



114 Lake Avenue



A bit of History

Photos history shows a single family home in this location in 1959.

The picture below is from 1964 (better quality)



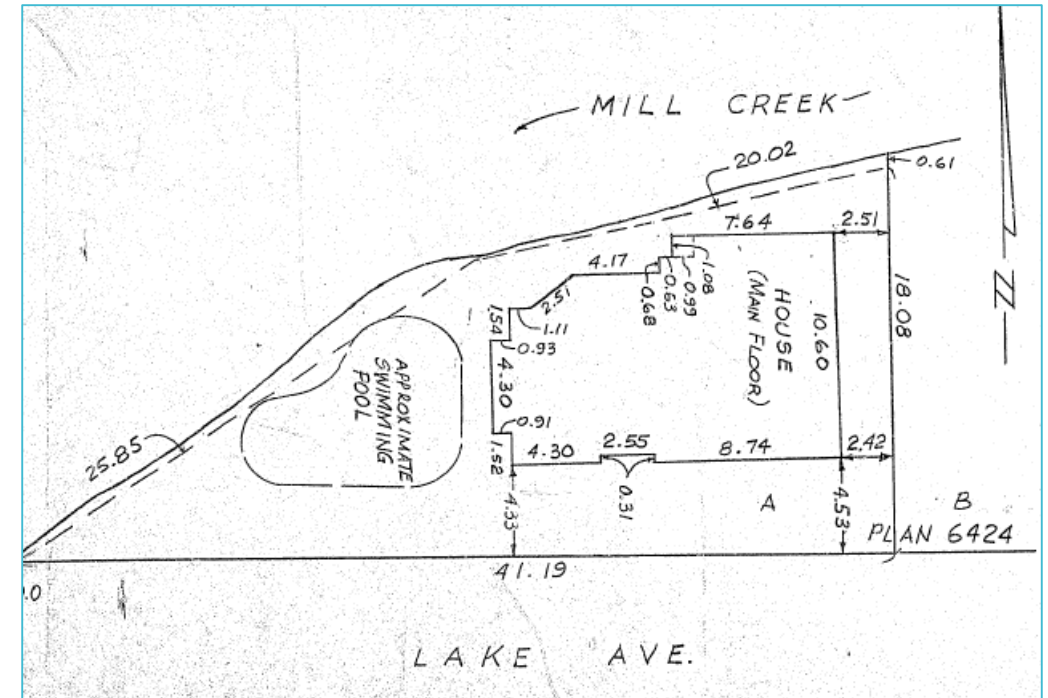
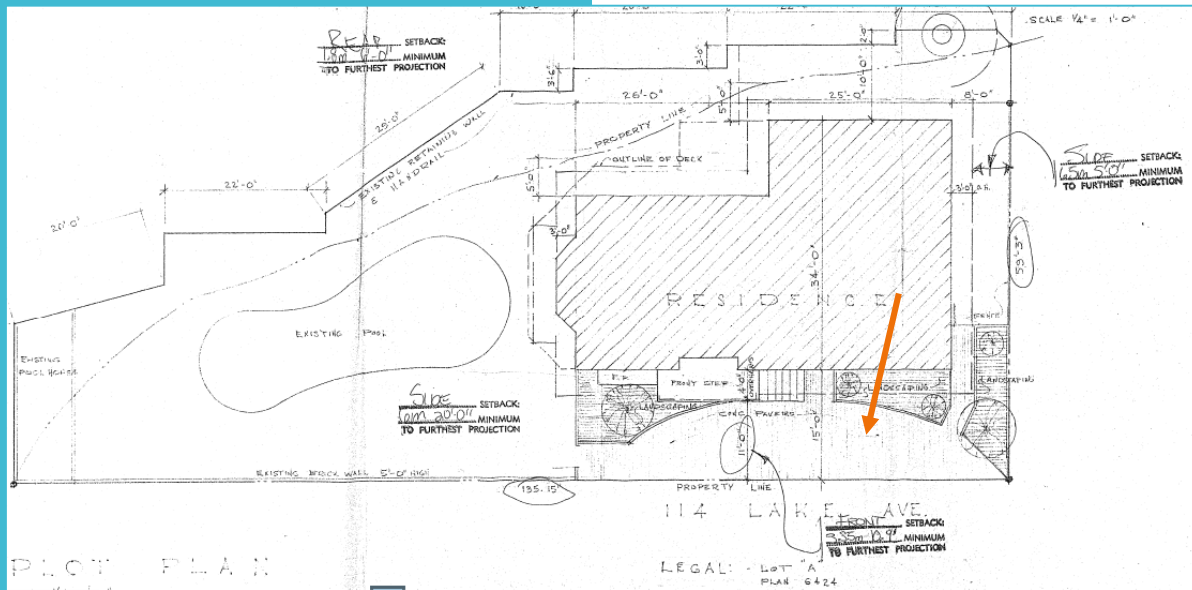
1974 site photo

- 1968 (July)
- A BP application for a “sundeck” addition was denied by Inspection Services. The landowner chose to appeal against the Inspector, which was brought to the Board of Variance and approved due to hardship of the property size.



- 1989 (October)
- Existing home burned in a fire. As the drawings for the new home were different, the following Variances were brought to the Board of Variance, and approved:
 - Reduction of the front yard setback from 6.0m to 3.35m
 - Reduction of the rear yard setback from 4.5m to 1.524m
- The new home was built in 1990 and remains much the same today.

1990 Site plan



Recent details

- 2006 (May)
 - A Business License was issued for Bed and Breakfast on the subject property.
- 2011 (April)
 - Under new ownership, a Business License was issued for Bed and Breakfast on the subject property.
- 2020 (October)
 - A Business License was denied for Short-Term Rental use.

Proposed:
seeking variance to
eliminate parking for
short term rental



Comparison between “Bed and Breakfast” and “Short Term Rental”

- **Short Term rental:**
 - Overnight accommodation for 29 days or less
 - parking for 2 bedrooms or less = 1 stall required
- **Bed and Breakfast:**
 - Temporary overnight accommodation with breakfast
 - 1 parking space per sleeping unit = 2 stalls required

Conclusion

- The DVP sought to remove the requirement for parking in a short term rental.
- For previous B&B licenses the site did not meet the parking requirements and license was issued.
- Property can park 2 large vehicles without encroaching on city land or sidewalk.
- When the residence has guests the landowner will move 1 vehicle to another location

QUESTIONS?

