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## **Site Specific Exemption to Interim Control By-law 2019-04 for 624 Srigley Street Staff Report to Council**

Report Number: Assign Report Number in eSCRIBE.

Department(s): Development and Infrastructure Services/Planning and Building Services

Author(s): A. Slattery

Meeting Date: June 24, 2019

### **Recommendations**

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 – 624 Srigley Street dated June 24, 2019 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 624 Srigley Street and adopt the attached exemption by-law.

### **Purpose**

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 624 Srigley Street.

### **Background**

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

### **Discussion**

On June 6<sup>th</sup>, 2019, Planning Services received a request for exemption from Interim Control By-law 2019-04, for subject property 624 Srigley Street. A map of the subject

property can be found attached to this report. The property owners are proposing an addition to the rear of the existing two-storey dwelling. The proposed two-storey addition would increase the gross floor area of the dwelling from approximately 81.1 square metres to approximately 217.7 square metres.

The proposed addition would marginally increase the building height from approximately 6.0 metres to approximately 7.1 metres. The proposal can be found attached to this report.

The applicant has provided one letter of support from the owners of the neighbouring property to the west.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

### **Physical Character**

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum height of 10.0 metres for a two-storey dwelling. The proposed addition will increase the dwelling height to approximately 7.1 metres.
- The design of the roof of the proposed addition is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- Although the proposed addition will result in a significant increase in gross floor area, the existing dwelling is considerably smaller than neighbouring dwellings. As such, the proposed addition will be consistent with neighbouring properties and appropriate relative to the size of the lot.
- The proposed addition will meet all yard setbacks and will meet lot coverage requirements of Zoning By-law 2010-40.
- The proposed dwelling will not result in over-development of the lot.

### **Streetscape Character**

- The design of the proposed addition (style, height, mass) will result in a dwelling in-keeping with the existing character of the neighbourhood, which is comprised of moderately-sized single- and two-storey dwellings along Srigley Street.
- The addition will be built to the rear of the existing dwelling, maintaining existing street lines and a uniform built form.
- The proposed addition will not significantly change the character of the streetscape, which is comprised of single- and two-storey dwellings.

Town staff are of the opinion that the proposed addition will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 624 Srigley Street from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

## **Conclusion**

It is recommended that Council grant a site-specific exception for 624 Srigley Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

## **Business Plan and Strategic Plan Linkages**

The development of new Official Plan policies and implementing zoning by-law related to infill housing and compatibility has linkages to the Community Strategic Plan by developing growth management plans and strategies to create a clear vision for the future of the identified neighbourhoods.

## **Consultation**

Planning staff consulted with the Town's Zoning Officer in the review of the exemption request for 624 Srigley Street and circulated to abutting and adjacent property owners, as per the Council-approved exemption process for Interim Control By-law 2019-04.

## **Human Resource Considerations**

N/A

## **Budget Impact**

There is no budget impact associated with this report.

## **Attachments**

- Location Map
- Proposal
- Proposed By-law

## **Approval**

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## **Contact**

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