

30 Mary Natasha Court



Presented by John Ramirez

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01
Rear Yard
Setback of
0.94m

02
Side Yard
Setback of
0.76m

03
Building Height
of 3.81m

04
Soft Landscaping
of 39%

05
Lot Coverage
of 40.59%

1
-
8
8

06
Rear Yard
Setback of
0.94m

07
Lot Coverage
of 35.58%

08
Soft Landscaping
of 39%

09
Setback to
Pool Equipment
of 0.32m

10
Maximum
Height of 3.50m

Request Approval for 10 Minor Variances

Breakdown of Variances [01-2021]

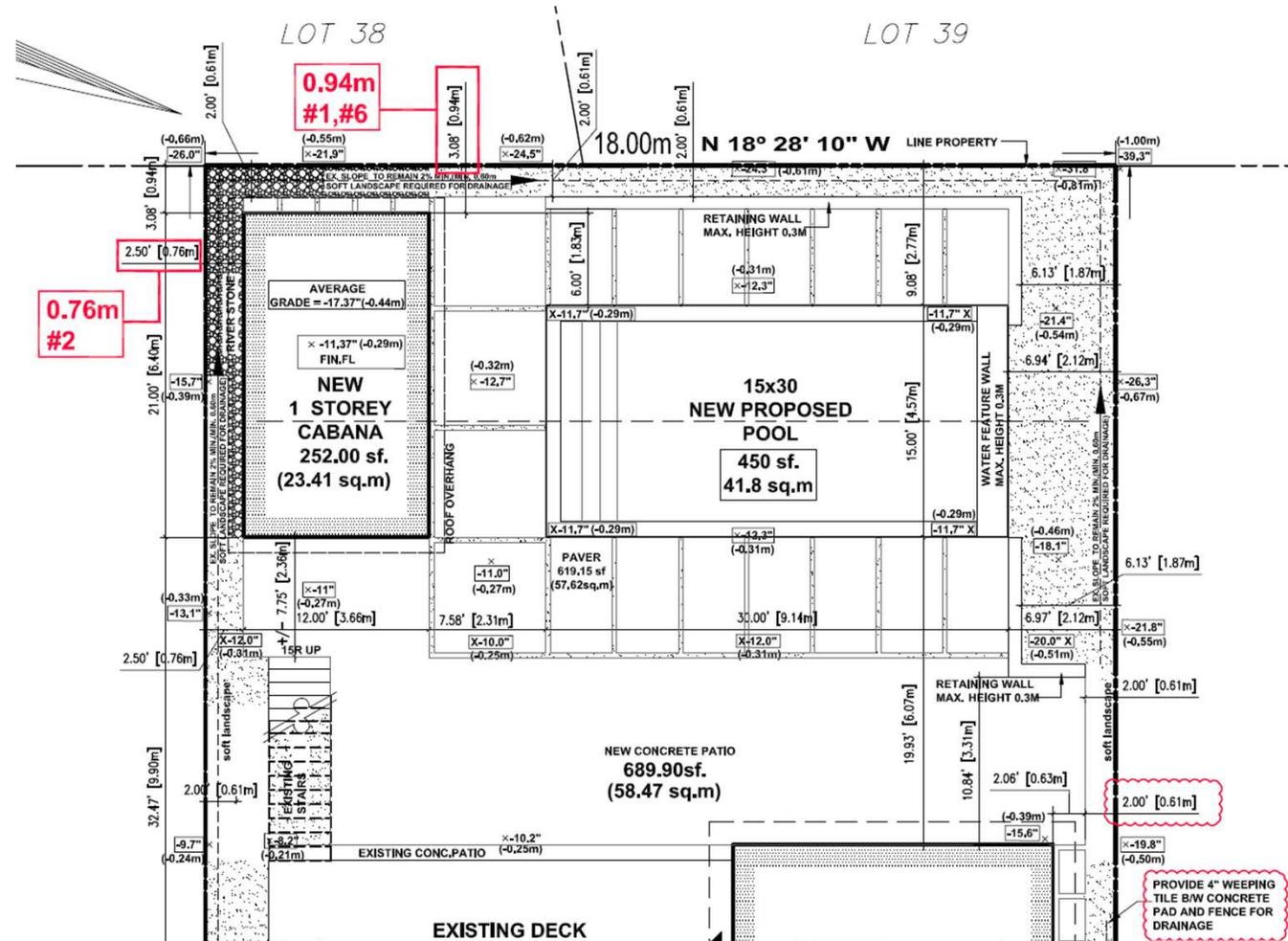
	REAR YARD SETBACK	SIDE YARD SETBACK	BUILDING HEIGHT	SOFT LANDSCAPING	LOT COVERAGE
REQUESTED	0.94m	0.76m	3.81m	39%	40.59%
BY-LAW 01-2021	2.40m	2.40m	3.00m	60%	40.00%
DIFFERENCE	-1.46m	-1.64m	+0.81m	-21%	+0.59%

Breakdown of Variances [1-88]

	REAR YARD SETBACK	LOT COVERAGE	SOFT LANDSCAPING	SETBACK TO POOL EQUIPM.	MAXIMUM HEIGHT
REQUESTED	0.94m	35.38%	39%	0.32m	3.50m
BY-LAW 1-88	7.50m	35.00%	60%	0.60m	3.00m
DIFFERENCE	-6.56m	+0.38%	-21%	-0.28m	+0.50m

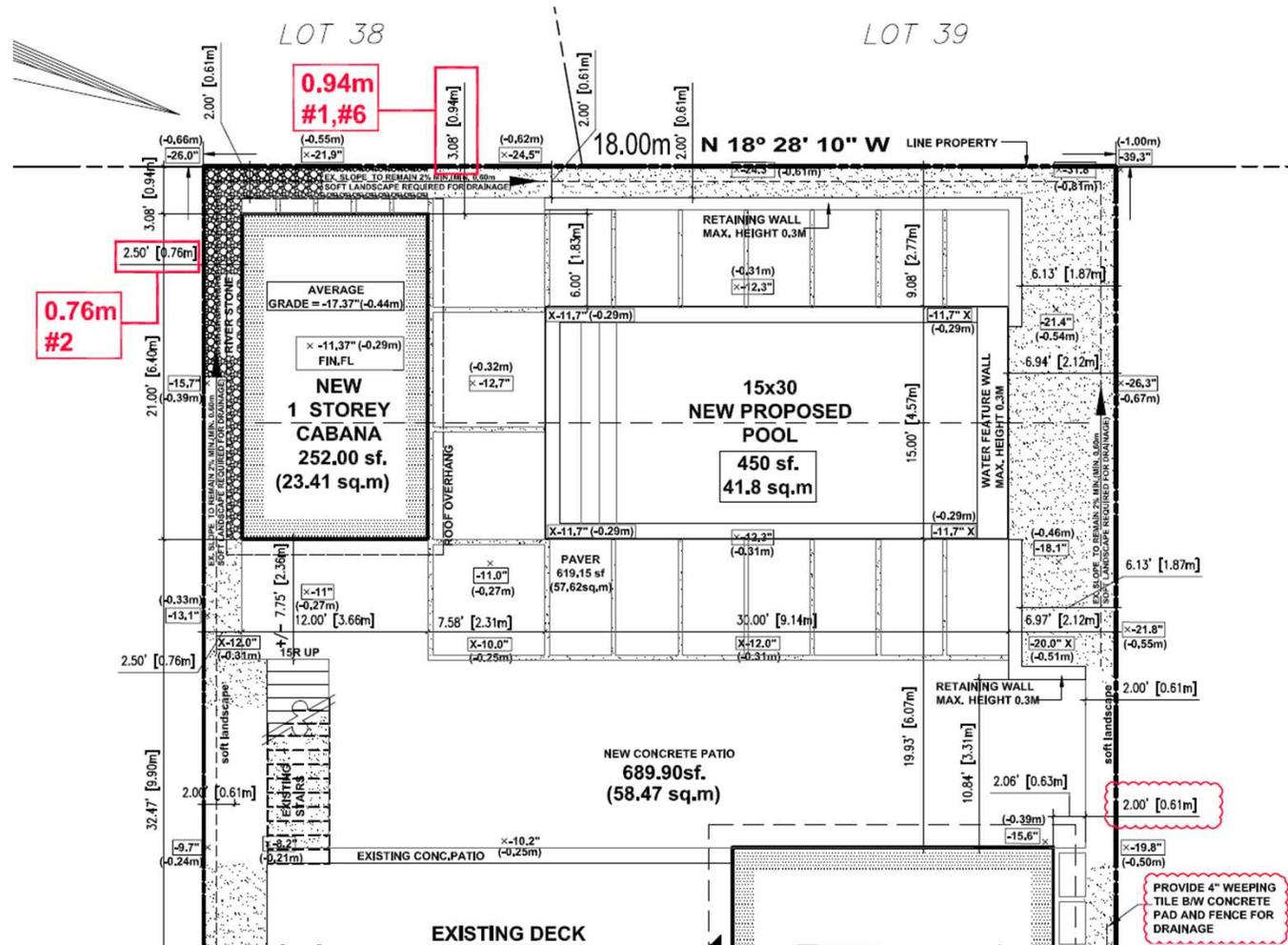
Variations # 1 & 6 Rear Yard Setback

- The 0.94m setback is minorly under by 1.46m under By-law 001-2021.
- Setback does NOT comply with By-law 1-88, but this by-law will no longer be enforced.
- Maintaining acceptable space for drainage.



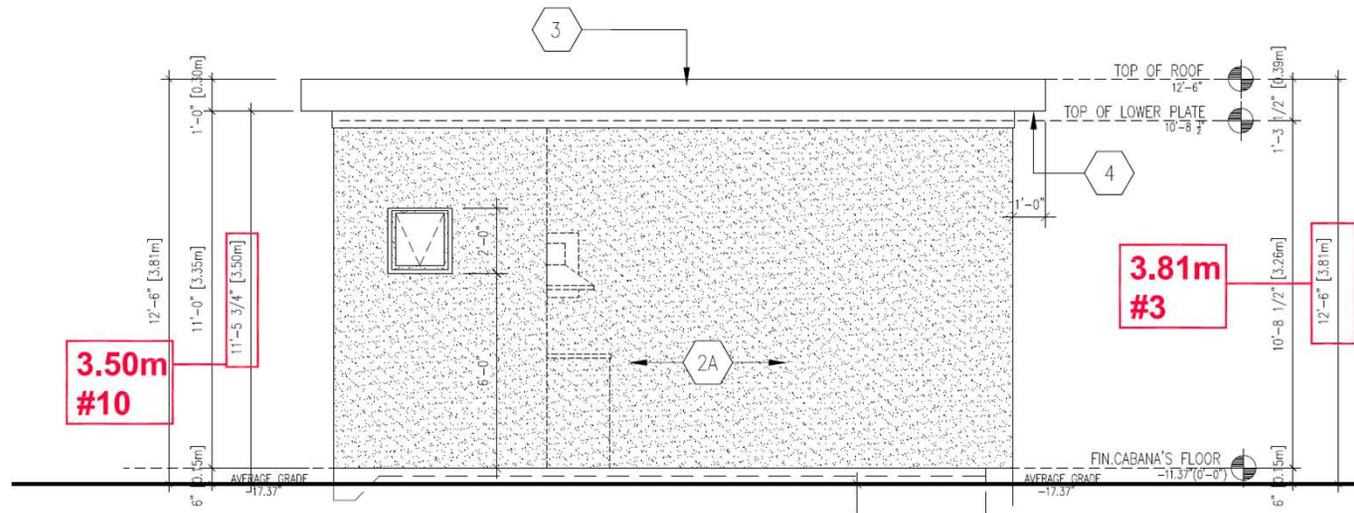
Variance # 2 Side Yard Setback

- The 0.76m setback is sufficient space between the cabana and pool for drainage.
- These setbacks are common when cabanas are located at the back of the rear yard.



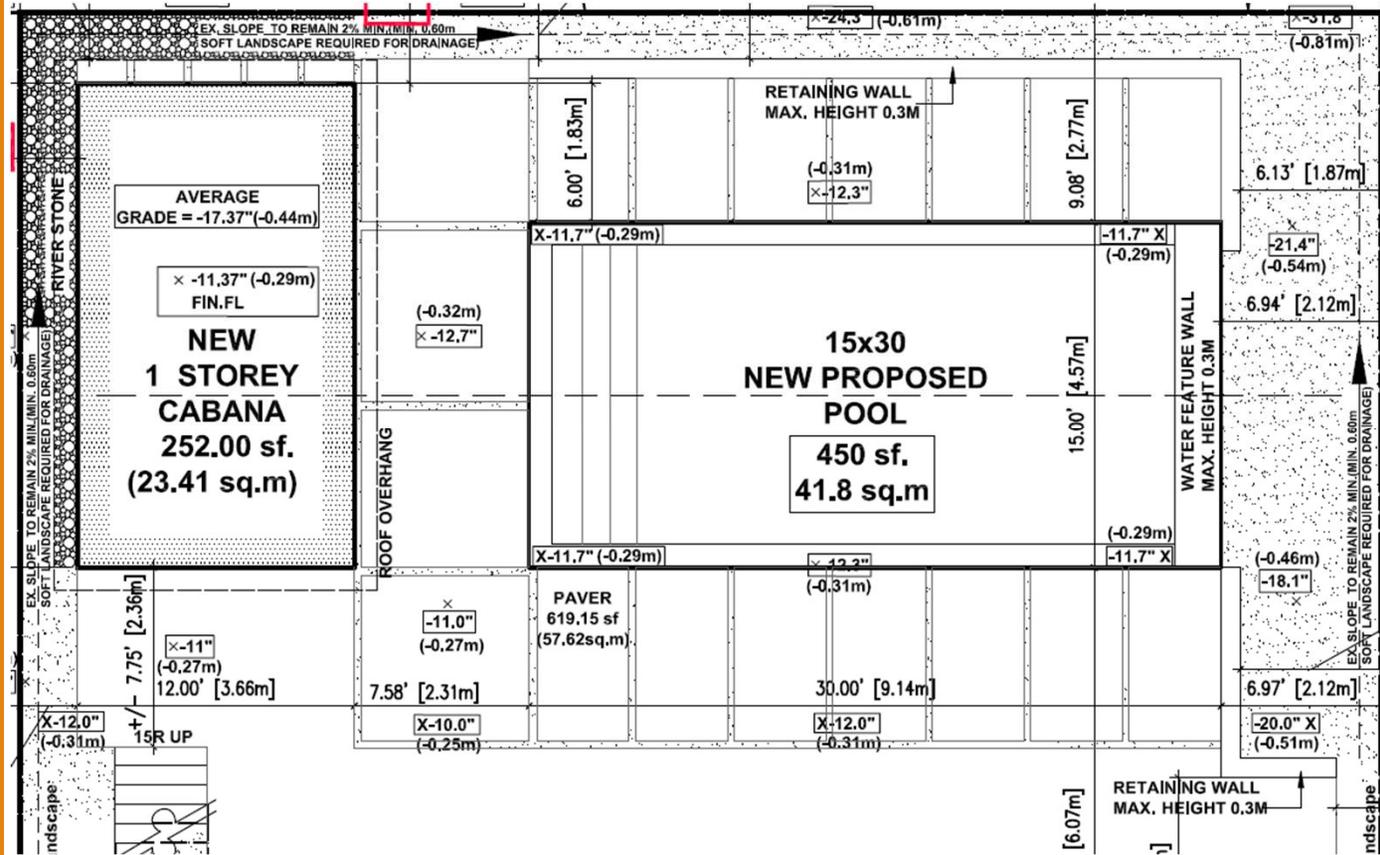
Variations # 3 & 10 Building Height

- By-law 001-2021 includes the roof overhang.
- Over by 0.81m which is minor.
- By-law 1-88 does NOT include the roof overhang.
- Over by 0.50m which is minor.



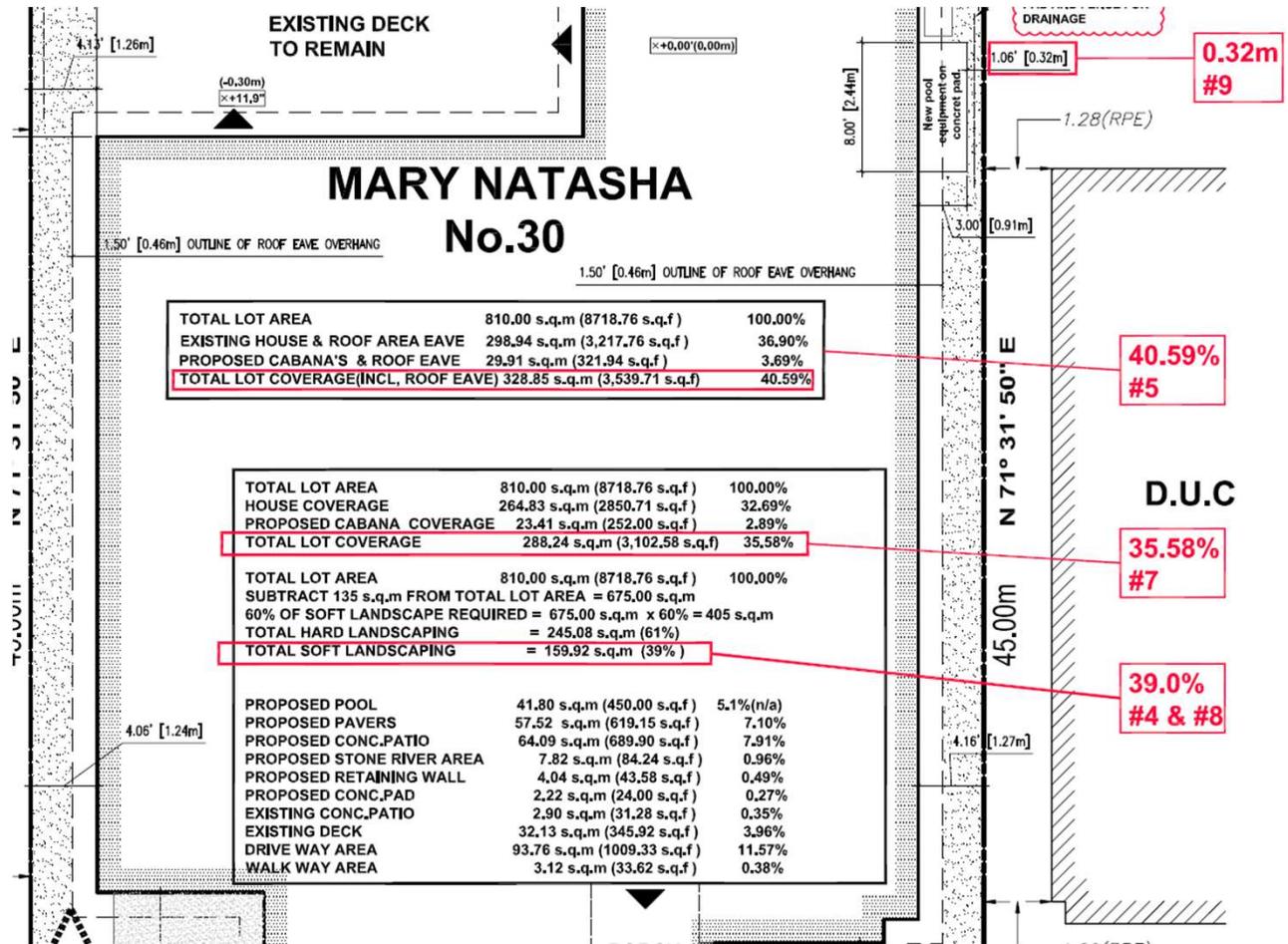
Variations # 4 & 8 Soft Landscaping

- Mostly hard landscaping.
- Sufficient room for drainage.
- Existing pool.
- Existing pool equipment pad complies with rear yard setback, NOT with side yard setback.
- Providing 4 inches of weeping tile to allow the water to go around the concrete pool equipment pad.



Variations # 5 & 7 Lot Coverage

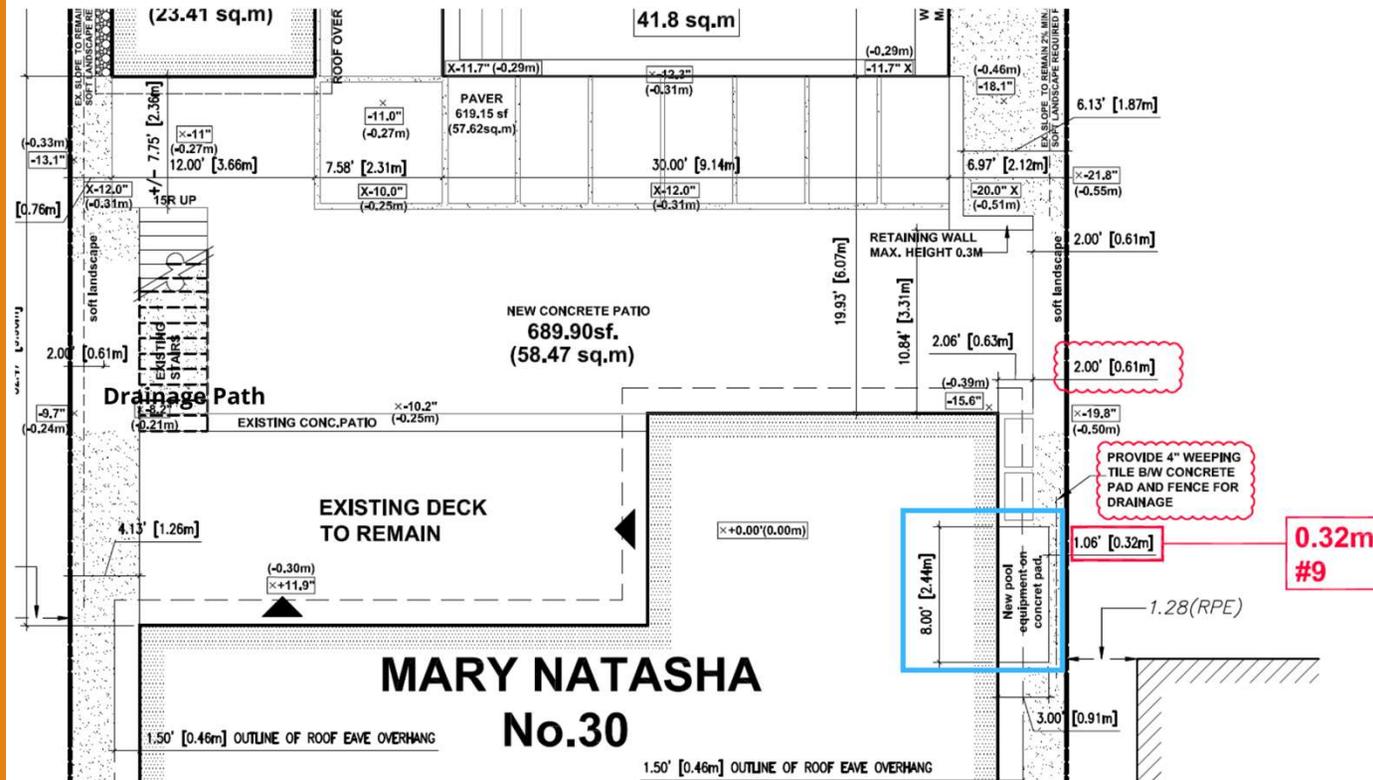
- By-law 001-2021 includes the roof overhang.
- Under 001-2021, over by 0.59% which is minor.
- Most lot coverage comes from the existing building.
- By-law 1-88 does NOT include the roof overhang.
- Under 1-88, over by 0.58% which is minor.



Variance # 9

Setback to Pool EQ

- Pool equipment concrete pad built at 3 feet.
- Maintains room for drainage.
- Under by 0.28m which is minor.
- Pool equipment pad integrated with cabana and adjacent to pool.
- The 0.32m setback will keep pool equipment hidden, prevent narrowing the existing rear yard walkway, and reduce noise.
- Location is at the farthest point from neighbouring dwellings.



City Planner Comments

1. No objection to **Variance 2** as the reduction to the interior side yard setback is minor in nature and will not have adverse impacts on the neighbouring property. The interior side yard setback of 0.76 m also maintains an appropriate area for access and drainage.
2. No objection to **Variances 3 and 10** as the proposed height for the cabana is consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent properties.
3. No objection to **Variances 4 and 8** for the proposed reduction in rear yard soft landscaping as the subject property maintains an appropriate balance of soft landscaping to maintain drainage on the property.
4. No objection to **Variances 5 and 7** for the increase in lot coverage. The increase in total lot coverage will not pose a significant visual impact to the adjacent properties and is minor in nature relative to both Zoning By-law requirements.
5. No objection to **Variance 9** as access to the rear yard will be maintained through the southern side yard. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained through the introduction of weeping tiles.

Variations Requested:

1. Satisfy the four tests in s. 45 of the Planning Act.
2. Cause NO adverse impact on abutting properties and neighbourhood in general.
3. Complement current trends in residential developments.