

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** July 29, 2024  
**Name of Owners:** Sonica and Amar Raithatha  
**Location:** 21 Gosling Road  
**File No.(s):** A057/24

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a maximum lot coverage of 26.93%.
2. To permit maximum height of 9.49 m.

**By-Law Requirement(s) (By-law 001-2021):**

1. A maximum lot coverage of 23% is permitted provided the maximum height is 9.5 m.
2. A maximum building height of 8.5 m is permitted.

**Official Plan:**

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

**Comments:**

The Owners are seeking to permit the construction of a two-storey dwelling, with the above noted variances. The existing single-storey dwelling would be removed.

The Development Planning Department has no objection to Variance 1 for the proposed lot coverage of 26.93%. The dwelling itself accounts for 22.98% of the total lot coverage, and the other 3.92% is attributed to unenclosed features (front porch and rear porches). The front porch is 0.48 m above grade and the floor of the covered rear deck is approximately 0.5 m in height. In 2004, Vaughan City Council directed Development Planning staff to undertake a comprehensive study and review of the redevelopment occurring in certain established neighbourhoods, including the one the Subject Lands are within. The objective was to establish development criteria that balanced the evolution of neighbourhoods with existing built form and character. As a result of the report, a maximum 23% lot coverage for 2-storey detached dwellings was determined to be appropriate. The 23% coverage maximum relates to the enclosed space of the dwelling. Some additional lot coverage above the maximum for accessory structures and covered but unenclosed porches and decks may be considered through site specific analysis. The lot coverage of the proposed two-storey dwelling meets the 23% lot coverage allowance of the study, and the additional lot coverage associated with two unenclosed porches is moderate given their position, scale, and design. An arborist report prepared by P & A Urban Forestry Consulting Ltd., last revised March 27, 2024, inventoried and outlined protection requirements for 11 trees. Three trees are proposed to be removed and 8 planted. Urban Design staff have reviewed the arborist report and have no concerns with the proposal.

The Development Planning Department has no objection to Variance 2 for the proposed dwelling height of 9.49 m. The Subject Lands are located within an Established Neighbourhood as per Schedule A of the City's Comprehensive Zoning By-law 001-2021. A provision within the Established Neighborhood suffix stipulates that the maximum building height shall be the existing building height plus 3.0 m. The current dwelling has a height of 5.5 m, meaning the maximum permitted height is 8.5 m on this lot. An intent of this provision is to maintain the character of certain existing neighbourhoods by regulating the gradual increase of building heights when new development occurs. The neighbourhood consists of a variety of dwelling ages, styles and heights which range from 1 to 2 storeys. The proposed height is measured to the top of the roof peak. The requested height increase is for the dwelling's roof, which presents a angled, shingled surface to all lot lines and as such adds minimal mass. A 2 storey dwelling is proposed, which is in keeping with the other 2 storey dwellings within the neighbourhood. An increase of 1 m to the permissible height for the proposed

dwelling is minor in nature and is not anticipated to have adverse massing effects to the surrounding properties.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal 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:**

Alyssa Pangilinan, Planner 1  
David Harding, Senior Planner