

**TO:** Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

**FROM:** John McMulkin, Planner – Development Review

**DATE:** August 21, 2020

**RE:** Planning Recommendation for  
Application D13VAR20.016H – 35 Raylawn Inc.  
Municipally known as 35 Raylawn Crescent  
Town of Halton Hills (Georgetown)

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### **APPLICATION**

Requesting relief from Zoning By-law 2010-0050, as amended:

1. To increase the number of residential units from the existing 20 to permit 21 residential units.

To accommodate the conversion of ground level parking spaces to residential.

### **Proposal**

The variance is required in order to accommodate the conversion of 4 ground level parking spaces located within the existing apartment building to 1 additional residential apartment unit. As a result of the conversion, the total number of residential apartment units would increase from 20 to 21.

### **POLICY CONTEXT**

#### **Town of Halton Hills Official Plan**

The subject property is designated “Medium Density Residential Area” in the Town’s Official Plan. Low-rise apartment dwellings are permitted in this designation.

#### **Town of Halton Hills Zoning By-Law**

The subject property is zoned “Medium Density Residential One (MDR1)” in the Town’s Comprehensive Zoning By-law 2010-0050, as amended. Apartment dwellings are permitted however they are limited to the existing number of residential units and related floor area.

## **COMMENTS**

### **Internal Department and External Agency Comments**

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

#### **Planning**

The intent of the requirement limiting the number of residential apartment units for an apartment dwelling located within the MDR1 Zone is to ensure that the medium density character of the surrounding residential neighbourhood is not impacted by an increase in residential units.

In order to compensate for the loss of residential parking spaces, the Applicant is proposing 3 new surface parking spaces within the front yard on the east side of the building and 1 new surface parking space to the rear of the building within the northwest corner of the property. Given the conversion of the 4 interior parking spaces would be contained within the existing building with no need for an addition or expansion to the building, Planning staff is of the opinion that the proposal would have no impact to the character of the surrounding residential neighbourhood.

### **Public Comments**

No comments have been received from the public as of the date this report was prepared.

## **RECOMMENDATION**

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', is written over a light blue horizontal line.

**Jeff Markowiak, Director of Development Review**

## Notes:

### Town Development Engineering

- The Applicant will require a Site Alteration Permit. Please contact Development Engineering at the Town of Halton Hills for further details.

### Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- The existing hydro service to this building is overhead from HHH's hydro pole alongside Raylawn Crescent to the apartment building. Customer shall request for a Technical Service Layout (TSLO) for when the additional residential permanent service is required. The customer should review our Conditions of Service (COS) prior to submitting applications. Please find links below:
  - TSLO: <https://website-245714.appspot.com/about/engineering/new-service-upgrades/application-electrical-service-form/>; and,
  - COS: <https://storage.googleapis.com/website-245714.appspot.com/1/2019/07/HHHI-Conditions-of-Service-FINAL-2019.pdf>.
- Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the Applicant.