

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 30, 2022
Name of Owners: Nicolina and Fabio Giannantonio
Location: 258 Cranston Park Avenue
File No.(s): A268/22

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

1. To permit a minimum rear yard setback of 4.79 m for an addition to a dwelling.
2. To permit a maximum lot coverage of 40.25%.

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

1. A minimum rear yard setback of 9 m is required. [Figure T-95, Exception 14.596]
2. A maximum lot coverage of 40% is permitted. [Schedule T-95, Exception 14.596]

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

3. To permit a minimum rear yard setback of 4.79 m for an addition to a dwelling.
4. To permit a maximum lot coverage of 40.25%.

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

3. A minimum rear yard setback of 9 m is required. [Schedule T-95, Exception 9(910)]
4. A maximum lot coverage of 40% is permitted. [Schedule T-95, Exception 9(910)]

Official Plan:

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

Comments:

The Owners are requesting permission to construct an addition (sunroom) at the rear of an existing dwelling with the above noted variances.

The Development Planning Department acknowledges the proposed 3 season sunroom will be placed upon and sized to fit the footprint of the existing deck. The Owners have confirmed within the minor variance application that the proposed sunroom does not extend any further into the rear yard than the existing deck does. The existing deck has a height of about 1.14 m. The sunroom will abut less than half the length of the dwelling's rear wall, is stepped back from the dwelling's north wall, and projects less than halfway into the rear yard. This maintains sufficient rear yard amenity space and ensures adequate spatial separation from abutting uses to minimize privacy conflicts.

The Development Planning Department can support a slight maximum lot coverage increase of 0.25% and a rear yard setback of 4.79 m. The sunroom complies with the side yard setbacks and maximum building height requirements of both Zoning By-laws and the added coverage is not anticipated to be perceptible.

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-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:

Roberto Simbana, Planner I
David Harding, Senior Planner