

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 18, 2021
Name of Owner: Kevin Johnson
Location: 25 Tiana Court
File No.(s): A226/21

**ADDENDUM
AGENDA ITEM****24**

COMMITTEE OF ADJUSTMENT

Proposed Variance(s):

1. The proposed south interior side yard setback is 0.6 m.
2. The proposed rear yard setback is 1.22 m.

By-Law Requirement(s):

1. The required interior side yard setback is 1.2 m.
2. The required rear yard setback is 7.5 m.

Official Plan:

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

Comments:

The Owner is proposing to permit a cabana in the rear yard with the above-noted variances.

Development Planning staff conducted a site visit of the subject property on October 29, 2021. It was identified during the site visit that the proposed cabana is under construction.

In consultation with the Urban Design division of the Development Planning Department, and by observing the existing conditions on the subject property during the site visit, it is recommended that the visual impact of the cabana on the adjacent properties can be further mitigated with the addition of landscaping along the rear and south interior side yard fence, consisting of nine (9) 2500 mm tall hedge trees. A condition to this effect is included in the Conditions of Approval. In addition to this, as the cabana is covered and unenclosed, and complies with the height and area requirements of Zoning By-law 1-88, the Development Planning Department has no objections to requested variances.

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 condition:

Conditions of Approval:

If the Committee finds merit in the application, the following condition(s) of approval are recommended:

1. The Owner submit photographic evidence that four (4) 2500 mm tall hedge trees have been planted between the cabana and the rear yard fence, and that five (5) 2500 mm tall hedge trees have been planted between the cabana and the south interior side yard fence, which is to be reviewed and approved by the Urban Design Division of the Development Planning Department.

Comments Prepared by:

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