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June 19, 2014
 Committee of Adjustment

ADDENDUM
AGENDA ITEM
15
 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 24, 2014

OWNER: [REDACTED]

FILE(S): A162/14

Location: 169 Rushworth Crescent
 Ward 1, Vicinity of Islington Avenue and Stegman’s Mill Road

Proposal: The Owner is requesting permission to construct a single detached dwelling with a maximum lot coverage of 40.5%, whereas By-law 1-88 requires a maximum of 30%.

Official Plan: The subject lands are designated “Low-Rise Residential” 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 Planning Department has no objection to the proposed variance. The dwelling, at one storey and one half storey in the pitched roof, meets all of the By-law requirements for height and setbacks, and the increased lot coverage would have minimal impact on the streetscape.

The subject property was previously approved for a maximum lot coverage of 35.7% (house and garage 30%, covered porches 5.7%) in 2013 (A335/13). The majority of the increase in lot coverage currently proposed is located in the rear yard. As the property abuts a hydro corridor and a parking lot to the rear, the increase in lot coverage will have minimal impact on adjacent properties.

The owner advises that the dwelling accounts for 36.64% of the total coverage, and the covered, unenclosed portico and porch account for 3.87% of the coverage. The covered, unenclosed portions of the dwelling help to mitigate the impact of the increased lot coverage.

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 A162/14.

Condition(s): None.

Report prepared by: Gillian McGinnis, Planner 1

memorandum