

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Mauro Peverini, Director of Development Planning
Date: September 10, 2018
Name of Owner: Afshin Baghaei & Shabnam Motevalli Jooybari
Location: 16 Parkway Avenue
File No.(s): A143/18

ADDENDUM
AGENDA ITEM
10
COMMITTEE OF ADJUSTMENT

Proposed Variance(s):

1. To permit a private swimming pool not to be entirely located in the rear yard.
2. To permit a minimum exterior side yard setback of 5.68 metres.
3. To permit a maximum lot coverage of 23.52% (dwelling 22.22%, front porch 0.5%, rear balcony 0.8%).

By-Law Requirement(s):

1. A private swimming pool shall be entirely located in the rear yard.
2. A minimum exterior side yard setback of 9.0 metres is required.
3. A maximum lot coverage of 20% is permitted.

Official Plan:

OPA #210 (Thornhill-Vaughan Community Plan): "Low Density Residential"

Comments:

The Owner is requesting permission to construct a single detached dwelling with the above noted variances.

The subject property contains existing mature trees which will be impacted by the proposal. The Owner has submitted an Arborist Report and Tree Inventory which inventoried a total of 17 trees. The report recommends the removal of 4 trees and the replacement requirement of 6 trees. The Urban Design and Cultural Heritage Division has reviewed the Arborist Report and concurs with its recommendation. No additional comments are provided.

The Development Planning Department has no objection to the requested variances and is of the opinion that they are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Chris Cosentino, Planner I
Stephen Lue, Senior Planner