

2024-07-31



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 87 Mann Avenue  
Legal Description: Lots 13,14 and Registered Plan 32846  
File No.: D08-02-24/A-00174  
Report Date: August 1, 2024  
Hearing Date: August 7, 2024  
Planner: Margot Linker  
Official Plan Designation: Downtown Core Transect, Minor Corridor  
Central and East Downtown Core Secondary Plan  
Zoning: R4UB [2146] (Residential Fourth Density, Subzone UB,  
Urban Exception 2146)

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

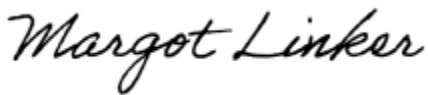
The subject property is in the Downtown Core Transect Policy Area on Schedule A and is designated Minor Corridor on Schedule B2 in the Official Plan. The subject site is also located within the Central and East Downtown Core Secondary Plan and designated Local Neighbourhood. The Secondary Plan supports a wide variety of housing to preserve and enhance the housing stock within Local Neighbourhoods in Sandy Hill, as well as to accommodate the projected increase in population and the growth of the Central Area labour force.

Staff note that the R4UB [2146] (Residential Fourth Density, Subzone UB, Urban Exception 2146) limits the maximum number of units to 58. This was a project-specific urban exception through the Zoning By-law Amendment application to convert the church into this mixed-use building. However, the proposed minor variance aligns with the intent of the Residential zone and contributes to the broader objectives of sustainable urban growth and increased housing availability.

Staff have no concerns with converting the subject commercial space into residential units. This minor variance aligns with the goals of residential growth and diverse housing aimed at increasing residential density in the Downtown Core Transect.

### Forestry Planning

Through pre-consultation, the applicant confirmed that there would be no exterior modifications, and no tree impacts related to this minor variance application. The [Tree Protection Specification](#) must be implemented throughout construction, if there is any staging or construction activity around existing trees.



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Planning, Development and Building  
Services Department

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