



Report Committee of Adjustment

Filing Date: March 5, 2024
Hearing Date: March 23, 2024

File: A-2024-0068

**Owner/
Applicant:** Baligh Graieb and Nora Graieb
Alana + Kelly Design Co. Ltd

Address: 10 Hazelwood Drive

Ward: 7

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0068 be deferred no later than the last hearing of July 2024.

Background:

The applicant received previous approvals in 2017 (A17-024) and 2018 (A18-176) for the accessory structures in the rear yard and carport. In this application, the applicant is seeking to request additional permissions for the height of the accessory structures and combined gross floor area of the three structures. Additional variances are requested for a proposed second storey addition over the existing garage, and a new ground floor addition (second garage).

Existing Zoning:

The property is zoned 'Residential Single Detached A(2) (R1A(2))', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 2.63 metres to a proposed ground floor addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
2. To permit a front yard setback of 0.855 metres to a proposed ground floor addition, whereas the by-law requires a minimum front yard setback of 9.0 metres;

3. To permit an interior side yard setback of 1.995 metres to a proposed second floor addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a lot coverage of 42%, whereas the by-law permits a maximum lot coverage of 25%;
5. To permit an accessory structure (existing shed) having a setback of 0.49 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
6. To permit an accessory structure (existing pergola) having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
7. To permit an accessory structure (existing pergola) having a height of 3.1 metre, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
8. To permit an accessory structure (existing pergola) having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres; and
9. To permit a combined gross floor area of 71.34 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures.

Current Situation:

The applicant is requesting nine (9) variances to permit existing accessory structures, as well as a proposed second storey addition over an existing garage, and a ground floor addition (new garage) on the subject property.

Following a review of the application, City staff have significant concerns regarding variance to permit a front yard setback of 0.855 metres to a proposed ground floor addition, whereas the by-law requires a minimum front yard setback of 9.0 metres. This application was also circulated to the Toronto Region Conservation Authority (TRCA) who have also identified concerns with the proposed garage. The TRCA has advised that the proposed garage is located closer to the flood hazard relative to the current structure (carport) which presently not at risk.

Staff are recommending a deferral of the application to a date no later than the last hearing of June 2024 to allow sufficient time for the applicant to provide further information and for staff and TRCA to review and provide additional feedback as necessary. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner