

**Filing Date:** November 21, 2022

**Hearing Date:** March 28, 2023

**File:** B-2022-0025, A-2022-0372 & A-2022-0373

**Owner/  
Applicant:** SRADHANANDA MISHRA

**Address:** 9893 Torbram Road

**Ward:** WARD 8

**Contact:** Simran Sandhu, Planner I

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**Recommendation:**

That application **B-2022-0025, A-2022-0372, and A-2022-0373** be deferred no later than the last hearing of June 2023.

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**Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.54 hectares (1.33 acres); together with a mutual access easement. The proposed severed lot has a frontage of approximately 17.01 metres (55.81 feet), a depth of approximately 44.40 metres (145.67 feet) and an area of approximately 0.09 hectares (0.22 acres). The effect of the application is to provide for a lot addition to the land occupied by an existing Place of Worship, which will continue to operate. Future development of the proposed retained lot (vacant land) is contemplated.

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**Requested Variances:**

**A-2022-0372**

The applicant is requesting the following variance(s) associated with the proposed severed lot under Consent Application B-2022-0025:

1. To permit a minimum lot area of 1,500 square metres whereas the by-law requires a minimum lot area of 6,500 square metres;
2. To permit a minimum landscaped open space strip of 1.5 metres along the site limits whereas the by-law requires a minimum landscaped open space strip of 3.0 metres, except at the location of a driveway.

A-2022-0373

The applicant is requesting the following variance(s) associated with the proposed severed lot under Consent Application B-2022-0025:

1. To permit a minimum lot area of 4,500 square metres whereas the by-law requires a minimum lot area of 6,500 square metres;
2. To permit a minimum interior side yard setback of 2.4m (7.87 ft.) to an existing building whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.) or half of the height of the building, whichever is less.

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**Background:**

Concurrent Consent application (B-2022-0025) and Minor Variance applications (A-2022-0372 and A-2022-0373) have been submitted to facilitate the severance of the subject property with mutual access easements and provide a lot addition to the lands currently occupied by the Place of Worship. The retained and severed lots are seeking relief from the Zoning By-law to address performance standards including minimum lot area, landscaped open space and interior side yard width.

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Place of Worship' in the Springdale and Airport Intermodal Secondary Plans (Areas 2&4); and
- **Zoning By-law:** The subject property is zoned 'Institutional1 (I1-676)' according to By-Law 270-2004, as amended.

**Current Situation:**

The Consent and related Minor Variance applications have been submitted to sever a portion of lands from the retained parcel, which will be a lot addition to the parcel, which contains the existing Place of Worship. The retained lands will undergo redevelopment in the future.

In further review of the submission materials provided by the applicant, Staff have determined that additional time is required for Heritage Staff to review the submitted Heritage Impact Assessment. It is also recommended that the Heritage Impact Assessment be reviewed by the Heritage Board for approval prior to making a recommendation to the Committee of Adjustment.

City Staff have discussed the above noted matters with the applicant and advised that further review of the Heritage Impact Assessment needs to be conducted to provide



## **Report Committee of Adjustment**

fulsome comments. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City staff.

Respectfully Submitted,

Simran Sandhu, Planner I