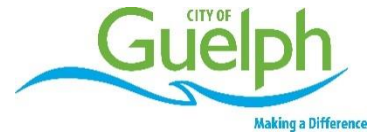


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-9/20
Location: 172 Dallan Drive
Hearing Date: February 13, 2020
Owner: Sukhdev Sing Gill and Simranjit Kaur Gill
Agent: Raman Sandhu, Marvel Engineering Inc.
Official Plan Designation: Low Density Greenfield Residential
Zoning: Residential Single Detached (R.1C) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit an accessory apartment size of 90.2 square metres, or 21.2 percent of the total floor area of the existing detached dwelling.

By-Law Requirements: The By-law requires that an accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Low Density Greenfield Residential" in the City's Official Plan. The "Low Density Greenfield Residential" land use designation permits a range of housing types including single detached residential dwellings with accessory apartments. The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1C) according to Zoning By-law (1995)-14864, as amended, which permits a single detached dwelling. An accessory apartment is also a permitted use in the R.1C zone, subject to meeting the requirements of Section 4.15.1 of the Zoning By-law. Section 4.15.1.5 requires that accessory apartments not exceed 45 percent of the total

floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser. The applicant is requesting to permit an accessory apartment with an area of 90.2 square metres in the basement of the existing single detached dwelling. An accessory apartment of that size will occupy 21.2 percent of the total floor area of the two-storey single detached dwelling.

The general intent and purpose of the Zoning By-law in limiting the floor area of an accessory apartment is to ensure that the unit is clearly subordinate and accessory to the primary use and to maintain the appearance of the built form, which in this case is a single detached dwelling. The proposed accessory apartment represents 21.2 percent of the total floor area of the dwelling (including the basement). Based on floor plans submitted by the applicant, the apartment contains two bedrooms, is interconnected to and is smaller than the host dwelling. Planning staff are of the opinion that the accessory apartment is subordinate to the host dwelling unit in size.

The requested variance for accessory apartment size is considered desirable and minor in nature as the accessory dwelling unit is wholly contained within the dwelling and does not exceed 45 percent of the total floor area of the building.

Planning staff recommend approval of the requested variance to permit an accessory apartment size of 90.2 square metres.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit an accessory apartment size of 90.2 square metres, or 21.2 percent of the total floor area of the existing detached dwelling.

We agree with recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Residential Single Detached (R.1C). The applicant is seeking permission to allow an accessory unit with a gross floor area of 90.2 square metres in lieu of the required 80 square metres.

The proposed apartment has adequate parking and proposes the maximum of 2 bedrooms and it is subordinate to the main unit at 21.2 percent of the overall floor area.

Building Services finds the variance request acceptable. Building permits are required for the proposed construction.

Comments from the Public

None

Contact Information

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