

## May 8, 2024, 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** 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** by 4:30 p.m. on May 8, 2024 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) 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 Vacant

The Committee of Adjustment considers all minor variances to the provisions of Zoning Bylaw 60-94, as amended, and extensions, enlargements or variations to existing legal nonconforming uses. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

## Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

## Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on date be adopted.

### **Minor Variance Staff Reports**

### A-2024-35 140 Vancouver Street

RJ CAD Solutions Inc. on behalf of Kaheliin Empires Inc.

To permit a semi-detached dwelling which may include an accessory apartment with reduced landscape open space in front yard and parking space length and width

### A-2024-37 58 Riverside Drive North

Clinton Dochuk

To permit an accessory building containing an accessory apartment in the front yard of a single detached dwelling, and with increased height

### A-2024-42 523 Drew Street

Mamoon Alschaar

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and percent of accessory apartment floor area located wholly above or below another dwelling unit

Ward 4

### Ward 3

Ward 5

#### A-2024-45 **1179 Tall Pine Avenue**

Daniel Allan on behalf of Jessica Gibbard

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width

#### A-2024-46 736 Albert Street

Lonny Gibson on behalf of Yuvaraj Roy

To permit an addition to an existing legal non-conforming single detached dwelling or converted dwelling, whereas Interim Control By-law 133-2023 does not permit additions to buildings while in effect and Zoning By-law 60-04 does not permit a single detached dwelling or converted dwelling

#### A-2024-47 186 Britannia Avenue West

Muhammad Afzal on behalf of Ahmad Kanama

To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space length and to permit tandem parking for parking spaces for separate dwelling units

#### A-2024-48 Lands at the southeast corner of Grandview Street North and Canfield Street Ward 1

GHD Limited on behalf of Umiak Investments Limited (Fieldgate) and Oshawa (Conlin) Developments Inc.

To permit block townhouses with reduced front yard, exterior side yard and rear yard depths, landscaped open space, front lot line, and parking area setback to a street line, and increased lot coverage and height

### **Consent Staff Reports**

#### B-2024-13 to 15 1040 Cedar Street and 280 Wentworth Street Ward 5

Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited

To permit Consent to sever two residential parcels of land, retaining a residential parcel with an existing apartment, and create mutual easements for access, parking, amenity space and servicing

#### B-2024-16 to 19 1611 Ritson Road North

D. G. Biddle and Associates on behalf of 1494339 Ontario Ltd.

To permit Consent to permit the severance of four residential parcels of land for future single detached dwellings, retaining a residential parcel of land

Ward 5

Ward 2

Ward 1

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**. Thank you.

File Number:		
Name:		
Address:		
Postal Code:		
E-Mail Address:		



File: A-2024-45 Ward: 3

# 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 May 8, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-45**) submitted by **Daniel Allan on behalf of Jessica Gibbard** for **1179 Tall Pine Avenue** (PL 40M2129 LT 79), 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 single detached dwelling which may include an accessory apartment with a minimum parking space width of 2.6m, whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R1-E(7) (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 6, 2024.

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**City Contact:** Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

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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 May 3, 2024 or any day thereafter.

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File: A-2024-46 Ward: 5

# Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance and an Enlargement or Extension of a Non-Conforming Building or Structure

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 8, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-46**) submitted by **Lonny Gibson on behalf of Yuvaraj Roy** for **736 Albert Street** (PL H-50012 PT LT 18), Oshawa for a minor variance from the City's Interim Control By-law 133-2023 and to permit an enlargement or extension of a building.

**Purpose and Effect:** The purpose and effect of the application is to permit an addition to a legal non-conforming single detached dwelling or converted dwelling, whereas Zoning By-law 60-94 does not permit an enlargement, addition, or alteration to a legal non-conforming use in a PSC-A (Planned Strip Commercial) Zone.

An additional purpose and effect of the application is to permit an addition to a legal nonconforming single detached dwelling or converted dwelling, whereas Interim Control By-law 133-2023, while in effect, does not permit any construction, alteration or expansion of any building or structure.

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 6, 2024.

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File: **A-2024-47** Ward: **2** 

# Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

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**Purpose and Effect:** The purpose and effect of the application is to permit a semi-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 semi-detached dwelling in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.2m	5.75m
Tandem Parking for Parking Spaces for Separate Dwelling Units	To permit	Not permitted

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File: A-2024-48 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 May 8, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-48) submitted by GHD Limited on behalf of Umiak Investments Limited (Fieldgate) and Oshawa (Conlin) Developments Inc. for the lands at the southeast corner of Grandview Street North and Canfield Street (Block 197, Plan 40M-2763), 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 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(9).DBR 60-85/R6-A "h-14" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.0m	3.0m
Minimum Front Yard Depth and Exterior Side Yard Depth abutting any street line formed by a daylighting triangle	0.8m	3.0m
Minimum Rear Yard Depth	3.0m	7.5m
Minimum Landscaped Open Space	20%	35%
Maximum Lot Coverage	46%	35%
Maximum Height	14m	11.5m
Minimum Front Lot Line Length	3.0m	6.0m
Minimum Landscaped Open Space in the Rear Yard of a Parcel of Tied Land abutting the Private Road	0%	50%
Maximum Density	61 dwelling units per hectare	60 dwelling units per hectare
Minimum Setback of Parking Area to a Street Line	2.9m to Canfield Street	3.0m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-38).

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## Meeting

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A-2024-48

Address: southeast corner of Grandview Street North and Canfield Street



File: **B-2024-13 to B-2024-15** Ward: **5** 

## Notice of Hearing under the Planning Act Concerning an Application for Consent

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 8, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-13 to B-2024-15**) submitted by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for **280 Wentworth Street West and 1040 Cedar Street** (RP 40R11376 PT 1), Oshawa for consent.

## Purpose and Effect:

**B-2024-13:** The purpose and effect of the application is to sever a 0.45 ha parcel of residential land with an existing apartment building (1040 Cedar Street), retaining a 1.83 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

**B-2024-14:** The purpose and effect of the application is to sever a 0.65 ha parcel of residential land fronting Glen Street, retaining a 1.18 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

**B-2024-15:** The purpose and effect of the application is to create mutual easements for access, parking, amenity space and servicing.

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-27) and Minor Variance (File: A-2024-38).

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

## Meeting

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File: **B-2024-16 to B-2024-19** Ward: **1** 

## Notice of Hearing under the Planning Act Concerning an Application for Consent

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## Purpose and Effect:

**B-2024-16:** The purpose and effect of the application is to sever a 0.129ha residential parcel of land, retaining a 0.581ha residential parcel of land.

**B-2024-17:** The purpose and effect of the application is to sever a 0.037ha residential parcel of land, retaining a 0.092ha residential parcel of land.

**B-2024-18:** The purpose and effect of the application is to sever a 0.03ha residential parcel of land, retaining a 0.062ha residential parcel of land.

**B-2024-19:** The purpose and effect of the application is to sever a 0.031ha residential parcel of land, retaining a 0.031ha residential parcel of land.

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-20).

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