

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

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| Application Number: | A-6/24 |
| Location: | 1888 Gordon Street |
| Hearing Date: | January 11, 2024 |
| Owner: | Tricar Developments Inc. |
| Agent: | Jay McGuffin and Martha Paluch, Monteith Brown Planning Consultants |
| Official Plan Designation: | High Density Residential and Greenfield Area |
| Zoning Designation (1995)-14864: | Specialized Residential Apartment (R.4B-20) Zone |
| Zoning Designation (2023)-20790: | Site-specific High Density Residential 7 (RH.7-7(PA)) Zone with a Parking Adjustment |

Zoning By-Law (1995)-14864 Requirements:

The property is located in the Specialized Residential Apartment (R.4B-20) Zone. A variance from Sections 4.13.4.3 and 4.13.6 of Zoning By-law (1995)-14864, as amended, is being requested. The By-law requires that, in addition to the requirements of Section 4.13.4.3, a minimum of 20% of the calculated total required number of parking spaces shall be provided for the use of visitors to a residential building [being 135 parking spaces].

Zoning By-Law (2023)-20790 Requirements:

The property is also located in the Site-specific High Density Residential 7 (RH.7-7(PA)) Zone with a Parking Adjustment. A variance from Table 5.3 Row 2 of Zoning By-law (2023)-20790, as amended, is being requested. The By-law requires that a minimum of 20% of the required parking spaces shall be for the use of visitor parking [being 135 parking spaces].

Request:

The applicant is seeking relief from the requirements of both Zoning By-laws to permit a minimum of 78 visitor parking spaces for all three apartment buildings located on the subject property.

Staff Recommendation

Deferral

Comments

Planning Services

Planning staff are recommending deferral of the application. The application did not provide sufficient information and background to allow Planning staff to formally review the proposal relative to the subject lands as a whole and recently approved development applications including site plans and minor variances to change and reduce the originally approved parking assignment. In addition, Buildings 1 (1878 Gordon Street) and 2 (1880 Gordon Street) received draft plan of condominium approval in November 2020 and October 2021 respectively and registration thereafter which included unitization of some existing parking spaces. Planning staff would like to assess whether the final provision of visitor parking is to be reduced throughout the entirety of the subject lands, or be limited to Building 3 as the last phase in the development. If the visitor parking is to be reduced throughout the entirety of the subject lands, permission to submit the minor variance application from the existing condominium corporations is required to request the variance partially on their behalf. A deferral will allow time for the applicant to meet with staff and revise their application and provide additional information to ensure that it is accurate and finalizes the details of the request to reduce visitor parking.

Engineering Services

Engineering has no concerns with the requested variance. We agree with the recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Specialized Residential Apartment (R.4B-20) under Zoning By-law (1995)-14864, as amended and Site-specific High Density Residential 7 with Parking Adjustment (RH.7-7(PA)) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended.

The applicant is proposing 78 visitor parking spaces for the 3 apartment buildings on the property whereas 135 visitor parking spaces are required.

Building Services supports Planning and Engineering recommendations.

Comments from the Public

None

Contact Information

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