



CONSILIO

PLANNING SERVICES D'URBANISME

1. Introduction

This Planning Rationale has been prepared in support of a Minor Variance application to allow a reduction in the required parking ratio for a proposed 6-unit apartment building at 363–369 Yves Street (lot 11 on plan 50M-268). The subject property is zoned R3-72, The City of Calrence Rockland zoning by-law requires an apartment dwelling to provide 1.5 parking spaces per unit, this ration is including one space per residential unit, 0.25 visitor spaces per unit, and one barrier-free space.

The proposed development provides 8 parking spaces on site, resulting in a reduced ratio of 1.33 spaces per unit. This minor reduction ensures that each residential unit continues to have one dedicated parking space, while the reduction is applied to visitor parking, with only one visitor space provided instead of the 1.5 required.

The reduction is necessary due to the lot's configuration, which includes a large front and side yard but limited space at the rear, restricting the ability to provide the full parking requirement without impacting building placement or site functionality. The proposed parking arrangement maintains safe and convenient access for residents, supports efficient use of the lot, and is compatible with the surrounding neighbourhood.

Figure 1: Arial photo of the subject property, Lot 11 on Plan 50M-268, 363 -369 Yves street (source GIS A la carte UCPR)



Minor variance / 169 Andrien

Figure 2: Survey plan of lot 11 on Plan 50M-268

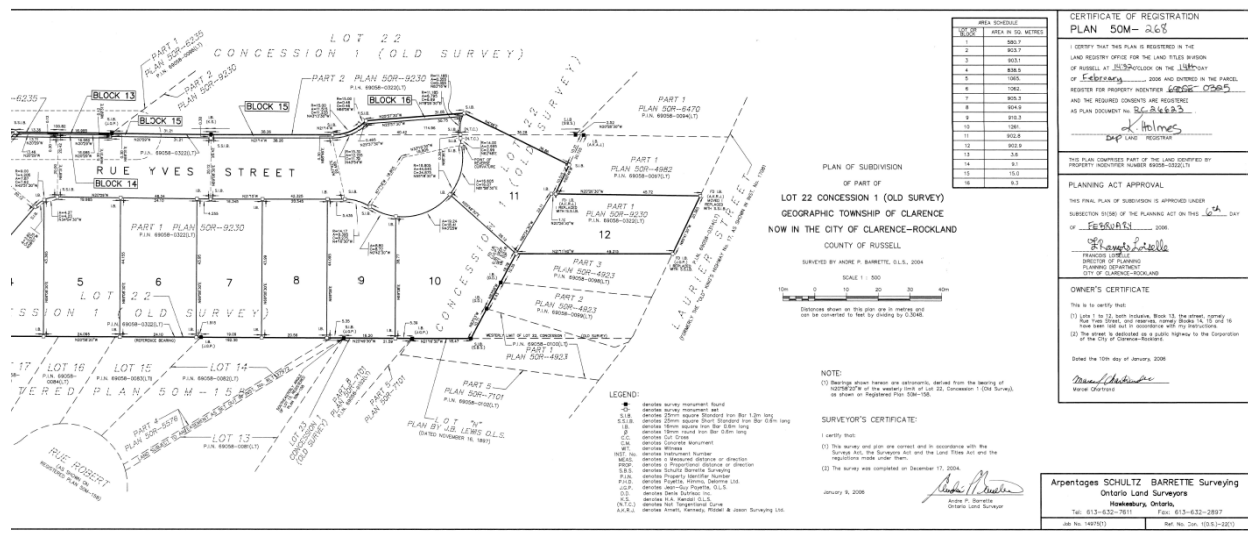


Figure 3: Illustration showing the proposed site plan



2. Background

The subject property was part of a Zoning By-law Amendment (ZBLA) and Official Plan Amendment (OPA) approved in June 2025. As part of that process, the parking ratios for Lots 7–10 were reviewed and confirmed to meet the requirements of the Zoning By-law. However, Lot 11 was inadvertently overlooked, as the submitted plans only illustrated 8 parking spaces, resulting in a shortfall relative to the required 1.5 spaces per unit. This Minor Variance application is being submitted to resolve this issue by seeking approval for a reduced parking ratio that reflects the lot's configuration and the actual parking layout proposed on-site.

3. Policy and Regulatory Framework

3.1 UCPR Official Plan

The subject property The proposed development is located within a designated Settlement Area in the UCPR Official Plan. This designation identifies the area as suitable for growth and modest residential intensification, consistent with the Counties' broader growth management framework. The previously approved zoning amendment permitting a 6-unit apartment building supports responsible intensification within a built-up area that already includes multi-unit residential forms. The current Minor Variance application, which addresses a parking ratio discrepancy identified on Lot 11, continues to align with the Official Plan's intent by facilitating efficient use of serviced land while maintaining compatibility with the surrounding neighbourhood.

3.2 Zoning By-law

The subject property is zoned **R3-72 – Residential Third Density – Exception 72** under Section 6.4.3 (ttt) of By-law 2016-10, which applies to Lot 11, Plan 50M-268, Yves Street. The zone permits a low-rise apartment dwelling and establishes the following standards for the subject lots:

- Minimum Rear Yard: 3 m

The Zoning By-law requires 1.5 parking spaces per unit, including one space per residential unit, 0.25 visitor spaces per unit, and one barrier-free space, to ensure adequate on-site parking for residents, visitors, and accessibility needs. The proposed 6-unit apartment building complies with all zoning provisions except for the requested Minor Variance to reduce the overall parking ratio. On Lot 11, 8 parking spaces are provided instead of the 9 required, while still maintaining one dedicated parking space per unit and safe, functional site circulation. The reduction affects only visitor parking and does not compromise accessibility, site function, or compatibility with the surrounding neighbourhood.

It is important to note that the shortfall in parking is not due to insufficient lot area. The minimum required lot area for an apartment dwelling is 140 m² per unit, which for six units equals 840 m². The subject property provides 908 m², exceeding the requirement. The difficulty in accommodating an additional parking space is instead a result of the lot's configuration and geometry, including its shallower depth. While the lot is sufficiently large, its shape limits the ability to add an additional parking space without negatively affecting building placement, landscaped areas, or safe vehicle circulation on site.

The proposed development maintains one dedicated parking space per residential unit, ensuring that each unit has sufficient parking for its occupants. The additional 0.5 spaces included in the required parking ratio (1.5 per unit) are intended to accommodate visitor parking (0.25 per unit) and a barrier-free space. This structure mirrors the logic used in many municipalities, where parking requirements distinguish between resident parking, visitor parking, and accessibility needs.

The requested Minor Variance does not affect the resident parking allocation, as each unit retains its dedicated space. The reduction applies only to visitor parking, decreasing the number of visitor spaces from 1.5 to 1 on site. This ensures that resident needs are fully met, while the modest reduction in visitor parking has minimal impact on the overall usability of the site and continues to uphold the general intent of the Zoning By-law.

4. Planning Act – Four Tests of a Minor Variance (Section 45(1))

4.1 Test 1 – Maintains the General Intent and Purpose of the Official Plan

The subject property is located within a designated Settlement Area in the UCPR Official Plan, which encourages residential growth and intensification within built-up areas. The Official Plan supports a mix of housing types and context-sensitive infill that complements the surrounding neighbourhood. The proposed 6-unit apartment building aligns with these objectives by making efficient use of a serviced lot, providing housing in a built-up area, and respecting the existing streetscape and neighbourhood character. The requested Minor Variance, which reduces visitor parking while maintaining one dedicated space per unit and the required barrier-free space, does not compromise the Plan's intent, as it continues to provide safe, functional, and accessible parking for residents and visitors

4.2 Test 2 – Maintains the General Intent and Purpose of the Zoning By-law

The intent of the Zoning By-law's parking provisions is to ensure adequate on-site parking for residents, visitors, and accessibility needs. The proposed development fully satisfies this intent by providing one dedicated parking space for each of the six units, ensuring that residents have safe, convenient, and accessible parking.

The requested Minor Variance affects only the visitor parking allocation, reducing it from 1.5 spaces to one on-site visitor space, while retaining the required barrier-free space. This reduction does not diminish resident parking or compromise site functionality, safety, or accessibility. In practice, tenants are assigned one space each, not 1.5, meaning the essential purpose of the parking standard—meeting resident needs—is fully met.

Providing the additional visitor space is not physically feasible due to the lot configuration, which has limited depth at the rear of the property. Forcing the full 1.5 spaces per unit would require encroachment on building placement, circulation, or landscaped areas, which would conflict with other zoning objectives. The Minor Variance allows modest, practical flexibility, exactly as envisioned by the Planning Act, ensuring that the development continues to meet the overall goals of the zoning provisions while adapting to site-specific constraints.

In summary, this Minor Variance fully maintains the purpose of the Zoning By-law: residents are accommodated, accessibility is preserved, and orderly, functional parking is provided, while the minor adjustment to visitor parking is reasonable, minor in scope, and does not negatively impact the surrounding neighbourhood.

4.3 Test 3 – Desirable for the Appropriate Development or Use of the Land

The proposed development represents efficient, context-sensitive infill that makes use of a vacant or underutilized lot in a built-up area. Maintaining one dedicated parking space per unit ensures the development is fully functional for residents, while the minor reduction in visitor parking has negligible impact on the use or enjoyment of the property. The design fits within the scale, massing, and character of the surrounding neighbourhood, accommodates site-specific conditions such as the lot configuration, and

provides safe and convenient access. As such, the development is a desirable and appropriate use of the land, supporting growth and intensification consistent with planning policy.

4.4 Test 4 – Minor in Nature

The requested reduction is modest and limited in scope, affecting only visitor parking while ensuring that each unit retains one dedicated parking space and the required barrier-free space. The decrease from 1.5 to 1 visitor space per site is minor relative to the overall development and does not create safety, accessibility, or circulation issues. The overall functionality of the site is maintained, and the impact on neighbouring properties is negligible. This minor adjustment ensures the development remains compatible with the surrounding neighbourhood while providing practical flexibility for site-specific constraints, consistent with the purpose of Minor Variances under the Planning Act.

5. Conclusion

The proposed Minor Variance to reduce the required parking ratio for the 6-unit apartment building at 363–369 Yves Street is justified. The development maintains one dedicated parking space per unit, ensuring residents' needs are fully met, while the slight reduction in visitor parking is minor and does not compromise site function, accessibility, or neighbourhood compatibility. The proposal aligns with the intent of the Official Plan and Zoning By-law, represents a desirable and appropriate use of the land, and has a negligible impact on surrounding properties. For these reasons, the application satisfies all four tests for a Minor Variance and should be supported.

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