

Site Plan Control Cash-in-lieu of Parking

65 Mill Street
73 and 75 Little Bridge Street

February 1, 2022

Application D11-73-21:

- Requesting Site Plan Control approval to include the properties at 65 Mill Street, 73 and 75 Little Bridge Street and a lot addition under one Site Plan agreement
- Requesting approval for cash-in-lieu of parking for one (1) parking space

Related applications:

- Consent application B21/177
- Exemption from Draft Approval for Condominium

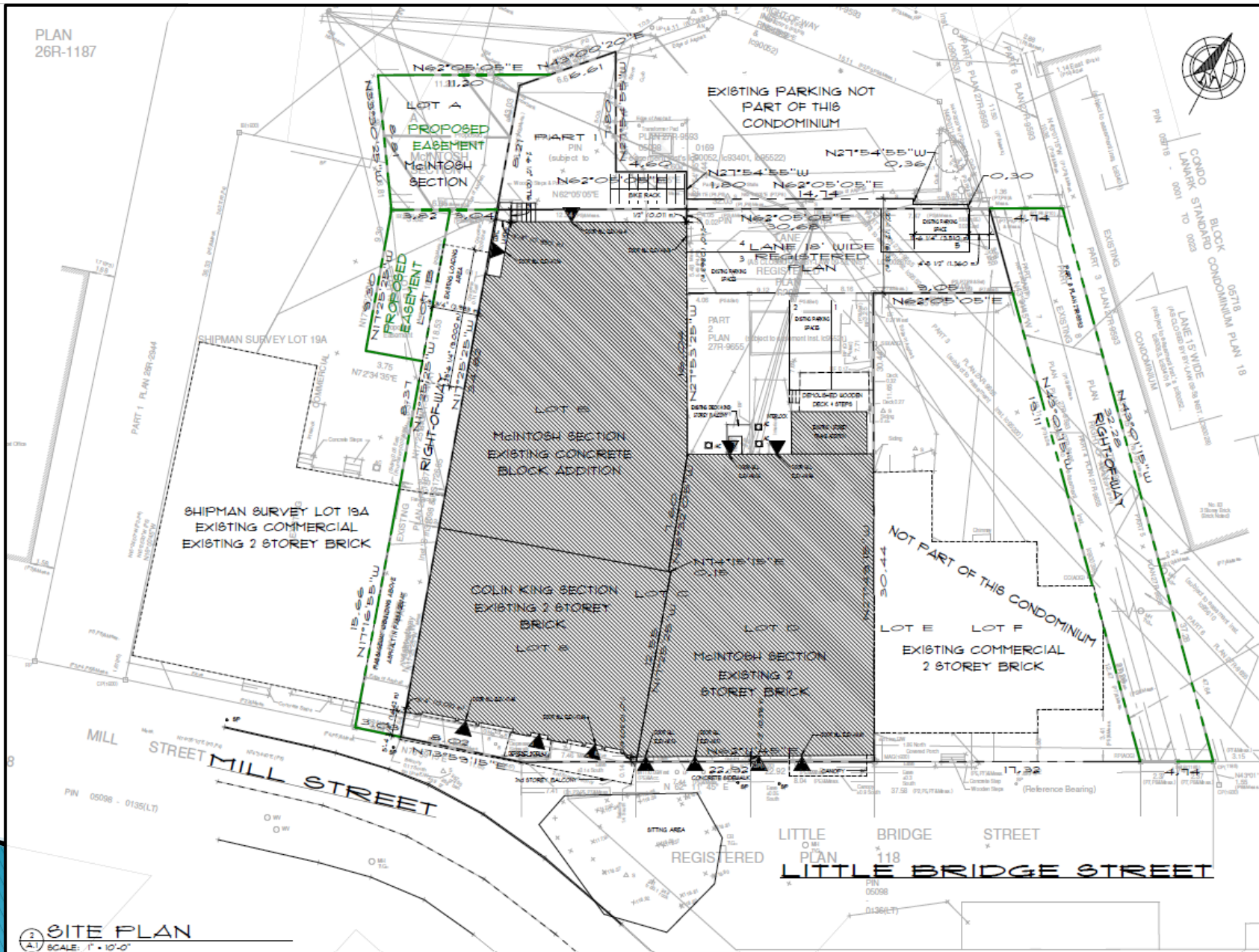


Details of proposal:

- To combine all of the properties under one Site Plan Control agreement
- Interior renovations to the residential units to expand the units and change the layout as well as provide interior connections to the buildings
- 11 residential units and 6 commercial units with five (5) parking spaces provided



PLAN
26R-1187



Previous planning history:

- 2017 – Site Plan Control application and subsequent agreement was registered on title for 65 Mill Street
- Cash-in-lieu of parking required as part of the application
- 2017 - Council approved a deferral of the payment of cash-in-lieu as the applicant was intending on undertaking “Phase 2” of the development in the immediate future

Current parking requirement:

- Zoning By-law requires 0.5 spaces per dwelling unit in a building with other uses (mixed-use building)
= 6 parking spaces for 11 residential units
- Zoning By-law does not require visitor parking for mixed-use buildings
- Commercial units enjoy a legal non-conforming right to not provide parking

Official Plan Downtown Parking Policies:

- Recognizes parking is important resource
- Recognizes in compact downtown areas, providing required parking may limit development/redevelopment
- Cash-in-lieu of parking effective mechanism to encourage compact development and viable downtown core

Cash-in-lieu of Parking:

- Zoning By-law requires 0.5 spaces per dwelling unit in a building with other uses (mixed-use building)
= 6 parking spaces for 11 residential units
- Zoning By-law does not require visitor parking for mixed-use buildings
- Commercial units enjoy a legal non-conforming right to not provide parking

Staff Recommendation:

THAT Committee of the Whole recommend that Council approve the Site Plan Control application (D11-73-21) for the properties described legally in this report and municipally known as 65 Mill Street, 73 and 75 Little Bridge including cash-in-lieu request for one (1) parking space; and

THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the development as detailed in Documents 1 and 2.