

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE APPLICATION

170 ARNOLD AVENUE, CITY OF VAUGHAN

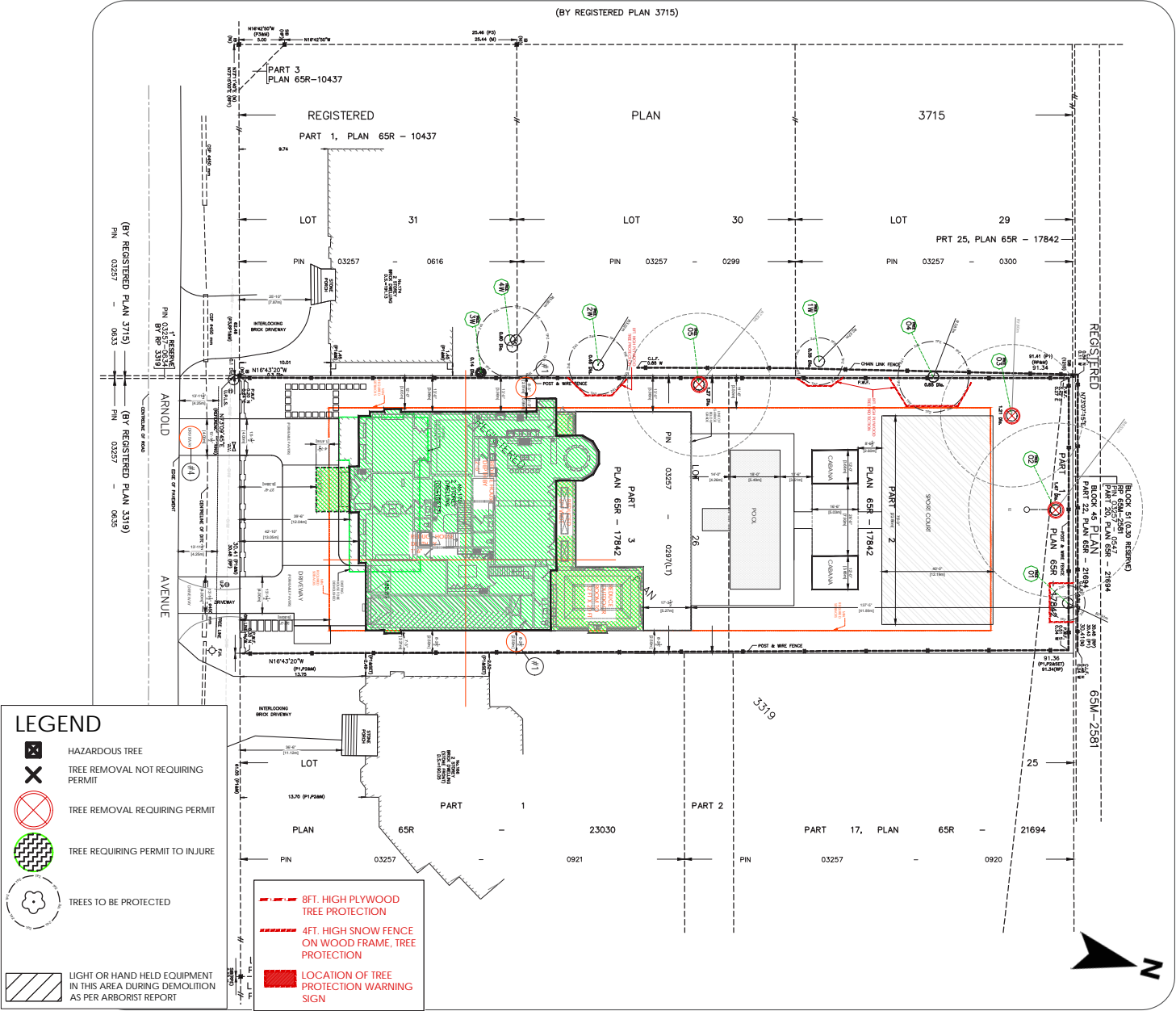
MINOR VARIANCE FILE NO. A063/23

JUNE 1, 2023

WESTON
CONSULTING



SITE PLAN

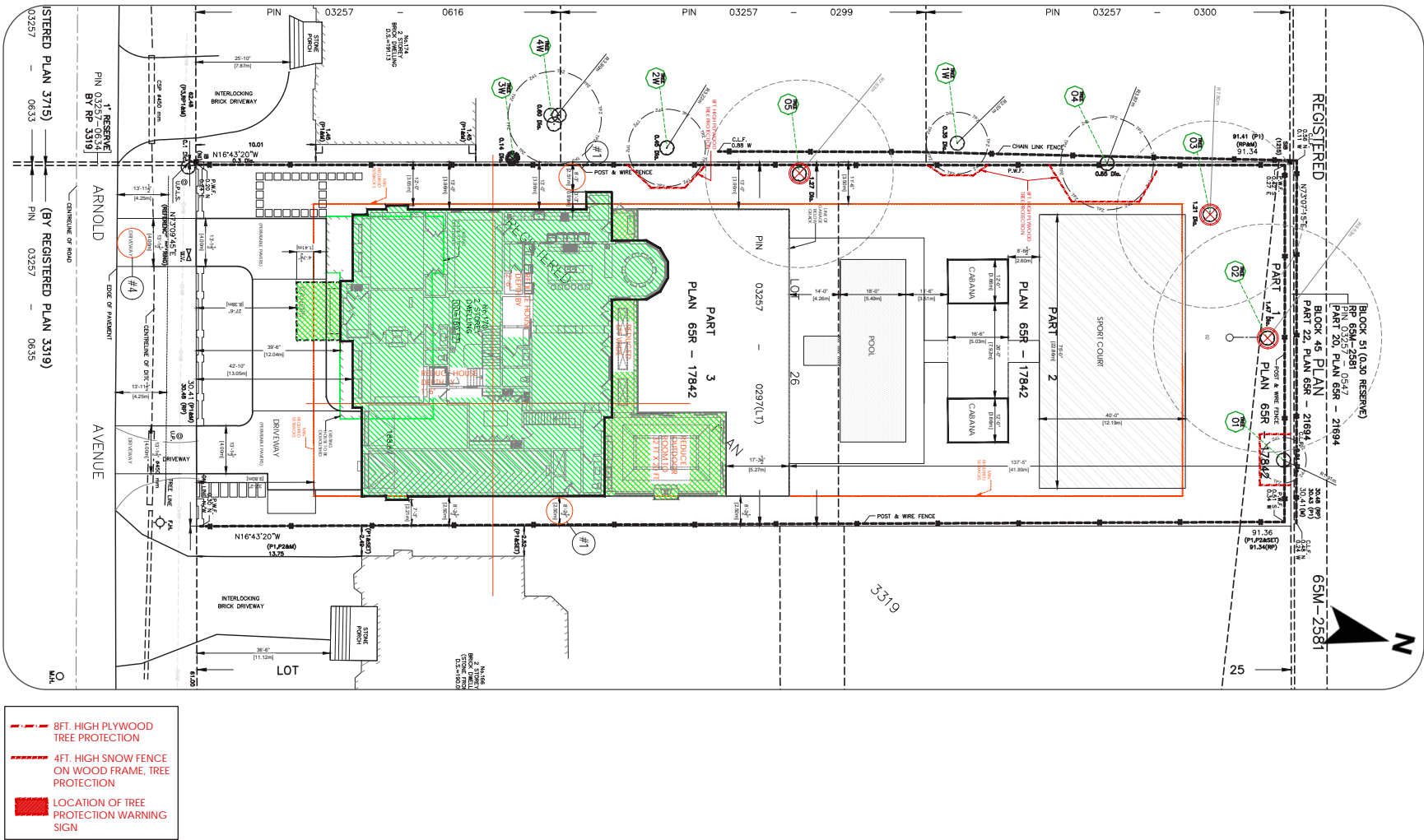


#	Zoning By-law 001-2021	Variance requested	New Variance
1	The total of both side yards shall not be less than 6.0 metres [Section 14.408]	-	To permit a total of both side yards to be 5.0 metres
2	A maximum building height of 8.66 metres is permitted [Section 4.5]	To permit a maximum height of 11.0 metres for the replacement dwelling	To permit a maximum building height of 9.72 metres
3	A maximum lot coverage of 20% is permitted [Table 7-3]	To permit a maximum lot coverage of 29.97 %	To permit a maximum lot coverage 26.3%
4	A maximum of 1 driveway per lot shall be permitted [Section 6.7.2]	-	To permit a maximum of 2 driveways
5	A maximum accessory structure coverage of 67.0 m2 is permitted [Section 4.1.3]	To permit a maximum lot coverage of 151.49 m2 of the proposed accessory building and structure (cabana and permanent canopy)	To permit a maximum accessory structure coverage of 76.72 m2
#	Maximum permitted encroachment into a required by a permanent canopy is 0.6 metres [Table 4-1]	To permit a canopy (covered porte cochere) to encroach 7.79 metres into the required front yard	No variance required

#	Zoning By-Law 1-88	Previously Requested Variance	New Variance
6	The building height shall be measured from the average finished grade at the front of the building to the highest part point of the roof surface [Section 2.0]	To permit a maximum building height of 11.0 metres	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.
#	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot [Section 4.1.1.c]	To permit an accessory structure (covered porte cochere) in the front yard.	No variance required
#	Minimum required front yard is 9.79 metres [Schedule A, Footnote 11 and Section 4.1.1.c]	To permit a minimum front yard of 1.09m to an accessory structure (covered porte cochere)	No variance required
#	Maximum permitted lot coverage is 20% [Schedule A]	To permit a maximum lot coverage of 29.97% (including principal building, cabana and porte cochere)	To permit a maximum lot coverage 26.3%

denotes former Variance

SITE PLAN



- Area
 - House: 538.35 m²
 - Outdoor Covered Terrace Area: 96.81 m²
 - Cabana: 76.72 m²
 - Total Lot Area: 2777.83 m²
- Lot Coverages
 - House: 19.38%
 - Outdoor Covered Terrace: 3.48%
 - Cabana: 2.76%



FRONT ELEVATION



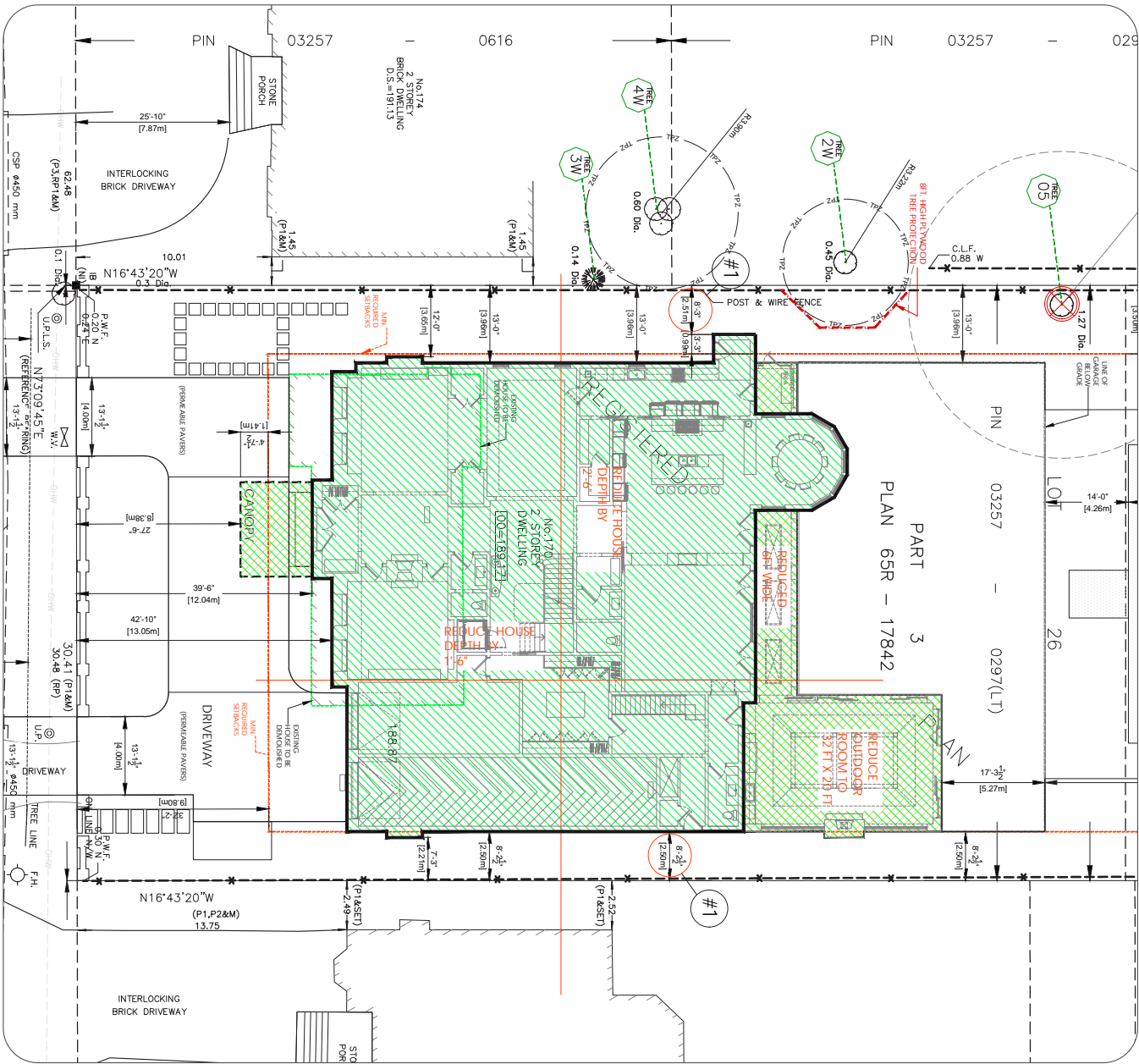
WEST ELEVATION



EAST ELEVATION



SITE PLAN CLOSEUP



RICHARD WENGLE
ARCHITECT INC.

TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE
THORNHILL, ONTARIO
MARCH 17 2023
PROJECT NO. 2161



SITE PLAN -CLOSE UP

SCALE 1/16" = 1'-0"



THE PROPOSED DEVELOPMENT MEETS THE FOUR TEST OF A MINOR VARIANCE AS PER SECTION 45(1) OF THE *PLANNING ACT*:

1. Maintains the General Intent and Purpose of the Official Plan
2. Maintains the General Intent and Purpose of the Zoning By-law
3. Is Minor in Nature
4. Desirable for the Appropriate Development or use of the Subject Lands

Thank You
Comments & Questions?

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