

2024-03-26



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 55 Uxbridge Crescent
Legal Description: Part of Lots 16 & 38, Registered Plan 886
File No.: D08-02-23/A-00263
Report Date: March 26, 2024
Hearing Date: April 02, 2024
Planner: Solé Soyak
Official Plan Designation: Suburban Transect, Neighbourhood Designation
Zoning: R2C – Residential Second Density, Subsection “C”

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The property is located within the Suburban Transect, which comprises neighbourhoods within the urban boundary outside of the Greenbelt and is characterized primarily by low- to mid-density development. Neighbourhoods in the Suburban Transect shall support a range of dwelling unit sizes, predominantly ground-oriented housing.

The site is zoned Residential Second Density Subzone C. Development in the R2 zone will permit detached and two principal unit buildings as well as provide additional housing choices. Development shall also be compatible with existing land use patterns that enhance or maintain the neighbourhood's character.

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 have no concerns with the proposed carport enclosure given that the proposed garage will not expand the building's footprint, the side yard and rear yard remain functional, and the enclosure is one storey tall, thus minimizing any privacy impacts to the adjacent neighbour.

ADDITIONAL COMMENTS

Planning Forestry

The proposed garage will have the same footprint as the existing carport. There are no anticipated tree-related impacts with this application. It is recommended to plant a new tree in the ROW following construction; application may be submitted to the City's Trees In Trust program.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application as the plans indicate no change to any portion of the driveway.



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