

2024-02-15



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 4200 Innes Road  
Legal Description: Part **Block 1**, Registered Plan 4M-1732  
File No.: D08-02-24/A-00007  
Report Date: February 15, 2024  
Hearing Date: February 20, 2024  
Planner: Cass Schlauzero  
Official Plan Designation: Suburban Transect, Neighbourhood, Evolving Neighbourhood Overlay  
Zoning: AM[2414] H(40)

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

Following discussion with the applicant, planning staff recommend that the requested variance be amended as follows:

**To permit a parking rate of 0.96 parking spaces per unit for a mid-rise apartment dwelling, whereas the By-law requires 1.2 parking spaces per unit.**

The application form and public notice state that the applicant is seeking a variance to permit 299 parking spaces, whereas the by-law requires a minimum of 338 parking spaces.

Section 101 – Minimum Parking Space Rates of the Zoning By-law does not specify required number of parking **spaces**; rather, S. 101, Table 101 lists parking **rates** that vary based on dwelling type, gross floor area occupied by a particular use, etc. Visitor and shared parking rates are per sections 102 and 104.

The applicant confirmed that the 299 spaces are the total number of parking spaces proposed for the site, representing parking spaces for the three mid-rise apartment

dwellings, the residential units in the mixed-use building, and the medical facility. Based on the zoning table in the revised site plan submitted with the application, the applicant is not seeking a variance in the number of parking spaces for the residential units in the mixed-use building or the medical facility. Therefore, it is appropriate to amend the requested variances to reflect a variance from the parking rate, per the language of S. 101, and to only include those uses for which the parking rate is being varied.

## **ADDITIONAL COMMENTS**

### **Transportation Engineering**

Transportation Engineering Services has provided comments for the associated application for Site Plan Control Approval and will continue review through the application's associated Transportation Impact Assessment.



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Cass Scлаuzero  
Planner I, Development Review, East  
Planning, Real Estate and Economic  
Development Department



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Michael J. Boughton, RPP, MCIP  
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