3 Declarations of Pecuniary Interest

1. Committee Business
   - October 5th, 2022 minutes
   - November 9th, 2022 minutes

2. Applications
   Previously Heard Applications

<table>
<thead>
<tr>
<th>Item</th>
<th>File Number</th>
<th>Property Address</th>
<th>Ward</th>
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<tbody>
<tr>
<td>1</td>
<td>B88/22, A63/22 &amp; A64/22</td>
<td>91-93 Oak St</td>
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New Applications

<table>
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<tr>
<th>Item</th>
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<tr>
<td>2</td>
<td>A67/22</td>
<td>12 Mansfield Circle</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>A68/22</td>
<td>36 Stock Court</td>
<td>2</td>
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<tr>
<td>4</td>
<td>A689/22</td>
<td>18 Summerside Crescent</td>
<td>7</td>
</tr>
<tr>
<td>5</td>
<td>A70/22</td>
<td>235 Lena Crescent</td>
<td>8</td>
</tr>
<tr>
<td>6</td>
<td>A71/22</td>
<td>59 Beauchamp Drive</td>
<td>5</td>
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<tr>
<td>7</td>
<td>A74/22</td>
<td>76 Avenue Road</td>
<td>4</td>
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<tr>
<td>8</td>
<td>A75/22</td>
<td>171 Hardcastle Drive</td>
<td>5</td>
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<tr>
<td>9</td>
<td>A76/22</td>
<td>592 Parkview Crescent</td>
<td>1</td>
</tr>
<tr>
<td>10</td>
<td>A72/22 &amp; A73/22</td>
<td>Cambridge West Subdivision</td>
<td>5</td>
</tr>
<tr>
<td>11</td>
<td>A77/22 &amp; A78/22</td>
<td>Huron Creek Subdivision</td>
<td>5</td>
</tr>
<tr>
<td>12</td>
<td>A79/22</td>
<td>164 Fletcher Circle</td>
<td>1</td>
</tr>
</tbody>
</table>

3. O.L.T. Update

4. Other business

Adjournment
Application No: B88/22, A63/22, A64/22 Meeting Date: December 14, 2022  Ward No: 4

Property Owner: Michael Piotrowicz
Halina Piotrowicz

Applicant: Michael Piotrowicz
Halina Piotrowicz

Subject Property: PLAN 458 LOT 9
91 Oak St

Proposal:
The applicant is seeking consent to sever the lands for the creation of a new lot. The conveyed lands will have a frontage of 9.04 m and an area of 266.7 sq m while the retained shall have a frontage of 10.973 and an area of 328 sq m.

As a result of the severance the applicant is see relief from Zoning By-law 150-85 to permit on the conveyed lot:

1. A minimum lot frontage of 9.09m whereas the by-law requires a minimum of 12 m.
2. A maximum lot coverage of 42.8% whereas the by-law permits a maximum of 40%.
3. An interior side yard setback of 0.6 m whereas the by-aw requires a minimum of 1.2 m.
4. A rear yard setback of 7.1m whereas the by-law requires a minimum of 7.5 m
5. A total lot area of 266.7 sq m whereas the by-law requires a minimum of 360 sq m.

As a further result of the severance the applicant is see relief from Zoning By-law 150-85 to permit on the retained lot:

1. A minimum lot frontage of 10.9m whereas the by-law requires a minimum of 12 m.
2. A maximum lot coverage of 45.4% whereas the by-law permits a maximum of 40%.

3. An interior side yard setback of 0.6 m whereas the by-law requires a minimum of 1.2 m.

4. A rear yard setback of 7.1 m whereas the by-law requires a minimum of 7.5 m.

5. A total lot area of 328 sq m whereas the by-law requires a minimum of 360 sq m.

The applications will facilitate creation of a new lot and the construction of two new single detached houses.

The application was originally heard on November 9th 2022 where it was deferred to permit circulation of variances omitted due to a staff error.
General Information:

Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Aerial & Zoning

Site Sketch
Application No.: A67/22  Meeting Date: December 14, 2022  Ward No.: 1

Property Owner:  Sagar Anup

Applicant:  Harjinder Singh
MEM Engineering Inc.

Subject Property:  PLAN 58M-604 LOT 150
12 Mansfield Cir

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

  1. An interior side yard setback of 0.35m from wooden steps to an above
grade entry whereas the by-law requires a minimum of 1.2m.

The variance will facilitate construction of an above grade side entry

General Information:
Zoning By-law Provisions: R6
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: R6, OS1
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Subject Property: R6 zoning with S.4.1.303C reference

0.35 m side yard setback
Application No.: A68/22  Meeting Date: December 14, 2022  Ward No.: 2

Property Owner:  Kaur Harsimran
Applicant:  Taranjit Singh

Subject Property:  PLAN 1400 LOT 170
36 Stock Crt

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1) An exterior side yard setback of 0.7 m to an exterior side entry whereas the by-law requires a minimum of 1.2m.

The variance will facilitate construction of a lower level ARU and side entry stair.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: Residential
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: A68/22
Date of Meeting: December 14, 2022
Page 2 of 2

Aerial & Zoning

Subject Property: R4 zoning

Site Sketch

0.7 m side yard setback
Application No.: A69/22  Meeting Date: December 14, 2022  Ward No.: 7

Property Owner:  Kennedy James Charles
Applicant:  Kennedy James Charles

Subject Property:  PLAN 1294 LOT 27
18 Summerside Cres

Proposal:
The applicant is requesting relief from zoning by-law 150-85 to permit:

1. To interpret the lowest level of the existing dwelling as a cellar despite the by-law defining cellars as requiring that at least 50% of floor to ceiling area be below established grade.

The minor variance will facilitate construction of an additional residential unit.

General Information:
Zoning By-law Provisions: R2
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R2
Adjacent Land Use: R2
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property: R2 zoning

Site Sketch
Established Grade

Topographical Sketch
Application No.: A70/22  Meeting Date: December 14, 2022  Ward No.: 8

Property Owner:  Lena Crescent Holdings Inc.

Applicant:  Scott Patterson
Patterson Planning Consultants Inc.

Subject Property:  PLAN 58M321 BLK 72
235 Lena Cres

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1. A maximum density of 196 dwellings per net residential hectare whereas the by-law permits a maximum of 192 dwelling units per net residential hectare.

2. A total of 86 dwelling units whereas the by-law permits a maximum of 74 units.

The minor variances will facilitate construction of an 8 storey residential building, which adds a single additional storey to the 7 storey building proposed when the site specific zoning was approved in 2015.

General Information:
Zoning By-law Provisions: N2RM2
Official Plan Designation: High Density Residential
Adjacent Zoning: RM2, RM4, RM3, R6
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Subject Property: N2RM2 zoning with S.4.1.184 reference

Aerial & Zoning

Site Sketch

1) RELIEF TO PROVIDE A MAXIMUM DENSITY OF 190 DWELLING UNITS PER NET RESIDENTIAL HECTARE WHEREAS A MAXIMUM DENSITY OF 192 UNITS PER NET RESIDENTIAL HECTARE IS CURRENTLY PERMITTED.

2) RELIEF TO PROVIDE A MAXIMUM NUMBER OF DWELLING UNITS AT 235 LE NA CRESCENT OF 96 UNITS WHEREAS 74 UNITS IS CURRENTLY PERMITTED.
Elevation Comparison

WEST ELEVATION - 7 STOREY

WEST ELEVATION - 8 STOREY
Application No.: A71/22  Meeting Date: December 14, 2022  Ward No.: 5

Property Owner:  Badmus Sulaiman Adeyemi

Applicant:  RK Architects Inc.

Subject Property:  PLAN 58M-660 LOT 61
59 Beauchamp Dr

Proposal:
The applicant is seeking relief from the zoning by-law to permit:

1) An interior side yard setback of 0.325 m to an above grade side entry stair, whereas the zoning by-law requires a minimum of 1.2 m,

The minor variance will facilitate construction of a side entry to an existing doorway.

General Information:
Zoning By-law Provisions: R6
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: R6
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property: R6 zoning

Site Sketch

0.325 m side yard setback
Application No.: A74/22  Meeting Date: December 14, 2022  Ward No.: 4

Property Owner: Vaish Kirti

Applicant: MacLaughlin Design Solutions

Subject Property: PLAN 225 PT LOT 461
76 Avenue Rd

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1) An exterior side yard setback of 3.81 m whereas the by-law requires a minimum of 6 m.

The minor variance will facilitate the legalization of a front yard sunroom addition constructed without permit.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: RM4, R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Subject Property: R5 zoning

3.81 m side yard setback
Application No.: A75/22  Meeting Date: December 14, 2022  Ward No.: 5

Property Owner:  Catherine Thelma Hartung
Applicant:  Shawn Sawatzy
Tropical Sunrooms

Subject Property:  PLAN 58M-555 LOT 8
171 Hardcastle Dr

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1) A rear yard setback of 6.25 m whereas the by-law requires a minimum of 7.5 m.

The minor variances will facilitate construction of a rear sunroom addition.

General Information:
Zoning By-law Provisions: R6
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R6, RM3
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: A75/22
Date of Meeting: December 14, 2022
Page 2 of 2

**Aerial & Zoning**

Subject Property: R6 zoning

**Site Sketch**
Application No.: A76/22  Meeting Date: December 14, 2022  Ward No.: 1

Property Owner:  Muzaffar Syed Muhammad Umar

Applicant:  Muzaffar Syed Muhammad Umar

Subject Property:  PLAN 1327 PT BLK 29 RP;67R639 PART 148 TO PART 152
592 Parkview Cres

Proposal:
The applicant is seeking permission to alter and extend a lawful nonconforming use to permit construction of an interior side entry. The existing legal non-conforming parking condition will be extended by shifting from partially in front of the regulatory building line to fully in front of it.

The require parking space shall be located 1.38 m from the front lot line, whereas the by-law requires it to be set back a minimum of 6.0m

General Information:
Zoning By-law Provisions: RM4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property: RM4 Zoning
Application No.: A72/22  Meeting Date: December 14, 2022  Ward No: 5

Property Owner:  Cachet Developments (Cam West)

Applicant: Marcus Gagliardi
Cachet Developments

Subject Property: PLAN 58M685 LOTS 1-79 AND BLOCKS 80-120
Cambridge West Subdivision Lands

Application No.: A73/22

Property Owner:  Paul Grespan

Applicant: MHBC Planning Ltd.

Subject Property: PLAN 58M684

Proposal:
The applicants are seeking relief from zoning by-law 150-85 to permit:

1. encroachments into required yards in accordance with S. 2.1.15 (see Table A) whereas S 2.1.15 is eliminated from the subject property by the site specific zoning provisions established in by-law 148-18.

<table>
<thead>
<tr>
<th>Structure</th>
<th>Yards in which Projection is Permitted</th>
<th>Maximum Projection Permitted into Minimum Required Yards</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 steps above or below grade, sills, cornices, eaves, gutters, chimneys or pilasters</td>
<td>all</td>
<td>0.5 m</td>
</tr>
<tr>
<td>2 fire escapes and exterior staircases</td>
<td>rear only</td>
<td>1.6 m</td>
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</tbody>
</table>
### General Information:

The minor variance(s) will facilitate construction of above grade steps and decks on the proposed homes, and alignment of the regulations applicable on the subject lands with other areas of the City.

#### Zoning By-law Provisions:
- OS1, OS4, R6, RM3RM4,
- Official Plan Designation: Low / Medium Density Residential; Natural Open Space System
- Adjacent Zoning: R6, OS1, RM3RM4,
- Adjacent Land Use: Residential
- Existing Use: Other
- Proposed Use: Residential

### Table

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<thead>
<tr>
<th></th>
<th>Description</th>
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<th>Measurements</th>
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<tbody>
<tr>
<td>3</td>
<td>bay windows</td>
<td>front, exterior side yard &amp; rear only</td>
<td>1 m including eaves and cornices over a maximum width of 3 m</td>
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<tr>
<td>4</td>
<td>balconies on detached or semi-detached one-family dwellings and duplex dwellings</td>
<td>front, exterior side yard &amp; rear only</td>
<td>2.5 m including eaves and cornices</td>
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<tr>
<td>5</td>
<td>balconies on apartment buildings</td>
<td>all</td>
<td>0.6 m</td>
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<tr>
<td>6</td>
<td>opened or covered unenclosed patios, decks or porches not exceeding 3 m in building height</td>
<td>front, exterior side yard &amp; rear only</td>
<td>2.5 m including eaves and cornices</td>
</tr>
<tr>
<td>7</td>
<td>uncovered paved patios</td>
<td>all</td>
<td>2.5 m front yard other yards unlimited</td>
</tr>
<tr>
<td>8</td>
<td>open unenclosed decks not exceeding 3m in building height</td>
<td>interior side yard only</td>
<td>0.2 m</td>
</tr>
<tr>
<td>9</td>
<td>wheelchair ramps</td>
<td>front, exterior side yard &amp; rear yard only</td>
<td>5.0 m</td>
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<tr>
<td>10</td>
<td>garages, accessory buildings or structures</td>
<td>In accordance with section 2.1.11</td>
<td></td>
</tr>
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</table>
Application No: A77/22, A78/22 Meeting Date: December 14, 2022   Ward No: 5

Property Owner: Newman Holdco Inc.

Applicant: Huron Creek Developments

Subject Property:
PLAN 58M-692 LOT 120
79 Wilkinson Ave

PLAN 58M-692 LOT 22
144 Newman Dr

A77/22:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1. 35% of the front yard to be landscaped open space whereas the by-law requires a minimum of 45%;

2. To permit interior townhouse garages to project 2.6 m beyond the building facade whereas the by-law permits a maximum project of 1.8 m;

3. To permit exterior townhouse garages to project 3.5 m beyond the building facade whereas the by-law permits a maximum project of 1.8 m;

4. To permit interior townhouse garages to project up to 1.22 m beyond the front porch;

5. To permit exterior townhouse garages to project up to 2.13 m beyond the front porch; and

6. To permit a minimum porch depth of 1.2 m whereas the by-law requires a minimum of 1.5 m;

The variances will facilitate legalization of the under construction townhouses and permit greater articulation in building frontages.
Application No.: A77/22 & A78/22
Date of Meeting: December 14, 2022
Page 2 of 5

**General Information:**

Zoning By-law Provisions: RM4
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: RM4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

**A78/22:**
The applicant is seeking relief from zoning by-law 150-85 to permit:

1. To permit the garage to project 2.6 m beyond the building facade whereas the by-law permits a maximum projection of 1.8 m; and

2. To permit the garage to project up to 1 m beyond the front porch;

the variances will facilitate legalization of under construction single detached home and permit increased articulation of the building facade.

**General Information:**

Zoning By-law Provisions: R5
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: Residential
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Subject Property: R6 zoning
Site Sketch

Subject Properties: RM4 Zoning

144 Newman: Garage projection
Wilkinson: Garage projection
Application No.: A79/22  Meeting Date: December 14, 2022  Ward No.: 1

Property Owner:  Thoughtireddy Kaushik Reddy

Applicant:  Valiuddin Mohammed
Mechways Inc.

Subject Property:  PLAN 58M470 LOT 23
164 Fletcher Cir

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1) an interior side yard setback of 0.3 m to an exterior entry stair whereas the by-law requires a minimum of 1.2 m.

The variance will facilitate construction of a side entry stair providing access to an additional residential unit.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: Residential
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property: R5 Zoning with S. 4.1.227 reference

Site Sketch

0.3 m setback