

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 20, 2022

Name of Owner: Rajinder Singh and Narinder Kaur Pahal

Location: 96 Klein's Ridge

File No.(s): A218/21

Proposed Variance(s) (By-law 001-2021):

1. To permit a minimum front yard setback of 10 m to the dwelling.
2. To permit a maximum height of 3.45 m for the accessory building (existing shed).

By-Law Requirement(s) (By-law 001-2021):

1. A minimum front yard setback of 15 m is required. (Table 7-3)
2. A maximum accessory building height of 3 m is permitted. (Subsection 4.1.4.1)

Proposed Variance(s) (By-law 1-88):

3. To permit a minimum front yard setback of 10 m to the nearest part of the building.

By-Law Requirement(s) (By-law 1-88):

3. A minimum front yard setback of 15 m is required. (Schedule A)

Official Plan:

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

Comments:

The Owner is proposing to construct a two-storey single detached dwelling, and to maintain an existing shed with the above-noted variances.

The Development Planning Department has no objection to Variances 1 and 3 concerning the reduction in front yard setback to the proposed dwelling. Following discussions with Development Planning and Urban Design staff, the Owner revised the front yard setback from 7.48 m to the front porch and 8 m to the front wall of the dwelling to 8.5 m and 10 m respectively, to maintain a more consistent streetscape with the established pattern of front yard setbacks along Klein's Ridge.

The Development Planning Department has no objection to Variance 2 regarding the maximum building height of the existing shed in the rear yard. The shed maintains a large setback to the neighbouring property which mitigates the visual impact associated with the height of the shed.

In support of the application, the Owner has submitted an Arborist Report, Erosion and Sediment Control, and Restoration Plan prepared by Proforestree, submitted October 21, 2021, and revised on January 7, 2022. The report identified nineteen (19) trees to be removed and six (6) trees to be protected. Urban Design staff have reviewed the Arborist Report and concur with the conclusions of the report and have recommended that a Landscape Plan be provided to confirm tree planting locations on the property. A recommendation to this effect has been included in the Conditions of Approval.

The subject property is partially located within the Toronto and Region Conservation Authority ('TRCA') Regulated Area because it is traversed by a valley corridor associated with the Humber River. An 8-metre setback to the Long-Term Stable Top of Slope ('LTSTOS') associated with the valley to the proposed dwelling has been identified to ensure stability, which the Owner has provided. As such, the TRCA has no objection to the proposal, subject to the Owner successfully obtaining a permit from the TRCA pursuant to Ontario Regulation 166/06.

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.

Comments Prepared by:

Michael Torres, Planner 1

Chris Cosentino, Senior Planner