

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** January 8, 2024  
**Name of Owners:** Dani Livchin and Helen Suchman  
**Location:** 75 Thornhill Ravines Crescent  
**File No.(s):** A162/23

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

1. To permit an outdoor swimming pool to be located not entirely in the rear yard.
2. To permit a minimum rear yard setback of 0.3 m to the residential accessory structure (shed).
3. To permit a minimum interior side yard setback of 0.3 m to the residential accessory structure (shed).
4. To permit a minimum distance of 0.2 m from the eaves of the shed to the interior side lot line.
5. To permit a minimum distance of 0.2 m from the eaves of the shed to the rear lot line.
6. To permit a minimum rear yard of 3.6 m to the proposed addition.

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

1. An outdoor swimming pool shall only be permitted in the rear yard of a lot.
2. A minimum rear yard setback of 0.6 m to the residential accessory structure (shed) is required.
3. A minimum interior side yard setback of 1.2 m to the residential accessory structure (shed) is required.
4. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line.
5. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line.
6. A minimum rear yard of 7.5 m is required.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Areas and "Low-Rise Residential" by Schedule 13 – Land Use

**Comments:**

The Owners are requesting relief to permit the proposed pool, existing shed and an addition to the rear of the dwelling, with the above-noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed pool. The subject lands are a pie-shaped lot, and the pool is generally located behind the main part of the dwelling in what is to be effectively used as part of the rear yard. The pool also complies with all rear yard and side yard setback requirements.

The Development Planning Department has no objection to Variances 2 and 3 for the shed. The shed complies with the height provisions of the Zoning By-law. Due to its modest height and size, the shed is not anticipated to pose adverse massing impacts to the neighbouring properties, and it provides an appropriate amount of spatial separation for maintenance access. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

The Development Planning Department has no objection to Variances 4 and 5 for the encroachment of the eaves of the shed. The 0.2 m setback for the eaves to the rear and interior side lot lines are not anticipated to pose adverse massing impacts due to the modest size of the shed. The encroachment of the eaves is minor in nature and is not anticipated to be perceptible.

The Development Planning Department has no objection to Variance 6 for the addition. The dwelling has a walkout basement design due to the topography of the lot. The lot is also pie-shaped. The addition contains 2 components: a 2-level portion and a 1-level portion. The 2-level portion, identified as "existing sunroom" on the site plan, expands the basement and main floor whereas the 1-level portion, identified as "existing uncovered deck" further expands the basement and has a deck upon its roof. Stairs link the rear yard to the deck. A sunroom addition with a permitted minimum rear yard setback of 5.71 m was previously approved by the Committee of Adjustment on June 25, 2015. Through the formal review of this application, it has been identified that the sunroom addition was constructed with a rear yard setback of 3.6 m. The addition as constructed does not take up the full length of the rear wall of the dwelling and projects approximately halfway into the rear yard. This, in combination with the pie-shape of the lot, which provides more rear yard amenity space to the sides of the addition, leaves sufficient area for outdoor amenity and recreational space while providing an adequate setback to the abutting rear yard to the north. The roof of the "existing uncovered deck" portion of the addition is level with the main floor of the dwelling, so the added mass is minimal. The addition is also partially screened by the existing trees and vegetation along the rear lot line and no privacy impacts are anticipated. As such, the additional reduction to the rear yard setback is not anticipated to have adverse impact to the neighbouring properties.

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  
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