

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

**From:** Nancy Tuckett, Senior Manager of Development Planning

**Date:** September 30, 2021

**Name of Owner:** Station Gate Homes Inc.

**Location:** 2 Enclave Court

**File No.(s):** A158/21

**ADDENDUM**  
**AGENDA ITEM**  
**11**  
**COMMITTEE OF ADJUSTMENT**

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**Proposed Variance(s):**

1. To permit a maximum building height of 13.38 m.
2. To permit a maximum interior garage width of 13.56 m.

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

1. A maximum building height of 11 m is permitted (Schedule A3).
2. A maximum interior garage width of 9 m is permitted (Schedule A3, General Note A).

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "KN Low-Rise Residential I" by VOP 2010, Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan.

**Comments:**

The Owner is proposing to construct a two-storey single family dwelling with the above-noted variances.

At the request of the Development Planning Department, the Owner has revised their proposal to address concerns with the building height and massing of the dwelling. The maximum building height of the proposed dwelling has decreased from 14.89 m to 13.38 m.

The subject property is located within a relatively new subdivision and abuts an open space area to the east, as well as to the south (rear). The subject property is also one of the largest lots within the surrounding neighbourhood. The proposed dwelling, with the revised building height, achieves a more appropriate scale and massing relative to the size of the lot, with large setbacks being maintained. It should also be noted that similar building heights have been previously approved by the Committee of Adjustment on lots that are of the same size and zone as the subject property.

Variance 2 for the proposed interior garage width is considered minor in nature. The impacts associated with the increased garage width is minimal, as the garage is incorporated within the design of the dwelling and does not directly face the street.

As part of the review of this application, Urban Design staff have recommended that the Owner submit a Landscape Plan to show tree planting and landscaping that would help to further mitigate the volume of the dwelling, as well a letter from the Control Architect of the subdivision that states their acknowledgement of the application with no further comments. Conditions to this effect have been included in the Conditions of Approval.

The subject property is located adjacent to lands within the Greenbelt Plan Area which contain existing natural heritage features. Policy Planning and Environmental Sustainability staff have reviewed the application and have confirmed no impacts on nearby natural heritage features.

A portion of the subject lands are located within a Toronto and Region Conservation Authority ('TRCA') Regulated Area. The TRCA has reviewed the application and have no concerns with the proposed works.

Accordingly, 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, subject to the following conditions:

**Conditions of Approval:**

If the Committee finds merit in the application, the following Conditions of Approval are recommended:

1. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.
2. The Owner shall provide a letter from the Control Architect that states their acknowledgement of the application with no further comments.

**Comments Prepared by:**

Michael Torres, Planner I  
Letizia D'Addario, Senior Planner