

**Filing Date:** September 30, 2020

**Hearing Date:** October 20, 2020

**File:** A-2020-0098, A-2020-0099, A-2020-0100, A-2020-0101, A-2020-0102, A-2020-0103, A-2020-0104, and A-2020-0105

**Owner/  
Applicant:** Umbria Developers Inc. – Jason Afonso

**Address:** 40, 42, 44, 46, 48, 50, 52, 54 Hashmi Place and 19, 21, 23, 25, 27, 29, 31, and 33 Allegro Drive

**Ward:** 4

**Contact:** Shelby Swinfield, Planner I, Development

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**Recommendations:**

That applications A-2020-0098, A-2020-0099, A-2020-0100, A-2020-0101, A-2020-0102, A-2020-0103, A-2020-0104, and A-2020-0105 are supportable, subject to the following conditions being imposed to the approval of each application:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
  2. That a clause be included within the Agreement of Purchase and Sale for the advising of the variances affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser acknowledges and accepts the variances; and
  3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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**Background:**

The subject properties are currently vacant lands, proposed to be developed with eight semi-detached dwellings on a recently registered plan of subdivision. Through amendments to the Draft Plan of Subdivision, these lots that were originally intended to house back-to-back style semi-detached units and are now proposed to house standard semi-detached units. Due to this change in configuration of units, variances are required for all the affected properties to provide relief from the required maximum building

height, minimum required rear yard setback, minimum lot area, and minimum lot depth. The requested variances are summarized in the section below.

**Existing Zoning:**

The subject properties are zoned “Residential Semi-Detached E-7.5 (R2E-7.5-2897)” according to By-law 270-2004, as amended.

**Requested Variances:**

The applicant is requesting variances to the following provisions:

1. The by-law requires a minimum rear yard depth of 7.5m (24.60 ft.);
2. The by-law requires a minimum lot depth of 25m (82.02 ft.);
3. The by-law requires a lot area equal to 25 times the minimum lot width;
4. The by-law permits a maximum building height of 10.6m (34.78 ft.).

File No.	Municipal Address	Requested Rear Yard Setback	Requested Minimum Lot Depth	Requested Minimum Lot Area	Requested Maximum Building Height
A-2020-0098	40 & 42 Hashimi Place	6.0m (19.68 ft.)	20.3m (66.6 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0099	44 & 46 Hashimi Place	6.0m (19.68 ft.)	20.2m (66.27 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0100	48 & 50 Hashimi Place	6.0m (19.68 ft.)	20.2m (66.27 ft.)	20 times	11.55m (37.8 ft.)
A-2020-0101	52 & 54 Hashimi Place	6.0m (19.68 ft.)	20.2m (66.27 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0102	19 & 21 Allegro Drive	5.9m (19.60 ft.)	20.3m (66.6 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0103	23 & 25 Allegro Drive	6.0m (19.68 ft.)	20.2m (66.27 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0104	27 & 29 Allegro Drive	6.0m (19.68 ft.)	20.2m (66.27 ft.)	20 times	11.5m (37.7 ft.)
A-2020-0105	31 & 33 Allegro Drive	6.0m (19.68 ft.)	18.8m (61.67 ft.)	18 times	11.5m (37.7 ft.)

**Current Situation:**

**1. Conforms to the Intent of the Official Plan**

The properties are designated “Residential” in the Official Plan and “Medium Density 2” in the Credit Valley Secondary Plan (Area 45). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Official Plan.

## 2. Conforms to the Intent of the Zoning By-law

The subject properties are zoned "Residential Semi-Detached E-7.5 (R2E-7.5-2897)" according to By-law 270-2004, as amended.

The requested variances relate to relief from 4 provisions of the Zoning By-law, including: minimum rear yard depth, minimum lot depth, minimum lot area, and maximum building height.

The intent of the by-law in regulating the minimum rear yard depth is to ensure that sufficient amenity area is provided for the principle dwelling. The proposed reduced rear yard setbacks are not anticipated to negatively impact the provision of rear yard amenity space. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Zoning By-law.

The intent of the by-law in regulating minimum lot depth and minimum lot area is to ensure that the lot is a sufficient depth to accommodate the type of dwelling and required outdoor amenity areas. The proposed reductions in lot depths and areas will still allow sufficient space for the proposed dwelling type and its associated outdoor amenity areas. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Zoning By-law.

The intent of the by-law in regulating maximum building height is to ensure that the height of the dwelling is appropriate for the overall neighbourhood and the massing of the dwelling does not negatively impact adjacent dwellings. The proposed increased permitted height is consistent with adjacent dwellings of a similar built form and will contribute to a more uniform streetscape. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Zoning By-law.

## 3. Desirable for the Appropriate Development of the Land

The requested variances are a result of an updated dwelling type proposed for the property. Adjacent properties on the street consist of back-to-back style semi-detached dwellings that are oriented differently on the lot than the proposed standard semi-detached dwellings. The proposed variances will facilitate the establishment of a dwelling type on the properties that is consistent and complementary to the neighbourhood. Subject to the recommended conditions of approval, the requested variances are considered to be desirable for the appropriate development of the land.

## 4. Minor in Nature

The requested variances are reflective of a change in dwelling type that will be oriented differently on the lot than the originally planned dwelling type. The variances are considered to represent modest relief from the zoning by-law to allow for a more uniform orientation and design of dwellings on the street. Subject to the recommended conditions of approval, the requested variances are considered to be minor in nature.

Respectfully Submitted,

*Shelby Swinfield*

Shelby Swinfield, Planner I, Development