



Memorandum to Committee of Adjustment Members

Minor Variance Application: A2-22/040/M (450 Bronte Street South)

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to permit a medical clinic use:

- Requesting permission to allow a non-residential parking rate of 1 parking spaces per 30 metres squared gross floor area for a medical clinic use (a difference of - 1 parking space).

The subject property is known municipally as 450 Bronte Street South and located on the west side of Bronte Street South near the intersection of Laurier Avenue and Bronte Street South. The subject property is occupied by a 2-storey commercial building with surface parking area which contains units for various businesses such as medical, dental, real estate, insurance and other professional uses. Surrounding uses are primarily commercial and employment uses.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated Employment Area on Schedule 1 of the Town's Structure Plan and Office Employment Area on Schedule B - Urban Land use Plan of the Town of Milton's official Plan. The intent of these policies are to accommodate a range of uses that support and contribute to the Town's employment area. Employment uses are permitted in this designation.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended.

Zoning:

The subject lands are zoned Employment Zone (EMP2) under the Comprehensive Zoning By-law 016-2014, as amended. In this zone, permitted uses include employment and commercial uses.

Section 5.8.2 ii. Table 5G of the Zoning By-law states that a non-residential parking rate of 1 parking space per 17 metres squared gross floor area for a medical clinic use. The applicant is requesting permission to allow a non-residential parking rate of 1 parking space per 30 metres squared gross floor area for a medical clinic use, a reduced parking rate of - 1 parking spaces, to facilitate the change in use.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on May 11, 2022. As of the writing of this report on May 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Transportation staff have no concerns with the proposed development and note that the deficiency is negligible. Further, Transportation staff did confirm that no additional TDM measures are required.

Planning and Development Department Comments:

The applicant has requested a minor variance to allow a non-residential parking rate of 1 parking space per 30 metres squared gross floor area for a medical clinic use, a reduced parking rate of - 1 parking spaces, to facilitate the change in use.

The proposed minor variance is related to Unit 103 as the tenant is proposing a change in use from office to medical clinic. There is no change or increase in floor area from the current use in this unit and no change to the exterior of the building or entrances. The current use (psychiatric practice) has one doctor with administrative staff and the tenant is proposing to add an additional doctor which would satisfy the minimum standard for a medical clinic but requires a change in use.

Transportation staff have reviewed the minor variance application and have no concerns with the reduction in 1 parking space. The subject property is well-served by public transit and located in a walkable community with other businesses and local amenities. Further, the subject property is within an area which contains various commercial and employment uses along Bronte Street South. Planning staff are of the opinion that the parking spaces provided on site are sufficient to accommodate the proposal, in consideration of the walkable location of building within the Town's employment area. Planning staff have no concerns with the proposed variance.

Planning staff have reviewed the requested variances and offer no objection to its approval. Planning staff are of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and is desirable for the continued development of the Town's employment area and use of the subject property.

Recommendation:

THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the medical clinic use shall be located and constructed in accordance with the site plan and building elevations, prepared by MB1 Urban Planning, date stamped by Town Zoning on January 6, 2022.
2. That a building permit application be obtained within two (2) years from the date of this decision.

3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

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