

# 42 Philmori Boulevard: Lot 114

## Lookout Subdivision

### Minor Variance Application:

- Interior side yard setbacks
- Rear yard setback



LOT

2

HAIST

STREET

(BY BY-LAW 436(77) INT. No. R0305504)

BLOCK 126

BLOCK 125

ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 & 3 - CLOSED BY BY-LAW 912, INT. No. 0L176

ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 & 3  
CLOSED BY BY-LAW 912, INT. No. 0L176

PART 2

PART

3

BLOCK 124

14351 PELHAM

PLAN

LOT

PART 1

PHILMORE BOULEVARD

MOYCE CRESCENT

BUCKLEY TERRACE

PHILMORE BOULEVARD

OF

DRIVE

MARLENE STEWART

DRIVE

PLAN

LOT

BLOCK 32

BUCKLEY TERRACE

PLAN

LOT

BLOCK 32

BUCKLEY TERRACE

PLAN

LOT

BLOCK 32

BUCKLEY TERRACE

PLAN

LOT

BLOCK 32

BUCKLEY TERRACE

PLAN

LOT

BLOCK 32

BUCKLEY TERRACE

PLAN

LOT

LOOKOUT

STREET

(ACQUIRED BY INT. No. 272)

4

# CALCULATED PLAN OF THE VILLAGE OF CHESTNUT RIDGE (PHASE 2)

BEING

PART OF LOTS 2 AND 3,  
CONCESSION 7  
PART OF THE ROAD ALLOWANCE  
BETWEEN LOTS 2 AND 3,  
CONCESSION 7  
(CLOSED BY BY-LAW 912)  
(GEOGRAPHIC TOWNSHIP OF PELHAM)

TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1000

Mathews, Cameron, Heywood - Kerry T. Howe  
SURVEYING LIMITED  
L.N. 88708A  
2013

METRIC NOTE  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND  
CAN BE CONSIDERED TO BE IN METERS BY 0.3048

DATE: FEBRUARY 26, 2013

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

Drawn by A.T. Checked by \*

### What are the Minor Variances for?

- To permit interior side yard setbacks of 1.9m to accommodate the building footprint on a pie shaped lot.
- To permit a rear yard setback of 11.8m to allow for a covered deck.

**lot #114**

3m Easement

46'-0" 14.54 m [13.5m REQUIRED]

58'-6" 17.83 m [15m REQUIRED]

44'-4" 13.50 m [10.5m REQUIRED]

32'-11" 11.87 m [10.5m REQUIRED] [VARIANCE REQUIRED]

15m rear yard setback

**COVERED DECK**

**HOUSE**

**COV. PORCH**

**GARAGE**

**COV. AREA**

1.95m interior side yard setback [3m REQUIRED] [VARIANCE REQUIRED]

1.95m interior side yard setback [3m REQUIRED] [VARIANCE REQUIRED]

5'-5" 1.65 m

6m front yard setback (garage)

4m front yard setback (house)

5'-7.10" 1.71 m [4m REQUIRED]

5'-11" 1.80 m [5'-11" REQUIRED]



# Proposed Building Footprint

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# Conceptual Renderings:

***Note: Material and color selections have not yet been determined. The elevations shown are conceptual.***



# Conceptual Renderings:

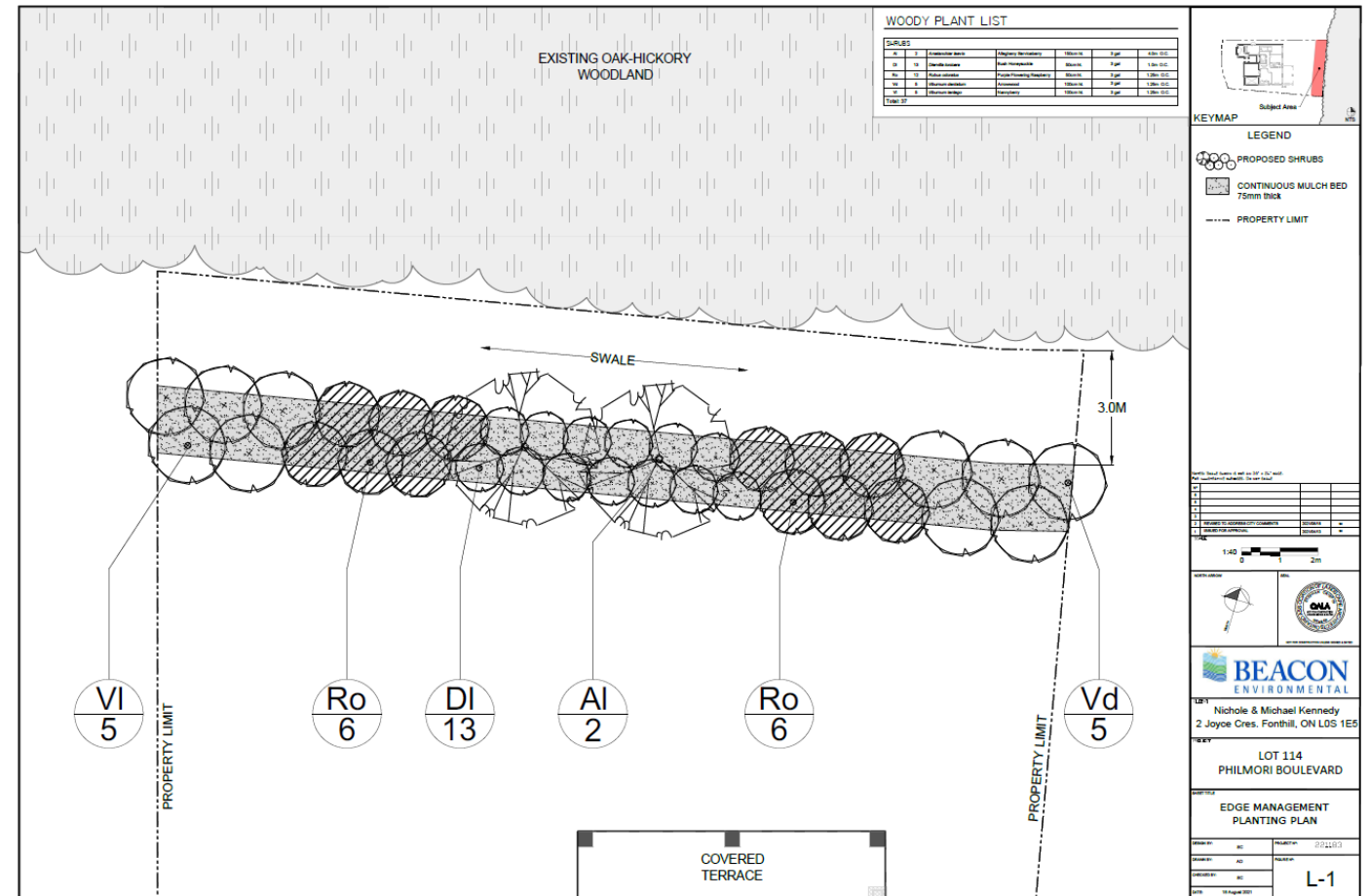


**Note: Material and color selections have not yet been determined. The elevations shown are conceptual.**



# Minor Variance for Rear Yard Setback

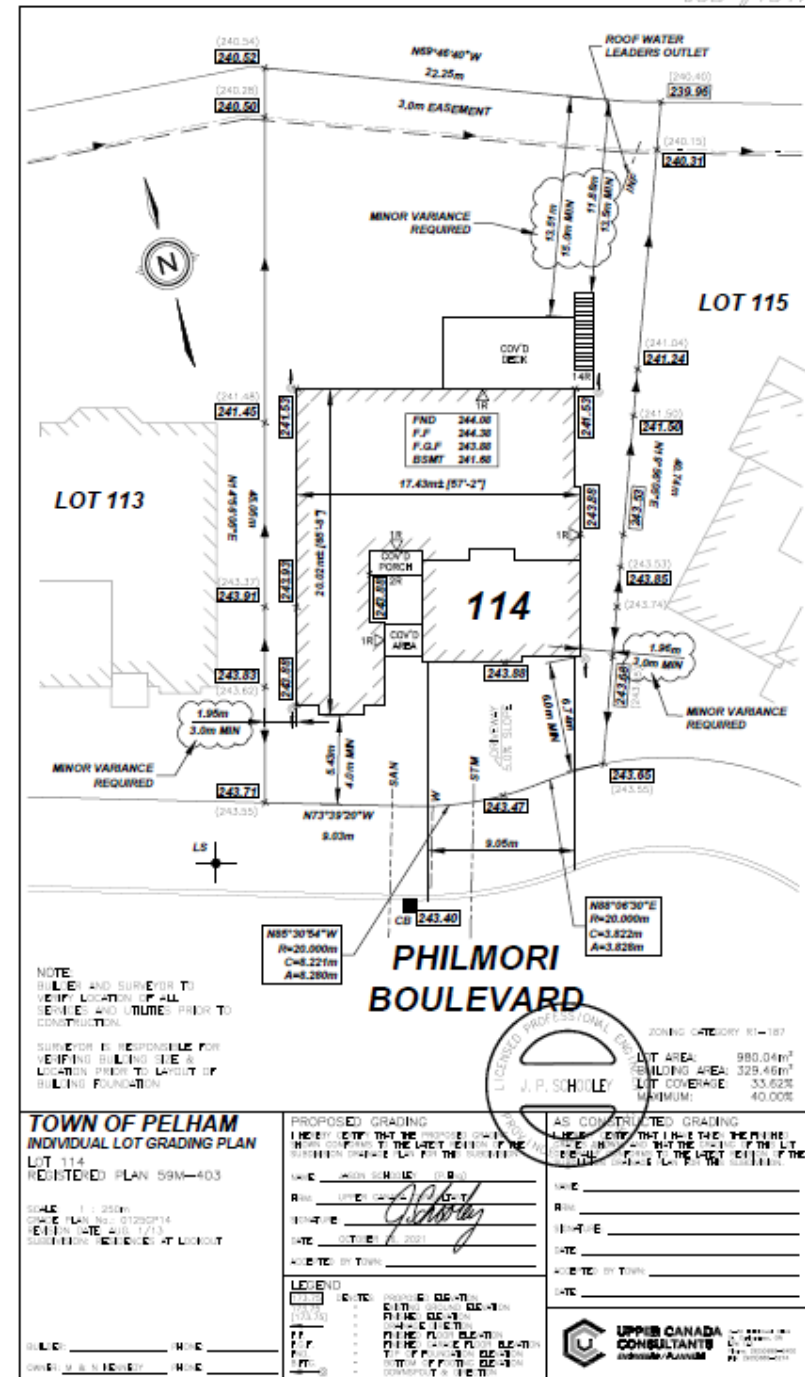
The Edge Management Plan prepared by Beacon Environmental proposes additional plantings to enhance the buffer and provide additional protection to the environmental feature, while posing no disruption to existing the swale. This enhancement of the feature further justifies the slight reduction in the rear yard setback.





# Stormwater Management Assessment

Jason Schooley, P. Eng. at Upper Canada Consultants prepared a Stormwater Management Assessment in support of these minor variances. The assessment contemplated the proposed building with the existing stormwater management measures and concluded that the infiltration gallery has adequate capacity and will not impact the stormwater systems in the development area.

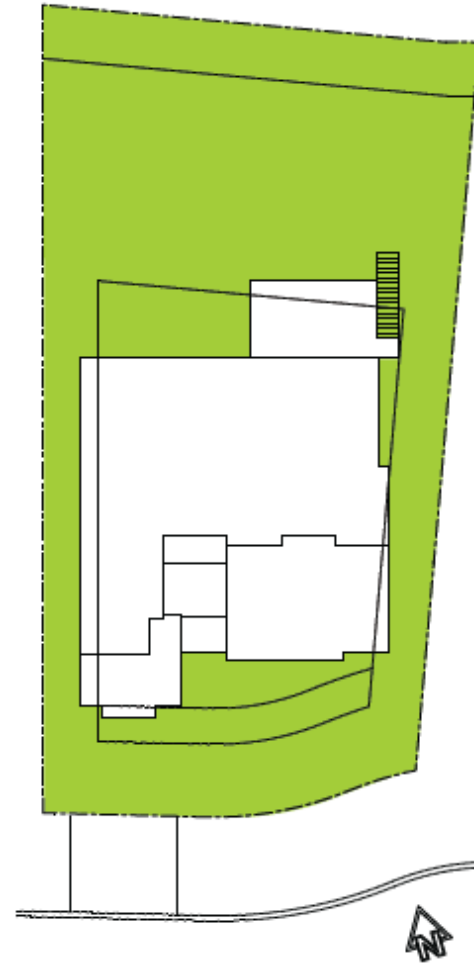


# MASSING (1)

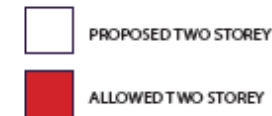
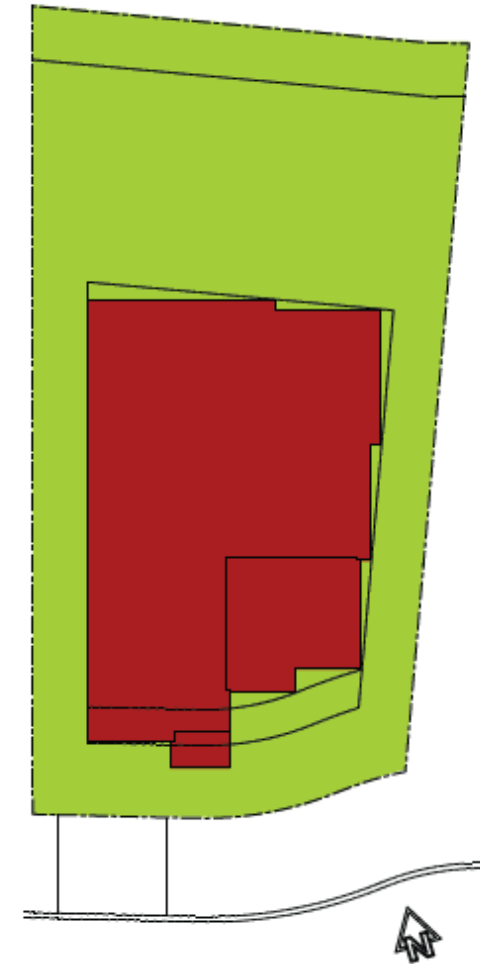
Proposed Building  
Footprint (white)  
vs.  
Current Permitted  
Footprint (red)

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PROPOSED TWO STOREY  
KENNEDY RESIDENCE  
LOT 114 PHILMORI  
34% LOT COVERAGE



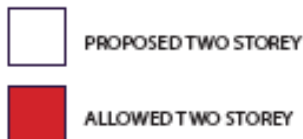
PROPOSED TWO STOREY  
SAMPLE RESIDENCE  
LOT 114 PHILMORI  
40% LOT COVERAGE



# MASSING (2)

- Variances achieve desired building footprint;
- But 6% less than maximum coverage;
- Red areas on plans show allowed coverage;
- White areas show proposed coverage;
- Adjacent dwellings appear to extend further into rear yards;

**Result:** desired variances create less massing than which is allowed by the zoning requirements; and in comparison to nearby homes.





# MASSING (3)

Proposed 2-storey Dwelling – Kennedy Residence



Permitted 2-storey Dwelling – Sample Residence



# Conclusion

The proposed house with variances create an appropriate use of the lot:

- Complies with Official Plan policies (residential land use & respects adjacent environmental area);
  - Enhances environmental area with embellished landscape provisions;
- Maintains the spirit & intent of Zoning By-law (reduced coverage, less massing, desirable site plan and yard space);
- Variances are minor in scale;
- Variances are desirable for appropriate use of the lot for residential purposes and environmental enhancement.

Questions?