

PROPOSED LANDSCAPE MAINTENANCE BUILDING FOR THE VILLAGE BY THE ARBORETUM

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required).

As an accessory structure the proposed Landscape Maintenance Building for the VBA requires several variances from Section 4.5 of Zoning By-law (1995)-14864.

1. Section 4.5.2.1 Building Height - the maximum height of the proposed accessory building is 6.4 metres (21 feet) in lieu of the required maximum height of 3.6 metres.
2. Section 4.5.1.4 Total Ground Floor Area of the accessory building – the ground floor area of the proposed building is 200 m² (2,158 square feet) in lieu of the required “shall not exceed 70 square metres”.

Why is it not possible to comply with the provision of the by-law (your explanation)?

Building Height – The proposed building will be used to maintain and store landscape equipment and will include several hoists to allow mechanics to work conveniently under the equipment. This primary section of the building has a height of 5.18 metres. The building will also include a small second story section to provide a lunchroom, office and washroom for the landscape crew and manager. The smaller section of the building will have a height of 6.4 metres.

The proposed building location is not visible from the nearest public street (Stone Road) will be screened by existing landscaping from the nearby residential dwellings to the south within the Village. The proposed building will also maintain the architectural theme of the nearby buildings within the Village.

Ground floor area of the proposed building – The proposed ground floor area of the building is necessary to provide sufficient space to allow for the maintenance and storage of landscape vehicles that service the entire Village by the Arboretum along with lockers, washrooms, a lunch room and office space for the landscape crew. It would not be possible to provide sufficient space within a building, for the equipment and staff, with only a 70 square metre ground floor area. The proposed building with a ground floor area of 200 square metres represents much less than 1 % of the total land area of the Village by the Arboretum and is a relatively small building in relation to the property that it will service.