

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: September 16, 2022

Name of Owner: Oren Antebi

Location: 256 Arnold Avenue

File No.(s): A222/22

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

1. To permit a total of both side yards to be not less than 5.9 m.
2. To permit a maximum lot coverage of 27.3%.
3. To permit a circular driveway with a maximum combined curb cut width of 10.42 m.

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

1. The total of both side yards shall not be less than 6.0 m.
2. A maximum lot coverage of 23% is permitted.
3. Circular driveways are permitted to have a maximum combined curb cut width of 9.0 m.

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

4. To permit a total of both side yards to be not less than 5.9 m.
5. To permit a maximum lot coverage of 27.3%.
6. To permit a circular driveway with a maximum combined curb cut width of 10.42 m.

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

4. The total of both side yards shall not be less than 6.0 m.
5. A maximum lot coverage of 20% is permitted.
6. Circular driveways are permitted to have a maximum combined curb cut width of 9.0 m.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the existing driveway and the construction of an addition to the northeast corner of the dwelling with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 4 for the total side yards. The 3.55 m eastern side yard setback is already existing along the eastern wall of the dwelling and the addition will maintain this setback. There are no changes proposed to the 2.37 m western side yard. The 0.1 m decrease to the total side yards is minor in nature and will not impact the adjacent properties.

The existing dwelling, cabana, and covered porches have lot coverages of 22.25%, 4.22% and 0.36% respectively. The proposed addition has a lot coverage of 0.45%. The proposed lot coverage recognizes the existing footprint established by the current built form and the addition squares off of the northeast corner of the dwelling. The increase to the total lot coverage is minor in nature, the increase in mass will not be perceptible from the road, and will not pose a significant visual impact to the adjacent properties. As such, the Development Planning Department has no objection to Variances 2 and 5 for the increase in lot coverage.

The Development Planning Department has no objection to Variances 3 and 6 for the circular driveway. The increased driveway width will have minimal impact to the existing streetscape. There is sufficient space between the driveway curb cuts to support mature vegetation as evidenced by the existing trees, which provide a softening effect, and the driveway has similar visual curb appeal to other circular driveways in the area.

In support of the application, the Owner has submitted an Arborist Report and Tree Protection Plan prepared by Summit Professional Consulting Arborists, dated August 22, 2022. The report inventoried 14 trees, none of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

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