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71 DORENGATE DRIVE

**City of Vaughan – Committee of Adjustment Presentation
January 11th, 2024
MHBC Planning Limited.**

Requested Variances

1. Section 4.1.2.1.b – Interior Side Lot Line

*A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m from a lot line.
The proposed interior side lot line setback is 0.72 m.*

2. Section 4.1.4.1 – Maximum Height

*In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m.
The proposed height of the cabana is 4.4 m.*

3. Section 4.13, Table 4-1 – Maximum Encroachment

*A maximum encroachment of 2.4 m into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 m.
The proposed maximum encroachment into the rear yard for an uncovered platform with a height greater than 1.2 m is to be 4.99 m.*

4. Section 4.13, Table 4-1 – Maximum Encroachment

*An uncovered platform with a height greater than 1.2 m is not permitted to encroach into the minimum required interior side yard.
The proposed maximum encroachment into the interior side yard for an uncovered platform with a height greater than 1.2 m is to be 0.76 m.*

5. Table 6-11 – Maximum Driveway Width

*A maximum driveway width of 9 m is required.
The proposed driveway width is 9.505 m.*

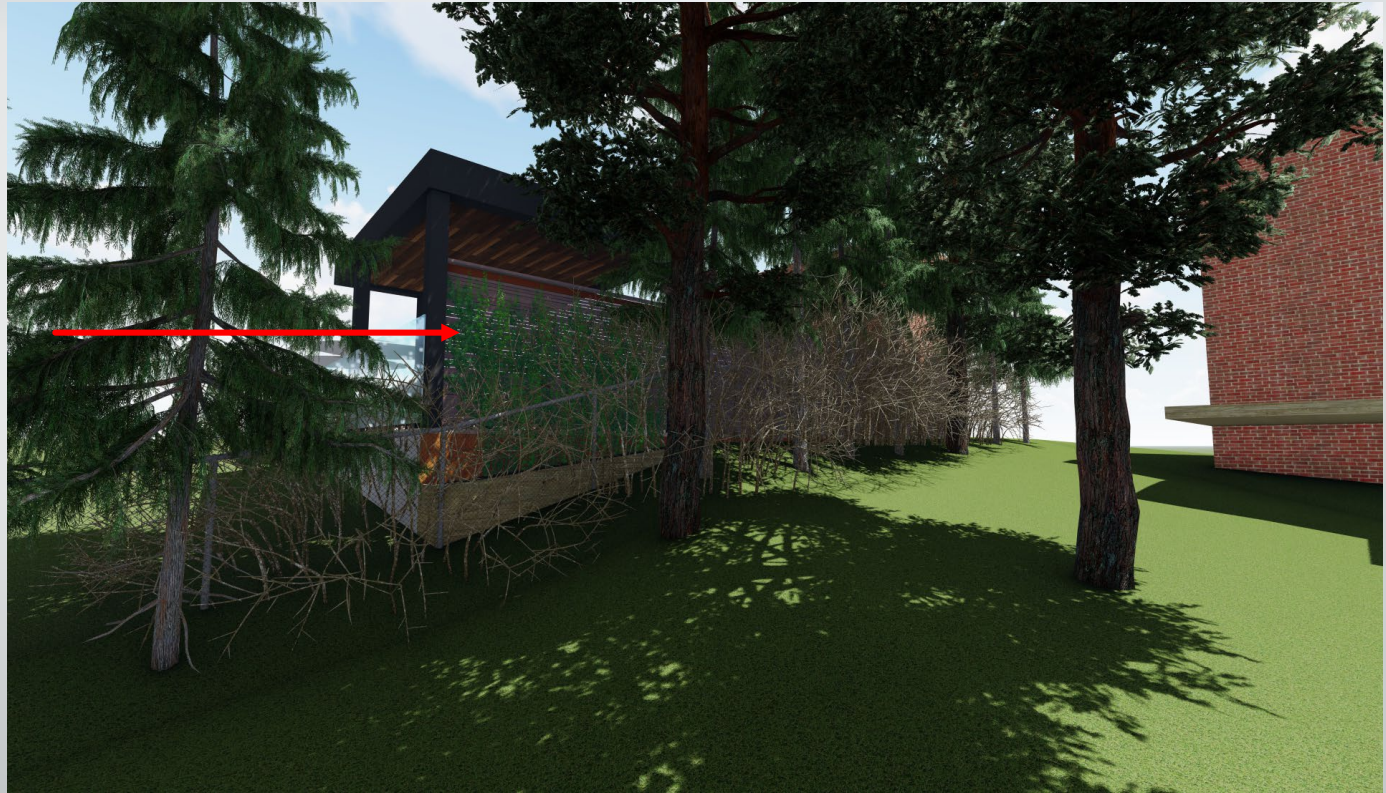
Existing Cabana: Site Photos



Potential Screening Option – Vine Planting & Cladding Rendering

Screening includes planting 8 new climbing vines and cladding the existing concrete wall with wood composite.

Use of vine planting minimizes undue visual impacts.



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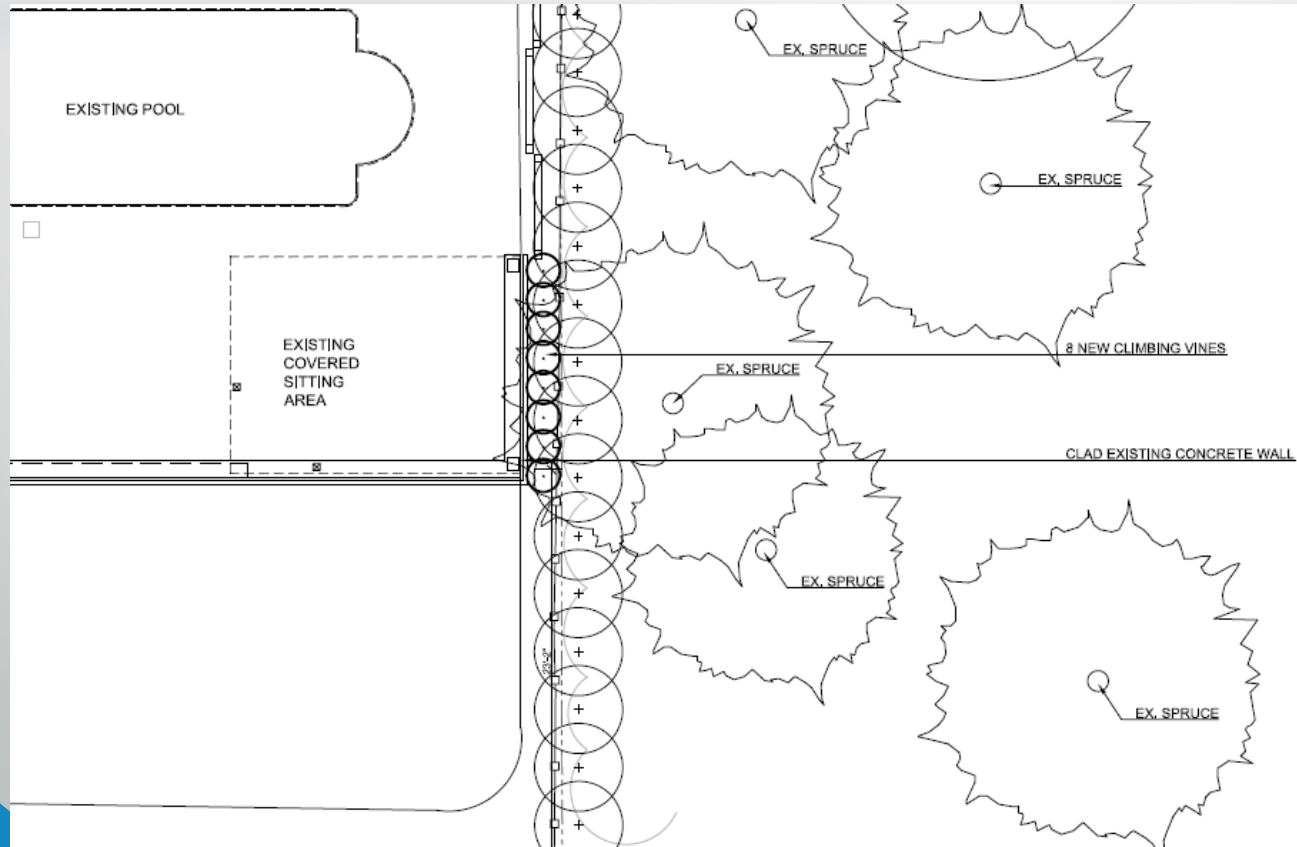


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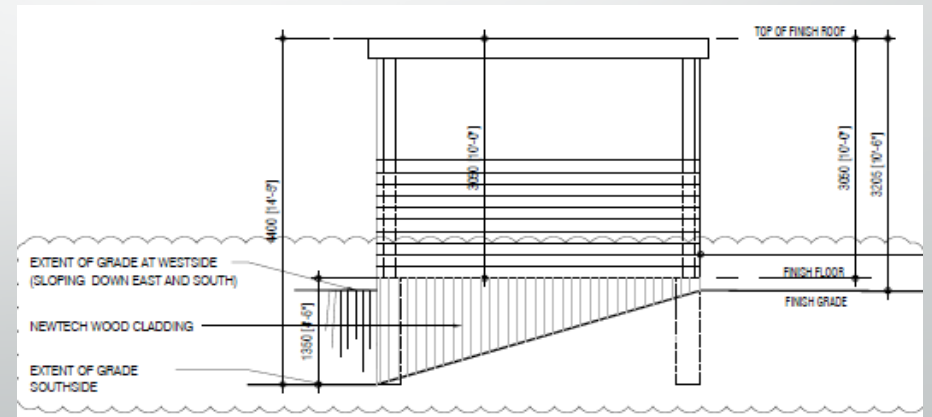
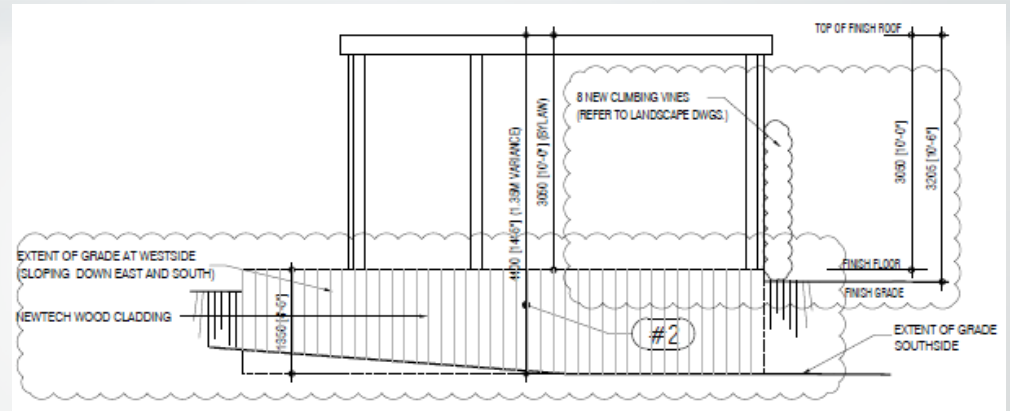
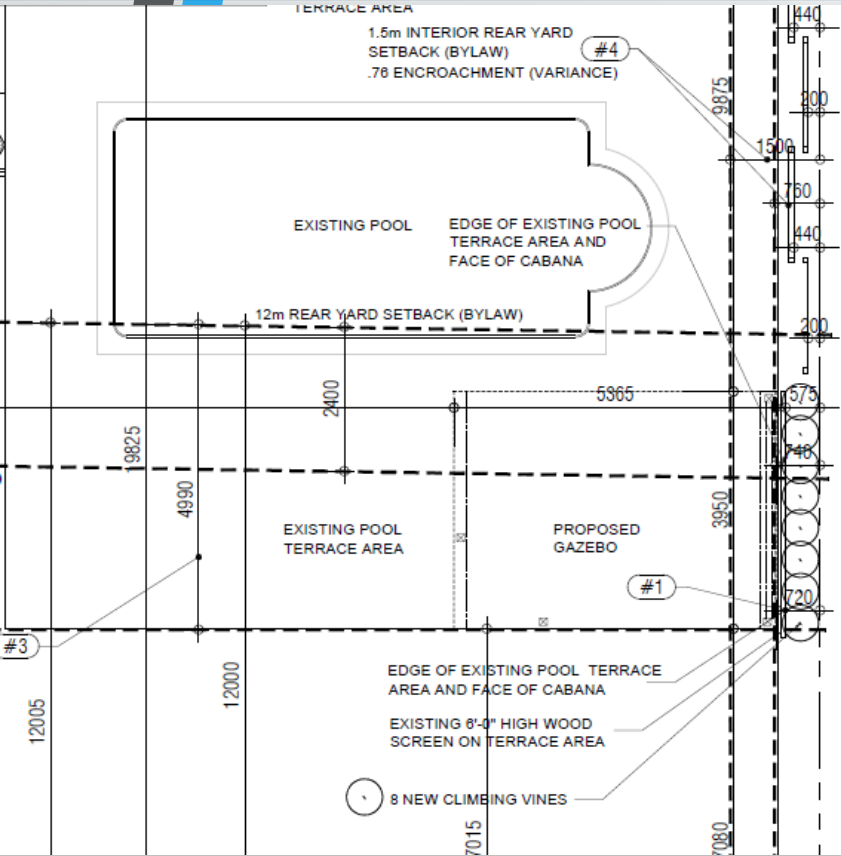
Where the 8 new climbing vines will be planted, providing additional screening.



Landscape Plan – Vine Planting & Cladding Option



Site Plan & Elevations – Vine Planting & Cladding Option





THANK YOU
ANY QUESTIONS?