



Committee of Adjustment Meeting

October 12, 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 October 12, 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 October 12, 2022 in order for your correspondence to be provided to Committee members for the October 12, 2022 public meeting.

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.

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 committeeofadjustment@oshawa.ca no later than October 11, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at committeeofadjustment@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
Janet Dowson

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 12, 2022 and October 26, 2022
November 9, 2022 and November 23, 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

October 12, 2022

A-2022-90 681 Dnipro Boulevard

KLM Planning Partners Inc. on behalf of Condor Dnipro GP Inc.

To permit 7 apartment buildings with increased lot coverage and reduced lot frontage, landscaped open space in the rear yard, parking and front, interior side yard and exterior side yard depths

A-2022-91 399 Thornton Road North

Paulo Barros

To permit a single detached dwelling with reduced rear yard depth

A-2022-92 1438 Simcoe Street South

Nia Architects on behalf of Mohammad Alvi

To permit an apartment building (four units) with a reduced interior side yard depth

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: _____

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 October 12, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-90**) submitted by **KLM Planning Partners Inc. on behalf of Condor Dnipro GP Inc.** for **681 Dnipro Boulevard** (PL 535 LT 8 PT LT 7 PT BLK A), 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 seven apartment buildings 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 R5-B/CIN (Residential/Community Institutional) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	24.5m	25m
Minimum Front Yard Depth	2.2m	6m
Minimum Interior Side Yard Depth	0.9m for Building 7 and 2.5m for Building 1	4.5m
Maximum Lot Coverage	23%	22%
Minimum Exterior Side Yard Depth	2.2m	4.5m
Maximum Lot Coverage of all Accessory Structures	10%	8% of lot area
Minimum Landscaped Open Space in the Rear Yard	45%	50%
Minimum Parking Spaces – Condominium (Residents)	1 per dwelling unit	1.45 per dwelling unit
Minimum Parking Spaces – (Visitors)	0.25 per dwelling unit	0.3 per dwelling unit for condominium and 0.33 per dwelling unit for rental

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

The subject site is also subject to an application for Site Plan Approval (File SPA-2020-13).

Meeting

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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 committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on October 12, 2022. Submissions are accepted by email at committeeofadjustment@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 October 7, 2022 or any day thereafter.

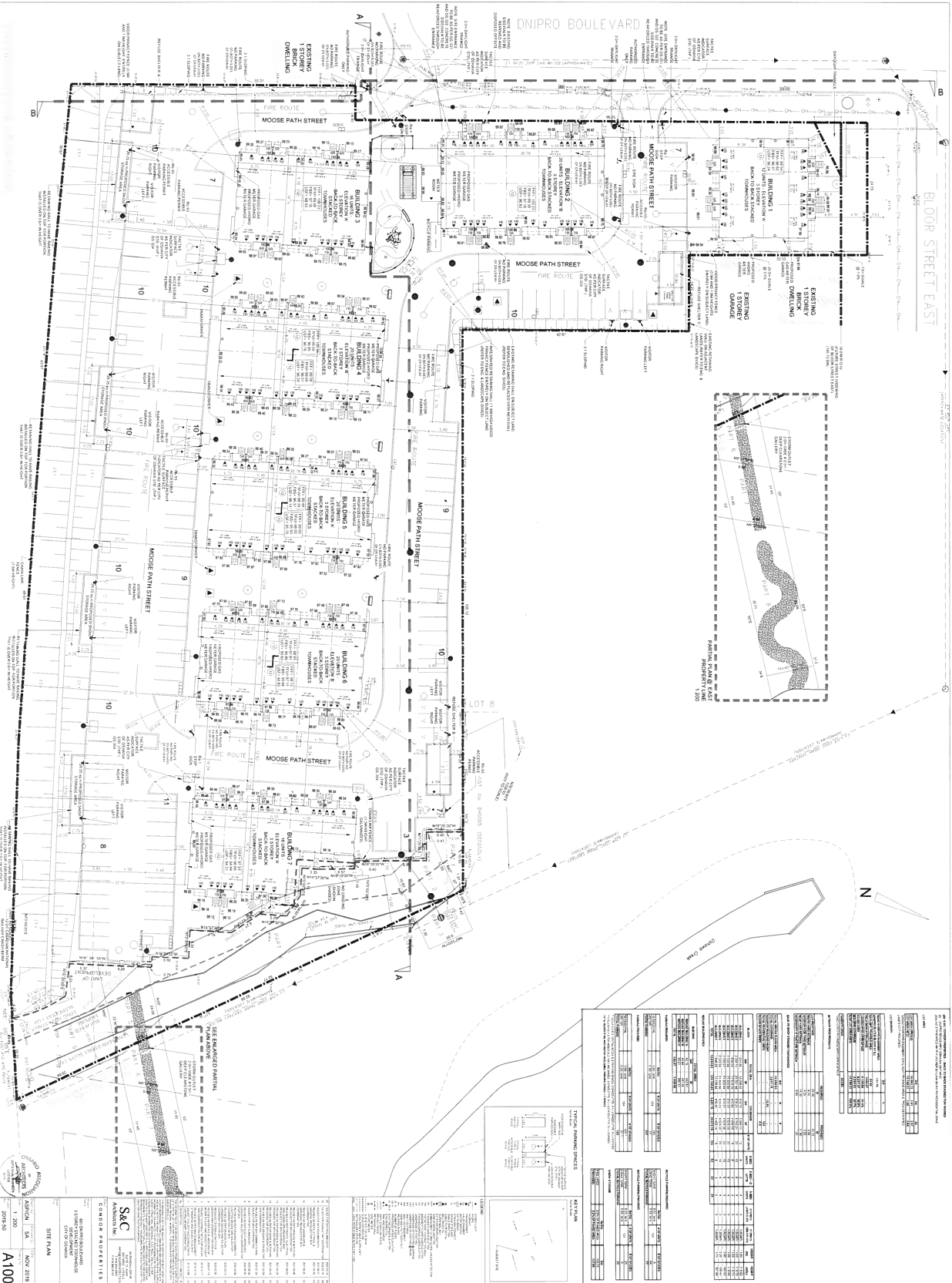
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than October 11, 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 September 29, 2022.

Address: 681 Dnipro Boulevard

City of Oshawa
Development Services Department



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 October 12, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-91**) submitted by **Paulo Barros** for **399 Thornton Road North** (CON 2 PT LT 16 NOW RP 40R9731 PT 1, 2), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit a single detached dwelling with a minimum rear yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-C (Residential) Zone.

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Meeting

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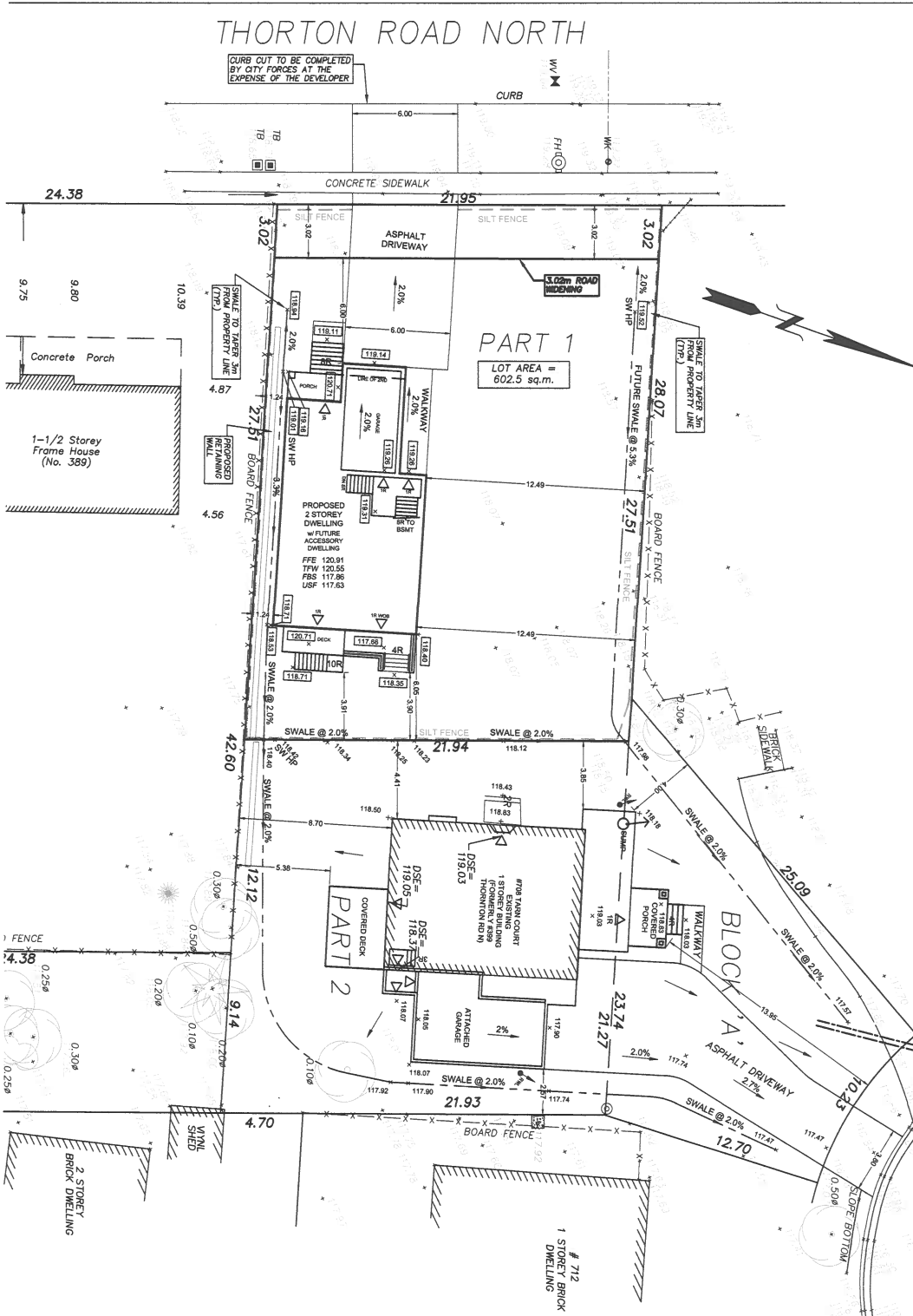
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Address: 399 Thornton Road North

FOR REVIEW



Danlyn Design

vad@danlyn.ca tel: 289-928-3909
 L. Vlachos (Building Designer) declares that I have reviewed and take design responsibility for the design shown on this plan. I am a qualified professional in the Province of Ontario and I am qualified and the firm is registered in the appropriate class(es) of categories.
 Firm BCIN: 103188 Qualified Designer BCIN: 102072 Date:

No.	Description	Date
1.	ISSUED FOR REVIEW	NOV 22, 2021
2.	REDUCED HOUSE LENGTH BY 50"	FEB 8, 2022
3.	ISSUED FOR MINOR VARIANCE	SEPT 20, 2022
4.		
5.		
6.		
7.		
8.		

Project: THORNTON RD N, OSHAWA
 Sheet Title: PROPOSED SITE PLAN

Project No: 21-034
 Drawing No: SP

Scale: 1:200
 THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

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 October 12, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-92**) submitted by **Nia Architects on behalf of Mohammad Alvi** for **1438 Simcoe Street South** (PL 335 SHEET 27 PT LT C18), 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 4-unit apartment building with a minimum interior side yard depth of 2m whereas Zoning By-law 60-94 requires a minimum interior side yard depth of 3m for an apartment building in a R2/R6-B (Residential) Zone.

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