

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-24/21
Location: 144 Watson Road
Hearing Date: April 8, 2021
Owner: Watson Park Apartments Ltd.
Agent: Andrea Sinclair, MHBC Planning
Official Plan Designation: Commercial Mixed-use Centre
Zoning: Specialized Residential High Density Apartment (R.4B-17) Zone

Please note that the request has been revised to clarify the total required parking spaces for the site, as shown in bold below.

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum of 15 percent [24 parking spaces] of the calculated total required number of parking spaces [**160 parking spaces**] for the use of visitors to the existing residential building.

By-Law Requirements: The By-law requires that, in an R.4 Zone, a minimum of 20 percent [32 parking spaces] of the calculated total required number of parking spaces [160 parking spaces] shall be provided for the use of visitors to a residential building and such parking spaces shall be located above grade and clearly identified as being reserved for the exclusive use of visitors.

Staff Recommendation

Approval with Condition

Recommended Condition

Planning Services

1. That the applicant submits a red-lined site plan for approved Site Plan file SP17-025 to the Site Plan Coordinator in the Planning Department within 3 months of the Committee's final decision.
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Comments

Planning Services

The subject property is designated "Commercial Mixed-Use Centre" in the City's Official Plan. The "Commercial Mixed-Use Centre" land use designation supports a mix of uses around designated intersections and nodes, including commercial, multi-residential buildings and complementary uses intended to serve the immediate neighbourhood and wider community. Parking is an integral part a comprehensively planned and integrated development. The requested variance does not conflict with the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Residential High Density Apartment" (R.4B-17) according to Zoning By-law (1995)-14864, as amended, which permits a residential apartment building. The R.4B-17 Zone requires a minimum of 1.2 parking spaces per dwelling unit. Section 4.13.6 of the Zoning By-law requires a minimum of 20 percent of the calculated total of required parking spaces to be provided for the use of visitors. The existing development includes 133 residential units with 160 parking spaces. 32 parking spaces are currently provided for the use of visitors in accordance with Section 4.13.6 of Zoning By-law. These 32 parking spaces are identified as visitor spaces on the approved site plan. The applicant is requesting a variance to Section 4.13.6 of the Zoning By-law to reduce the amount of visitor parking required from 20 percent (requirement of 32 visitor parking spaces) to 15 percent (requirement of 24 visitor parking spaces). If approved, staff are recommending that the applicant provide a red-lined site plan to reflect the reduction in visitor parking spaces.

The objective of parking standards in the Zoning By-law is to ensure that sufficient area and spaces are provided so that parking demand can be met on site and potential spillover of parking on adjacent streets does not occur. The applicant has indicated that the current owner has identified a need for increased tenant parking. By reducing the minimum requirement for visitor parking the applicant is able to accommodate the need without sacrificing outdoor amenity or landscape area on the site. The total parking on the site will not be reduced as a result of this application. 8 out of 32 of the existing visitor parking spaces will be reallocated from visitor to resident parking spaces. The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the land and is considered to be minor in nature.

Planning staff recommend approval of the variance subject to the condition noted above.

Engineering Services

Engineering has no concerns with the requested variance. Engineering review for grading, servicing and stormwater management was completed under the site plan application SP17-025.

We agree with recommendations made by the Planning and Building staff.

Building Services

The property is located in the Specialized Residential High Density Apartment (R.4B-17) Zone.

The applicant is proposing to designate 15 percent of the required visitor parking spaces as tenant parking spaces, while maintaining the total number of required off-street parking spaces. A variance from Section 4.13.6 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a minimum of 15 percent (rather than the required 20 percent) of the calculated total required number of parking spaces for the use of visitors to the existing residential building.

Comments from the Public

None

Contact Information

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