



Committee of Adjustment Meeting Agenda

**October 4, 2023, 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 October 4, 2023 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
Robert Adams

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.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held September 13, 2023 be adopted.

Staff Reports

A-2023-74 503 Rossland Road East Ward 4

Ryan Carr on behalf of 9814396 Canada Ltd.

To permit a single detached dwelling which may include two accessory apartments which may include reduced lot frontage, lot area, front yard depth, parking space length, driveway width and aisle width, and increased building height

A-2023-75 507 Rossland Road East Ward 4

Ryan Carr on behalf of 9814396 Canada Ltd.

To permit a single detached dwelling which may include two accessory apartments with reduced lot frontage, lot area, front yard depth, parking space length, driveway width and aisle width, and increased building height

A-2023-102 1398 Charter Crescent Ward 5

Doohan Powell

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

A-2023-103 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court Ward 3

Sunny Communities (Grand Ridge Estates)

To permit single detached dwellings and street townhouses with reduced landscaped open space in front yard and increased building height

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 4, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-74**) submitted by **Ryan Carr on behalf of 9814396 Canada Ltd.** for **503 Rossland Road East** (PL 335 PT LT C1 SHEET 1 RP 40R31229 PTS 1 TO 4 PT PT 6), 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 two accessory apartments 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 which may include two accessory apartments in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.9m	13.5m
Minimum Lot Area	403 sq. m.	405 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Building Height	10.5m	9m
Minimum Parking Space Length	5.5m	5.75m
Minimum Driveway Width	1.8m	2.75m
Minimum Aisle Width	3.25m	6.5m

The subject site is also subject to applications for Land Division (Files: LD047/2020, LD007/2021, LD009/2023 and LD010-2023).

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

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 4, 2023. 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 September 28, 2023 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 2, 2023. 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 22, 2023.

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 4, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-75**) submitted by **Ryan Carr on behalf of 9814396 Canada Ltd.** for **507 Rossland Road East** (PL 335 PT LT C1 SHEET 1 RP 40R31229 PTS 1 TO 4 PT PT 6), 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 two accessory apartments 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 which may include two accessory apartments in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.9m	13.5m
Minimum Lot Area	403 sq. m.	405 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Building Height	10.5m	9m
Minimum Parking Space Length	5.5m	5.75m
Minimum Driveway Width	1.8m	2.75m
Minimum Aisle Width	3.25m	6.5m

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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 4, 2023. 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.

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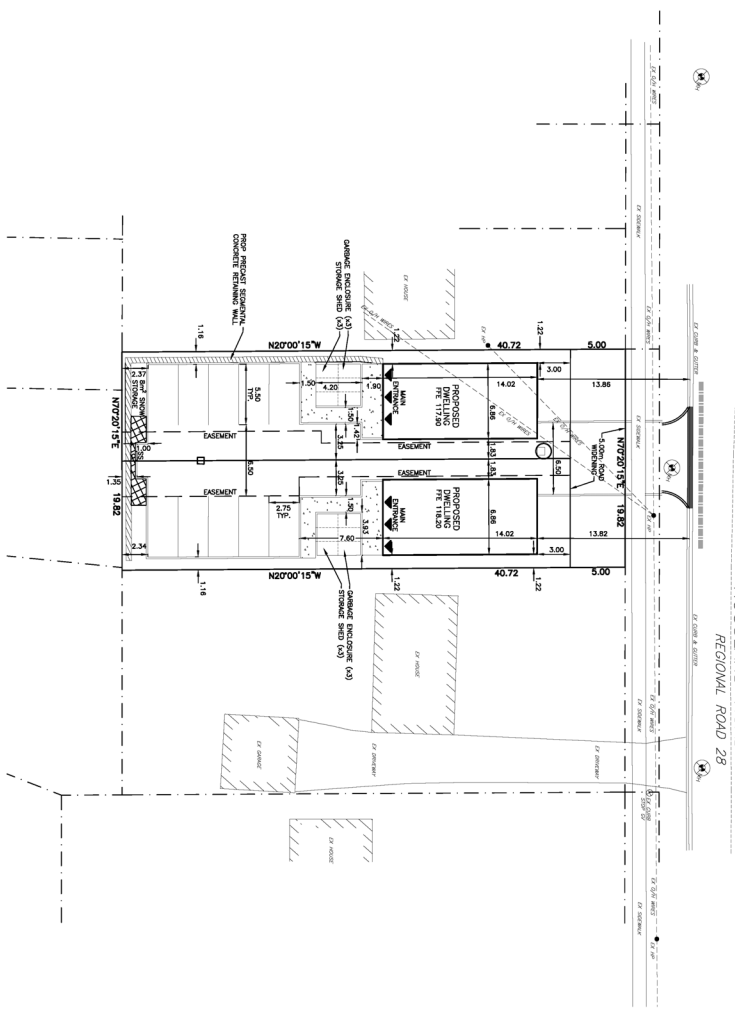
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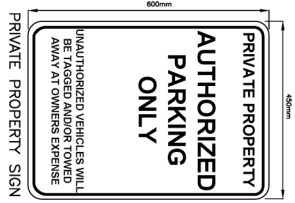
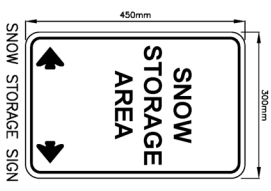
This Notice issued September 22, 2023.

Address: 503 & 507 Rossland Road East

City of Oshawa
Economic and Development Services

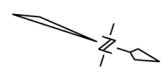


ROSSLAND ROAD EAST
REGIONAL ROAD 28



SITE STATISTICS

ZONING	R1-C
NET AREA	908.69m ²
NET SITE AREA	807.18m ²
NET LOT	807.18m ²
BUILDING AREA	98.89m ²
LANDSCAPE AREA	12.37%
LANDSCAPE AREA - STORAGE SIGN	15.45%
LANDSCAPE AREA - ASPHALT AREA	22.19%
LAST LOT	402.95m ²
BUILDING AREA	98.89m ²
LANDSCAPE AREA - STORAGE SIGN	12.37%
LANDSCAPE AREA - ASPHALT AREA	15.45%
LAST LOT	22.19%
LANDSCAPE AREA	402.95m ²



LEGEND

- OUTCROSSING MANHOLE
- SWIMMING MANHOLE
- SNOW STORAGE SIGN
- FREE ROUTE
- SNOW STORAGE

NOTES

- REFER TO THE PROJECT INFORMATION SHEET FOR THE PROJECT LOCATION AND FOR THE PROJECT INFORMATION SHEET FOR THE PROJECT LOCATION AND FOR THE PROJECT INFORMATION SHEET FOR THE PROJECT LOCATION.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF OSHTAWA.
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PROJECT INFORMATION

NO.	REVISION	DATE

513 ROSSLAND ROAD EAST, OSHTAWA

SITE PLAN

D. G. Biddle & Associates, Limited
consulting engineers and planners
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1W4
PHONE: (416) 291-8800 FAX: (416) 291-8801
www.dgba.com

SCALE: 1:200
DRAWN BY: M.K.W.
DESIGN BY: D.M.M.
CHECKED BY: D.M.M.
DATE: MAY 2023

PROJECT NO.: 120032
DRAWING NO.: SP-1



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 4, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2023-102) submitted by **Doohan Powell** for **1398 Charter Crescent** (PL 40M1650 PT LT 16 NOW RP40R13405 PT 12), 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 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 which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Width	2.6m	2.75m

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Meeting

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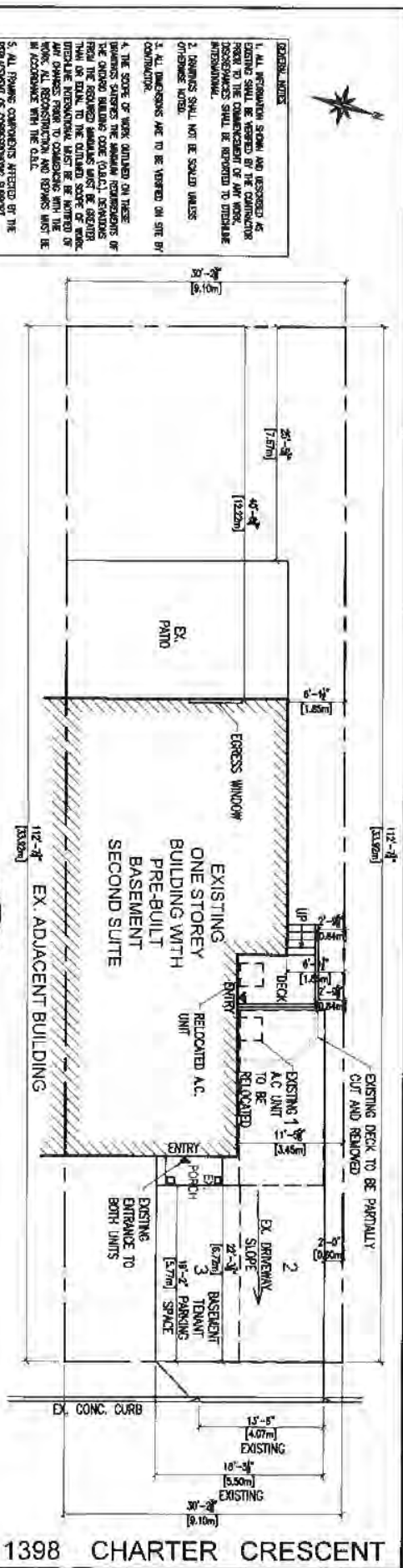
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This Notice issued September 22, 2023.

Address: 1398 Charter Cres

City of Oshawa
Economic and Development Services



- GENERAL NOTES**
1. ALL INFORMATION SHOWN AND REFERRED TO EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO DISMISSABLE AND IMMEDIATELY.
 2. DIMENSIONS SHALL NOT BE SOLID UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
 4. THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.), DEMANDS FROM THE BOUNDARY ADJACENCY ACT BE OBSERVED FROM THE BEGINNING TO THE END OF THE WORK. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE O.B.C. AND THE BOUNDARY ADJACENCY ACT.
 5. ALL FINISHES COMPONENTS REFERRED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE O.B.C. AND THE BOUNDARY ADJACENCY ACT. THE DIMENSIONS OF THE REVISIONS SHALL BE IN ACCORDANCE WITH TABLE 23.3.3.4 OF THE 2012 O.B.C.

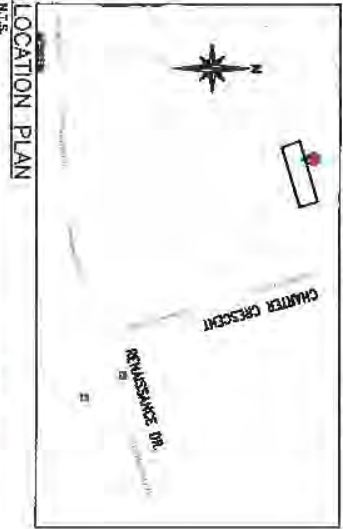
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

DOING ELECTRICAL WORK? A NOTIFICATION MUST BE FILED WITH THE ELECTRICAL SAFETY AUTHORITY, HIRING SOMEONE TO DO ELECTRICAL WORK? THEY MUST BE A LICENSED ELECTRICAL CONTRACTOR, ITS THE LAW.
FOR MORE INFORMATION GO TO ESSAFE.COM OR CALL 1-877-372-7233.



SITE STATISTICS

ZONING	= R2
PROPOSED RESIDENT SECOND SUITE	= 90.5 sq.m
EXISTING FIRST FLOOR AREA	= 93.1 sq.m
PROPOSED PARKING SPACE	= 3 SPACE AT MINIMUM 2.75m x 5.75m
AREA CUT REQUIRED	= YES
EXISTING FRONT YARD AREA	= 615 sq.ft (57.0 sq.m)
EXISTING FRONT YARD SETBACK	= 270 ft (82.3m)



1	REVISION								
2	13.06.2023								
3	04.08.2023								
4									
5									
6									
7									

OWNER Name & Address:
1398 CHARTER CRESCENT
OSHAWA, ON
Project Address/Name:
1398 CHARTER CRESCENT
OSHAWA, ON
Project Description:
PROPOSED SITE PLAN

DATE: 14.05.2023
SHEET: 12/28
SCALE: AS SHOWN

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/05/2023

1009-66 Maitland Avenue
Brimpton, Ontario,
Canada, L9Y 4Y9
TEL: 647.598.3358
FAX: 647.598.3358
Email: design@terramine.com
Website: www.terramine.com
Project No.: PR2023-2395
Drawing No.: A1.0



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 4, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2023-102) submitted by **Sunny Communities (Grand Ridge Estates)** for **676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court** (PL 40M2742 LT 5, LT 7, LT 9, PL 40M2742 BLK 12, BLK 13, BLK 14, BLK 15), 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 single detached dwellings and street townhouses with the variances in Column 1 below, instead of the requirements in the Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling or street townhouse in a R1-E(35), R1-E(35) “h-3” “h-79”, R3-A(16) or a R3-A(16) “h-3” “h-79” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard of a Single Detached Dwelling	46%	50%
Minimum Landscaped Open Space in the Front Yard of a Street Townhouse (Block 14, Unit 2: 685 Ribstone Court)	44.4%	50%
Maximum Height of a Street Townhouse (Blocks 12, 13, 14 and 15)	8.6m	7.5m or 2 storeys, whichever is lesser

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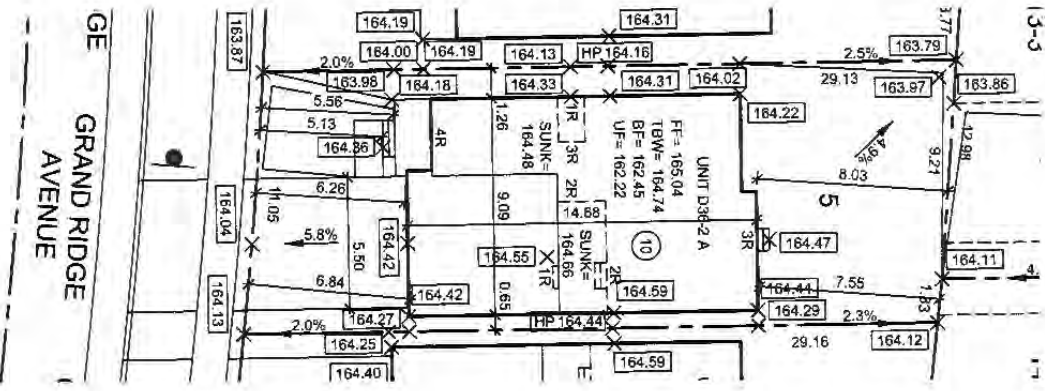
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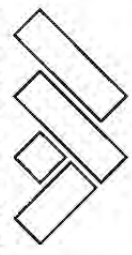
Address: 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court

City of Oshawa
Economic and Development Services



LOT 5
SITE STATISTICS:

DETACHED ZONE (R1-EF3)
 AVERAGE SPACE AT FRONT = 164.16+164.38+164.42+164.43+164.56
 FINISHED GROUND FLOOR EFF. 165.04
 DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN EAVES AND RIDGE 6.6MM
 PROPOSED BUILDING HEIGHT 7.3M / 2 STOREY
 REQUIRED BUILDING HEIGHT 7.5M / 2 STOREY
 LOT AREA = 3024.1 M²
 LOT COVERAGE = 127.59% (18.9%)
 LANDSCAPED OPEN SPACE (SECTION 4.3.1) FRONT YARD OR INTERIOR LOT/FRONT EXTERIOR SIDE AND REAR YARD OR CORNER LOT: 60% MIN. REQUIRED
 FRONT YARD TREZEL. LANDSCAPED AREA: 24.46 M² (8.1%)



MUZANOVIC DESIGN
 20 RUSSELL CRES., UNIT 500-002, A.A.M.C. ON, L7K 6M4
 T. 905-528-5396
 E. ALEX@MUZANOVIC.CA

ISSUED FOR MINOR VARIANCE	2023-08-22	
R#	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	2023-08-22

CLIENT:
SUNNY COMMUNITIES

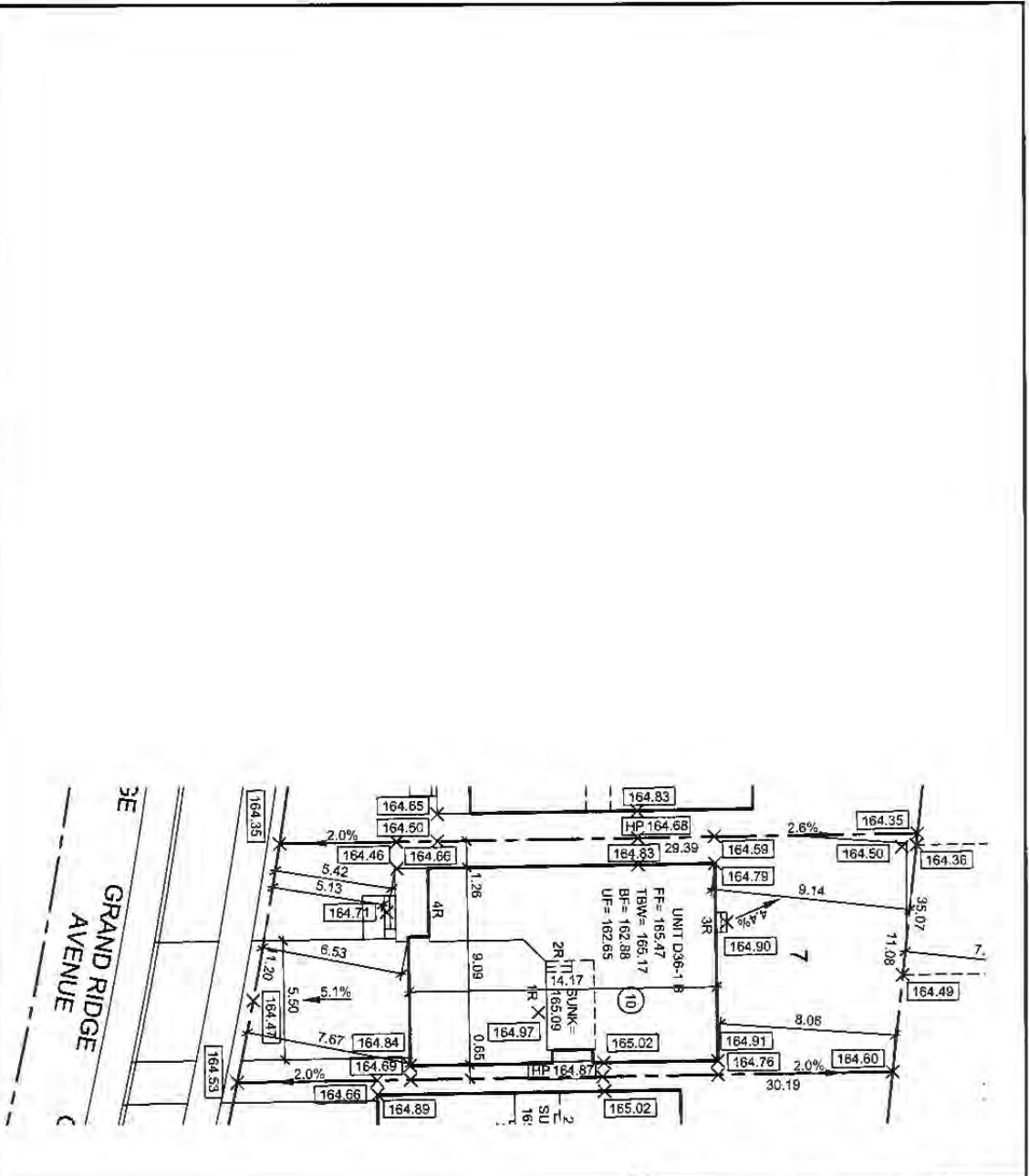
PROJECT: 2023-03
GRAND RIDGE DEVELOPMENT
OSHAWA



DRAWN BY: AMM
 CHECKED BY: AMM
SCALE: 1 : 250
DATE: 2023-AUG-21
PAGE: A1.01

Address: 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court

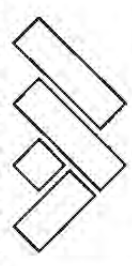
City of Oshawa
Economic and Development Services



LOT 7

SITE STATISTICS:

DETAILED ZONE: R1-12.5(1)
 AVERAGE GRADE AT FRONT = 164.86-164.71+164.84/3 = 164.74
 FINISHED GROUND FLOOR (FFL) 105.47
 DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN
 EAVES AND ROOF = 6.58M
 PROPOSED BUILDING HEIGHT = 7.32M / 2 STOREY
 REQUIRED BUILDING HEIGHT = 7.5M / 2 STOREY
 LOT AREA = 327.13M²
 LOT COVERAGE = 124.38M² (38.0%)
 LANDSCAPED OPEN SPACE (SECTION 4.9.3) FRONT YARD ON
 INTERIOR LOT FRONT, EXTERIOR SIDE AND REAR YARD ON
 CORNER LOT: 59M² MIN. REQUIRED
 FRONT YARD: 75.59M² LANDSCAPED AREA: 36.01M² MIN. REQUIRED



MUZANOVIC DESIGN
 28 PUGLETT CRES. UNIT 502/022 KAMX ON, L2E 8M
 T. 905-925-5386
 E. ALEX@MUZANOVIC.CA

#	ISSUED FOR MINOR VARIANCE	DATE
1	ISSUED FOR MINOR VARIANCE	2023-08-22
RF#	DESCRIPTION	DATE

CLIENT:
 SUNNY COMMUNITIES

PROJECT: 2023-03
 GRAND RIDGE
 DEVELOPMENT
 OSHAWA

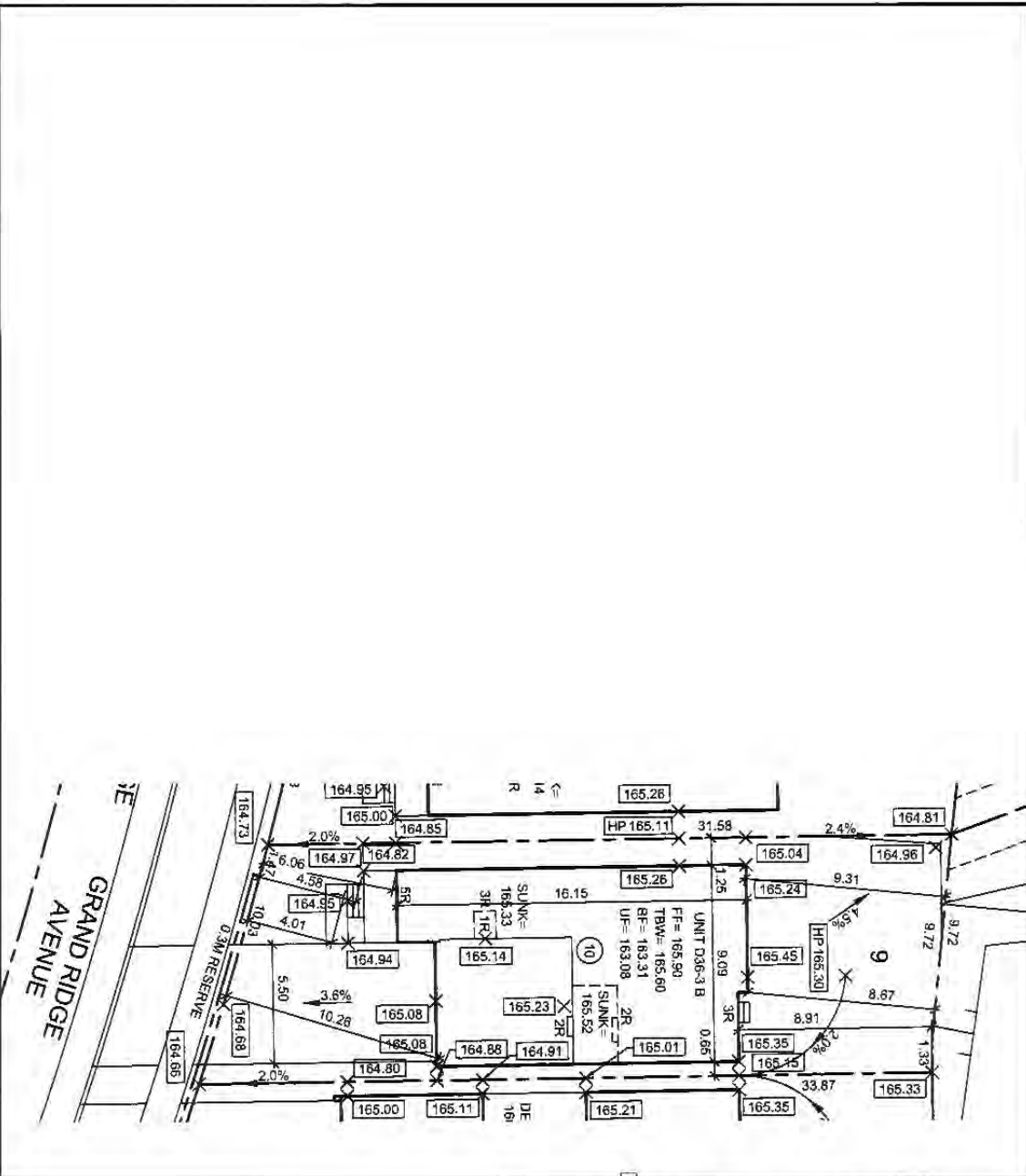


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DATE: 2023-AUG-21
PAGE: A1.01

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 AMM AMM

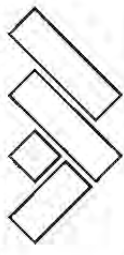
Address: 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court

City of Oshawa
 Economic and Development Services
 OSHAWA



LOT 9
SITE STATISTICS:

DETACHED ZONE (R1E30)
 AVERAGE GRADE AT FRONT: 164.81
 FINISHED GROUND FLOOR (FF): 165.50
 DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN EAVES AND RIDGE: 5.5M
 PROPOSED BUILDING HEIGHT: 7.4M / 2 STOREY
 REQUIRED BUILDING HEIGHT: 7.5M / 2 STOREY
 LOT AREA: 384.87 M²
 LOT COVERAGE: 135.51 M² / 35.21%
 LANDSCAPED OPEN SPACE (SECTION 4.2.3): FRONT YARD ON INTERIOR LOT FRONT, EXTERIOR SIDE AND REAR YARD ON CORNER LOT 50% MIN REQUIRED
 FRONT YARD: 32.95 M² LANDSCAPED AREA 38.46 M² (46.2%)



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 20 RUSSELL CREEK, UNIT 500-002, A.A.M., ON, L2Y 1K4
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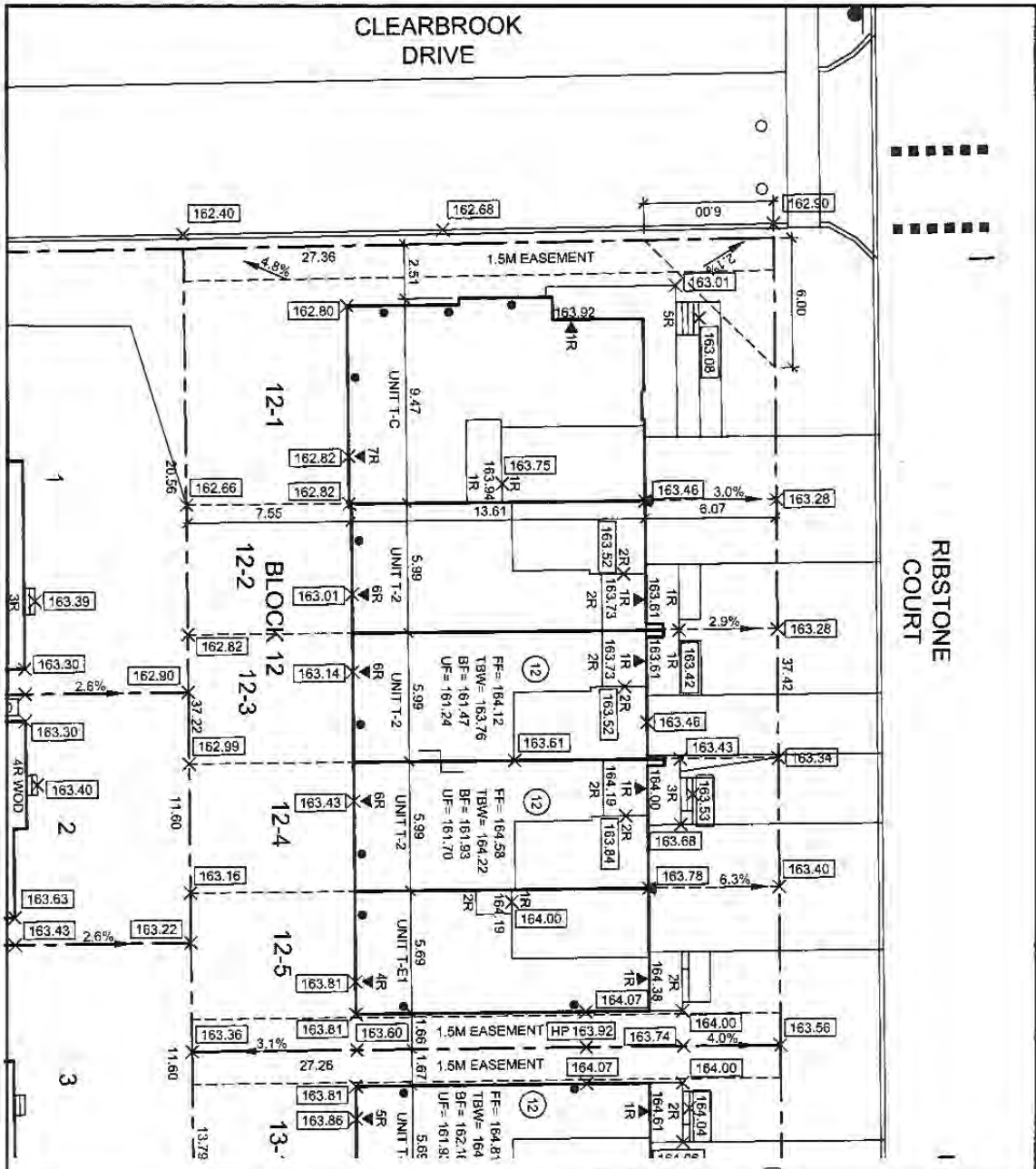
ISSUED FOR MINOR VARIANCE	2023-06-22
DESCRIPTION	DATE

CLIENT:
 SUNNY COMMUNITIES
PROJECT: 2023-03
 GRAND RIDGE DEVELOPMENT
 OSHAWA

SCALE: 1 : 250
DATE: 2023-AUG-21
PAGE: A1.01

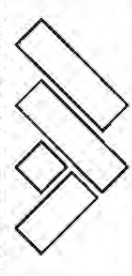
Address: 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court

Economic and Development Services
 City of Oshawa

BLOCK 12
SITE STATISTICS:

TOWNSHIP ZONE: R3A(16)
 AVERAGE GRADE AT FRONT OF BLOCK *
 163.01+163.07+163.45+163.42+163.86+163.47+163.53+163.88+
 163.74+164.00/10 = 163.48
 HIGHEST FINISHED GROUND FLOOR (FF) 164.58
 DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN
 EAVES AND RIDGE: 7.98M
 REQUIRED BUILDING HEIGHT: 8.49M / 2 STOREY
 REQUIRED BUILDING HEIGHT: 7.5M / 2 STOREY
 LOT COVERAGE
 12-1 LOT AREA: 307 SQM, COV = 12.40% (0.79M)
 12-2 LOT AREA: 162.79M², COV = 61.62% (48.8M)
 12-3 LOT AREA: 167.62M², COV = 81.62% (68.9M)
 12-4 LOT AREA: 163.59M², COV = 81.62% (68.9M)
 12-5 LOT AREA: 200.24M², COV = 77.40% (74.7M)
 LANDSCAPED OPEN SPACE (SECTION 4.3) FRONT YARD ON
 INTERIOR LOT / FRONT, EXTERIOR SIDE AND REAR YARD ON
 COURSEMENT LOT: 50% MIN. REQUIRED
 12-1 FRONT YARD: 73.39M² LANDSC. AREA: 35.86M² (75.9%)
 12-3 SIDE YARD: 68.54M² LANDSC. AREA: 61.54M² (100%)
 12-1 REAR YARD: 86.79M² LANDSC. AREA: 89.75M² (100%)
 12-2 FRONT YARD: 39.84M² LANDSC. AREA: 18.39M² (46.2%)
 12-3 FRONT YARD: 36.59M² LANDSC. AREA: 18.59M² (50.8%)
 12-4 FRONT YARD: 36.59M² LANDSC. AREA: 18.59M² (50.8%)
 12-5 FRONT YARD: 44.47M² LANDSC. AREA: 26.54M² (59.7%)



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 20 PUSLEY CRES. UNIT SECOND FL. A4X, ONT. L7Z 0K4
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PROJECT: 2023-03
 GRAND RIDGE
 DEVELOPMENT
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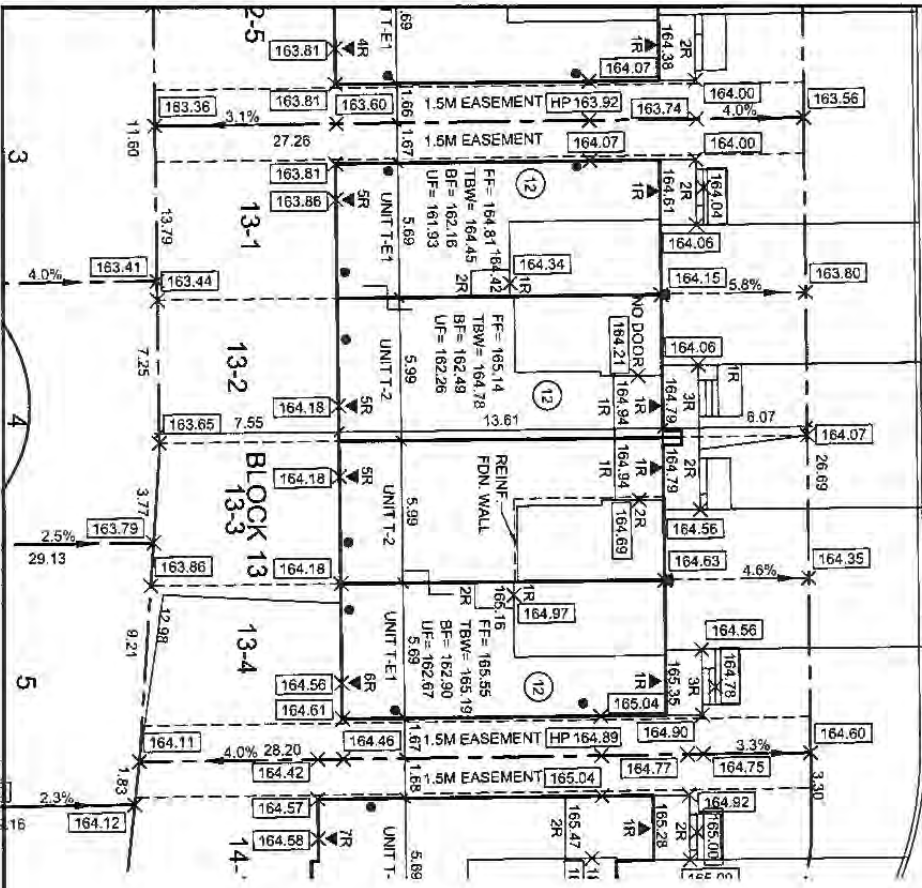
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Address: 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court

City of Oshawa
Economic and Development Services
OSHWAWA



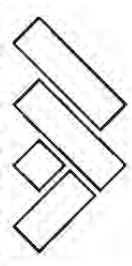
RIBSTONE COURT



BLOCK 13
SITE STATISTICS:

TOWNSHIP ZONE: R3A(16)
AVERAGE GRADE IN FRONT OF BLOCK = 164.00-164.04+164.05+164.15+164.06+164.59+164.63+164.56+164.78+164.69+164.37
HIGHEST FINISHED GROUND FLOOR (FF) 165.55
DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN EAVES AND RIDGE 7.2M
PROPOSED BUILDING HEIGHT 8.5M / 2 STOREY
REQUIRED BUILDING HEIGHT 7.5 M / 2 STOREY

- LOT COVERAGE
- 13.1 LOT AREA = 2807 M² COV. = 77.46% (28.07%)
 - 13.2 LOT AREA = 1873 M² COV. = 81.52% (50.04%)
 - 13.3 LOT AREA = 1843 M² COV. = 81.50% (48.74%)
 - 13.4 LOT AREA = 2052 M² COV. = 77.46% (27.74%)
- LANDSCAPED OPEN SPACE (SECTION 4.8.3) FRONT YARD ON INTERIOR LOT/FRONT, EXTERIOR SIDE AND REAR YARD ON CORNER LOT - 50% MIN. REQUIRED
- 13.1 FRONT YARD: 44.68 M² LANDSC. AREA 28.96 M² (64.2%)
 - 13.2 FRONT YARD: 36.41 M² LANDSC. AREA 18.50 M² (50.8%)
 - 13.3 FRONT YARD: 35.98 M² LANDSC. AREA 18.28 M² (50.8%)
 - 13.4 FRONT YARD: 44.59 M² LANDSC. AREA 28.54 M² (64.0%)



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20 PRUDENY CRES. UNIT 500-007, AURX ON, L7E 6K4
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E. ALEX@MUZANOVIC.CA

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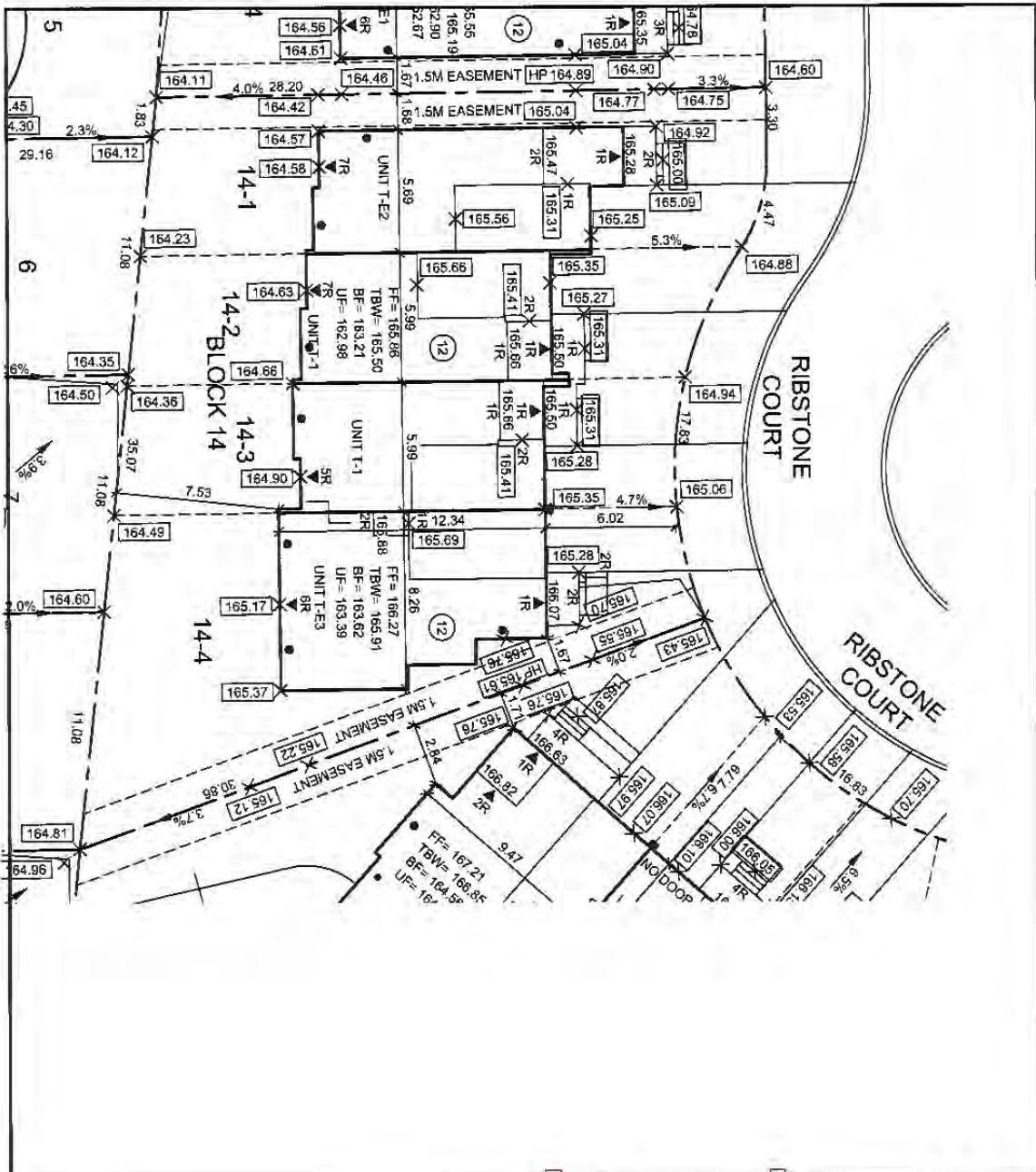
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City of Oshawa
Economic and Development Services



BLOCK 14
SITE STATISTICS:

TOWNHOUSE ZONE (R24M16)

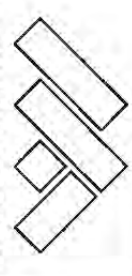
AVERAGE GRADE AT FRONT OF BLOCK =
164.82+163.08+165.08+168.25+166.35+165.27+165.31+165.31+
164.28+165.34+165.24+165.10+163.26 = 155.26

HICKEST FINISHED GROUND FLOOR (FF) 168.27
DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN
EAVES AND RIDGE 7.10M

PROPOSED BUILDING HEIGHT 8.11M / 2 STOREY
REQUIRED BUILDING HEIGHT 7.5M / 2 STOREY

LOT COVERAGE
14.1 LOT AREA = 203 SQM, COV = 37.5% (MIN 20% MIN)
14.2 LOT AREA = 153 SQM, COV = 68.8% (MIN 20%)
14.3 LOT AREA = 154 SQM, COV = 68.8% (MIN 20%)
14.4 LOT AREA = 282 SQM, COV = 90.7% (MIN 22.2%)

LABELED OPEN SPACE (SECTION 4.2.3) FRONT YARD ON
INTERIOR LOT FRONT, EXTERIOR SIDE AND REAR YARD ON
CORNER LOT: 50M MIN. (REQUIRED)
14.1 FRONT YARD 47.11M² LANDSC. AREA 29.62M² (78.8%)
14.2 FRONT YARD 43.52M² LANDSC. AREA 19.52M² (44.8%)
14.3 FRONT YARD 36.69M² LANDSC. AREA 19.50M² (53.1%)
14.4 FRONT YARD 43.51M² LANDSC. AREA 24.71M² (56.8%)



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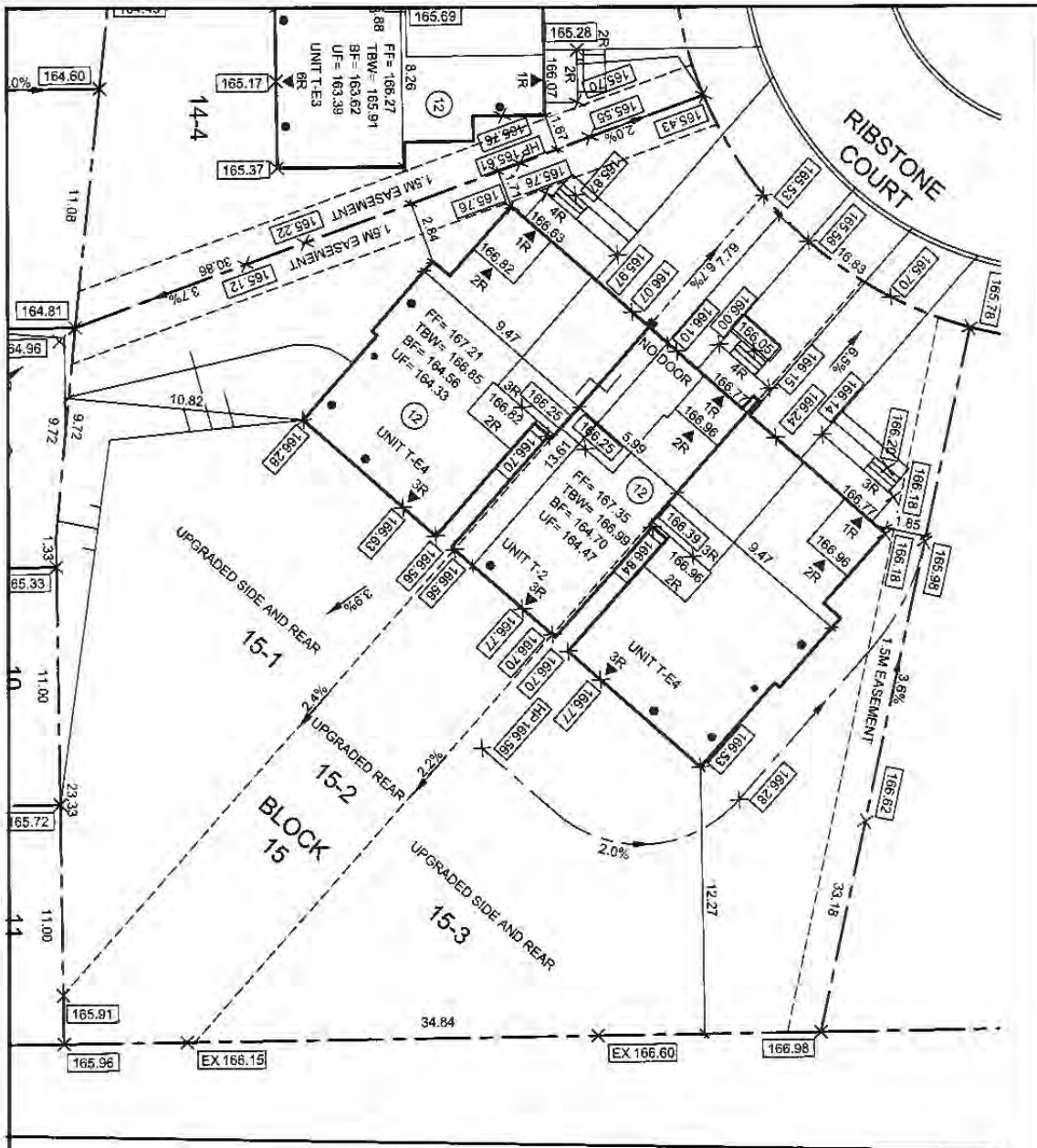
CLIENT:
SUNNY COMMUNITIES

PROJECT: 2023-03
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OSHAWA

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BLOCK 15
SITE STATISTICS:

TOWNHOUSE ZONE (REAR)
 AVERAGE GRADE AT FRONT OF BLOCK =
 (165.76+165.70+165.67+165.57+166.07+166.19+166.00+166.00+166.05+166.05+166.24+166.14+166.20+166.18+166.18+166.14 = 166.05)
 HIGHEST FINISHED GROUND FLOOR (FF) = 167.35
 DISTANCE FROM FINISHED FLOOR TO AVERAGE BETWEEN
 EASELS AND RIDGE = 7.00M
 PROPOSED BUILDING HEIGHT: 3.20M / 2 STOREY
 REQUIRED BUILDING HEIGHT: 7.5M / 2 STOREY
 LOT COVERAGE
 15-1 LOT AREA = 577.00M² COV = 124.00M² (21.3%)
 15-2 LOT AREA = 282.00M² COV = 81.00M² (28.7%)
 15-3 LOT AREA = 584.00M² COV = 128.00M² (21.9%)
 LANDSCAPED OPEN SPACE (SECTION 4.9.2) FRONT YARD ON INTERIOR LOT FRONT, EXTERIOR SIDE AND REAR YARD ON CORNER LOT: 50% MIN. REQUIRED
 15-1 FRONT YARD: 80.00M² LANDSC. AREA: 42.00M² (52.5%)
 15-2 FRONT YARD: 47.00M² LANDSC. AREA: 24.00M² (51.1%)
 15-3 FRONT YARD: 71.00M² LANDSC. AREA: 43.70M² (61.6%)



CLIENT:
SUNNY COMMUNITIES

PROJECT: 2023-03
GRAND RIDGE DEVELOPMENT OSHAWA

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 T. 905-228-5596 E. 442@MUZANOVIC.COM

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