1. Appeals

12:30 Board of Variance Appeal #00828
Randall Recinos, Applicant; Laurie Clarke & Harry Weiler, Owners
1665 Hollywood Crescent

Present Zoning: R1-G – Duplex
Present Use: Duplex

The proposal is to renovate the existing dwelling which includes a change of use from duplex to single family dwelling with secondary suite. The scope includes both interior and exterior upgrades, as well as a rear addition and new deck.

Bylaw Requirement Relaxation Requested
Section 1.6.3 (b) Increase the maximum permitted floor area for the first and second storeys combined from 240.00m² to 340.22m².
Section 1.6.3 (c) Increase the maximum permitted floor area of all levels combined from 300.00m² to 340.22m².
Section 1.6.5 (a) Decrease the minimum required front yard setback from 7.5m to 5.80m.
Section 1.6.5 (b) Decrease the minimum required rear yard setback from 14.62m to 11.80m.
Section 1.6.5 (d) Decrease the minimum required side yard setback from interior lot lines from 2.28m to 1.52m.
Section 1.6.5 (e) Decrease the minimum required combined side yard setbacks from 5.4m 4.5m.

1:00 Board of Variance Appeal #00836
Serrah Hayden, Applicant; Kathleen Simmonds, Owner.
1516 Pearl Street

Present Zoning: R1-B - Single Family Dwelling
Present Use: Single Family Dwelling

The proposal is for upper floor and main floor additions and renovations to the existing single family dwelling.

Bylaw Requirements Relaxations Requested
Section 1.2.4.(a) Height relaxed from 7.6m to 8.21m and number of storeys relaxed from 2 maximum to 3 storeys
Section 1.2.5.(a) Front yard setback relaxed from 7.5m to 3.3m (matching existing placement)
Section 1.2.5.(b) Rear yard relaxed from 7.5m to 7.46m (matching existing placement)
Section 1.2.5.(c) Side yard (west) relaxed from 1.86m to 1.69m
Schedule F Section 4.(b) Side yard setback (West) relaxed from 0.6m to 0.22m
Schedule F Section 4.(d) Separation space relaxed from 2.4m to 2.15m

1:30 Board of Variance Appeal #00843
Michael Schell, Applicant; Alan Allnutt & Linda Scharf, Owners.
855 Richmond Avenue

Present Zoning: R1-G - Single Family Dwelling
Present Use: Single Family Dwelling

The proposal is to approve the construction underway for addition to the existing building.

Bylaw Requirement Relaxation Requested
Section 1.6.5.(b) Rear yard setback relaxed from 10.06m to 9.66m

1:00 Board of Variance Appeal #00840
David Mlynarowich, Applicant; Murray Campbell, Owner.
230 Robert Street

Present Zoning: R1-G - Single Family Dwelling
Present Use: Single Family Dwelling

The proposal is for a garden suite.

Bylaw Requirement Relaxation Requested
Schedule M Section 2.(e) Location of garden suite relaxed from rear yard to be partially located in side yard
Schedule M Section 5.(b).i Height of building relaxed from 4.2m to 5.49m
Schedule M Section 5.(b).iv Relaxation to permit roof deck