

Attachment 1
*Policy Approach to Considering Requests for
Variances*

Information Question

1. What is the intent of the bylaw which the applicant is seeking to have varied?

The intent is to prevent the creation of exceptionally narrow lots and provide lots with functional street frontages.

Assessment Questions

2. Is there a community benefit to the granting of the variance; beyond that received by the owner or occupant of the property?

Yes. The variance will allow the creation of two new houses where there was previously one, adding housing stock to the community.

3. Is there a hardship involved in adhering to the pertinent bylaw? A hardship must relate to the location, size, geometry or natural attributes (e.g. slope, floodplain, rock formation, natural vegetation) of the site and not the personal or business circumstances of the applicant.

Yes. There is a hardship in the geometry of the lot. The long lot depth means it would be impossible to create two side-by-side lots fronting onto Lawrence Street with at least 10% of their perimeter.

4. If the answer to question #2 is 'No,' but the answer to question #3 is 'Yes,' can it still be demonstrated that the proposal still meets the intent of the bylaw?

N/A

5. Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes. The end result will be the creation of two new lots with two houses. The only other mechanism for achieving the end result would be to apply to the Board of Variance, which would also require proving that the variance is both minor and would cause the applicant hardship if required to conform to zoning requirements.

6. Is the proposed variance relatively minor?

Yes. The 9.07 m wide lots that would be created are just slightly narrower than the 10 m frontage lots which are very common in the surrounding neighbourhood. The newly subdivided lots would have frontages that are 8.75% percent of their perimeter, resulting in lots that would be only 12.5% narrower than otherwise permitted. As there are many lots in Queensborough that are deeper than 40 m, frontage variances are fairly common, with 16 having been approved since 2006.