

To: Christine Vigneault, Committee of Adjustment Secretary
From: Bill Kiru, Acting Director of Development Planning
Date: February 25, 2021
Name of Owner: Mykhailo Saidov
Location: 17 Malaren Road
File No.(s): A165/20

Proposed Variance(s):

1. To permit a maximum lot coverage of 25.93%.

By-Law Requirement(s):

1. A maximum lot coverage of 20% is permitted.

Official Plan:

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

Comments:

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

The Development Planning Department is of the opinion that a maximum lot coverage of 25.93% (dwelling with attached garage 22.98%, covered porch 0.67%, covered rear wood deck 2.28%) is compatible and consistent to the newly built homes in the immediate neighbourhood. The proposal establishes a footprint that is both compliant in height and building setbacks with Zoning By-law 1-88.

In support of this minor variance application, the Owner submitted an Arborist Report, prepared by Redbud Forestry Consultants, dated February 19, 2021. The Urban Design Division of the Development Planning Department have reviewed the Arborist Report and concurs with the findings. Urban Design staff recommends the Owner provide a Letter of Consent from the neighbouring property located at 19 Malaren Road for tree grouping #5 as identified in the Arborist Report. A condition to this effect is included in the Conditions of Approval.

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 Letter of Consent from the neighbouring property located at 19 Malaren Road to the satisfaction of the Development Planning Department.

Comments Prepared by:

Roberto Simbana, Planner I
Margaret Holyday, Senior Planner