

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Senior Manager of Development Planning

Date: February 10, 2021

Name of Owner: Yao Quan

Location: 16 Cavalier Crescent

File No.(s): A198/21

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a maximum building height of 10.35 m.
- 2) To permit a minimum interior side yard of 1.60 m at the north side, and 1.65 m at the south side.
- 3) To permit a maximum lot coverage of 25.10%.
- 4) To permit a maximum encroachment of 0.7 m into a minimum required interior side yard of 2.2 m for a chimney.

By-Law Requirement(s) (By-law 01-2021):

- 1) The maximum building height shall be the least (more restrictive) of a. The requirement of the applicable zone; or b. The existing building height plus 3 m (existing 5.49 m + 3 m = 8.49 m), but in no case shall the maximum building height requirement be less than 8.5 m. Maximum permitted building height = 8.5 m. [4.5.1]
- 2) For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of a. The requirement of the applicable zone; b. The existing interior side yard; or c. 2.2 m.
- 3) A maximum lot coverage of 20% is permitted. [Table 7.3]
- 4) A maximum encroachment of 0.6 m is permitted into a minimum required interior side yard of 2.2 m for a chimney.

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

- 5) To permit a maximum lot coverage of 25.10%.
- 6) To permit a maximum building height of 10.35 m.

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

- 5) A maximum lot coverage of 20% is permitted. [Schedule A]
- 6) A maximum building height of 9.5 m is permitted [Schedule A]

Official Plan:

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

Comments:

The Owner is requesting permission to construct a two-storey single family dwelling in an established large-lot neighbourhood.

At the request of the Development Planning Department the Owner has decreased the maximum building height from 10.51 m to 10.35 m and reduced the maximum lot coverage from 27.9% to 26.07% to ensure the dwelling remains compatible with other newly built dwellings in the immediate area. Variance 1, 2, 3, 5, and 6 are considered appropriate for the new dwelling and are consistent with other two-storey dwellings approved in the area. The two-storey dwelling (with garage) represents 22.92% of the maximum lot coverage, which is appropriate for a 2-storey dwelling, while the remaining 2.18% lot coverage is associated with the proposed covered front porch and rear yard deck which are considered non-livable area. For Variance 4, the increased (0.10 m) encroachment reflects a minor change which continues to maintain the intent of both By-laws and will not adversely impact the adjoining lot.

The Urban Design Division of the Development Planning Department provided the recommendation that the Owner consider an alternative design that included a two-car garage and/or recessed three door configuration to lessen the streetscape impact of the dwelling. However, both Zoning By-laws are silent on the number of doors for the garage.

The Development Planning Department is of the opinion that the requested Variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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

Chris Cosentino, Senior Planner