

2024-07-31



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	788 March Road
Legal Description:	Part of Lot 10, Concession 4, Geographic Township of March
File No.:	D08-02-24/A-00166
Report Date:	August 1, 2024
Hearing Date:	August 6, 2024
Planner:	Penelope Horn
Official Plan Designation:	Suburban Transect, Neighbourhood, Evolving Neighbourhood Overlay
Zoning:	GM

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 height of the proposed buildings reflects the mid-rise apartment building form, permitted in the GM Zone. The intention of the GM Zone is to permit a range of uses, including mid-to-high rise residential, which aligns with the proposed development. According to the Zoning By-law mid-rise apartments range from four to ten storeys in height, the proposed building is six storeys, which aligns with the general intent of the zone.

This stretch of March Road is a Mainstreet Corridor in the Official Plan, development within Mainstreet Corridors should locate the maximum building heights and highest densities close to the Corridor. To comply with this policy direction and to respect the required water body setback, the proposed buildings are oriented towards March Road, Klondike Road, and the rear lot line. In this scenario, the rear yard is functioning in a manner similar to an interior yard setback, in order to accommodate the water body setback required from Shirley’s Brook. The proposed rear yard setback aligns with the

requirements of an interior yard setback in the GM Zone. The intention of the rear yard setback is to ensure adequate amenity area on-site, both indoor and outdoor amenity areas are provided.

This application is subject to site plan control application number D07-12-24-0045. Planners assigned the application have no concerns with the minor variances sought, with other city departments also consulted through that process.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- A private approach permit is required for any access off of the City street.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).

Planning Forestry

- This is an active site plan file, and all tree removal and planting opportunities will be approved through the development review process. There are no tree-related concerns with the increased building height, but it is considered that the narrowest part of the reduced rear yard setback will limit the ability to plant and maintain trees along the south property line (small trees are proposed).



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