

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 30, 2023

Name of Owners: Bijal Patel & Seema Mahithia

Location: 9 Naylon Street

File No.(s): A029/23

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

- 1) To permit a maximum lot coverage of 26.56%.
- 2) To permit a maximum height of 3.05 m for a residential accessory structure (cabana).
- 3) To permit an exterior side yard setback of 4.63 m for the residential accessory structure.
- 4) To permit a cumulative width of both accesses to a circular driveway as measured at the street line of 11.8 m.

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

- 1) The maximum permitted lot coverage is 20% of the lot area. [Section 7.2.2, Table 7-3]
- 2) The maximum permitted height for the residential accessory structure (cabana) is 3.0 m. [Section 4.1.4.1]
- 3) The minimum required exterior side yard setback for the residential accessory structure is 9.0 m. [Section 7.2.2, Table 7-3]
- 4) The maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m. [Section 6.7.4.4]

Official Plan:

Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"

Comments:

The Owners are requesting permission to increase the cumulative width of the circular driveway and construct a residential accessory structure (cabana) with the above noted variances.

The Development Planning Department has no objection to the Variances. For Variance 3, the cabana maintains sufficient distance to the exterior lot line to maintain the mature vegetative screening present along that lot line and ensures the structure's mass is not perceived from the abutting roadways. Additionally, the Development Engineering Department has confirmed the accessory structure will not pose any water filtration and drainage issues since it provides ample clearance from any lot line. For Variance 2, the Development Planning Department is of the opinion a height increase of 5 cm is appropriate in this site context, recognizing the existing trees around the periphery of the cabana will be maintained and provide a degree of visual coverage. With respect to Variance 4, Development Planning and Urban Design staff have no concerns as a width increase of 2.8 m is balanced by the abundance of softscape landscape within the front yard. The increase in maximum lot coverage (Variance 1) is directly tied to the cabana, which is covered but not fully enclosed.

In support of this minor variance application, the Owners have submitted an Arborist Letter prepared by Davey Resource Group, dated May 26, 2023. The letter confirms the proposed accessory structure works will not cause an adverse impact to the surrounding vegetation. Urban Design has reviewed the material and is generally satisfied.

The Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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