 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 378 Daytona Court**

An application has been submitted by **Manmeet Benipal on behalf of Oluwafemi and Abisola Akinrotimi** for variances from the City's Zoning By-law 60-94.

The application relates to **378 Daytona Court** (PL M1032 PT LT 10 NOW RP 40R2675 PT 11, 28), 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 the Front Yard	41.5%	50%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on June 1, 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. Lindsay, D. Thomson
E. Kohek, R. Bedic

Also Present: M. Benipal, Applicant

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

M. Benipal provided an overview of the application.

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

"THAT the application by **Manmeet Benipal on behalf of Oluwafemi and Abisola Akinrotimi** for **378 Daytona Court**, Oshawa, Ontario, be approved."

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

MINTUES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1397 Rennie Street**

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

The application relates to **1397 Rennie Street** (PL 40M2427 PT LT 42 RP 40R26939 PT 3), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on June 1, 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. Lindsay, D. Thomson
E. Kohek, R. Bedic

Also Present: Z. Anis, 1397 Rennie Street

A report received from the Economic and Development Services Department recommended the Committee deny the application.

Z. Anis provided an overview of the application.

D. Lindsay stated that the issue appears to be the inability to relocate the street tree.

In response to a question from F. Eismont, E. Kohek replied that the removal of the bricks along the base of the street tree would not allow the driveway widening within the boulevard as the driveway must be a minimum of one metre from the street tree, not the landscaping around the tree.

In response to a question from R. Adams, Z. Anis replied the accessory apartment would help financially with their high mortgage payment and help address the provincial housing crisis.

In response to a question from A. Johnson, E. Kohek provided a site photo showing the location of the utility infrastructure in the boulevard.

In response to a question from D. Lindsay, Z. Anis stated he could not confirm if other properties on the street have accessory apartments.

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

"THAT the application by Zahed Anis for 1397 Rennie Street, Oshawa, Ontario, be approved."

R. Bedic suggested including a condition to limit the amount of interlocked area that exists in the front yard of the property that could functionality be utilized for parking with a physical barrier.

The Committee voted on the motion to approve the application.

Affirmative – None

Negative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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

“THAT the application by Zahed Anis for 1397 Rennie Street, Oshawa, Ontario, be approved subject to the following condition:

1. That the Applicant install a physical barrier to the satisfaction of the City of Oshawa to limit the interlocked area that may be utilized for parking vehicles.”

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

MINTUES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2466 Harmony Road North**

An application has been submitted by **GHD Limited on behalf of Minto (Harmony Road) LP** for variances from the City's Zoning By-law 60-94.

The application relates to **2466 Harmony Road North** (Block 66, Plan 40M-2750), Oshawa, Ontario.

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 MU-C(4) "h-24" "h-30" (Mixed Use) 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).

A meeting of the Oshawa Committee of Adjustment was held on June 1, 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. Lindsay, D. Thomson
E. Kohek, R. Bedic

Also Present: S. Chow, GHD Limited

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

S. Chow provided an overview of the application.

In response to a question from D. Lindsay, S. Chow stated that the frontages are approximately six metres.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **GHD Limited on behalf of Minto (Harmony Road) LP** for **2466 Harmony Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, 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 186 Vancouver Street**

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

The application relates to **186 Vancouver Street** (PL 837 PT LT 71 NOW RP 40R608 PT 51, 52), Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on June 1, 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. Lindsay, D. Thomson
E. Kohek, R. Bedic

Also Present: L. Robinson, 186 Vancouver Street, Oshawa

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

E. Kohek provided an overview of the application as there was technical difficulties with L. Robinson.

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

"THAT the application by **Liza Robinson** for **186 Vancouver Street**, Oshawa, Ontario, be approved."

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