

2024-06-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 630 Montreal Road
Legal Description: Parts of Lots 3, 4, & 5 on Registered Plan 343
File No.: D08-02-24/A-00141
Report Date: June 26, 2024
Hearing Date: July 2nd, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban, Corridor - Mainstreet
Zoning: AM10[2199]

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 Official Plan directs residential intensification to Corridors—Mainstreet. Within the Inner Urban Transect, Mainstreet Corridors building heights of 9 storeys are permitted. The AM10[2199] Zone (Arterial Mainstreet, Subzone 10, Exception 2199) is intended to accommodate a broad range of uses to foster and promote mixed-use, pedestrian-oriented development. The proposed mixed-use building reflects the desire to increase density, while respecting the range of heights and uses which characterize the area. The proposed 30.1m building will facilitate appropriate transition between the 14-storey building on the north side of Montreal Street from the low-rise residential buildings on Borthwick Avenue.

The rear yard setback was measured from the parking ramp wall, which means that the drive aisle which leads into the underground parking garage will provide additional separation between the 9-storey building and the lot line. The reduced interior yard setback applies to a small part of the building envelope where the lot width decreases by about 5 metres. Staff are not concerned with the building's increased height or with the reduced interior and rear yard setbacks.

The proposed development is the subject of a Site Plan Control application (File No. D07-12-21-0189). The Site Plan Control application is on its second submission and received planning comments from staff prior to the minor variance application.

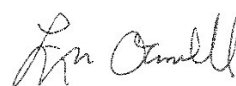
ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no further tree impacts related to this minor variance application.



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