

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: September 6, 2024
Name of Owners: Andrea Schiavone and Katarina Nikolic
Location: 100 Lady Fenrose Avenue
File No.(s): A117/24

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

1. To permit a minimum setback of 0.91 m from the northerly interior side lot line to a detached residential accessory structure (3.0 m high cabana).

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

1. A minimum setback of 2.4 m is required from the northerly interior side lot line to a detached residential accessory structure (3.0 m high cabana).

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas" by Schedule 13 – Land Use and "Oak Ridges Moraine Settlement Area" by Schedule 4 – Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas

Comments:

The Owners are seeking relief to permit the construction of a proposed cabana, with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the reduced setback to the northerly interior side lot line for the proposed cabana. The cabana will be in the rear yard of a single-detached dwelling. It is proposed to be 3 m in height, will have a hip roof design, and will be enclosed on the north and west sides with an exterior stucco finish. The cabana is rectangular in shape, with a footprint of 34.56 m². The design and overall size of the cabana is not anticipated to have adverse massing effects on the surrounding properties due to its design. The 0.93 m setback is sufficient to permit maintenance access if required. The Development Engineering Department has also reviewed the proposal and does not have concerns with drainage. The perimeter of the rear yard is fully enclosed by a wooden privacy fence. To provide additional screening between the cabana and abutting property (#106 Lady Fenrose), the Owners have advised that hedge trees will be planted between the north wall of the cabana and northerly privacy fence. Urban Design staff are satisfied with the addition of the hedge plantings, and a condition of approval for its installation has been included.

Accordingly, the Development Planning Department can support the requested variance 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, subject to the following condition:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the Owners submit a planting plan consisting of hedge tree plantings for the area between the proposed cabana and northerly lot line fence to the satisfaction of the Development Planning Department.

Comments Prepared by:

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David Harding, Senior Planner