



Report Committee of Adjustment

Filing Date: February 16, 2024

Hearing Date: March 19, 2024

File: A-2024-0041

**Owner/
Applicant:** Kevin Michael

Address: 4 Alderway Drive

Ward: WARD 3

Contact: Aferdita Dzaferovska, Planning Technician

Recommendation:

That application A-2024-0041 be deferred no later than the last hearing of May 2024.

Background:

The purpose of the application is to request one (1) variance to permit a total of two (2) parking spaces whereas the by-law requires three (3) parking spaces for a 3 unit dwelling.

Existing Zoning:

The property is zoned 'Residential Single Detached (R1B)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a total of 2 parking spaces whereas the by-law requires a minimum 3 parking spaces for a three-unit dwelling

Current Situation:

The minor variance application has been submitted to permit a total of two (2) parking spaces whereas the by-law requires three (3) parking spaces for a 3 unit dwelling.

Staff have reviewed the submission materials provided by the applicant and have determined that revisions to the proposal to facilitate the construction of a third unit is required prior to making a

recommendation to the Committee of Adjustment. In reviewing the application the Building Department had raised concerns with the proposed floorplans and the shared means of egress for the shared basement units (refer to Appendix A). Staff noted that the shared means of egress for the proposed basement units, as shown on the proposed floor plans, does not comply with the requirements of the Building Code. An egress window is not an acceptable second means of egress when proposing a shared entrance. Egress must satisfy OBC Div B, 9.9.9 as a structure with 3 dwelling units in no longer a 'house' as defined by the Building Code and part 11 Compliance alternative for a 'house' no longer apply.

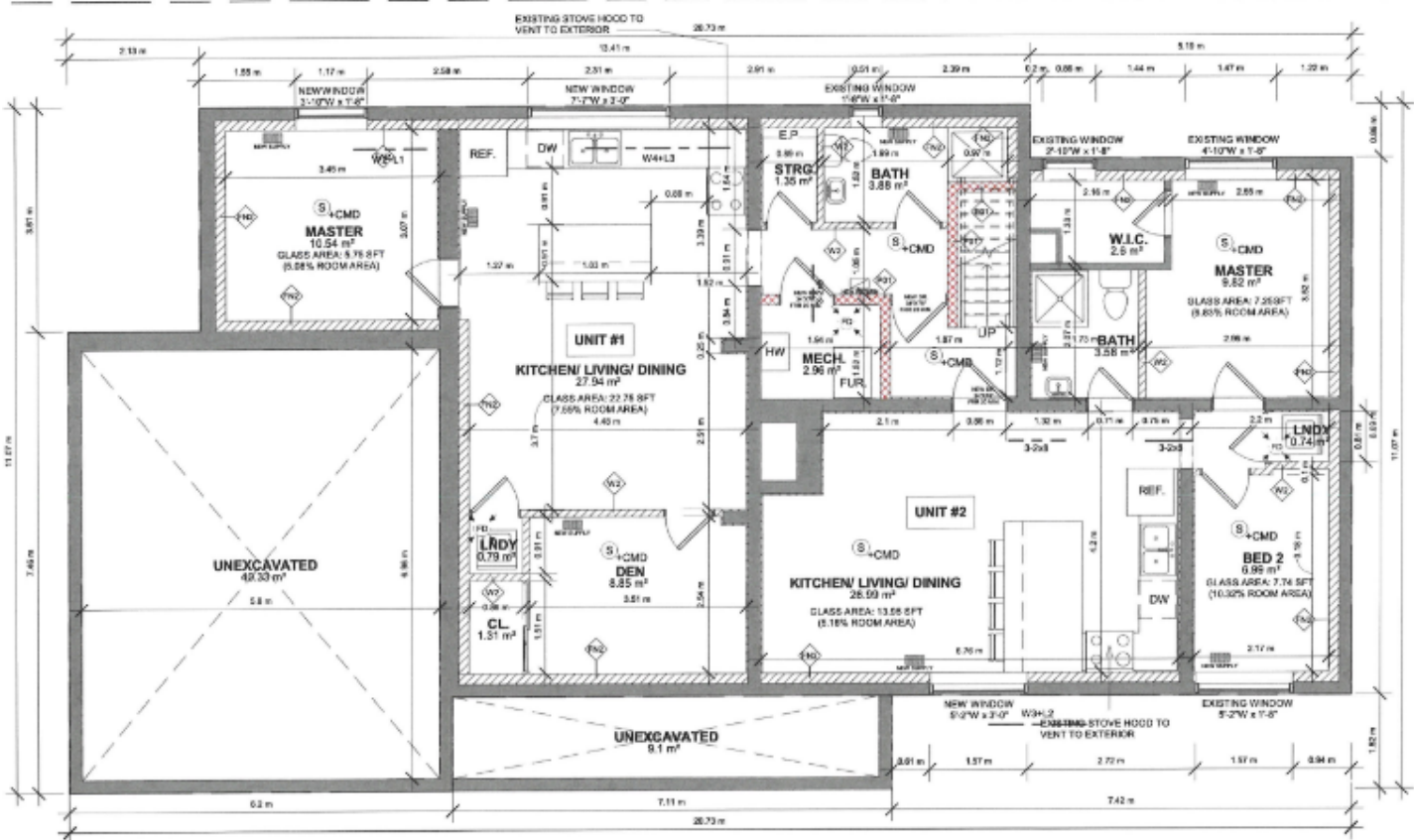
These concerns were raised with the applicant on March 06th, 2023 and advised that they will need to be addressed through an amended proposal and updated concept plan. While these OBC concerns are not directly related to the requested variance to reduce the number of required parking on site, a deferral of the application will allow additional time for the applicant to consider alternative layouts to accommodate the creation of a second additional residential unit. Staff will be working closely with the applicant to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment. Therefore, staff are recommending that this minor variance application be deferred no later than the last hearing of May 2024 to allow sufficient time for the applicant to support the proposed 3 unit development, as well as include a revised plan to address the above noted matters.

Respectfully Submitted,

Aferdita Dzaferouska

Aferdita Dzaferovska, Planning Technician

Appendix A



1 PROPOSED BSMT PLAN
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