

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 24, 2014

OWNER: Gil Shcolyar
FILE(S): A164/14

**ADDENDUM
AGENDA ITEM**
#17

COMMITTEE OF ADJUSTMENT

Location: 18 Erica Road
Ward 5, Vicinity of Centre Street and Yonge Street

Proposal: The owner is requesting permission to construct a single detached dwelling with the following variances:

	Variance	Proposed	Required
1	Maximum building height	11.0 m (mid-point of a sloped roof)	9.5 m
2	Minimum northerly interior side yard setback	1.5 m	3.0 m
3	Minimum southerly interior side yard setback	1.5 m	3.0 m
4	Minimum total of both interior side yards	3.0 m	6.0 m

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 variances #2 - #4. The reduced side yard setback to the south applies only to a small portion of the dwelling, and the reduced setback to the north applies to the terrace, which is only slightly above grade. The reduced side yards will have minimal impact on the adjacent properties and the streetscape.

The Applicant has advised that Variance #1 has been revised to a maximum of 10.5 m to the mid-point of a sloped roof. The Planning Department is satisfied that the revised height meets the character and scale of the surrounding neighbourhood.

The Planning Department is of the opinion that 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 A164/14, with the revised Variance #1 of maximum building height of 10.5 m to the mid-point of a sloped roof.

Condition(s): None.

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

memorandum