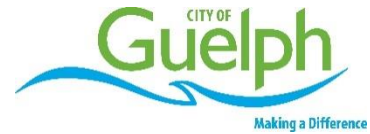


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-14/20
Location: 15 Harcourt Drive
Hearing Date: March 12, 2020
Owner: Chester Carere and Inam Carere
Agent: N/A
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1B) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum right side yard setback of 0.67 metres for the proposed attached garage.

By-Law Requirements: The By-Law requires a minimum side yard setback of 1.5 metres

Staff Recommendation

Approval with Condition

Recommended Conditions

Planning Services

1. That the side yard setback of 0.67 metres apply only to the proposed addition on the right side of the property as shown on the public notice sketch.
-

Comments

Planning Services

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

The subject property is zoned "Residential Single Detached" (R.1B) according to Zoning By-law (1995)-14864, as amended, which permits a single detached dwelling. The applicant is proposing an addition to the dwelling to convert the existing single car garage to a double car garage.

The applicant has noted that they wish to widen the driveway to 6.4 metres. The by-law permits a maximum driveway width of 6.5 metres in the R.1B Zone.

The variance requested is to permit a minimum right side yard setback of 0.67 metres for the proposed attached garage addition. The general intent and purpose of the Zoning By-Law in requiring a side yard setback is to provide adequate separation from buildings on adjacent properties in proportion to the building's height, to maintain access and to allow for proper lot grading and drainage.

The garage addition to the right side of the building will have a 0.67 metre side yard setback at the front of the addition; whereas, the rear of the addition will have a 0.692 side yard setback. The one storey addition is in suitable proportion to the dwelling and is in keeping with the character of the streetscape.

The requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is considered desirable for the development of the land and is considered to be minor in nature.

Planning staff recommend approval of the application subject to the above noted condition.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit right side yard setback of 0.67 metres for the proposed attached garage.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing to construct a 72.25 square metre addition to the front of the existing dwelling and convert the existing single car attached garage into a double car attached garage. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a minimum right side yard setback of 0.67 metres for the proposed attached garage. Please note: windows may be restricted in walls located closer than 1.2 metres to the property lines and the walls may require a fire rating on the inside face.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

Yes (See attached)

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

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Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

Old University Neighbourhood Residents' Association Inc.

63 Talbot Street
Guelph, ON, N1G 2G1
March 3, 2020

Committee of Adjustment
City Hall
Guelph, Ontario

sent by email to cofa@guelph.ca

Re: application for 11 Harcourt Drive

Dear Committee Members,

The Executive Committee of the Old University Neighbourhood Residents' Association (OUNRA) has considered the application for permission a variance with the proposed addition to 11 Harcourt Drive.

One of our members met with the resident most closely affected – number 15 Harcourt – and they had no objection if the drainage is managed properly...11 Harcourt is higher than their house, and if the downspouts are aimed at their house, it fills their window wells.

In our discussions at the Executive Committee of OUNRA, we believed, from the available plans, that this addition would not be in any way out of character with the general feel of the neighbourhood.

OUNRA therefore supports the application.

Yours truly,

John Lawson
President OUNRA