

Filing Date: October 23, 2020
Hearing Date: November 10, 2020

File: A-2020-0118

**Owner/
Applicant:** UMBRIA DEVELOPERS INC.

Address: 39 Allegro Drive

Ward: 4

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0118 is supportable, subject to the following conditions being imposed:

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 variance; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:**Existing Zoning:**

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

Requested Variance:

The applicant is requesting the following variance:

1. To permit a building height of 11.9m (38.04 ft.) whereas the by-law permits a maximum building height of 11.5m (37.73 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 variance is not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

2. Conforms to the 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 design 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 dwellings with a modest increase in height. 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 design. The variance is 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