

Geoffroy D'Aigle Lafèche

2379898 Ontario Inc.

290 rue Laurier

Rockland, ON K4K 1G2

Date: February 5, 2025

City of Clarence-Rockland

Attention: Planning Department

1560 Laurier Street

Clarence-Rockland, ON

K4K 1P7

Subject: Addendum to Planning Rationale for Zoning By-Law Amendment Application for 1067, 1079, and 1087-1091 Laurier Street

Dear Sir/Madam,

I am submitting this letter as an addendum to the planning rationale prepared by Marc Daigneault regarding the zoning amendment application for the properties at 1067, 1079, and 1087-1091 Laurier Street. The original application requested a change in zoning from R1 to R2. However, after discussion with the the planning department and the planning committee, it was suggested that I instead apply for R3 zoning. As a result of this change, I am now requesting R3 zoning, which requires certain adjustments and exceptions, detailed below.

1. Zoning Designation Correction

In the planning rationale, it was originally stated that the properties at 1067 and 1079 Laurier Street are within the “Urban Residential Density 1 – General (R1)” zone, and the property at 1087-1091 Laurier Street is within the “Urban Residential Density – General 2 (R2)” zone. However, after reviewing the applicable zoning maps, it appears there may have been a misinterpretation of the zoning designations. On Schedule “A” of Zoning By-Law No. 2016-10, the properties at 1067 and 1079 Laurier Street are located within the “Urban Residential Density 1 – General (R1)” zone, while the property at 1087-1091 Laurier Street is classified under the “Rural Residential (RR)” zone. This discrepancy suggests a mistake may have been made in interpreting the zoning classification, and I request that this be addressed during the review process.

2. **Parking Requirements**

Subsection 5.3.1, entitled “Ratios for Minimum Number of Spaces,” specifies the following for accessible parking spaces:

- a) The total number of parking spaces required in all parking areas on the lot:
 - For 12 or fewer units, 1 Type A accessible parking space required

However, as the building proposed does not require accessible units under the Ontario Building Code (each unit will include stairs and there will be no ramps), the accessible parking requirement is effectively reduced. Based on the Ontario Building Code, the ratio of accessible parking spaces should be 15% of the total units in a block, which in this case would amount to 0.9 spaces, or less than one. Including an accessible parking space in this scenario would likely result in an underutilized space, which could instead be used to prevent overflow parking on Laurier Street.

Additionally, the R3 zoning requirements for parking differ from those of R2. While R2 zoning requires 8 parking spaces with no specifications for visitor or accessible spaces, the R3 zone imposes a different set of standards for the same type of building.

Notwithstanding the provisions of Section 5.3.1, the total number of parking spaces required is 8.

3. **Landscaping Coverage Exception**

In light of the proposed design, we are requesting an exception to the Minimum Landscape Coverage requirement, reducing it to 20%. This would allow us to adequately accommodate the proposed project within the constraints of the site.

I hope this clarifies the changes and adjustments required by the modification of the zoning application. Please do not hesitate to contact me if further information is needed.

Thank you for your attention to this matter.

Sincerely,

Geoffroy D’Aigle Laflèche, CPA, CMA

President

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