

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Bill Kiru, Acting Director of Development Planning
Date: April 8, 2021
Name of Owner: Mira and Shay Yehoshua Glinauer
Location: 150 Gesher Crescent
File No.(s): A152/20

Proposed Variance(s):

1. To permit a minimum rear yard setback of 4.80m to an accessory structure (deck with stairs).
2. To permit a minimum rear yard setback of 4.57m to an accessory structure (pergola on deck).

By-Law Requirement(s):

1. A minimum rear yard setback of 5.7m is required to an accessory structure (deck with stairs).
2. A minimum rear yard setback of 7.5 m is required to an accessory structure (pergola on deck).

Official Plan:

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

Comments:

The Owner is requesting permission to construct a 2nd floor rear yard deck, stairs and pergola with the above noted variance.

At the request of Development Planning, the Owners have revised their initial proposal which contemplated a rear yard deck and pergola that extends the full width of the house, a staircase with increased depth of 1.45m and a pergola that projects 0.67m further into the rear yard. With the current proposal, the Owner and his agent have recessed and incorporated the staircase into the width of the deck and reduced the projection of the pergola to minimize the possibility of this structure negatively impacting the adjacent properties and disrupting the existing character of the neighbourhood.

The Development Planning Department has no objection to the variances, as the reductions are minor and maintains the general intent of the Zoning By-law. Development Planning staff acknowledge a comparable 2nd floor deck exists on the property to the north-west (36 Cedarpoint Court) with similar reductions in the rear yard setback approved by Committee through File A111/20.

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:

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