



**COMMITTEE OF ADJUSTMENT  
JANUARY 26, 2022  
PUBLIC HEARING MINUTES**

*Members Present:* Steve Trotter, Chair  
Jay Dolan, Member  
Marc Pumple, Member  
Victoria Lemieux, Member  
Andy Thomson, Member

*Staff Present:* Tiffany Thompson, Manager of Growth and Development  
Carlissa McLaren, Manager of Planning (Acting)  
Madeline Kowalchuk (Snow), Planner  
Jaspreet Sidhu, Planner  
Janice Sadgrove, Secretary-Treasurer

*Next Meeting:* February 23, 2022, at 5:00 p.m., Virtual Meeting (Zoom)

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**1. CALL TO ORDER**

**2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST**

Jay Dolan declared a pecuniary interest on application A67/21 – 79 Collier Street.

**3. REQUESTS FOR DEFERRAL/ADJOURNMENT**

Kory Chisholm, applicant and agent for Application A67/21 at 79 Collier Street requested a deferral to provide additional time for discussions with the neighbouring property owner.

**4. ADOPTION OF MINUTES**

The minutes of the Committee of Adjustment hearing held on November 24, 2021, were adopted as circulated.

**Motioned by: Jay Dolan, Member  
Second: Victoria Lemieux, Member  
CARRIED**

**5. STATUTORY PUBLIC HEARINGS**

**5. (a) MINOR VARIANCE APPLICATION: A68/21 – 310 Blue Forest Crescent  
APPLICANT: KLM Planning Partners Inc., c/o Keith MacKinnon on behalf of Urban North On The Go Ltd.**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in parking spaces to facilitate the construction of 255 walk-up apartment units. The property is subject to Site Plan application D11-008-2021.

The applicant is seeking the following minor variance(s):

1. To permit a minimum of 1.25 parking spaces per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, Special Provision No. 491 under Section 13.1.176(c), requires a minimum of 1.35 parking spaces per dwelling unit.

**REPRESENTATION:**

Keith MacKinnon, Applicant

**INTERESTED PERSONS:**

Sal Crimi  
Alexandra Krstajic  
RaviP  
Kevin Gonsalvis

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated January 26, 2022  
Development Services – Transportation Planning: Comments dated January 13, 2022  
Development Services – Parks Planning: Comments dated January 20, 2022  
Development Services – Approvals Branch: Comments dated January 20, 2022  
Building Services: No comments  
Finance Department: DCA comments dated January 18, 2022  
LSRCA: Comments dated January 20, 2022  
Metrolinx: Comments dated January 20, 2022  
Alectra Utilities: Comments dated January 7, 2022

**DISCUSSION:**

Keith MacKinnon, the applicant, provided an overview of the application requesting a reduction in parking spaces. Mr. MacKinnon pointed out that notwithstanding they are asking for a reduction in the parking standard, there is actually more parking spaces than required, but the zoning by-law does not recognize tandem parking.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public. There were no comments from the public.

Mr. MacKinnon advised they will be providing more visitor parking spaces than required by the zoning by-law. He explained that the zoning by-law requires 1.35 parking spaces per unit at a defined ratio of 1.25 spaces per unit and 0.10 visitor parking spaces, whereas the application is requesting 1.25 parking spaces per unit at a ratio of 1 space per unit and 0.25 visitor parking spaces.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Jay Dolan, Member  
Second: Marc Pumple, Member  
CARRIED**

**5. (b) MINOR VARIANCE APPLICATION: A70/21 – 66 Ottaway Avenue  
APPLICANT: Nelson Monteiro**

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a detached accessory building that exceeds the maximum permitted lot coverage and height.

The applicant is seeking the following minor variance(s):

1. To permit a lot coverage of 13.7% for a proposed detached accessory building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5(h), permits a maximum total lot coverage of 10% for all accessory buildings.
2. To permit a height of 4.6 metres for a proposed detached accessory building, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.5(a), permits a maximum height of 4 metres.

**REPRESENTATION:**

Nelson Monteiro

**INTERESTED PERSONS:**

Cathy Colebatch  
Gloria Zhang  
Kevin Gonsalves

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated January 26, 2022  
Development Services – Transportation Planning: Comments dated November 17, 2021  
Development Services – Parks Planning: Comments dated January 20, 2022  
Development Services – Approvals Branch: No comments  
Building Services: No comments  
Finance Department: DCA comments dated January 17, 2022  
LSRCA: Comments dated January 24, 2022  
MTO: Comments dated January 11, 2022  
Alectra Utilities: Comments dated January 7, 2022

**DISCUSSION:**

Nelson Monteiro, the applicant, provided an overview of the application. Mr. Monteiro advised he is the property owner and he is requesting variances to facilitate the construction of a proposed detached garage for personal use.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public.

Catherine Colebatch, 97 Cumberland Street, asked if there are any boundary trees on the property that will be removed during construction. Mr. Monteiro advised there are no boundary trees on the property and that no trees will be removed. Ms. Colebatch asked why the additional height is being requested. Mr. Monteiro advised the increased height is to accommodate a stackable car lift.

Member Dolan outlined the LSRCA comments and commented there may be implications for the construction. The Chair asked Mr. Monteiro if he is putting any services into the building such as water or gas. Mr. Monteiro said there will be gas service for heating.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Victoria Lemeiux, Member  
Second: Andy Thomson, Member  
CARRIED**

6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**

February 23, 2022, at 5:00 p.m.

8. **ADJOURNMENT**

The meeting was adjourned at 5:39 p.m.

  
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Steve Trotter, Chair

  
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Janice Sadgrove, Secretary-Treasurer