



JUNE 19, 2018
9:00 A.M.
BOARDROOM WT-2C/2D
WEST TOWER, CITY HALL

MEMBERS:

Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:

Bindu Shah, Development Planner
David Vanderberg, Central Area Planner
Krista Walkey, Manager, Development Services
Lesley Dahonick, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:

Minutes of meeting held May 29, 2018

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATION

(1)

B18-011

100-163 TULLAMORE COURT

LOTS 416 TO 419, 421, PLAN 625
100-163 TULLAMORE COURT
WARD 3

The purpose of the application is to request consent to create an easement having a width of approximately 7.68 metres (25.20 feet) and an area of approximately 80.8 square metres (869.72 square feet). The effect of the application is to grant an easement over a portion of the subject property in favour of the lands to the south municipally known as 165 Kennedy Road South to provide access to a public road.

NEW MINOR VARIANCE APPLICATIONS

(2)

A18-069

ALA HAFEZ AND Wafa KHAWAM

LOT 122, PLAN 809
3 DRAKE BOULEVARD
WARD 7

The applicants are requesting the following variances:

1. To permit a garage door opening to be 4.59m (15.06ft.) from a flankage lot line whereas the by-law requires the garage door opening to be located not closer than 6.0m (19.68 ft.) from the flankage lot line;
2. To permit a driveway width of 6.84m (22.44 ft.) on the flankage lot line whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.) on the flankage lot line.

(3)

A18-086

CARLO COLLIA

LOT 157, PLAN 43M-1674
10 CLOVERLAWN STREET
WARD 6

The applicant is requesting the following variances:

1. To permit an existing driveway width of 9.98m (32.74 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.);
2. To permit 0.0m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line;
3. To permit two (2) accessory structures each having a gross floor area exceeding 15 sq. m (161.46 sq. ft.), namely a shed having a gross floor area of 23.24 sq. m (250.15 sq. ft.) and a cabana having a gross floor area of 31.26 sq. m (336.48 sq. ft.), whereas the by-law limits the gross floor area for an individual accessory structure to a maximum 15 sq. m (161.46 sq. ft.);
4. To permit two (2) accessory structures (proposed cabana and proposed shed) having a total combined gross floor area of 54.5 sq. m (586.63 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum total combined gross floor area of 20 sq. m (215.28 sq. ft.).

Committee of Adjustment Agenda

(4)

A18-087 **SUNKOM PROPERTIES INC.**

BLOCK 2, PLAN 43M-1813
5 CHERRYCREST DRIVE,
UNITS 207 & 208
WARD 8

The applicant is requesting the following variance:

1. To permit a Private School to operate from Units 207 and 208 whereas the by-law does not permit a Private School.

(5)

A18-088 **ABHIJITKUMAR CHAUHAN**

LOT 179, PLAN M-895
105 TORRANCE WOODS
WARD 4

The applicant is requesting the following variances:

1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
2. To permit an interior side yard setback of 1.17m (3.84 ft.) to the exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(6)

A18-089 **ASHLEY OAKS HOMES INC.**

BLOCK 46, PLAN 43M-2050
DALBEATTIE DRIVE
WARD 6

The applicant is requesting the following variances:

1. To permit a minimum distance of 5.4m (17.72 ft.) to a driveway from the projected point of intersection of two streets whereas the by-law requires a minimum distance of 6.0m (19.68 ft.) between a driveway and the projected point of intersection of two streets;
2. To permit a minimum exterior side yard setback of 2.5m (8.20 ft.) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.) to a public road;
3. To permit a porch encroachment of 1.9m (6.23 ft.) into the required exterior side yard setback, resulting in an exterior side yard setback of 1.1m (3.61 ft.) whereas the by-law permits a maximum porch encroachment of 1.8m (5.91 ft.) into the required exterior side yard, resulting in an exterior side yard setback of 1.2m (3.94 ft.).

(7)

A18-090 **PRIMONT (M 1 CONDOS) INC.**

PT. LOT 14, CONC. 4 WHS
PT. OF PT. 1, PLAN 43R-33039
180 VETERANS DRIVE
WARD 6

The applicant is requesting the following variances:

1. To permit a proposed apartment building having a building setback of 9.2m (30.18 ft.) from the lot line abutting Veterans Drive whereas the by-law permits a maximum building setback of 6.0m (19.68 ft.) from the lot line abutting Veterans Drive;
2. To permit a balcony encroachment of 1.5m (4.59 ft.) into the increased setback between the lot line abutting Veterans Drive and the proposed apartment building, resulting in a setback of 7.7m (25.26 ft.) between the balcony from Veterans Drive, whereas the by-law permits a balcony encroachment of 1.5m (4.59 ft.), resulting in a maximum setback of 4.5m (14.76 ft.) from the lot line abutting Veterans Drive;
3. To permit a minimum interior side yard width of 4.0m (13.12 ft.) between the proposed building and the private road whereas the by-law requires a minimum interior side yard width of 25.9m (84.97 ft.).
4. To permit a balcony encroachment of 1.5m (4.59 ft.) into the reduced interior side yard, resulting in an interior side yard width of 2.5m (8.20 ft.) between the balconies and interior side lot line, whereas the by-law permits a maximum balcony encroachment of 1.5m (4.59 ft.), resulting in a maximum interior side yard width of 24.4m (80.05 ft.);
5. To permit a minimum rear yard depth of 3.4m (11.16 ft.) to the proposed building whereas the by-law requires a minimum rear yard depth of 25.9m (84.97 ft.);
6. To permit a total of 89 resident parking spaces whereas the by-law requires a minimum of 104 resident parking spaces;
7. To permit a total of 15 visitor parking spaces whereas the by-law requires a minimum of 19 visitor parking spaces;
8. To permit a 0.0m parking aisle width to the surface parking spaces abutting a private road whereas the by-law requires a minimum parking aisle width of 6.6m (21.65 ft.);
9. To permit a minimum distance of 8.5m (27.89 ft.) between the proposed building and existing townhouse dwellings whereas the by-law requires a minimum distance of 20.546m (67.41 ft.) between the buildings;
10. To permit a minimum interior side yard width of 3.0m (9.84 ft.) to a proposed hydro transformer whereas the by-law requires a minimum interior side yard width of 25.9m (84.97 ft.).