



RECEIVED
May 23, 2013
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

ADDENDUM
AGENDA ITEM
#18
 COMMITTEE OF ADJUSTMENT

DATE: May 23, 2013 *REVISED*

TO: Todd Coles, Committee of Adjustment

FROM: Grant Uyeyama, Director of Development Planning
 Development Planning Department

MEETING DATE: May 23, 2013

OWNER: Rick Ekstein
FILE(S): A138/13

Location: 94 Arnold Avenue, Thornhill
 Ward 5, Vicinity of Centre Street and Yonge Street

Proposal: The Owner is requesting permission to construct a two-storey single detached dwelling with a maximum lot coverage of 22.8%, whereas By-law 1-88 requires 20%.

Official Plan: The subject lands are designated "Low Density Residential" by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #589. The subject lands are also designated "Low Rise Residential" by the new 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: Based on a follow up conversation, the Building Standards Department has confirmed that the lot coverage calculation is correct and they do not require any further drawings to be submitted for review. As this was the original reason the Development Planning Department requested adjournment, the Department no longer requests the item to be adjourned.

In 2004, Vaughan Council directed the Development Planning Department to review the lot coverage standards in R1V Old Village Residential Zones. The Development Planning Department prepared a report comparing the lot coverage standards in Vaughan with other surrounding municipalities. Council approved an additional flexibility for dwellings which do not exceed one-storey with a loft and 7.0 m in height in order to make it reasonable, practical and economical.

Staff advises the Owner that since Council's direction in 2004, this Department and the Committee of Adjustment have supported 23% lot coverage for two-storey dwellings in this area. An exception for greater lot coverage has been granted for covered, unenclosed porches.

The proposed dwelling maintains a lot coverage of 22.8%, which is within the allowable lot coverage, as stated above. Therefore, the Development Planning Department is satisfied with the proposal.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation: The Development Planning Department supports Minor Variance Application A138/13.

Condition(s): None.

Report Prepared By: Daniel Woolfson, Planner 1

memorandum