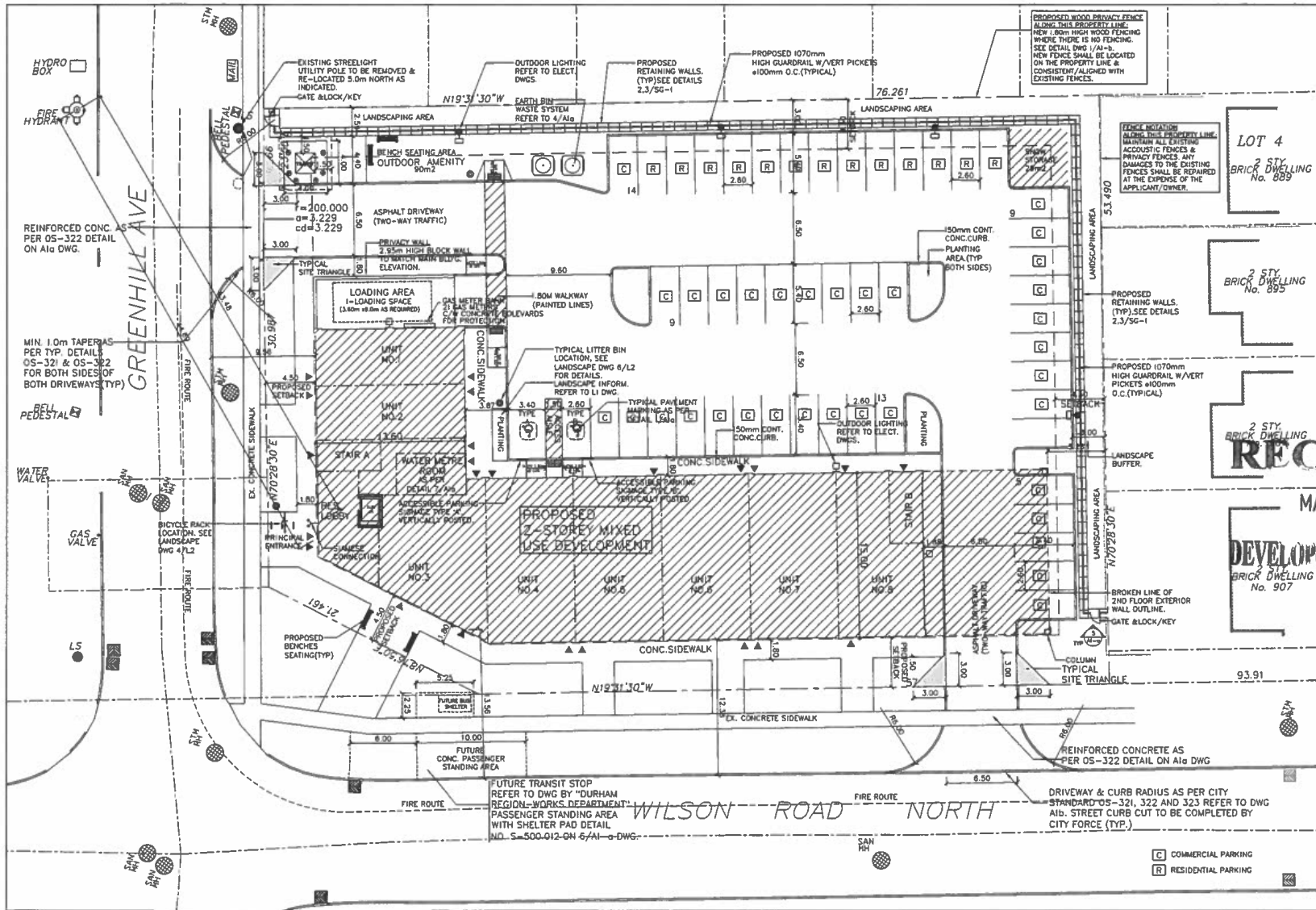


## Notice of Hearing under the Planning Act City of Oshawa

<b>What:</b>	<p>Committee of Adjustment Application (File <b>A-2021-46</b>) submitted by <b>Soscia Professional Engineers Inc. on behalf of 2532973 Ontario Inc.</b> for <b>633 Greenhill Avenue</b> (Plan 40M-2264, Blk 87), Oshawa.</p> <p>The Oshawa Committee of Adjustment will be holding a public hearing to consider the above application for minor variances from the City's Zoning By-law 60-94.</p>									
<b>When:</b>	Wednesday, June 09, 2021 - 6:00 PM									
<b>Where:</b>	<p>Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only, and in-person delegations are not possible at this time. 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 June 9, 2021 in order for your correspondence to be provided to Committee members for the June 9, 2021 public meeting.</p> <p>The City of Oshawa's enhanced website (<a href="http://calendar.oshawa.ca/Meetings">calendar.oshawa.ca/Meetings</a>) features an information tab which provides a list of upcoming Council and Committee meetings and agendas, a link to the live webstream player to enable easy access to view the meeting live, as well as the ability to subscribe to Council and Committee meeting notifications.</p>									
<b>Why:</b>	<p>The purpose and effect of the application is to permit a mixed-use building (residential and commercial) 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 mixed-use building in a CC-A(2) (Convenience Commercial) Zone.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Zoning Item</th> <th style="text-align: center;">Column 1</th> <th style="text-align: center;">Column 2</th> </tr> </thead> <tbody> <tr> <td>Minimum Front Yard Depth</td> <td style="text-align: center;">4.5m</td> <td style="text-align: center;">6.0m</td> </tr> <tr> <td>Minimum Exterior Side Yard Depth</td> <td style="text-align: center;">4.5m</td> <td style="text-align: center;">6.0m</td> </tr> </tbody> </table> <p>The subject site is also subject to application for Site Plan Approval (File: SPA-2018-34).</p> <p>You have been sent this notice because you own land close to the subject property.</p>	Zoning Item	Column 1	Column 2	Minimum Front Yard Depth	4.5m	6.0m	Minimum Exterior Side Yard Depth	4.5m	6.0m
Zoning Item	Column 1	Column 2								
Minimum Front Yard Depth	4.5m	6.0m								
Minimum Exterior Side Yard Depth	4.5m	6.0m								
<b>How:</b>	<p><b>City Contact:</b> Tim Ryan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to <a href="mailto:tryan@oshawa.ca">tryan@oshawa.ca</a>.</p> <p><b>To Provide Comments:</b> Written comments regarding the application may be delivered to the City of Oshawa to the attention of the City Contact shown above by 4:30 pm on June 9, 2021.</p> <p><b>To Obtain Additional information:</b> For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.</p> <p><b>To Access the Report:</b> A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on June 4, 2021 or any day thereafter.</p> <p><b>To Receive a Notice of Decision:</b> If a person does not file with the Secretary Treasurer a written request for notice of the decision, that person or counsel is not entitled to receive a notice of decision.</p>									
<b>Accessibility:</b>	<p>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 June 8, 2021. Advance requests are highly encouraged to enable us to meet your needs adequately.</p>									
<b>Freedom of Information and Protection of Privacy Act:</b>	<p>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.</p>									

Address: 633 Greenhill Avenue

City of Oshawa  
Development Services Department



**SITE STATISTICS - 633 GREEN HILL AVENUE**

**SITE DEVELOPMENT STATISTICS**

LOT AREA: 2882.40M<sup>2</sup>  
 ZONING: OS-CASD08  
 MAX AREA FOR COMMERCIAL: 1200M<sup>2</sup>  
 BUILDING AREA (Gross Pkg): 1120.82M<sup>2</sup>  
 GVA: 1.8052M<sup>2</sup>

PROPOSED RETAIL AND COMMERCIAL AREA:  
 GROUND FLOOR: 838.44M<sup>2</sup>  
 SECOND FLOOR: 1,288.80M<sup>2</sup>  
 TOTAL AREA: 1,908.28M<sup>2</sup>

RETAIL AND COMMERCIAL PARKING REQUIREMENTS:  
 1 PARKING SPOT FOR EVERY 24 M<sup>2</sup>

COMMERCIAL PARKING REQUIRED: 38 SPACES  
 RESIDENTIAL PARKING REQUIREMENTS:  
 1.0 PARKING SPOTS PER UNIT  
 TOTAL OF 13 UNITS  
 RESIDENTIAL PARKING REQUIRED: 13 SPACES

TOTAL PARKING REQUIRED: 48 SPACES  
 TOTAL PARKING PROVIDED: 80 SPACES  
 2 BARRIER FREE SPACES

STAIR LIFTS: 3 SPACES

LOADING SPACE REQUIREMENTS:  
 1.0 LOADING SPOT UNDER 800M<sup>2</sup>  
 1.0 LOADING SPOT 3.0m x 3.0m PROVIDED

SETBACKS	REQUIRED
FRONT YARD (WILSON ROAD)	REQ: 6.00M
REAR YARD	REQ: 3.00M
SIDE YARD (EXTERIOR GREEN HILL)	REQ: 30.00M
SIDE YARD (EXTERIOR SIDE YARD)	REQ: 3.00M
ASPHALT PAVED AREA	1,288.80M
PAVED AREA	643.92M (11.34%)
LANDSCAPED OPEN SPACE	618.90M (18.49%)
BUILDING COVERAGE	1,120.83M (38.20%)

**RECEIVED**  
 MAY 17 2021  
 DEVELOPMENT SERVICES  
 BRICK DWELLING No. 907



Project:  
 PROPOSED  
 2-STORY MIXED USE  
 DEVELOPMENT  
 633 GREEN HILL AVENUE  
 OSHTAWA, ON.

Sheet Title:	Job No.:
SITE PLAN	20-087
Scale: 1:400	Date: MAY 2020
Drawn: H.R.	Checked: H.M.
	AI