



Report Committee of Adjustment

Filing Date: February 29, 2024

Hearing Date: March 23, 2024

File: A-2024-0063

**Owner/
Applicant:** Francisco Nirdoshan and Isanka Nanayakkara
Raj Balasundaram

Address: 72 Eldomar Avenue

Ward: 3

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0063 be deferred to no later than the last hearing of June 2024.

Background:

Existing Zoning:

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

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.77 metres, whereas the by-law permits a maximum driveway width of 6.71 metres for driveways facing a flankage lot line.

Current Situation:

The Minor Variance Application has been submitted regarding a driveway widened to an extent greater than what the by-law permits.

Staff have reviewed the site plan submitted by the applicant and have concerns regarding the information provided in relation to the property boundaries. Staff have requested the applicant to provide an updated site plan to be revised to reflect the sidewalk, boulevard, and Road Right-of-Way

be provided for review. City staff require the revised site plan to determine if additional variances will be required as a result of the proposed driveway width.

At this time, staff would like to request the consent of the Committee for additional time to the review the requested variance. 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 June 2024 to allow sufficient time for the applicant provide a revised plan to address the above noted matters.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner