

File No./Dossier n°: D08-02-12/A-00131 to D08-02-12/A-00133

Ms. K. Dandy of the City's Planning and Growth Management Department advised that the Department was not in support of the applications, with the primary concern being several windows at the rear of the existing dwelling which would overlook into the rear yards of the new dwelling units, creating a potential privacy issue. The Department also pointed out that the reduction in the rear yard to 1.0 metre for the existing dwelling could not be considered to be minor. In addition, the Department was also seeking clarification with regard to the height of the new dwelling and recommending that design changes be made to these dwellings to distinguish them from one another, as outlined in the City's Urban Design Guidelines for Low-Medium Density Housing.

In response, Mr. Segreto indicated that the new dwellings would be within the 11.0 metre height restriction of the Zoning By-law and he suggested that windows in the existing home could be relocated to provide greater privacy for the new residences.

**DECISION AND REASONS OF THE COMMITTEE:
DÉCISION ET MOTIFS DU COMITÉ:**

**APPLICATIONS REFUSED
DEMANDES REJETÉES**

In deliberating on these applications, the Committee is cognizant of the direction given in the City's Official Plan which encourages intensification and infill development throughout the urban area provided the proposal is compatible and the development enhances and complements the desirable characteristics of the existing community. The policies of the Plan require development to have regard for the scale and the character of the neighbourhood, and one of the key provisions of neighbourhood character is lot sizes.

Having considered the evidence presented and reviewed the plans and photographs filed, the Committee is of the opinion that the proposed division of the property into three separate substandard parcels, with the scale and massing of the proposed semi-detached dwelling units and the significant requested deviations from the performance standards of the zoning by-law for the existing dwelling to be retained, represents overdevelopment of the site and will result in overlooking issues and lack of amenity spaces. While the Owner pointed to a 4-door row dwelling directly across the street from this site, there was no evidence presented to show other comparable lot sizes in the neighbourhood to what is being proposed for the new semi-detached dwelling and for the existing detached residence.

Based on the foregoing, the Committee finds that the variances requested are not minor, are not desirable for the appropriate development or use of the land and do not meet the intent and purpose of the Official Plan and Zoning By-law. These applications are refused.