



**ADDENDUM**  
**AGENDA ITEM**  
**13**  
**COMMITTEE OF ADJUSTMENT**

**RECEIVED**  
**June 19, 2014**  
 VAUGHAN COMMITTEE  
 OF ADJUSTMENT

**DATE:** June 19, 2014  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Grant Uyeyama, Interim Director of Planning, and Director of Development Planning  
**MEETING DATE:** June 26, 2014  
**OWNER:** Jaime and Sabrina Pereira  
**FILE(S):** A160/14

**Location:** 80 William Bowes Boulevard  
 Ward 4, Vicinity of Major MacKenzie Drive and Dufferin Street

**Proposal:** The owner is requesting permission to construct an addition to an existing garage, with the following variances:

	Variance	Proposed	Required
1	Minimum front yard setback to garage	5.46 m	6.0 m
2	Minimum size of outside parking space	5.72 m (W) x 5.46 m (L)	2.7 m (W) x 6.0 m (L)

**Official Plan:** The subject lands are designated “Low-Rise Residential” and “Oak Ridges Moraine Settlement Area” by the City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on February 3, 2014. The proposal conforms to the policies of the Official Plan.

**Comments:** The reduced front yard setback is the result of an addition to the garage, which will not extend past the front of the dwelling, and will have a minimal impact on the streetscape. The Planning Department has no objection to the proposed front yard setback.

The Vaughan Development and Transportation Engineering Department has advised that it has no objection to Variance #2. Accordingly, the Planning Department has no objection to Variance #2.

The 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 Planning Department recommends approval of Minor Variance Application A160/14.

**Condition(s):** None.

**Report prepared by:** Gillian McGinnis, Planner 1  
 Christina Napoli, Senior Planner

**memorandum**