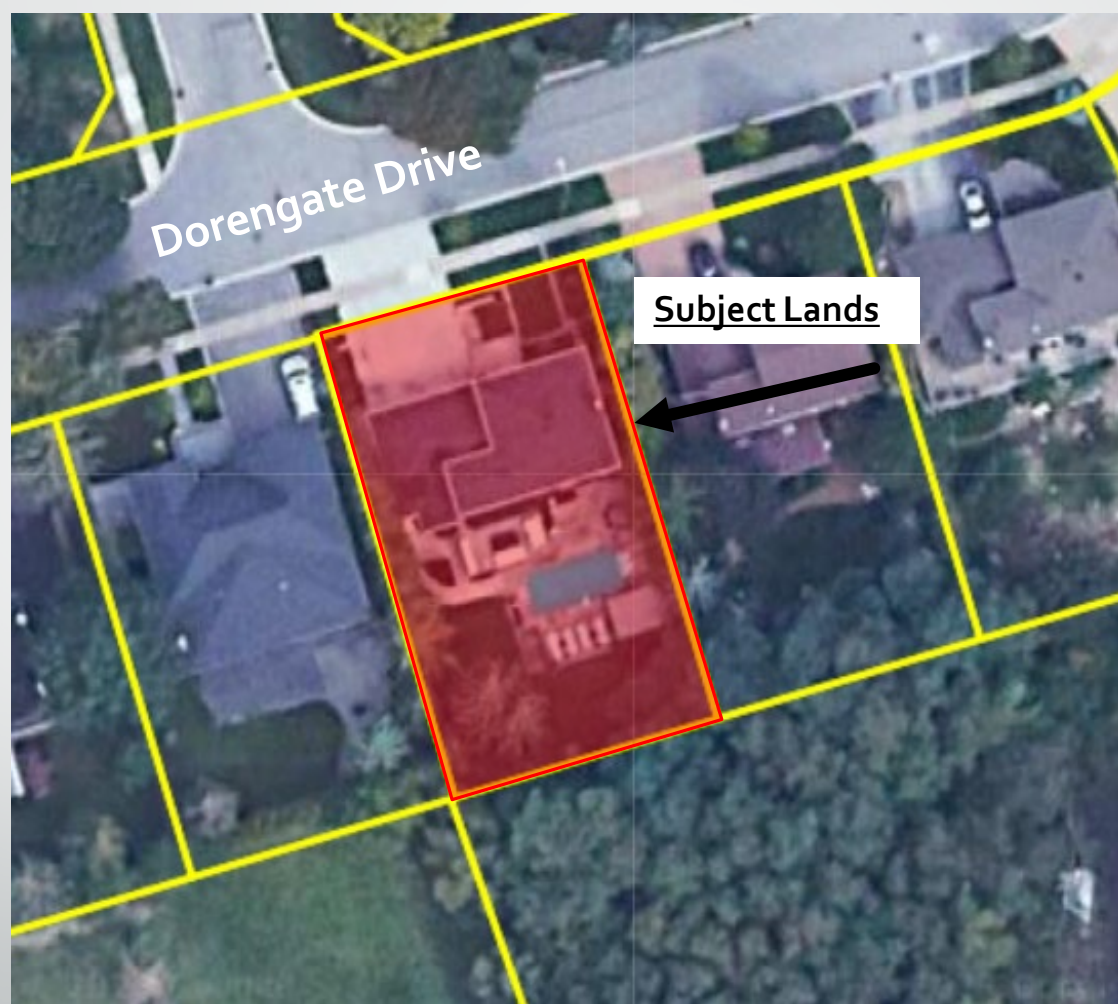


71 DORENGATE DRIVE

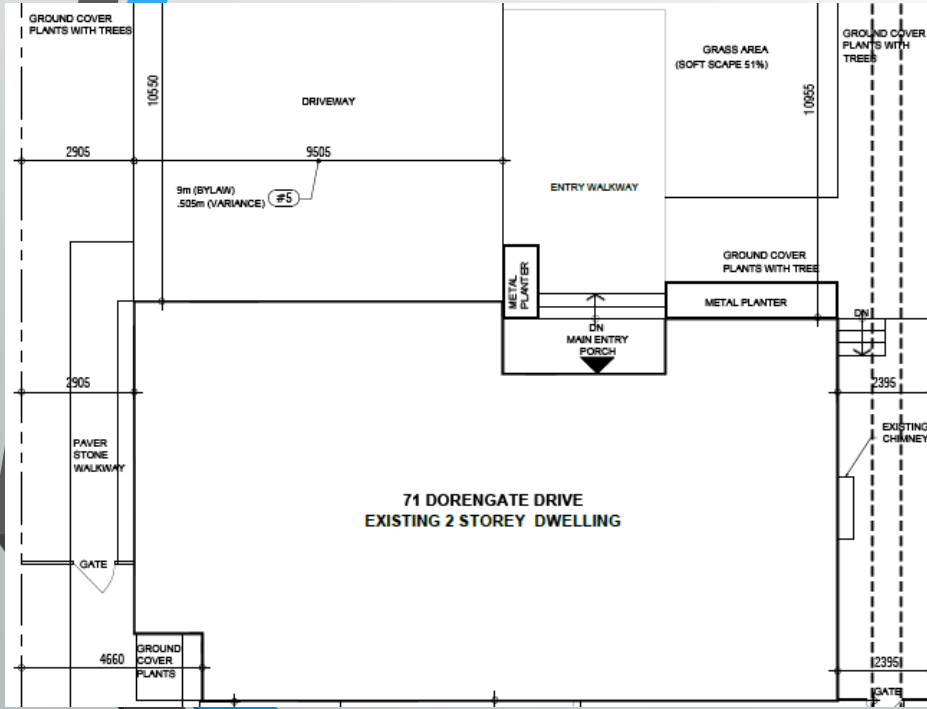
**City of Vaughan – Committee of Adjustment Presentation
November 16th, 2023
MHBC Planning Limited.**

Subject Lands

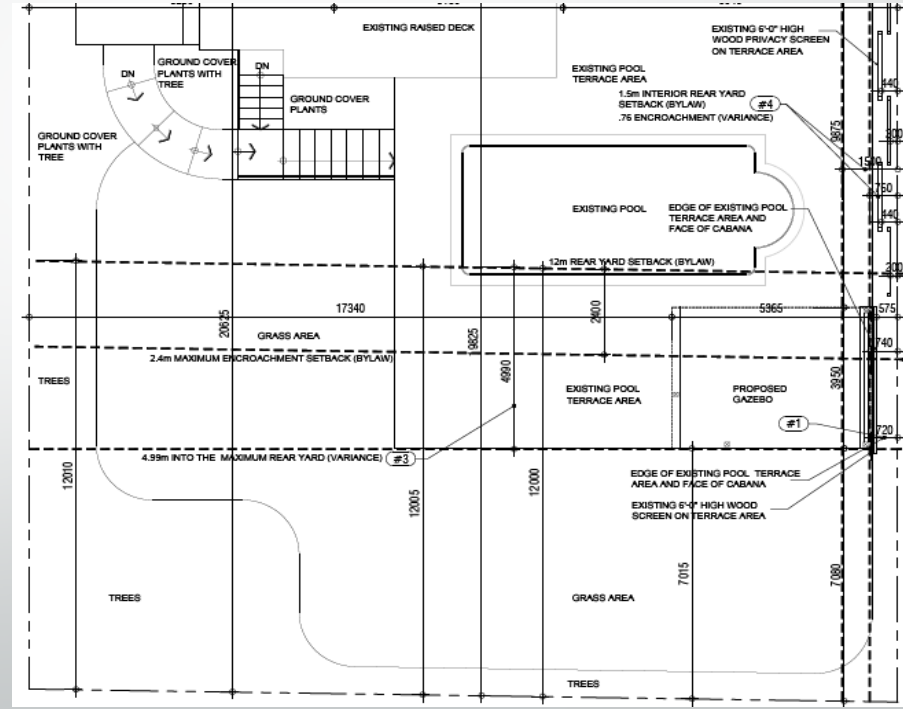


71 Dorengate Drive: Site Plan

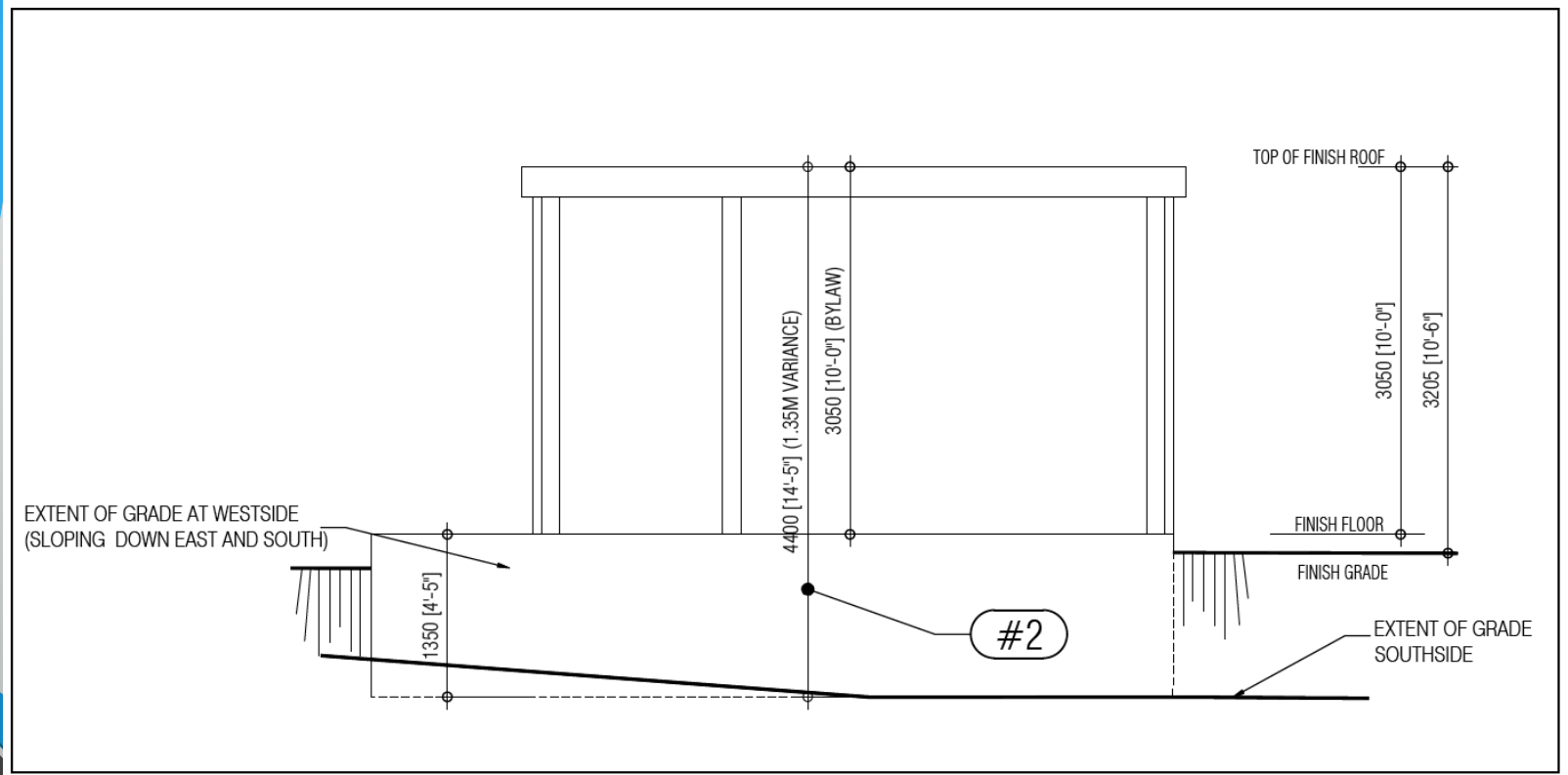
Site Plan – Front View of Site



Site Plan – Rear View of Site



Existing Cabana: Elevations



Existing Cabana: Site Photos



Requested Variances

The Subject Lands are subject to City of Vaughan Zoning By-law 001-2021. The property is zoned as First Density Residential Zone (R1B).

1. Section 4.1.2.1.b – Interior Side Lot Line

*A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m from a lot line.
The proposed interior side lot line setback is 0.72 m.*

2. Section 4.1.4.1 – Maximum Height

*In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m.
The proposed height of the cabana is 4.4 m.*

3. Section 4.13, Table 4-1 – Maximum Encroachment

*A maximum encroachment of 2.4 m into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 m.
The proposed maximum encroachment into the rear yard for an uncovered platform with a height greater than 1.2 m is to be 4.99 m.*

Requested Variances, continued

The Subject Lands are subject to City of Vaughan Zoning By-law 001-2021. The property is zoned as First Density Residential Zone (R1B).

4. Section 4.13, Table 4-1 – Maximum Encroachment

An uncovered platform with a height greater than 1.2 m is not permitted to encroach into the minimum required interior side yard.

The proposed maximum encroachment into the interior side yard for an uncovered platform with a height greater than 1.2 m is to be 0.76 m.

5. Table 6-11 – Maximum Driveway Width

A maximum driveway width of 9 m is required.

The proposed driveway width is 9.505 m.

Requested Variances – Rationale

1. Interior Side Yard Setback

- The intent of a setback relates to ensuring sufficient distance between a lot line and nearest portion of any structure.
- The cabana does not encroach on the adjacent neighbouring property as there is sufficient landscaping and privacy screens along the property line to mitigate any possible issues.
- There is no risk of shadowing onto the neighbouring property as the structure is deemed not large enough to cast shadows onto an adjacent properties, plus there is landscape to eliminate any impact of infringement.

2. Height

- The intent of a maximum height ensures uniformity and measures that respect other structures or a streetscape. The measurement is taken from the average finished grade level of a structure to the highest point of the roof joint in the case of flat roofs.
- The Subject Lands slope downward where the cabana is located, with the measurement taken at grade at the rear of the cabana and is not 4.4m from the existing pool terrace. It is of note that the measurement from the pool terrace is taken at 3.05m.
- There is sufficient landscaping and privacy screens along the property line which limit any viewing from the neighbouring property onto the site, thus any view of the cabana is obstructed or not seen altogether
- The cabana meets the definition of an accessory structure as it is still incidental, subordinate and devoted to excluded to a building/structure. The cabana is subordinate to the existing single-detached home and complies with this definition.

Requested Variances – Rationale



Use of Privacy Screens and an abundance of Landscaping mitigate any potential negative factors



Height measured from pool terrace: 3.05 m



Height measured from grade: 4.4 m

Requested Variances – Rationale

3 & 4. Maximum Encroachment

- The encroachments of Variance's 3 & 4 relate to the existing pool terrace. Relating to Variance #3 (rear yard), the terrace is located a sufficient distance away from the property line and is buffered by a grassed and treed area appropriately. The terrace does not create any negative impacts onto the church the property backs onto.
- Relating to Variance #4 (Interior Side Yard), the cabana does not encroach onto the adjacent property as the terrace is located away from the property line as landscaping and privacy screens create a buffer between the two. Mentioned in the Arborist Letter, the terrace nor the cabana affect any existing landscaping as all trees/planting are vigorous and healthy.

5. Driveway Width

- The maximum driveway width are intended to respect the identity and character of the surrounding area
- Majority of homes within this neighbourhood consist of three-car garages, indicating driveway widths are similar in the surrounding context.
- There is sufficient landscaping in the front yard that shows the driveway does not intrude on any potential landscaping opportunities, nor does it impact draining.
- The proposed variance is minimally over the requirement, being 0.505 m, demonstrating it is appropriate for the surrounding context.

Requested Variances – Rationale



Use of Privacy Screens and an abundance of Landscaping mitigate any potential negative factors, relating to the pool terrace. Landscaping is healthy as per Arborist Letter.

Sufficient Landscaping at rear of the property



Sufficient distance from pool terrace to property line, with a grassed area

Minor Variance Conclusions

The proposed variances meets the Four Tests of Section 45(1) of the Planning Act:

- Proposal maintains the intent of the Official Plan by supporting and furthering the function of an accessory use.
- The proposal maintains the intent and purpose of the Zoning By-law.
- Proposal is consistent with the goals of various policies (City OP & Provincial). As well, the existing cabana has been confirmed by an Arborist Letter, there is no damage to existing trees and landscape as all plantings/trees are healthy.
- Variances requested are not unorthodox to other proposals of this nature, pertaining to both the cabana, terrace and driveway, making this proposal appropriate and desirable.
- All variances, individual and collective are minor in nature when analyzing the site characteristics.
- Variances are also minor in terms of impact – they do not create any adverse impacts on the streetscape as the cabana/pool terrace are located in the rear yard. As well, the existing driveway does not impact the adjacent properties.



THANK YOU
ANY QUESTIONS?