

2024-04-25



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

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

Site Address: 75 Slater Street  
Legal Description: Part of Lot 53 and Lot 54 (North Slater Street Lots),  
Registered Plan 3922  
File No.: D08-02-24/A-00081  
Report Date: April 24, 2024  
Hearing Date: May 1, 2024  
Planner: Penelope Horn  
Official Plan Designation: Downtown Core, Hub, Evolving Neighbourhood Overlay  
Zoning: MD S46

**DEPARTMENT COMMENTS**

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

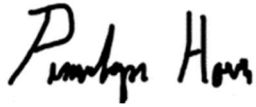
**DISCUSSION AND RATIONALE**

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. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

The requested relief will result in a reduction of the minimum required parking space length from the required 5.2 metres to 4.8 metres for two parking spaces. The requested relief maintains the minimum number of parking stalls and will only apply to two of the six parking stalls. The two subject parking spaces will function as parking spaces reserved for compact cars, which is a common feature of urban parking lots. A 4.8 metre parking space length aligns with the Zoning By-law requirements for compact car parking spaces, which allows a parking space length of 4.6 metres in some underground parking lots.

**ADDITIONAL COMMENTS**

No additional comments were received.

A handwritten signature in black ink that reads "Penelope Horn".

---

Penelope Horn  
Planner I, Development Review All Wards  
Development and Building Services  
Department

A handwritten signature in black ink that reads "Erin O'Connell".

---

Erin O'Connell  
Planner III, Development Review All Wards,  
Development and Building Services  
Department