

2025-05-29



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 160 Sunnyside Avenue  
Legal Description: Lot 74, Registered Plan 96962  
File No.: D08-01-25/B-00080  
Report Date: May 29, 2025  
Hearing Date: June 04, 2025  
Planner: Luke Teeft  
Official Plan Designation: Inner Urban Transect; Neighbourhood  
Zoning: R2R; Mature Neighbourhoods Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

ADDITIONAL COMMENTS

Planning Forestry

- The development has been completed and the adjacent and city trees have been retained through construction. The applicant is asked to plant new trees on/in front of the proposed lots, in order to enhance the streetscape, contribute to the urban forest canopy, and benefit future residents.

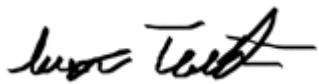
## CONDITIONS

If approved, the Planning, Development and Building Services Department requests that the Committee of Adjustment impose the following conditions on the application:

1. That the Owner(s) provide evidence, to the satisfaction of both the **Chief Building Official and the Manager of the Development Review All Wards Branch or their designates**, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
2. That the Owner(s) enter into a Joint Use and Maintenance Agreement, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners with respect to the joint use and maintenance of all common elements including, but not limited to, the common party walls, common structural elements such as roof, footings, soffits, and foundations.

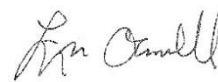
The Owner shall ensure that the Agreement is binding upon all unit owners and successors in title and shall be to the satisfaction of the **Manager of the Development Review All Wards Branch, or their designate**, or City Legal Services. The Committee shall be provided written confirmation that the Agreement is satisfactory to the **Manager of the Development Review All Wards Branch, or their designate**, or is satisfactory to **City Legal Services**, as well as a copy of the Agreement and confirmation that it has been registered on title.

3. That the Owner/Applicant(s) provide and implement a tree planting plan, to the satisfaction of the **Manager of the Development Review All Wards Branch or their designate**, showing the location(s), species/ultimate size of one new 50 mm tree to be planted on each lot following construction, to enhance the urban tree canopy and streetscape.
4. That the Owner(s) provide evidence to the satisfaction of the **Chief Building Official, or their designate**, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.



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Planning, Development and Building  
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