

2024-02-16



**CONSENT APPLICATION (EASEMENT)
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 280 and 300 Montgomery Street
Legal Description: Part of Lots 1, 2, 4, 6, 8, 10, 32, 33, 34, 35, Registered Plan 49, and Part of Lot 14, Registered Plan 51 and Part of Lot 7, Concession Junction Gore, Geographic Township of Gloucester
File No.: D08-01-24/B-00004 & D08-01-24/B-00005
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor
Zoning: TM3[2719] S441

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

The subject site is part of a three-phase master plan, which was reviewed during the approval of Phase 1 through Site Plan Control (D07-12-21-0123). The second phase is under review with Staff and is near completion, and the third phase is forthcoming.

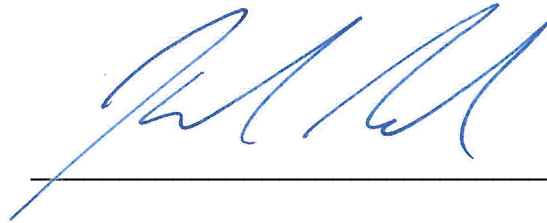
The subject site is located within the Inner Urban Transect and designated Mainstreet Corridor. This area is planned for mid- to high-density mixed-use development with the tallest building heights and street activation facing the corridor. Parking is encouraged to be hidden from the view of the public realm, being located within the principal building or underground.

The site is zoned TM3[2719] S441 (Traditional Mainstreet, Subzone 3, Urban Exception 2719, Schedule 441) is a site-specific exception to facilitate the proposed development on the subject lands.

Staff have no concerns with the proposed easements, which will allow for all three lots to have access over the driveways and drive aisles to access parking.

Margot Linker

Margot Linker
Planner I, Development Review, Central
Planning, Real Estate and Economic
Development Department

A blue ink signature of Jean-Charles Renaud, consisting of stylized initials and a surname.

Jean-Charles Renaud
Planner III, Development Review, Central
Planning, Real Estate and Economic
Development Department