

Subject: 450 Dallas Rd

February 18,2015

Re: 450 Dallas Rd. Development Variance Application Feb.19

Council Members,

This is regarding tomorrow's meeting of the Planning and Land Use Committee. Our Project before you is the Development Permit with Variance application for a parking variance on 450 Dallas Rd.

The building was built in 1962 as a 73 suite apartment building with its current parking numbers. In the mid-seventies two suites on the ground floor were combined into one suite reducing the total number of suites to 72 . In the intervening years the parking ratio in Schedule C of the zoning by-law for buildings like this changed from 1.2 to 1.3 .The current owner, our client, wishes to take the same ground floor suites that were combined in the mid-seventies and separate them into two suites returning the building to the same physical layout and suite count when built in 1962 .

Because the parking ratio has changed from when the building was originally built, the current addition of a suite triggers the need for parking variance approval. The modifications would require only interior work and no alterations to the building facade or parking. This additional suite would increase the rental property in a location that is within walking distance to James Bay village and has good connectivity to public transport. Given these two factors we would like you to consider the parking variance to allow for the re-establishment of the original suite count on site as it was approved in 1962.

Sincerely,

Eric Barker Architect AIBC LEED / AP