

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Bill Kiru, Acting Director of Development Planning

**Date:** May 20, 2021

**Name of Owner:** Ammar Kamala

**Location:** 21 Jackson Street

**File No.(s):** A062/21

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**Proposed Variance(s):**

1. To permit a maximum lot coverage of 24.51%.
2. To permit a minimum rear yard setback of 3.24 m to an accessory building (Cabana).
3. To permit a minimum front yard setback of 10.32 m to a dwelling.
4. To permit a maximum driveway width of 7.44 m.

**By-Law Requirement(s):**

1. A maximum lot coverage of 20% is required.
2. A minimum rear yard setback of 7.5 m is required to an accessory building (Cabana).
3. A minimum front yard setback of 10.99 m is required.
4. A maximum driveway width of 6 m is required.

**Official Plan:**

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

**Comments:**

The Owner is requesting permission to construct a 2-storey dwelling and cabana with the above-noted variances.

The proposed lot coverage includes a coverage of 19.02% for the dwelling, 3.54% for the covered porch and patio, and 1.95% for the cabana. The Development Planning Department has no concern with the proposed lot coverage. The proposed dwelling coverage of 19.02% remains within the requirements of Zoning By-law 1-88, and the overall lot coverage proposed is consistent with previous approvals in the immediate area.

The Development Planning Department has no concern with Variances 2 and 4 as the variances are considered to be minor in nature.

At the request of the Development Planning Department, the Owner revised the minimum front yard setback from 9.32 m to 10.32 m so that the front yard setback of the proposed dwelling is more consistent with the front yard setbacks of the adjacent dwellings. The revised proposal also includes the removal of a previously requested variance for a front yard encroachment for an eaves or gutter. The Development Planning Department is satisfied with the revisions and have no concern with Variance 3.

The Owner has submitted an Arborist Report, prepared by the Arborist Group on January 26, 2021, in support of the application. The Arborist Report inventoried a total of 13 trees and recommends the removal of 6 trees. A total of 8 trees will be replanted, with the remaining 6 replacement trees to be compensated as cash-in-lieu to the Parks, Forestry and Horticulture Operations Department. The Urban Design Division has reviewed the report and concurs with its recommendations.

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:**

Michael Torres, Planner I

Margaret Holyday, Senior Planner