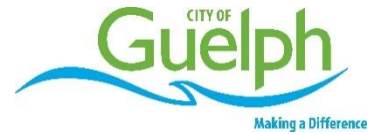


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-27/20
Location: 120 Kathleen Street
Hearing Date: June 11, 2020
Owner: Robin William Green
Agent: Nicolas Spaling
Official Plan Designation: Low Density Residential
Zoning: Residential Single Detached (R.1B)

Request: The applicant is seeking relief from the By-Law requirements to permit a minimum left side yard setback of 0.65 metres for the proposed attached garage and addition to the existing dwelling.

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

Staff Recommendation

Approval with Condition

Recommended Condition

Planning Services

1. That the side yard setback of 0.65 metres apply only to the proposed garage addition on the left (south-east) side of the property as shown on the revised sketch dated June 4, 2020.
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Comments

Planning Services

The subject property is designated "Low Density Residential" in the City's 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 to permit a two storey addition with an attached garage that will have a reduced side yard setback, does not conflict with 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's proposed construction of a two storey addition will have a side yard setback on the left (south-east) side of the property of 0.65 metres, when the by-law requires a side yard setback of 1.5 metres for the two storey dwelling.

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 property currently contains a detached garage which is proposed to be demolished. The proposed addition to the dwelling includes an attached garage which will maintain the legal parking space for the dwelling. It is noted that the front of the addition will have a 0.75 metre left (south-east) side yard setback; whereas, the rear of the addition will have a 0.65 metre left (south-east) side yard setback.

The applicant has submitted an elevation drawing that shows that the garage will be one storey and the second storey is proposed over and to the rear of the existing house. The second storey and garage addition 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 a minimum left side yard setback of 0.65 metres for the proposed attached garage and addition to the existing dwelling.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in a Residential Single Detached (R.1B) Zone. The applicant is proposing to construct a second floor on the existing one-storey dwelling, as well as constructing a two-storey addition to the rear of the dwelling and an attached garage.

Building Services does not object to this application to permit a minimum left side yard setback of 0.65 metres for the proposed attached garage and addition to the existing dwelling.

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.

Revised Sketches from the Applicant

Please see attached letter and sketches.

Comments from the Public

Yes (See Attached)

Contact Information

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