

Committee of Adjustment Minor Variance: A143-24

Property Address: 11 Johnswood Crescent

Owner & Panelist: Patrick Spanjers

Site Plan, Render Drawings



EXISTING FRONT YARD TO REMAIN UNCHANGED

JOHNSWOOD CRESCENT

EXISTING 2 STOREY DWELLING
11 JOHNSWOOD CRESCENT
PP. 324.18

NEW PORCH TERRACE
FF. 324.43

NEW ACCESSORY BUILDING
62%
FF. 324.19

LOT 166
P.I.N. 03320-1297

Variance No. 4:
Minimum front yard landscaping requirement of 54.06% (32.74 m²) of which a minimum of 25.37% (15.40 m²) to be left landscaping in the yard where the driveway is located.

Variance No. 2:
Interior Side Yard of 0.566m.

Variance No. 1:
Rear Yard of 1.09m.

LEGEND:

- HATCH DENOTES EXTENT OF EXISTING POOL WATER
- HATCH DENOTES EXTENT OF SOFTSCAPE
- HATCH DENOTES EXTENT OF LAWN WITH INTERLOCKING STONE CURB AND METAL GRASS IN BETWEEN
- STONE COPING AROUND POOL

NOTE:
EXTENT OF THIS PERMIT APPLICATION IS LIMITED TO ALTERATIONS WITHIN THE EXISTING BACKYARD:

- ADDITION OF NEW PORCH/TERRACE
- ADDITION OF AN ACCESSORY BUILDING
- ADDITION OF A SWIMMING POOL
- RENEW THE LANDSCAPING

NOTES FOR FRONTYARD SOFTSCAPE AREA (UNSHADED):

- AREA OF THE EXISTING FRONT YARD (SHADED) = 59,569 S.M.
- AREA OF THE EXISTING INTERLOCKING DRIVEWAY = 26,828 S.M.
- AREA OF THE EXISTING INTERLOCKING WALKWAY = 18,248 S.M.
- AREA OF THE EXISTING SOFTSCAPE = 16,463 S.M.

NOTES FOR BACKYARD SOFTSCAPE AREA:

- AREA OF THE BACKYARD (EXCLUDING PORCH) = 234,075 S.M.
- 234,075 S.M. - 130 S.M. = 233,945 S.M.
- 60% OF 233,945 S.M. = 140,367 S.M. (NEEDED SOFTSCAPE AREA)
- PROPOSED SOFTSCAPE AREA = 47,009 S.M.

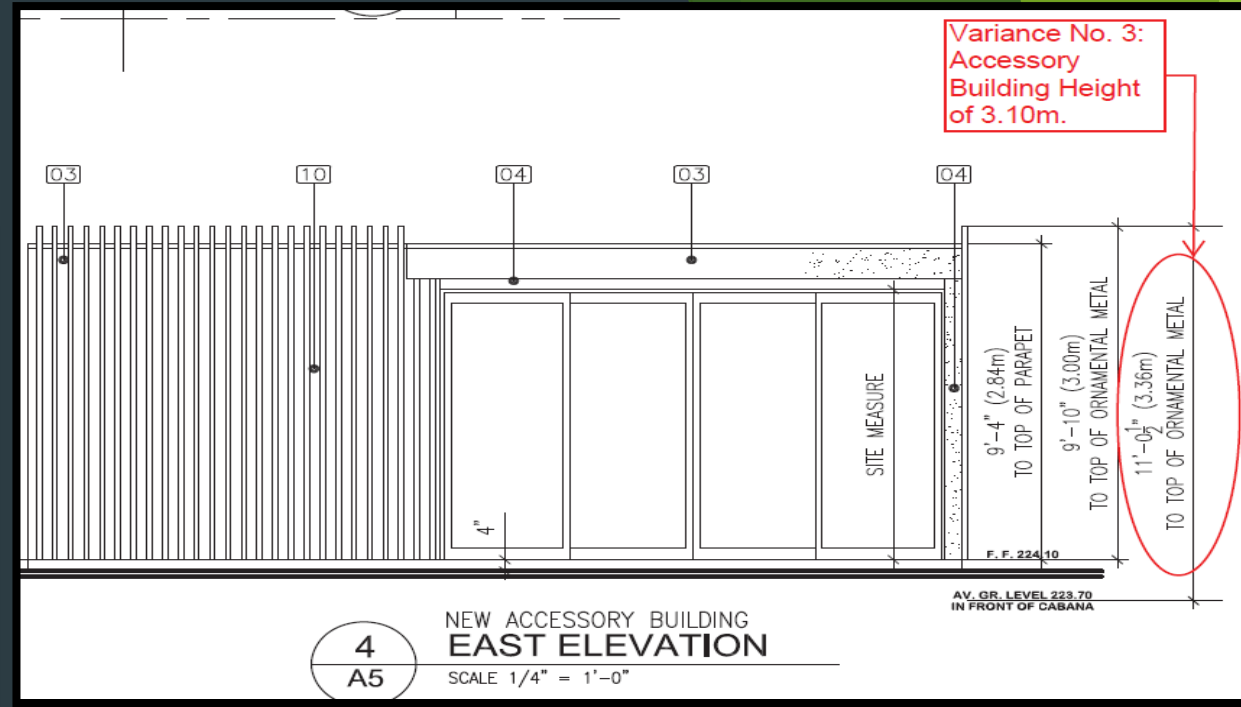
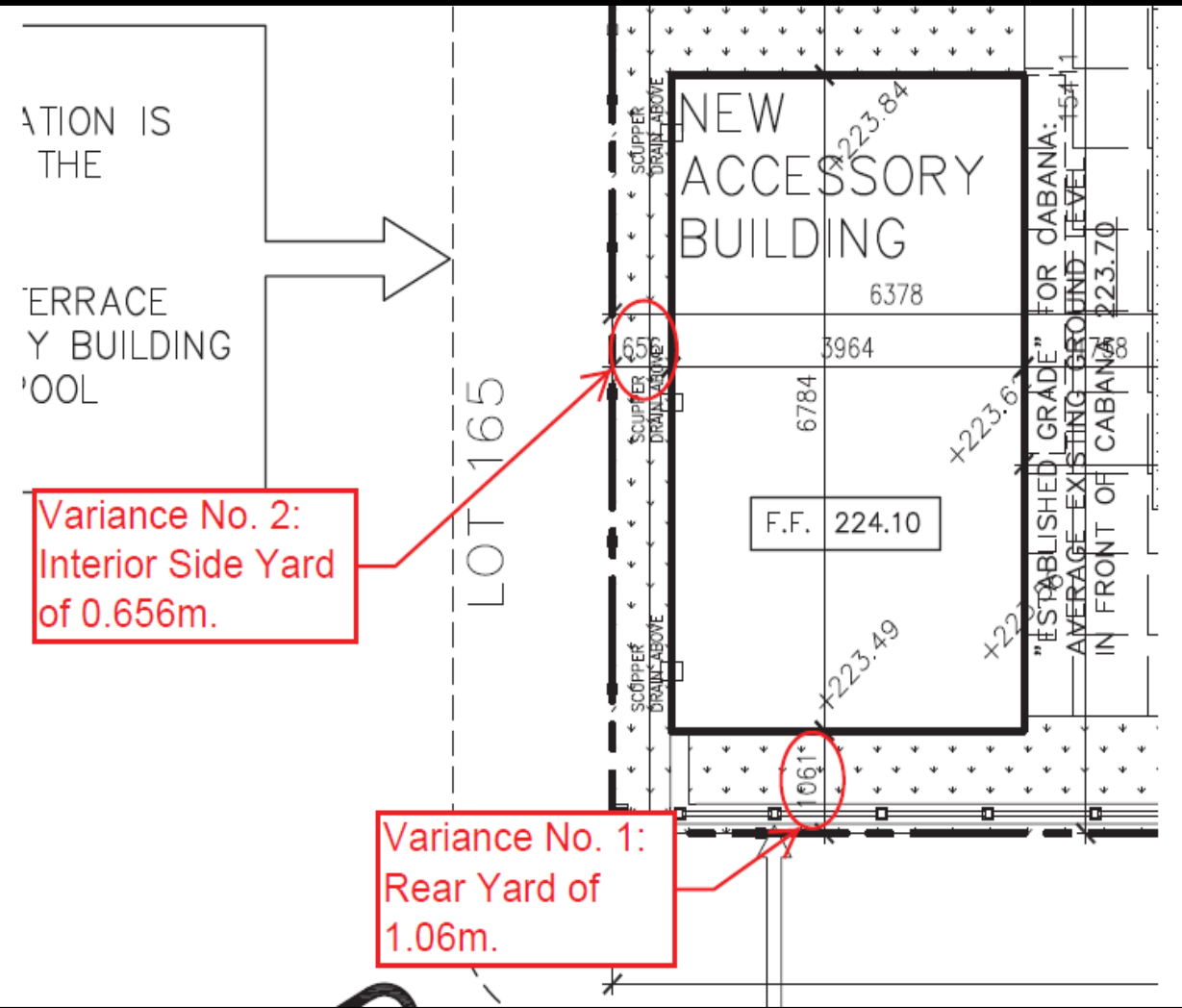
TABLES:

ITEM	DESCRIPTION	DATE	BY
1	DESIGNED BY	2024	...
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50	DESIGNED BY	2024	...

Variations Requested:

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line. [Section 4.1.2.1b]	To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 1.06m from the rear lot line.
2	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line. [Section 4.1.2.1b]	To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 0.65m from the interior side lot line.
3	A maximum building height of 3.0m is permitted for the proposed residential accessory structure. [4.1.4.1]	To permit a maximum building height of 3.36m for the proposed residential accessory structure.
4	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum front yard landscape requirement of 54.96% (32.74m ²) of which a minimum of 55.37% (16.49m ²) to be soft landscaping in the yard which the driveway is located.

Variations Required: Images



JOHNSWOOD CRESCENT

Variance No. 4: Minimum front yard landscape requirement of 54.96% (32.74 m2) of which a minimum of 55.37% (16.49 m2) to be soft landscaping in the yard where the driveway is located.

SITE STATISTICS:		
ZONING:		
VAUGHAN ZONING BY-LAW 1-88 - 2012	RV3 9(1019)	
ZONE	R3A(EN) 690	
LOT AREA	560.0 m2	
LOT DEPTH	40.0 m	
LOT FRONTAGE	14.0 m	
	EXISTING	PROPOSED
SETBACKS:		
FRONT	3.76 m	3.76 m
SIDE	0.65m & 1.26m	0.65m & 1.26m
REAR	19.3m	15.4m
NEW ACCESSORY BUILDING:		
SIDE		0.65m
REAR		1.06m
NEW POOL:		
SIDE		1.50m
REAR		1.50m
LOT & BUILDING AREAS:		
LOT AREA	560 m2	
1st FLOOR AREA	178.64 m2	220.76 m2
NEW PORCH AREA		42.12 m2
NEW ACC. BLDG AREA		28.60 m2
NEW POOL AREA		47.41 m2

Thank you for your time and consideration.