

2024-11-14



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 18 Louisa Street
Legal Description: Lots 7, 8, 9, 10, 11, 12, 13, and 14, Registered Plan 49
File No.: D08-02-24/A-00266
Report Date: November 14, 2024
Hearing Date: November 20, 2024
Planner: Penelope Horn
Official Plan Designation: Downtown Core Transect, Neighborhood, Evolving Overlay
Zoning: R5B[2778] S455

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 variances meet the “four tests”.

Staff do not anticipate negative impacts on the public realm to arise as a result of the requested variances. The relief being sought reflects revisions to the building which have taken place throughout the site plan control process, which is nearing approval.

ADDITIONAL COMMENTS

Planning Forestry

This is an active Site Plan application and all tree retention and planting opportunities will be determined through the development review process. The proposed plan will have a significant impact on canopy cover, removing all existing trees and providing minimal space for replacement in the ROW or on site. The requested variances, however, do not appear to affect either the space to retain or plant trees, so there are no tree-related concerns with the variances.



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