

2026-04-16



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 48 Queen Mary Street
Legal Description: Lots 99 and 100, Registered Plan 318
File No.: D08-02-26/A-00033 and D08-02-26/A-00034
Report Date: April 16, 2026
Hearing Date: April 22, 2026
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning By-law 2008-250: R3M
Zoning By-law 2026-50: N3C

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 satisfied the requested minor variances meet the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

Per Section 139(1)(b) of Zoning By-law 2008-250, minimum soft landscaped area must be aggregated. The functional soft landscaping provided is limited to the portion contiguous with that in the right-of-way and is inadequate to support one small tree in front of each property, as proposed in the TIR.


Planning Forestry requests that the applicant re-design the walkways to increase the amount of contiguous soft landscaping available to support tree plantings in the right-of-way, following development. The applicant should also review their site servicing plan to ensure services do not impact planting space in the front yard. If the design remains unchanged, the TIR should be modified to propose the planting of two medium- or large-growing trees in the rear yards

Transportation Engineering

A Road Modification Application will be required for curb modifications when adding new depressed curb for the parking accesses.



Dylan Geldart
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department