APPEAL COMMITTEE
DISPOSITION OF ITEMS

SPECIAL MEETING
JULY 29, 2026

MEMBERS PRESENT: Councillor Santos, Chairperson
Councillor Durand-Wood
Councillor Gilroy

COMMITTEE CLERK: K. Dolski, City Clerk's Department

APPEAL COMMITTEE
JULY 29, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		PUBLIC HEARINGS
1	Appeal – Variance – 425 Osborne Street – File DAV 159461A/2026C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 159461A/2026C and approved a Variance on "the land" to permit as follows: 1. The construction of a mixed use building having: A. a building height of 126 feet (38.40 metres) B. 17 parking spaces (1 car share parking included), with an additional 50 parking spaces provided on adjacent property 2. The establishment of an accessory parking area having: A. a van accessible parking space having no maneuvering area B. 10 bicycle parking spaces, with an additional 60 bicycle parking spaces provided on adjacent property 3. The construction of a garbage enclosure having: A. no west side yard to the garbage enclosure B. no screening provided on garbage enclosure along the west side yard. Subject to the following conditions: 1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That, a Right-of-Way Closing (DAC) application shall be applied for by the property owner within five years of the date of this Order, unless the Director of Planning, Property and Development provides written confirmation that a DAC application is not necessary. 3. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-11 for File No. DAV 26- 159461\C, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development; OR

APPEAL COMMITTEE
JULY 29, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		That the Owner must submit plans showing the location and design of any and all proposed: A. buildings; B. accessory parking areas; C. garbage enclosures; D. fencing; and E. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. 4. That prior to the issuance of any development permits, the Owner shall provide a shared parking agreement for an additional 50 parking stalls, or other suitable alternative, to the Director of Planning, Property and Development.