

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-32/20
Location: 588 Starwood Drive
Hearing Date: August 13, 2020
Owner: Rashid Raza
Agent: N/A
Official Plan Designation: Low Density Greenfield Residential
Zoning: Residential Single Detached (R.1D) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit:

- a) a minimum left side yard setback of 0.33 metres for the proposed uncovered porch (landing); and
- b) a minimum left side yard setback of 0.33 metres for the proposed exterior stairs.

By-Law Requirements: The By-law requires:

- a) a minimum side yard setback of 0.6 metres for an uncovered porch not more than 1.2 metres above finished grade; and
 - b) a minimum side yard setback of 0.6 metres for exterior stairs.
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Staff Recommendation

Approval with Condition

Recommended Condition

Engineering Services

1. The owner(s) agrees to construct the stairs/landing with removable material (i.e. wood), as shown on the provided sketch.
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Comments

Planning Services

The subject property is designated "Low Density Greenfield Residential" in the City's Official Plan. The "Low Density Greenfield Residential" land use designation permits a range of housing types including single detached residential dwellings with

accessory apartments. The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Residential Single Detached" (R.1D) according to Zoning By-law (1995)-14864, as amended, which permits single detached dwellings and accessory apartments. The applicant is proposing to construct an exterior uncovered porch (landing) and stairs to the left (north-west) side of the existing dwelling to provide separate access to a proposed accessory apartment in the basement. Table 4.7, Row 12 requires exterior stairs to be setback a minimum of 0.6 metres from the side lot line, and Table 4.7, Row 1 requires a minimum side yard setback of 0.6 metres for an uncovered porch. The general intent and purpose of maintaining side yard setbacks is to ensure there is an appropriate separation between the building and property lot line, to accommodate appropriate side/rear yard access, and to maintain proper stormwater drainage.

Based on the plans submitted with the application, Engineering staff have confirmed they do not have concerns relating to grading and drainage as a result of the variances. The two requested variances to permit a 0.33 metre side yard setback for an open porch landing and exterior stairs are considered to meet the general intent and purpose of the Zoning By-law, are considered to be desirable for the appropriate development of the land and are considered to be minor in nature.

Planning staff recommend approval of the application.

Engineering Services

Engineering staff have been working with the property owner since March 2020. The property has a blanket easement (Instrument number WC177111) in favour of Rogers Communications Inc.

Rogers Communication Inc. provided a clearance letter (see attached) confirming that there are no conflicts at this time with the requested variances.

Engineering has no concerns with the requested variances but asks the owner(s) to construct the proposed exterior stairs and uncovered porch (landing) with wood and ensure that the stairs can temporarily be removed and reinstalled in the event that Rogers Communications Inc. requires access to the infrastructure. Further, we request the Committee to impose the condition of approval noted above.

We agree with recommendations made by the Planning and Building staff.

Building Services

This property is located in the Residential Single Detached (R.1D) Zone. The applicant is proposing to construct a landing with stairs located in the left side yard. Variances from Table 4.7 Rows 1 and 12 of Zoning By-law (1995)-14864, as amended, are being requested.

Building Services does not have any objections with this application to permit a minimum left side yard setback of 0.33 metres for the proposed uncovered porch (landing) and a minimum left side yard setback of 0.33 metres for the proposed exterior stairs.

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

Rogers Communications

Rogers Communications Inc. confirms that there are no conflicts at this time between the desired property variance permit for 588 Starwood Drive. Please see attached letter.

Comments from the Public

None

Contact Information

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