



Committee of Adjustment Meeting

May 11, 2022

Committee Meeting Room

Council Building 6:00 p.m.

Agenda

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 11, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on May 11, 2022 in order for your correspondence to be provided to Committee members for the May 11, 2022 public meeting.

The City of Oshawa's Committee of Adjustment webpage (www.oshawa.ca/business-and-investment/committee-of-adjustment.asp) provides a list of upcoming Committee of Adjustment meetings, agendas and minutes, and a link to the live webstream player to enable easy access to view the meeting live.

Notice to Correspondents:

The personal information contained in your correspondence to the 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 relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Erika Kohek at 905-436-3311, extension 2519 or at ekohek@oshawa.ca no later than May 10, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at ekohek@oshawa.ca.

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:

Robert Adams
Fred Eismont
Andrew Johnson
Pralhad Uprety
Vacant

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.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022
February 9, 2022 and February 23, 2022
March 9, 2022 and March 23, 2022
April 13, 2022 and April 27, 2022
May 11, 2022 and May 25, 2022
June 8, 2022 and June 22, 2022
July 13, 2022 and July 27, 2022
August 10, 2022 and August 24, 2022
September 14, 2022 and September 28, 2022
October 13, 2022 and October 26, 2022
November 9, 2022 and November 23, 2022
December 14, 2022

You or your agent 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.

Please Note

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Committee of Adjustment

May 11, 2022

A-2022-40 150 Adelaide Avenue East

Ashley and Dustin Kozak

To permit a new parking space in the rear yard of an existing building with increased building and fence height within the driveway sight triangles

A-2022-41 64 Albany Street and 426 Front Street

1841393 Ontario Inc.

To permit an apartment building with reduced parking

A-2022-42 4179 Simcoe Street North

Steve Edwards of GHD on behalf of 2321719 Ontario Ltd.

To permit two new buildings for the expansion of a farm implement sales, rental and service establishment with increased lot coverage

A-2022-43 183 Gibbons Street

Donato Barros and Christina Conforti

To permit a single detached dwelling with an accessory apartment on a proposed lot with reduced lot frontage, and all parking located in the front yard

A-2022-44 145 Banting Avenue

Mohammad Mofizur Rahman on behalf of Foyzun Nahar Rahman

To permit a single detached dwelling with reduced lot area, rear yard depth, driveway length and parking space length, and increased lot coverage, building height and steps encroachment into 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 cchase@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____



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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-40**) submitted by **Ashley and Dustin Kozak** for **150 Adelaide Avenue East** (PL 161, PT LT 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 a new parking space in the rear yard of an existing 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 a parking space associated with a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum height of a building, structure or man-made feature in a driveway sight triangle (South Side of Driveway)	2.4m	0.9m
Maximum height of a building, structure or man-made feature in a driveway sight triangle (North Side of Driveway)	1.2m	0.9m

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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 ekohek@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 11, 2022. Submissions are accepted by email at ekohek@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 May 6, 2022 or any day thereafter.

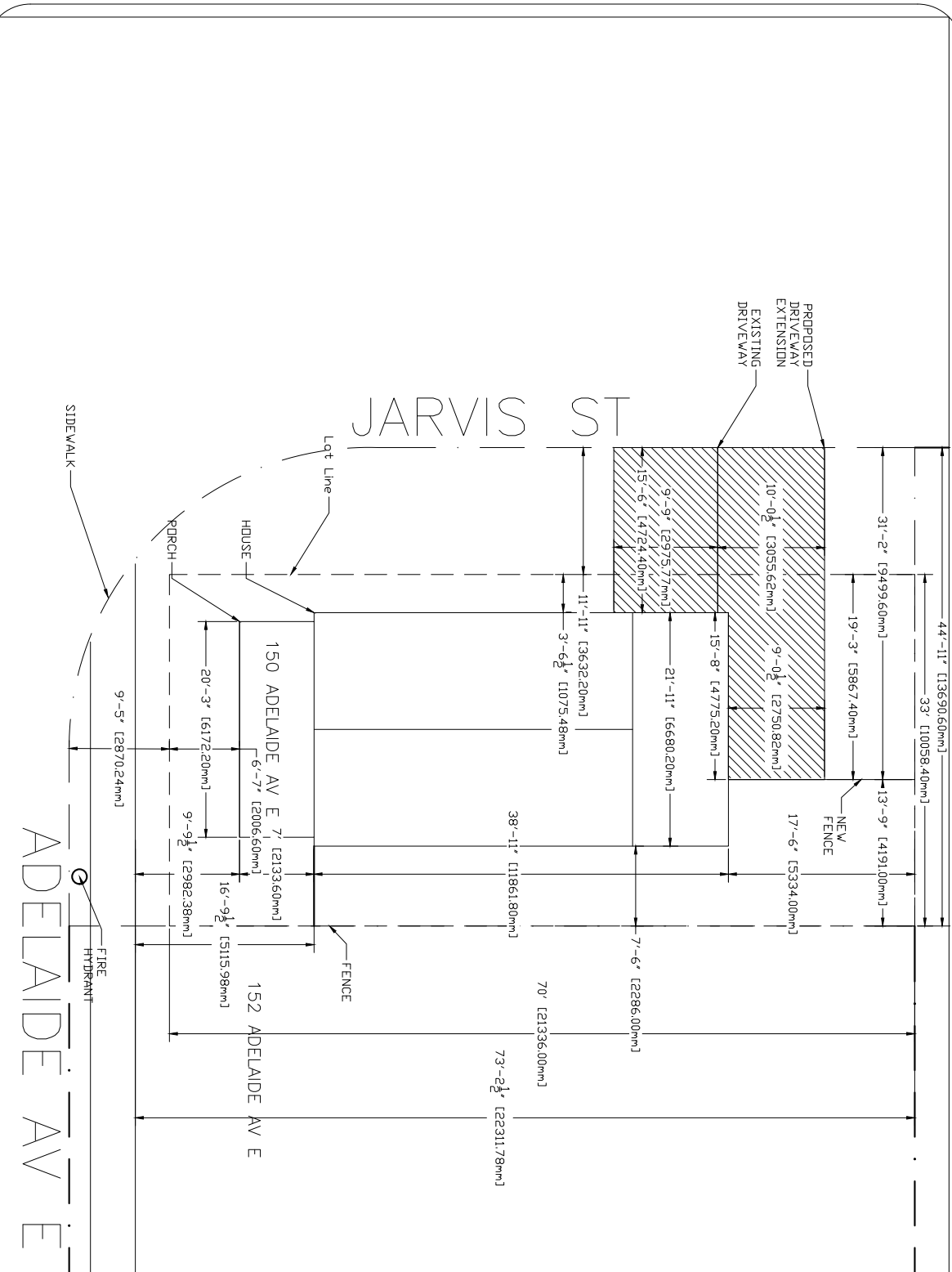
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than May 10, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 29, 2022.

Address: 150 Adelaide Avenue East

City of Oshawa
Development Services Department



General Notes
1. DRIVEWAY EXTENSION REQUIRES REMOVAL OF CURRENT SHED.
2. DRIVEWAY EXTENSION REQUIRES GENERAL REFERENCE TO MAPS TO NEW SEPARATION.

No.	Revision/Issue	Date

Proposed Name
PROPOSED DRIVEWAY EXTENSION

Project Name and Address
150 ADELAIDE AV E
OSHAWA ONTARIO
L1G 4T2

Project
DRIVEWAY EXT
Date
3/29/2022
Scale
1:50
Sheet
02



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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-41**) submitted by **1841393 Ontario Inc** for **64 Albany Street and 426 Front Street** (PL 41 LTS 11 and 12 PT LT 13 and RP 40R1295 PT 4, PT 3 and PL 41, PT LT 10), 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 for an apartment building in a R6-D(5) “h-82” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Resident Parking Spaces – Condominium	0.50 spaces per 1-bedroom unit 0.75 spaces per 2-bedroom unit	1.08 space per unit
Minimum Number of Resident Parking Spaces – Rental	0.50 spaces per 1-bedroom unit 0.75 spaces per 2-bedroom unit	1.00 space per unit
Minimum Number of Visitor Parking Spaces - Rental	0.25 spaces per unit	0.33 spaces per unit

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Address: 64 Albany Street and 426 Front Street

City of Oshawa
Development Services Department



SURVEY: VAN B. WALKER O.L.S. LTB. 2018
PLAN OF SURVEY OF
ALL OF LOT 12 and PART OF
LOTS 11 & 13;
REGISTERED PLAN 41
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

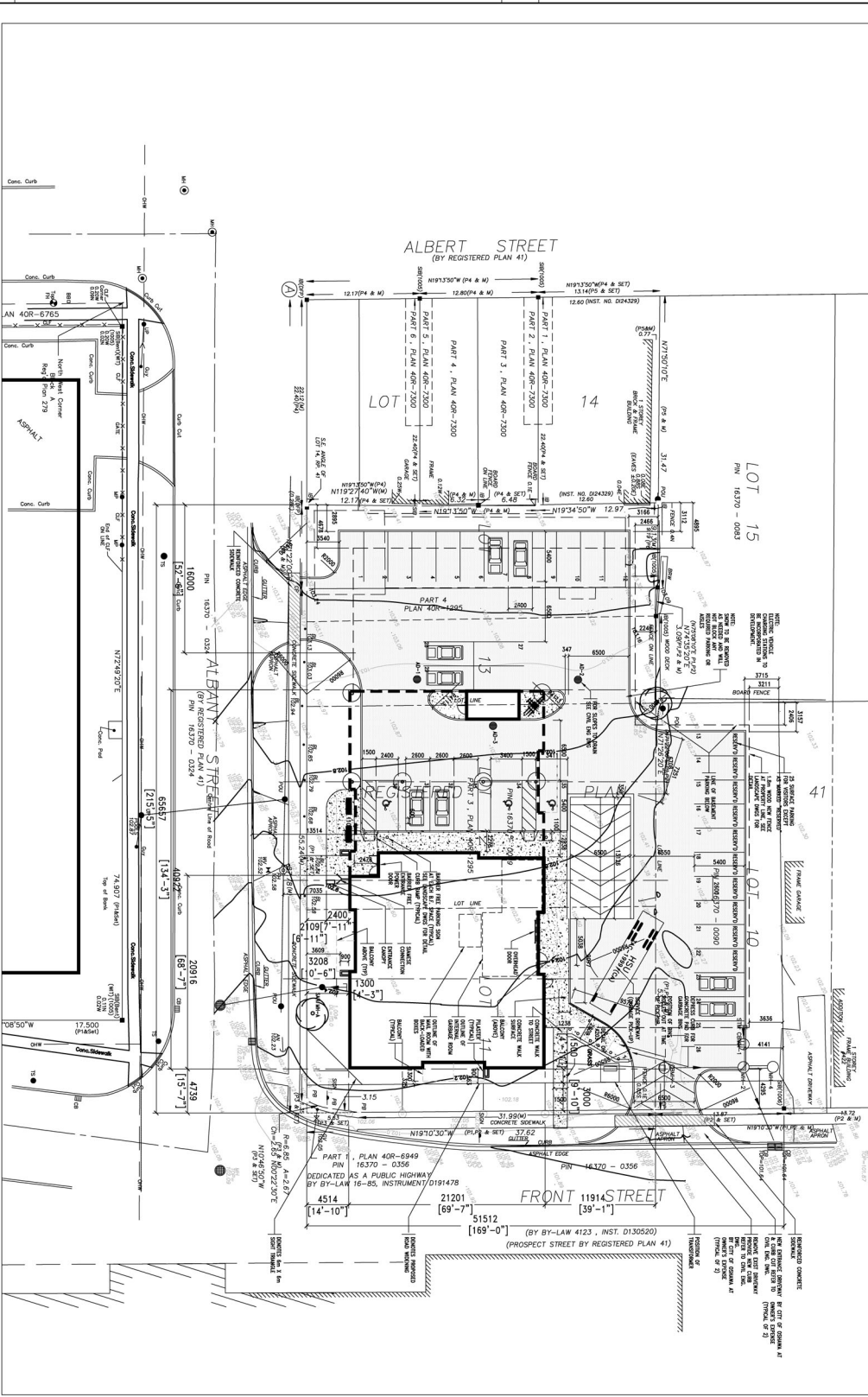
SITE AREA:
3,056.1 m²
- 154.2 m² WIDENING
2,901.9 m² NET
1,284.6 m² = 44.2%
LANDSCAPE: 296.65%
FLOOR INDEX = 191.1%
DENSITY = 344 U/LN
ON 3.0m ROAD BASED (WIDENING)

BUILDINGS:
844.3 m² = 29.2%
10 STOREYS +
450000
8,971.2 m² G.F.A.
96,350.0 m² F.L.
2,078.6 m² BASEMT
22,374 sq. ft. EACH
ON 3.0m ROAD BASED

PLANNING:
1000 UNITS
1.45 SPACES PER UNIT
0.50 SPACES PER UNIT
0.50 SPACES PER UNIT
30 SPACES REQUIRED
1/2 TOTAL REQUIRED
49 FT. BELOW
84 TOTAL PROVIDED
88 REQUIRED (4% over)

UNIT AREAS:
BA A 280.2 480.1
BA B 48.91m² 528.4
BA C 57.41m² 618.4
BA D 57.41m² 618.4
BA E 68.05m² 728.4
BA F 74.96m² 803.4
BA G 80.42m² 868.4
BA H 80.42m² 868.4
BA I 80.42m² 868.4
BA J 80.42m² 868.4

FIRST FLOOR:
2ND 3RD-11TH TOTAL
0 BA 2ND 13 BA 20 BA (5)
0 1B 5 1B 13 BA 20 BA (5)
0 2B 3 2B 27 2B 30 2B (6)
0 10 90 100
0 (18) = 15
0 15 15% BARBER
0 15 FREE UNITS



UNIT	AREA (m ²)	AREA (sq. ft.)
BA A	280.2	480.1
BA B	48.91	528.4
BA C	57.41	618.4
BA D	57.41	618.4
BA E	68.05	728.4
BA F	74.96	803.4
BA G	80.42	868.4
BA H	80.42	868.4
BA I	80.42	868.4
BA J	80.42	868.4

Mills & Associates Ltd.
215 Simcoe Street North
Oshawa, ON L1G 4T1
Tel: (905) 579-8911
Fax: (905) 579-8912
Email: millsa@millsa.com
Web: www.millsa.com

Architect

RESIDENTIAL DEVELOPMENT - APARTMENT CONDOMINIUM

SITE PLAN PROPOSED

64 ALBANY STREET
OSHAWA, ONTARIO

Project No: A102

Checked By: [Signature]

Project Number: 2021-18

Date: 12-30

Drawing Number: A102



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 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-42**) submitted by **Steve Edwards of GHD on behalf of 2321719 Ontario Ltd.** for **4179 Simcoe Street North** (CON 8, PT LT 12, RP 40R7774, PT 2, RP 40R7232, PT 1), 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 two new buildings for an expansion to an existing farm implement sales, rental and service establishment resulting in a maximum lot coverage of 12%, whereas Zoning By-law 60-94 requires a maximum lot coverage of 10% for a farm implement sales, rental and service establishment in an AG-A/EU (Agricultural/Existing Use) Zone.

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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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-43**) submitted by **Donato Barros and Christina Conforti** for **183 Gibbons Street** (PL 759, PT LT 21 and Part 1 on a draft 40R-Plan), 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 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 an R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage for a Single Detached Dwelling with an Accessory Apartment	9.1m	11m
Minimum Landscaped Open Space in the Front Yard	40%	50%
Parking Space Location	To permit all parking in the front yard	A minimum of one parking space must be located in a side yard, rear yard or in a garage

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2021-13).

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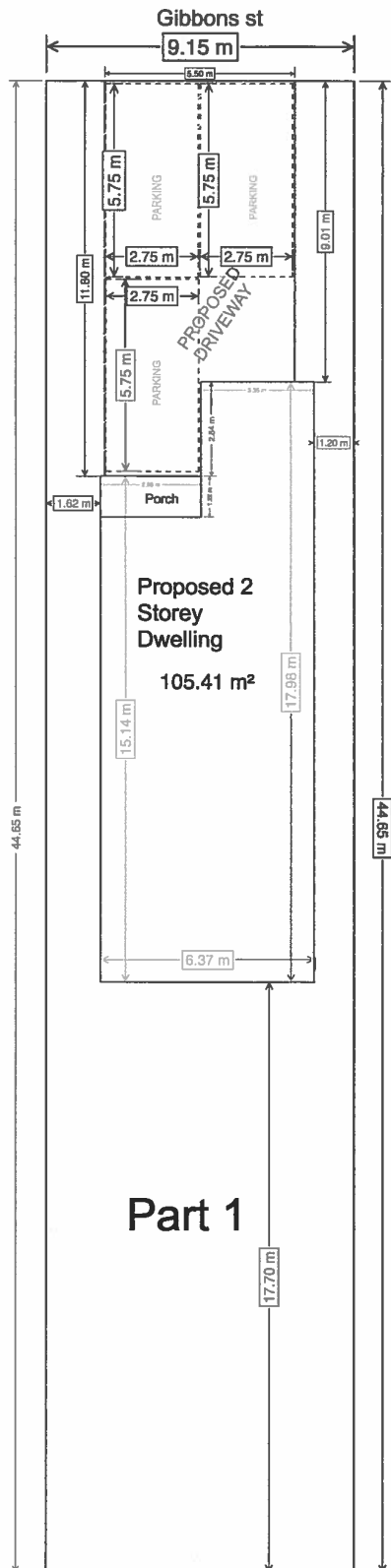
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This Notice issued April 29, 2022.

Address: 183 Gibbons Street



City of Oshawa
Development Services Department



Proposed Driveway
56.70 m. sq.
(59.6%)

Total Front Yard Space
95.1 m. Sq

Total Landscape Space
38.4 m. Sq.
(40.4%)



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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-44**) submitted by **Mohammad Mofizur Rahman on behalf of Foyzun Nahar Rahman** for **145 Banting Avenue** (PL 145, LT 429), 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 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 in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	202 sq. m.	270 sq. m.
Minimum Rear Yard Depth	5.5m	7.5m
Maximum Lot Coverage	47%	40%
Maximum Building Height	11m	9.0m
Minimum Length of Driveway to Private Garage	4.1m	6.0m
Minimum Length of Parking Space	4.1m	5.75m
Maximum Encroachment of Unenclosed Steps into Required Rear Yard	3.4m	2.4m

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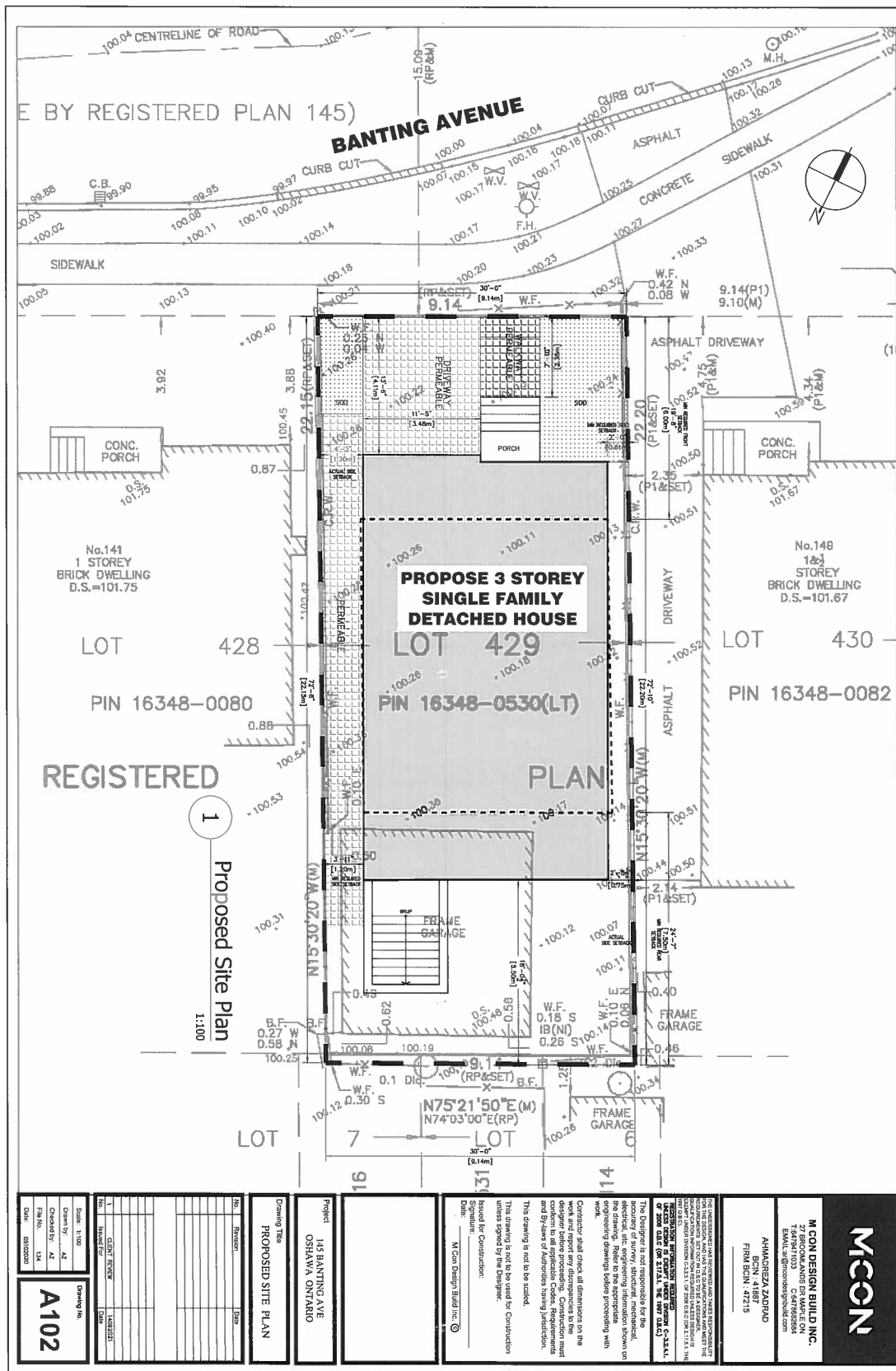
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City of Oshawa
Development Services Department



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