

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 21, 2023
Name of Owners: David Viti & Franca Ugolini
Location: 17 Southlawn Drive
File No.(s): A043/23

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

1. To permit a minimum rear yard setback of 0.61 m to the proposed residential accessory structure.
2. To permit a minimum side yard setback of 1.27 m to the proposed residential accessory structure.
3. To permit a maximum building height of 3.60 m for the proposed residential accessory structure.

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

1. A minimum rear yard setback of 2.4 m is required to the proposed residential accessory structure.
2. A minimum side yard setback of 2.4 m is required to the proposed residential accessory structure.
3. A maximum building height of 3.0 m is permitted for the proposed residential accessory structure.

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

4. To permit the proposed porch to encroach a maximum of 0.21 m into the required rear yard.

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

4. The maximum permitted encroachment of the proposed porch into the rear yard is 0.0 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the construction of a cabana and covered rear yard porch with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2 and 3 for the proposed cabana. The height of the cabana is measured to the midpoint of the roof. The full extent of the height relief would only be utilized in the centre section of the cabana. A gable roof design is proposed, with the ridge running southeast to northwest. The height steps down 0.74 m on either side of the cabana's centre section creating three distinct sections. The heights of the two outer sections of the cabana when measured to their midpoints are approximately 3.0 m. The 0.61 m rear yard setback is measured to one of these shorter sections. As such, no adverse massing impacts are anticipated from the reduced rear yard setback. Through the gable roof design, the incline of the roof faces the side lot lines, which will present less mass to the neighbouring property to the west. The west interior side yard setback is also measured at a pinch-point and expands to approximately 2.75 m at its greatest extent. As such, the 0.6 m increase in height and the reduced interior side yard setback for the cabana are not anticipated to pose adverse use, massing, or privacy impacts to the neighbouring properties.

The Development Planning Department has no objection to Variance 4 for the proposed covered porch. The covered porch is a single storey and has no walls. The porch does not take up the full length of the rear wall of the dwelling and projects less than halfway into the rear yard, leaving sufficient area for landscaped amenity and recreational space while providing adequate setbacks to the neighbouring yards. As such, the covered porch is not anticipated to have adverse impacts to the neighbouring properties.

In support of the application, the Owners have submitted an Arborist Report prepared by Noica Consulting Inc., dated June 6, 2023. The revised report inventoried 12 trees, one of which is 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

David Harding, Senior Planner