

TITLE: EXTENSION—VARIANCE 110 PRINCESS AVENUE OWNER: TOWN CAR RENTAL LTD. APPLICAN: ABH CONSTRUCTION (SHIJU ANTONY)		
MEETING DATE: September 16, 2026		Page 1 of 1
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Extension request letter B. Original Variance Order C. Original public hearing report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Andrew Mok, RPP MCIP, A/Principal Planner	

RECOMMENDATIONS:

That the approval deadline of Variance Order V-10-25 be extended to July 18, 2027.

BACKGROUND:

The applicant, Shiju Antony of ABH Construction, on behalf of the property owner, Town Car Rental Ltd., is requesting a deadline extension to Variance Order V-10-25 to vary Subsection 23(h) of the Zoning By-law by reducing the required rear yard from 7.6m to 3.0m for property located at 110 Princess Avenue in the CG Commercial General Zone.

ANALYSIS:

The applicant has indicated that delays in obtaining a letter of credit from their financial institution contributed to the delay in proceeding with the development. As a result, the applicant was unable to act on Variance Order V-10-25 and obtain a building permit before the July 18, 2026 expiry date.

LEGISLATIVE REQUIREMENTS:

Subsection 101(1) of The Planning Act states that variance orders expire and cease to have any effect if not acted upon within 12 months of the date of the order. However, Subsection 101(2) of The Planning Act allows the Planning Commission to extend the deadline under for an additional period not longer than 12 months if an application is received before the original deadline, or a second 12-month period if an application is received before the first extension deadline. The Planning & Buildings Department received the request prior to the July 18, 2026 deadline.