

2026-02-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 150 Rochester Street
Legal Description: Part of Lot 10, Registered Plan 29
File No.: D08-02-25/A-00278
Report Date: February 26, 2026
Hearing Date: March 03, 2026
Planner: Penelope Horn
Official Plan Designation: Downtown Core Transect, Neighbourhood Designation,
Evolving Neighbourhood Overlay,
Zoning: R4UD-c

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application. The file was previously adjourned to include an additional variance. The application has been revised to reduce the required fenestration on the front façade of the existing building.

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”.

ADDITIONAL COMMENTS

Planning Forestry

Through pre-consultation it was determined that there are no tree-related concerns with the requested variances. There is one City tree present on site which will be reviewed by Forestry Services due to its condition.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application for lot sizing and converting building from duplex to a low-rise building. There are no plans to change the private approach.



A handwritten signature in blue ink that reads "Penelope Horn".

Penelope Horn
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

A handwritten signature in blue ink that reads "James Ireland".

James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department