

To: Joanna Bowes
Director of Development Services
Town of Perth
80 Gore Street East, Perth, ON K7H 1H9

April 09, 2026

RE: 22 Church Street Re-Zoning Planning Rationale Report

Dear Joanna,

This letter is intended to provide a rationale to the zoning by-law variances in the proposed design for the 6 unit 2-storey stacked townhouse proposed for 22 Church Street in Perth, Ontario, as illustrated in the site design drawings issued on April 9, 2026.

The two items identified as variances involve the minimum landscaped open space coverage and the minimum parking provisions. We feel both of these variances are well-founded and reasonable requests and meet the general intent of the zoning by-law and Official Plan.

The minimum landscaped open space percentage for the proposed R4 zone is 35% of the property area, however to provide sufficient space for the building and associated patios, stairs, and parking (see below) we are proposing a reduction to 32%. This 32% value is well within the definition of a minor variance request (at 91% of the by-law threshold), and within the value that is typical for urban infill and densification projects in Eastern Ontario.

The other variance request involves a reduction in the required parking spaces from 9 to 8. We feel 8 spaces will adequately serve the building for a few reasons. Firstly, the ratio of 8 parking spaces to 6 dwelling units still provides 2 dedicated spaces for visitors, which equals 0.33 stalls per unit for visitor-exclusive parking (or 1.33 stalls per unit for the total parking count). This value exceeds the parking requirement for many nearby similar communities, such as Carleton Place.

Secondly, since this design is based on a similar stacked townhouse (79 Beckwith-12 units), we have reliable data on the use-rate of the visitor parking stalls for this type of building. In the 6 years since 79 Beckwith was constructed the owners have yet to see both visitor parking stalls used at the same time. Since the building proposed for 22 Church Street is half the size we feel 2 visitor parking stalls will be more than sufficient to manage the building's visitor parking needs.

Sincerely,

Gordon Graff, OAA
GRAFF ARCHITECTURE

A handwritten signature in blue ink, appearing to read 'Gordon Graff', written over a white background.