

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Bill Kiru, Acting Director of Development Planning
Date: April 8, 2021
Name of Owner: Andrea and Daniele Seca
Location: 11 Theresa Circle
File No.(s): A020/21

Proposed Variance(s):

1. To permit a maximum lot coverage of 11.9%.
2. To permit an accessory building to be located in the interior side yard.
3. To permit the private swimming pool to be located in the interior side yard.
4. To permit a minimum interior side yard setback of 0.60 m for the retaining wall.

By-Law Requirement(s):

1. A maximum lot coverage of 10% is permitted.
2. An accessory building (shed) shall be located entirely in the rear yard.
3. A private swimming pool shall be located entirely in the rear yard.
4. Retaining walls that exceed 1 m, shall be setback a distance equal to its height; therefore, a minimum interior side yard setback of 2.2 m is required

Official Plan:

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

Comments:

The Owner is requesting permission to construct a new 2-storey single-family dwelling, covered lanai, terrace and accessory structure in the rear with the above noted variances.

The subject lands are within an established estate residential neighbourhood with lot frontages of over 45m, thereby a maximum lot coverage of 11.9% remains compatible and consistent to other approved dwellings in the area. The main dwelling including the attached garage occupy 10.38% which is closely in line with the Zoning By-law. The remaining 1.52% lot coverage consists of the covered lanai (0.89%), terrace (0.47%), and accessory structure (0.16%) not visible from the street.

The Development Planning Department has no objection to the remaining variances as they are technical in nature. The location of the shed and pool are not in the technical rear yard as defined by Zoning By-law 1-88 and therefore require relief. In addition, the shed and pool are screened by mature vegetation and is adequately distanced from the adjacent properties.

In support of this application, the Owner has submitted an Arborist Report (prepared by Shields Tree and Urban Forestry, dated January 19, 2021) which has been reviewed by the Urban Design Division of the Development Planning Department. Urban Design staff along with the Parks, Forestry and Horticulture Operations staff are satisfied with the report.

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 conditions of approval are recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I
Margaret Holyday, Senior Planner