

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: December 07, 2022
Name of Owners: Jaime Granek and Hagit Waisman
Location: 169 Wallenberg Drive
File No.(s): A280/22

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

1. none

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

1. none

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

2. To permit an uncovered porch to extend a maximum of 2.7 m into the required rear yard. minimum rear yard of 4.36 m to the porch roof.

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

2. An uncovered porch, not constructed on footings may extend into a required rear to a maximum of 1.8 m. [Section 3.14.c]

Official Plan:

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

Comments:

The Owners are requesting permission to construct a covered porch in the rear yard with the above noted variance.

The Development Planning Department acknowledges the proposal is in full compliance to Comprehensive Zoning By-law 001-2021 and has no objection to an increased encroachment of 0.9 m for an uncovered porch. The proposed height is about 0.5 m. No impacts related to drainage and visual sight lines are anticipated, as the porch projects less than half the depth of the rear yard and complies with the interior side yards under both By-laws.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, 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:

Roberto Simbana, Planner I
David Harding, Senior Planner