

2024-09-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 55 Gordon Street
Legal Description: Part of Lot 2, Registered Plan 33446
File No.: D08-02-24/A-00217
Report Date: September 12, 2024
Hearing Date: September 18, 2024
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving
Neighbourhood Overlay
Zoning: R3P[1474]

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 not satisfied that the requested minor variance(s) meet(s) the “four tests”.

No changes to the building footprint are proposed to accommodate the additional unit. The building represents an appropriate location for a triplex, despite the reduced lot area and represents gentle intensification within the Inner Urban Transect.

ADDITIONAL COMMENTS

Planning Forestry

Through pre-consultation, it was confirmed that there are no tree-related impacts associated with the requested variances.

Penelope Horn

Penelope Horn
Planner I, Development Review All Wards

Planning, Development and Building
Services Department

Wendy Tse

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Planner III (A), Development Review All
Wards

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