

COMMITTEE OF ADJUSTMENT

Planning and Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

November 10, 2021

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-30-2021
Block 155, Peach Street, Thorold, ON

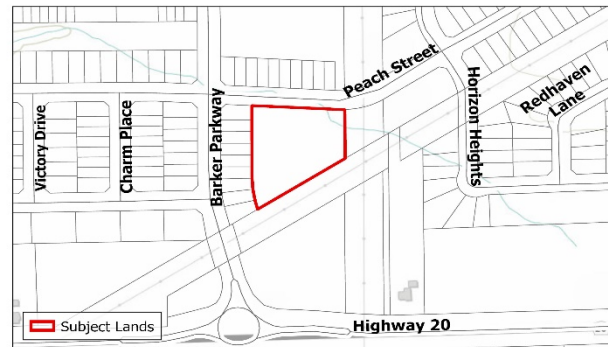
59M-479, Block 155
2731 000 026 01155 0000

RECOMMENDATION:

That the minor variance requested in application D13-30-2021 be APPROVED.

PROPOSAL:

The applicant is proposing the construction of 23 two-storey townhouse units fronting onto a private condominium road as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances from RM-R3-4(H) zone provisions are being requested:



KEY MAP

1. To reduce the Minimum Dwelling Unit Area for an internal unit from 160 square metres to 133 square metres;
2. To reduce the Minimum Dwelling Unit Area for an end unit from 200 square metres to 163 square metres; and
3. To increase the Maximum Width of a Private Garage Attached to the Main building from 55% of the main building front wall length to 60% of the main building front wall length.

CITY OF THOROLD OFFICIAL PLAN

The subject lands are designated Residential with Greenfield Overlay in the Rolling Meadows Secondary Plan, which forms part of the City of Thorold Official Plan.

COMPREHENSIVE ZONING BY-LAW 2140(97):

The subject property is zoned Site Specific Rolling Meadows Residential Third Density Holding (RM-R3-4 (H)) in accordance with Comprehensive Zoning Bylaw 2140(97).

PLANNING ANALYSIS:

1. Are the variances minor from the provisions of the By-law?

The variances are minor from the provisions of the by-law. The increase in garage width will still allow for a well designed dwelling, where the front yard still has variety in the streetscape and will not be dominated by the garage. The decrease in minimum dwelling unit area for both the internal and end units allow for dwelling units that are consistent with the intended medium density for the block. The units will not appear smaller than other units in the area, and will still allow for a well designed condominium development.

Staff are of the opinion that the variances are minor from the provisions of the By-law.

2. Are the variances appropriate for the development of the land?

The variances would facilitate the construction of a well designed condominium development. The development is also being reviewed through a Site Plan Application to ensure it is designed appropriately. The variances proposed allow for a garage width that has been approved elsewhere in the Rolling Meadows Subdivision. The unit size is considered appropriate for what is intended to be a medium density development, providing increased density to the Rolling Meadows Subdivision.

Staff are of the opinion that the variances are appropriate for the development of the land.

3. Is the general intent and purpose of the By-law maintained?

The by-law provides minimum dwelling unit areas and maximum garage widths for urban design purposes and to ensure there is consistency along the streetscape. The proposed variances are applicable to all units within the condominium townhouse development, and therefore there will continue to be consistency between the dwelling units. Additionally, the increase to maximum garage width is something that has been seen elsewhere in the Rolling Meadows subdivision, and a high level of urban design is still maintained.

Staff are of the opinion that the variance would maintain the general intent and purpose of the Zoning By-law.

4. Is the general intent and purpose of the Official Plan maintained?

The Residential designation of the Rolling Meadows area is intended to accommodate a variety of residential uses that are well designed and create a pedestrian oriented environment, as per the Rolling Meadows Urban Design Guidelines which form an Appendix of the Official Plan. The proposed decrease in minimum dwelling unit area and the increase to the maximum width of an attached garage do not impact the urban design or pedestrian oriented streetscape.

Planning Staff are of the opinion that the general intent and purpose of the Official Plan is maintained.

CIRCULATION COMMENTS:

The application was circulated to internal departments and external agencies. The only comment received was a request from the Mississaugas of the Credit First Nation for a copy of the Archaeological Report which was completed for the entirety of the Rolling Meadows Subdivision.

CONCLUSION:

It is the opinion of Planning staff that the proposed variances meet the prescribed tests set out in the Planning Act, being that:

1. The variances are minor in nature from the provisions of the By-law;
2. The variances are appropriate for the development of the land;
3. The general intent and purpose of the By-law is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

Prepared by:

Electronically signed _____

Brynne O'Neill
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Respectfully submitted by:

Electronically signed _____
Denise Landry, MCIP, RPP
Manager, Planning Services