

2023-09-28



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 89 Richmond Road
Legal Description: Lot 83 Registered Plan 400
File No.: D08-02-23/A-00211
Report Date: September 28, 2023
Hearing Date: October 4, 2023
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor, Evolving Neighbourhood Overlay
Zoning: TM [2601] H(20) (Traditional Mainstreet Zone, Urban Exception 2601, Maximum Building Heights 20 Metres)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

This site was previously subject to Site Plan Control, Zoning By-law Amendment, and Official Plan Amendment applications which received approval. The applicant has been in discussions with staff regarding the proposed changes.

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 located within the Inner Urban Transect policy area on Schedule A and designated a Mainstreet Corridor by Schedule B2 of the Official Plan and is located on Transit Priority Corridor (Richmond Road) as per Schedule C2. Policy 4.1.4(2) of the Official Plan allows sites located on Corridors, and sites along Transit Priority Corridors with nearby street transit stops, to have reduced or eliminated minimum parking requirements. Accordingly, this provision is applicable for the subject site. Similar support for eliminating minimum parking along Transit Priority Corridors is found in the Transportation Master Plan (3.2). The provision of limited or no parking is also listed as a characteristic of the urban built form (Section 5, Table 6). Furthermore, the Official Plan discourages private approaches for vehicular access in the Inner Urban Transect, particularly for sites with a narrow frontage and few parking spaces, as would be the

case for this property (5.2.1(5)(a)). In addition, the subject site is located within the Richmond Road/Westboro Secondary Plan, which speaks to promoting active transportation and creating a pedestrian-focused environment (Section 2).

The subject site is within the Traditional Mainstreet zone, which permits a wide range of uses, including retail, commercial, office, residential, and institutional. One of the purposes of this zone is to promote mixed-use, pedestrian-oriented development that provides for access by foot, bicycle, transit, and automobile.

Staff have no concerns regarding the variances sought. The property is well connected via transit, as it abuts a Transit Priority Corridor and is within close proximity of the planned Westboro LRT station. The subject site is also well situated for active transportation. In addition, the site is recognized to have high access to service and amenities according to the City's mapping exercises for the 15-minute neighbourhoods study. Considering the site's accessible location, staff believe the requested variances are suitable for the context and would not hamper the accessibility of the site. This proposal responds to the policy directives from both the Official Plan and the applicable Secondary Plan to prioritize pedestrian-oriented development, minimize the prominence of lands dedicated to parking, and limit vehicular interruptions to the pedestrian realm. Furthermore, the requested variances would not result in negative impacts for neighbouring properties and would not impact the functionality or servicing of the proposal.

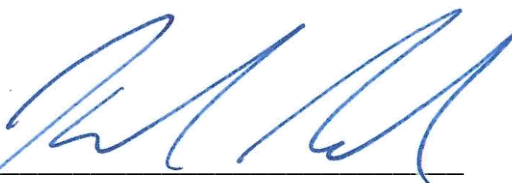
ADDITIONAL COMMENTS

Planning Forestry

Through pre-consultation it was determined that no TIR is required for this site as there are no anticipated tree impacts on or adjacent to the property from the proposed building. Tree Planting opportunities will be determined through the site plan process.



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