

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Bill Kiru, Acting Director of Development Planning

Date: April 8, 2021

Name of Owner: Steve and Louise Cohen

Location: 34 Franmore Circle

File No.(s): A148/20

Proposed Variance(s):

1. To permit a minimum rear yard setback of 6.06 m to the addition of the dwelling.

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5m is required.

Official Plan:

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

Comments:

The Owner is requesting permission to construct an addition over an existing in-ground pool in the rear of an existing single-family dwelling with the above noted variance.

The Development Planning Department is of the opinion that the reduced rear yard setback of 1.44 m is minor as the Zoning section of the Building Standards Department confirmed that the addition complies with the provisions of Zoning By-law 1-88 for maximum lot coverage, building height and minimum interior side yard setback. Additionally, staff requested the setback from the water's edge to the rear wall of the enclosure be included on the site plan, demonstrating that the rear yard setback could not be increased.

The proposed addition will be constructed of glass minimizing the impact relating to massing. Development Planning staff acknowledge that although there are no similar examples in the immediate neighbourhood, Committee approved Minor Variance File A185/18 - 19 Newport Square with a rear yard setback of 4.7m.

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