



RECEIVED
May 14, 2012
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

ADDENDUM
AGENDA ITEM

#14
 COMMITTEE OF ADJUSTMENT

DATE: May 11, 2012 **REVISED**

TO: Todd Coles, Committee of Adjustment

FROM: Mark Antoine, Development Planning Department

MEETING DATE: May 17, 2012

OWNER: Sujeewa Atapattugama
FILE(S): A137/12

Location: 271 Discovery Trail, Vaughan

Proposal: The Owner is requesting permission to construct an open and unenclosed gazebo with the following variances:

	Variance	Proposed	Required
1	Maximum building height of an accessory structure (gazebo)	3.18m	2.5m
2	Minimum rear yard setback to an accessory structure (gazebo)	1.2m	6.0m
3	Maximum floor area of an accessory structure (gazebo)	12m ²	8m ²

Official Plan: The subject lands are designated “Low Density Residential” by in-effect OPA #600 (Vellore Urban Village 1). The subject lands are also designated “Low-Rise Residential by the City of Vaughan Official Plan 2010, which is subject to approval from the Ontario Municipal Board. The proposal conforms to the policies of the Official Plan.

Comments: The Development Planning Department conducted a site visit with photo documentation on May 2, 2012. The subject lands are developed with a two-storey single detached dwelling on a wide and shallow lot located on the east side of Discovery Trail.

The Owner is seeking permission to continue construction of an open and unenclosed gazebo. The Development Planning Department has no concerns with the proposed rear yard setback of 1.2m and maximum floor area of 12m², however the maximum building height of 3.18m is not considered minor in nature or desirable for the appropriate development of land.

The Owner has revised their application to reduce the height of the gazebo from 4.0m to 3.18m. Notwithstanding, the Development Planning Department is of the opinion that the revised height continues to present a negative visual impact to abutting properties given the existing size and configuration of the lots in the area. On this basis, the Development Planning Department does not support a maximum building height of 3.18m.

The Development Planning Department is of the opinion that Variance #1 is not minor in nature, does not meet the intent of the Zoning By-law, and is not desirable for the appropriate development of the land.

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memorandum

Variations #2 and #3 are minor in nature, meet the intent of the Zoning By-law, and are desirable for the appropriate development of the land.

Recommendation: The Development Planning Department **does not support** Variance #1 for Minor Variance Application A137/12.

The Development Planning Department **supports** Variance #2 and #3 for Minor Variance Application A137/12.

Condition(s): None.

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