

2023-12-08



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 243 Bradford Street
Legal Description: Lot 4 Registered Plan 284
File No.: D08-01-23/B-00201 & D08-01-23/B-00202
D08-02-23/A-00190 & D08-02-23/A-00191
Report Date: December 08, 2023
Hearing Date: December 12, 2023
Planner: Solé Soyak
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning: LC [772]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application(s)

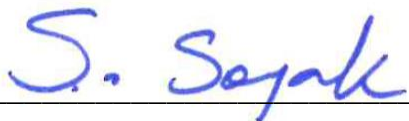
DISCUSSION AND RATIONALE

The Department requests an adjournment of the application to provide enough time for the application to be processed and circulated, given that the proposal has changed significantly.

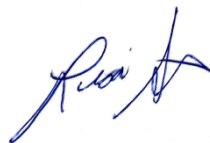
At its hearing on October 31, 2023, the applicant sought consent from the Committee to sever the land to create two parcels to build two 10-unit apartment buildings. The applicant also requested minor variances to reduce the required parking spaces, eliminate visitor parking, and reduce the side yard setback for one of the buildings. Before the hearing, the applicant made changes to the plans that eliminated the need for the side yard setback reduction and added two additional parking spaces. At the hearing, Staff expressed concerns with the requested variances, given that “there has not been enough evidence provided to support the significant reduction of parking spaces and elimination of visitor parking spaces given that a parking impact assessment has not been undertaken.” The application was adjourned to provide the applicant time to address Staff concerns.

The applicant has revised their proposal to develop six townhouses; four will have a principal and an accessory dwelling unit in the basement, and two will only have a principal dwelling. The proposal does not seek the severance of the land, and the minor variances regarding parking have been eliminated. The parking rate in Area C for a townhouse is one space per dwelling unit and 0.2 spaces per dwelling unit for visitor parking; accessory dwelling units do not require parking; therefore, the required number of parking spaces is 7 (6 for the principal dwellings and one visitor parking). A parking impact assessment was not provided because the parking is zoning compliant.

Staff is concerned that should the addition of dwelling units occur during the building permit stage that results in a building configuration such as the units are divided horizontally and vertically and in which each dwelling unit has an independent entrance to the interior, the proposal would be considered a stacked dwelling in that case, some of the zoning performance standards, such as parking requirements would not be zoning compliant. Furthermore, Staff have some reservations with the proposed development as more discussion is needed regarding the severability of the lots as the parking for each dwelling unit is located at the rear.



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