



Minor Variance
Application

Agenda Item: 18

A031/20

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, June 11, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please see Important Information on next page for instructions or contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8585. Ext. 8332.

Written comments and public deputation requests must be received by noon on the last business day prior to the scheduled hearing.

- Applicant:** Denise Levy and Larry Levine
- Agent:** Enrique Valencia - Valencia Enterprises
- Property:** 55 Hallmark Court, Thornhill
- Zoning:** The subject lands are zoned R4, Residential Zone and subject to the provisions of Exception 9(471) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
- Related Files:** None.
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed front yard, second storey addition over the existing garage.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum garage size of 3 metres x 6 metres is required.	1. To permit a minimum garage size of 3.48 metres x 3.36 metres.
2. A minimum of 71.78 m2 of soft landscaping is required.	2. To permit a minimum of 30.98 m2 of Rear yard soft landscaping. <i>*amended from 26.27 m2</i>
3. A minimum Rear yard setback of 7.5 metres is required.	3. To permit a minimum Rear yard setback of 0.53 metres to an accessory structure.
4. A minimum Interior side yard setback of 1.2 metres is required.	4. To permit a minimum Interior side yard setback of 0.2 metres to an accessory structure.

Background (previous applications approved by the Committee on the subject land): N/A

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

To: Committee of Adjustment

From: Lindsay Haviland, Building Standards Department

Date: June 04, 2020 REVISED

Applicant: Denise Levy and Larry Levine

Location: PLAN M2007 Lot 114 municipally known as 55 Hallmark Court

File No.(s): A031/20

Zoning Classification:

The subject lands are zoned R4, Residential Zone and subject to the provisions of Exception 9(471) under By-law 1-88 as amended.

Proposal:

1. To permit a minimum garage size of 3.48 metres x 3.36 metres.
2. To permit a minimum of 30.98 m2 of Rear yard soft landscaping.
3. To permit a minimum Rear yard setback of 0.53 metres to an accessory structure.
4. To permit a minimum Interior side yard setback of 0.2 metres to an accessory structure.

By-Law Requirements:

1. A minimum garage size of 3 metres x 6 metres is required.
2. A minimum of 71.78 m2 of soft landscaping is required.
3. A minimum Rear yard setback of 7.5 metres is required.
4. A minimum Interior side yard setback of 1.2 metres is required.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit No. 14-001123 for Single Detached Dwelling - Alteration, Issue Date: May 26, 2014
Building Permit No. 14-002912 for Single Detached Dwelling - Alteration, Issue Date: Oct 15, 2014
Building Permit No. 20-000274 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

Other Comments:

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

None

* Comments are based on the review of documentation supplied with this application.