

Planning Rationale

Gray Crescent development project

The Land is described as Block 1 on the Registered Plan 50M-385 in the City of Rockland located on Gray Crescent, an area of 1019.7 square foot and is zoned R3-50 as Zoning by-law n° 2016-10. It falls within the Service Commercial district as per the Official Plan of the City of Clarence-Rockland.

The proposed project involves the construction of 1 residential buildings “townhouses”, reaching 3 storeys (basement included). For the TH- 07 the configuration contains 4 townhouses with 1 added ADU on both corners. Zoning R3-50 explicitly allows for the development of, duplex-type housing, controlled through the definition of **“Three-unit dwelling”** and **“Second unit / Additional Residential Unit rules”** on this property.

	Required per Zoning by-law n° 2016-10	Proposed	Compliance
Minimum lot area	185.0 m ² per dwelling unit	364.3 m ²	Yes
Minimum lot frontage	5.5 m per dwelling	6.25 m Min per dwelling	Yes
Minimum front yard	3.5m (special exception R3-50)	6.1 m	Yes
Minimum exterior side yard	3.5 m	N/A	yes
Minimum interior side yard	1.5 m	1.65 m / 1.75 m	Yes
Minimum separation distance between buildings containing dwelling units	1.5 m	1.65 m / 1.75 m	Yes
Minimum rear yard	6.0 m	14.08 m / 14.58 m	Yes
Maximum number of storeys	4	3 with basement	Yes
Maximum building height	15 m	9.24m	Yes
Minimum landscaping coverage	30%	35.7%	Yes
Parking ratio	2 Per dwelling	3 with garage	Yes

The table above illustrates that the development adheres to the requirements outlined in the R3 zone of Zoning By-law No. 2016-10. However, it deviates from the parking provisions specified in Section 5.

A minor variance permission is required to permit an enlargement of the parking lot located at 2441 and 2429 Gray Crescent. While the current requirement mandates a maximum adjustment of 55%, this permission would allow for additional on-site space, which has been utilized to increase the number of parking spaces and comply with the Zoning by-law that allows us for an additional dwelling. Furthermore, this variance enables us to optimize the site's density, allowing for the construction of a greater number of units while respecting the maximum permitted density. Our proposed density for (TH-07) 91.1 m² per building demonstrates that we are within the requirements of 140.0 m². Therefore, our commitment to efficient land use would also mean bringing sufficient parking spaces to the residents and also adhering to the mandate of Bill-23.

Our proposal remains aligned with the overarching objectives of the Official Plan and Zoning By-law. By facilitating the development of more density in this location, we contribute to the community's vision while accommodating the needs of future residents.

Four tests for minor variance permission

1. Is the variance minor?

Yes, the variance concerns only the parking size for 1 corner unit per building as per mention above, it does not exceed the uses or the density permitted by the current Zoning by-law.

2. Is the variance desirable for the appropriate development or use of the property?

Yes, this development is permitted under the current Zoning by-law. The density requirements are respected all other mandatory requirements. The proposed development is maximizing the land while complying with the permitted uses.

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

Yes, residential development of medium density is permitted on this property. The development is a subdivision agreement, and the land is already serviced by municipal infrastructure.

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

Yes, the project is located on a property in the urban area and the land is already serviced. The density of the project complies with the Official plan Designation "Medium Density Residential". The subdivision agreement allows for residential units with municipal services.

Erika Nadeau, Project Coordinator in Planning and Development