

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 267 Seneca Avenue**

An application has been submitted by **Arlotte Noronha on behalf of Suheila Noori** for a variance from the City's Zoning By-law 60-94.

The application relates to **267 Seneca Avenue** (CON 4 PT LT 13), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on June 21, 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, D. Sappleton

Also Present: A. Noronha, 75 Glencrest Boulevard, Toronto

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

A. Noronha provided an overview of the application. The owner has agreed to remove the sheds so the lot coverage does not exceed the permitted maximum.

In response to a question from R. Adams, E. Kohek replied the sheds will be required to be removed during the building permit process.

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

"THAT the application by **Arlotte Noronha on behalf of Suheila Noori** for **267 Seneca Avenue**, 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 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 307 Simcoe Street South**

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

The application relates to **307 Simcoe Street South** (PL H-50005 PT LT 34 NOW RP 40R11743 PT 1), 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 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	119 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%

A meeting of the Oshawa Committee of Adjustment was held on June 21, 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, D. Sappleton

Also Present: E. Mueller, 340 Buena Vista Ave, Apt #4, Oshawa

A report received from the Economic and Development Services Department recommended denial of this application.

E. Mueller provided an overview of the application and requested the application be tabled.

In a response to a question from R. Adams, E. Kohek stated that staff are not in support of tabling the application and maintain the staff recommendation to deny the application.

In a response to a question from R. Adams, E. Mueller stated that she did not want the Committee to deny the application.

In response to a question from R. Adams, E. Kohek confirmed that if an application is denied the applicant has the ability to bring back another application further down the road.

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

"THAT the application by **Eva Mueller** for **307 Simcoe Street South**, Oshawa, Ontario, be denied."

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

Negative – None

CARRIED.

The Chair declared that the application BE DENIED.

The DENIAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances are not minor.

2. The Committee is of the opinion that the granting of the variances would not maintain the general intent and purpose of the Official Plan.
3. The Committee is of the opinion that the granting of the variances would not maintain the general intent and purpose of the Zoning By-law.
4. The Committee is of the opinion that the granting of the variances would not contribute to the proper and orderly development of the municipality.
5. The Committee is of the opinion that the granting of the variances is not desirable for the appropriate development of the subject property.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 180 Centre Street South**

An application has been submitted by **GHD Limited on behalf of Centre Oshawa Properties Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **180 Centre Street South** (PL H-50015 LT 15,16), Oshawa, Ontario.

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)

This application was heard by the Committee of Adjustment on June 21, 2023 and with Notice of Hearing having been given as directed by the Committee of Adjustment, THE DECISION OF THE COMMITTEE IS THAT THE APPLICATION BE RESERVED.

A meeting of the Oshawa Committee of Adjustment was held on June 21, 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, D. Sappleton

Also Present: S. Chow, GHD Limited

A report received from the Economic and Development Services Department requested the Committee of Adjustment reserve their decision.

S. Chow provided an overview of the application and agreed to continue to work with staff and bring the application back to a future meeting.

In response to a question from A. Johnson, E. Kohek replied there have been only three parking complaints against the property over a number of years.

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

"THAT the decision on the application by **GHD Limited on behalf of Centre Oshawa Properties Inc.** for **180 Centre Street South**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the decision on the application BE RESERVED.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 35, 40, 45 Division Street, 46 Kenneth Avenue, 196, 200, 204 Bond Street East

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

The application relates to **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, Ontario.

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"> ▪ 0.1m (corner of Division Street and Bond Street East) ▪ 0.3m (corner of Bond Street East and Kenneth Avenue) 	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"> ▪ 2.6m (corner of Kenneth Avenue and Bond Street East) ▪ 0.9 m (corner of Bond Street East and Division Street) 	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on June 21, 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, D. Sappleton

Also Present: M. Bennett, WND Associates Ltd. on behalf of HVJ Properties Inc.

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

M. Bennett provided an overview of the application. The design has changed through site plan approval process resulting in requiring the noted variances.

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

"THAT the application by **HVJ Properties Inc.** for **35, 40, 45 Division Street, 46 Kenneth Avenue, 196, 200, 204 Bond Street East**, Oshawa, Ontario, be approved, subject to the following condition:

1. The Owner shall enter into an encroachment agreement with the City of Oshawa to the satisfaction of Planning Services and Legal Services for the encroachments."

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



Committee of Adjustment

File: **A-2023-59**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 340 Britannia Avenue West

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

The application relates to **340 Britannia Avenue West** (PL 40M2589 PT LT 2 RP 40R31074 PT 4), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a semi-detached dwelling with an accessory apartment with a minimum of 40% 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.

A meeting of the Oshawa Committee of Adjustment was held on June 21, 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, D. Sappleton

Also Present: V. Howell-Williams

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

V. Howell-Williams provided an overview of the application.

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

"THAT the application by **Vivienne Howell-Williams** for **340 Britannia Avenue West**, 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 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