

To: Christine Vigneault, Committee of Adjustment Secretary T

From: Bill Kiru, Acting Director of Development Planning

Date: February 25, 2021

Name of Owner: Ying Jiang, Dongjun Wang

Location: 167 Arnold Avenue

File No.(s): A124/20

Proposed Variance(s):

1. To permit a maximum lot coverage of 23.20%.
2. To permit a maximum building height of 10.34m.
3. To permit a maximum driveway width of 12.69 m measured at a point 4.25 m from the street line onto the private side of the lot for a circular driveway having two points of access.

By-Law Requirement(s):

1. A maximum lot coverage of 20% is permitted.
2. A maximum building height of 9.5m is permitted.
3. A maximum driveway width of 9 m is permitted.

Official Plan:

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

Comments:

The Owner is requesting relief to permit a 2-storey addition to a single-family detached dwelling and with the above noted variances.

At the request of the Development Planning Department, the Owner has recessed the front wall of the proposed garage from 5.03 m to 2.51 m, thereby, eliminating a variance for garage projection and establishing a footprint that preserves the existing character of the neighbourhood. Additionally, Urban Design staff have reviewed the submitted Arborist Report, prepared by D. Andrew White, dated January 7, 2021 and concur with the findings of the report.

The Development Planning Department has no objection to the variances, as this proposal is desirable for the appropriate development of the lands. A maximum lot coverage of 23.20% (dwelling with attached garages 21.93%, covered porches 1.27%) and maximum height of 10.34 m for the single family detached dwelling unit remains compatible to other newly built 2-storey dwellings in the area. Specifically, Committee of Adjustment approved 199 Arnold Avenue (File A004/19 received approval for a maximum height of 11 m and lot coverage of 27.51%) and 163 Arnold Avenue (File A018/15 received approval for a maximum height of 10.9 m and lot coverage of 28.06%).

The variance related to the maximum driveway of 12.69 m, is a pre-existing condition on-site. As noted in the Arborist Report and Tree Protection Plan, the Owner is taking the appropriate mitigation measures with tree protection barriers and fencing to reduce the risk of injury to the existing trees in the front yard. The Development Planning Department is of the opinion the circular driveway poses minimal impact to the existing streetscape and has similar visual curb appeal to other circular driveways in the area.

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 condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Margaret Holyday, Senior Planner