

**LUCAS & ASSOCIATES**  
Consultants in Planning and Land Development  
**21 White Oaks Drive**  
**Barrie, Ontario**  
**L4N 5A2**  
**(705) 727-8335**

**Communication : C18**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

February 8, 2021

The City of Vaughan  
Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

To the Mayor and Members of Council,

**Re: Committee of the Whole Agenda February 9, 2021 - Item 6.5. Dufferin Vistas Limited**

I am writing on behalf of Dufferin Vistas Ltd.

Dufferin Vistas Ltd has filed with the Committee of Adjustment an Application for Minor Variance. The application is requesting a variance to:

1. decrease the rear yard from 7.5m to 6.0m to permit a larger footprint;
2. increase the building height from 11.0m to 13.0m to permit high ceilings heights; and,
3. permit double cars garages on lots that are less than 12.0 in frontage as required by By-law 1-88.

The draft approved plan of subdivision has lots with a minimum frontage of 11.25m. The variance to permit double garages will permit homes that complement the homes in the neighborhood, all of which have double cars garages. In addition, the proposed variances will result in homes that are comparable in value and quality to the existing homes and will maintain the market value of homes in the area.

Although the plan was draft plan approved and the zoning was approved by the LPAT in October 2018, Council did not assign the implementing zoning by-law until October 23, 2019. In accordance with the Planning Act, Council approval is required for the owner to apply for a Minor Variance Application before the second anniversary of the day the implementing zoning by-law came into effect.

We would note that Council's approval only permits the Minor Variance Application to be considered by the Committee of Adjustment within the two-year period and does not grant approval of the variances requested. That decision will be made by the Committee of Adjustment following a review and a hearing by the Committee.

Yours truly,  
**Lucas and Associates**



Per: Glenn Lucas B.E.S.

copy Mr. Cam Milani