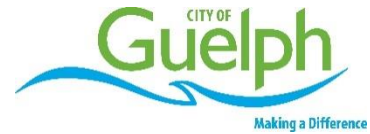


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-1/23
Location: 29-31 Paisley Street
Hearing Date: February 9, 2023
(deferred from the January 12, 2023 hearing)
Owner: 2782552 Ontario Ltd.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Official Plan Designation: Mixed Use 2
Zoning Designation: Downtown 2 (D.2) Zone

By-Law Requirements: The By-Law requires a minimum of one (1) off-street parking space per residential dwelling unit [for a total of 5 parking spaces required for the property].

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum of two (2) parking spaces for the existing 4 residential dwelling units and 1 additional proposed residential dwelling unit.

Staff Recommendation

Approval

Comments

Planning Services

The subject property is designated "Mixed Use 2" under the Downtown Secondary Plan. Mixed Use 2 areas include areas that were historically residential that have evolved to accommodate a range of uses, many in partially or fully converted houses. To maintain the character of the Mixed Use 2 areas, parking and services are to be located at the rear of buildings. As no changes to the footprint of the building are proposed and parking remains located in the rear of the property staff are of the opinion that the requested variance meets the general intent and purpose of the Downtown Secondary Plan.

The subject property is zoned "Downtown 2" (D.2) according to Zoning By-law (1995)-14864, as amended. The D.2 zone permits both mixed use buildings and apartment buildings. The applicant is proposing to convert the existing commercial space on the main floor to residential, increasing the total number of residential

units in the building from 4 units to 5 units. Relief is requested from the Zoning By-law to require a minimum of 2 parking spaces.

As the property is within walking distance of downtown and close to transit lines staff is of the opinion that the proposed reduction in minimum parking requirements satisfy the general intent of the Zoning By-law and is desirable for the development of the neighbourhood.

Considering the property currently has four dwelling units and a commercial unit on the main floor staff consider the conversion of the commercial space to a fifth residential unit to be minor in nature.

In the opinion of planning staff, the requested variance meets the general intent and purpose of the Downtown Secondary Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature.

Staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the applicant's request for seeking relief from the By-Law requirements to permit a minimum of two (2) parking spaces for the existing 4 residential dwelling units and 1 additional proposed residential dwelling unit.

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

Building Services

The subject property is zoned Downtown 2 (D.2) Zone which permits an apartment building. The applicant is proposing to convert a commercial unit in the building to a residential dwelling. There are 4 other existing residential units within the building. A minor variance to permit a reduced parking ratio is required as Table 6.3.2.5.1, Row 2 of the zoning by-law requires 1 parking space per residential unit. The property can accommodate 2 existing parking spaces.

Note that a building permit will be required prior to construction/alterations, at which time requirements under the Ontario Building Code will be reviewed.

Building Services supports Planning and Engineering recommendations.

Comments from the Public

Yes (See Attached)

See [previous comments](#) from the January 12, 2023 hearing.

Contact Information

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