

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: July 22, 2022

Name of Owner: Franca Zeppa

Location: 10356 Huntington Road

File No.(s): A174/22

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

1. To permit a minimum front yard setback of 3.07 m.
2. To permit a minimum side yard setback of 1.65 m at north side.
3. To permit a minimum side yard setback of 10.95 m at south side.
4. To permit a landscaping strip of 0.0 m along the lot line which abuts the street.
5. To permit a minimum of 30 parking spaces.
6. To permit a maximum lot coverage of 30.4%.

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

1. A minimum front yard setback of 15.0 m is required.
2. A minimum side yard setback of 15.0 m is required.
3. A minimum side yard setback of 15.0 m is required.
4. A strip of landscaping not less than 6.0 m in width shall be provided along a lot line which abuts a street line.
5. A minimum of 38 parking spaces is required.
6. A maximum lot coverage of 20% is permitted.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Agricultural"

Comments:

On April 20, 2021, Vaughan Council approved Site Development File DA.20.032 with conditions, to permit a 2-storey private community centre and daycare facility on the Subject Lands. In the Fall of 2021, the Development Planning Department received a revised submission that contemplated a one-storey veterinary clinic and daycare. The Owner is requesting relief to facilitate the construction of a veterinary clinic and daycare facility with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 3, and 6 as the proposed setbacks and lot coverage have been reviewed by the Development Planning Department as part of the Site Development Application process and are considered appropriate to facilitate the building footprint of the proposed development.

The Development Planning Department has no objection to Variance 4 given that the proposed 0.0 m landscape strip is not proposed along the entirety of the east lot line. The area where the landscaping does not abut the lot line is where the sidewalk access to the two front entrances are proposed. Landscaping is proposed between the sidewalk and the east wall of the building. Landscaping within the front yard will be maintained. The 0.0 m landscape strip has also been reviewed as part of the Site Development Application process by the Urban Design Division of the Development Planning Department and they have no objection.

The Development Planning Department has no objection to Variance 5 given that the proposed parking ratio has been reviewed by the Transportation Engineering Division of the Development Engineering Department and is considered sufficient to serve the proposed uses.

In support of the application, the Owner has submitted an Arborist Report prepared by DA White Tree Care, dated January 19, 2022. The report inventoried 51 trees, 46 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, subject to the following condition.

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.20.032 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner