

To: Christine Vigneault, Committee of Adjustment Secretary

From: Mauro Peverini, Director of Development Planning

Date: October 1, 2020

Name of Owner: Rekha Shah

Location: 20 Venkata Drive

File No.(s): A045/20

Proposed Variance(s):

1. To permit a minimum rear yard setback of 4.0 m to a covered patio.
2. To permit a minimum of 48.28 % (34.6 m²) of the front yard area to be comprised of landscaping for lots with a lot frontage of 12 m or greater.
3. To permit a maximum driveway width of 8.27 m on the lot.
4. To permit a maximum driveway width of 8.27 m for the portion of the driveway between the street line and the street curb.

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5 metres is required.
2. A minimum of 50% of the front yard shall be comprised of landscaping for lots with a lot frontage of 12 m or greater (71.67m² x 50% = 35.84 m²).
3. A maximum driveway width of 7.65 m is permitted on the lot.
4. The portion of the driveway between the street line and the street curb shall not exceed six (6) m in width.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a covered patio in the rear yard and to maintain changes to their existing driveway with the above-noted variances.

The proposed rear yard setback of 4 m to the covered patio is to a pinch point, increasing to 5.35 m at the opposite end. The covered patio has a maximum height of 4.35 m, complies with the minimum interior yard setbacks and is open and unenclosed. As such, Variance 1 is considered minor in nature.

The driveway has been enlarged 0.62 m beyond the maximum width requirement, resulting in a small 1.24m² reduction in the minimum soft landscaping requirement. Despite the changes to the driveway, the intent of the zoning by-law in balancing landscaping aesthetics with the provision of adequate parking is maintained. Variances 2, 3 and 4 are therefore considered minor in nature as they do not have adverse impacts on the neighbouring properties or streetscape.

Accordingly, the Development Planning Department is of the opinion that the variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

Recommendation:

The Development 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:

Brandon Bell, Planner I
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