



memorandum

To: Todd Coles, Committee of Adjustment Secretary Treasurer
From: Mauro Peverini, Interim Director of Development Planning
Date: January 12, 2017
Name of Owner: TSADOK AND KAYLA PEREIRA
Location: PLAN 65M3619 Lot 44 municipally known as 2 Coltrane Drive
File No.(s): A008/17

**ADDENDUM
 AGENDA ITEM
 #14
 COMMITTEE OF ADJUSTMENT**

Proposed Variance(s):

1. To permit a Place of Worship within a dwelling unit up to a maximum of 149.55m².
2. To permit no parking spaces for the Place of Worship.
3. To permit a minimum lot frontage of 15.23 metres for the Place of Worship.
4. To permit a maximum lot coverage of 35% for the Place of Worship use.
5. To permit a front yard setback of 4.59 metres.
6. To permit a minimum interior side yard setback of 1.3 metres to the steps.
7. To permit a minimum rear yard setback of 6.0 metres.
8. To permit a minimum exterior side yard setback of 5.96 metres.

By-Law Requirement(s):

1. A dwelling unit does not permit a Place of Worship and the Place of Worship shall only be permitted in a single use building.
2. A minimum of 11.0 parking spaces per 100m² of gross floor area of the place of worship use shall be required.
3. A minimum lot frontage of 20 metres is required for the place of worship use.
4. A maximum lot coverage of 20% is permitted for the place of worship use.
5. A minimum front yard setback of 15.0 metres is required for the place of worship use.
6. A minimum interior side yard setback of 15.0 metres is required.
7. A minimum rear yard setback of 15.0 metres is required.
8. A minimum exterior side yard setback of 15.0 metres is required.

Official Plan:

VOP 2010: "Low-Rise Residential".

Comments:

The Owner is requesting permission to maintain an existing Place of Worship use within an existing detached dwelling with the above-noted variances. Institutional Uses are subject to the City's Site Plan Control By-law No. 123-2013.

The Building Standards Department advises that the existing Place of Worship use appears to exceed the 75.62 sq.m being devoted to the use within the basement. Further, the measurement for the interior side yard steps to the basement walk-out also appears to be inaccurate. Additional information is required to confirm the area being utilized for the Place of Worship Use and to confirm the appropriate setback for the steps to the basement walk-out.

The Development Engineering and Infrastructure Planning Department advises the Owner that a Parking Justification Study is required, which shall justify the variance request of zero parking spaces. The Parking Study/Justification must be prepared by a Professional Transportation Engineer and shall be reviewed and approved to the satisfaction of the DEIP Department.

On this basis, the Development Planning Department requests adjournment until additional information pertaining to the Place of Worship Use is provided, and clarification regarding existing setbacks have been confirmed, and the submission of a Parking Study/Justification Letter has been reviewed.

Recommendation:

The Development Planning Department recommends adjournment of the application.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Natalie Wong, Planner
Christina Napoli, Senior Planner