

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 681 Dnipro Boulevard

An application has been submitted by **KLM Planning Partners Inc. on behalf of Condor Dnipro GP Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **681 Dnipro Boulevard** (PL 535 LT 8 PT LT 7 PT BLK A), Oshawa, Ontario.

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 apartment buildings 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%
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

A meeting of the Oshawa Committee of Adjustment was held on October 12, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: R. Lavecchia, 64 Jardin Drive, Unit 1B, Concord, Ontario
A. Chartrand, 670 Dnipro Boulevard

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

R. Lavecchia provided an overview of the application. Facilitate site plan application. Owner agrees with conditions.

In response to a question from R. Adams, R. Lavecchia replied the units will be starter type units, likely 2 bedroom dwellings targeted to young families. Not targeted to seniors given the number of units that have stair access.

In response to a questions from R. Adams, R. Lavecchia replied that units will be priced at market value and that units are not designed for two vehicle households. The site has reasonable transit access and proximity to the GO station. Active and passive transportation modes are being accommodated in site (i.e. bike racks).

In response to a question from R. Adams, E. Kohek replied that Transit Demand Management measures are being incorporated in the development.

In response to a question from A. Johnson, R. Lavecchia replied the variance in the front yard is the setback to the Corner Sight triangle.

In response to a question from P. Uprety, R. Lavecchia replied that the property was formerly used for a cultural center which has been demolished.

A. Chartrand commented she lives across road and would like to know how she is to get out of her driveway with the new traffic. There is an existing nine unit apartment building next door and always people parking on the road.

R. Lavecchia commented that 124 units are proposed and are targeted to those with 1 vehicle per household.

D. Sappleton commented there could never be access off Bloor Street. There will be two accesses off Dnipro Boulevard.

In response to a question from A. Johnson, D. Sappleton replied that the long term plan is to signalize the Bloor St E, Dnipro Blvd. intersection and possibly medians on Bloor St E in the future.

J. Dowson commented that we are striving to be more green and the site is located on a bus route.

A. Chartrand asked if there will be one driveway or three.

J. Dowson commented the city is urban, cars and buses are difficult to accommodate, and there will be extra volume. Empathize with progress. Traffic is everywhere and is a fact of life.

A. Chartrand commented not opposed to development just the traffic.

R. Lavecchia commented stops signs to be installed at Dnipro Boulevard.

R. Adams commented concerns with one space per unit. Don't see quality of life for the future residents. Concerned with number of parking spaces for residents and visitors.

In response to a question from F. Eismont, R. Lavecchia replied there will be a condo board for the development and management. Wayfinding signs will include address or phone number to communicate concerns. Warning clause could be included for future purchasers advising of only one space per unit. On-street parking is not permitted.

Moved by A. Johnson, seconded by J. Dowson,

“**THAT the application by KLM Planning Partners Inc. on behalf of Condor Dnipro GP Inc. for 681 Dnipro Boulevard, Oshawa, Ontario, be approved subject to the following conditions:**

1. A minimum of 28 bicycle parking stalls shall be provided.
2. The owner shall provide all initial occupants of the dwelling units with a Presto transit card loaded with a minimum of \$50 (1 card per unit). This requirement shall be implemented through the site plan agreement.
3. The owner shall develop and distribute to all initial occupants of the dwelling units an information package including transit maps, schedules, fares, bicycle route maps and other relevant transportation information. This requirement shall be implemented in the site plan agreement.”

Affirmative – A. Johnson, F. Eismont, P. Uprety, J. Dowson

Negative – R. Adams

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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 399 Thornton Road North

An application has been submitted by **Paulo Barros** for a variance from the City's Zoning By-law 60-94.

The application relates to **399 Thornton Road North** (CON 2 PT LT 16 NOW RP 40R9731 PT 1, 2), Oshawa, Ontario.

The purpose and effect of the application is 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.

A meeting of the Oshawa Committee of Adjustment was held on October 12, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: P. Barros, 399 Thornton Road North, Oshawa

F. Eismont declared a conflict of interest and left the room.

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

P. Barros provided an overview of the application. The development consists of a three bedroom single detached dwelling.

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

"THAT the application by **Paulo Barros** for **399 Thornton Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, P. Uprety, J. Dowson

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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1438 Simcoe Street South

An application has been submitted by **Nia Architects on behalf of Mohammad Alvi** for a variance from the City's Zoning By-law 60-94.

The application relates to **1438 Simcoe Street South** (PL 335 SHEET 27 PT LT C18), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on October 12, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: N. Irfan, 10 Milner Business Court, Suite 710, Toronto, Ontario

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

N. Irfan provided an overview of the application.

In response to a question from F. Eismont, N. Irfan replied there will be no changes to the hedge on the south side near the trail.

Moved by A. Johnson, seconded by P. Uprety,

"THAT the application by **Nia Architects on behalf of Mohammad Alvi** for **1438 Simcoe Street South**, Oshawa, Ontario, be approved."

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

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.



Erika Kohek, Assistant Secretary-Treasurer