

ITEM: 6.15	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A124/24 ADJOURNED
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Report Date: September 6, 2024

CITY WARD #:	4
APPLICANT:	Wen Juan Wu
AGENT:	Serouj Kaloustian
PROPERTY:	39 Hillside Ave, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 (,VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None.
PROPOSAL:	Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling and retaining wall.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned **R1E(EN) – First Density Residential Zone (Established Neighbourhood)** under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted building height is 8.5 metres. [4.5 1.b.]	To permit a maximum height of 9.61 metres.
2	The maximum permitted lot coverage is 20%. [7.2.2, Table 7-3]	To permit a maximum lot coverage of 25.68%.
3	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the existing interior side of 2.23 metres on the west side. [4.5 2.b.]	To permit a minimum interior side yard of 2.11 metres on the west side.
4	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the existing interior side yard of 4.37 metres on the east side. [4.5 2.b.]	To permit a minimum interior side yard of 2.68 metres on the east side.
5	The maximum driveway width of a driveway shall be 9.0 metres. [6.7.3, Table 6-11]	To permit a maximum driveway width of 10.67 metres.
6	The maximum permitted encroachment of access stairs is 0.3 metres into the required interior side yard. [Table 4-1]	To permit access stairs to encroach a maximum of 1.37 metres into the required interior side yard.
7	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1]	To permit a retaining wall of 2.67 metres in height to be setback 2.41 metres from the west interior side lot line.

MINOR VARIANCE APPLICATION A124/24 IS ADJOURNED SINE DIE (INDEFINITELY) TO PERMIT TIME FOR THE APPLICANT TO SUBMIT REVISIONS TO APPLICATION.