

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** August 16, 2024  
**Name of Owner:** Rania and Aziz Abdelshahid  
**Location:** 112 Thornridge Drive  
**File No.(s):** A121/24

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

1. To permit a maximum coverage of 24.97%.
2. To permit a maximum height of 4.13 m of the accessory structure (cabana).

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

1. The maximum lot coverage for all buildings and structures located above grade shall not exceed 23%.
2. In the R1E zone the maximum height of an accessory building shall be 3.0 m.

**Official Plan:**

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

**Comments:**Application History

On August 18, 2022, the Committee of Adjustment approved Minor Variance application, File A190/22 to permit a reduced front yard of 14.02 m, a minimum of 5.02 m for the total of the side yards, and a maximum height of 9.48 m for the dwelling.

Analysis

The Owners are seeking relief to permit an accessory structure (cabana) in the rear yard of a single-detached dwelling, with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 2. The proposed cabana will be constructed in the northwest corner of the dwelling's rear yard. With respect to Variance 1, the proposed cabana will account for 3.05% of additional lot coverage on the Subject Lands. 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 coverage relates to the enclosed space of and attached to the dwelling. Some additional lot coverage above the maximum for accessory structures and covered but unclosed porches and decks may be considered through site specific analysis. The existing enclosed dwelling footprint accounts for 19.37% of the lot coverage, and the proposed cabana (3.05%) will result in a total lot coverage of 22.42% for all enclosed spaces. An additional 2.48% of lot coverage is for the covered terrace. The proposed lot coverage of the cabana and dwelling combined meets the character and scale of the Old Thornhill residential neighbourhood.

Regarding Variance 2, the height of the cabana (4.13 m) is measured to top of the parapet present on 3 sides of the flat roof. There is no proposed parapet on the rear (north) side of the cabana. There is a cedar hedge which runs along the north and east lot lines. There are some trees near the west lot line in the rear yard that also provides some buffering. The cabana will be constructed atop a concrete slab. The height of the cabana is measured from lowest grade at the base of the slab to the highest point on the roof. The rear elevation of the cabana is approximately 0.3 m lower than the front. The front elevation measures approximately 3.8 m in height. Due to the design of the cabana and visual buffering from the existing mature trees and hedges on the property, the

cabana is not anticipated to have adverse massing impacts on 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:**

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