

Summary of Comments
A-014-2022 - 1493 McRoberts
Crescent



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-014-2022
MEETING DATE: April 21, 2022
TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment
FROM: Vanessa Witt, MCIP, RPP
Senior Planner
SUBJECT: Minor variance application seeking relief from Section 3.35.2(k) of the Zoning By-Law to seek relief from the minimum required front yard landscaped open space.

PROPERTY INFORMATION:

Municipal Address	1493 McRoberts Crescent
Legal Description	PLAN 51M1107 PT BLK 225 RP 51R41101 PART 23
Official Plan	Residential Medium Density (Schedule B1)
Zoning By-law	Residential Townhouse Exception (RT-13) Zone

RECOMMENDATION:

The Planning Department recommends deferral of A-014-2022, subject to the following submission requirements:

SUBMISSION REQUIREMENTS:

- 1.) That Community Development Standards Branch (CDSB) comments are addressed to their satisfaction.

REASON FOR APPLICATION:

The applicant is proposing to construct an additional parking space in the front yard in support of an accessory dwelling unit. The proposal seeks relief from Section 3.35.2(k) which requires a minimum of 40% landscaped open space in the front yard in residential zones, whereas 28.1% is proposed.

Application Number	By-law Section	Requirement	Proposed	Difference
A-014-2022	Section 3.35(k)	Minimum 40% landscaped open space in front yard	28.1%	11.9%

SURROUNDING LANDS:

North	Single detached dwellings
East	Townhouse dwellings
South	McRoberts Crescent, 6 th Line, Provincially Significant Wetland
West	Townhouse dwellings

ANALYSIS:

Site Inspection Date	April 14, 2022
Maintains the purpose and intent of the Official Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No	Staff recommend deferral until CDSB comments are addressed to their satisfaction Staff will review and comment on this test (maintains the purpose and intent of the Official Plan) once CDSB comments are appropriately addressed.
Maintains the purpose and intent of the Zoning By-law: <input type="checkbox"/> Yes <input type="checkbox"/> No	Staff will review and comment on this test (maintains the purpose and intent of the Zoning By-law) once CDSB comments are appropriately addressed.
The variance is desirable for the appropriate/orderly development or use of the land: <input type="checkbox"/> Yes <input type="checkbox"/> No	Staff will review and comment on this test (appropriate for the development of the land) once CDSB comments are appropriately addressed.
The variance is minor in nature: <input type="checkbox"/> Yes <input type="checkbox"/> No	Staff will review and comment on this test (minor in nature) once CDSB comments are appropriately addressed.

PREPARED BY:

Vanessa Witt, MCIP, RPP
Senior Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: April 14, 2022

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: A-014-2022

SUBJECT: 1493 McRoberts Rd

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. The area of the stairs and basement entrance landing amount to 39 square feet. This area, exposed to the elements will collect rain and snow. There is a drain indicated in the landing floor. This drain should not be draining surface water to the weeping tile system and subsequently the sump pump. This surface water should be drained to a municipal storm drainage system. A mechanical engineer should design this connection or if no storm drainage system is available, the mechanical engineer needs to design/propose a workable solution not involving taking surface water to the building's weeping tile system (which is designed to accommodate ground water, not surface water).
2. The structure of the exterior basement entry stairs and the proposed encroachment into the front yard are not in themselves objectionable to the Building Department. Basement suites are also commonly facilitated and compliant with the Building Code.
3. A designer or owner of this property should seriously consider the necessity of bollards to ensure the safety of vehicles and entrance users, vis-à-vis the inherent danger of a proposed drop in grade in the immediate vicinity of a vehicular route (albeit for parking).
4. The original design for this building included a lot grading design that incorporated soft landscaping that would provide for a certain amount of surface water to infiltrate back into the ground. The proposal is to hard scape a higher percentage of these "soft" exterior ground surfaces. A professional (civil engineer) will need to address the proposed surface water run-off rate and volume vis-à-vis the original design and the neighbouring properties, i.e. Given the higher percentage of hard ground surfaces proposed, what will be the potential flooding impact and snow piling on the neighbours

and on the roadway? What is the magnitude of this deviation from the original design? Is such a deviation a problem? Would this deviation be acceptable? What provisions are proposed to address this issue? The scoped lot grading plan shall be submitted with the building permit application.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. There are Ontario Building Code minimum requirements for windows for natural light to serve interior residential living spaces
 - i. These required areas of windows are prescribed percentages of the floor areas being lived in
 - ii. This being a townhouse there are no exterior walls on either side, nor is there a front wall that would allow windows
 1. this only leaves the rear exterior narrow wall to provide windows for the proposed additional residential suite.
 2. If there is a rear yard deck serving the primary residence, or steps providing access to the rear yard for the primary residence, this will further limit the possibility of fulfilling the natural light requirements to the basement residential suite.

Please provide a floor layout of the proposed additional dwelling unit with applicable room sizes, window sizes, etc. for review.



MEMORANDUM TO FILE

DATE: April 6th, 2022

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: A-014-2022 1493 McRoberts Crescent

SUBJECT: Minor Variance Application for 1493 McRoberts Avenue – InnServices Comments and Conditions

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. The driveway extension can not result in the water service curb stop becoming located within the driveway (hard surface). This may limit how far the driveway can be extended to the east.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch):

1. That the proposed driveway extension be designed and constructed such that the existing water service curb stop valve does not become located within the driveway and the curb stop valve be offset from the edge of the driveway to the satisfaction of InnServices. The existing water service curb stop will not be relocated to accommodate the driveway extension.