



Report Committee of Adjustment

Filing Date: November 16, 2023
Hearing Date: December 19, 2023
File: A-2023-0363
**Owner/
Applicant:** DANIELS MPV CORPORATION
Address: 10-40 LAGERFELD DRIVE
Ward: WARD 6
Contact: Satwant Hothi, Planner I, Development

Recommendations:

That application A-2023-0363 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That no more than 1% of the required parking spaces be permitted with a reduced parking space depth of 5.3m;
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

In speaking with applicant, additional information was requested in the form of drawings for all levels of parking garage. The applicant has expressed that the configuration depicted on level 3 of parking garage may extend to all levels of the parking garage due to structural and mechanical elements. As a result a condition to limit a reduced parking stall depth to no more than 1% of the required parking spaces has been imposed. Appendix A & B reflect parking garage configuration.

Existing Zoning:

The property is zoned 'Residential Apartment A - Special Section 3527 (R4A-3527)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a reduced parking space depth of 5.3m (17.39 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.).

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Mixed Use Node' in the Fletchers Meadow Secondary Plan (Area 44). The requested variance is related to the construction of the underground parking and associated foundation plan resulting in a 0.1m (0.33 ft.) parking space depth deficiency. The requested variance is not considered to have a significant impact within the context of the policies of the Official Plan. Subject to the recommended conditions of approvals, the requested variance is considered to maintain the general intent of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Apartment A - Special Section 3527 (R4A-3527)', according to By-law 270-2004, as amended.

Variance 1 is requested to permit a reduced parking space depth of 5.3m (17.39 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.). The intent of the by-law in regulating minimum parking space depth is to ensure sufficient space is provided for a parked vehicle. Given the nominal deficiency in parking depth, a reduced parking depth of 0.1m (0.33 ft.) is not anticipated to create any negative impacts or restrict the ability for vehicles to park. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is a result of the site configuration and development of the lands which results in a nominal parking space deficiency for two parking stalls, as indicated on Appendix A attached herein. Through the detailed design process, the underground parking garage layout has been refined to account for structural and mechanical elements. As a result, parking spaces along the southern foundational wall have been identified where a reduced parking stall length of 5.3m is required. Applicant has expressed that these stalls will be designated as small car spaces. Appendix B has been included to depict levels P1 and P2 of the parking garage as site conditions may result in a similar parking space depth reduction. Subject to the recommended conditions of approval, Variance 1 is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 represents a modest and often nominal relief from the Zoning By-law requirement. The nominal relief is not considered to negatively impact sufficient parking space depth and thus the

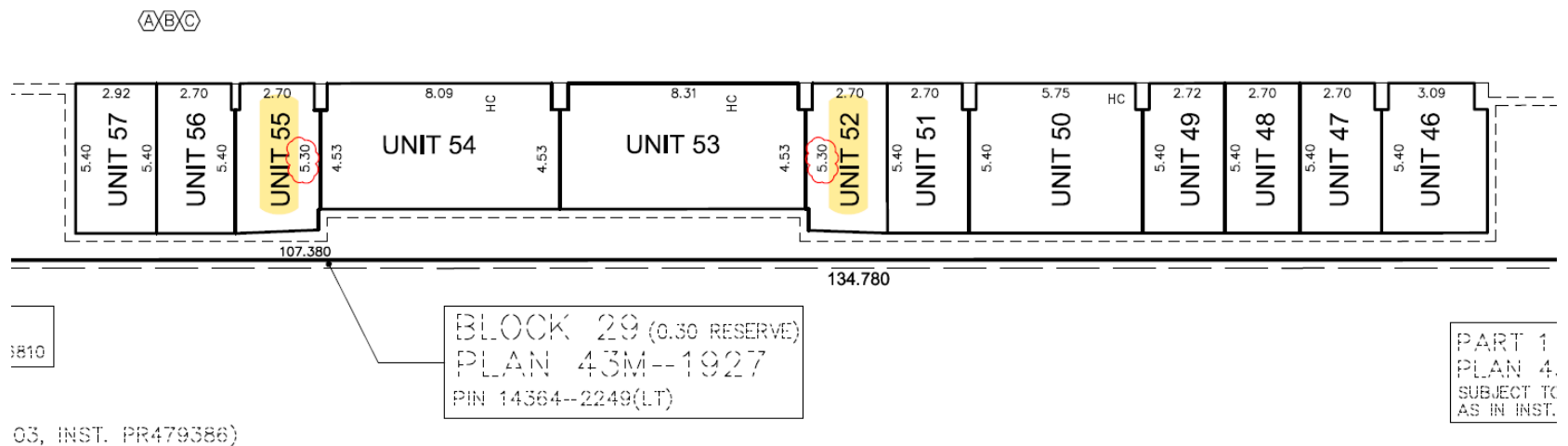
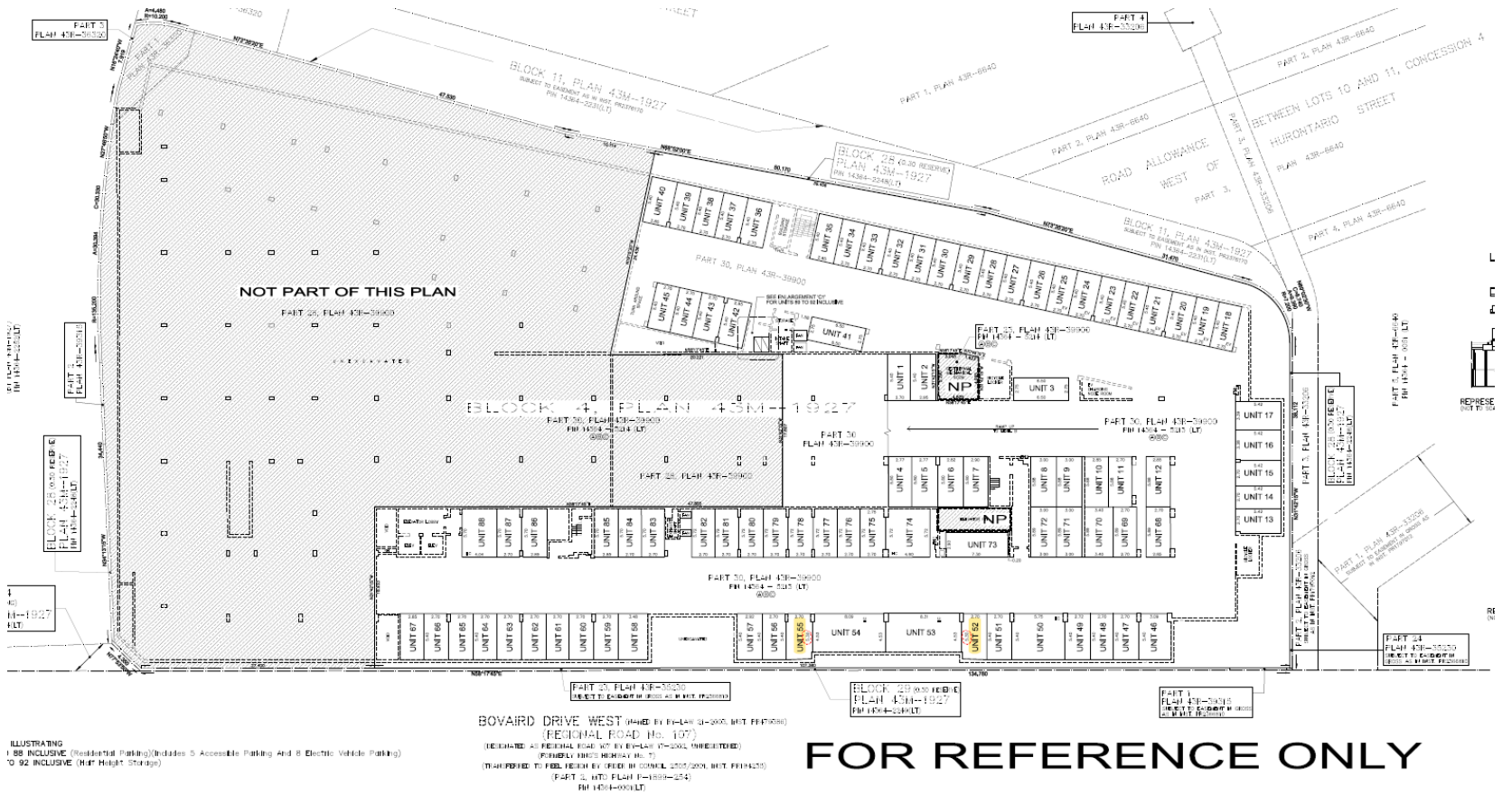
requested variance, subject to the recommended conditions of approval, the variance is considered minor in nature.

Respectfully Submitted,

S. Hothi

Satwant Hothi
Planner I, Development

APPENDIX A | P3 PARKING GARAGE



Architectural drawing of a building section, showing a cross-section of a large, multi-story structure. The drawing includes a grid system with letters A through Z along the left and right edges, and numbers 1 through 40 along the bottom edge. The building has a sloped roof and a complex internal structure with various rooms and corridors. Annotations include "BY PERMIT ONLY" signs, "Van Accessible" signs, and "MAXIMUM FLOOR" signs. A north arrow is located in the bottom right corner. The drawing is titled "COREARCHITECT BLDG 100 CLUING CLAY PASE TORONTO ON CANADA" and "DANIELS CH PLEASANT C".

