



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-054M - 460, 470, 480 and 490 Gordon Krantz Avenue

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 016-2014, as amended, has been requested to:

- To allow 64 residential parking spaces, in an underground parking structure, to have a minimum length of 5.68 metres, whereas the Zoning By-law requires 5.8 metres (a reduction of 0.12 metres/space).
- To allow 17 residential parking spaces, in an underground parking structure, to have a minimum width of 2.73 metres, whereas the Zoning By-law requires 2.75 metres (a reduction of 0.02 metres/space).
- To allow one parking space (affecting unit 343), located in an underground parking structure, to be 2.74 metres wide and 5.75 metres long, whereas the Zoning By-law require the space to be 2.75 metres wide and 5.8 metres long (a reduction of 0.01 metre and 0.05 metre).

The subject property is known municipally as 460/470/480/490 Gordon Krantz Avenue and is legally described as Block 83 on 20M-1230. Surrounding land uses include residential, community park and future development.

The lands are approved for four six-storey apartment buildings. Through phase one of the development, in accordance with Site Plan Approval (file SP-38/21), the applicant has started construction on Buildings C and D, both of which front onto Tremaine Road. Buildings A and B will be reviewed through subsequent site plan applications.

During construction of the underground parking structure, additional insulation was required on the perimeter of the structure and resulted in the reduction of parking space dimensions. As such, the applicant is seeking relief from the Zoning By-law to accommodate the resultant deficiencies.

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

The subject property is designated 'Residential Area' on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan and Schedule C.10.C Boyne Survey Secondary Plan Land Use Plan. This designation permits a range of residential uses and

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 as a site-specific Mixed Use (MU*27) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The proposal adheres to all provisions within the Zoning By-law, with the exception of the following:

Section 5.8.i Table 5D of the Zoning By-law requires that the size of a perpendicular parking space shall be 2.75 metres wide by 5.8 metres long. The following relief is requested from this provision for various spaces within the underground parking:

- To allow 64 residential parking spaces, in an underground parking structure, to have a minimum length of 5.68 metres, whereas the Zoning By-law requires 5.8 metres (a reduction of 0.12 metres/space).
- To allow 17 residential parking spaces, in an underground parking structure, to have a minimum width of 2.73 metres, whereas the Zoning By-law requires 2.75 metres (a reduction of 0.02 metres/space).
- To allow one parking space (affecting unit 343), located in an underground parking structure, to be 2.74 metres wide and 5.75 metres long, whereas the Zoning By-law require the space to be 2.75 metres wide and 5.8 metres long (a reduction of 0.01 metre and 0.05 metre).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, August 16, 2023. As of the writing of this report on, August 23, 2023, 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.

Planning and Development Department Comments:

The applicant has requested a minor variance to accommodate various reduced parking dimensions affecting spaces within the underground parking structures (for Buildings C and D). The site plan approval granted accommodated the required 2.75 metres by 5.8 metres parking space dimensions. However, upon construction, the parking dimensions were reduced as an unintended consequence of additional insulation being required along the perimeter of the underground parking structure.

The proposed reductions are minor in nature and any impact is negligible - the parking spaces will remain functional so far as vehicles accessing the spaces, along with providing for adequate turning maneuvers entering/exiting the spaces and parking garage. As such, planning staff offer no objection to the approval of this application. The relief being requested is minor in nature, desirable for the development of the subject lands, conforms to the Official Plan and maintains the intent of the Zoning By-law.

Recommendation:

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

1. That the applicant provide updated drawings to the Building Department reflecting the revised parking dimensions; and
2. That the approval be subject to an expiry of two (2) years.

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August 23, 2023