

2023-10-13



**CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1819 Arizona Avenue
Legal Description: Lot 156, Registered Plan 763
File No.: D08-02-23/A-00225
Report Date: October 12, 2023
Hearing Date: October 17, 2023
Planner: Justin Grift
Official Plan Designation: Neighbourhood in the Outer Urban Transect
Zoning: R10

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the subject application to allow the applicant to seek additional relief to reduce the minimum rear yard area.

DISCUSSION AND RATIONALE

The Official Plan designates the subject property as Neighbourhood in the Outer Urban Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on lower density missing-middle housing that reflects the built form context of the neighbourhood.

The property is zoned *Residential First Density, Subzone O (R10)*. The purpose of this zone is to restrict the building form to detached dwellings and regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced.

As seen on the submitted plans, the applicant is proposing to construct an addition onto the back of the existing dwelling and is seeking relief for a reduced rear yard setback. However, upon evaluating the application, staff noticed an additional zoning deficiency in regard to the minimum rear yard area. According to Section 156 of the Zoning By-law, the applicant is required to provide a rear yard area of 25% of the area of the lot and with the addition only 13% of the lot area would be considered the rear yard. Staff propose an adjournment on the subject application to allow the applicant to include the additional variance.

ADDITIONAL COMMENTS

Forestry

The TIR shows that there are no tree impacts associated with the construction of the proposed sunroom, although it does not include the City-owned trees in the Arizona Avenue ROW. These City trees and the hedges along the western property line (if they still exist) must be protected in accordance with the City's Tree Protection Specifications throughout construction.

Right-of-Way

The Right-of-Way Management Department has **no concerns** with the Consent & Minor Variance Applications as there are no requested changes to private approach.



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