

Filing Date: 03-Mar-2021

Hearing Date: 30-Mar-2021

File: A-2021-0043

Owner/

Applicant: DANIELS CHOICE MOUNT PLEASANT CORPORATION – Arleigh Hack (Glen Schnarr & Associates Inc.)

Address: 10, 20,30 and 40 Lagerfeld Drive - Block 4, Registered Plan 43M-1921

Ward: 6

Contact: Tejinder Sidhu, Planner I, Development

Recommendations:

That application A-2021-0043 is supportable, subject to the following conditions being imposed:

1. That the requirement for parking for any combination of uses permitted in the “Residential Apartment A – Special Section 3527” zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 488 parking spaces (421 residential and 67 visitor);
 2. That the owner finalize site plan approval under City File SP18-002.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
 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:

The subject lands are currently under construction (associated site plan file: SP18.002.000) and proposed to be developed with a 6-storey mid-rise building, 2 blocks of 3-storey back to back stacked townhouses and a 25-storey high-rise building. A variance for a reduction of parking spaces is requested as a result of establishing parking efficiencies within the proposed development.

Existing Zoning:

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

Requested Variance:

The applicant is requesting the following variance:

1. To permit 480 parking spaces (413 residential + 67 visitor) whereas the site-specific Zoning By-law requires 488 parking spaces (421 residential + 67 visitor).

Current Situation:

1. **Conforms to the Intent of the Official Plan**

The subject property is designated 'Residential' in the Official Plan. The site is designated 'Mixed Use Node' as well as included within the lands identified as "GO Transit Special Policy Area 1" in the Fletchers Meadow Secondary Plan (Area 44). The site is also designated as 'Mixed Use' in the Mount Pleasant Village 44-1 Block Plan. The 'Residential' designation provides for a range of housing opportunities and encourages the development of complete communities that are compact, transit oriented and pedestrian friendly. The 'Mixed Use' designation permits office and convenience commercial uses as well as cluster and high density residential uses in the mixed use node subject to a site specific review at the development stage.

The site is also located within a 'Gateway Mobility Hub' on Schedule 1, City Concept. Gateway Mobility Hubs are Major Transit Station Areas that are expected to accommodate a concentration of higher density residential development due to their location and expected to accommodate more growth than Major Transit Station Areas.

The requested variance for 8 reduced residential parking spaces is not considered to have significant impacts on the residential use of the site. The reduction of parking spaces will specifically impact the spaces provided for the proposed 1-bedroom units and calculated at a rate of 0.85 as opposed to the required 0.9 rate. The proposed variance maintains the intent of the Official Plan by still retaining sufficient residential parking spaces while also continuing to optimize proximity and access to existing transit infrastructure that residents can use for travel in addition to the car. As discussed in the Parking Justification Letter submitted by the applicant's transportation consultant, the site is served by existing bus routes operated by Brampton Transit and is located within walking distance (40m or 1 minute walk) to the Mount Pleasant GO Station. Further, the intent of the Official Plan is strengthened as reduction in parking will encourage the use of existing transit as well as active transportation and help promote complete communities. Subject to the recommended conditions of approval, the variance is considered to maintain the general intent and purpose of the Official Plan.

2. **Conforms to the Intent of the Zoning By-law**

The property is zoned 'Residential Apartment A –Section 3527 (R4A-3527)' according to By-law 270-2004, as amended. The intent of the required parking rate is to ensure sufficient parking spaces are provided for residential uses. The proposed variance for a reduction in 8 vehicle parking spaces will not significantly impact the number of required spaces for residential uses. Subject to the recommended conditions of approval, the variance is considered to maintain the general intent of the Zoning by-law.

3. **Desirable for the Appropriate Development of the Land**

A variance is requested to permit reduced residential parking spaces for the proposed high density residential

development that has received site plan approval (SP18-002.000).

The reduced parking spaces will still provide sufficient residential parking while also strengthening connections to existing transit infrastructure to encourage transit use for residents. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The proposed variance for reduced residential parking will still continue to provide sufficient residential parking. The proposed variance is approximately a 1.6% reduction in the required residential parking. Subject to the recommended conditions of approval, this variance is considered to be minor in nature.

Respectfully Submitted,

T. Sidhu

Tejinder Sidhu
Planner I, Development