

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development and Parks Planning

**Date:** March 12, 2025

**Name of Owner:** Akiva Ifaimov

**Location:** 731 Woodland Acres Crescent, Maple

**File No.(s):** A208/24

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

1. To permit a maximum height of 10.74 m.
2. To permit a balcony to encroach a maximum of 0.7 m into the minimum required interior side yard and shall not project greater than 3.81 m beyond the main wall.
3. To permit an uncovered platform with a floor height greater than 1.2 m as measured above grade and including access stairs to encroach a maximum of 1.57 m into the minimum required interior side yard.

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

1. A maximum building height of 9.5 m is permitted.
2. A balcony is permitted to encroach 0.0 m into a minimum required interior side yard and shall not project greater than 3.0 m beyond a main wall.
3. An uncovered platform with a floor height greater than 1.2 m as measured above grade and including access stairs is permitted to encroach 0.0 m into a minimum required interior side yard.

**Official Plan:**

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

**Comments:**

The Owner is seeking relief to permit the construction of a new 2-storey detached dwelling, with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1 for proposed maximum height of 10.74 m, whereas the Zoning By-law permits 9.5 m. The Committee of Adjustment previously approved Minor Variance Application File A325/22, to permit the construction of a new 2-storey detached dwelling on the Subject Lands, with an increased building height of 10.74 m. The proposed height variance has come forward again due to an administrative change to the permitted maximum height which has increased the variance from 0.98m to 1.24m. There is no change to the height that was previously approved and the height is not anticipated to cause adverse massing impacts to the surrounding properties.

The Development and Parks Planning Department has no objection to Variance 2 to permit the proposed balcony to encroach a maximum of 0.7, whereas the Zoning By-law permits 0.0m into the interior side yard and to permit a projection of 3.81 m, whereas the Zoning By-law permits 3.0m. The proposed 0.81 m projection and 0.7 m encroachment are minimal in nature and is not anticipated to cause any adverse privacy or massing concerns to the surrounding properties.

The Development and Parks Planning Department has no objection to Variance 3 to permit an uncovered platform with a floor height greater than 1.2 m above grade and including access stairs to encroach a maximum of 1.57 m into the minimum required interior side yard, whereas the Zoning By-law permits 0.0 m. The 1.57 m encroachment is minimal in nature and does not impede the functionality of the side yard, as there is sufficient distance in the interior side yard to facilitate passage if needed, approximately 13.95 m remains between the access stairs and interior side yard.

Accordingly, the Development and Parks 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 and Parks 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:**

Alyssa Pangilinan, Planner 1  
Janany Nagulan, Senior Planner