



**City of Kingston
Report to Committee of Adjustment
Report Number COA-22-026**

To: Chair and Members of the Committee of Adjustment
From: Niki Van Vugt, Planner
Date of Meeting: February 14, 2022
Application for: Minor Variance
File Number: D13-071-2021
Address: 1317 Greenwood Park Drive
Owner: Edward Thomas Padvaiskas & Michele Theresa Padvaiskas
Applicant: Edward Thomas Padvaiskas

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variance for the property located at 1317 Greenwood Park Drive. The applicant is proposing to remove the existing rear yard deck and steps and construct an approximately 47.76 square metre elevated deck and 4.80 square metre steps, a combined total area of 52.55 square metres, located at the rear of the existing single family detached dwelling. The proposed deck and steps would exceed the maximum permitted area for a structure above 1.2 metres from finished grade in a residential zone.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 32-74. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

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Variance Number 1: Maximum deck and step size 1.2 metres above finished grade

By-Law Number 32-74: Section 5(23)(b)

Requirement: 30 square metres

Proposed: 52.55 square metres

Variance Requested: 22.55 square metres

Recommendation:

That minor variance application, File Number D13-071-2021, for the property located at 1317 Greenwood Park Drive seeking relief from the maximum area to permit the construction of a 47.76 square metre elevated deck and 4.80 square metre steps, a combined total area of 52.55 square metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-026.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Niki Van Vugt, Planner

In Consultation with the following Management of the Community Services Group:

Tim Park, Director, Planning Services

James Bar, Manager, Development Approvals

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Options/Discussion:

On November 23, 2021, a minor variance application was submitted by Edward Thomas Padvaiskas, on behalf of the owners, Edward Padvaiskas and Michele Theresa Padvaiskas, with respect to the property located at 1317 Greenwood Park Drive.

The purpose of this application is to permit the construction of an elevated rear yard deck and steps to provide access and egress to the rear yard area. The elevated deck and steps are above 1.2 metres in height and exceeds the maximum permitted area of 30 square metres under the current Zoning By-Law Number 32-74.

In support of the application, the applicant has submitted the following:

- Site Plan (Exhibit F);
- Deck Renderings (Exhibit G); and
- Photographs (Exhibit H)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located at 1317 Greenwood Park Drive, at the end of a cul-de-sac near the intersection of Greenwood Park Drive and Bluffwood Avenue and backs onto Greenwood Park Trail (Exhibit B – Key Map and Exhibit C – Neighbourhood Map). The subject lands are approximately 851.4 square metres and has a frontage of 13.18 metres onto Greenwood Park Drive. The site is currently developed with a single family detached dwelling, attached garage and a rear yard deck and steps that access the yard below. The property is located within an established residential subdivision where surrounding properties share a similar built form of single-detached dwellings to the north and west. The Cataraqui Region Conservation Authority was circulated as a result of the parcels close proximity to Butternut Creek and other natural heritage features.

The subject property is designated ‘Low Density Residential’ and ‘Environmental Protection Area’ in the Rideau Community Secondary Plan of the Official Plan (Exhibit D – Official Plan), and zoned ‘Residential Type 4 – Special Exception 5’ in Zoning By-Law Number 32-74 (Exhibit E – Zoning By-law).

Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

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Provincial Policy Statement

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated 'Low Density Residential' and 'Environmental Protection Area' in the City of Kingston Official Plan, Rideau Community Secondary Plan Area (Exhibit D – Official Plan).

Section 3.3.A.2 indicates the predominant use of the land in the Residential designation will be various forms of low-density residential housing, while Section 3.3.A.3 indicates that the zoning by-law will establish standards such as setbacks and accessory uses. The proposed development would act as a reinvestment and augment the existing permitted single detached dwelling.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The proposal meets the intent of Section 2 of the Official Plan, and the strategic policy direction to focus growth within the City's defined Urban Boundary. The subject property is located within a Housing District, as found in Section 2.2.5, which are planned to remain stable but will continue to mature and adapt as the City evolves. The proposal to construct a rear elevated deck and steps to access the rear yard acts as a re-investment and upgrade to the existing property through minor development that is compatible with the prevailing built form in the area, as per Section 2.6 and 2.7. The proposed rear yard deck and steps is a minor accessory structure to the permitted principal use and the requested variance will only affect how much area the accessory structure is permitted.

Section 3.10 indicates that the goal of the 'EPA' designation is to "preserve the ecosystem role that Environmental Protection Areas play in sustaining the natural heritage system of the City and the broader region".

Generally, development is not supported within the EPA areas unless an appropriate study has been completed to demonstrate the proposed development would not

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adversely affect the natural heritage feature. As per Section 3.10.2 the Cataraqui Region Conservation Authority (CRCA) was circulated during the technical review portion of the application due to the rear portion of the subject lands being designated EPA and the subject lands proximity to Butternut Creek. The CRCA's main interest is to ensure the new deck meets applicable setbacks from Butternut Creek, the creek's flood plain and the associated Provincially Significant Wetland to the rear (east) of the property and other natural heritage features.

As the removal and development of the rear yard deck and steps is adjacent to the 'EPA' designated portion, Section 6.1.8 of the Official Plan requires that it be demonstrated that no adverse impacts will result from the work within 120 metres of significant woodlands. Through the review process, CRCA staff noted that the property is greater than 30 metres from the wetland edge. The proposed deck, a replacement of an existing structure, would be roughly 35 to 40 metres from the wetland. Since the property is located on a developed lot in an existing residential subdivision and, more importantly, is a type of structure that would result in minimal disturbance to soil mantle and vegetation, CRCA staff have no concerns as it relates to adverse impacts on the nearby wetland.

Similarly, the Official Plan also requires demonstration of no adverse impacts for work within 120 metres of significant woodlands. The woodland at the rear of the property is considered significant. However, for reasons outlined above, the CRCA do not anticipate negative impacts to this woodland as a result of the development.

The City of Kingston Official Plan seeks to protect the shoreline ecology by way of a natural area setback of 30 metres or a "ribbon of life" adjacent to the water (section 2.8.3). The intent of the setback is to provide a buffer of undisturbed soil and vegetation along the waterbodies, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat. As proposed, the new deck will be greater than 30 metres from Butternut Creek. The deck will also be located outside associated flooding and erosion hazards. The CRCA has no objection to minor variance application D13-071-2021 based on the consideration of natural hazards, natural heritage and water quality protection policies. It is noted that a CRCA permit will be required prior to any development or site alteration within 120 metres of the wetland at the rear of the property.

The proposed development will be in the same location as the existing rear yard deck and steps in order to respect natural hazards, natural heritage and water quality associated with Butternut Creek and oriented to have minimum overlook into adjacent property (1321 Greenwood Park) as a result of existing building and proposed setbacks.

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

The property is located on a developed lot in an existing residential subdivision. It is acknowledged that elevated residential decks have the potential to generate adverse

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effects such as overlook and shadowing of abutting properties, however it is important to acknowledge that the applicant would be permitted to construct a smaller deck without the need for a minor variance.

The subject property may utilize multiple existing site characteristics to mitigate potential overlook concerns as the parcel does not abut any residential lots to the east, is separated to the south by a public access walkway to the Greenwood Park Trail, and the existing dwelling is further setback from the property to the north (1321 Greenwood Park Drive) than the minimum side yard requirements of the by-law. The location and orientation of the proposed deck and steps does not significantly increase potential overlook for the abutting property.

The proposed rear yard deck provides new opportunity for growth and investment within Kingston in a manner that would ensure compatible development and land use. The deck will result in development that is consistent with the built form of existing rear yard deck and steps found on nearby residential properties located to the west and north.

The proposed development will be compatible with the surrounding uses, buildings and structures, in accordance with Section 2.7 of the Official Plan.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

The application at 1317 Greenwood Park Drive is not proposing any changes to the existing driveway and parking space. There will be no concerns with respect to the function of the site in terms of access routes, parking, or universal accessibility.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

The subject site is not designated under Part IV or Part V of the *Ontario Heritage Act*, nor is it adjacent to any designated properties. The property is not located within a Heritage Character Area and was identified as being cleared of archaeology under the City of Kingston's Archaeology Master Plan which would exempt the applicant from the requirement of an archaeological assessment. The proposed deck and materials is appropriate for the site and supports the Residential designation.

Section 8.3 provides guiding principles for development of residential lots that are used to ensure new residential development is integrated into the existing built fabric and is conducive to active transportation. The proposed rear yard deck and steps follows the principles, as it is context appropriate and attractive which adds to the existing sense of place. This act of reinvestment into the outdoor amenity space would allow for increased ability for the existing and future residents to enjoy the property, as well as allow for improvements to overall quality of life (i.e., as the applicant noted to increase shade area in rear yard amenity space for sun-sensitive family).

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5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a Heritage Impact Statement may be required to assist staff to determine if the resulting development is desirable;

The subject lands are not designated under the *Ontario Heritage Act*, nor are the adjacent lands and as such a Heritage Impact Statement is not required.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The subject lands are located within the Urban Boundary and developed with sufficient municipal water and sewage services. The proposed rear yard deck and steps will not require any services for its intended use.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The primary use of the minor variance is to permit an elevated rear yard deck and steps that exceeds the maximum area permitted by the zoning by-law. The proposed development would not alter the primary use of the site and would act as a reinvestment into the existing built form. The proposed variance is considered minor, and the development is consistent with the existing built form along Greenwood Park Drive. Therefore, a zoning by-law amendment is not required.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions to be applied to the approval of the application are outlined in Exhibit A – Conditions of Approval. The conditions may be added, altered, or removed at the Committee's discretion.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

The proposed development is consistent with the existing built form of the immediate area. It is not anticipated that an undesirable precedent will be set based on the approval of the requested variance to the rear yard deck area.

The proposal meets the intent of the Official Plan, as the proposed increase in permitted area for unenclosed decks and steps above 1.2 metres from finished grade will not result in any negative impacts to adjacent properties or to the streetscape of the neighbourhood. Additionally, there are multiple existing decks on nearby adjacent residential properties,

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therefore the replacement and expansion of the rear yard deck would continue to preserve the existing character for the neighbourhood.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is R4-5 in the City of Kingston Zoning By-Law Number 32-74, entitled "Township of Pittsburgh Zoning By-Law", as amended. The R4-5 zone permits single-detached dwellings and accessory structures subject to the requirements outlined in Section 11A and Section 5, respectively, the proposed rear yard deck and steps do not conform to all applicable regulations under Section 5.

The proposal requires a variance to Section 5(23)(b) – Yard Encroachment regulations, as outlined below:

Variance Number 1: Maximum deck and step size 1.2 metres above finished grade

By-Law Number 32-74: Section 5(23)(b)

Requirement: 30 square metres

Proposed: 52.55 square metres

Variance Requested: 22.55 square metres

A variance is required from Section 5(23)(b) of Zoning By-Law Number 32-74 to seek relief from the maximum permitted area of 30 square metres for decks and steps above 1.2 metres in height. The proposed rear yard elevated deck and steps will be approximately 2.715 metres in height, the same height of the existing rear yard deck and steps, which triggers the 30 square metre area maximum provision. The proposal does not comply with the maximum area of Section 5(23)(b). As such, the applicant is seeking a variance of 22.55 square metres to construct the elevated rear yard deck and steps to increase the size of the elevated deck and provide maximum shade over the existing stone patio. The applicant notes that the focus is on creating maximum shade below for a sun-sensitive family.

The intent of the maximum area for decks and steps above 1.2 metres in height within a 'R4' zone is to protect the surrounding properties from adverse impacts, such as intrusive overlook and privacy concerns, that could result in a reduction of the ability to enjoy one's property. There appears to be multiple existing built form and site-specific characteristics that would assist with mitigating these concerns and the proposal is not expected to adversely impact surrounding property owners or contribute to unnecessary overlook or shadowing into neighbouring properties. An increased maximum area would maintain the intent of the by-law by preventing overdevelopment and allow for increased functionality of the rear yard amenity space.

The proposed development will require a permit from CRCA prior to a Building Permit being issued, however, the CRCA noted no objection to minor variance application D13-071-2021 based on their consideration of natural hazards, natural heritage and water quality protection policies

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The general intent and purpose of Zoning By-Law Number 32-74 is maintained.

3) The variance is minor in nature

The requested variance would not impact the residential character of the neighbourhood or generate adverse effects for abutting properties. The setbacks of the proposed deck and steps conform to the restrictions under the zoning by-law for decks and steps elevated above 1.2 metres in height, however the proposal would exceed the maximum permitted area of 30 square metres. It is acknowledged that an increase in deck area does not have the same effect associated with a dwelling, as there are lesser impacts to building massing and shadowing for adjacent properties. The proposal is considered as minor development which is similar to the massing, style, and character of adjacent residential dwellings. The requested variance will not result in intrusive overlook with respect to adjacent residential properties as a result of the existing built form and setbacks of the property. The replacement of the existing steps, in comparison to the north side, mitigates overlook as the southern portion of the lot does not abut a residential property and improves functionality of the rear yard amenity space.

The proposed variance is considered minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

The requested variance would improve the functionality of the rear yard amenity space by permitting a deck that provides sufficient area to allow for outdoor entertainment and steps to allow for access and egress for the residents and visitors to the rear yard space. The property abuts one residential property to the north (1321 Greenwood Park Drive), an Open Space 'OS' zoned parcel to the south and provides for greater interior and rear yard setbacks than the current zoning by-law requirements. The resulting built form satisfies all applicable provisions of the Zoning By-Law, except for the maximum area for decks and steps in a Residential Zone.

The variance is desirable and an appropriate use of the land as it would enhance the functionality of the rear yard amenity space by permitting a deck with sufficient area to accommodate outdoor activities.

The variance is desirable and appropriate use of the land.

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Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input checked="" type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Utilities Kingston | <input type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input checked="" type="checkbox"/> Housing | <input type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input checked="" type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input checked="" type="checkbox"/> Parks | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input checked="" type="checkbox"/> Kingston Airport | | |

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward.

- Utilities Kingston advised that the applicant/contractor should ensure locates are done by contacting Ontario One-Call.
- Forestry advised that the applicant will be required to acquire a Park Access/Encroachment permit through the Supervisor of Parks at Public Works should equipment or material access through the park/pathway area is needed.
- The Cataraqui Region Conservation Authority notes that a CRCA permit will be required.
- Building advised that the owner must obtain a Building Permit prior to the construction of the deck.

Public Comments

At the time this report was finalized, no public comments were received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

Conclusion

The requested variance maintains the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 32-74. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the

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Planning Act and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will permit the construction of an elevated deck and steps with combined area of 52.55 square metres in the rear yard of the subject property. The proposed rear yard deck and steps will act as reinvestment into the existing residential use on-site and the application for a minor variance is appropriate and represents good planning.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 32-74

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on February 14, 2022. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 16 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

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Contacts:

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Niki Van Vugt, Planner, 613-546-4291 extension 3253

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Neighbourhood Context Map (2021)
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Number 32-74, Map 4
- Exhibit F Site Plan
- Exhibit G Deck Renderings
- Exhibit H Photographs
- Exhibit I Public Notice Map

Recommended Conditions

Application for minor variance, File Number D13-071-2021

Approval of the foregoing application shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the elevated rear yard deck and steps as shown on the approved drawings attached to the notice of decision for 1317 Greenwood Park Drive.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Cataraqui Region Conservation Authority Permit Application Requirements

The owner/applicant shall provide to the Cataraqui Region Conservation Authority a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a CRCA Permit.

The drawings submitted with the CRCA Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision.

5. Standard Archaeological Condition


In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work

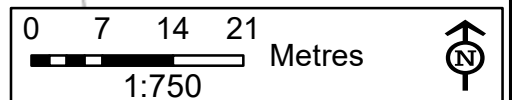
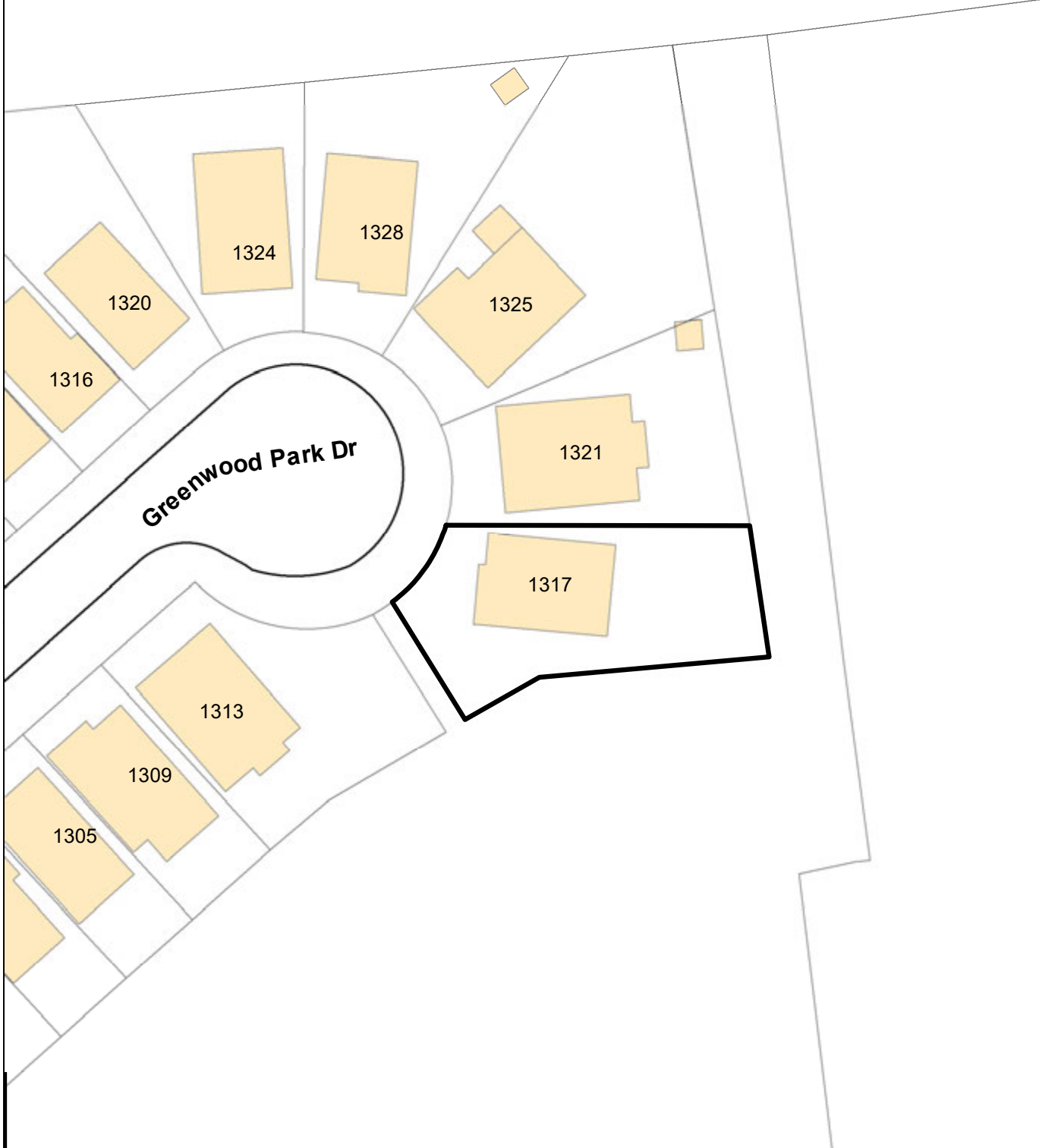
must immediately cease and the site must be secured. The Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132) and the City of Kingston's Planning Services Department (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-326-8404), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and the City of Kingston's Planning Services Department (613-546-4291, extension 3180) must be immediately contacted.



Committee of Adjustment
Key Map
Address: 1317 Greenwood Park Drive
File Number: D13-071-2021

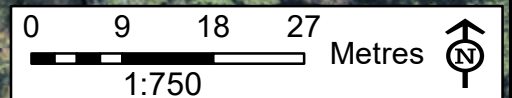
 Lands Subject to Minor Variance










Committee of Adjustment
Neighbourhood Context (2021)
Address: 1317 Greenwood Park Drive
File Number: D13-071-2021

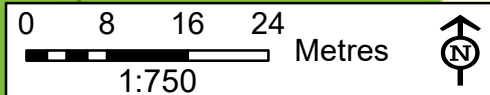
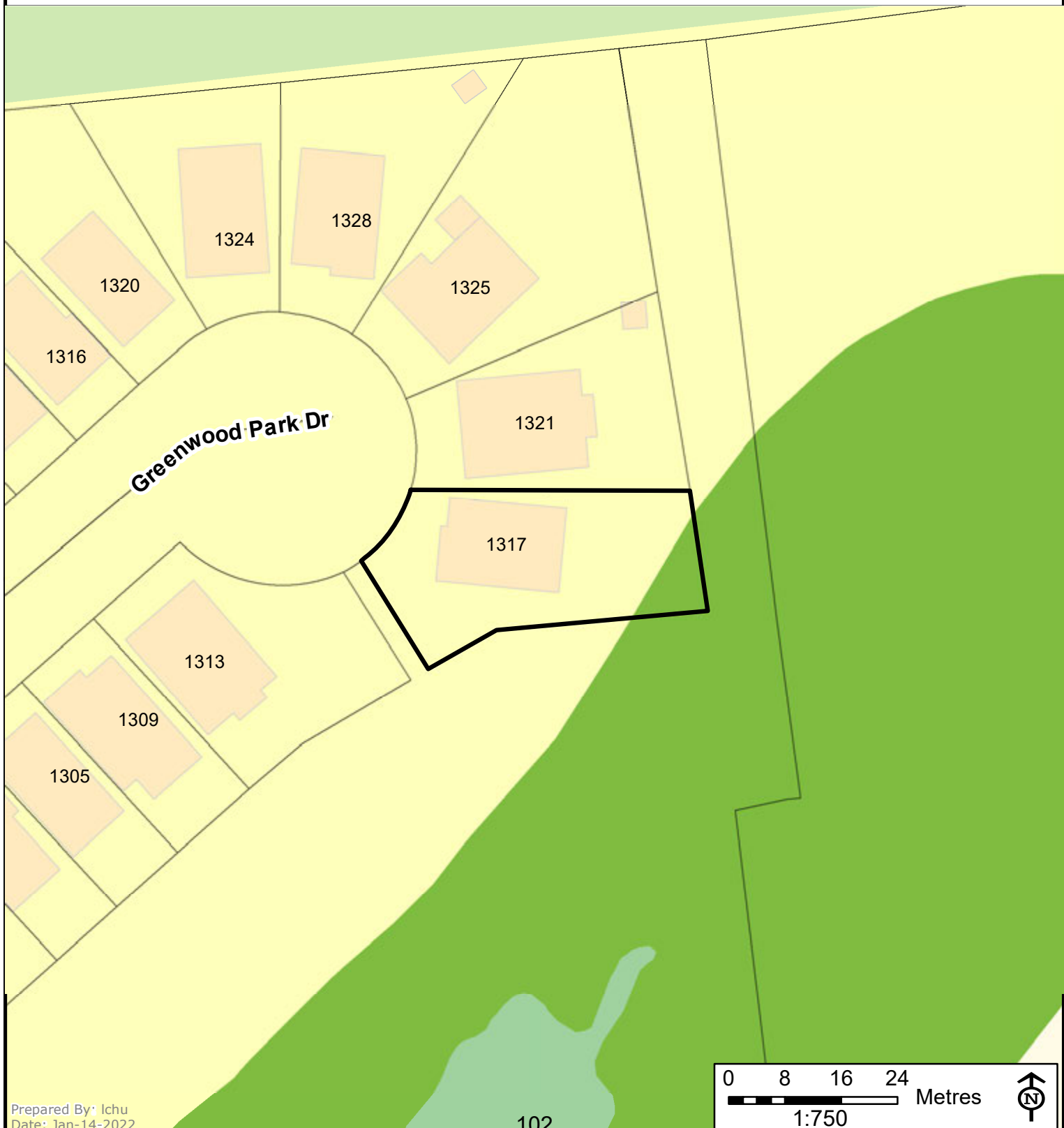
- Subject Lands
- Property Boundaries
- Proposed Parcels





Committee of Adjustment
Official Plan, Existing Land Use
 Address: 1317 Greenwood Park Drive
 File Number: D13-071-2021

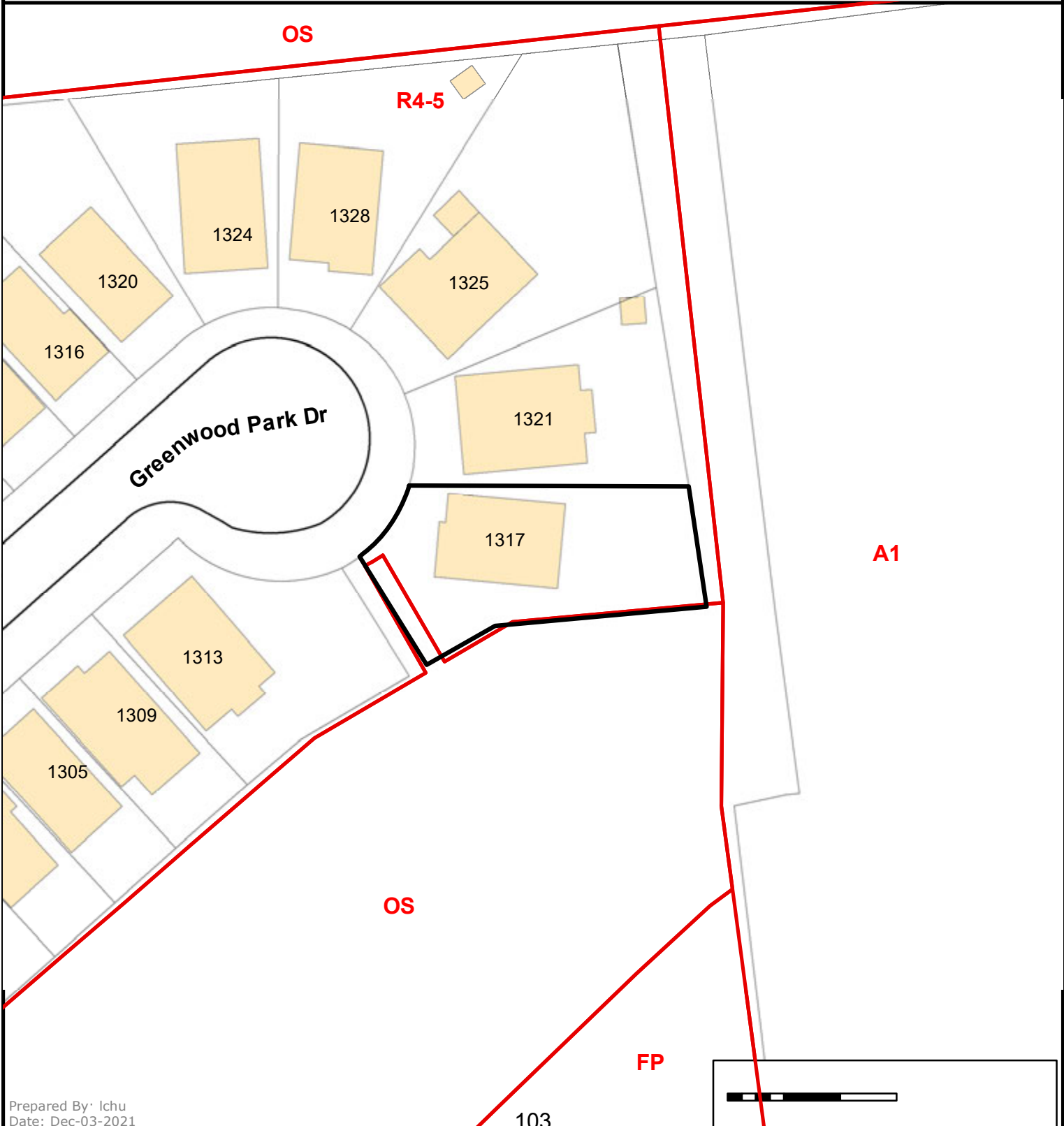
-  Subject Lands
-  LOW DENSITY RESIDENTIAL
-  ENVIRONMENTAL PROTECTION AREA
-  OPEN SPACE
-  RURAL



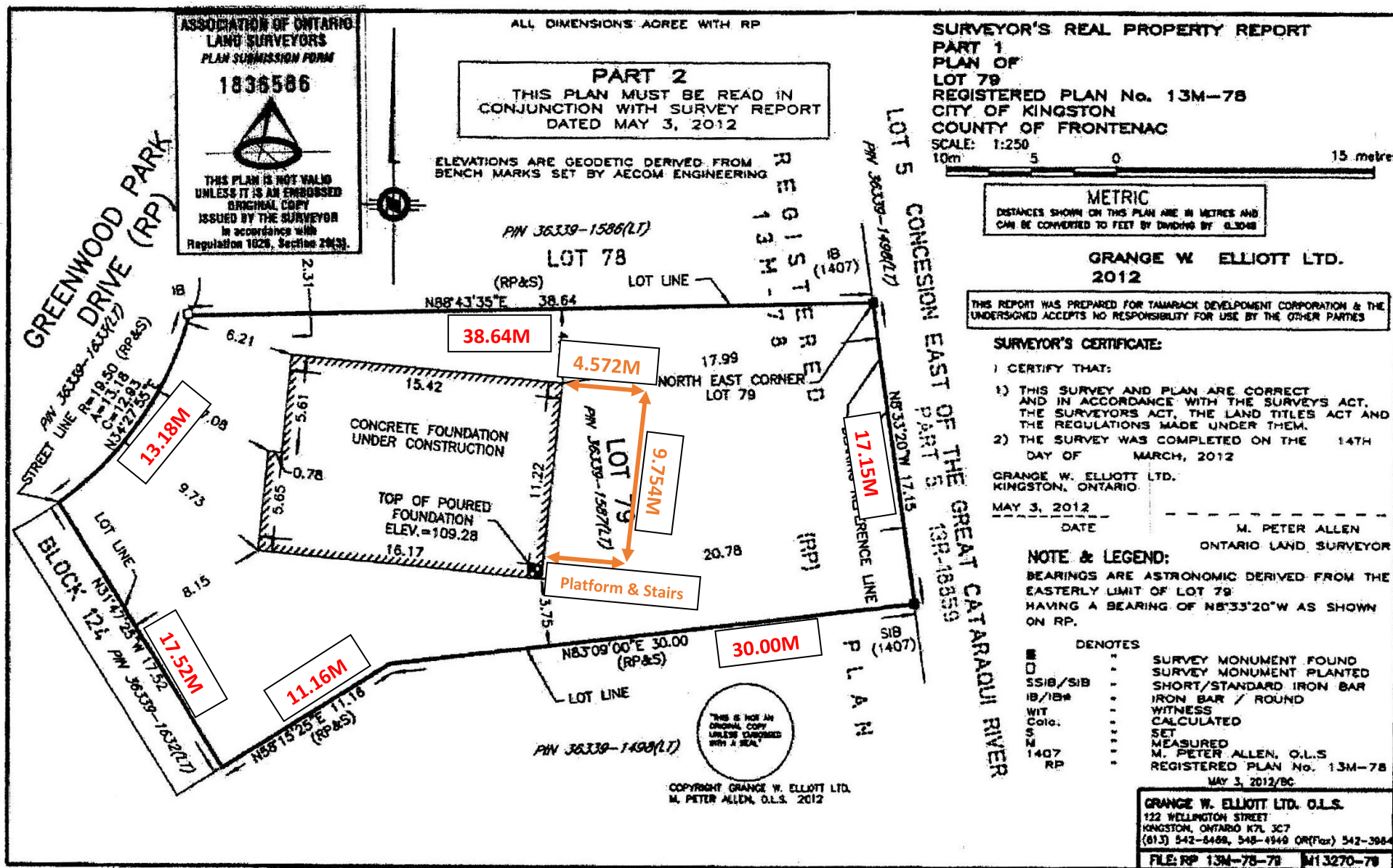


Committee of Adjustment
Existing Zoning - By-law 32-74, Map 4
Address: 1317 Greenwood Park Drive
File Number: D13-071-2021

- Subject Lands
- Consolidated Zoning

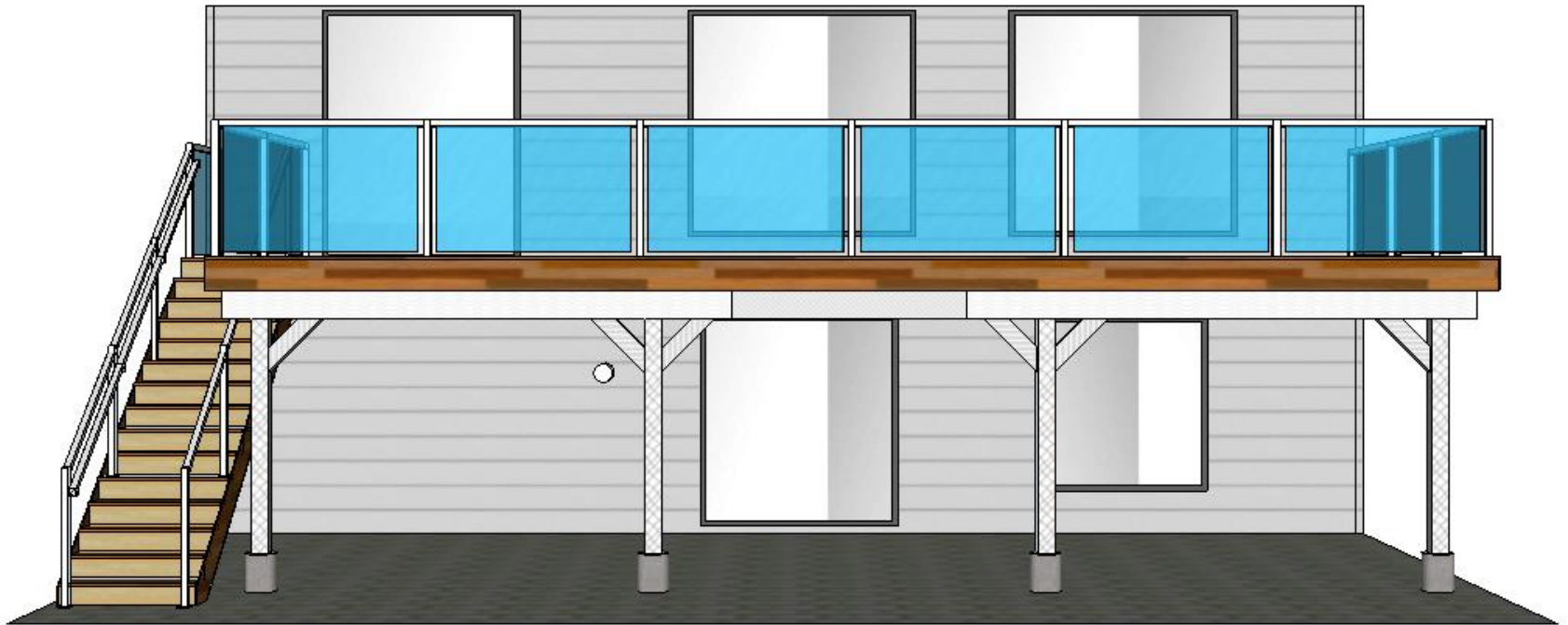


Updated Data submission as requested by City Planner Niki Van Vugt (E-Mail Wednesday 13 Oct 2021)
for Deck Height and dimensions of property/deck plan

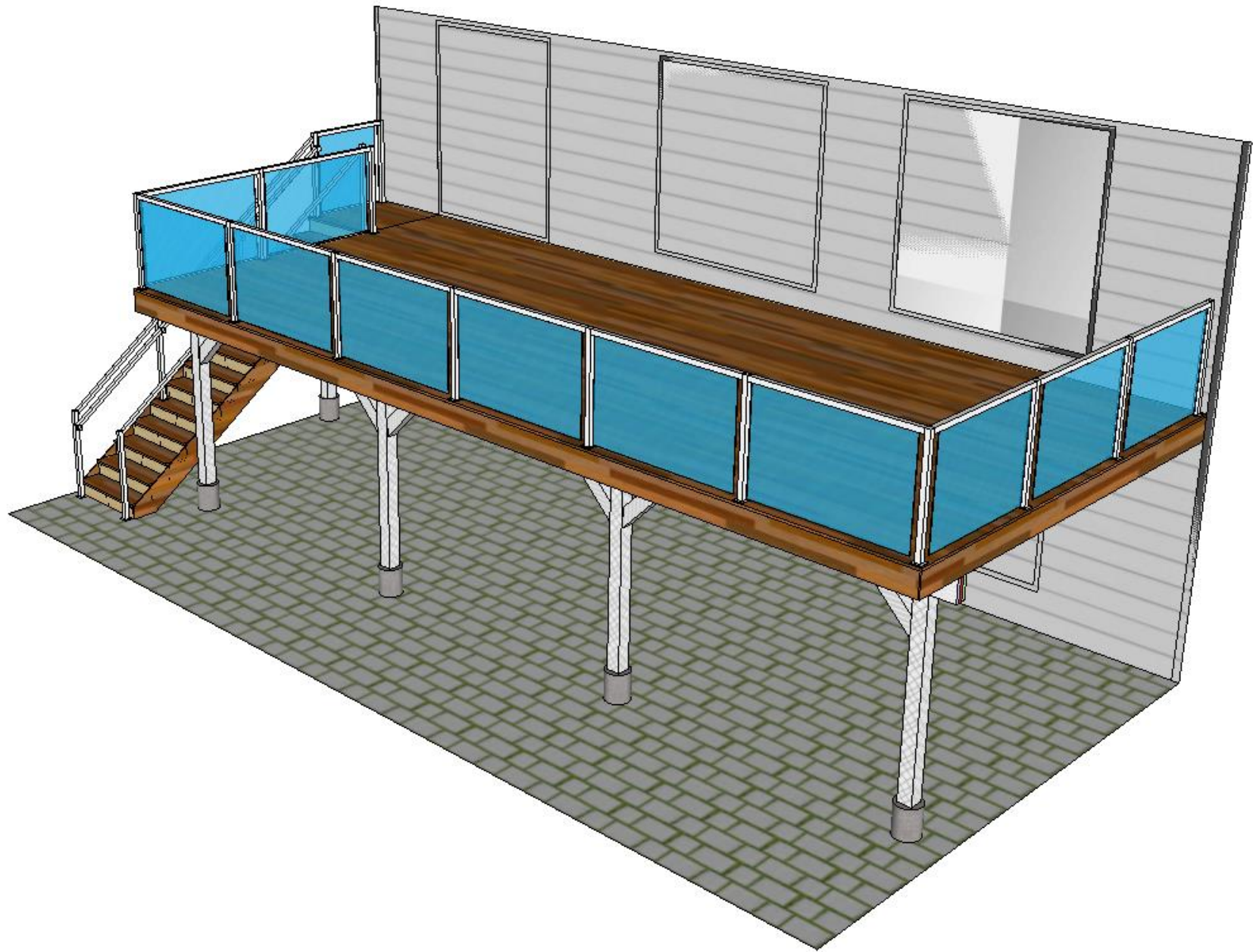


Proposed Deck will be 4.572M x 9.754M plus a requisite platform (flush with house) to access stairs to yard below.
Proposed Deck height will be 2.715M above grade, which is same height as current deck.
Total area (M²) of proposed deck (including platform) = 45.87M²

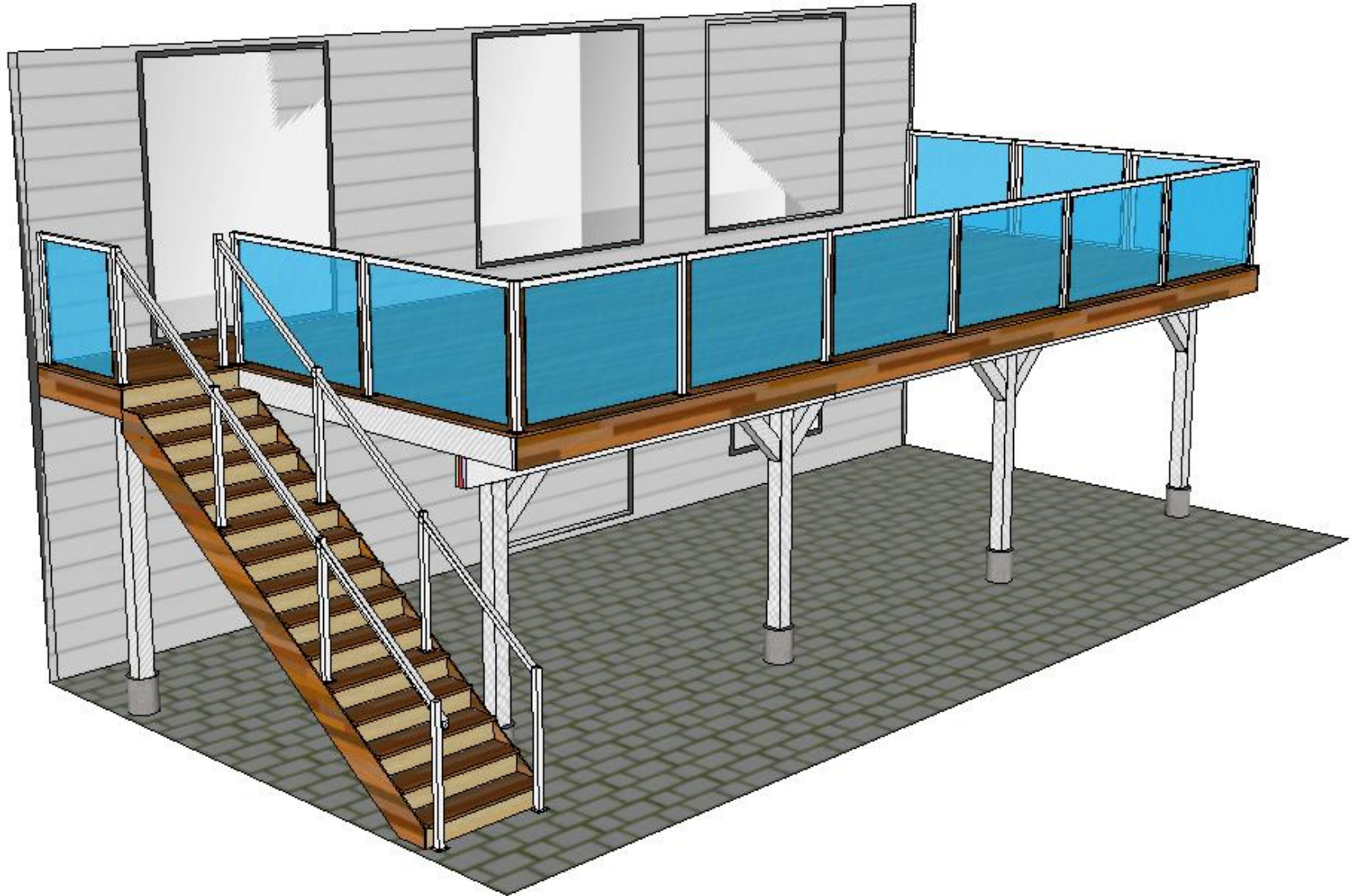
Padvaiskas Raised Deck Layout



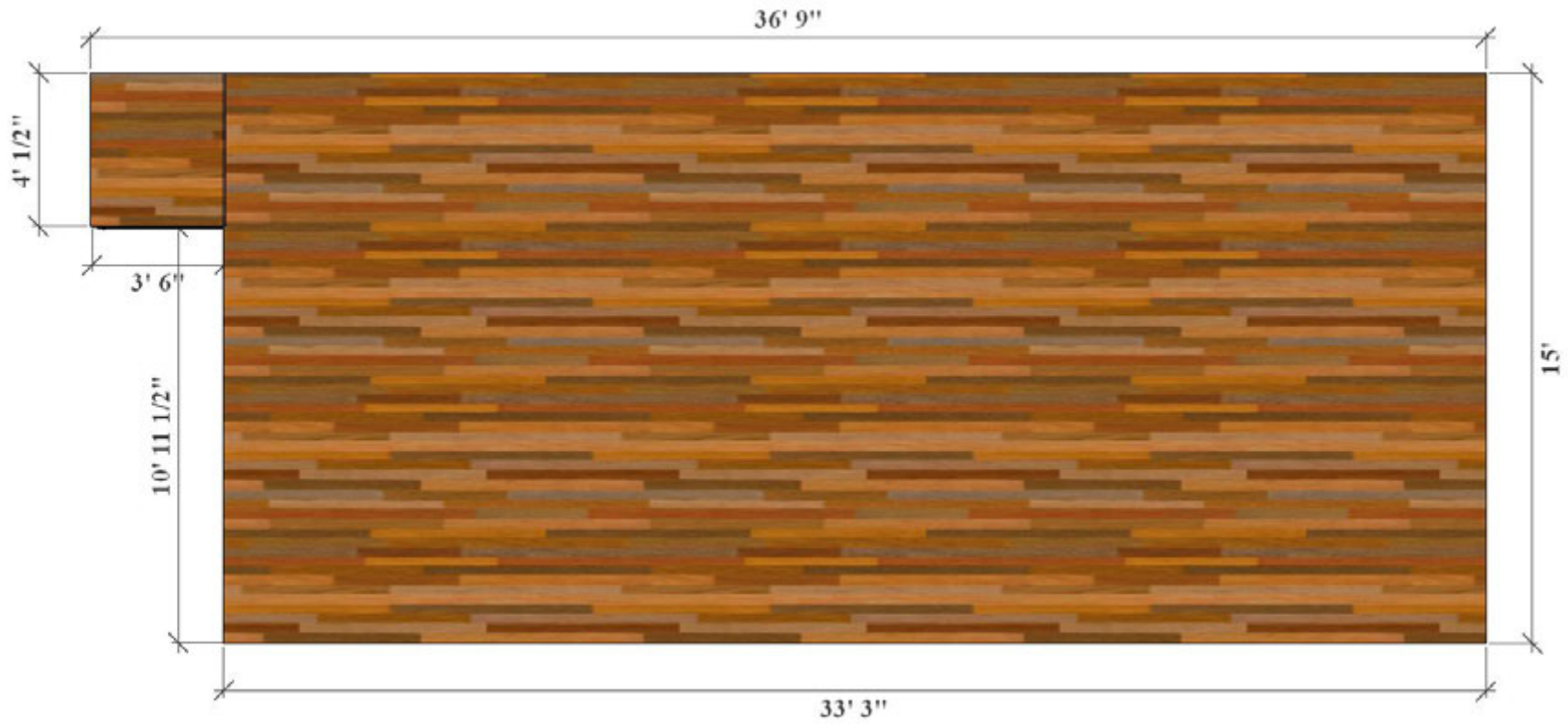
Padvaiskas Raised Deck Layout



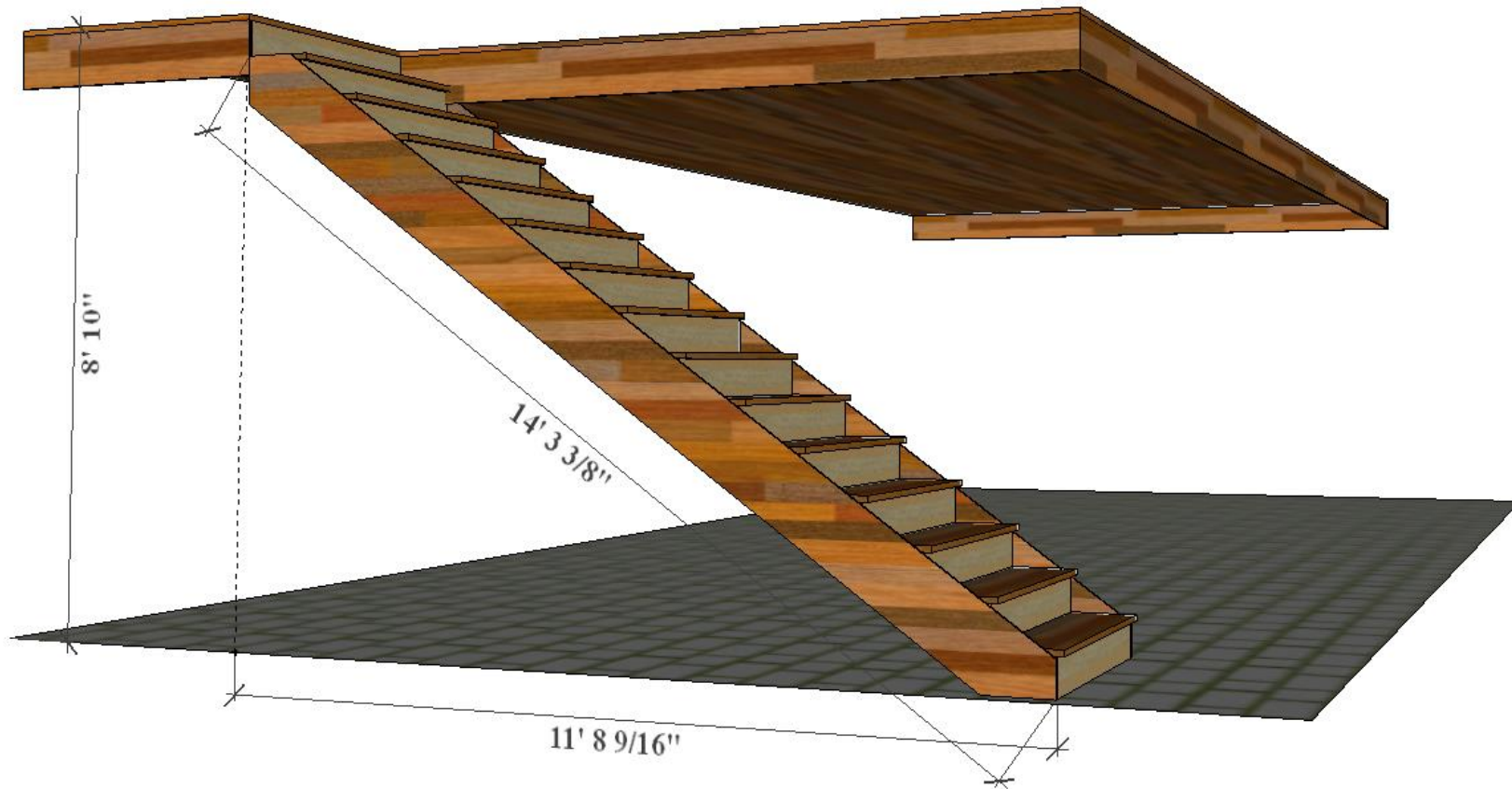
Padvaiskas Raised Deck Layout



Padvaiskas Raised Deck Layout

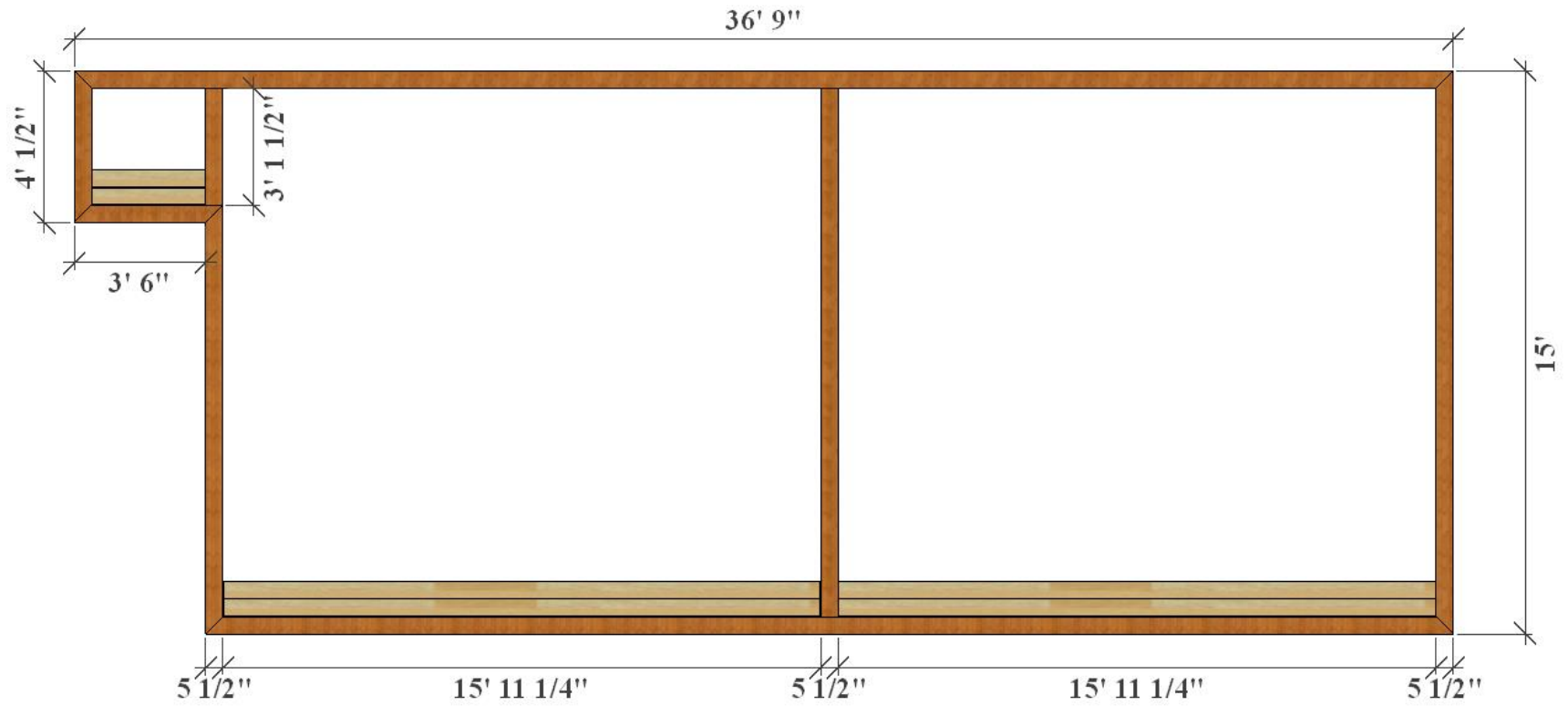


Padvaiskas Raised Deck Layout



Padvaiskas Raised Deck Layout

Planned deck board layout



Current State & View West



Current State & View South



Current State & View East



Current State & View North





Committee of Adjustment
Public Notice Notification Map
Address: 1317 Greenwood Park Drive
File Number: D13-071-2021

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 16 Properties in Receipt of Notice (MPAC)

