

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: April 14, 2023
Name of Owners: Nasir & Nusrat Ahmed
Location: 310 Discovery Trail
File No.(s): A288/22

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

1. To permit a maximum access stair encroachment of 0.56 m into the required interior side yard setback of 1.2 m.

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

1. The maximum permitted encroachment for access stairs is 0.30 m into the required interior side yard setback of 1.2 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the existing below-grade stairs with the above noted variance. The stairs, located along the detached side of the semi-detached dwelling, facilitate access between a below-grade basement entrance and the interior side yard.

The Owners revised the application to remove the existing canopy above the access stairs and add additional front yard soft landscaping upon recommendations from the Development Planning Department. The added soft landscaping eliminated the variance from the front yard landscaping provision. The Development Planning Department has no objection to the proposed variance for the access stairs as the encroachment, which will have minimal presence above-ground, still leaves sufficient room to facilitate access between the front and rear yards and will not pose adverse massing impacts to the neighbouring property or streetscape. The Development Engineering Department has also reviewed the proposal and has no objection.

Accordingly, the Development Planning Department can support the requested variance 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-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:

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