



Report Committee of Adjustment

Filing Date: June 6, 2023
Hearing Date: July 11, 2023

File: A-2023-0187

**Owner/
Applicant:** SUKHJIT MATHARU

Address: 10 Grafton Crescent

Ward: WARD 10

Contact: Ellis Lewis, Planning Technician

Recommendations:

That application A-2023-0187 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 Notice of Decision;
 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
-

Background:

Existing Zoning:

The property is zoned 'Residential Rural Estate Two- Special Section 1500(RE2-1500)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a building height of 12.45 metres (40.85 ft.) whereas the by-law permits a maximum building height of 10.6 metres (34.78 ft.).

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and is located within the Toronto Gore Rural Estate Secondary Plan (Area 26). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. The requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The requested variance is to permit a building height of 12.45 metres whereas the by-law permits a maximum building height of 10.6 metres. The intent of the by-law in regulating the maximum permitted building height for a property is to ensure that there are no negative massing, shadowing or privacy impacts on adjacent properties. The proposed concept plan indicates that all applicable side yard setbacks will be maintained, mitigating adverse impacts with respect to massing and shadowing on abutting properties. Subject to the conditions of approval, this variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is to permit an increased building height of 12.45 metres as it will assist in the development of a two-storey house. The increase of 1.85 metres (6.07 ft.) to the main dwelling height is not anticipated to significantly contribute to shadowing onto adjacent properties. The house that was previously constructed on the lot has been demolished. A Custom Home application (File # CH-2022-0014) has been reviewed for the newly proposed residential development on the subject parcel. City Staff have had the opportunity to review the application to ensure that the proposed development is appropriate within the neighborhood context. City Engineering Staff have also reviewed grading and servicing plans for the proposed development to ensure the site is serviced with municipal services and graded to not adversely impact abutting properties with respect to drainage. Subject to the recommended conditions of approval, this variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance to permit an increased height to a main dwelling is not expected to create adverse impacts on-site or off-site, nor alter the character of the community. The increase of building height of 1.85 metres, is considered as a minor departure from the permitted height. This will ensure that the development will maintain the character of the surrounding area which is primarily large estate homes. The proposed home will be adequately setback from neighbouring properties. Subject to the recommended conditions of approval, the requested variance is considered minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planning Technician

Appendix A:

