



## Committee of Adjustment Meeting Agenda

**June 21, 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 21, 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 June 1 be adopted.

### **Staff Reports**

#### **A-2023-55      267 Seneca Avenue**

Arlotte Noronha on behalf of Suheila Noori

To permit an addition to a single detached dwelling with reduced driveway length leading to a private garage

#### **A-2023-56      307 Simcoe Street South**

Eva Mueller

To permit an apartment building with increased density and lot coverage, and reduced number of visitor parking spaces

#### **A-2023-57      180 Centre Street South**

GHD Limited on behalf of Centre Oshawa Properties Inc.

To permit two additional dwelling units in an existing 18-unit apartment building with increased density and reduced visitor parking spaces

#### **A-2023-58      35, 40, 45 Division Street, 46 Kenneth Avenue, 196, 200, 204 Bond Street East**

HVJ Properties Inc.

To permit a mixed use building or apartment building with increased height, density, and balcony and canopy encroachments, and reduced setbacks to street lines above 12m in height

#### **A-2023-59      340 Britannia Avenue West**

Vivienne Howell-Williams

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in the rear yard

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 a Minor Variance

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on June 21, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-55**) submitted by **Arlotte Noronha on behalf of Suheila Noori** for **267 Seneca Avenue** (CON 4 PT LT 13), 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 addition to a single detached dwelling with a minimum driveway length of 3.9m leading to a private garage whereas Zoning By-law 60-94 requires a minimum driveway length of 6m leading to a private garage for a single detached dwelling in a R1-C (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 June 19, 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 21, 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 June 16, 2023 or any day thereafter.

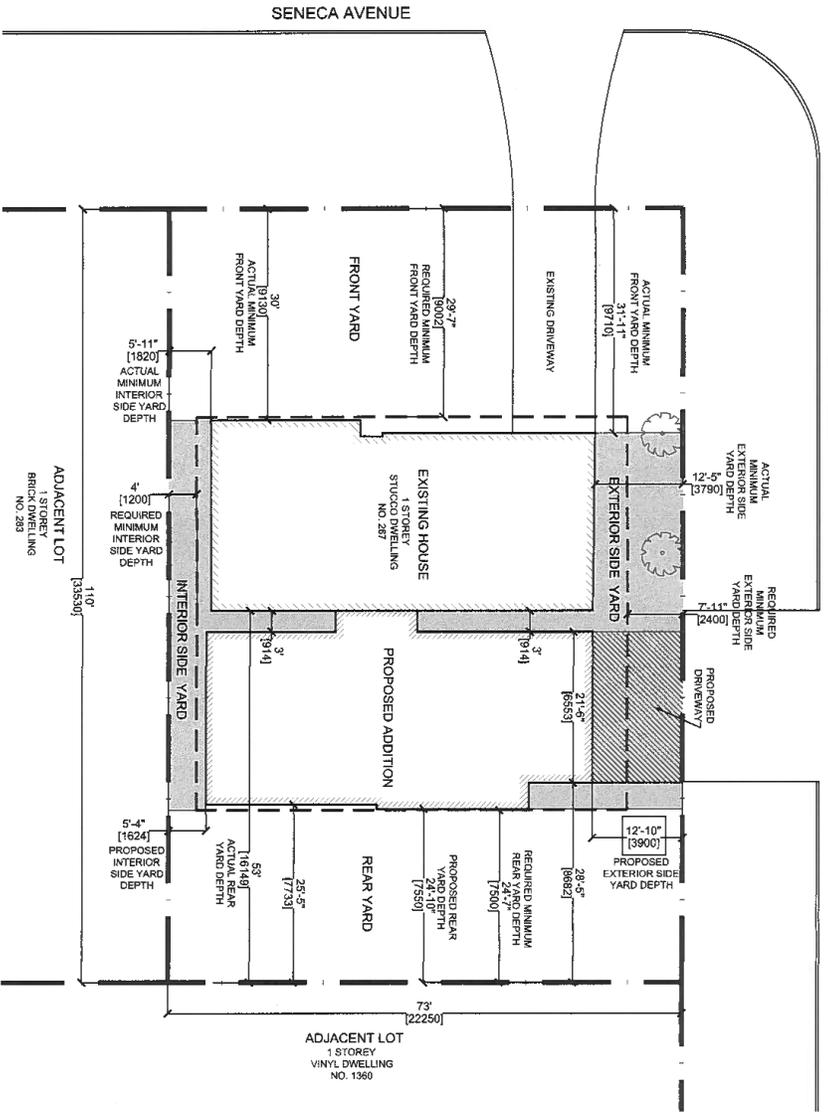
**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than June 19, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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This Notice issued June 9, 2023.

Address: 267 Seneca Avenue

Economic and Development Services



1 PROPOSED SITE PLAN

2 SITE STATISTICS

SITE STATISTICS	
ZONING	R1-C
LOT AREA	746 sq. m.
MAXIMUM LOT COVERAGE (ALLOWED 40%)	298.4 sq.m.
BUILDING HT. (ALLOWED 9M)	EXISTING 5.5 m PROPOSED 7.5 m
MAIN FLOOR LOT COVERAGE	130.5 sq.m. 121.7 sq.m.
SECOND FLOOR LOT COVERAGE	46 sq.m.
LOT COVERAGE	130.5 sq.m. 167.7 sq.m.
TOTAL PROPOSED LOT COVERAGE	298.2 sq.m.

**GENERAL NOTES**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL AND PROVINCIAL AUTHORITIES HAVING JURISDICTION.

**CONSULTANTS**

**ARCHITECTURAL**

**WEIRD IMPULSE INC.**  
 15 Sheppard Boulevard, Toronto, Ontario M4B 1A6  
 (416) 977-7171  
 email: weirdimpulse@mail.weirdimpulse.com  
 Email: weirdimpulse@gmail.com

**SITE ADDRESS**

267 SENECA AVENUE  
 OSHAWA, ONTARIO L1G 3V7

**PROJECT TITLE**

PROPOSED ONE-STOREY DETACHED 1.5 CAR PARK GARAGE AND UNDERSHED ADJACENT

**DRAWING TITLE**

SITE PLAN AND SITE STATISTICS

**DRAWN BY:** AN      **CHECKED BY:** AG  
**SCALE:** AS SHOWN      **DATE:** 10 MARCH 2023

**PROJECT NO:** 22-12      **NORTH ARROW**

**DRAWING NO:** A-0

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND WHETHER THE SET-OUT IN THE ON-DRAWN BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
 (Requirements taken from the Building Code under 3.2.5. (Schedule C of OBC))

DATE: 22 April 2023  
 DESIGN STUDIO: ECN  
**WEIRD IMPULSE INC.**



### 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 June 21, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-56**) submitted by **Eva Mueller** for **307 Simcoe Street South** (PL H-50005 PT LT 34 NOW RP 40R11743 PT 1), 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 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 as varied previously by the Committee of Adjustment for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	118 units per hectare	95 units per hectare
Minimum Number of Visitor Parking Spaces for a Rental Apartment Building	1 (0.1 spaces per unit)	3 (0.33 spaces per unit)
Maximum Lot Coverage	36%	34.5%

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**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 21, 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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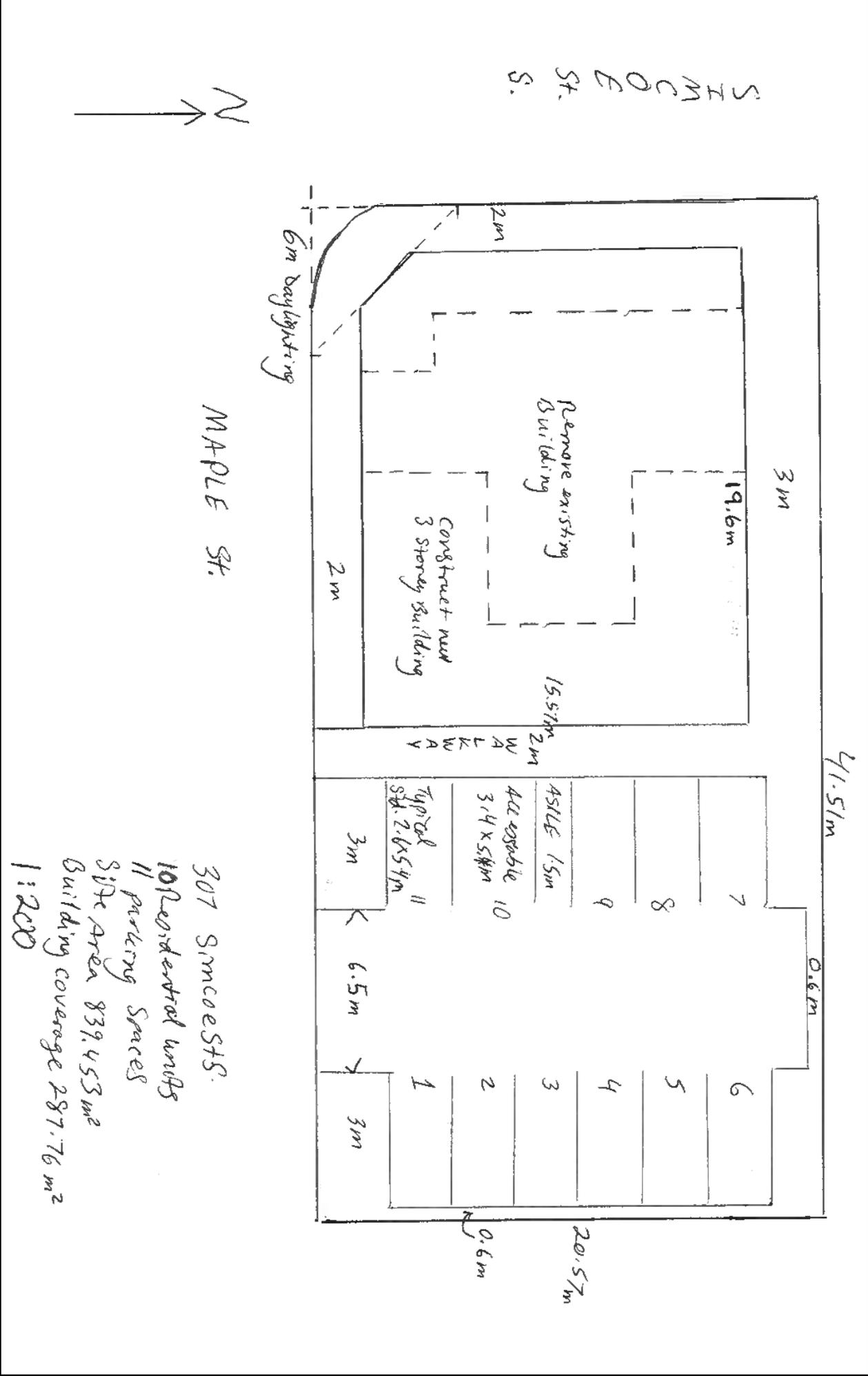
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on June 16, 2023 or any day thereafter.

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This Notice issued June 9, 2023.

Address: 307 Simcoe Street South



307 Simcoe St. S.  
10 Residential units  
11 parking spaces  
Site area 839.453 m<sup>2</sup>  
Building coverage 287.76 m<sup>2</sup>  
1:200



### 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 June 21, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-57**) submitted by **GHD Limited on behalf of Centre Oshawa Properties Inc.** for **180 Centre Street South** (PL H-50015 LT 15,16), 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 two additional dwelling units in an existing 18-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 a 20-unit apartment building in a R2/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	124 units per hectare	85 units per hectare
Minimum Number of Visitor Parking Spaces for Rental Apartment Building	2 (0.1 spaces per unit)	7 (0.33 spaces per unit)

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This Notice issued June 9, 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 June 21, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-58**) submitted by **HVJ Properties Inc.** for **35, 40, 45 Division Street, 46 Kenneth Avenue, 196, 200, 204 Bond Street East** (PL 120 PT LTS 23 TO 25 PL 139 LTS 1 19 PT LT 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 permit a mixed use building or 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 a mixed use building or apartment building in a CBD-B(2) (Central Business District) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height	43.7m	43m
Maximum Density	847 units per hectare	773 units per hectare
Minimum Building Setbacks from a Street Line above 12m in height	<ul style="list-style-type: none"> <li>▪ 0.1m (corner of Division Street and Bond Street East)</li> <li>▪ 0.3m (corner of Bond Street East and Kenneth Avenue)</li> </ul>	0.5m
Maximum Balcony and Canopy Encroachments into Road Allowance (Kenneth Avenue) above the Ground Floor	0.65m (Kenneth Avenue road allowance)	0.21m encroachment for balconies into the Kenneth Avenue road allowance
Maximum Balcony and Canopy Encroachments into Road Allowance (Bond Street East and Division Street) above the Ground Floor	<ul style="list-style-type: none"> <li>▪ 2.6m (corner of Kenneth Avenue and Bond Street East)</li> <li>▪ 0.9 m (corner of Bond Street East and Division Street)</li> </ul>	Not Permitted

The subject site is also subject to an application for Site Plan Approval (File SPA-2023-05).

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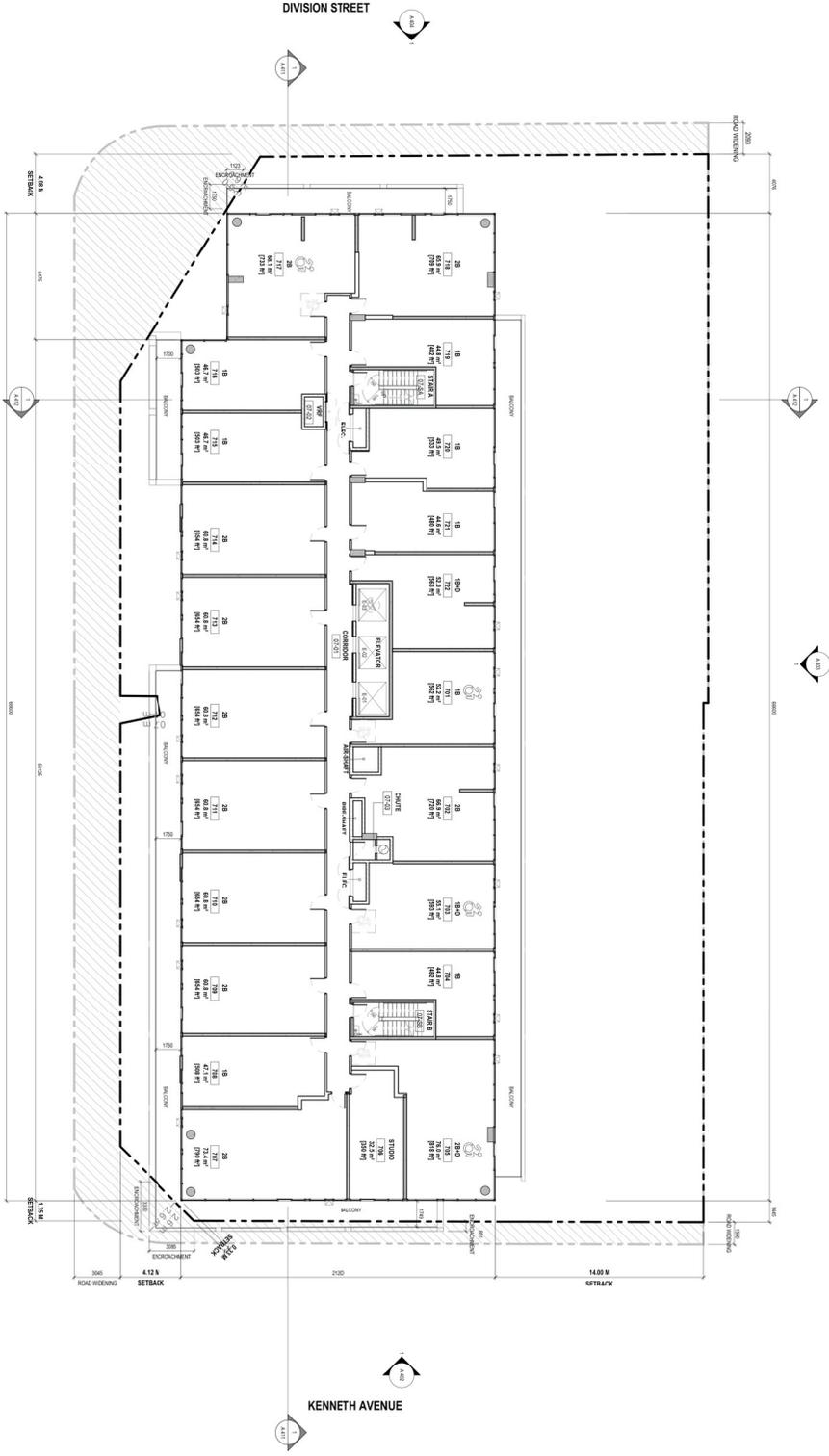
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This Notice issued June 9, 2023.

Address: 35 Division Street

Economic and Development Services



LEGEND

	ROAD WIDENING
	NEW PROPERTY LINE
	OLD PROPERTY LINE

NO.	DATE	DESCRIPTION
1	2022.10.10	ISSUED FOR BIA
2	2022.10.10	ISSUED FOR SUBMITTAL
3	2022.10.27	ISSUED FOR SUBMITTAL
4	2022.10.27	ISSUED FOR SUBMITTAL
5	2022.10.27	ISSUED FOR SUBMITTAL
6	2022.10.27	ISSUED FOR SUBMITTAL
7	2022.10.27	ISSUED FOR SUBMITTAL
8	2022.10.27	ISSUED FOR SUBMITTAL
9	2022.10.27	ISSUED FOR SUBMITTAL
10	2022.10.27	ISSUED FOR SUBMITTAL

**AA Architects Inc.**  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1W8  
 TEL: (416) 291-2222  
 FAX: (416) 291-2222  
 WWW.AAARCHITECTS.COM

**NEO**  
 35, 39 AND 45 DIVISION ST. & 968, 2002/04  
 BOND ST. & 468 KENNETH AVE. OSHAWA, ON  
 CLIENT: **HUJ PROPERTIES INC.**  
 5088 VINCENET BLVD. #108  
 SCARBOROUGH, ONTARIO



SCALE: 1:150  
 DATE: OCT 2022  
 TITLE: LEVEL 7-11  
 PROJECT NO: 16-108  
**A 203**

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**Purpose and Effect:** The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment with a minimum of 45% landscaped open space in the rear yard whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the rear yard for a semi-detached dwelling with an accessory apartment in a R2(11) (Residential) Zone.

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