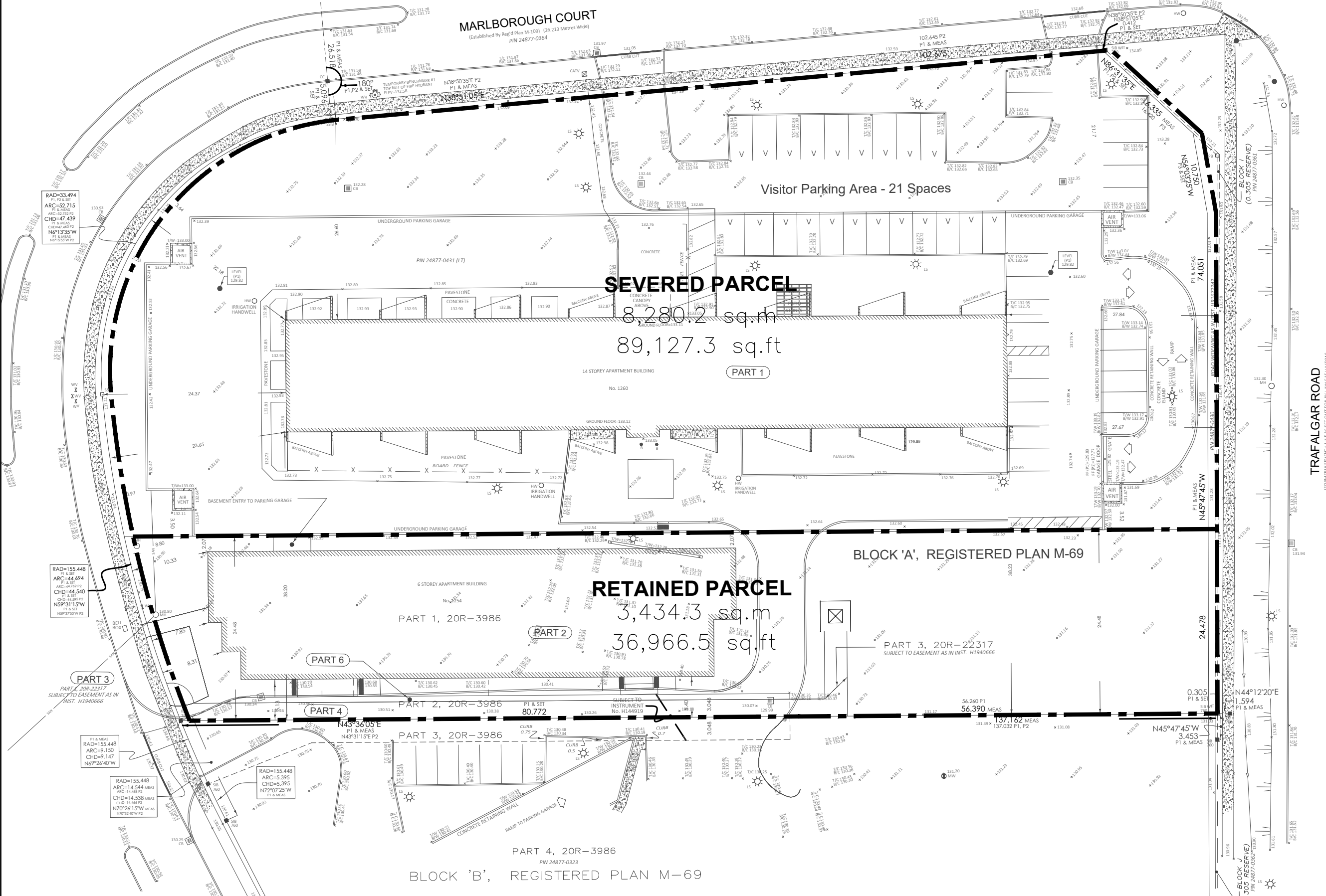


NOTE
Blanket easements to provide joint access and maintenance
Access both severed and retained lands, including access
to the underground parking garage.



SEVERED PARCEL
8,280.2 sq.m
89,127.3 sq.ft

RETAINED PARCEL
3,434.3 sq.m
36,966.5 sq.ft

KEY PLAN



PARKING PLAN

OF ALL OF
BLOCK 'A'
AND PART OF
BLOCK 'B'
REGISTERED PLAN M-69
TOWN OF OAKVILLE
HALTON REGION

SITE STATISTICS
EXISTING ZONE: Residential High (RH)
RETAINED PARCEL

	REQUIRED	PROPOSED
Lot Area	1,858 sq.m	3,436 sq.m
Lot Frontage	24.0 m	24.5 m
Front Yard Setback	7.5 m	62.6 m
Interior Side Yard (North)	4.5 m	2.0 m*
Interior Side Yard (South)	4.5 m	5.4 m
Rear Yard Setback	7.5 m	7.8 m
Lot Coverage	35%	33.3%
Landscape Open Space	10%	54.3%
Height	N/A	6 Str (19.6m)
Parking	75 spaces	15 spaces*
<75 sq.m	60 spaces	12 spaces*
>75 sq.m	15 spaces	3 spaces*
Visitor	18 spaces	13 spaces*
Units (Total)		70 units
<75 sq.m		60 units
>75 sq.m		10 units
Density		203 uph

*Requires Minor Variance

SEVERED PARCEL

	REQUIRED	PROPOSED
Lot Area	1,858 sq.m	8,280 sq.m
Lot Frontage	24.0 m	64.2 m
Front Yard Setback	7.5 m	26.5 m
Flankage Yard	7.5 m	26.6 m
Interior Side Yard (South)	4.5 m	12.7 m
Rear Yard Setback	7.5 m	23.6 m
Lot Coverage	35%	17.1%
Landscape Open Space	10%	51.0%
Height	N/A	14 Str
Parking	297 spaces	159 spaces*
<75 sq.m	91 spaces	46 spaces*
>75 sq.m	206 spaces	113 spaces*
Visitor	57 spaces	21 spaces*
Units (Total)		228 units
<75 sq.m		91 units
>75 sq.m		137 units
Density		275 uph

*Requires Minor Variance

1260 Marlborough Court
Holdings Limited
1260 Marlborough Court

ZELINKA PRIMO LTD
A Professional Planning Practice
318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplanning.com

DRAWN BY CTK	PROJECT NO. MSK/OAK/23-01
DATE MARCH 2024	SCALE 1:500

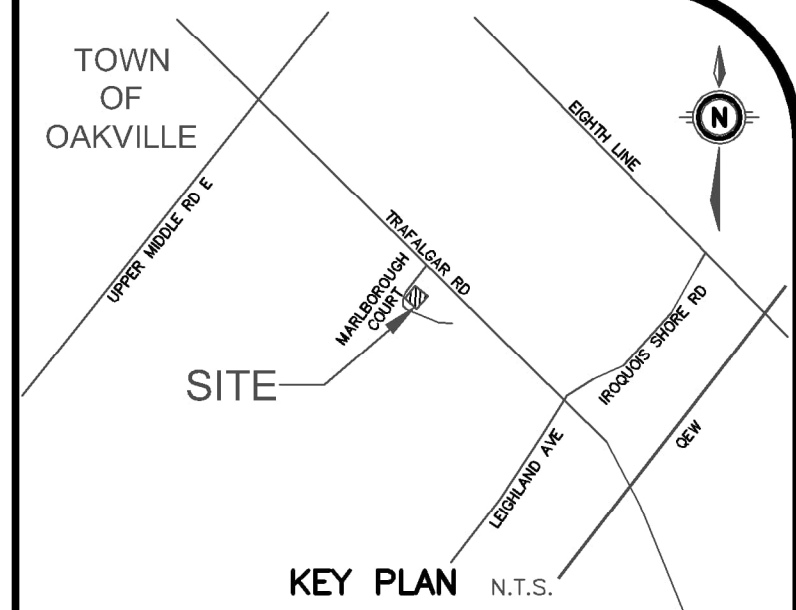
LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- - - EASEMENT
- Ex. Drop Curb
- EXISTING CURB
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING BOLLARD
- EXISTING OVERHEAD DOOR
- EXISTING MAN DOOR

LEGEND OF EXISTING FEATURES

- MH 14.6m-200mm \varnothing SAN @ 1.5%
- MH 21.3m-300mm \varnothing STM @ 1.3%
- 200mm \varnothing WTM
- HYD. SET
- TEE
- X1
- FCRD
- ELECTRICAL DUCT
- SANITARY SEWER
- STORM SEWER
- PERFORATED 'BIG 'O' SUBDRAIN (SEE DETAIL ON C2.3)
- WATERMAIN
- SEWER CROSSING (REFER TO CROSSING CHART)
- SHALLOW PIPE INSULATION
- FLOW CONTROL ROOF DRAIN ZURN MODEL Z105* SINGLE NOTCH (7.44 lpm/cm OF HEAD)

SEWER CROSSING CHART				
CROSSING #	SEWER TYPE	SEWER SIZE (mm)	CROSSING ELEVATION	NOTES
X1	Ex. SAN	200	OBV=127.40±	
	STM	300	INV=128.39	
X2	STM	300	INV=128.55	
	WTM	150	OBV=128.05± INV=127.90±	
X3	WTM	200	OBV=127.60±	
	SAN	200	OBV=127.44	
X4	STM	300	INV=128.45	
	WTM	200	OBV=128.00±	
X5	STM	300	INV=128.50	
	WTM	150	OBV=127.60±	
X6	WTM	200	INV=127.90±	
	WTM	150 200	INV=128.95±	
X7	EX. SAN	200	OBV=127.38±	
	WTM	150	OBV=128.05±	
X8	DUCT	---	INV=131.11±	
	STM	100	OBV=130.39	
	DUCT	---	INV=130.95	



GEODETC BM ELEV. = 127.80m
ELEVATIONS HAVE BEEN BASED ON TOWN OF OAKVILLE BENCHMARK SYSTEM O.B.M. #25 - NORTHWESTLY CORNER OF HYDRO TRANSFORMER BASE NORTH SIDE OF WHITE OAKS BLVD. OPPOSITE ENTRANCE TO MUNICIPAL BUILDING TRANSFORMER ON EAST SIDE OF WEST ENTRANCE No. 1226 WHITE OAKS BLVD. ELEVATION=127.80

SITE BENCHMARK ELEV. = m
TEMPORARY BENCHMARK #1 : TOP NUT OF FIRE HYDRANT - NORTHWEST LIMIT OF BLOCK 'A', WEST OF ENTRANCES ELEVATION = 132.58

TEMPORARY BENCHMARK #2 : TOP NUT OF FIRE HYDRANT - SOUTH LIMIT OF BLOCK 'B' ELEVATION = 131.04

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	ISSUED FOR SEVERANCE	KRR	MAR 01/24
No.	REVISION	BY	DATE



(905) 639-2552 www.mte85.com

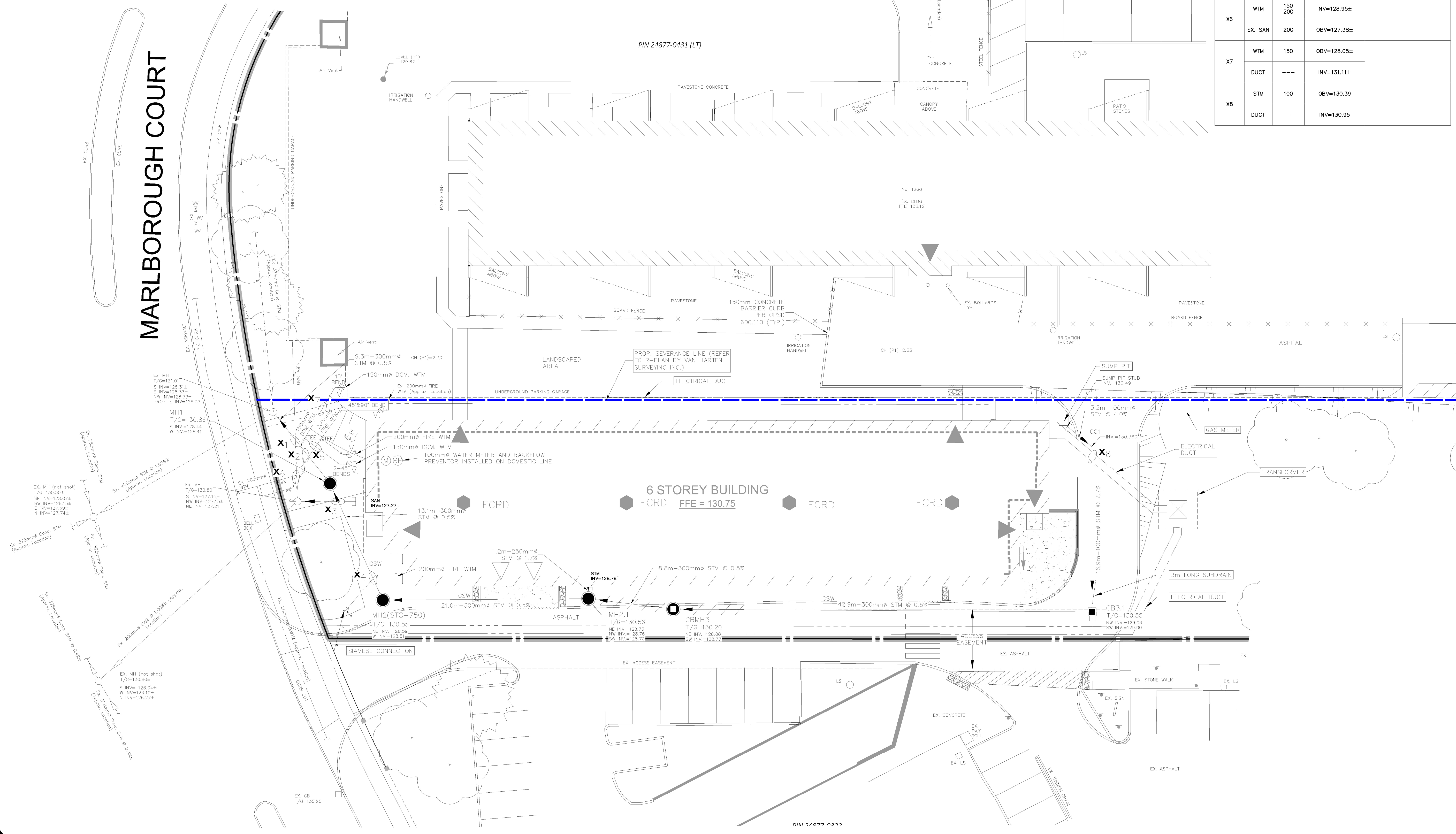


CLIENT MUNICIPAL PLANNING No. SP.1513.027/02
GREEN VALLEY CONSTRUCTION CORPORATION

PROJECT
1254 MARLBOROUGH CT. CIVIL DESIGN
1254 MARLBOROUGH COURT OAKVILLE, ON

DRAWING
EX. SITE SERVICING PLAN

Project Manager	K.RAMSEWAK	Project No.	42527-100
Design By	ALP	Checked By	JRA/KRR
Drawn By	ALP	Checked By	JRA
Surveyed By	OTHERS	Drawing No.	
Date	Feb.27/24		C3.2
Scale	1:200	Sheet	2 of 2





VIA EMAIL

July 10, 2024

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

**Re: Proposed Minor Variance Applications
1260 Marlborough Holdings Limited
1254 & 1260 Marlborough Court
Oakville, ON**

Our File: MSK/OAK/22-01

On behalf of 1260 Marlborough Court Holdings Limited (the “Owner”), Zelinka Priamo Ltd. is pleased to submit Minor Variance applications for the lands known together as 1254 & 1260 Marlborough Court in Oakville (the “subject lands”). The requested variances are related to the Consent applications which have been submitted concurrently.

Figure 1: Aerial of the subject lands



BACKGROUND

The subject lands are located at the southwest corner of the intersection with Trafalgar Road, approximately 500m north of the QEW/Highway 403. The lands are developed with two (2) apartment buildings.

The subject lands are designated High Density Residential by the Oakville Official Plan (“OP”), and is identified within the Urban Area along a Regional Intensification Corridor by the Halton Region Official Plan (“ROP”).

PROPOSED SEVERANCE

The lands are proposed to be severed into two (2) parcels, as depicted in the enclosed Consent Sketch. The lands to be severed are developed with a 228-unit, 14-storey building (“Building A”; 1260 Marlborough Court), and provides 42 surface parking spaces. Building A and the underground parking structure were constructed circa 1977. The lands to be severed will maintain the two (2) direct accesses to Marlborough Court.

The lands to be retained were recently developed with a 70-unit, 6-storey building (“Building B”; 1254 Marlborough Court) and no surface parking areas. There are 15 visitor spaces provided on the lands to be retained, which are sheltered at-grade in the building. The lands to be retained are accessible by an existing right-of-way easement with the lands abutting the southern property line, and through a connecting driveway through the lands to be severed to Marlborough Court.

The majority of resident parking for both Building A and B is provided by two (2) levels of underground parking, P1 and P2, respectively. As seen in the Consent Sketch, the underground parking structure is entirely located within the bounds of the lands to be severed under the 14-storey building. Building B is provided a direct stairwell connection to P2. A Minor Variance application was approved by the Committee of Adjustment in 2020 (CAV A/016/2020), which permitted reductions to the resident parking rate, visitor parking rate, and parking space dimensions.

Easements are proposed to ensure existing operations are maintained as they relate to servicing, access, and parking, in addition to reciprocal operating agreement(s).

Figure 2: Aerial of proposed severance



REQUESTED VARIANCES

The proposed severance creates instances of zoning non-compliance, which are technical in nature. No development is proposed for the severed or retained lands. This application seeks relief from the following provisions of Zoning By-law 2014-014, as amended:

For the lands to be severed:

1. **Table 5.2.1:** A provided total parking count of 159 spaces, whereas 297 spaces are required;
2. **Section 5.2.2.1:** A provided visitor parking count of 21 spaces, whereas 57 are required;
3. **Section 5.4.1:** No bicycle parking is provided, whereas 30 bicycle parking spaces are required, 8 of which are to be dedicated to visitors;
4. **Section 6.9.(b)(i):** A minimum parking structure setback of 0 metres to an abutting Residential Zone lot, whereas 1.0 metres is required.

For the lands to be retained:

5. **Table 6.3.9:** A minimum interior side yard of 2.07 metres, whereas 4.5 metres is required;
6. **Table 5.2.1:** A provided total parking count of 15 spaces, whereas 75 spaces are required; and
7. **Section 5.2.2.1:** A provided visitor parking count of 13 spaces, whereas 18 are required.

A summary of applicable zoning provisions for both the severed and retained lands may be found on the Consent Sketch and Zoning Table enclosed with this submission.

FOUR TESTS UNDER THE PLANNING ACT

The requested variances are appropriate and meet the four tests under the *Planning Act* as outlined below.

The general intent and purpose of the Official Plan is maintained:

- The subject lands are identified as within the Trafalgar Road Corridor on *Schedule A, Urban Structure*, and are designated High Density Residential within the Trafalgar Road Corridor Special Policy Area on *Schedule I, Central Land Use*. The use and density on the lands to be severed and retained conform with the applicable land use policies of the OP.
 - OP s. 26.3.1 states that the purpose of the Special Policy Area is to encourage transit-supportive densities to be developed adjacent to the Corridor in order to support existing and planned transit services and investments along Trafalgar Road. The proposed parcels are each developed with a high-density apartment building, contributing to transit-supportive densities along the Corridor.
 - OP s. 26.3.3(b) states that lands designated High Density Residential within the Special Policy Area may be permitted to develop up to a maximum of 300 units per hectare (“UPH”). The lands to be severed and retained will have resulting densities of 275 UPH and 203 UPH respectively.
- The requested variances are reflective of the existing condition, and primarily relate to existing operational matters as it relates to parking supply, bicycle parking supply, and

access, which are not known to bear negative impacts to residents or visitors. The goals and objectives of the Official Plan are therefore maintained.

The general intent and purpose of the Zoning By-law is maintained:

- Variances 1, 2, 6 and 7 related to the parking are reflective of the existing parking arrangement and supply on the subject lands. The intent and purpose of the minimum parking provisions under the By-law are to ensure an adequate supply for the use of residents and visitors of the residential buildings. As per the information provided from on-site management, there are no known concerns with the existing parking supply and underground parking arrangements. The requested variances are therefore technical in nature and merely formalize the existing condition.
- Similarly, Variance 3 related to the bicycle parking provided for the lands to be severed is reflective of an existing condition.
- Variances 6 and 7 are requested to reduce the minimum parking requirements on the lands to be retained; however, the lands to be retained are proposed to be provided dedicated off-site parking on the P2 level of the underground parking provided on the lands to be severed. These variances are technical in nature, as an excess of the Zoning By-law's requirements for resident and visitor parking are to be provided through registration of appropriate easements and operating agreement(s), to the satisfaction of the Town. It is noted that the subject lands currently operate with this parking arrangement with no known concerns cited from on-site management.
- We note that the Committee of Adjustment previously considered and approved a parking rate reduction for the subject lands as a whole in 2020 (CAV A/016/2020). It is appropriate to consider the proposed parking variances in the context of the previous decision and existing operations on the subject lands.
- The requested reductions to the side yard setback for the lands to be retained (Variance 5) and underground structure setback for the lands to be severed (Variance 4) are appropriate to consider, as the two parcels are proposed to continue to function in a reciprocal manner through registered agreements. The existing buildings on the severed and retained lands are connected via an underground access. Until such time that one or both proposed parcels are contemplated for comprehensive redevelopment, the setback of the existing building to the proposed lot line would not bear any impacts to either property.

The requested variances are minor in nature:

- The requested variances are directly related to the proposed severance and reflect the existing built conditions and operational arrangements on the subject lands. All the requested variances are therefore minor and technical in nature, as they will not bear physical or operational impacts to the functionality of the subject lands.
- No new development is proposed on the subject lands, which are proposed to be severed for financing purposes. The requested variances will therefore have no impact to adjacent properties or nearby natural heritage features.

The requested variances are desirable for the appropriate development and use of the subject lands:

- The proposed lots are regular in shape and adequately sized as per the requirements of Zoning By-law 2014-014, as amended, so as to not preclude orderly development in the case of future redevelopment or infill activity over the long-term for the High Density Residential zone.

- The requested variances reflect the existing relationship and operational arrangements between the two existing buildings. The reciprocal relationship between the two buildings were subject to Staff review through the Site Plan Control process for the new building on the lands to be retained within the last 5 years, through which the operational arrangements were deemed appropriate and desirable. The proposed severance of the lands is proposed to include formal agreements registered on title to maintain this reciprocal relationship, ensuring appropriate parking, access, and servicing over the long-term.

SUBMISSION MATERIALS

In addition to this covering letter, please find the following materials enclosed by digital submission:

- Completed Minor Variance Application forms;
- Agent Authorization;
- First-Floor Parking Layout (Retained Lands);
- Underground Parking Layout (Severed Lands);
- Zoning Table;
- Draft R-Plan;
- Draft R-Plan (Colourised);
- Draft Legal Description;
- Plan of Survey;
- Site Servicing & Grading Plans; and
- Environmental Site-Screening Questionnaire.

Note that the applicable fees will be paid once confirmed by Town Staff.

We trust that the enclosed information is complete and satisfactory. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Azar Davis, BURPI, CPT
Intermediate Planner

cc: 1260 Marlborough Court Holdings Limited (via email)
Blaney McMurty LLP (via email)