

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Bill Kiru, Acting Director of Development Planning

Date: February 4, 2021

Name of Owner: Jakov and Sophie Zaidman

Location: 25 Gosling Road

File No.(s): A150/20

Proposed Variance(s):

To permit a maximum lot coverage of 25.97% for the dwelling and covered porches.

By-Law Requirement(s):

A maximum lot coverage of 20% is permitted for the dwelling, garage and covered porches.

Official Plan:

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

Comments:

The Owner is requesting permission to construct a 2-storey single family detached dwelling with the above noted variances.

Through the review of this application, the Urban Design Division of Development Planning Department recommended the Owner increase the front yard landscape (to at least 67%) and eliminate the circular driveway in order to meet the urban design guidelines for infill developments. The Owner revised their proposal and submitted a revised site plan (prepared by Alit Design Inc., dated on January 19, 2021) to comply with the guidelines and increase front yard landscaping. In support of the application, an Arborist Report (prepared by P & A Urban Forestry Consulting Ltd., dated January 19, 2021) was submitted. Urban Design staff reviewed the Arborist Report and are satisfied that the tree protection barriers will be installed for all trees being preserved and confirmed that no construction is permitted within the Tree Protection Zone (TPZ).

The total lot coverage of the 2-storey detached dwelling including garage remains below 23% and complies with the height and setback provisions of the Zoning By-law. The Development Planning Department has no objection with the requested variance as the overall massing and scale of the proposed dwelling maintains the existing character of the neighbourhood.

The remaining 2.98% lot coverage is contributed to the proposed covered porches that do not contribute to overall massing of the main dwelling. Additionally, the larger porch is located in the rear and cannot be seen from the street while the front porch remains compatible to other homes in the immediate neighbourhood.

The Development Planning Department 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 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:

Roberto Simbana, Planner I

Margaret Holyday, Senior Planner