

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: December 6, 2022
Name of Owners: Terence and Sheila Margel
Location: 130 Clarence Street
File No.(s): A289/22

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

1. To permit a minimum distance of 0.05 m from the uncovered platform to the front lot line.

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

1. A minimum distance of 0.6 m shall be required from the uncovered platform to the front lot line.

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

2. To permit a single family detached dwelling without an attached garage or carport with a minimum interior side yard setback of 1.53 m and a front yard setback of 1.0 m.
3. To permit a minimum rear yard setback of 2.85 m to the proposed accessory structure.

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

2. Where a single family detached dwelling is erected without an attached garage or carport, the minimum side yard requirement of one interior yard shall be 4.5 m, or the front yard shall be a minimum of 11.0 m.
3. A minimum rear yard setback of 7.5 m to the proposed accessory structure is required.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Special Policy Areas" by Schedule 8 – Special Policy Areas, "Low Rise Residential", "Special Policy Areas" and "Stable Residential Neighbourhoods", Volume 2, Section 11.11 Woodbridge Centre Secondary Plan

Comments:

The Owners are requesting relief to permit alterations the existing dwelling, construction of a two-storey addition with one-storey sunroom, uncovered platform (porch), and vinyl shed, with the above noted variances. The addition is proposed off the dwelling's rear wall. The existing dwelling is proposed to be raised about 0.81 to comply with flood proofing requirements.

The Development Planning Department has no objection to Variance 1 for the uncovered platform (porch) and the portion of Variance 2 dealing with the front yard setback for the dwelling. The platform will facilitate access to the relocated front door. The proposed platform is of minimal depth/width to facilitate access. While the dwellings along the west side on Clarence Street are generally in-line with one another, the width of the road allowance is not uniform in this area. This causes front lot lines to be varying distances from the travelled portion of the road. For example 132 Clarence Street, the abutting property to the north, has a front yard that is about 1.5m - 3.0 m deeper than the Subject Lands because its front lot line starts further east. As such, the Subject Lands have more space between the front lot line and travelled portion of Clarence Street than number 132. The dwelling's proximity and number of storeys facing Clarence Street will remain unchanged. Massing impacts are anticipated to be minor owing to the absence of basement windows and placement of the second storey partially within the gable roof design. The projection of the platform into the front yard is not anticipated to cause adverse massing impacts as the structure is of open, uncovered construction, and there remains about 6 m between it and the travelled portion of the road. The Development Engineering Department reviewed the proposal and have no objection. The proposal

was reviewed by the Heritage Vaughan Committee. Its recommendation to permit the development was approved by Council on September 20, 2022.

The Development Planning Department has no objection to the portion of Variance 2 dealing with the interior side yard setback. The existing dwelling, which is at an angle to the south lot line, maintains a setback of 2.83 m. As a result, constructing a rear addition that is square to the dwelling brings that addition closer to the south lot line, reducing the interior side yard depth. Only the corner of the sunroom would utilize the full extent of the requested relief. While the dwelling and its addition will be about 0.81 m higher to meet floodproofing requirements, it will still remain and appear as a 2-storey dwelling with a raised basement. No massing impacts are anticipated. The addition will maintain sufficient space in the south interior side yard towards the front of the dwelling for parking and driveway access. The Development Engineering Department reviewed the proposal and have no objection. The proposal was reviewed by the Heritage Vaughan Committee. Its recommendation to permit the development was approved by Council on September 20, 2022.

The Development Planning Department has no objection to Variance 3 as the rear yard setback for the proposed shed is an improvement over the existing shed that is to be removed. The shed also complies with Zoning By-law 01-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

In support of the application, the Owners have submitted an Arborist Letter prepared by Davey Resource Group, dated November 21, 2022. The letter inventoried one tree, which will not incur injury as a result of the construction on site. Urban Design staff have reviewed the letter and are satisfied with the inspection.

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:

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