

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: September 20, 2022
Name of Owners: Richard and Cinzia Lisi
Location: 38 Autumn Grove Court
File No.(s): A244/22

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

1. To permit a residential accessory structure with a height greater than 2.8 m to be located 1.8 m from the rear lot line.
2. To permit a maximum lot coverage of 34.3%.
3. To permit the maximum height of the accessory building (gazebo) to be 3.5 m.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. The maximum permitted lot coverage is 30%.
3. In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.

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

4. To permit a minimum rear yard of 1.8 m for an accessory structure (gazebo).
5. To permit a maximum lot coverage of 34.3%.

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

4. The minimum required rear yard is 9.0 m.
5. The maximum permitted lot coverage is 30%.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the existing covered porch the construction of a gazebo with the above noted variances.

The Development Planning Department has no objection to Variances 1, 3 and 4 for the proposed height and rear yard setback of the gazebo. The proposed gazebo complies with the interior side yard setback requirements of the Zoning By-law and the height will not pose a significant visual impact to the neighbouring properties. No adverse impacts from the reduced rear yard setback to the gazebo are anticipated to the property to the rear as it backs onto the neighbour's driveway and garage.

The existing dwelling, covered porch, and proposed gazebo have lot coverages of 30.0%, 0.7%, and 3.6% respectively. The footprint of the dwelling complies with the permitted lot coverage. The 4.3% increase in lot coverage is minor in nature and is solely comprised of the covered porch, located at the front of the dwelling, and the gazebo. As such, the Development Planning Department has no objection to Variances 2 and 5 for the increase in lot coverage.

In support of the application, the Owner has submitted a Tree Protection Plan prepared by Davey Resource Group, dated September 2, 2022. The report inventoried 40 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