

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** July 4, 2022

**Name of Owners:** Michael and Natalie Paller

**Location:** 11 Antorisa Avenue

**File No.(s):** A104/22

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

1. To permit a minimum interior side yard and front yard setback of 0.0 m for hard landscaping.
2. To permit a minimum of 42% front yard soft landscaping.
3. To permit a maximum driveway width of 12.2 m on a lot with a frontage greater than 12.0 m.

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

1. The minimum required interior side yard and front yard setback for hard landscaping is 0.60 m.
2. The minimum required front yard soft landscaping is 60% of the required 50% landscaping.
3. The maximum driveway width on a lot with a frontage greater than 12.0 m is 9.0 m.

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

4. To permit a minimum interior side yard setback of 0.35 m for the pool equipment.
5. To permit a minimum of 42% front yard soft landscaping.
6. To permit a maximum driveway width at the street curb of 7.4 m.
7. To permit the portion of the driveway between the street line and the street curb to a maximum width of 7.4 m.
8. To permit a maximum driveway width of 12.2 m on a lot greater than 12.0 m.

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

4. The minimum required interior side yard setback for pool equipment is 0.60 m.
5. The minimum required front yard soft landscaping is 60% of the required 50% landscaping.
6. The maximum width of a driveway at the street curb and a curb cut shall be 0.60 m
7. The portion of the driveway between the street line and the street curb shall not exceed a maximum width of 0.60 m.
8. Driveways located between a lot line abutting a street and a garage on a lot greater than 12.0 m shall exceed a maximum of 9.0 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 the pool equipment, and to permit the existing driveway and hard landscape walkway with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the hard landscape walkway as the Development Engineering Department has reviewed the walkway and is satisfied that drainage along the front yard and side yards will be maintained.

Upon recommendations from the Development Planning Department, the Owners have revised their application to reduce the amount of hardscaping in the front yard through the introduction a 0.9 m soft landscaping strip along the south property line, which will extend to the street curb, and a 1.98 m by 1.07 m soil bed next to the north side of the front porch stairs. The Development Planning Department has no objection to Variances

2 and 5 for the proposed reduction to the front yard soft landscaping. The proposed soft landscaping facilitates drainage and snow storage. The proposed soft landscaping will maintain the existing streetscape by providing soft landscaping in the most visible locations, and through strategic placement mitigate the perceived length of continuous hardscaping between the north and south lot lines. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the front yard will be maintained.

The Development Planning Department has no objection to Variances 3, 6, 7 and 8 as the proposed maximum driveway width of 12.2 m is only proposed for the hardscaping closest to the house and is measured over the porch stairs to include the walkway to the north of the porch. The proposed soft landscaping within the front yard becomes wider closer to the front lot line, which concurrently reduces the width of the hardscaping. A 7.4 m wide driveway at the front lot line and curb is proposed, which is not anticipated to cause adverse impacts to the streetscape. Variances 6 and 7 also comply with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

The Development Planning Department has no objection to Variance 4 as the pool equipment will be placed on a concrete floating pad on clear gravel base to facilitate drainage. The Development Engineering Department has reviewed the proposal and is satisfied that drainage will be maintained. The pool equipment also complies with Zoning By-law 01-2021.

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 I

David Harding, Senior Planner