

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Senior Manager of Development Planning

Date: September 30, 2021

Name of Owner: Shai and Marie Josee Bekman

Location: 30 Pamela Court

File No.(s): A071/21

Proposed Variance(s):

1. To permit a maximum building height of 11.5 m.
2. To permit a maximum lot coverage of 15.96%.

By-Law Requirement(s):

1. The maximum permitted building height is 9.5 m. [4.1.9, Schedule "A"]
2. The maximum lot coverage is 10%. [4.1.9, Schedule "A"]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Oak Ridges Moraine Countryside"

Comments:

The Owner is requesting permission to construct a two-storey single detached dwelling with the above noted variances.

At the request of the Development Planning Department, the Owner has adjusted the location of the proposed dwelling in order to comply with the front yard setback requirement and reduced the height and lot coverage of the proposed dwelling from 11.6 m to 11.5 m and from 22.77% to 15.96% respectively, in order to conform with policies 9.1.2.2, 9.1.2.3 and 9.2.3.1 of VOP 2010 and to maintain a built form that is consistent with similar recent approvals in the area.

The proposed maximum lot coverage of 15.96% and building height of 11.5 m are appropriate given the scale and character of the existing neighbourhood and the size of the lot. Policy Planning and Environmental Sustainability staff have also confirmed the revised proposal adequately provides sufficient distance to the adjacent woodlands and addresses their concerns regarding the placement of the septic system and dwelling onto the Key Natural Heritage Features.

In support of the application, the Owner submitted an Arborist Report and Oak Ridges Moraine (ORM) Conformity Statement prepared by Terrastory Environmental Consulting Inc., dated September 20, 2021, to identify which trees will be removed, protected, and potentially impacted by the proposal. The Urban Design Division of the Development Planning Department has reviewed the report and are generally satisfied with its recommendations. All proposed works identified in the Arborist report will be managed and reviewed by Parks, Forestry and Horticulture Operations staff, through the tree permit process.

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
Letizia D'Addario, Senior Planner