

REPORT TO: Committee of Adjustment

DATE OF MEETING: April 18, 2023

SUBMITTED BY: Tina Malone-Wright, Interim Manager, Development Review
519-741-2200 ext. 7765

PREPARED BY: Kieran, Luckhai, Student Planner, 519-741-2200 ext. 7078

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: April 5, 2023

REPORT NO.: DSD-2023-144

SUBJECT: Minor Variance Application A2023-045 – 125 Hickson Drive

RECOMMENDATION:

Zoning By-law 2019-051

That Minor Variance Application A2023-045 for 125 Hickson Drive requesting relief from Section 5.3.3 a) i) of Zoning By-law 2019-051, to permit a required parking space to be located 5 metres from the street (property) line instead of the minimum required 6 metres to facilitate the conversion of the loft and attached garage into living space for an Additional Dwelling Unit (ADU) (Attached), **BE APPROVED.**

REPORT HIGHLIGHTS:

- The purpose of this report is that the applicant is requesting relief from Section 5.3.3 a) i) of Zoning By-law 2019-051 to permit the required parking space to be located 5 metres from the street (property) line instead of the minimum required 6 metres.
- There are no financial implications.
- Community engagement included a notice sign being placed on the property advising that a Committee of Adjustment application has been received, notice of the application was mailed to all property owners within 30 metres of the subject property and this report was posted to the City's website with the agenda in advance of the Committee of Adjustment meeting.
- This report supports the delivery of core services.

BACKGROUND:

The subject property is located on the east side of Hickson Drive, within the Heritage Park neighbourhood. The surrounding context of the subject property is primarily comprised of low rise residential uses.

The subject property is identified as 'Community Areas' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use in the City's 2014 Official Plan.

The property is zoned 'Low Rise Residential Two Zone (RES-2)' in Zoning By-law 2019-051.

The applicant is requesting relief from Section 5.3.3 a) i) of Zoning By-law 2019-051 to permit the required parking space to be located 5 metres from the street (property) line instead of the minimum required 6 metres to facilitate the conversion of the loft and attached garage into living space for an Additional Dwelling Unit (ADU) (Attached).

The conversion of the loft and attached garage will have no impact on the building footprint. The garage doors will be removed and a new entry point will be installed on the side of the house.

City Planning staff conducted a site inspection on March 29, 2023.



Figure 1: Location Map: 125 Hickson Drive



Figure 2: Front View of 125 Hickson Drive

REPORT:

Planning Comments:

In considering the four tests for the minor variances as outlined in Section 45(1) of the Planning Act, R.S.O, 1990 Chap. P 13, as amended, Planning staff offers the following comments:

General Intent of the Official Plan

The subject lands are designated 'Community Areas' on Map 2 – Urban Structure and designated 'Low Rise Residential' on Map 3 – Land Use in the City's 2014 Official Plan. The intent of the Low Rise Residential designation is to accommodate a variety of low-density residential uses. Official Plan Policy 4.C.1.8 details criteria that should be considered where a minor variance is requested. Subsection 'e' is of relevance to the requested variance and specifies that the variance should be reviewed to ensure that "the lands can function appropriately and not create unacceptable adverse impacts for adjacent properties by providing both an appropriate number of parking spaces and an appropriate landscaped/amenity area on the site". The proposed use of the property, for a single detached dwelling with an Additional Dwelling Unit (ADU) (Attached) and its consistent built form will function appropriately and meet the general intent of the Official Plan.

General Intent of the Zoning By-law

The intent of the 6 metre setback from the street line for the first required off-street parking space in Zoning By-law 2019-051 is to ensure a vehicle can be safely parked on the driveway without affecting the City right-of-way and abutting properties. The required setback also ensures clear visibility lines when exiting the driveway. The property will still be able to function appropriately and accommodate up to two (2) parking spaces, side by side, with sufficient width on the existing driveway and be located 5 metres from the street/property line. Staff are of the opinion that the requested variance to allow the required parking space to be located 5 metres from the street (property) line instead of the minimum required 6 metres meets the general intent of the Zoning By-law.

Is/Are the Effects of the Variance(s) Minor?

The requested variance is considered minor as the required off-street parking spaces can be accommodated on the existing driveway. The setback of 5 metres from the street line will be a sufficient and safe setback and will allow the property to provide two (2) parking spaces side by side. There are no anticipated adverse impacts to the pedestrian right-of-way or neighbouring properties. Staff are of the opinion that the effects of the requested variance are minor in nature.

Is/Are the Variance(s) Desirable For The Appropriate Development or Use of the Land, Building and/or Structure?

Planning staff is of the opinion that the proposed variance is desirable and appropriate as it will support gentle intensification and create an additional housing unit on the subject lands.

Environmental Planning Comments:

No natural heritage concerns or tree management concerns.

Heritage Planning Comments:

No concerns.

Building Division Comments:

The Building Division has no objections to the proposed variance provided building permit for the change of use to a duplex is obtained prior to construction. Please contact the Building Division at building@kitchener.ca with any questions.

Engineering Division Comments:

No concerns.

Parks/Operations Division Comments:

No concerns.

Transportation Planning Comments:

To facilitate the proposed Additional Dwelling Unit (ADU), Transportation Services can support the 5 metre parking setback from the required 6 metres.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Committee of Adjustment meeting. A notice sign was placed on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the City's website or by emailing the Planning Division. A notice of the application was mailed to all property owners within 30 metres of the subject property.

PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- *Provincial Policy Statement (PPS 2020)*
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*
- *Regional Official Plan*
- *Official Plan (2014)*
- *Zoning By-law 2019-051*

ATTACHMENTS:

Attachment A – Site Survey with Driveway Dimensions