

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 10, 2023
Name of Owners: Carmelo and Milena Calabro
Location: 167 National Drive
File No.(s): A019/23

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

1. To permit a minimum front yard setback of 2.3 m.

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

1. A minimum front yard setback of 15.0 m is required.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas" by Schedule 13 – Land Use, "Core Features" by Schedule 2 – Natural Heritage Network

Comments:

The Owners are requesting relief to permit the construction of a single detached dwelling, two enclosed structures between the dwelling and road, and the underground parking garage with the above noted variance. On the dwelling, relief is sought in two areas: (1) the northwest wall segment and (2) the second level cantilever on a portion of the west wall face. The two enclosed structures between the dwelling and road seeking relief are to contain an underground parking garage access ramp and pedestrian stairway access to the underground parking garage. The two enclosed structures are linked by a landscape wall of the same height. The underground parking garage is proposed closer to the front lot line than the two enclosed structures above ground.

The Owners have revised their application to increase the proposed front yard setback of the two enclosed structures and added visual interest to cantilever façade facing the street upon recommendations from the Development Planning Department. The Development Planning Department has no objection to the proposed variance for the revised front yard setback. The full extent of the 2.3 m relief would only be utilized by the underground parking area, which is not anticipated to have adverse impacts as it will be below grade and not function as part of the streetscape. Most of the dwelling's street-facing façades comply with the 15.0 m setback requirement. The northwestern portion of the façade encroaches 1.85 m into the required setback. This encroachment is minor in nature and not anticipated to be perceptible. The dwelling also contains a cantilevered second floor room that is setback 7.14 m from the lot line. The cantilever contains a vertical floor-to-ceiling window facing the street which will assist in breaking up the apparent massing impacts of the room by adding additional visual interest. As such, no adverse use or major massing impacts are anticipated as a result of the dwelling's built form.

The proposal also contains an enclosed stairway and enclosed ramp which will provide access to the underground garage. The two enclosures, which themselves have rooflines in-line with one another, are connected by a landscape wall that is also of the same height. The enclosures and landscape wall are set back 3.0 m from the front lot line. The Zoning By-law contains a minimum requirement of 3.0 m for a landscape strip abutting a street line in various zones, indicating that this can be considered sufficient space to accommodate a landscape strip to screen a proposed built form from the abutting street. As the built form utilizing this 3.0 m relief is restricted to a single storey and is within in a neighbourhood containing larger lots where there is additional vegetation between the dwellings of abutting properties, staff are agreeable to the proposed setback in this instance provided appropriate vegetative buffering between the built form and road is implemented. The applicant has agreed to provide a Replanting Plan which will provide additional details about the vegetation proposed on site. A condition to this effect is included as a condition of approval. As such, the proposed enclosures and landscape wall, in conjunction with the proposed plantings, are not

anticipated to have adverse use or massing impacts to the neighbouring properties or the streetscape.

In support of the application, the Owners have submitted an Arborist Report and Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated March 9, 2023. The report inventoried 106 trees, 64 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 variance 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 the final Replanting Plan be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner