

2024-06-13



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1316 Carling Avenue
Legal Description: Part of Block 8, Registered Plan 221
File No.: D08-02-24/A-00120
Report Date: June 13, 2024
Hearing Date: June 18, 2024
Planner: Samantha Gatchene
Official Plan Designation: Inner Urban Transect, Hub
Evolving Neighbourhood Overlay
Zoning: AM10

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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.

The subject site is in the Inner Urban Transect and designated as a hub, as per outlined in Schedules A and B2 of the Official Plan. The zoning for the subject lot is Arterial Mainstreet 10 (AM10). This area is intended to function as a hub, supporting high densities and intensification with an emphasis on public and active transportation.

The intent of the AM10 subzone 50% glazing requirement is to facilitate interest along the street through building materials and encourage foot-traffic for commercial uses located on the ground floor. Staff do not have any concerns with reducing the glazing percentage to 27%. This is an existing building that has hosted several commercial uses since its construction in 1968. Now, in the absence of commercial uses at-grade, the intent of the provision has less applicability to the development. Overall, the variance is appropriate as it will enable the residents of the ground-floor units to have more privacy and support residential uses in proximity to the other commercial uses along Carling Avenue.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related impacts associated with the requested variance.

The applicant should consider planting trees at the front of the property to enhance the streetscape and contribute towards the City's 40% canopy goal.



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