

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Numbers: A-4/21, A-5/21 and A-6/21
Location: 74, 78 and 82 Silurian Drive
Hearing Date: January 14, 2021
Owner: 1266304 Ontario Inc.
Agent: C. Balluch, Fusion Homes
Official Plan Designation: Low Density Residential
Zoning: Specialized Residential Semi-detached/Duplex (R.2-6)

Request: The applicant is seeking relief from the By-Law requirements to permit a maximum driveway width of 6 metres.

By-Law Requirements: The By-Law requires that a driveway (residential) in an R.2 Zone shall have a maximum width of 3.5 metres.

Staff Recommendation

Approval with Condition

Recommended Conditions

Alectra Utilities

1. That prior to issuance of a building permit, the applicant make arrangements with the ICI & Layouts Department of Alectra Utilities for the new service connection.
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Comments

Planning Services

The subject properties are designated as "Low Density Residential" in the Official Plan. The "Low Density Residential" land use designation applies to residential areas within the built-up area of the City and permits a range of housing types including single detached residential dwellings. The requested variance conforms to the general intent and purpose of the Official Plan as residential uses including driveways are permitted.

The subject properties are zoned "Specialized Residential Semi-Detached/Duplex" (R.2-6) according to Zoning By-law (1995)-14864, as amended. The applicant is

proposing to construct a single detached dwelling with a double car attached garage on each property. The applicant is requesting a variance to permit a maximum driveway width of 6 metres, whereas Section 4.13.7.2.3 of the Zoning By-law permits a maximum driveway width of 3.5 metres. The R.2-6 Zone permits both single detached and semi-detached dwellings. This zone was created over 10 years ago and was intended to be a flex zone that would allow for either a single detached dwelling or semi-detached dwelling. The R.2-6 zone outlines regulations for single detached dwellings in terms of minimum lot area, minimum lot frontage, minimum front yard, side and exterior yard setbacks. The R.2-6 Zone does not specifically reference the maximum driveway width for single detached dwellings, and therefore the driveway width for single detached dwellings defaults to the maximum driveway width of 3.5 metres in the R.2 zone.

The general intent and purpose of driveway width regulations in the Zoning By-law is to maintain residential streetscape character with hard and soft landscaping in the front yard, to ensure that driveways are an appropriate width in relation to the lot frontage and not excessively widened, to ensure that appropriate drainage and swales are provided, and that front yards are not dominated by parking.

The subject properties all have lot frontages of at least 12 metres which is consistent with a lot frontage in the R.1C Zone. The R.1C Zone allows for a maximum driveway width of 6 metres. Additionally, a lot with this frontage is designed to accommodate a house with a two-car garage which requires a driveway wider than 3.5 metres. A 6 metre wide driveway on a lot with 12 metres represents an appropriate balance of hard and soft surfaces and will still allow for a balanced streetscape.

The requested variances are considered to meet the general intent and purpose of the Official Plan and Zoning By-law, are considered to be desirable for the appropriate development of the land and are considered to be minor in nature.

Staff recommend approval of the applications.

Engineering Services

Engineering staff have no concerns with the requested driveway width variances to permit the driveways for each of the proposed single detached dwellings to be 6.0 metres wide from an engineering perspective.

We agree with recommendations made by the Planning and Building staff.

Building Services

These properties are located in the Specialized Residential Semi-detached/Duplex (R.2-6) Zone. The applicant is proposing to construct a single detached dwelling with a double car attached garage with a 6 metre wide driveway on each of the three properties. Variances from 4.13.7.2.3 of Zoning By-law (1995)-14864, as amended, are being requested.

Building Service does not object to this application to permit a maximum driveway width of 6 metres for each of the respective properties.

Alectra Utilities

We have reviewed the applications scheduled for the January 14, 2021 hearing and wish to submit the above noted condition for the Committee's consideration (see attached).

Comments from the Public

None

Contact Information

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