

To: Christine Vigneault, Committee of Adjustment Secretary 1

From: Mauro Peverini, Director of Development Planning

Date: December 3, 2020

Name of Owner: Ruland Realty Limited

Location: 180 Parr Place

File No.(s): A085/20

Proposed Variance(s):

1. The permit a minimum rear yard setback of 8.86 m to the accessory structure (cabana).
2. To permit a maximum lot coverage of 23.42%.

By-Law Requirement(s):

1. A minimum rear yard setback of 15 m is required to the accessory structure (cabana).
2. A maximum lot coverage of 20% is permitted.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a 2-storey dwelling with an attached garage, in-ground pool, and rear yard cabana with the above noted variances.

According to our mapping, the rear of the subject lands contains a portion of a significant woodland feature. At the request of the Development Planning Department, the Owner conducted a site visit with Policy Planning and Environmental Sustainability ('PPES') staff on November 9, 2020 to determine the limits of the feature. As a result, the Owner made modifications including the removal of the sports court, reduction of the pool deck and elimination of a staircase to ensure the proposal remains outside of the tree protection zone. Additionally, the Owner worked with Urban Design staff to reduce the depth of the attached garage, thereby, reducing the maximum lot coverage and eliminating the need for front yard relief.

The Development Planning Department has no objection to the variances as the increase in lot coverage and reduction in rear yard setback does not impact the abutting woodland feature. The Development Planning Department recognizes a maximum lot coverage increase of 3.42% is minor and desirable for the area, as it delivers a built form that fits harmoniously and will not disrupt the existing streetscape.

In support of this application, the Owner submitted an Arborist report prepared by Al Miley & Associates dated November 23, 2020s that was reviewed by PPES and Urban Design staff who are satisfied that the location of 2-storey dwelling, in-ground pool, deck and cabana will not have an impact on the existing vegetation and supports the minor variances being requested.

The Development Planning Department has reviewed the application and is of the opinion that it 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 Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Margaret Holyday, Senior Planner