

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: July 10, 2023
Name of Owner: Melissa Zamparo
Location: 125 Green Manor Crescent
File No.(s): A044/23

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

1. To permit a maximum height of 3.51 m for a residential accessory structure (cabana).
2. To permit a residential accessory structure (cabana) to be located a minimum of 1.62 m from the interior lot line.
3. To permit a minimum interior side yard of 0.91 m for the residential accessory structure (existing pergola).

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

1. In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
3. The minimum required interior side yard for a residential accessory structure shall be 1.5 m.

Official Plan:

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

Comments:

The Owner is requesting relief to permit the construction of a proposed addition to the existing cabana and to permit the existing pergola, with the above-noted variances. The proposed cabana will expand upon the footprint of the existing cabana by turning the existing covered amenity area into a fully enclosed space.

The Development Planning Department has no objection to Variances 1 and 2 for the proposed cabana addition. A permit was issued for the existing cabana on March 3, 2010. No Minor Variance Application was required to facilitate the cabana at the time of permit issuance. The addition is proposed along the north and east elevations, enclosing the existing covered amenity area. The addition will be in-line with the existing west wall. As such, it will not be closer to the interior side lot line than the existing cabana. The existing roof will also remain unaltered so no change to the height of the cabana is proposed. As such, the increased height and reduced interior side yard setback for the cabana are not anticipated to pose adverse use, privacy, or massing impacts to the neighbouring properties.

The Development Planning Department has no objection to Variance 3 for the pergola. The pergola is located in the northwest interior side yard and serves as a decorative archway over the stone walkway that leads into the rear yard. The pergola complies with the height requirement of the Zoning By-law. As such, the decrease in interior side yard setback to a modest pergola serving as a pathway entry feature is minor in nature does not pose a significant massing impact to the neighbouring property.

In support of the application, the Owner has submitted an Arborist Report prepared by Noica Consulting Inc., dated June 27, 2023. The report inventoried 41 trees, two of which are 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-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:

Joshua Cipolletta, Planner

David Harding, Senior Planner