FEBRUARY 12, 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:
Dana Jenkins, Development Planner
Kevin Freeman, Development Planner
Daniel Watchorn, Development Planner
Bindu Shah, Development Planner
David Vanderberg, Central Area Planner
Adam Farr, Manager, Development Services
Alana Nielsen, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held January 22, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW MINOR VARIANCE APPLICATIONS

(1)

A19-020 VILLAGE ACRES LIMITED

LOT 11, PLAN 43M-286
15 REGAN ROAD
WARD 2

The applicant is requesting the following variances:

1. To permit outside storage of motor vehicles for a temporary period of five (5) years whereas the by-law does not permit the proposed use;
2. To permit a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive whereas the by-law requires a landscape strip having a minimum width of 20.0m (65.62 ft.) where a storage area faces a street;

3. To permit an outside storage area having a setback of 5.0m (16.40 ft.) from the rear lot line (Van Kirk Drive) whereas the by-law requires that a storage area be located not closer to any rear lot line than the required setback for a building which is 8.0m (26.25 ft.) in this instance;

4. To permit a storage area to be enclosed by a chain link fence whereas the by-law requires that the storage area be enclosed by a fence or wall constructed of wood, metal or masonry.

(2)

A19-023 DANIEL BARRINA LOT 577, PLAN 679
21 ROBERTS CRESCENT
WARD 3

The applicant is requesting the following variances:

1. To permit a minimum side yard setback of 1.2m (3.94 ft.) to a second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.) to the second storey;

2. To permit an existing accessory structure (shed) having a side yard setback of 0.43m (1.41 ft.) and a rear yard setback of 0.40m (1.31 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines.

(3)

A19-024 WENYU DONG LOT 224, PLAN 43M-1192
84 LOCKWOOD ROAD
WARD 4

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 0.85m (2.79 ft.) to the exterior stairway leading to an above grade entrance whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.);

2. To permit an existing accessory structure (shed) having a gross floor area of 16.35 sq. m (176 sq. ft.) whereas the by-law permits an individual accessory structure to a maximum of 15 sq. m (161.46 sq. ft.).
The applicant is requesting the following variance:

1. To permit a rear yard setback of 3.03m (9.94 ft.) to a proposed one storey sunroom addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.).

The applicants are requesting the following variances:

1. To permit an interior side yard setback of 0.32m (1.05 ft.) and 1.2m (3.94 ft.) to a proposed second storey addition whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft.) to the second storey;

2. To permit lot coverage of 37.4% whereas the by-law permits a minimum lot coverage of 30%;

3. To permit a building height of 9.0m (29.53 ft.) whereas the by-law permits a maximum building height of 8.5m (27.89 ft.);

4. To permit an interior side yard setback of 0.6m (1.97 ft.) to an existing landing leading to an above grade side entrance whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.) to any stairs or landing serving an above grade side entrance;

5. To permit an existing accessory structure (shed) having a setback of 0.1m (0.33 ft.) whereas the by-law requires a minimum setback to an accessory structure of 0.6m (1.97 ft.) to any lot line;

6. To permit a deck (and landing) in the rear yard to encroach into the required 6.799m legal non-complying rear yard depth by 4.977m resulting in a setback of 1.822m (5.977 ft.) to the rear lot line whereas the by-law permits a maximum deck encroachment of 3.0m into an existing legal non-complying rear yard which would require a setback of 3.799m (12.46 ft.) between the deck and the rear lot line;
7. To permit an interior side yard setback of 0.538m (0.177 ft.) to the landing of an existing deck whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(6)

A19-027  KELLY HUGHES  
PT. LOT 27, PLAN A14  
51 FREDERICK STREET  
WARD 3

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 1.07m (3.51 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(7)

A19-028  JASPREET GREWAL AND GURMEET GREWAL  
LOT 107, PLAN 43M-1654  
33 COIN STREET  
WARD 6

The applicants are requesting the following variances:

1. To permit a landing 1.0m (3.28 ft.) above ground level with steps provided at both the front and rear of the landing for the primary entrance to a second unit whereas the by-law permits a landing less than 0.6m (1.97 ft.) above ground level with steps provided at both the front and the rear of the landing to provide pedestrian access from the front yard to the rear yard;

2. To permit an interior side yard setback of 0.33m (1.08 ft.) to the landing leading to an above grade side entrance, whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.) to any stairs or landing serving an above grade side entrance.

(8)

A19-029  10254 HURONTARIO PROPERTY INC.  
LOT 12, CONC. 1 WHS  
10254 HURONTARIO STREET  
WARD 2

The applicant is requesting the following variances:

1. To permit a front yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.).
DEFERRED MINOR VARIANCE APPLICATIONS

(9)

A17-022      VANKIRK 7080 INC.                                PT. BLOCK F, PLAN 43M-286
              PTS. 1 AND 2, PLAN 43R-15926
              PTS. 1 AND 2, PLAN 43R-15023
              80 VAN KIRK DRIVE
              WARD 2

The applicant is requesting the following variance:

1. To provide a minimum of 385 parking spaces on site whereas the by-law requires a minimum of 490 parking spaces.

(10)

A18-179      SWEN ROWAERT AND WEI XIAO                      PT. LOT 82, PLAN BR-2
              27 CHURCH STREET EAST
              WARD 1

The applicants are requesting the following variance:

1. To permit an existing driveway width of 12.4m (40.68 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.00 ft.).