

Staff Memo



To	Committee of Adjustment
Service Area	Corporate Services
Date	Tuesday, April 25, 2023
Subject	Comprehensive Zoning By-law Memo: 70 Lyon Avenue

On April 18, 2023, City Council approved Zoning By-law (2023)-20790. Applicants for the May 11, 2023, Committee of Adjustment hearing had submitted applications by April 11, 2023 to meet the application deadline. To assist with the transition to the new Zoning By-law, submitted applications require variances to be considered under both Zoning By-laws, being Zoning By-law (1995)-14864, as amended, and Zoning By-law (2023)-20790, as amended.

Staff have identified the following variances under Zoning By-law (2023)-20790, as amended, for file A-29/23 (70 Lyon Avenue):

1. Requirements under Table 6.3: a minimum front yard setback of 6 metres in a RL.1 Zone, whereas the applicant is requesting a minimum front yard setback of 4.76 metres for the proposed second storey addition to the existing dwelling; and
2. Requirements under Table 4.1 Row 7: exterior stairs to project a maximum of 1.5 metres into the required front yard, whereas the applicant is requesting the proposed exterior stairs to have a maximum projection of 2.74 metres into the required front yard.

Attachments

None

This memo was approved by:

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