APPEAL COMMITTEE
DISPOSITION OF ITEMS

SEPTEMBER 2, 2026

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

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

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Item	Appeal	Order of the Committee
	PUBLIC HEARINGS	
1	Appeal – Variance – 11 Bayview Drive File DAV 261606A/2025B	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 261606/2025B and approved a Variance on "the land" for the maintenance of a detached accessory structure (shed) to permit as follows: 1. A 0.23 feet (0.07 metres) south side yard. 2. No separation space to the existing single-family dwelling. Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely: 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, the addition shall be built in substantial conformance with plans submitted and identified as Sheets 1 to 3 of DAV 25-261606/B.
2	Appeal – Conditional Use – 508 Harvard Avenue E File DCU 151690A/2026B	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Conditional Use Order DCU 151690/2026B and approved a Conditional Use to permit on "the land as follows: 1. A day care use (maximum 12 children), having two (2) non-resident employees, providing a personal service on the premises to establish as a home-based business. Subject to the following conditions: 1. That the hours of operation on the premises be limited to between 7:00 am and 5:00 pm Monday to Friday. 2. That the operator of the home-based business must be a resident of the dwelling where the home-based business is conducted. 3. That there shall be no more than two (2) non-resident employees on the premises. 4. That no other home-based business shall be conducted on the premises. 5. That care shall be provided to not more than twelve (12) children on the premises and that the daycare shall be licensed in accordance with the Provincial Day Care Licensing authority. 6. That a pickup/drop off area shall be provided on the property to ensure the safety of persons entering and

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		exiting the premises. 7. That there shall be no exterior indication of the home-based business except for one (1) non-illuminated identification sign maximum 2 square feet (0.6 metres) in area. 8. That, the Conditional Use granted by this Order to establish a daycare, maximum twelve (12) children providing a personal service as a home-based business on the premises shall terminate June 30th, 2028.
3	Appeal – Variance – 827 Barry Avenue File DAV 154732A/2026C	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 154732/2026C and rejected a Variance on "the land" to permit as follows: 1. The establishment of two (2) residential zoning lots having lot areas of 2,499 square feet. 2. The construction of two (2) single-family dwellings having front yards of 20 feet (6.10 metres) on lots 41 & 42.
4	Appeal – Conditional Use – 394 Selkirk Avenue File DCU 149994A/2026C [c/r DAV 149779A/2026C]	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Conditional Use Order DCU 149994/2026C and approved a Conditional Use to permit on "the land": 1. The establishment of a single room occupancy use exceeding 12 beds. Subject to the following conditions: 1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 26-149994\C and thereafter maintained to the satisfaction of the Director of Planning, Property and Development. OR That the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. driveways D. garbage enclosures E. fencing F. freestanding signage and G. landscaping

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		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.
5	Appeal – Variance – 394 Selkirk Avenue File DAV 149779A/2026C [c/r DCU 149994A/2026C]	The Appeal Committee denied the appeal, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 149779/2026C and approved a Variance on "the land" to permit as follows: 1. The construction of an addition to a mixed use building having: A. no street edge landscaping B. 8 parking spaces 2. The establishment of an accessory parking area having a drive aisle width of 16 feet (4.88 metres). Subject to the following condition: 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.
6	Appeal – Variance – 470 Des Meurons Street File DAV 116786A/2026D [c/r DAZ 202/2026]	The Appeal Committee allowed the appeals, concurred in the decision of the Riel Community Committee, as amended, cancelled Variance Order DAV 116786/2026D, and approved a Variance on "the land" to permit as follows: 1. For the construction of a multi-family dwelling to permit: A. No front yard B. A north side yard of 8 feet (2.43 metres) C. A south side yard of 6 feet (1.828 metres) D. A rear yard of 20 feet (6.09 metres) E. A south side yard balcony projection of 5 feet (1.5 metres) F. A lot area per dwelling unit of 344 square feet (31.95 square metres) G. Insufficient street edge landscaping 2. For the establishment of an accessory parking area to permit:

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		A. 105 parking spaces C. Drive aisles ranging from 19 feet (5.79 metres) to 19.5 feet (5.94 metres). 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 any Variance granted by this order does not come into force and effect until the associated rezoning under file DAZ 202/2026 comes into force and effect.