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Site Specific Exemption to Interim Control By-law 2019-04 for 737 Grace Street Staff Report to Council

Report Number: 2020-53

Department(s): Planning Services

Author(s): Alannah Slattery

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 737 Grace Street dated July 20th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 737 Grace 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 exemption to Interim Control By-law 2019-04 for subject property 737 Grace 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.

As per the Council approved process, exemption requests are evaluated against the following two criteria:

- **Physical Character Compatibility** of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines, and built form; and,
- **Streetscape Character Compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 737 Grace Street. The applicant is proposing to add a partial second-storey addition to the existing single-storey dwelling. The proposed second-storey addition would not be built over the entirety of the dwelling, but will cover a central portion of the existing dwelling.

The proposed partial second-storey addition would increase the gross floor area of the dwelling from approximately 201 square metres to approximately 275 square metres. Gross floor area, as defined by Zoning By-law 2010-40, includes basement area but does not include area within the attached garage.

The proposed addition would increase the height of a portion of the dwelling from approximately 4.4 metres to approximately 7.2 metres, measured from average finished grade to the midpoint of the roof, as per Zoning By-law 2010-40.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 37%, and would increase the height of the dwelling, as such an exemption from Interim Control By-law 2019-04 is being requested.

A map of the subject property and drawings of the proposed dwelling can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the two planning/urban design themes in the approved exemption process.

Physical Character Compatibility

- 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, measured from average finished grade to the midpoint of the roof. The proposed second-storey addition will increase the dwelling height to approximately 7.2 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 increase the gross floor area from 201 square metres to 275 square metres, the addition will be constructed over a portion of the existing dwelling and will not increase lot coverage or encroach into yard setbacks.
- The proposed dwelling will meet yard setbacks, height and lot coverage requirements of the R1-D-119 Zone.

- It is staff's opinion that the proposed addition will not result in over-development of the lot, as it will be only built over a portion of the existing dwelling, and will result in a dwelling that is appropriate in height and massing for the lot.



Streetscape Character

- The existing neighbourhood is comprised of 1970's era, single-detached dwellings. The photos below shows the subject dwelling in relation to neighbouring properties, the subject dwelling is circled in red.



- Although the adjacent dwellings are single-storey, the second storey addition is proposed to be built over the central portion of the existing dwelling, reducing potential "looming" impacts on adjacent neighbours. In addition, the addition will increase the dwelling height to 7.2 metres, which is well below the maximum permitted height of 10.0 metres.

- Staff advise that neighbourhoods consisting of a mix of one storey and two-storey dwellings are commonly found throughout the Town. A two-storey dwelling adjacent to a single-storey dwelling is a common occurrence, and in most occurrences is generally accepted as compatible development. The photos below display some examples of two-storey dwellings adjacent to single-storey dwellings along Grace Street:



- It is staff's opinion that the resulting dwelling will not significantly change the character of the streetscape, as the second storey addition is not out of character for the neighbourhood which includes one storey and two-storey dwellings. In addition, the resulting dwelling will be similar in massing and height to other dwellings along Grace Street.

Conclusion

It is recommended that Council grant a site-specific exception for 737 Grace Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning staff have circulated the exemption request to property owners within 50 metres of the subject property, as per the Council-approved exemption process for Interim Control By-law 2019-04. Notice was sent to 17 surrounding properties. No comments have been received on this application.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Proposal
- Proposed By-law

Submitted by

Alannah Slattery, Planner, Planning Services

Approved for Submission

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning and Building Services

Peter Noehammer, Commissioner, Development and Infrastructure Services

Contact

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