

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development and Parks Planning  
**Date:** February 5, 2025  
**Name of Owners:** Michele and Emma Giovanna Maria Feriozzo  
**Location:** 25 Malaren Road, Maple  
**File No.(s):** A196/24

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

1. To permit a maximum lot coverage of 26.8%.
2. To permit a maximum eave projection of 0.58m into required interior side yard of 1.5m.

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

1. The maximum permitted lot coverage for a building under 9.5m is 23%.
2. The maximum permitted eave projection into the required interior side yard of 1.5m is 0.50m.

**Official Plan:**

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

**Comments:**

The Owners are seeking relief to construct a single detached dwelling, with the above noted variances.

The Development Planning Department is not in a position to support Variance 1 to permit a lot coverage of 26.8% for the proposed dwelling. In 2004, Vaughan City Council directed Development Planning staff to undertake a comprehensive study and review of the redevelopment occurring in specific established neighbourhoods, including Maple, which the Subject Lands are located in. The objective of the study was to establish development criteria that balanced the evolution and growth of neighbourhoods based on the existing built form and character of the subject neighbourhoods. As a result of the report, a maximum of 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. Though the proposal does not include a complete second storey, the proposal shall be subject to the 23% development standard for new 2-storey dwellings. Therefore, the proposed dwelling exceeds the permitted lot coverage on the Subject Lands. The front porch is uncovered therefore does not count towards the overall lot coverage. The proposed dwelling will have a height of 7.5 m from grade to the mid-point of the new roof and sufficiently meets the by-law requirement of 11m.

The Subject Lands are designated 'Low-Rise Residential' by the VOP 2010 and are subject to the Established Large Lot Neighbourhood ('LLN') policies as per Schedule 1B. Policy 9.1.2.3 lists the criteria as series of elements determined to reinforce the 'character elements' of LLNs. The policy refers to lot coverage within these established neighbourhoods, which states that in order to maintain the low-density character and ensure space for amenity and landscaping, lot coverage should be consistent with the area. The proposed lot coverage for a 2-storey dwelling is inconsistent with the general area therefore does not maintain the general intent and purpose of VOP 2010.

The Subject Lands are zoned R1E(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021, as amended. This zone permits the use of a single detached dwelling and provides development standards that support the character of the area. The requested 26.8% lot coverage is inconsistent with the supportable lot coverage permitted for a 2-storey dwelling in the area. The proposed lot coverage for a 2-storey dwelling is not

considered to be minor in nature, does not maintain the general intent and purpose of the Zoning By-law.

The Development and Parks Planning Department is not in a position to support Variance 2 to permit an eave projection of 0.58m into the required interior side yard, whereas the Zoning By-law permits 0.50 m. The proposed eaves projection would be dependent on the proposed building footprint which is currently unsupportable as noted in the analysis of Variance 1 above. Based on the current proposal the 0.58 m project would be undesirable.

Accordingly, the Development and Parks Planning Department is not in a position to support Variances 1 and 2 for the proposed lot coverage of 26.8% of the dwelling- and 0.58 m eave projection. The Development Planning Department is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Official Plan and Zoning By-law, and is not desirable for the appropriate development of the land.

**Recommendation:**

The Development and Parks Planning Department recommends **refusal** of Variances 1, and 2.

**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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