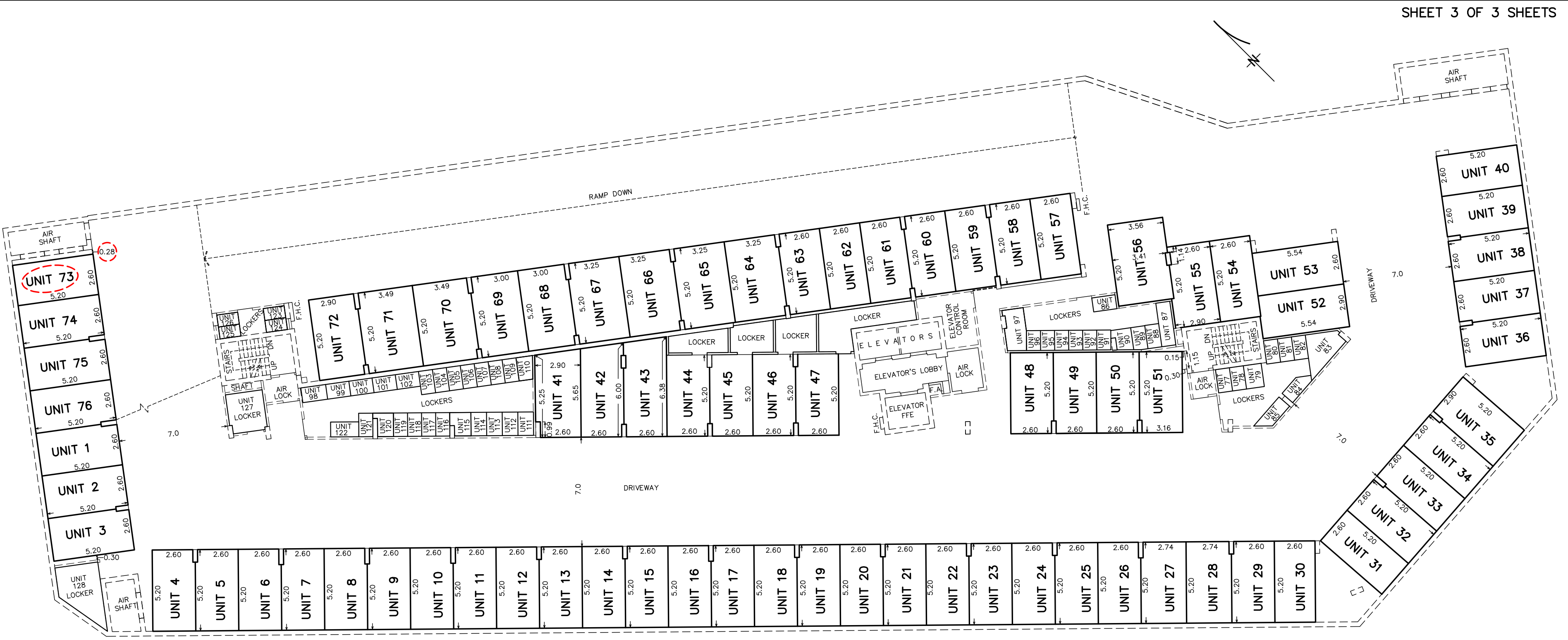
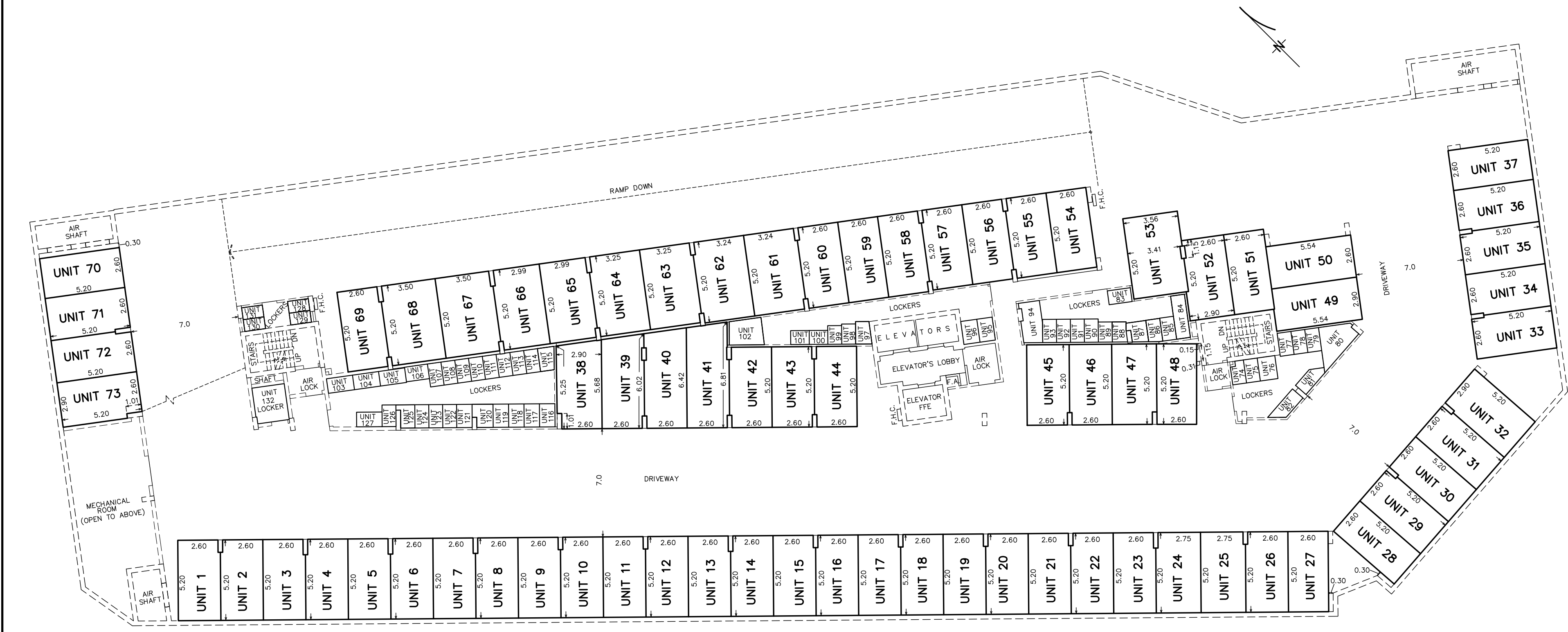


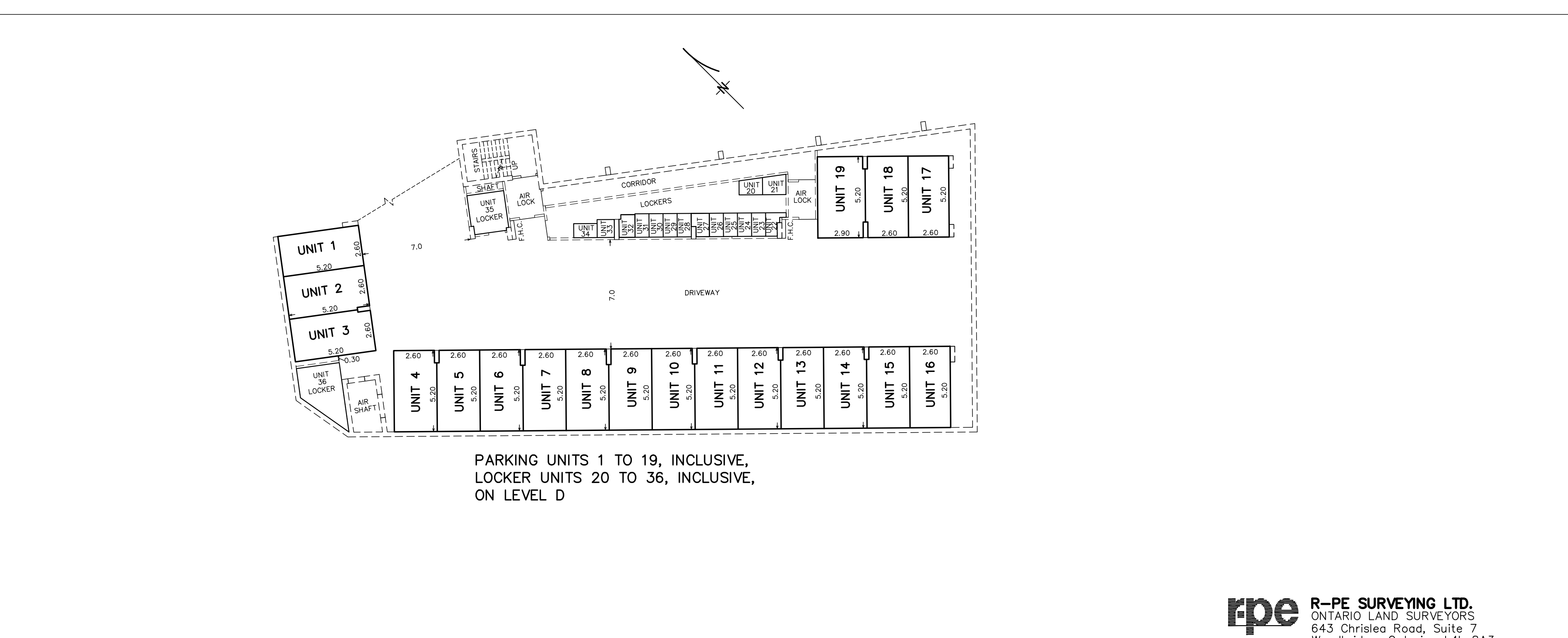
PARKING UNITS 1 TO 15, INCLUSIVE
LOCKER UNITS 16 TO 44, INCLUSIVE,
ON LEVEL A



PARKING UNITS 1 TO 43, INCLUSIVE, 47 TO 76, INCLUSIVE
COMBINED PARKING/LOCKER UNITS 44 TO 46, INCLUSIVE
LOCKER UNITS 77 TO 128, INCLUSIVE,
ON LEVEL C



PARKING UNITS 1 TO 73, INCLUSIVE
LOCKER UNITS 74 TO 132, INCLUSIVE,
ON LEVEL B



PARKING UNITS 1 TO 19, INCLUSIVE,
LOCKER UNITS 20 TO 36, INCLUSIVE,
ON LEVEL D

August 8th, 2022
Heather McCrae, ACST
Secretary - Treasurer
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario L6H 0H3

Attn: Heather McCrae,
Secretary - Treasurer

Re: **Perano Residences Ltd**
509 Dundas Street West
Part of Block 393, Plan 20M-1085
SP.1320.005/01
Committee of Adjustment – Minor Variance Application

Dear Ms. McCrae,

On behalf of Perano Residences Ltd, Adam Pannozzo, the property owner's authorized agent, is submitting this application to the Committee of Adjustment to request a Minor Variance for the subject lands located at 509 Dundas Street West in the Town of Oakville. The Minor Variance is for three parking spaces that do not comply with the minimum parking dimensions required under section 5.4.1 – Regulations for Parking Areas, of the North Oakville Zoning-By law 2009-183. In addition, this is the second Minor Variance Application for the subject lands, the first decision has already been completed and can be referred to File No: CAV A-068/2019.

Furthermore, this letter addresses the required documents necessary for a Minor Variance application and will adequately illustrate how the variance is minor in nature and meets the 4-tests of the Planning Act.

Please find enclosed the following material in support of the Minor Variance application on behalf of Perano Residences Ltd:

- One (1) completed Minor Variance Application Form (signed)
- One (1) Letter of Authorization
- One (1) cheque made payable to the "Town of Oakville" in the amount of \$3,809.00 for the Base Application Fee
- One (1) cheque made payable to the "Region of Halton" in the amount of \$37.08 for the Regional Agency Fee
- One (1) copy of the Cover Letter
- One (1) digital copy of Architectural Plan – P1 Underground
- One (1) digital copy of Architectural Plan – P2 Underground
- One (1) digital copy of Architectural Plan – P3 Underground
- One (1) digital copy of Architectural Plan – P4 Underground
- One (1) digital copy of the As-built Survey for the Underground Parking garage

Current Status

The proposed development located at 509 Dundas Street West is an eight-storey Residential building with a Mechanical penthouse that encompasses 146 units, four levels of underground parking containing 213 Parking

spaces (183 Residential, 30 Visitor) on a lot size of 3091.4 square meters. The subject lands are currently under construction and is located within the Town of Oakville's Dundas Urban Core Zone, DUC-8.

Variance Request

The purpose of the Minor Variance application is to obtain relief for three parking spaces that do not comply with the required parking regulations under the North Oakville Zoning By-Law 2009-189. The parking provision can be identified under Section 5.4.1.3: Parking and Loading Regulation in the North Oakville Zoning By-Law 2009-189 where:

"Each required parking spaces in a parking garage or parking lot shall have a width of not less than 2.6m and a length of not less than 5.2 metres.(2022-007)"

"Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in stall width"

The following table below compares the proposed and required parking spaces sizes within the private garage and identifies how much each spot is deficient by:

Non – Compliant Parking Spaces	Proposed: Width x Length(m)	Required: Width x Length(m)	Deficient (m)
1. Visitor Space	2.58m x 5.2m	2.6m x 5.2m	0.02m
2. Residential Space - Unit 2 (Obstruction located adjacent to stall)	2.6m x 5.2m + 0.23m(clearance) or 2.83m x 5.2m	2.6m x 5.2m + 0.3m(clearance) or 2.9m x 5.2	0.07m
3. Residential Space -Unit 73 (Obstruction located adjacent to stall)	2.6m x 5.2m + 0.28m(clearance)	2.6m x 5.2m + 0.3m(clearance)	0.02m

Note: Please see the end of the cover letter for photos of each non-compliant parking space

Rationale

Section 45(1) Planning Act outlines the four tests that must be satisfied in order for the Committee of Adjustment to approve a Minor Variance application. We believe our variance satisfies the following four tests as per our rationale below :

1. Is the variance Minor in Nature

The proposed variance to allow for a reduction in the size of three parking spaces does not jeopardize or alter the way the private garage functions. The non-compliant parking spaces do not create a barrier for two-way vehicular movement and allow a 7m drive aisle to be met throughout the entire private garage. In like manner, the amount each parking space is being reduced by can be deemed insignificant as the requested relief ranges from 0.02m to 0.07m per parking space. The variance for the three parking spaces includes:

1. One proposed Visitor parking space is deficient by 0.02m as a result of a construction issue when forming the adjacent column. We are requesting the Town show relief to allow for a Visitor spot width of 2.58m and a length of 5.2, whereas the North Oakville Zoning By-Law 2009-189 requires a width of 2.6m and length of 5.2m.
2. One proposed Residential Parking space referred to as Unit 2 is located immediately adjacent to a block wall which requires a 0.3m clearance on the obstructed side. The block wall encloses a communication room which already has electrical conduit sleeves casted into the slab which restricts the movement of

the block wall to accommodate the required clearance. We are requesting the Town to show relief to Unit 2 by allowing a width of 2.6m, length of 5.2m with a clearance of 0.23m, whereas the North Oakville Zoning By-Law 2009-189 requires a width of 2.6m, length of 5.2m and clearance of 0.3m.

3. One proposed Residential Parking space referred to as Unit 73 is located immediately next to an air shaft which requires a 0.3m clearance. We are requesting the Town to show relief for Unit 73 by allowing a width of 2.6m, length of 5.2m with a clearance of 0.28m, whereas the North Oakville Zoning By-Law 2009-189 requires a width of 2.6m, length of 5.2m and clearance of 0.3m.

There will be no detrimental or damaging outcomes resulting in the approval of this minor variance application. All three deficient parking spaces still allow a vehicle to enter each space without any obstruction that would create a restraint regarding the ability to park or open a vehicle door. The amount of relief requested for each parking space is minor, and the overall result of the completed parking garage would remain the same, which is why we believe this variance is minor.

2. Is the variance desirable for the appropriate development or use of land, building or structure?

As previously mentioned, the subject lands are located within the Town of Oakville's Dundas Urban Core Zone (DUC-8). The Dundas Urban Core is an area forecasted to experience significant growth in population and housing. Therefore, to meet the forecasted growth, there needs to be a sufficient supply of housing and transportation methods to give residents opportunities to access jobs and services. Therefore, the requested variance is appropriate for this development as it does not alter or change the current land use and has a minimal impact on the overall design of the building. Furthermore, the proposed development at 509 Dundas Street West is in line with the building types permitted and related standards of DUC-8 which is why we believe the variance is desirable for this development.

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

Yes, the general intent and purpose of the North Oakville Zoning By-Law 2009-189 is maintained throughout the subject lands. The development adequately meets the parking requirements for Residential uses outlined in Table 5.1A, under Section 5 – Parking and Loading Regulations of the North Oakville Zoning By-Law 2009-189. The by-law requires up to 1.25 parking spaces per dwelling unit for residents plus 0.2 parking spaces per dwelling unit for visitors. The proposed development located at 509 Dundas Street West contains 146 units, accommodating 183 Residential parking spaces ($146 \times 1.25 = 182.5$) and 30 Visitor spaces ($146 \times 0.2 = 29.2$) which abide by the parking requirements set out in the Dundas Urban Core Zone under the North Oakville Zoning By-Law 2009-189.

The variance is consistent with the general intent and purpose of the Zoning By-law as complies with all other related standards such as heights, floor space index, front yard, flankage or setbacks set out in the by-law. These standards have been enforced throughout the design of the building, which showcases how the development meets the general intent and purpose of the North Oakville Zoning By-Law 2009-189.

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

Yes, the general intent and purpose of the Livable Oakville Plan 2009 and the guidelines set out in the North Oakville East Secondary Plan are maintained. The requested variance for the subject lands does not interfere with the overall goals, objectives and policies in the Official Plan implemented to guide future land use and development. The location of parking spaces, number of parking spaces and general intent of parking spaces are met despite the three deficient parking spaces. As outlined in the Official Plan, growth areas need to promote active transportation methods, especially in Urban Core areas where the subject lands are located. Urban Core Areas need a sufficient supply of parking to ensure all Residents are parking on their site and not occupying parking that is required/designated for another use. Overall, the general intent and purpose of the Official Plan have been maintained and have not been neglected.

Conclusion

To Conclude, we believe our requested variance for the Subject lands located at 509 Dundas Street West is overall minor in nature. The Minor Variance is for three parking spaces that do not comply with the parking dimensions required under section 5.4.1 – Regulations for Parking Areas, of the North Oakville Zoning-By law 2009-183. The deficient parking spaces do not create barriers for two-way vehicular movement or hinder the ability of a Resident or Visitor to park or open their vehicle door. This proves that the variance is desirable for the appropriate development within the Dundas Urban Core and is aligned with the general intent and purpose of the Livable Oakville Plan 2009 and North Oakville Zoning-By law 2009-183.

I trust this Cover letter satisfies your requirements. Please feel free to contact me if you have any questions or require any additional information.

Best Regards,

PERANO RESIDENCES LTD

A handwritten signature in black ink that reads "Adam Pannozzo". The signature is written in a cursive, flowing style with a large, stylized 'A' and 'P'.

Adam Pannozzo

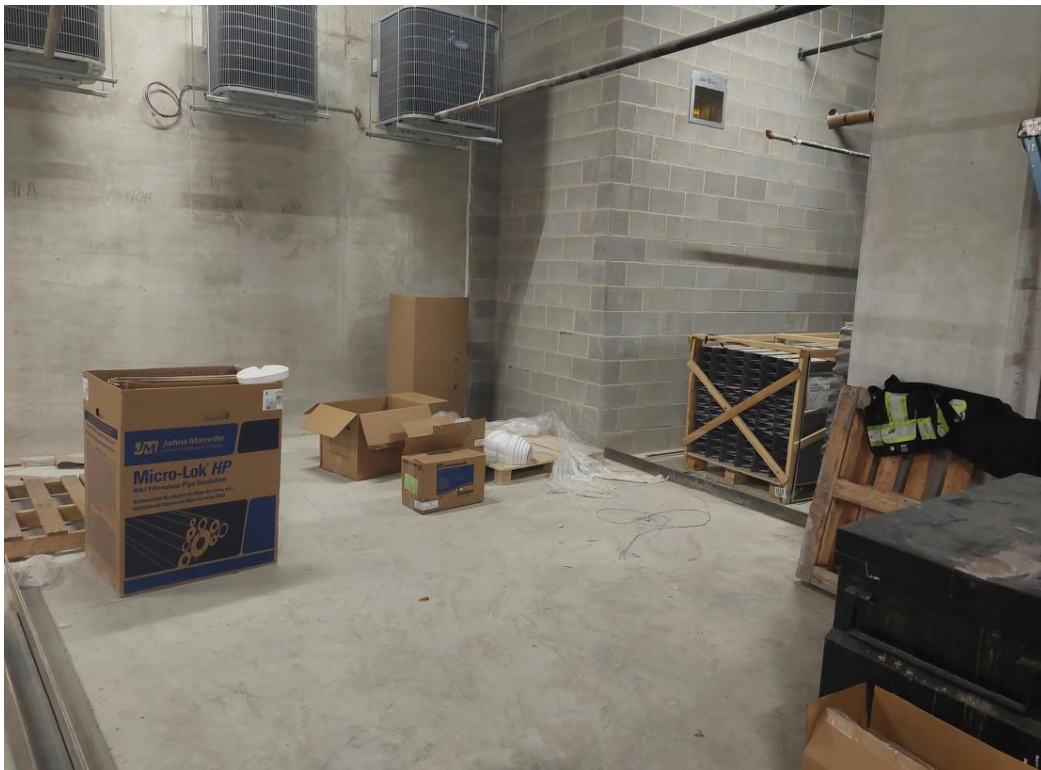
Development Manager, Highrise Division

Schedule A

1. Visitor Parking Space

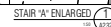
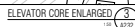


2. Residential Parking Space – Unit 2



3. Residential Parking Space – Unit 73

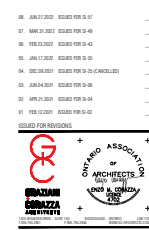




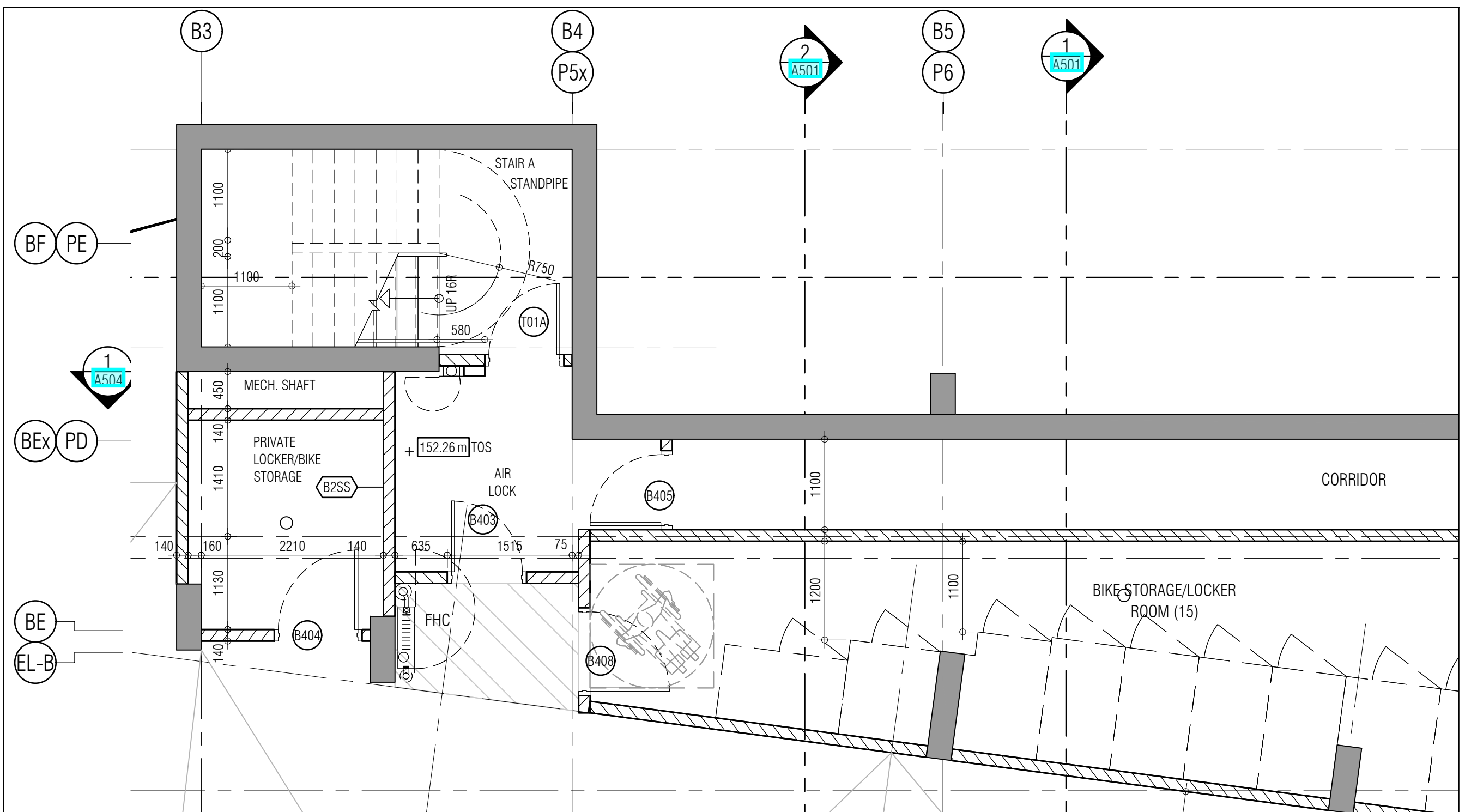
STORAGE SPACES	
P1 - REC. & NOT FINISHED SPACES (INCLUDES 1 BARRIER PAGE) =	46
P2 - REC. FINISHED SPACES =	72
P3 - REC. FINISHED SPACES =	76
P4 - REC. FINISHED SPACES =	19
TOTAL FINISHED SPACES =	213

STORAGE LOCATIONS	
STORAGE - STAGED BME SPACES =	38
P1 - STORAGE LOCATIONS =	38 STORAGE LOCATIONS = 0 FINISHED LOCATIONS
P2 - STORAGE LOCATIONS =	38 STORAGE LOCATIONS = 1 FINISHED LOCATIONS
P3 - STORAGE LOCATIONS =	38 STORAGE LOCATIONS = 6 FINISHED LOCATIONS
P4 - STORAGE LOCATIONS =	38 STORAGE LOCATIONS = 2 FINISHED LOCATIONS
TOTAL STORAGE LOCATIONS =	152 STORAGE LOCATIONS = 9 FINISHED LOCATIONS

SYSTEMS AND INFRASTRUCTURE - TRANSPORTATION			
01.	NOV 22/2018	Issued For Building Permit	00
02.	OCT 20/2018	Re-Issued For Building Permit	00
03.	MAR 08/2019	Re-Issued For Building Permit	00
04.	OCT 24/2018	Issued for city comments	00
05.	JAN 14/2020	Issued for city comments	00
06.	MAY 01/2020	Re-Issued for BUILDING PERMIT	00
07.	JUN 19/2020	Issued for city comments	00
08.	OCT 01/2020	Issued for BELOW-GROUND CONSTRUCTION	00
09.	APR 14/2021	Issued for PERMIT DRAWINGS	00
10.	LA 12/22/22	Re-Issued for BUILDING PERMIT	00

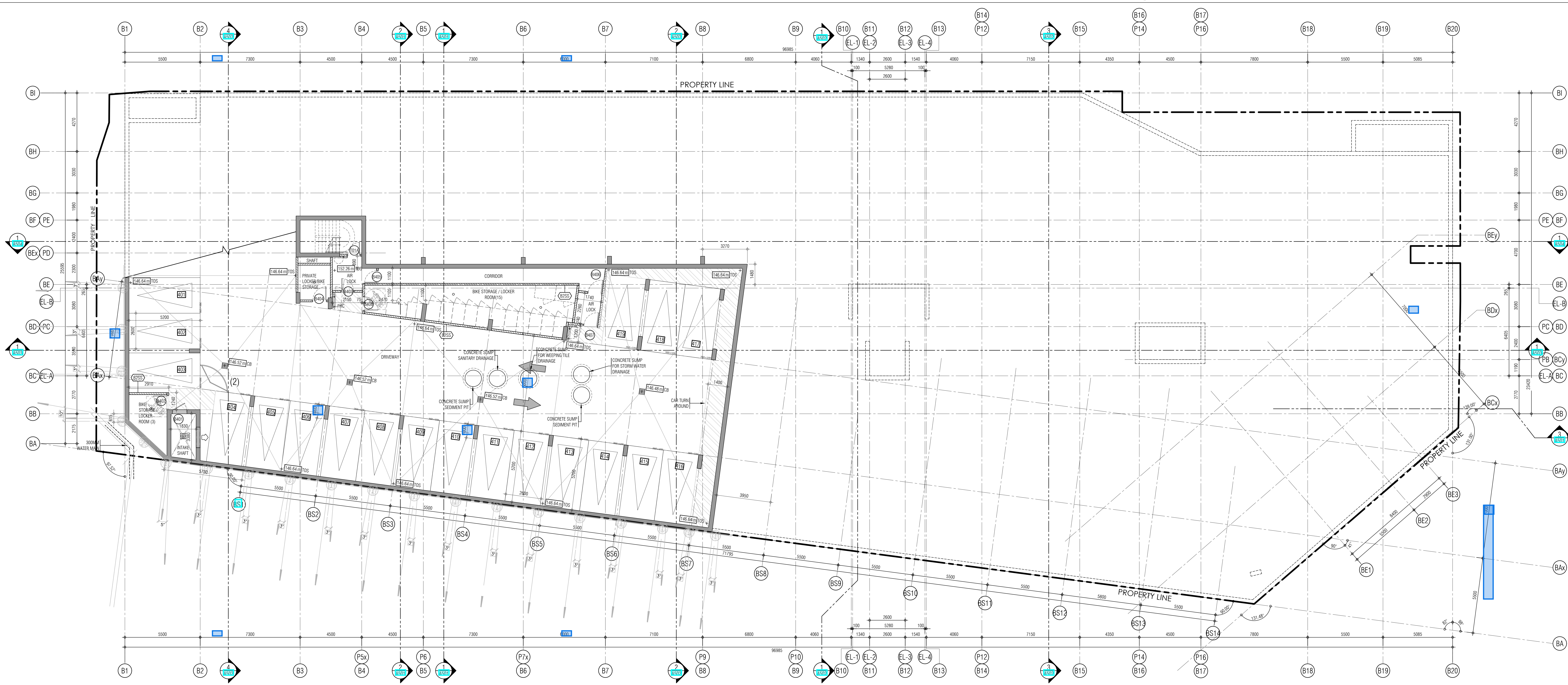


1.000 A233



GENERAL NOTES - LEGEND	
COLUMN/WALL/CEILING MOUNTED CONVEX MIRROR CONVEX MIRRORS TO BE PROVIDED AT ALL RIGHT ANGLE TURNS POSITIONED IN SUCH A MANNER AS TO PROVIDE MOTORISTS GARAGE ACCESS RAMP. CONVEX MIRRORS ARE TO BE WITH A CLEAR VIEW OF ONCOMING TRAFFIC AT ALL RIGHT-ANGLED TURNS AND AT THE BASE OF PARKING ARE TO BE INSTALLED AND MAINTAINED BY THE OWNER(S) CONVEX MIRRORS, IN ADDITION TO THOSE SHOWN ON PLANS	
PARKING LEGEND - RESIDENTIAL 	
LOCKER LEGEND (LOCKERS) 	
PARKING STATISTICS - P4 - P1 P1 - RES. & VIS. PARKING SPACES (INCLUDES 2 BARRIER FREE) = 46 P2 - RES. PARKING SPACES = 72 P3 - RES. PARKING SPACES = 76 P4 - RES. PARKING SPACES = 19 TOTAL PARKING SPACES = 213	
VISITOR BIKE LOCKER STATISTICS GROUND - STACKED BIKE SPACES = 31	
BIKE LOCKER/STORAGE LOCKERS P1 - STORAGE LOCKERS = 29 (STORAGE LOCKERS) = 0 (PRIVATE LOCKER) P2 - STORAGE LOCKERS = 58 (STORAGE LOCKERS) = 1 (PRIVATE LOCKER) P3 - STORAGE LOCKERS = 50 (STORAGE LOCKERS) = 8 (PRIVATE LOCKER) P4 - STORAGE LOCKERS = 15 (STORAGE LOCKERS) = 2 (PRIVATE LOCKER) TOTAL STORAGE LOCKER SPACES = 152 (STORAGE LOCKERS) = 9 (PRIVATE LOCKERS)	

STAIR "A" ENLARGED
1
A231



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE APPLICABLE VARIOUS JURISDICTIONS. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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2. TRANSMISSION OF ANY VALUE OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSMITTED.

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|-----------------|-------------------------------------|----|
| 01. NOV.23.2018 | Issued For Building Permit | EC |
| 02. DEC.20.2018 | Re-Issued For Building Permit | EC |
| 03. MAR.08.2019 | Re-Issued For Building Permit | EC |
| 04. OCT.24.2019 | Issued for city comments | EC |
| 05. JAN.14.2020 | Issued for city comments | EC |
| 06. MAY.01.2020 | Re-Issued for BUILDING PERMIT | EC |
| 07. JUN.19.2020 | Issued for city comments | EC |
| 08. DEC.01.2020 | Issued for BELOW GRADE CONSTRUCTION | EC |
| 09. APR.14.2021 | Issued for PERMIT DRAWINGS | EC |

- | | | |
|-----------------|------------------------------|--|
| 08. MAR.31.2022 | ISSUED FOR SI-49 | |
| 07. FEB.23.2022 | ISSUED FOR SI-48 | |
| 06. JAN.17.2022 | ISSUED FOR SI-35 | |
| 05. JAN.04.2022 | ISSUED FOR SI-33 | |
| 04. DEC.09.2021 | ISSUED FOR SI-25 (CANCELLED) | |
| 03. JUN.04.2021 | ISSUED FOR SI-06 | |
| 02. APR.21.2021 | ISSUED FOR SI-04 | |
| 01. FEB.12.2021 | ISSUED FOR SI-02 | |

ISSUED FOR REVISIONS



PROPOSED RESIDENTIAL DEVELOPMENT

DUNDAS MARKET SQUARE

509 DUNDAS STREET WEST

OKAYVILLE ONTARIO

PROJECT ARCHITECT: E. CORAZZA

ASSISTANT DESIGNER: G.C./K.H./M.H./M.F.

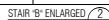
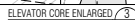
DRAWN BY: G.C./L.ANGELO / D. BIASE

CHECKED BY: SEP.17.2021

PLOT DATE: 1241.14

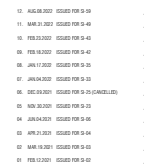
JOB #

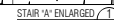
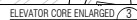
P4 UNDERGROUND



P1 - RES PARKING SPACES (INCLUDES 1 BARBER FEE)	= 46
P2 - RES PARKING SPACES	= 7
P3 - RES PARKING SPACES	= 76
P4 - RES PARKING SPACES	= 19
TOTAL PARKING SPACES	= 113
STORAGE LOCATIONS	STORAGE LOCATIONS
UNBUILT - STORAGE BAY SPACES = 31	P1 - STORAGE LOCATIONS = 36 (PRIVATE LOCATOR)
	P2 - STORAGE LOCATIONS = 6 (PRIVATE LOCATOR)
	P3 - STORAGE LOCATIONS = 36 (PRIVATE LOCATOR)
	P4 - STORAGE LOCATIONS = 36 (PRIVATE LOCATOR)
	P5 - STORAGE LOCATIONS = 6 (PRIVATE LOCATOR)
	P6 - STORAGE LOCATIONS = 6 (PRIVATE LOCATOR)
	TOTAL STORAGE LOCATIONS = 126 STORAGE LOCATIONS
	= 9 (PRIVATE LOCATOR)

01.	NOV. 22/2018	Issued For Building Permit
02.	DEC. 20/2018	Re-issued For Building Permit
03.	MAR. 08/2019	Re-issued For Building Permit
04.	OCT. 24/2019	Issued for city comments
05.	JUN. 14/2020	Issued for city comments
06.	MAY 01/2020	Re-issued for BUILDING PERMIT
07.	JUN 19/2020	Issued for city comments
08.	DEC 01/2021	Issued for BLDG/GRAND CONSTRUCTION
09.	APR 14/2021	Issued for PERMIT DRAWINGS
10.	JUL 12/2020	Re-issued for BUILDING PERMIT





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