

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 30, 2023

Name of Owner: Bill Germanis

Location: 3 Erica Road

File No.(s): A035/23

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

- 1) To permit a 2-storey single detached dwelling on the parcel of land which is Part of Lot 35, Registered Plan 3977, not located within the area shown as “Building Envelope” on Figure E-185

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

- 1) A 1 storey single detached dwelling may be erected and maintained on the parcel of land, which is Part of Lot 35, Registered Plan 3977 and designated as “Part 2” on Figure E-185, provided that such dwelling:
 - a. Is erected within the area shown as “Building Envelope” on Figure E-185

Official Plan:

Vaughan Official Plan 2010 (‘VOP 2010’): “Low-Rise Residential”

Comments:

The Owner is requesting permission to demolish an existing one-storey dwelling and construct a two-storey dwelling with the above noted variances in an established large-lot neighbourhood.

The neighbourhood is characterized by one and two-storey dwellings with lot frontages ranging from about 20 m to 30 m. The existing one-storey dwelling is representative of built form that was apparent in the 1970s within the immediate neighbourhood. A past consent application was initiated by the Owner of 5 Erica Road for the purposes of conveying the southerly half for the creation of one new residential lot. This matter was contested at the Ontario Municipal Board (currently known as the Ontario Land Tribunal), as registered Plan 3977 and By-law 2523 only permitted one residential dwelling per lot. The Ontario Municipal Board issued their decision on January 17, 1977, which approved the creation of one additional lot with site-specific provisions through implementing By-law 6-77.

Recognizing the existing streetscape and character of neighbourhood has evolved and incorporates two-storey dwellings in the present lot fabric, the Development Planning Department does not object with the Variance. The Owner’s agent has worked with planning staff to remove a solid wall feature in front of the main entrance to expose the window glass treatment behind to provide a more active building façade. The maximum building height (9.69 m) sits below 10 m. The existing building footprint is C-shaped. The proposed building footprint is similar to was established through Figure E-185, but is more rectangular. Any massing related impacts from the streets will be mitigated by the spacious setbacks and surrounding vegetation.

In support of this minor variance application the Owner submitted a Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated on January 17, 2023. Urban Design staff reviewed the material 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 condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner

David Harding, Senior Planner