

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-78/24  
Location: 25 Aberdeen Street  
Hearing Date: October 10, 2024  
Owner: Nicola Lower  
Agent: N/A  
Official Plan Designation: Low Density Residential  
Zoning Designation: RL.1 (Low Density Residential 1)

## By-Law Requirements:

The property is located in the Low Density Residential 1 (RL.1) Zone. Variances from Table 4.7.5A of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) a minimum front yard setback of 2 metres for an open, roofed porch not exceeding 1 storey in height
- b) stairs associated with a porch to have a minimum front yard setback of 2 metres.

**Request:** The applicant is seeking relief from the requirements of Zoning By-law (2023)- 20790, as amended, to permit:

- a) a minimum front yard setback of 1.3 metres for the proposed open, roofed front porch
- b) a minimum front yard setback of 0.1 metres for the proposed exterior stairs associated with the proposed open, roofed front porch.

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## Staff Recommendation

### Approval

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## Comments

### Planning Services

The subject property is 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 dwellings. The applicant is proposing to renovate the front facing

wall of the existing dwelling from a wall with windows to an open roofed porch with a staircase. This is being done to restore the original roofed porch that existed prior to the passing of the current Zoning By-law. The actual footprint of the building is not being proposed to change. As the requested variances are to permit a residential renovation on lands permitting residential uses, staff are satisfied that the requested variance conforms with the general intent and purpose of the Official Plan.

The subject property is zoned "Low Density Residential" (RL.1) according to Zoning By-law (2023)-20790, as amended. This zone likewise permits a variety of housing types including single detached dwellings. Two variances are being requested to facilitate the proposed renovation. The first variance is to permit a minimum front yard setback of 1.3 metres, whereas a minimum of 2.0 metres is required for an open roofed 1-storey porch. The second variance is to permit a minimum front yard setback of 0.1 metres, whereas 2.0 metres is required for the exterior stairs leading up to the same porch. The intent of a minimum front yard setback requirement is to ensure there is adequate space for landscaping in front of the house, as well as allow for adequate spacing from the right of way. Given that the proposal is not actually increasing the building footprint or location, and will restore the front of the building to what had previously existed without issue, staff are of the opinion the variances meet the general intent and purpose of the Zoning By-law.

The applicant has provided a concept site plan and photo of the original structure indicating the intent to recreate the porch on the front of the house as it existed historically. Only the proposed stairs that are accessory to the porch would be approaching closer to the property line from the building footprint. Restoring the front porch would add interest to the streetscape and bring the dwelling closer to the current character of the neighbourhood by providing a front-facing home entrance similar to nearby dwellings. Staff are therefore satisfied that the proposal is minor in nature and is desirable for the development of the land.

The requested variance meets the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the lands and is minor in nature.

Staff recommend approval of the application.

### **Engineering Services**

Engineering has no concerns with the requested variance. We agree with the recommendations made by Planning and Building staff.

### **Building Services**

The subject property is zoned Low Density Residential 1 (RL.1) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. The RL.1 zone permissions include a single detached dwelling. The applicant is proposing to restore/open the original roofed front porch with stairs which is currently enclosed. The stairs will be within the property limits and are proposed to have a 0.1m setback from the front lot line.

Building permits are required prior to any demolition/construction, at which time requirements under the Ontario Building Code will be reviewed.

Building Services has no concerns with the application supports Planning and Engineering recommendations.

## **Comments from the Public**

None

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## **Contact Information**

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

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