



Committee of Adjustment Application Guidance for Builders and Neighbours

Requests for minor variances at the Committee of Adjustment should be for variances that are needed, and which are truly minor. WLHA understands that infill housing is desirable and we seek to ensure that these new homes respect & reinforce the character of the neighbourhood.

WLHA addresses each CoA request on its own merits and considers feedback from neighbouring homeowners when provided. WLHA does NOT write letters of support and *may* choose to write a letter of objection to the Committee of Adjustment. In particular, based on what CoA has approved & rejected in the recent past, the following are examples where that might be the case:

- a. Lot coverages over 32%
- b. Lot splits west of Botham Ave. (or its line projected north to Bogert Ave) which result in lots below the minimum permitted lot width (30 ft)
- c. Homes of more than 2 storeys
- d. Building types other than single detached homes
- e. Unnecessary narrowing of side-yard setbacks
- f. Excessive roof or side wall height
- g. Significant area increases to decks above the fence line

Although these matters are not the subject of variance requests at the C of A, we may also object to Urban Forestry during their notice period for the following issues:

- a. Removal of significant mature trees from the city right of way
- b. Removal of significant private trees which could be protected by feasible mitigating measures during construction

Where we use the words “unnecessary” or “excessive”, we mean that a viable home could be constructed without requiring the requested variances. This will vary depending on lot width and other factors.

We encourage builders and neighbours to contact us with questions or concerns. A project where the neighbours have been consulted and their concerns are respected, modifying the construction plans if necessary and practical prior to application, is less likely to receive public objection at the C of A.

We encourage our members to attend C of A meetings and to participate in all public consultations related to planning and development matters.

We also encourage our members to contact the City by calling 311 if builders are not being respectful of public sidewalks and roadways or are violating the City’s bylaws.