JANUARY 8, 2019
9:00 A.M.
BOARDROOM WT-2C/2D
WEST TOWER, CITY HALL

MEMBERS:
Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:
Stephen Dykstra, Development Planner
Kevin Freeman, Development Planner
Dana Jenkins, Development Planner
David Vanderberg, Central Area Planner
Krista Walkey, Manager, Development Services
Todd Payne, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held December 4, 2018

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

DEFERRED CONSENT APPLICATIONS

(1)

B18-028  WŁADYSŁAWA BANKA  PT. BLK. 2, PLAN M-527
          PTS. 2 & 3, PLAN 43R-11559
          32 MARA CRESCENT
          WARD 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 672 square metres (0.166 acres) comprising two lots that have merged. The severed lot has a frontage of approximately 8.98 metres (29.46 feet), a depth of approximately 31.14 metres (102.17 feet) and an area of approximately 376 square metres (0.093 acres). The effect of the application is to reinstate two separate residential lots, municipally known as 32 and 34 Mara Crescent.
NEW MINOR VARIANCE APPLICATIONS

(2)

A17-177   AAA HOLDINGS INC.

PT. OF LOT 9, CONC. 3 WHS
860 NORTH PARK DRIVE
WARD 7

The applicant is requesting the following variances:

1. To vary Schedule ‘C’, Section 252 to the by-law to permit an additional permitted “Building Area” whereas the by-law requires compliance with Schedule ‘C’, Section 252;

2. To vary the Landscaped Open Space shown in Schedule ‘C’, Section 252 whereas the by-law requires that the Landscaped Open Space be provided and maintained in accordance with Schedule ‘C’, Section 252;

3. To vary Schedule ‘C’, Section 252 to the by-law for the relocation of the “Refuse Area” whereas the by-law requires that all building and structures be constructed in accordance with Schedule ‘C’, Section 252;

4. To permit a Gross Commercial Floor Area of 2,030 square metres whereas the by-law permits a maximum Gross Commercial Floor Area of 1,547.71 square metres;

5. To provide a minimum of 107 parking spaces whereas the by-law requires a minimum of 127 parking spaces. (Note: Approval was granted under application A09-172 for 115 parking spaces)

(3)

A19-001   INDERJEET KAUR KEILAH

LOT 13, PLAN 646
29 KINGSVIEW BOULEVARD
WARD 3

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 1.6m (5.25 ft.) to a proposed second storey addition whereas the by-law requires a minimum interior side yard setback of 1.8m (5.90 ft.) to the second storey;

2. To permit an existing privacy screen (fence) having a maximum height of 2.7m (8.86 ft.) whereas the by-law permits a maximum fence height of 2.0m (6.56 ft.).
The applicants are requesting the following variances:

1. To permit an interior side yard setback of 1.19m (3.90 ft.) to an above grade side entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to an above grade side entrance;

2. To permit a driveway width of 7.26m (23.82 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);

3. To provide a 0.0 metre permeable landscape strip adjacent to a side lot line whereas the by law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip adjacent to a side lot line.

4. To permit a deck encroachment of 4.46m (14.63 ft.) into the rear yard resulting in a rear yard setback of 3.14m (10.30 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 4.6m (15.09 ft.);

5. To permit an accessory structure (gazebo) having a height of 3.5m (11.48 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for an accessory structure.

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 0.33m (1.08 ft.) to an existing below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit an existing driveway width of 7.14m (23.43 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).
The applicant is requesting the following variance:

1. To permit a deck encroachment of 2.0m (6.56 ft.) into the required front yard resulting in a front yard setback of 6.002m (19.69 ft.) whereas the by-law permits a deck encroachment of 1.5m (4.92 ft.) into the required front yard and requires a minimum setback of 8.0m (26.25 ft.) to any lot line abutting a street, resulting in a setback of 6.5m (21.33 ft.) to the deck.

The applicant is requesting the following variances associated with the proposed “severed” parcel in conjunction with Consent Application B18-028:

1. To permit a lot width of 8.98m (29.46 ft.) whereas the by-law requires a minimum lot width of 9.0m (29.52 ft.);

2. To permit an interior side yard setback of 0.21m (0.69 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

3. To permit a deck encroachment of 3.085m (10.12 ft.) for an existing deck in the rear yard resulting in a rear yard setback of 4.7m (15.42 ft.) whereas the by-law permits a maximum encroachment of 3.0m (9.84 ft.) into the rear yard resulting in a rear yard setback of 4.785m (15.70 ft.).

The applicant is requesting the following variances associated with the proposed “retained” parcel in conjunction with Consent Application B18-028:

1. To permit an interior side yard setback of 0.17m (0.56 ft.) to the existing building whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit lot coverage of 33.76% whereas the by-law permits maximum lot coverage of 30%.
DEFERRED MINOR VARIANCE APPLICATION

A18-151  CHAAHAT HARI SHARMA, ANJARA  MISHRA AND MEENU SHARMA  
PT. OF LOT 16, CONC. 5 WHS  
PTS. 1, 2, 4, PLAN 43R-18353  
11043 HERITAGE ROAD  
WARD 6

The applicants are requesting the following variances:

1. To permit a Place of Worship to operate from the existing detached garage for a temporary period of five (5) years whereas the by-law does not permit the proposed use;

2. To permit parking in the rear yard whereas the by-law does not permit parking in the rear yard;

3. To approve a minor variance to Interim Control By-law 306-2003, as amended by 305-2004, to permit the use of the property as a Place of Worship for a temporary period of five (5) years.