



PLANNING AND BUILDING SERVICES

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Planning Report

TO: Committee of Adjustment

FROM: Aida Hosseinzadeh
Planner, Development

DATE: November 24, 2023

RE: Application for Minor Variance **MV-2023-016**
345 – 351 Davis Drive
Town of Newmarket
Made by: 345 Davis Inc

1. Recommendations:

That Minor Variance Application MV-2023-016 be deferred until the applicant has revised the details of the proposed development and provided justification for the requested variances.

2. Application:

An application for Minor Variance has been submitted by the owner of the above noted property. The applicant is proposing a new dwelling on the subject land. The following variances have been requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.4 - Bicycle Parking Spaces - to permit 0 long term and 13 short term bicycle parking spaces whereas By-law requires a minimum of 63 long term and 13 short term bicycle spaces;
2. Relief from Section 5.6.1 Required Number of Loading Spaces - to permit 2 loading spaces whereas By-law requires a minimum of 4 loading spaces;
3. Relief from Section 5.6.2 Access to Loading Spaces to permit access width to a loading space of 2.45m whereas By-law requires a minimum access width to a loading space of 6m; and
4. Relief from Section 5.3.1.5 - Car-Share Parking Spaces to permit a reduction in required parking spaces with provided car share parking in a retirement home use whereas By-law only permits a reduction in required parking spaces with provided car share parking in a mixed use or apartment building use.

3. Staff considerations

The Minor Variance application was reviewed by Planning Services staff and commenting partners. Staff have concerns with variances number 2 and 4 and have advised the applicant to revise the proposal to address the concerns.

Variance number 2: The applicant has recalculated the GFA for the purpose of loading space calculation which will reduce the number of required loading spaces from 4 to 3. As a result of that,

the number of proposed loading spaces has also been reduced to 1 to improve the design of the loading space.

Variance number 4: should the committee approve the relief from Section 5.3.1.5 of Zoning By-law 2019-06, car-sharing will provide a credit of 6 parking spaces for this development. Currently, the parking requirement does not meet the zoning standards. The applicant shall revise the proposal to meet the minimum parking requirement for the development.

Staff recommend that this matter be deferred to allow time for the applicant to work with staff and modify the proposal.

Respectfully submitted,

Aida Hosseinzadeh

A. Hosseinzadeh

Planner - Development