

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Bill Kiru, Acting Director of Development Planning
Date: April 8, 2021
Name of Owner: Liana Holly Pirillo
Location: 22 Rainbow's End
File No.(s): A036/21

Proposed Variance(s):

1. To permit a minimum rear yard setback of 0.91 m to an accessory structure (48.86 m² cabana).
2. To permit a minimum of 43.6% (125.85 m²) of the area of the rear yard in excess of 135 square metres to be composed of soft landscaping.
3. To permit a maximum rear yard encroachment of 5.89 m for unenclosed ground mounted pool equipment

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5 m is required. [Schedule A]
2. A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping. [Section 4.1.2 b)]
3. A maximum rear yard encroachment of 1.5 m is permitted.

Official Plan:

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

Comments:

The Owner is requesting to permit the construction of a cabana, pool equipment and a reduction in rear yard soft landscape with the above noted variances.

At the request of the Development Planning Department, the Owner increased the minimum rear yard setback to the cabana from 0.79m to 0.91m and minimum rear yard soft landscape from 38.7% to 43.6% to ensure this proposal is consistent to other developments in the surrounding area.

Development Planning staff does not object to the proposed variances as the rear yard setback of 0.91m to the cabana is measured at a pinch point increasing in distance to 1.43m in a northerly direction. In addition, a minimum rear yard soft landscape of 43.6% provides a well-balanced amenity area that integrates both soft and hardscape features while remaining compatible with other rear yard landscape reductions of the surrounding area. Lastly, the ground mounted pool equipment is centrally located along the rear wall of the cabana and in an area that will not cause a negative impact onto the abutting properties.

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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