



Report Committee of Adjustment

Filing Date: October 25, 2024
Hearing Date: December 10, 2024

File: A18-148

**Owner/
Applicant:** Christine Haye-Callaghan

Address: 70 Commodore Drive

Ward: Ward 5

Contact: Emily Mailling, Planning Technician

Recommendations:

That application A18-148 be deferred no later than the last hearing of January 2025.

Background:

Existing Zoning:

The property is zoned 'Residential Special Section 1318 (R2A – SS 1318)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and
2. To permit an interior side yard setback of 0.21 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Current Situation:

The minor variance application was originally submitted in 2018 to permit an existing below grade entrance to permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and to permit an interior side yard setback of 0.21 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Staff have reviewed the submission and relayed comments regarding the lack of required drawings that meet city standards. Staff are currently unable to review and form an opinion on the application in it's current status and have conveyed these concerns to the owner. Unfortunately, the owner was unable to provide more detailed drawings at the time that this report was prepared, and Staff therefore recommend that this minor variance application be deferred no later than the last hearing of January 2025 to allow sufficient time for the owner to address staff's concerns.

Respectfully Submitted,

Emily Mailling, Planning Technician

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Site Visit Photos

