

Cover Letter: P Szlanta, Minor Variance Application for 167 & 169 Powell Avenue
RATIONALE FOR REVERSE GRADE DRIVEWAY AND BELOW GRADE GARAGE:

1. The proposed below-grade garage, being beneath the existing house, frees up the rear accessory building to be a coach house, enabling greater density (a return to 3 units on the lot).
2. Contemplated Alternatives: Visually disruptive options: removing the seamless 1930s east side addition, cantilevering over alleyway, subterranean lifts (3 quotes obtained).
- 3) This plan removes a conflict with the neighbour's leaning tree (branches projecting 1'-2' into driveway) and mini split compressor, and lessens a conflict with overhead branches of city trees. With potential for new ROW tree/plantings.
- 4) The proposal provides a more discrete garage compared to having it at the rear and is also similar in terms of other recently constructed/renovated houses with below grade garages in the neighbourhood, including on this street (recent vintages). Plantings help obscure, suggestion to setback within structure will be adhered to, further obscuring the change.
- 5) Existing living space and entrance at grade will not change through this construction, so the street interaction will not be lost.
- 6) No reduction of street parking, given prescribed minimum lengths and setback from the end of driveways (anecdotally no instance of multiple cars parked out front).
- 7) Interior side yard is less than 2.6 metres wide and there is no existing easement over the neighbour's property, so the proposed garage is an improvement for the parking situation.
- 8) Given the unaltered section of city owned RoW and reduced hardscape, there will be less surface rainwater runoff to the street than an at grade driveway.

4 Tests: Is This Proposal:	Front Yard Parking	Reverse slope driveway to below grade garage.
Minor in Nature?	Present in neighbourhood, recently put in (current zoning). Presently parking for 2 cars, no increase sought.	Much of the area is already covered by walkway and driveway adjacent pavers that have been present for decades. The garage entrance would be in line with the existing window and be mostly obscured by the slope, the height of the city ROW (4m), and plantings.
Appropriate and desirable for the neighbourhood?	Allows for avoidance of neighbour's leaning tree and any projections into alleyway space. Plus increased safety of not driving through narrow passage. Increases green space by removing much of the asphalt in the alleyway and existing driveway.	Allows for noisy woodworking to take place behind 1'-2' concrete and stone walls, more neighbour friendly setup. Increases clearances under existing branches of city owned trees. Powell Avenue is serviced by separate storm and sanitary sewers, proposal would reduce the amount of runoff.
In keeping with purpose/intent of zoning?	Protection of tree canopy and soft landscaping is prioritized. 24m+ of asphalt drastically reduced.	Street facing garage is a dominant characteristic. Reverse slope driveway enables obscuring garage entrance from streetscape.
In keeping with purpose and intent of Official Plan?	Small but meaningful contribution to intensification by enabling detached approved structure at rear to be repurposed into a coach house.	Small but meaningful contribution to intensification by enabling detached approved structure at rear to be repurposed into a coach house. Increases greenspace & permeable area