

From: [John Cox](#)
To: [Committee of Adjustment](#); [Eric Rempel](#)
Cc: ["Dennis Weiler"](#)
Subject: FW: 512 Woolwich Street Application
Date: Wednesday, June 14, 2023 11:29:54 AM

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Committee Members and Staff,

This email is submitted in support of the application for a minor variance to add medical clinic as a permitted use on the subject property.

Background

The subject property is located at 512 Woolwich Street and has a total site area of 8072m² (+/- 2 ac). The property contains two buildings with a total gross floor area (GFA) of 2789m² (+/-30,000 sq ft).

The property is zoned OR-37 in Zoning By-law (1995)-14864, which included medical clinic as a permitted use. In Zoning By-law (2023)-20790 the property is zoned CC-3 and the list of uses permitted in this zone does not include a medical clinic. It is noted that this zoning also limits the maximum GFA on the property to 400m² which is significantly less than exists on the property. Based on the forgoing the owner has appealed the CC-3 zoning.

Parking Requirements

During discussions prior to submission of the minor variance application planning staff asked that consideration be given as to whether there is sufficient parking on the property to accommodate a medical clinic. The following analysis is based on existing and proposed uses on the property and the parking requirements set out in Zoning By-law (2023)-20790:

Proposed Medical Clinic: 1171m² (1171 at 5 parking spaces /100m²) = 59 spaces

Day Care Centre : 681m² (681 at 3 parking spaces /100m²) = 21 spaces

Remaining Office Space: 936m² (936 at 3 parking spaces/100m²) = 28 spaces

Total Packing Spaces Available Less Required Parking Spaces: 120-108= 12 Excess Parking Spaces

By comparison, Table 5.3 of Zoning By-law (2023)-20790 also provides a parking requirement for multi-unit commercial buildings which includes multiple buildings located on the same lot as exists at 512 Woolwich Street. Based on this calculation of parking requirements a total of 82 parking spaces are required for the total 2789m² of GFA on the property which is significantly less than the available parking. This approach to parking calculations recognizes that there are likely to be future changes in

tenancies and uses.

In summary, there is adequate parking available on the property to accommodate a proposed medical clinic use.

Respectfully submitted,

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