

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 75 John Street West and 130 Centre Street South**

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

The application relates to **75 John Street West and 130 Centre Street South** (PL H-50004 BLK O PT LT 1, 2 PL 53 PT LT 19, 20 NOW RP 40R11910 PT 1 PT PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit senior citizens apartment buildings with 61 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 63 parking spaces for a senior citizens apartment building in a R6-D.D534 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 15, 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
D. Dutta, E. Kohek, D. Sappleton

Also Present: M. Fry, D. G. Biddle & Associates
J. Dedesco, 23 Ravine Drive, Oshawa
E. Bolt, 130 Centre Street South, Oshawa
C. McCloskey, 250 Baldwin Street, Oshawa
N. Robertson, Sunrise Seniors Executive Director, 75 John Street West, Oshawa
D. Russel, 130 Centre Street South, Oshawa

A report received from the Economic and Development Services Department recommended the Committee reserve its decision.

R. Adams acknowledged that written and oral comments were received for the Committee's consideration for the file.

M. Fry provided an overview of the application.

J. Dedesco commented cost prohibitive to put gas tank on the roof. Supplies both 130 and 75.

E. Bolt commented that there are only 18 surface parking spots, not 65, including 2 tandem spots.

C. McCloskey commented rooftop ideal location. Not minor to eliminate 2 spaces. Concerned about pollution and noise from the machine. Challenges of parking. Four parking spaces are under the canopy that truck and large vehicles cannot access. Wants to know costing of putting on roof.

N. Robertson replied grant received from Region, would cost an extra \$100,000 to put on roof. Deadline March 31 to install generator. Only option now.

D. Russell commented opposition to remove parking spots. Concerned by lack of correspondence. Lack of space. Loading problems with grocery deliveries, taxis, emergency vehicles. Snow storage takes 2 spots. No spaces for dining room staff, current dining room staff takes a spot.

M. Fry commented residential parking is full. No study for parking has been completed.

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

“THAT the application by **Sunrise Seniors Place** for **75 John Street West and 130 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 application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 952 Townline Road South**

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

The application relates to **952 Townline Road South** (PL 40M2301 LT 16), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include 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 which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	45%	50%

A meeting of the Oshawa Committee of Adjustment was held on November 15, 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
D. Dutta, E. Kohek, D. Sappleton

Also Present: P. Gosain, 952 Townline Road South, Oshawa

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

P. Gosain provided an overview of the application.

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

"THAT the application by **Puru Gosain** for **952 Townline Road South**, Oshawa, Ontario, be approved subject to the following condition:

1. That the owner remove the excess hardscaping as illustrated on the submitted site plan within one (1) year of the date of the decision of this Committee."

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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 59 Wilson Road South**

An application has been submitted by **Clinton Dochuk on behalf of Travis Wilson** for variances from the City's Zoning By-law 60-94.

The application relates to **59 Wilson Road South** (PL 278 LT 27), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for Main Dwelling Unit	1	2
Location of Parking Spaces	To permit tandem parking for separate units	Tandem parking for separate units not permitted

A meeting of the Oshawa Committee of Adjustment was held on November 15, 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
D. Dutta, E. Kohek, D. Sappleton

Also Present: C. Dochuk

A report received from the Economic and Development Services Department recommended the Committee reserve its decision.

C. Dochuk provided an overview of the application.

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

"THAT the application by **Clinton Dochuk on behalf of Travis Wilson** for **59 Wilson Road South**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 674 Simcoe Street South**

An application has been submitted by **D. G. Biddle & Associates Limited on behalf of 2539037 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **674 Simcoe Street South** (OSHAWA PT RD ALLOW PL 335 SHEET 31 LT C13 PT LTS C11 C12 AND C14 AND RP 40R8202 PT 1 TO 4), Oshawa, Ontario.

The purpose and effect of the application is to permit a convenience store 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 convenience store in a PSC-A/SSC-C (Planned Strip Commercial/Automobile Service Station) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	7.0m	12m
Minimum Distance of Parking Area to a Street Line	0.9m	3.0m

The subject site is also subject to an application for site plan approval (File SPA-2022-35).

A meeting of the Oshawa Committee of Adjustment was held on November 15, 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
D. Dutta, E. Kohek, D. Sappleton

Also Present: M. Fry, D. G. Biddle & Associates

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

M. Fry provided an overview of the application.

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

"THAT the application by **D. G. Biddle & Associates Limited on behalf of 2539037 Ontario Inc.** for **674 Simcoe Street South**, 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.



Deb Dutta, Assistant Secretary-Treasurer