

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 9, 2023
Name of Owner: Liangyan Shui
Location: 138 Thornridge Drive
File No.(s): A046/23

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a maximum lot coverage of 25.86%

By-Law Requirement(s) (By-law 01-2021):

- 1) A maximum lot coverage of 23% is required. [Section 7.2.2., Table 7-3, Footnote (2)]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owner is requesting permission to expand an existing one-storey dwelling in an established large-lot neighbourhood with the above noted variance.

In 2004, Vaughan Council directed the Development Planning Department to review the lot coverage standards of the "R1V Residential Old Village Zone" under By-law 1-88. The outcome of that study determined one-storey detached dwellings could be increased from 20% to 23%. This specific provision has been transferred over to the Comprehensive By-law 001-2021 and continues to apply today. To meet the growing demands of Vaughan residents, the Planning Department has permitted a maximum lot coverage of up to 26% for existing one-storey dwellings that maintain the established setbacks, building height and produce a built form that preserves the character of the neighbourhood.

Based on the analysis above, the Development Planning Department has no objection to the variance, as the rear addition maintains the established setbacks and maximum building height. The propose of the addition is to increase the livable space by adding a new office, study, and kitchen area. It should also be noted that the rear addition will not be visible from the public right-of-way and will not cause any adverse impacts to the adjacent neighbours.

In support of this minor variance application the Owner submitted an Arborist Report and Tree Inventory & Protection Plan, prepared by Green-WHY Landscape Inc., dated April 26, 2023. Urban Design staff reviewed the document and are satisfied with its findings.

The Development Planning Department is of the opinion that the requested Variance 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:

Roberto Simbana, Planner
David Harding, Senior Planner