

For the reasons outlined in the original Planning Brief, I am of the opinion that the proposed Variances are minor in nature.

Is the Application Desirable?

It is widely discussed that Ontario is in a housing crisis, and there is a strong push to create additional dwelling units in as short a time as possible. There is also some recognition in the new Provincial Planning Statement, that the efficient use of resources, land and building stock is important. Specifically Section 2.2.1(b)(2) states that Planning Authorities are to permit and facilitate all types of intensification, including the redevelopment that results *“in a net increase in residential units”*.

Request to waive the deferral fee

As noted previously in this submission, the owner’s intent was to secure preliminary acceptance of the proposed development prior to applying for the minor variances, as the owner wished to bring forward a proposal that would be supported by Staff and approvable at the Committee of Adjustment. The original submission noted the effort that was made in that regard to consult with City Staff prior to submitting the application to the Committee of Adjustment.

We were led to believe that City Staff would have supported the previous proposal and if we had known that the staff report would not recommend approval for all the variances, we would have revised the proposal prior to the original application.

As noted above, we specifically asked about long term bicycle parking on September 17, 2024 and were told that this site could be considered to be grandfathered as the apartment was constructed prior to the requirement for long term bicycle parking.

Similar to the bicycle parking issue, we were specifically told that the City’s primary concern was related to the Common Amenity Space, and if we were able to meet the Zoning By-law requirement for that, then Staff would support the reduction to the landscape open space.

As such, the need for the deferral and the requirement for the owner to pay a deferral pay is solely due to City Staff providing incorrect information during the series of meetings and email in August, September and October of 2024. We believe it is fair and reasonable for the Committee of Adjustment to approve the return of the deferral fee to 493 Victoria Road Apartments GP Inc.

Summary

The updated proposal would allow 2 of the existing units to remain in their existing configuration and reduce the total number of units to 29. The reduction to the number of units has allowed the parking area to be reduced with a commensurate increase in the landscape open space. Long term bicycle parking for 14 bicycles at grade has been added to the north side of the building adjacent to the driveway and parking area.

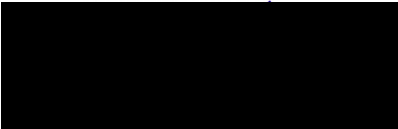
The Official Plan policies encourage density and infill redevelopment subject to identified criteria, and the Zoning By-law provides additional requirements for site development. The proposed renovations to the existing apartment building at 493 Victoria Road North, inclusive of the required enlargement to the parking area is in keeping with the general intent of both the Official Plan and Zoning By-law.

The revised proposal has brought the development into closer conformity with the Zoning By-law and as such, the proposed variances continue to be minor in nature and desirable for the development of the property.

If you should have any comments or questions, please feel free to contact me at your convenience.

Yours Truly,

ROBERT RUSSELL PLANNING CONSULTANTS INC.



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