

To: Christine Vigneault, Committee of Adjustment Secretary

From: Bill Kiru, Acting Director of Development Planning

Date: February 25, 2021

Name of Owner: Giovanni and Lora Piccirilli

Location: 8 English Daisy Court

File No.(s): A116/20

Proposed Variance(s):

1. The rear yard of the proposed accessory building (cabana) is 3.6 m.
2. The eaves of the proposed accessory building (cabana) project 0.56 m into the required side yard. [3.14 a)]

By-Law Requirement(s):

1. The minimum rear yard is 7.5 m. [4.1.9, Schedule "A"]
2. Eaves may project a maximum of 0.5 m into the rear yard. [3.14a)]

Official Plan:

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

Comments:

The Owner is requesting permission to construct an accessory building (cabana) in the rear with the above noted variances.

The Development Planning Department has no objection to the proposed variances as the minimum rear yard setback of 3.6m to the cabana is measured at a pinch point, increasing in distance towards the south-west corner of the property. Additionally, the cabana is situated in area that provides adequate distance to the surrounding properties and is surrounded by soft landscape along the rear and southerly interior lot line.

In support of the variances, the Owner submitted an Arborist Report, prepared by Thomson Watson Consulting Arborists Inc., dated on January 11, 2021. The Urban Design Division of the Development Planning Department have reviewed the Arborist Report and recommends the Owner submit a conceptual replanting plan to compensate for the loss of trees. A condition to this effect is included in the conditions of approval.

Policy Planning and Environmental Sustainability ('PPES') staff have reviewed the proposal in accordance with Section 3 of VOP 2010 and determined the proposed works (i.e., pool, cabana, and installation of catch basin) are within 10 m of the minimum Vegetation Protection Zone from the adjacent woodland feature. PPES staff confirmed the proposed works are located at the toe of an existing berm and approximately 2.5 m - 4 m from the rear property boundary. Given the physical barriers (i.e., berm and acoustic fence) at the rear of the site and distance between the proposal and trees associated with the woodland, PPES have no objection to the location of the cabana as the proposed works will not impact the adjacent feature.

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 subject to conditions of approval.

Conditions of Approval:

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

1. The Owner submit a conceptual replanting plan to the satisfaction of the Development Planning Department.

Comments Prepared by:

Roberto Simbana, Planner I
Margaret Holyday, Senior Planner