

Memo

To: Sarah Leach, Deputy Clerk

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering; Lucas Smith, Engineering Technologist; Sarah Leach, Deputy Clerk

From: Gimuel Ledesma, Engineering Technologist

Date: February 22, 2023

File No: A3/2023P

RE: Minor Variance – 788-792 Welland Road

The Public Works Department has reviewed the submitted documentation regarding the proposed minor variance of 261 Canboro Road. The subject land is zoned Neighbourhood Commercial-262 “NC-262” in accordance with Pelham Zoning By-law 1186 (1987) as amended by By-laws 3718(2016) and 3868(2017). The subject lands were subject to previous development applications which proposed the conversion of the existing structure into six (6) dwelling units and the construction of a mixed-use building along Welland Road, containing four (4) ground floor commercial units and four (4) residential dwelling units above grade for a total of ten (10) residential dwellings. Application is made for relief to facilitate the construction of a second storey to the converted structure with an additional seven (7) dwelling units, facilitating a mixed-use building with four (4) commercial units at grade and total of seventeen (17) residential dwelling units located above grade and to the rear of the site. The variances seek relief from:

Section 19.1(c) of the NC-262 zone “Permitted Uses” – to permit second storey residential dwelling units in the side and rear yards, whereas the by-law permits dwelling units at grade in the side and rear yards only; and

Section 19.3(a) of the NC zone “Regulations for Residential Uses” – to permit 66% of the gross floor area to be used for residential uses whereas the by-law allows not more than 50% of the gross floor area to be used for dwelling units; and

Section 19.3(b) of the NC zone “Regulations for Residential Uses” – to permit dwelling units above the ground floor dwelling units whereas the by-law permits dwelling units above grade above commercial uses only; and,

Section 19.3(c) of the NC-262 zone “Regulations for Residential Uses” – to permit a minimum landscaped amenity area of 25 m² per dwelling unit whereas the by-law requires a minimum landscaped amenity area of 30 m² be provided for each dwelling unit; and

Section 6.16(a) of the NC-262 zone “Parking Requirements – Residential Uses” – to permit 1.25 spaces per dwelling unit whereas the by-law requires 1.5 spaces per dwelling unit; and

Section 6.16(a) of the NC-262 zone “Parking Requirements – Retail/Office Uses” – to permit a rate of 1 space per 52 m² gross floor area whereas the by-law requires 1 space per 30 m²; and

Section 6.16(a) of the NC-262 zone “Parking Requirements – Eating Establishment” – to permit a rate of 1 space per 6 persons seating capacity whereas the by-law requires a rate of 1 space per 4 persons seating capacity.

Public Works offer the following comments:

No Comments

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No Comments