

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 20, 2022
Name of Owners: Jasdip Singh Dhindsa and Amandeep Dhindsa
Location: 42 Rolling Green Court
File No.(s): A133/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a maximum driveway width of 9.0 m
2. To permit a front yard landscape of 45.06%.

By-Law Requirement(s) (By-law 001-2021):

1. A maximum driveway width of 8.65 m is permitted.
2. A minimum front yard landscaping of 50% is required.

Proposed Variance(s) (By-law 1-88):

3. To permit a maximum driveway width of 9.0 m.
4. To permit a front yard landscape of 45.06%.
5. To permit the width of driveway at the street curb and the curb cut of 9.0 m.
6. To permit the width of the driveway between the street line and street curb of 9.0 m.

By-Law Requirement(s) (By-law 1-88):

3. A maximum driveway width of 8.65 m is permitted.
4. A minimum front yard landscaping of 50% is required.
5. The maximum width of a driveway at the street curb and a curb cut shall be 6.0 m.
6. The portion of the driveway between the street line and the street curb shall not exceed 6.0 m in width.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owners are requesting to permit a driveway widening to accommodate the existing three-car garage with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 3 for the driveway width as the proposed increase is minor in nature and will align with the width of the existing three-car garage. The proposed driveway will not cause adverse visual impact to the existing streetscape.

The Development Planning Department has no objection to Variances 2 and 4 for the reduction in front yard landscaping, as the reduction is minor in nature and will not cause adverse impacts to the existing streetscape. The subject property also meets the requirement for 60% of the required front yard landscaping, before the proposed reduction, to be soft landscaping.

The Development Planning Department has no objection to Variances 5 and 6 for the driveway width at the curb as the proposal will align with the width of the existing three-car garage and it complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner