

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2425 Simcoe Street North

An application has been submitted by **Tribute (Simcoe Street) Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **2425 Simcoe Street North** (Plan 40M-2605, Block 9), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building and 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 an apartment building and block townhouses in a PCC-A(2)/SSC-B "h-14" "h-55" "h-57" (Planned Commercial Centre/Automobile Service Centre) Zone.

Zoning Item	Column 1	Column 2
Interpretation of Front Lot Line	Street line abutting Simcoe Street North	Street line abutting Steeplechase Street
Maximum Front Yard Depth	5.4m	4m
Minimum Landscaped Open Space abutting a Residential Zone	3.4m	5m

A meeting of the Oshawa Committee of Adjustment was held on February 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: L. Foster, Tribute Communities

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

L. Foster provided an overview of the application.

T. Ryan read aloud comments from R. McConkey seeking clarification on several items.

L. Foster stated there is a total of 606 units and a height of 27 storeys. She further stated the application is currently for one tower with a parking rate of 1.86 spaces/unit, which meets and exceeds the current minimum parking requirements. There are no plans to remove the 4-storey parking structure and add underground parking.

Moved by R. Adams, seconded by A. Johnson,

"THAT the application by **Tribute (Simcoe Street) Limited** for **2425 Simcoe Street North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 284 Haig Street

An application has been submitted by **Lonny Gibson on behalf of Rusty Johnston** for a variance from the City's Zoning By-law 60-94.

The application relates to **284 Haig Street** (Plan 206, Lot 21), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition (porch enclosure) to an existing single detached dwelling resulting in a minimum front yard depth of 3m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 6m for a single detached dwelling in a R1-E (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: R. Johnson, 284 Haig Street, Oshawa

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

R. Johnson provided an overview of the application.

In response to a question from F. Eismont, R. Johnson stated the enclosure was completed prior to obtaining a building permit, as he was not aware a permit was needed as it was enclosing an existing structure.

Moved by F. Eismont, seconded by P. Uprety,

“THAT the application by **Lonny Gibson on behalf of Rusty Johnston** for **284 Haig Street**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 606 Bickle Drive

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

The application relates to **606 Bickle Drive** (Plan 498, Lot 13), Oshawa, Ontario.

The purpose and effect of the application is to permit accessory buildings ancillary to a single 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 accessory buildings ancillary to a single detached dwelling in a R1-F (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Combined Ground Floor Area for all Accessory Buildings	101m ²	60m ²
Maximum Combined Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	81%	50%
Maximum Height for an Accessory Building	5.5m	4.5m

A meeting of the Oshawa Committee of Adjustment was held on February 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: R. Fisher, 606 Bickle Drive, Oshawa

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

R. Fisher provided an overview of the application.

In response to a question from F. Eismont, R. Fisher stated the driveway will not be extended to the garage, the existing sod will remain.

In response to a question from A. Johnson, T. Ryan stated the size of the accessory buildings is equal to 5% of the lot area.

In response to a question from A. Johnson, R. Fisher stated the pool was removed last year.

Moved by A. Johnson, seconded by R. Adams,

“THAT the application by **Ron Fisher** for **606 Bickle Drive**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1909 Simcoe Street North

An application has been submitted by **LH (Charing Cross) LP on behalf of 1387925 Ontario Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **1909 Simcoe Street North** (Lot 2, Plan 571), Oshawa, Ontario.

The purpose and effect of the application is to permit a temporary leasing office trailer for the leasing of units at 385 Arctic Red Drive, having the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an office in a MU-A (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Maximum Front Yard Depth	20m	5.5m
Minimum Building Frontage	50%	60%
Minimum Building Height	5m	5.5m
Vehicular Access to Office Use	Simcoe Street North	A local road
Permitted Parking Location	Front Yard and Rear Yard	Rear or Interior Side Yards only
Parking Area between a Building and a Street Line for any Building within 20m of a Street Line	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on February 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: A. Ribeiro, LH (Charing Cross) LP, Richmond Hill, ON

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

A. Ribeiro provided an overview of the application, stating he is requesting an extension of the current use granted by the Committee of Adjustment in 2019. Due to COVID-19, sale of the units have been delayed and more time is required.

In response to a question from R. Adams, T. Ryan stated there would be no changes or alterations to the existing conditions.

Moved by J. Conlin, seconded by F. Eismont,

“THAT the application by LH (Charing Cross) LP on behalf of 1387925 Ontario Ltd. for 1909 Simcoe Street North, Oshawa, Ontario, be approved subject to the following condition:

1. The temporary leasing trailer shall only be permitted until December 31, 2023.”

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer