

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Senior Manager of Development Planning

Date: September 30, 2021 - *REVISED*

Name of Owner: Steven and Alina Mayer

Location: 49 Michael Court

File No.(s): A156/21

Proposed Variance(s):

1. To permit a minimum rear yard setback of 1.23 m to a dwelling (Exception to a dwelling 9(468), Schedule T-9).
2. To permit a maximum lot coverage of 45.8% (Exception 9(468), Schedule T-9).
3. To permit an accessory structure in the interior side yard (Section 4.1.1 c)).
4. To permit a minimum interior side yard setback of 0.25 m to an accessory structure (Section 4.1.1 f ii)).

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5 m is required (Exception 9(468), Schedule T-9).
2. A maximum lot coverage of 43% is required (Exception 9(468), Schedule T-9).
3. An accessory structure shall be located in the rear yard (Section 4.1.1 c)).
4. A minimum interior side yard setback of 0.6 m is required (Section 4.1.1 f ii)).

Official Plan:

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

Comments:

The Owner is requesting permission to construct an addition and ground floor covered terrace to an existing single-detached dwelling and maintain an accessory structure (shed) with the above noted variances.

On September 17, 2021, Development Planning Department staff conducted a site visit. The subject lands are developed with a two-storey (plus loft) single detached dwelling. The Development Planning Department has no objection to the proposed variance for the rear yard setback to the ground floor covered terrace, as it is unenclosed and is measured at a pinch-point. The proposed terrace is also screened from the abutting rear neighbour by mature landscaping, and therefore Urban Design staff are of the opinion that additional screening is not required. The Owner has also submitted an Arborist Report dated June 25, 2021 prepared by Bostock Consulting Inc. in support of the application. Urban Design staff and Parks, Forestry and Horticulture Operations staff have reviewed the Arborist Report and are satisfied. On this basis, the Development Planning Department is satisfied that the impact of the proposed variance on adjacent properties will be minimal.

The Development Planning Department has no objection to the remaining proposed variances associated with the accessory structure (shed) and the lot coverage. The main dwelling, including the proposed addition, has a lot coverage of 35.2% which is less than the maximum 43% permitted by Zoning By-law 1-88. The remaining additional lot coverage of 10.6% is associated with the proposed rear yard covered terrace, which is unenclosed and considered non-livable area. The Development Engineering Department has reviewed the existing accessory structure (shed) and confirmed its placement on the westerly interior side yard does not cause any water drainage issues on-site. Therefore, the Development Planning Department can support the variances associated with the shed.

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

Letizia D'Addario, Senior Planner