

**A108/23 62 Lancer Drive, Vaughan**





# Neighbourhood Developments



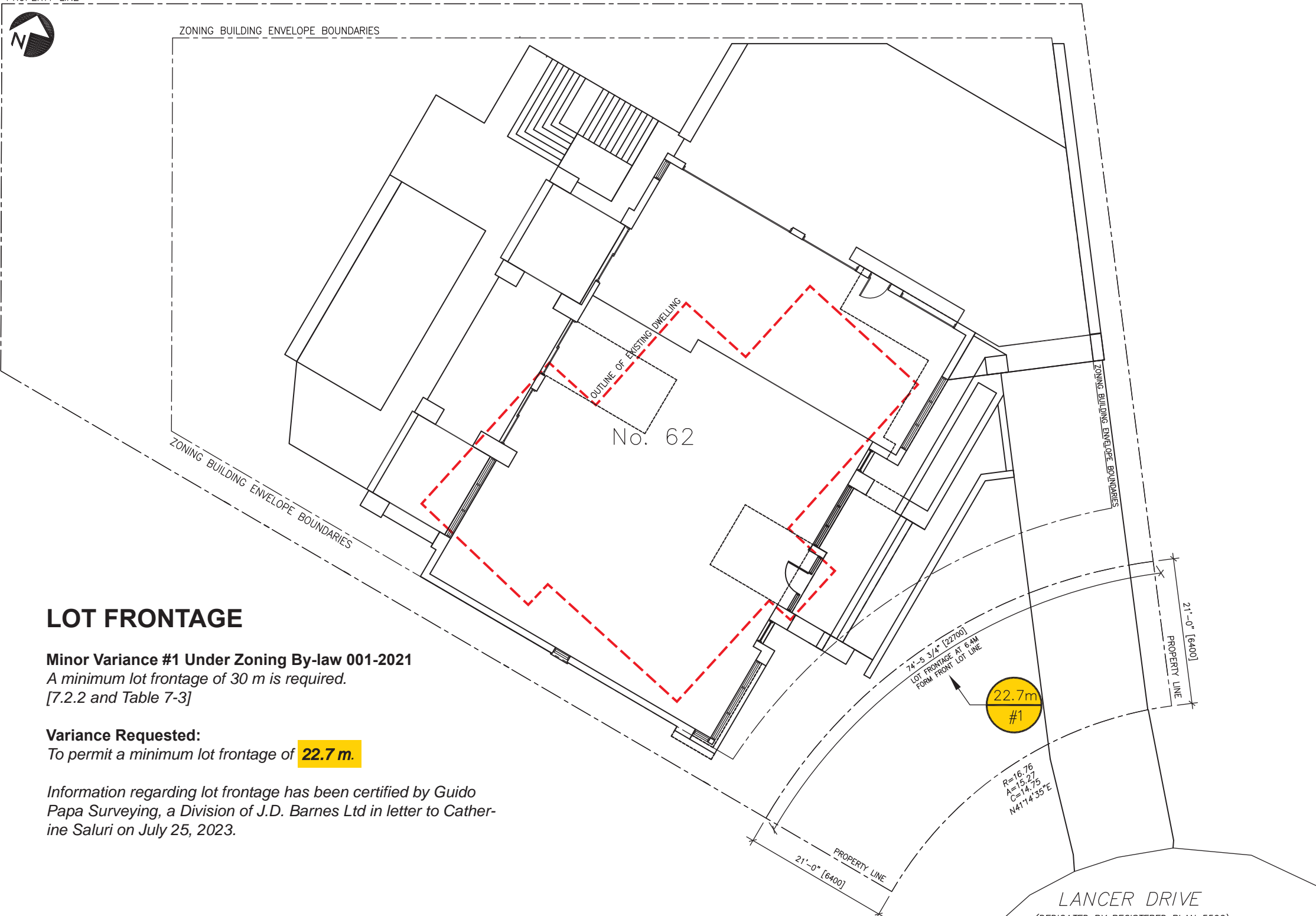
# Subject Site 62 Lancer Drive







ZONING BUILDING ENVELOPE BOUNDARIES



# LOT FRONTAGE

## Minor Variance #1 Under Zoning By-law 001-2021

A minimum lot frontage of 30 m is required.  
[7.2.2 and Table 7-3]

### Variance Requested:

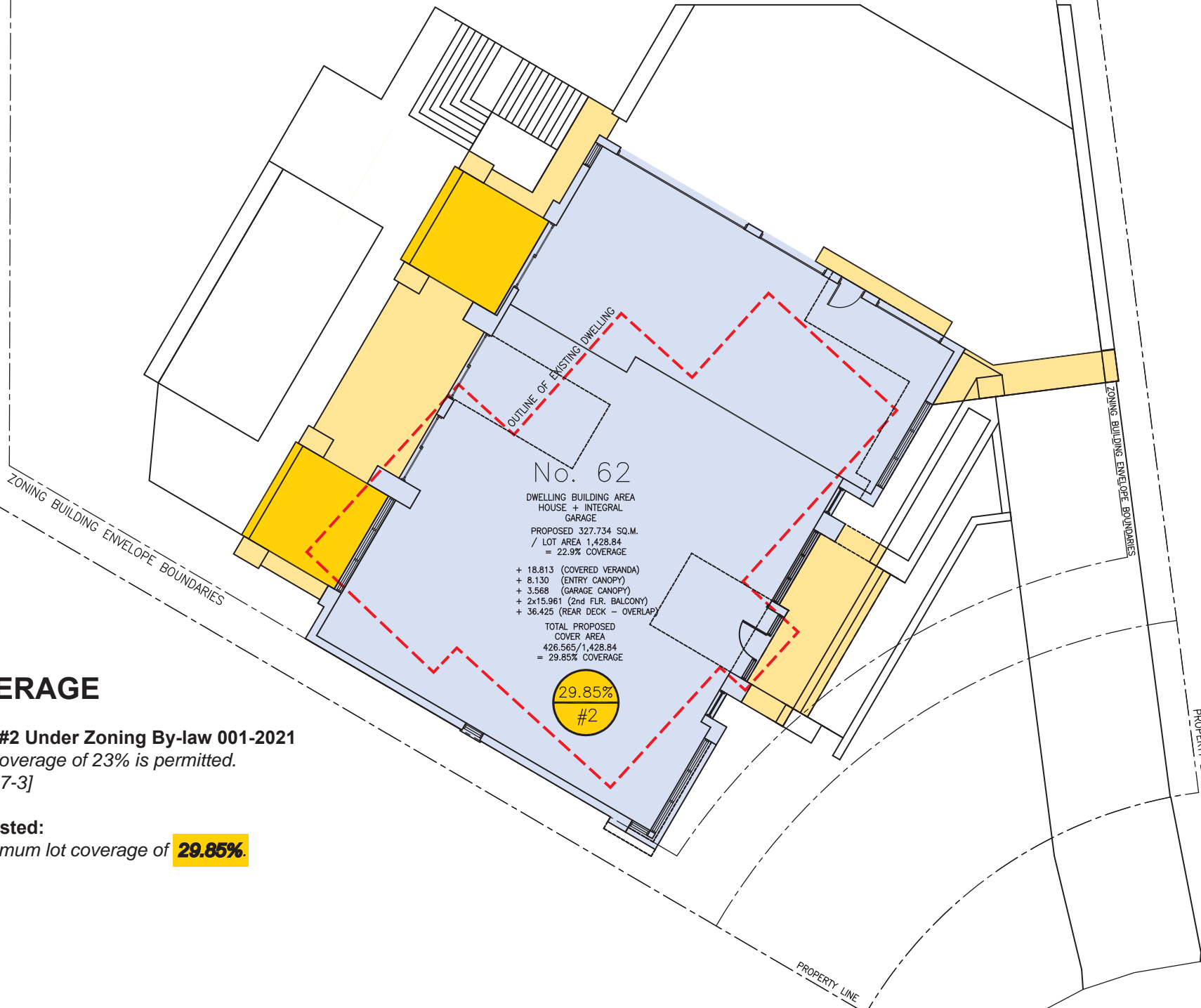
To permit a minimum lot frontage of **22.7 m.**

Information regarding lot frontage has been certified by Guido Papa Surveying, a Division of J.D. Barnes Ltd in letter to Catherine Saluri on July 25, 2023.

LANCER DRIVE  
(DEDICATED BY REGISTERED PLAN 5590)  
P.I.N. 03330-1281 (LT)



ZONING BUILDING ENVELOPE BOUNDARIES



No. 62

DWELLING BUILDING AREA  
HOUSE + INTEGRAL  
GARAGE

PROPOSED 327.734 SQ.M.  
/ LOT AREA 1,428.84  
= 22.9% COVERAGE

- + 18.813 (COVERED VERANDA)
- + 8.130 (ENTRY CANOPY)
- + 3.568 (GARAGE CANOPY)
- + 2x15.961 (2nd FLR. BALCONY)
- + 36.425 (REAR DECK - OVERLAP)

TOTAL PROPOSED  
COVER AREA  
426.565/1,428.84  
= 29.85% COVERAGE

29.85%  
#2

**Existing** Dwelling Footprint: **14.2%**

**Proposed** Dwelling Footprint:  
(House and Integral Garage Only) **22.9%**

**Proposed** Dwelling Footprint:  
(in addition to House + Garage including  
Covered Veranda, Balconies, and Canopies) **29.85%**

## LOT COVERAGE

### Minor Variance #2 Under Zoning By-law 001-2021

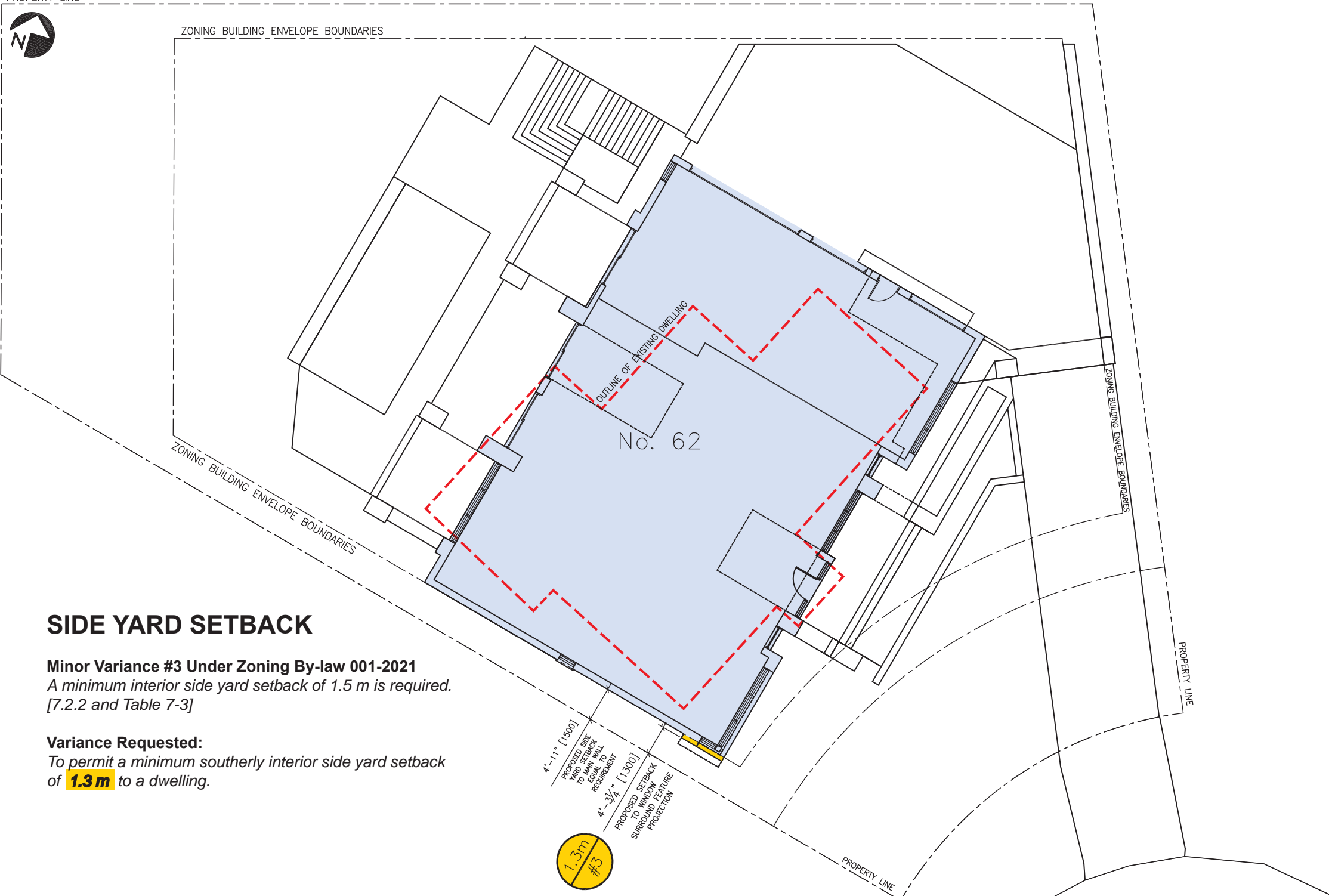
A maximum lot coverage of 23% is permitted.  
[7.2.2 and Table 7-3]

### Variance Requested:

To permit a maximum lot coverage of **29.85%**.



ZONING BUILDING ENVELOPE BOUNDARIES



No. 62

### SIDE YARD SETBACK

**Minor Variance #3 Under Zoning By-law 001-2021**  
A minimum interior side yard setback of 1.5 m is required.  
[7.2.2 and Table 7-3]

**Variance Requested:**  
To permit a minimum southerly interior side yard setback of **1.3m** to a dwelling.

4'-11" [1500]  
PROPOSED SIDE  
YARD SETBACK  
TO MINIMUM  
EQUIL WALL  
REQUIREMENT

4'-3 1/4" [1300]  
PROPOSED SETBACK  
TO WINDOW  
SURROUND FEATURE  
PROTECTION

1.3m  
#3



**Side Yard Setback**

**Front (East) Elevation**

**Minor Variance #3 Under Zoning By-law 001-2021**

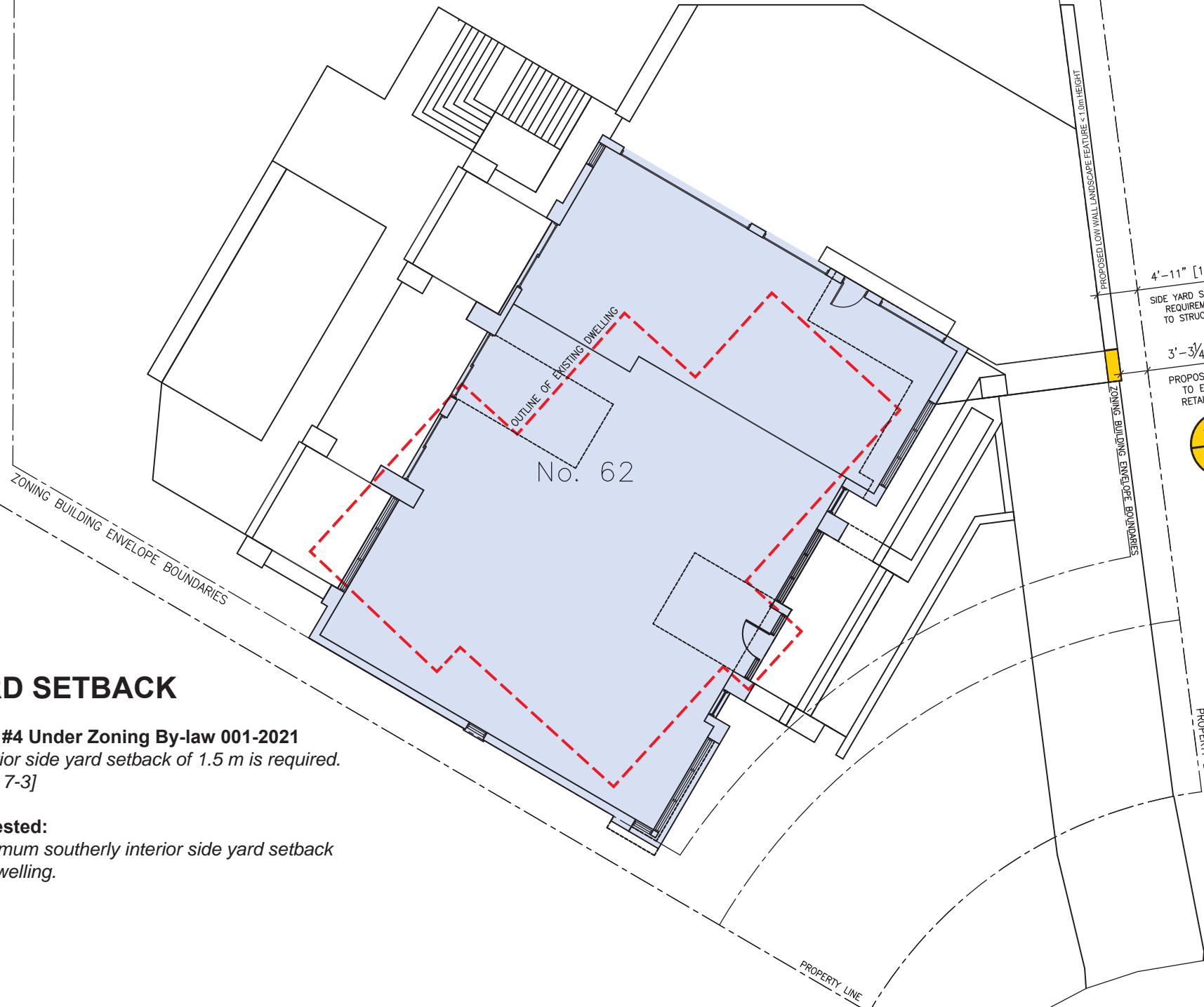
*A minimum interior side yard setback of 1.5 m is required. [7.2.2 and Table 7-3]*

**Variance Requested:**

*To permit a minimum southerly interior side yard setback of **1.3 m** to a dwelling.*



ZONING BUILDING ENVELOPE BOUNDARIES



No. 62

OUTLINE OF EXISTING DWELLING

4'-11" [1500]

SIDE YARD SETBACK REQUIREMENT TO STRUCTURE

3'-3/4" [1000]

PROPOSED SETBACK TO ENTRY AND RETAINING WALL



PROPOSED LOW WALL LANDSCAPE FEATURE < 1.0m HEIGHT

ZONING BUILDING ENVELOPE BOUNDARIES

PROPERTY LINE

# SIDE YARD SETBACK

**Minor Variance #4 Under Zoning By-law 001-2021**  
A minimum interior side yard setback of 1.5 m is required.  
[7.2.2 and Table 7-3]

**Variance Requested:**  
To permit a minimum southerly interior side yard setback of **1.0 m** to a dwelling.



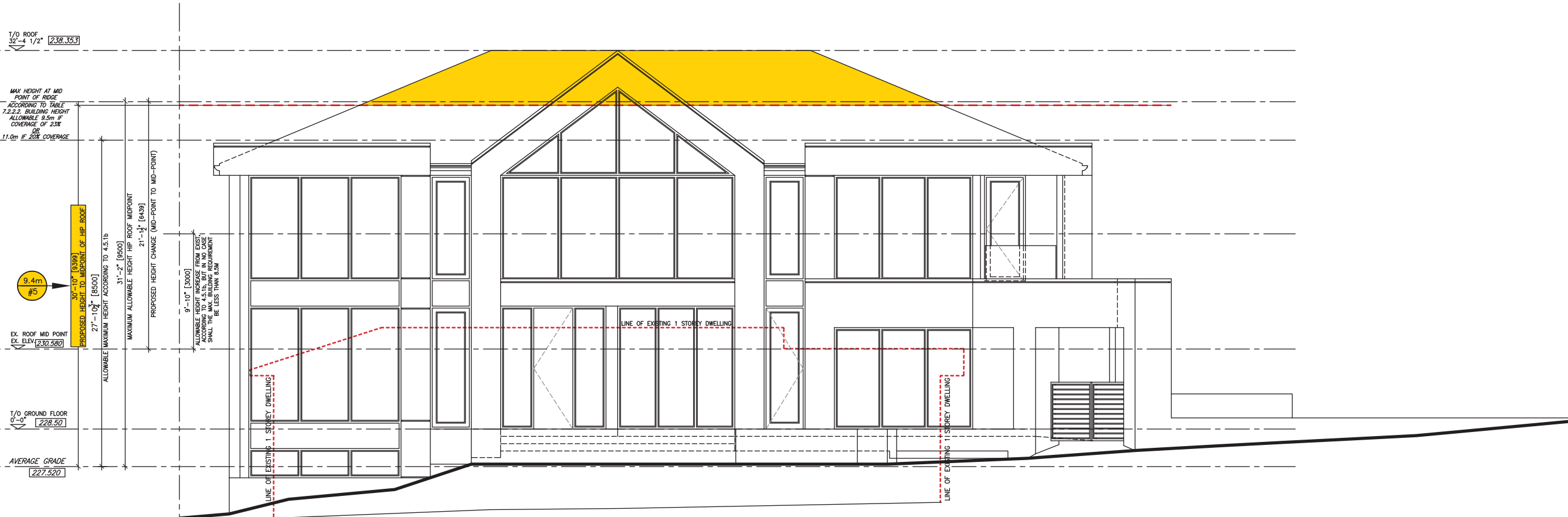
**Minor Variance #4 Under Zoning By-law 001-2021**

*A minimum interior side yard setback of 1.5 m is required. [7.2.2 and Table 7-3]*

**Variance Requested:**

*To permit a minimum southerly interior side yard setback of **1.0 m** to a dwelling.*





## Building Height

## Front (East) Elevation

### Minor Variance #5 Under Zoning By-law 001-2021

A maximum building height of 8.5 m is permitted.  
[4.5.1b]

### Variance Requested:

To permit a dwelling with a maximum building height of  
**9.4 m.**

Zoning Designation for property is R1E. A zoning regulation area that typically has a building height allowance of 11.0m