



Report Committee of Adjustment

Filing Date: June 6, 2024
Hearing Date: July 16, 2024

File: A-2024-0212

**Owner/
Applicant:** SUNIL BUNGAY & MEENU BUNGAY

Address: 12 Bernard Avenue

Ward: WARD 3

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0212 be deferred to no later than the last hearing of September 2024.

Background:

Existing Zoning:

The property is zoned 'Residential Townhouse A- Special Section 2807 (R3A-2807)', 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 1.42 metres (4.66 feet) to a garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres (5.9 feet);
2. To permit a separation distance from the principal dwelling of 2.79 metres (9.15 feet) to a garden suite, whereas the by-law requires a minimum separation distance of 3.0 metres (9.84 feet) from a principal dwelling to a garden suite;

3. To permit a driveway width of 5.63 metres (18.47 feet), whereas the by-law permits a maximum driveway width of 5.5 metres (18.04 feet); and
4. To permit a parking space depth of 4.9 metres (16.07 feet), whereas the by-law requires a minimum parking space depth of 5.4 metres (17.71 feet).

Current Situation:

The Minor Variance Application was submitted to reduce setbacks that would assist in facilitating the construction of a garden suite in the rear yard of the lot. As a result of having the additional residential unit located on the property, additional variances were requested to have the driveway widened and have a parking space depth reduced for the inclusion of an additional parking space.

City Staff have reviewed the Site Plan that was submitted by the applicant and have concerns regarding the reduced parking space depth as the limited amount of parking space may cause overhang within the City's right-of-way. Secondly, City Staff have concerns with the reduced setback from the garden suite to the principal dwelling as this will limit privacy and restrict the amount of windows and opening that can be installed. CVC Staff have also reviewed the application and recommend deferral to give the applicant the opportunity to revise their Site Plan as the subdivision (21T-02003B) has been reviewed and there is a 5 metre on-lot setback requirement from the rear lot line was determined appropriate for this area. The setback was meant to be free of any buildings and structures.

Staff shared this information with the applicant and they requested a deferral. Staff do not have issue with the request. At this time, Staff would like to request the consent of the Committee for additional time to the review the requested variances, as revisions will need to be made to the Site Plan. Therefore, Staff are recommending that this Minor Variance application be deferred no later than the last hearing of September 2024 to allow sufficient time for the applicant provide a revised plan to address the above noted matters.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planner I

Appendix A:



Appendix B:

