

**CITY OF VAUGHAN
COMMITTEE OF ADJUSTMENT
AGENDA**

Thursday, May 30, 2019
6:00 p.m.
Committee Rooms 242/243
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

	Pages
1. INTRODUCTION OF ADDENDUM REPORTS	
2. DISCLOSURE OF INTEREST	
3. ADOPTION OR CORRECTION OF THE MINUTES OF THE COMMITTEE (PREVIOUS HEARING)	
1. Draft Minutes May 16, 2019	2
4. REQUEST FOR ADJOURNMENTS AND/OR DEFERRALS	
5. SCHEDULED APPLICATIONS	
1. A011-19- Staff Report (11 Gosling Road, Maple)	3
2. A028-19- Staff Report (106 Endless Circle, Kleinburg)	76
3. A045-19 - Staff Report (14 Napier Street, Kleinburg)	91
4. A047-19- Staff Report (51 Jevlan Drive, Unit 6, Woodbridge)	119
5. A059-19 - Staff Report (325 Vaughan Valley Blvd, Woodbridge)	135
6. OTHER BUSINESS	
7. ADJOURNMENT	

COMMITTEE OF ADJUSTMENT

AGENDA

**The Minutes of the May 16, 2019 meeting
will be processed as an addendum.**

File: A011/19

Applicant: Josef Kaufmann and Anne Elizabeth Kaufmann

Address: 25 Gosling Road, Maple

Agent: None

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: April 18, 2019

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, May 30, 2019



Minor Variance
Application

Agenda Item: 5

A011/19

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 30, 2019

Applicant: Josef Kaufmann and Anne Elizabeth Kaufmann

Agent: None

Property: 25 Gosling Road, Maple

Zoning: The subject lands are zoned R1V Old Village Residential, under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

The proposed single family dwelling is a bungalow with loft.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A maximum lot coverage of 23% is permitted.	1. To permit a maximum lot coverage of 29.03% for the dwelling and all covered areas (26.70% Dwelling, 1.76% Covered Deck, 0.57% Front Covered Porch).
2. A maximum floor area of a loft shall not exceed 25% of the floor area below or 70m2 of loft area.	2. To permit a maximum loft area of 43.10% of the ground floor area (115.74m2 loft area).

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
April 18, 2019	None	Adjourned to May 30 th or sooner	Application adjourned to determine if additional variances are required to support the proposed bungalowloft. Committee requested that additional information be provided with respect to approvals at 27 & 29 Goodman and 28 Malaren Avenue (See Schedule D).

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on May 15, 2019

Applicant confirmed posting of signage on May 14, 2018

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Cannot comply with Zoning By-Law restrictions.

Adjournment Request: None.

Building Standards (Zoning Review):

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

Building Inspections (Septic):

No comments or concerns

Development Planning:

The Owner is requesting permission to construct a 1-storey dwelling with a loft with the above noted variance.

The Owner reduced the originally proposed dwelling coverage from 28.82% to 26.99% to be more consistent with the character of other 1-storey dwellings in the area.

The proposed dwelling coverage was further reduced to 26.70% subsequent to the April 18, 2019 Committee of Adjustment hearing where the application was adjourned in order to determine if additional variances were required to support the proposed 1-storey dwelling with loft.

Zoning By-law 1-88 permits a maximum lot coverage of 23% for a 1-storey dwelling where the maximum building height is 7 m. The maximum height of the proposed dwelling is 8.43 m, and therefore a maximum lot coverage permission of 20% was applied by the Building Standards Department.

The Development Planning Department does not object to the proposed lot coverage for the 1-storey dwelling as it is consistent with the character of the area. No other variances are required for the proposal.

The subject lands contain existing mature trees which will be impacted by the proposed development. As such, an Arborist Report was submitted by Twin Oaks Service Ltd., dated January 14, 2019, which identified that 1 tree will be removed to accommodate the proposal, requiring the replacement of 4 trees which will be planted on the subject lands. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the submitted Arborist Report and concurs with its recommendations.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department has reviewed Minor Variance Application A011/19 for 25 Gosling Road and offers the following comments and condition:

The proposed increase in lot coverage is significant therefore the owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for approval prior to any work being undertaken on the property. Please visit or contact Development Engineering’s front desk on the 2nd floor of City Hall for lot grading and/or servicing approval.

We also offer these comments:

1. City Standard 2.2.9.1(f) states that a driveway culvert shall be illustrated if existing ditches are running across proposed driveway entrances. Applicant is required to apply to the Development Engineering Department 2nd floor, City Hall for both culvert design installation and removal requirements. Please note that the owner will be responsible for any fees regarding culvert removal, and also for culvert installation as they are on City property.
2. A tree permit will be required for the removal of trees.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment, no concerns.

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Petition in Support – 27 & 29 Weller Crescent, 28 & 31 Malaren Street, 14, 16, 22, 23, 24 & 28 Gosling Road & 29 Goodman Crescent

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area

Schedule D – Previous Approvals at 27 & 29 Goodman Avenue & 28 Malaren Avenue
A321/13 (27 Goodman Avenue) – C of A Decision, approved increased lot coverage
A267/15 (28 Malaren Avenue) – C of A Decision, approved increased Lot Coverage, Building Height & Max. Loft Area for bungalow.
A317/15 (29 Goodman Avenue) – C of A Decision (Refused)
OMB Approval (A317/15) – Increased Lot Coverage, Building Height & Max. Loft Area
A073/17 (27 Goodman Avenue) - C of A Decision, increased lot coverage

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The proposed increase in lot coverage is significant therefore the owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for approval.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

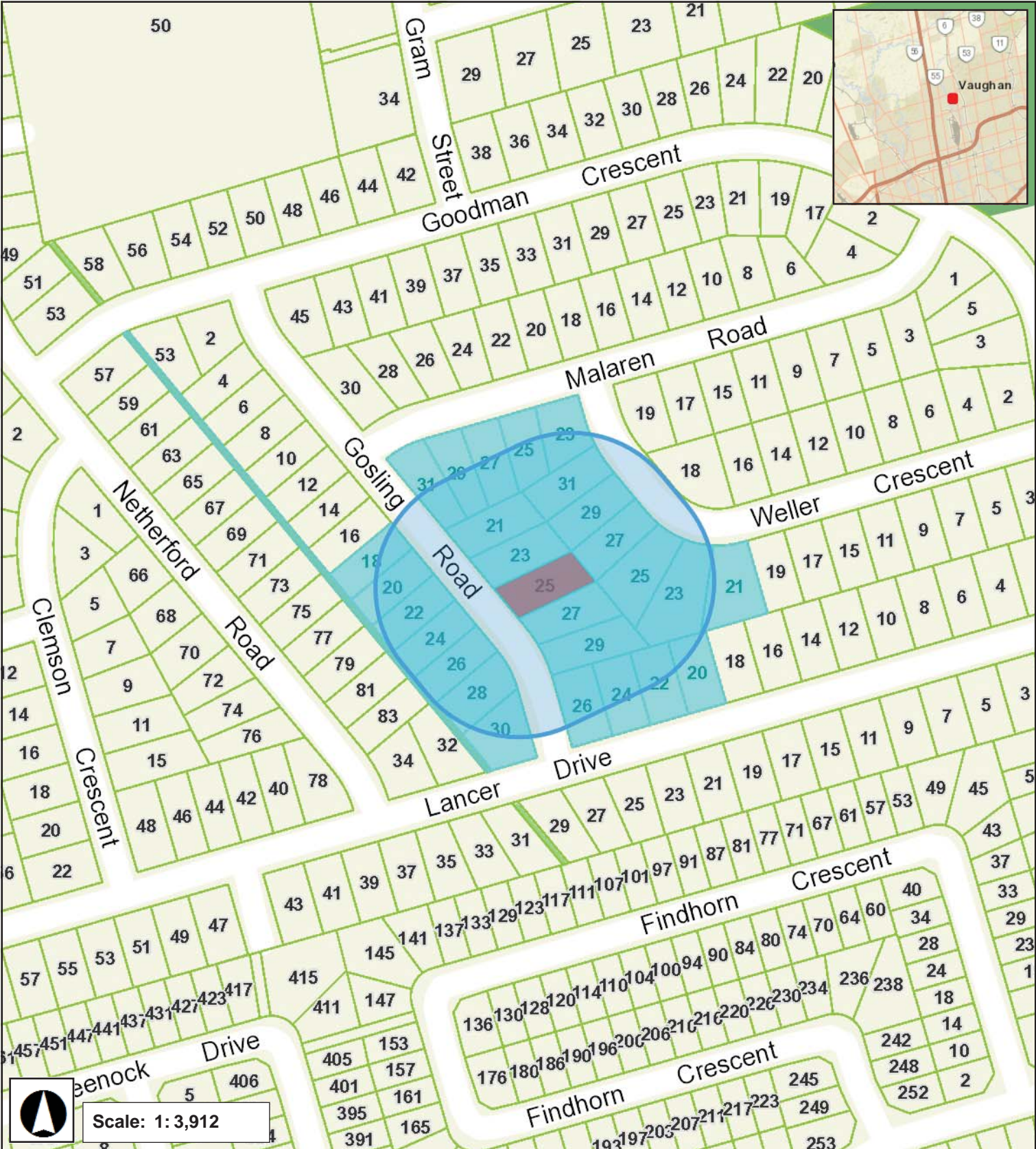
Location Map
Sketches



A011/19 - Buffer Map

25 Gosling Road, Maple

Major Mackenzie Drive



April 1, 2019 1:34 PM

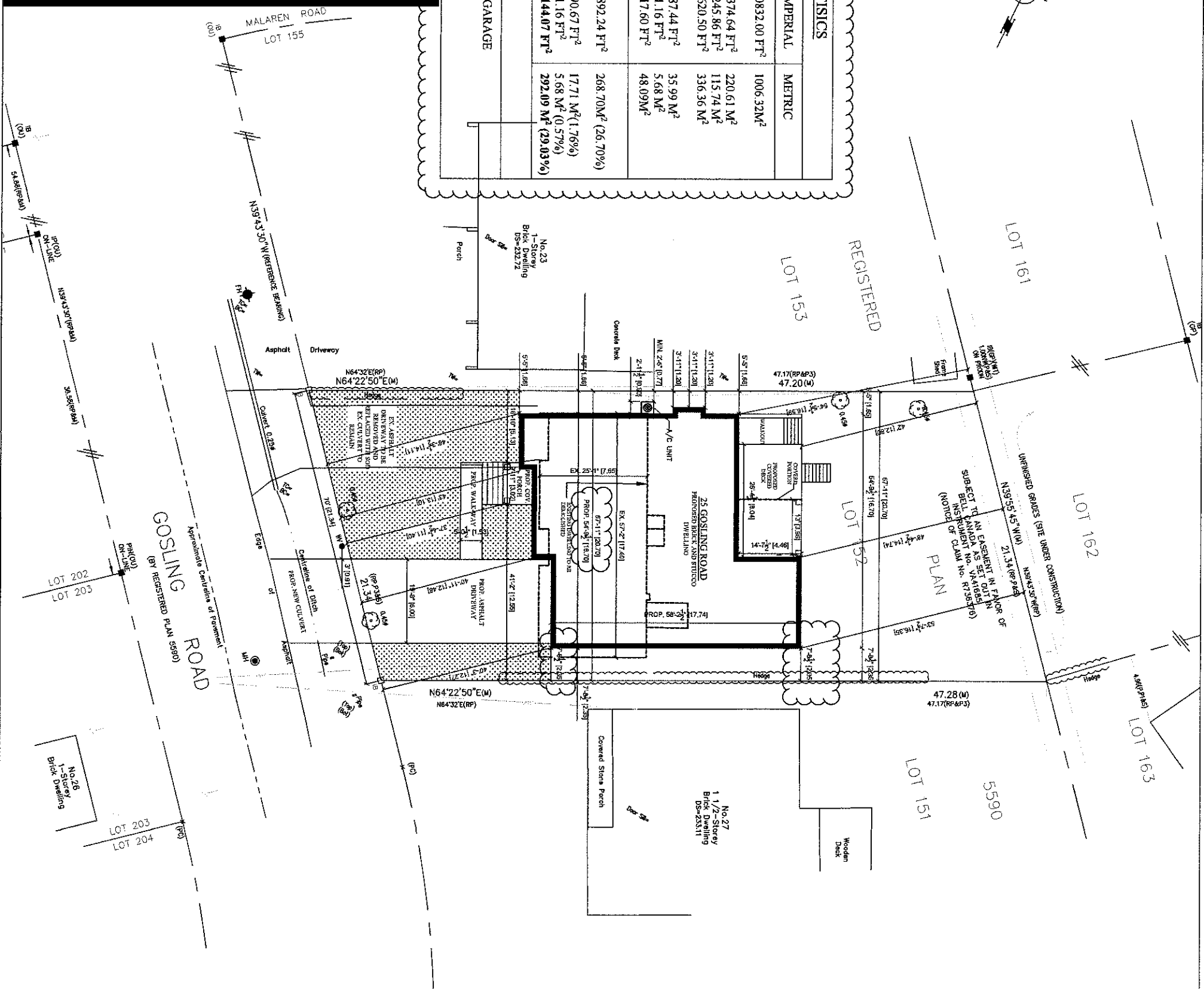
* REVISED May 8.2019 *

A011/19

PROPOSAL:

- To permit a maximum lot coverage of 29.03% for the dwelling and all covered areas (26.70% Dwelling, 1.76% Covered Deck, 0.57% Front Covered Porch).
- To permit a maximum loft area of 43.10% of the ground floor area (115.74m2 loft area).

SITE STATISTICS			
	IMPERIAL	METRIC	
LOT AREA	10832.00 FT ²	1006.32M ²	
GROUND FLOOR AREA	2374.64 FT ²	220.61 M ²	
LOFT AREA	1245.86 FT ²	115.74 M ²	
GFA	3620.50 FT ²	336.36 M ²	
DECK AREA	387.44 FT ²	35.99 M ²	
PORCH AREA	61.16 FT ²	5.68 M ²	
GARAGE AREA	517.60 FT ²	48.09M ²	
COVERAGE:			
HOUSE COVERAGE (INCLUDING GARAGE)	2892.24 FT ²	268.70M ² (26.70%)	
COVERED DECK	190.67 FT ²	17.71 M ² (1.76%)	
FRONT COVERED PORCH	61.16 FT ²	5.68 M ² (0.57%)	
TOTAL COVERAGE	3144.07 FT ²	292.09 M ² (29.03%)	
LOFT AREA CALCULATIONS			
LOFT AREA / GROUND FLOOR AREA+GARAGE			
1245.86 / 2892.24 = 43.10%			



NOTES

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DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE	REVISION
1.	JAN 7, 2019	ISSUED FOR C OF A APP.
2.	APR. 16, 2019	REVISED FOR C OF A
3.	MAY 5, 2019	REVISED FOR C OF A
4.	MAY 6, 2019	REVISED FOR C OF A
5.	MAY 7, 2019	REVISED FOR C OF A

SEALS

FOR
REFERENCE
ONLY

SE SCHILLER
ENGINEERING

2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5T 1K5
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT

JOSEF AND ANNE KAUFMANN

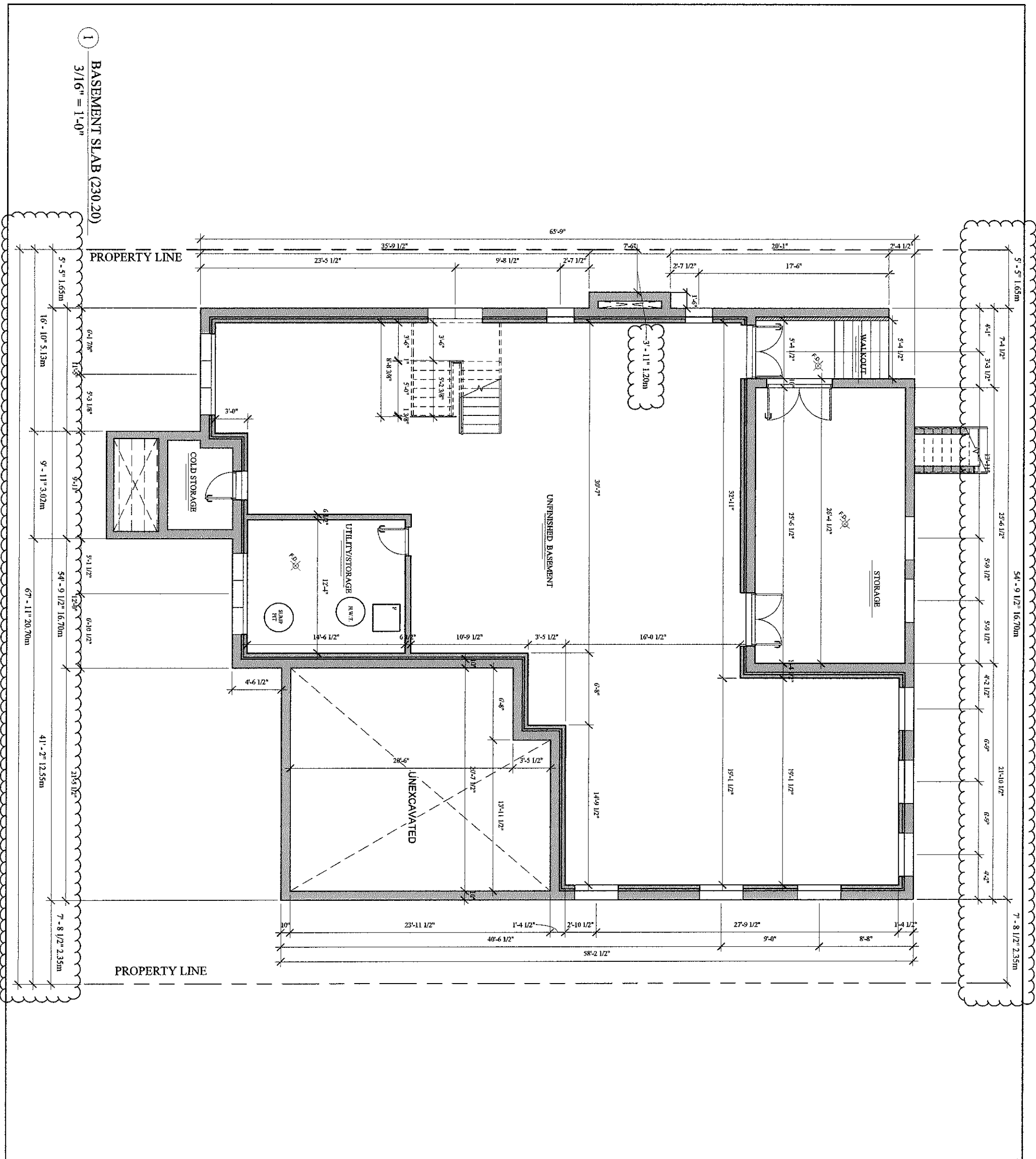
PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

SITE PLAN

APPROVED BY:	TS	A0.1
DATE:	MAY, 2019	
SCALE:	1/2"=1'-0"	
PROJECT No.	2018SB194	



No.	DESCRIPTION	DATE
1.	ISSUED FOR C OF A APP.	JAN 7, 2019
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3.	REVISED FOR C OF A	MAY 5, 2019
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NOTES



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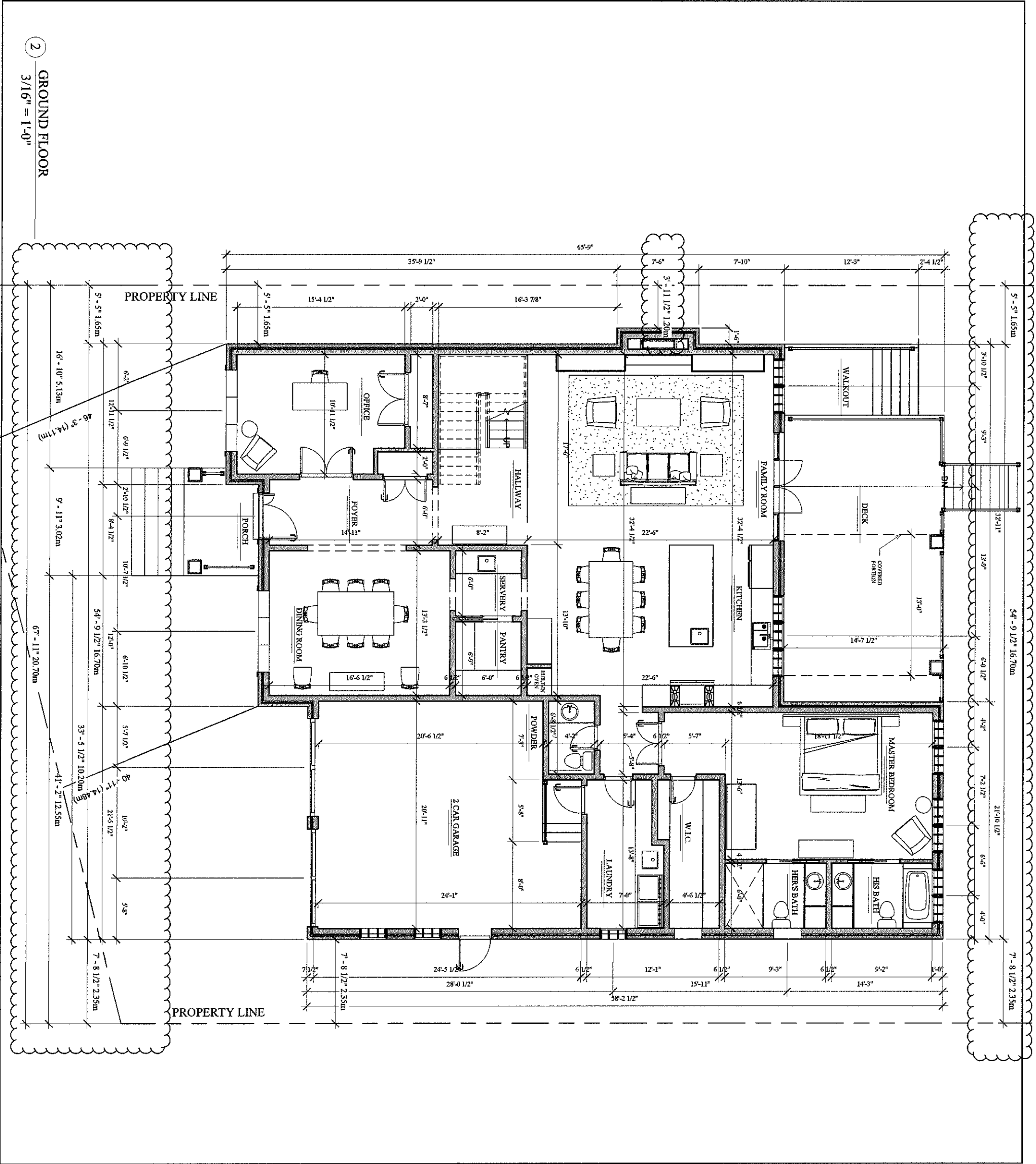
JOSEF AND ANNE KAUFMANN

PROJECT
25 GOSLING ROAD,
MAPLE, ON

BASEMENT PLAN

APPROVED BY:	T.S.
DATE:	MAY. 2019
SCALE:	3/16" = 1'-0"
PROJECT No.	2018SE194

A1.1



2

GROUND FLOOR
3/16" = 1'-0"

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SEALS

Professional Engineer Seal Area

SE SCHILLER
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CLIENT

JOSEF AND ANNE KAUFMANN

PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

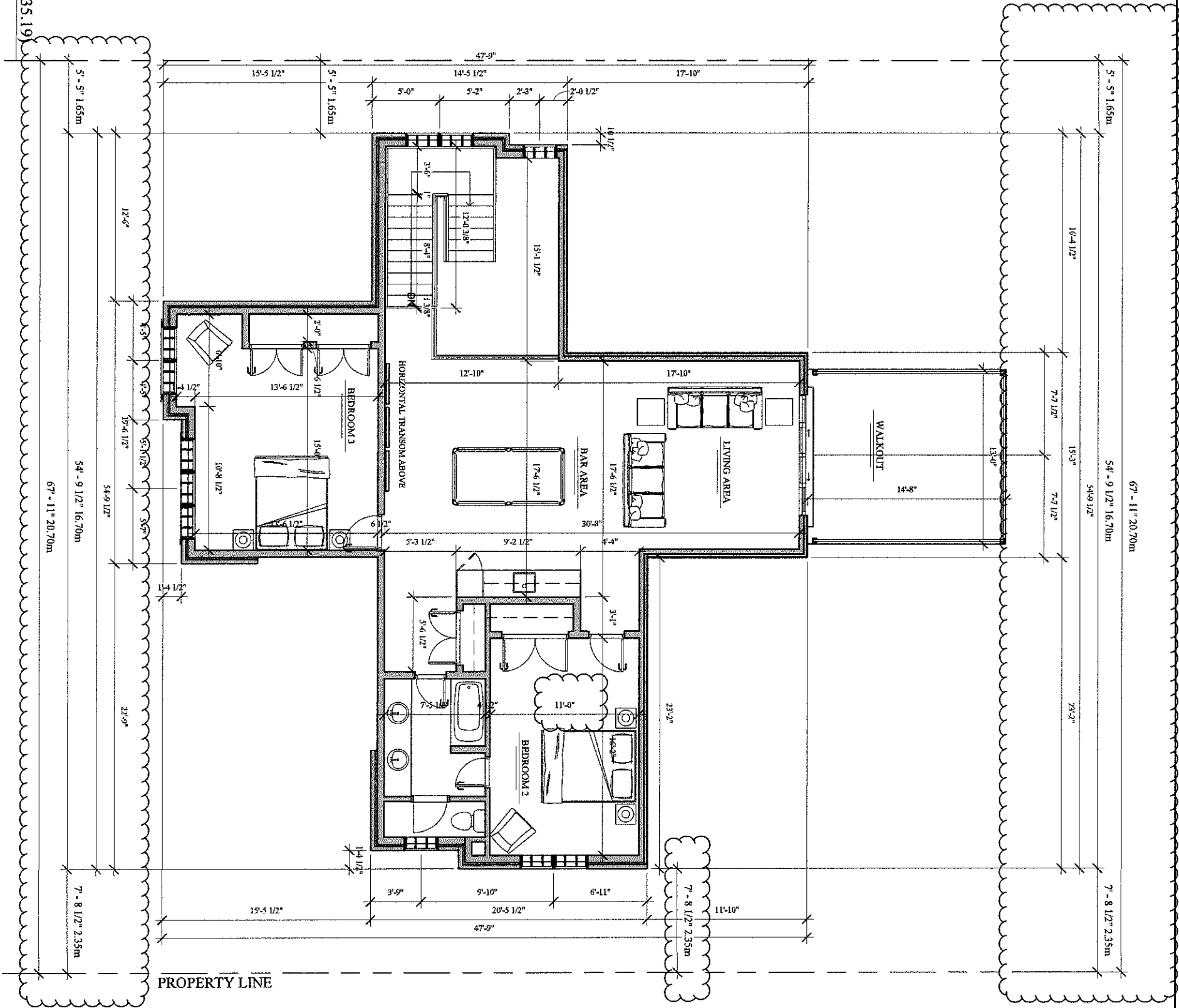
GROUND FLOOR PLAN

APPROVED BY:	T.S.
DATE:	MAY, 2019
SCALE:	3/16" = 1'-0"
PROJECT No.	2018SEP194

A1.2

3 SECOND FLOOR PLAN (235.19)

3/16" = 1'-0"



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SEALS

Professional Engineer Seal Area

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CLIENT

JOSEF AND ANNE KAUFMANN

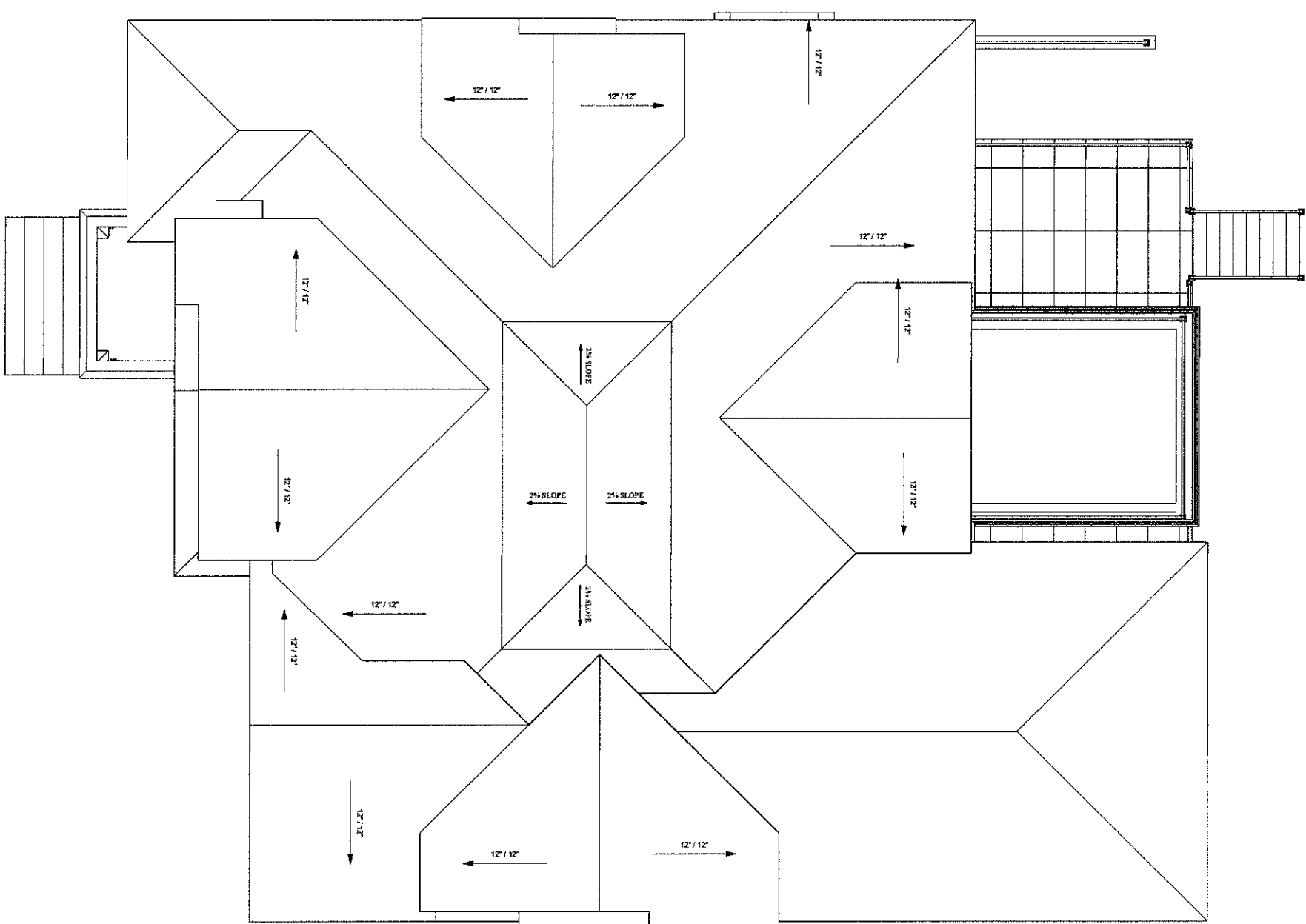
PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

SECOND FLOOR PLAN

APPROVED BY:	T.S.	A1.3
DATE:	MAY, 2019	
SCALE:	3/16" = 1'-0"	
PROJECT No.	2018SE194	



① TOP OF ROOF
3/16" = 1'-0"

NOTES

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SEALS



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CLIENT

JOSEF AND ANNE KAUFMANN

PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

ROOF PLAN

APPROVED BY: T.S

DATE: MAY, 2019

SCALE: $3/16" = 1'-0"$

PROJECT No. 2018SE194

A1.4

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SEALS

SE
SCHILLER
ENGINEERING LTD.

2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5J 1K5
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.COM

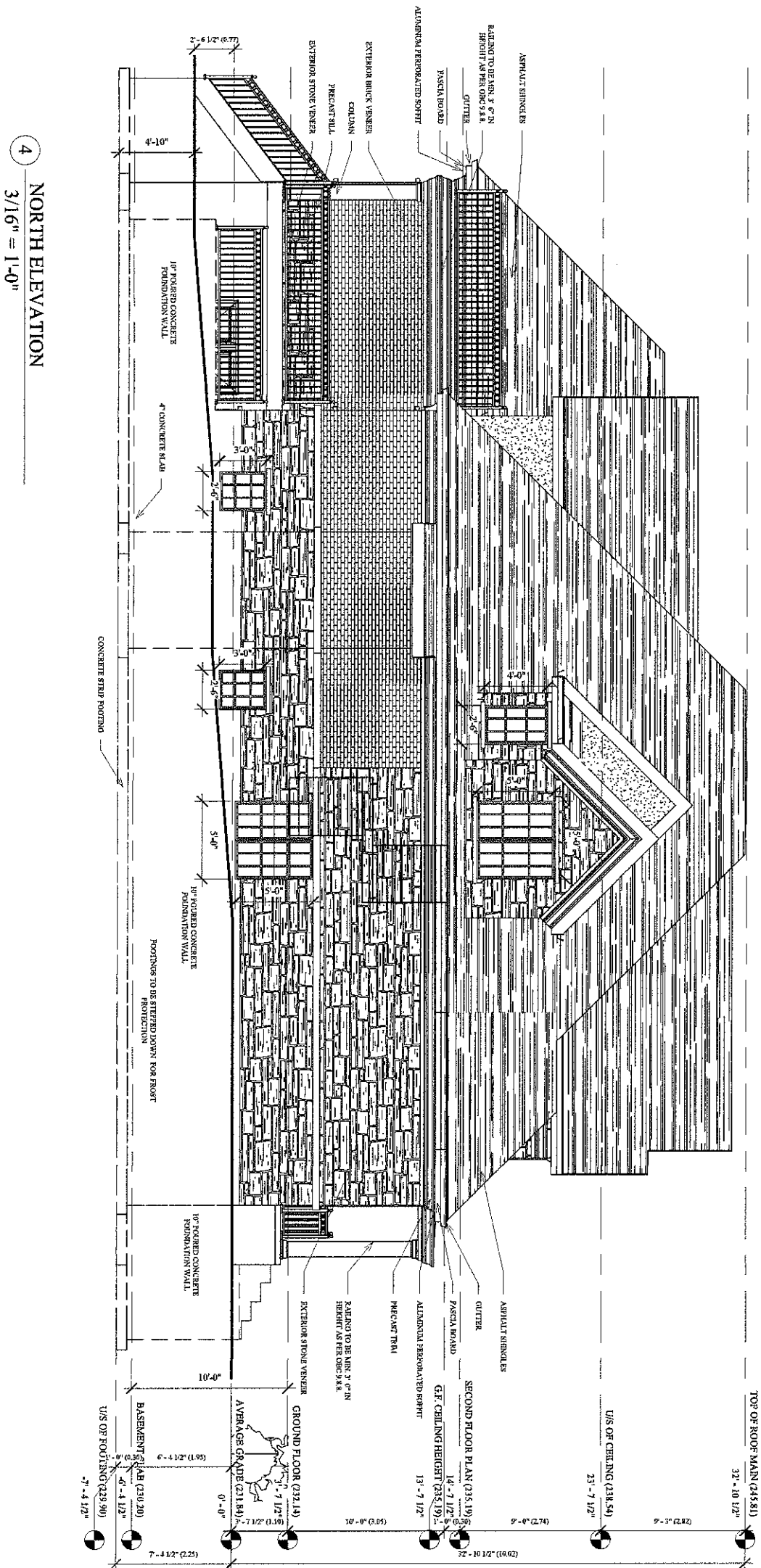
CLIENT
JOSEF AND ANNE KAUFMANN

PROJECT
25 GOSLING ROAD,
MAPLE, ON

[illegible]

APPROVED BY:	T.S.
DATE:	MAY, 2019
SCALE:	3/16" = 1'-0"
PROJECT No.	2018SE194

A2.1



4 NORTH ELEVATION
3/16" = 1'-0"

NOTES

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DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DESCRIPTION	DATE
1.	ISSUED FOR C OF A APP.	JAN 7, 2019
2.	REVISED FOR C OF A	APR 16, 2019
3.	REVISED FOR C OF A	MAY 5, 2019
4.	REVISED FOR C OF A	MAY 6, 2019
5.	REVISED FOR C OF A	MAY 7, 2019

SEALS

<div></div>

SE SCHILLER
ENGINEERING

2157 ROYAL WINDSOR DRIVE UNIT 4
MISSISSAUGA, ON L5T 1K5
PHONE: 905-832-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.COM

CLIENT

JOSEF AND ANNE KAUFMANN

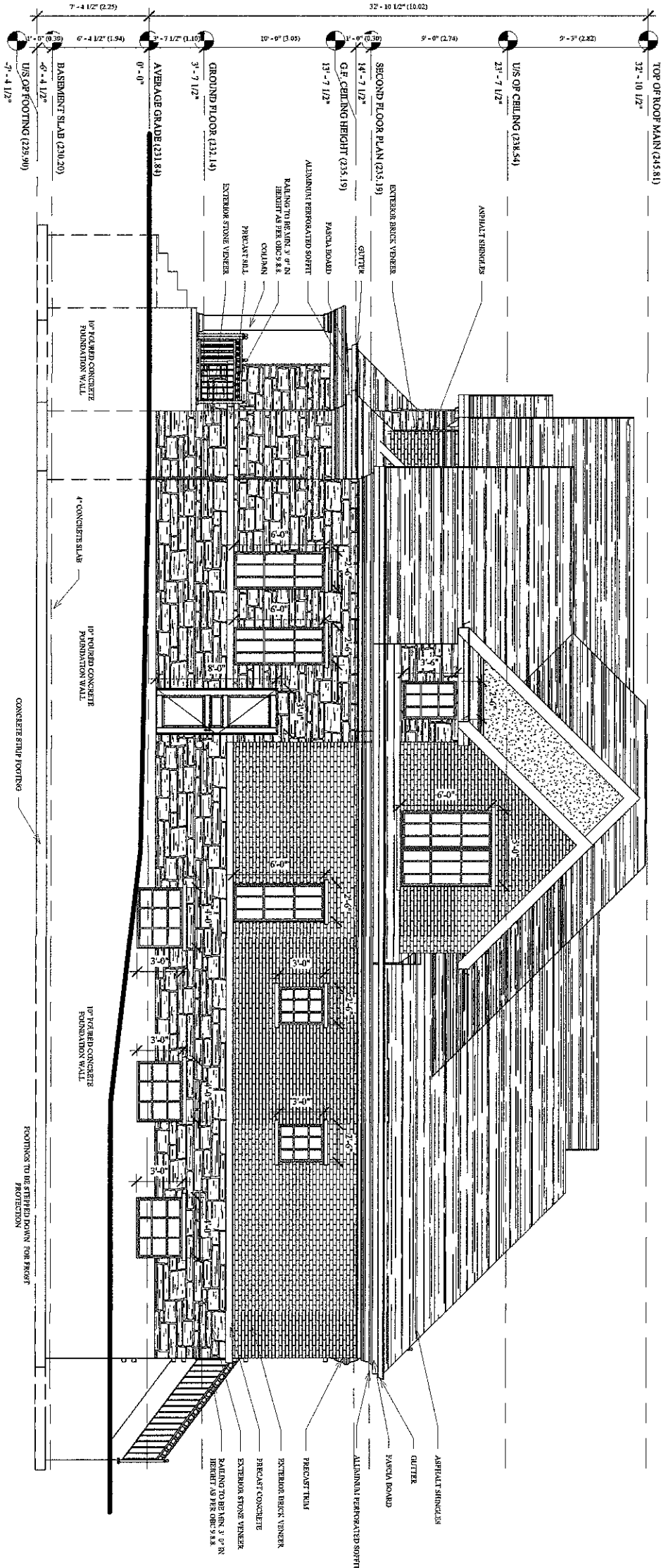
PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

SOUTH ELEVATION

APPROVED BY:	T.S.	A2.2
DATE	MAY 2019	
SCALE	3/16" = 1'-0"	
PROJECT No.	2018SE194	



5 SOUTH ELEVATION
3/16" = 1'-0"

NOTES

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DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DESCRIPTION	DATE
1.	ISSUED FOR C.O.F.A. AP.	JAN 7, 2019
2.	REVISED FOR C.O.F.A.	APR 16, 2019
3.	REVISED FOR C.O.F.A.	MAY 3, 2019
4.	REVISED FOR C.O.F.A.	MAY 6, 2019
5.	REVISED FOR C.O.F.A.	MAY 7, 2019

SEALS

SE SCHILLER
ENGINEERING
2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5L 1K5
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.COM

CLIENT

JOSEF AND ANNE KAUFMANN

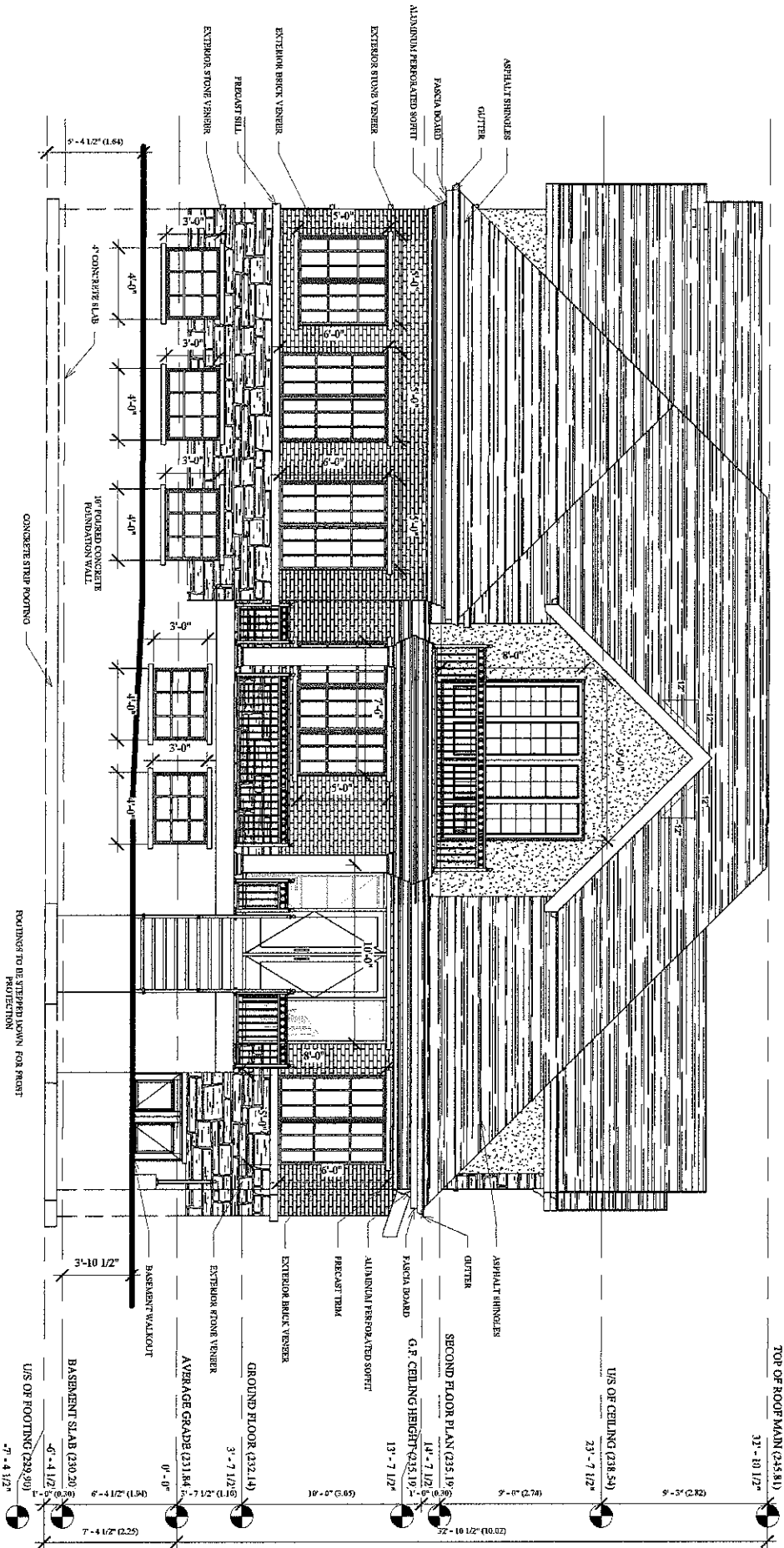
PROJECT

25 GOSLING ROAD,
MAPLE, ON

PAGE

EAST ELEVATION

APPROVED BY:	T.S.	A2.3
DATE:	MAY 2019	
SCALE:	3/16" = 1'-0"	
PROJECT No.	2018SE194	



EAST ELEVATION
6
3/16" = 1'-0"

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1

SEALS

CLIENT

PROJECT

PAGE

APPROVED BY: T.S.

DATE: MAY. 2019

SCALE: $3/16" = 1'-0"$

PROJECT No. 2018SE194

Page 18

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Petition in Support – 27 & 29 Weller Crescent, 28 & 31 Malaren Street, 14, 16, 22, 23, 24 & 28 Gosling Road & 29 Goodman Crescent

25 Gosling Road Render



Chairperson, Committee of Adjustment Planning Department City of Vaughan

Subject: 25 Gosling Road, Maple, ON

I have been informed of the proposed development located at 25 Gosling Road and I am **not opposed** to the variances requested by my neighbour.

Sincerely,

(Name) Paolo D. Tommasino

(Signature)



(Address) 28 Gosling Rd.

(Name) FRANK BERNARDI

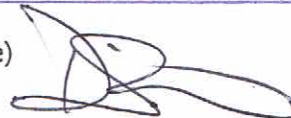
(Signature)



(Address) 29 Weller Cres

(Name) Dino Nunno

(Signature)



(Address) 27 Weller Crescent

(Name) DON GOULD

(Signature)



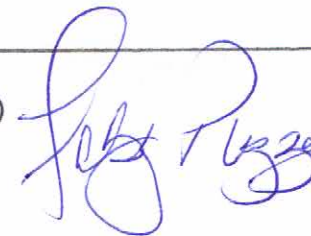
(Address) 24 GOSLING

(Name) R. Bossori

(Signature) 

(Address) 28 Malvern Rd

(Name) FABRIZIO PIZZA

(Signature) 

(Address) 23 GOSLING RD.

(Name) Sam Piazza
Saveria Piazza

(Signature) 

(Address) 23 Gosling Rd

(Name) ANTONIO
Celetti

(Signature)

(Address) 14 GOSLING RD

(Name) ANTHONY VECCHIARO

(Signature) 

(Address) 16 GOSLING ROAD.

(Name) LUCIO CAMPOBASSO

(Signature) 

(Address) 31 MAZAREN ST

(Name) Marinka Nipoort
Doug Pope

(Signature) 

(Address) 22 Gosling Rd Maple

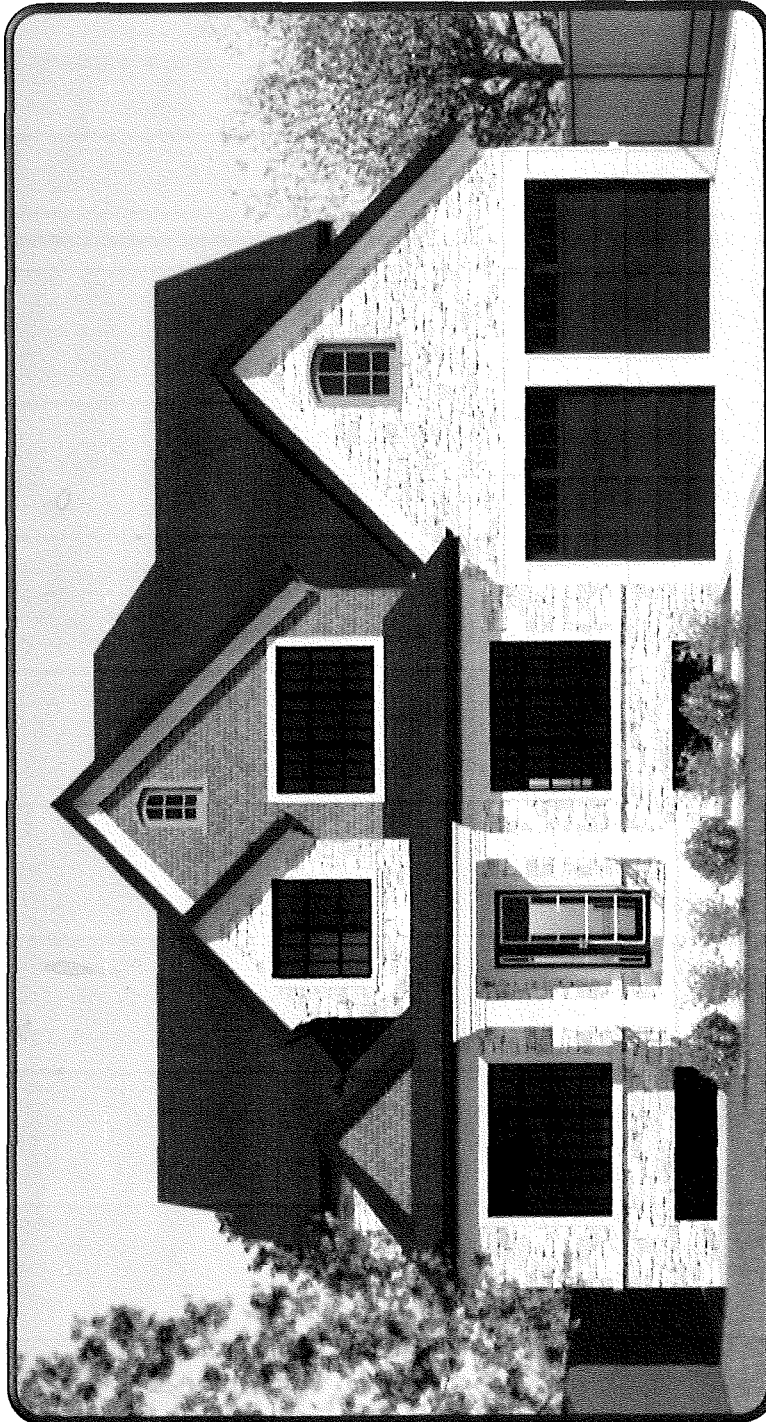
(Name) Gina + Mike
D'Addurno

(Signature) 

(Address) 29 Goodman Crescent
Maple, Ontario

2157 Royal Windsor Drive Unit 4,
Mississauga, ON L5J 1K5
Phone: 905-822-1666
Cell: 647-391-4994
Email: Travis@SchillerEngineering.ca

25 Gosling Road Render





LETTER OF SUPPORT

Chairperson, Committee of Adjustment Planning Department City of Vaughan

Subject: 25 Gosling Road, Maple, ON

I have been informed of the proposed development located at 25 Gosling Road and I am **not opposed** to the variances requested by my neighbour.

Sincerely,

(Name) Paolo D. Tommasino (Signature) 

(Address) 28 Gosling Rd.

(Name) FRANK BERNARDI (Signature) 

(Address) 29 Weller Cres.

(Name) Dino Nunno (Signature) 

(Address) 27 Weller Crescent

(Name) DON GOULD (Signature) 

(Address) 24 GOSLING

2157 Royal Windsor Drive Unit 4,
Mississauga, ON L5J 1K5
Phone: 905-822-1666
Cell: 647-391-4994
Email: Travis@SchillerEngineering.ca

(Name) R. Bosori

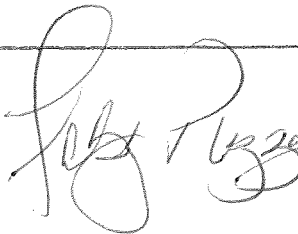
(Signature)



(Address) 28 Malaren Rd

(Name) FABRIZIO PIZZA

(Signature)



(Address) 23 GOSLING RD.

(Name) Sam Piazza
Saveria Piazza

(Signature)



(Address) 23 Gosling Rd

(Name) ANTONIO
Celletti

(Signature)

(Address) 14 GOSLING RD

(Name) ANTHONY VECCHIARO

(Signature)



(Address) 16 GOSLING ROAD.

(Name) LUCIO CAMPOBASSO (Signature)



(Address) 31 MALAREN ST

(Name) Marinka Nipoort
Doug Pope

(Signature)



(Address) 22 Gosling Rd Maple

(Name)

(Signature)

(Address)

2157 Royal Windsor Drive Unit 4,
Mississauga, ON L5J 1K5
Phone: 905-822-1666
Cell: 647-391-4994
Email: Travis@SchillerEngineering.ca

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A011/19 - Request for Comments
Attachments: A011-19 - Circ.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: March-13-19 2:54 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: FW: A011/19 - Request for Comments

Hello Christine,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A011/19 (25 Gosling Road) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

MacPherson, Adriana

From: Caple, Corey (MTO) <Corey.Caple@ontario.ca>
Sent: March-06-19 9:07 AM
To: Committee of Adjustment
Cc: Della Mora, Dan (MTO); Mazzotta, Rob (MTO)
Subject: FILE: A-011/19, 26 Gosling Road

To The Committee of Adjustments, City of Vaughan.

RE: FILE: A-011/19, 26 Gosling Road.

The above property-project is outside the permit control area (PCA) therefore the MTO has no comments, at this time.

Regards,

Mr. Corey Caple
Corridor Management Officer

Ministry of Transportation
Central Region, Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, Ontario
M3M 0B7
Tel. 416-235-4351
Fax. 416-235-4267

Schedule D
Previous Approvals at 27 & 29 Goodman Avenue &
28 Malaren Avenue

A321/13 (27 Goodman Avenue) – C of A Decision, approved increased lot coverage
A267/15 (28 Malaren Avenue) – C of A Decision, approved increased Lot Coverage, Building Height & Max. Loft Area for bungalow.
A317/15 (29 Goodman Avenue) – C of A Decision (Refused)
OMB Approval (A317/15) – Increased Lot Coverage, Building Height & Max. Loft Area
A073/17 (27 Goodman Avenue) - C of A Decision, increased lot coverage

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: August 19, 2016

CASE NO(S): PL151144

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	D'Addurno Investments Inc. (previously by Marion Alberta Gillham)
Subject:	Minor Variance
Variance from By-law No.:	1-88, as amended
Property Address/Description:	29 Goodman Crescent/ Part of Lot 19, Concession 4 (being Part of Lot 110, Plan 5590)
Municipality:	City of Vaughan
Municipal File No.:	A317/15
OMB Case No.:	PL151144
OMB File No.:	PL151144
OMB Case Name:	D'Addurno Investments Inc. v. Vaughan (City)

Heard: August 4, 2016 in Vaughan, Ontario

APPEARANCES:

Parties

Counsel

D'Addurno Investments Inc.

G. Borean

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON
AUGUST 4, 2016 AND ORDER OF THE BOARD**

[1] This matter was initially heard by this panel of the Board on April 1, 2016 and was subject to an Interim Decision which issued on April 15, 2016. The Interim Decision noted a heard date of April 11, 2016 which is hereby corrected. This decision should be read in conjunction with the Board's Interim Decision which is provided as Attachment 1

to this decision. In that interim decision, the Board had several concerns with respect to the massing of the roof structure of the proposed dwelling, the proposed loft area, and the proposed dwelling lot coverage. The Board gave the Applicant/Appellant (D'Addurno Investments Inc.) an opportunity to redesign the proposed bungalow with loft and to address the Board's concerns. The Board was clear in its interim decision that should the Applicant/Appellant decline this opportunity then the Board will issue a final decision on the matter.

[2] The Applicant/Appellant accepted the Board's offer and proceeded to re-design the roof structure of the dwelling and requested a continuation of the hearing. The Board heard planning evidence from the same qualified planner (Mark Yarranton).

[3] Mr. Yarranton testified that the proposed bungalow with a loft has been redesigned so as to reduce the massing of the roof structure when viewed from the street. The revised plans and building elevations are found in Exhibit 6, Tab 3 and are provided as Attachment 2 to this decision. He testified that a different type of roof design was used (pitch roof) which resulted in a slight decrease in the requested variance to maximum loft area. As a result of the re-design, two of the three variances sought were revised as follows:

[4] Revised Minor Variances:

1. To permit a maximum lot coverage of 29.3% (dwelling – 26.7% covered and unenclosed porches – 2.6%), whereas, a maximum lot coverage of 26.7% is permitted for a single storey dwelling with loft;
2. To permit a maximum building height of 7.61 metres, whereas, a maximum building height of 7.0 metres is permitted for single storey dwelling with loft; and
3. To permit a maximum loft area of 41.58% (79.8m²) of the ground floor area, whereas, a maximum loft area of 25% or 70 m² (whichever is the lesser) of the ground floor area is permitted for a single storey dwelling.

[5] The Board determined that pursuant to s. 45(18.1) of the *Planning Act* ("Act") that

the revisions were minor and that no further notice was required.

[6] Mr. Yarranton testified that the neighbourhood consists of a variety of housing styles and is experiencing significant re-investment especially through the construction of replacement homes. He testified that the proposed dwelling design (bungalow with a loft) was compatible with the existing physical character of the neighbourhood and that the requested variances to the Zoning By-Law No. 1-88 ("ZBL") were within the range of approvals given by the Committee of Adjustment in this area. It was his opinion that the minor variances satisfied the statutory tests found in s. 45(1) of the Act in that they maintained the general intent of the Official Plan and the ZBL, they were desirable for the appropriate development and were minor.

[7] Gerhard Schiller, a participant at the previous proceedings re-emphasized his objection that even with the re-design, that it was in his view, a "monster home" and did not fit in with the existing physical character.

[8] The Board preferred the planning evidence of Mr. Yarranton on the re-designed proposal and found that it will be compatible with the existing homes in the area. The Board also noted his planning evidence that this neighbourhood is experiencing significant re-investment in the form of replacement homes. The Board found that the minor variances satisfy the four tests found in s. 45(1) of the Act. The Board attached certain conditions to its approval. These conditions relate to the prohibition of the conversion of attic space into habitable space and that the covered loggia at the rear would not be enclosed to create year round habitable space to the satisfaction of the City of Vaughan ("City") planning and building departments.

ORDER

[9] The Board orders that the appeal is allowed and the revised minor variances to By-law No. 1-88 are authorized subject to the following:

1. The proposed dwelling is built in substantial conformance with the building

elevations attached hereto as Attachment 2;

2. The owner shall provide written confirmation from a certified arborist indicating that root pruning has been completed in accordance with the arborist report to the satisfaction of the City's Planning Department;
3. The attic shall at all times not be converted to habitable space to the satisfaction of the City's Building and Development Planning department; and
4. The covered loggia at the rear of the proposed dwelling and as shown on the site plan shall at all times not be enclosed so as to create year round habitable space to the satisfaction of the City's Building and Development Planning department.

[10] Board Rule 107 states:

107. Effective Date of Board Decision A Board decision is effective on the date that the decision or order is issued in hard copy, unless it states otherwise.

[11] Pursuant to Board Rule 107, this decision takes effect on the date that it is e-mailed by Board administrative staff to the clerk of the municipality where the property is located.

"Jason Chee-Hing"

JASON CHEE-HING
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

Ontario Municipal Board Commission des affaires municipales de l'Ontario



ISSUE DATE: April 15, 2016

CASE NO(S): PL151144

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	D'Addurno Investments Inc. (previously by Marion Alberta Gillham)
Subject:	Minor Variance
Variance from By-law No.:	1-88, as amended
Property Address/Description:	29 Goodman Crescent/ Part of Lot 19, Concession 4 (being Part of Lot 110, Plan 5590)
Municipality:	City of Vaughan
Municipal File No.:	A317/15
OMB Case No.:	PL151144
OMB File No.:	PL151144
OMB Case Name:	D'Addurno Investments Inc. v. Vaughan (City)

Heard: April 11, 2016 in Vaughan, Ontario

APPEARANCES:

Parties

D'Addurno Investments Inc.

Counsel

G. Borean

INTERIM DECISION DELIVERED BY JASON CHEE-HING

[1] D'Addurno Investments Inc. ("Applicant", "Appellant", and "Proponent") has appealed the decision of the City of Vaughan ("City") Committee of Adjustment ("COA") to refuse the minor variances sought for the subject property located at 29 Goodman Crescent ("Goodman"). The Applicant sought variances to the Zoning By-law ("ZBL")

No. 1-88 for maximum lot coverage, maximum building height and maximum loft area within a single-storey residential dwelling.

[2] The Applicant was represented by counsel, Gerald Borean and retained a qualified planner, Mark Yarranton to give planning evidence in support of the variances. The Applicant intends to demolish the existing dwelling and construct a new one-storey detached dwelling with a loft.

[3] There was one participant, Gerhard Schiller who lives in the neighbourhood, spoke in opposition to the requested variances. The City was not present at the proceedings.

[4] **The Revised Minor Variances:**

1. To permit a maximum lot coverage of 29.3 percent (dwelling is 26.7 percent and unenclosed porches is 2.6 percent) whereas the ZBL permits a maximum of 23 percent.
2. To permit a maximum building height of 9.89 metres ("m") whereas the ZBL permits a maximum building height of 7 m.
3. To permit a maximum loft area of 43.3 percent (83.1 square metres ("sq. m")) whereas the ZBL permits a maximum loft area of 25 percent or 70 sq. m whereas the ZBL requires a maximum of 25 percent or 70 sq. m.(whichever is the lesser) of the ground floor area for a single storey dwelling.

[5] During the hearing, the Applicant proposed to reduce the requested maximum building height variance to 9.89 m. Pursuant to s. 45(18.1) of the *Planning Act* ("Act"), the Board found the revision to Variance 2 to be minor and that no further notice was required.

[6] Mr. Yarranton proffered opinion evidence in support of the minor variances as revised. He gave the opinion that the variances both individually and cumulatively met the four statutory tests found in the Act in that they maintain the general intent of the Official Plan ("OP") and the ZBL, they were desirable for the appropriate development of the lands and that they are minor.

[7] In support of his planning opinion, Mr. Yarranton testified that the neighbourhood is experiencing significant re-investment in the form of replacement of older homes with new one-storey bungalows with lofts and two-storey detached dwellings. He testified that this neighbourhood consists of the older ranch style bungalows built in the 1950s as well as newer replacement homes. The lots are large and the neighbourhood is mature. He provided examples of recent COA decisions which approved minor variances for both one-storey bungalows with loft and two-storey detached dwellings within the immediate area (Exhibit 1). It was his opinion that the minor variances being sought are in the range of similar variances approved by the COA.

[8] It was his opinion that the proposed bungalow with a loft would be compatible with the existing character of the neighbourhood. It was his opinion that the proposed height of the dwelling was consistent with the heights of dwellings found within the neighbourhood. In his opinion the increase to maximum lot coverage and maximum loft area were acceptable as one could not discern either the proposed lot coverage or the amount of loft area when viewing the proposed home from the street.

[9] In his submissions, Mr. Borean referred the Board to the letters of support for the proposal from the abutting owners. Mr. Borean also referred the Board to the staff planning report which recommended approval of the minor variances with conditions to the COA. The City's planning staff in recommending support of the variances found that the proposed lot coverage, height and loft area to be consistent with the approvals in the area.

[10] Mr. Schiller lives at 48 Lancer Drive which is within proximity of the subject property. He is opposed to the proposed increase in lot coverage which in his view would be significantly above what the COA has approved in this area. He was concerned that the proposed one-storey bungalow has the appearance of a two-storey home and that the variances are not minor and if approved will result in the construction of another “monster” home within the neighbourhood.

[11] The Board reviewed all the submissions, exhibits and the evidence (both expert and lay) presented in making its findings. The Board has several concerns with the proposal and in particular, the requested variance to height. The Applicant proposes a one-storey bungalow with a mansard style roof. The ZBL performance standard states that for this style of roof structure height is measured to the highest point of the roof.

[12] In response to questions from the Board on the height of the proposed dwelling, the Applicant, after consulting with its architect reduced the height of the dwelling by one metre to 9.89 m. This reduction of one metre was realized by reducing the massing of the mansard roof structure. The Board continues to have concerns with the massing of the mansard roof.

[13] The ZBL maximum height requirement for a single-storey dwelling with a loft in a R1V (Old Village Residential) zone is 7 m. The intent of this maximum height standard is to retain the form and massing of a one-storey dwelling while allowing for increased lot coverage of 23 percent (compared to maximum lot coverage of 20 percent for two-storey dwellings). This performance standard is found in ZBL No. 121-2004 which amends ZBL No. 1-88 (Tab 9, Exhibit 1). The Board finds that the height of the proposed dwelling at 9.89 m does not maintain the general intent of the ZBL nor is it minor.

[14] Although Mr. Yarranton did a comparative analysis of the difference in how height is measured for different styles of roof structures, he did not provide the Board with evidence of existing bungalows/lofts with a mansard roof which could support the

height of 9.89 m that is being proposed. The only comparable provided of a bungalow/loft with a mansard roof is 23 Jackson Street. Based on the photograph of this property, it appears that the height of the dwelling is substantially less than what is being proposed.

[15] The planning staff report which supported the variances being requested refers to the proposed loft area as being acceptable within the peaked roof portion of the dwelling. The proposed roof is not a peaked structure, it is a mansard roof. The height of a dwelling is measured differently for a dwelling with a peaked roof. It is unclear what is meant by "peaked roof portion" and there was no planner from the City to speak to the planning staff report.

[16] Additionally, the planning staff report which was submitted as part of the Applicant's evidence stated that the proposed lot coverage, height and loft area to be consistent with the approvals in the area. However, there was no analysis of such approvals contained in the staff report to support this opinion (Tab 22, Exhibit 1).

[17] With respect to the remaining two variances (maximum lot coverage and maximum loft area), the Board finds that they are outside the upper range of approvals given by the COA for similar variances within the neighbourhood. The approval of all three variances is required to permit the proposal as presently before the Board. The Board is concerned with the cumulative impact of the three requested variances. The Board is not inclined to grant the variances based on the evidence presented and submissions made.

[18] The Board heard evidence and submissions that the Applicant's representatives had worked with City planning staff in the developing the proposal. Given the particular circumstances in this matter, the Board will give the Applicant 10 days from the date of issuance of this interim decision to instruct its architect to revise the proposal and reduce the massing of the mansard style roof such that the height of the dwelling is

compatible with similar built forms in the neighbourhood. Additionally, the Applicant is to reduce the loft area to be within the range of approvals given by the COA.

[19] The Board will continue with this hearing as required should the Applicant be willing to revise the proposal and present it to the Board at a later date.

[20] The Applicant has 10 days from the date of issuance of this decision to communicate its written intent to the Board. If the Applicant does not wish to revise its height and loft area variances or if the Board does not hear back from the Applicant within the 10 days, then the Board will proceed to issue its final decision in this matter.

“Jason Chee-Hing”

JASON CHEE-HING
MEMBER

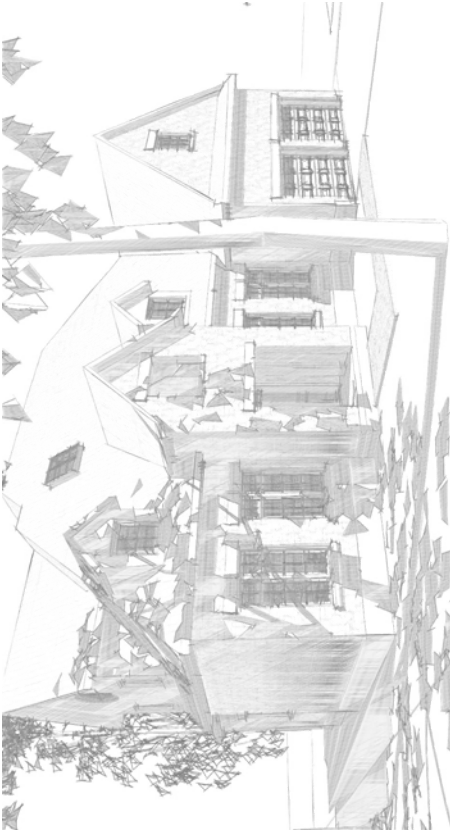
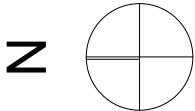
If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

NEW 1 STOREY SINGLE FAMILY
DWELLING with Loft

29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8



ARTIST'S IMPRESSION - FRONT VIEW



ARTIST'S IMPRESSION - REAR VIEW

Antonio**Greco** **ARCHITECT Inc.**
30A-665 Millway Avenue
Vaughan, ON L4K 3T8
647-928-5125
mail@antonlogreco.ca

Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
COVER PAGE, LOCATION PLAN

1	21SEP15	CofA Application	
No.	DATE	ISSUED	

Project no.: 1515
Date: SEP 2015
Scale: n/a

REVISED April 29, 2016

Total Lot Area
Zone R1V

9,316 sq.ft.

865.50 m2

		Existing Retained		New		Proposed	
	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric	% Coverage
Building Footprint	0.0	0.0	2,488.7	231.20	2,488.7 sf	231.20 m2	26.7 %
All Covered Porches	0.0	0.0	244.9	22.75	244.9 sf	22.75 m2	2.6 %
Total Coverage	0.0	0.0	2,733.6	253.95	2,733.58 sf	253.95 m2	29.3 %
Accessory Building							
n/a	0.0	0.0	0.0	0.00	0.0 sf	0.00 m2	0.0 %

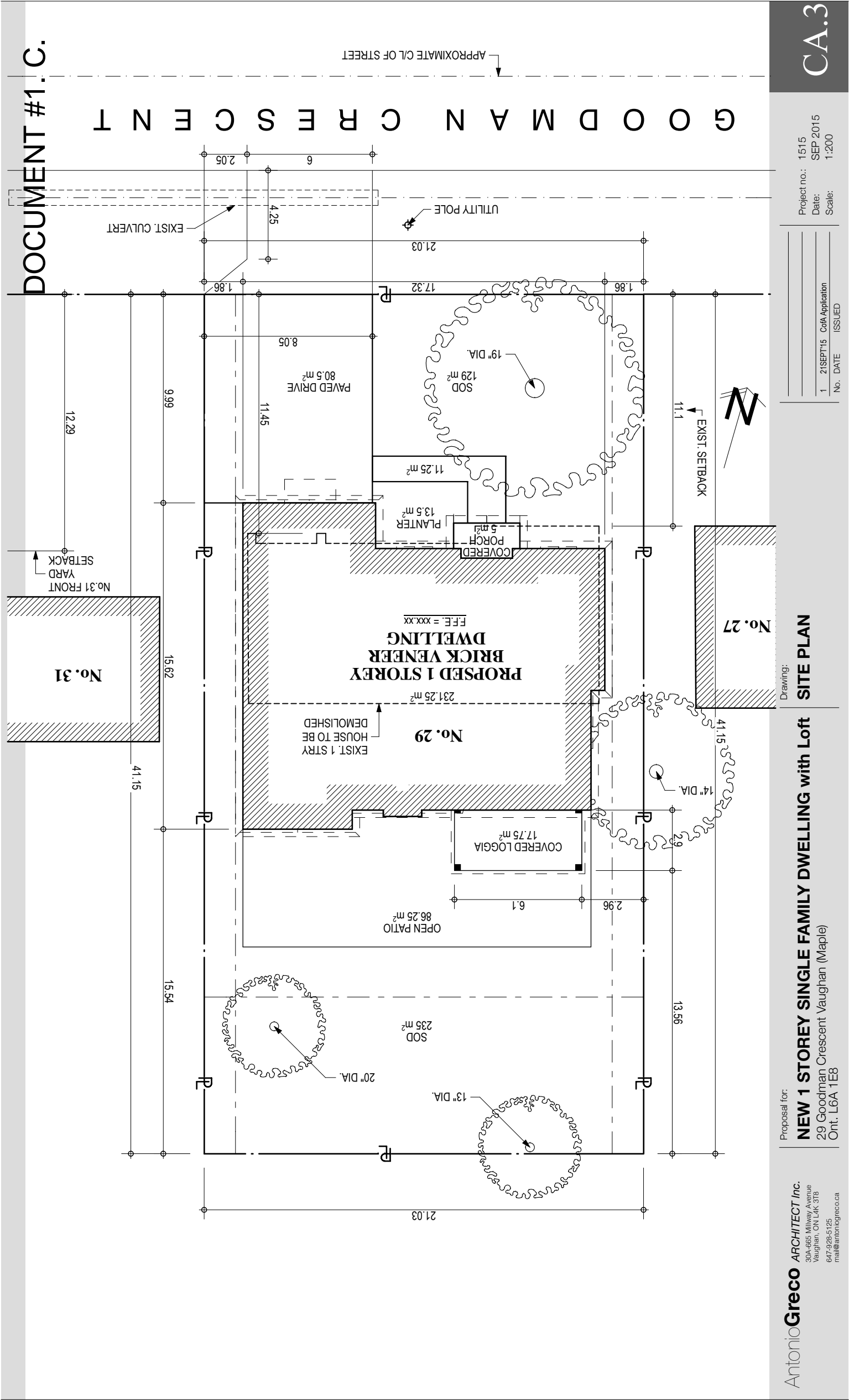
		Existing Retained		New		Proposed	
Gross Floor Area	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric	
Basement	0.0	0.0	2,065.1	191.8	2,065.1 sf	191.8 m2	
Ground Floor	0.0	0.0	2,065.1	191.8	2,065.1 sf	191.8 m2	22.2 % Coverage
Second Floor Loft	0.0	0.0	858.7	79.8	858.7 sf	79.8 m2	41.58 % of GFA
Total GFA	0.0	0.0	4,989	463.5	4,988.8 sf	463.5 m2	

Proposed Total Gross Floor Area (Not Including Basement)	2,923.7 sf	271.6 m2
---	------------	----------

Set Backs	Existing (m)	Proposed (m)
Front (North)	11.1	9.99
Side (East)	2.13	1.86
Side (West)	2.14	1.86
Rear (South)	—	15.54

Heights of Buildings & Structures	Existing	Proposed (m)
Dwelling Height (avg. grade to mid-point of roof)	±6.0	7.61

Proposed Soft Landscaped Areas	Total Area (m2)	Metric (m2)
Front yard Soft Landscaped Area	234.25	142.50
Rear yard Soft Landscaped Area	322.25	235.00
		60.8 %
		72.9 %



DOCUMENT #1.C

GOODMAN CRESCENT

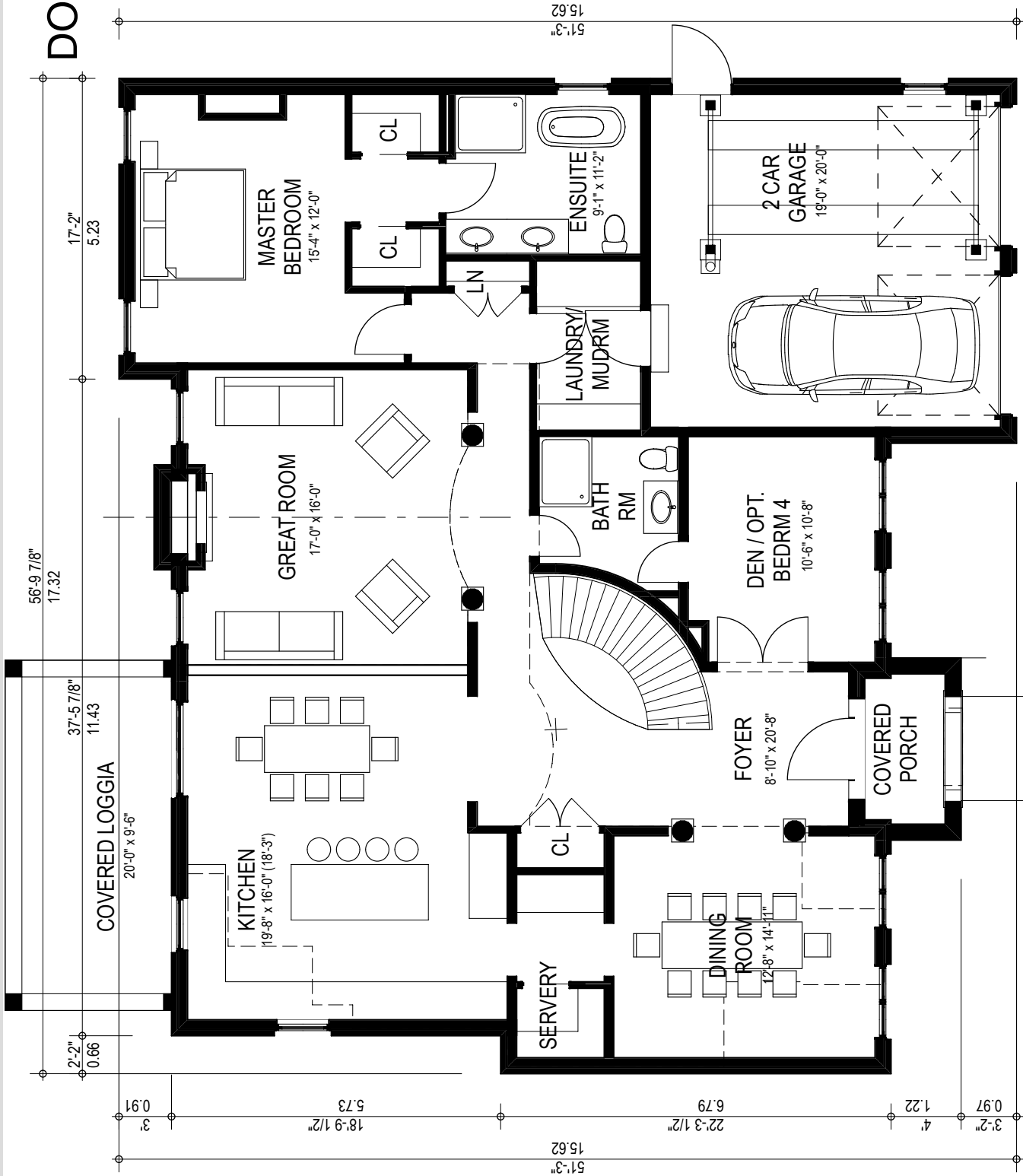
AntonioGreco ARCHITECT Inc.
30A-665 Millway Avenue
Vaughan, ON L4K 3T8
647-928-5125
mail@antonlogreco.ca

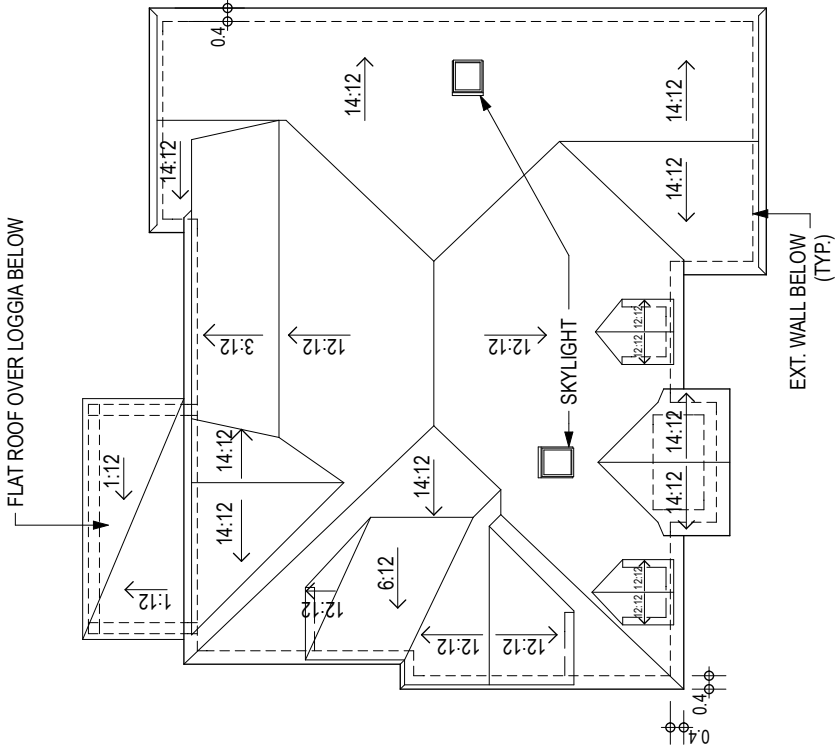
Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
SITE PLAN

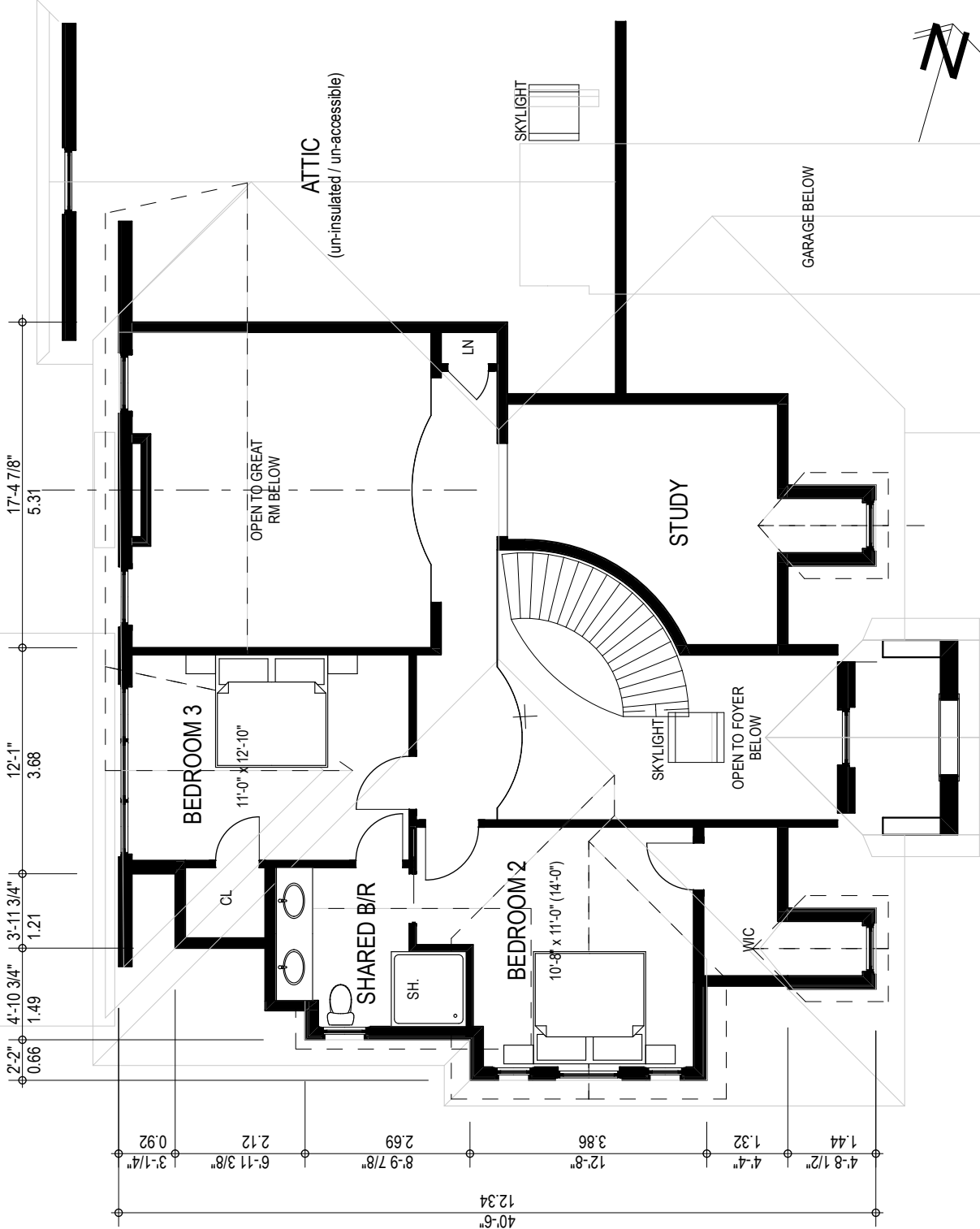
Project no.: 1515
Date: SEP 2015
Scale: 1:200
1 21SEPT15 Co/A Application
No. DATE ISSUED

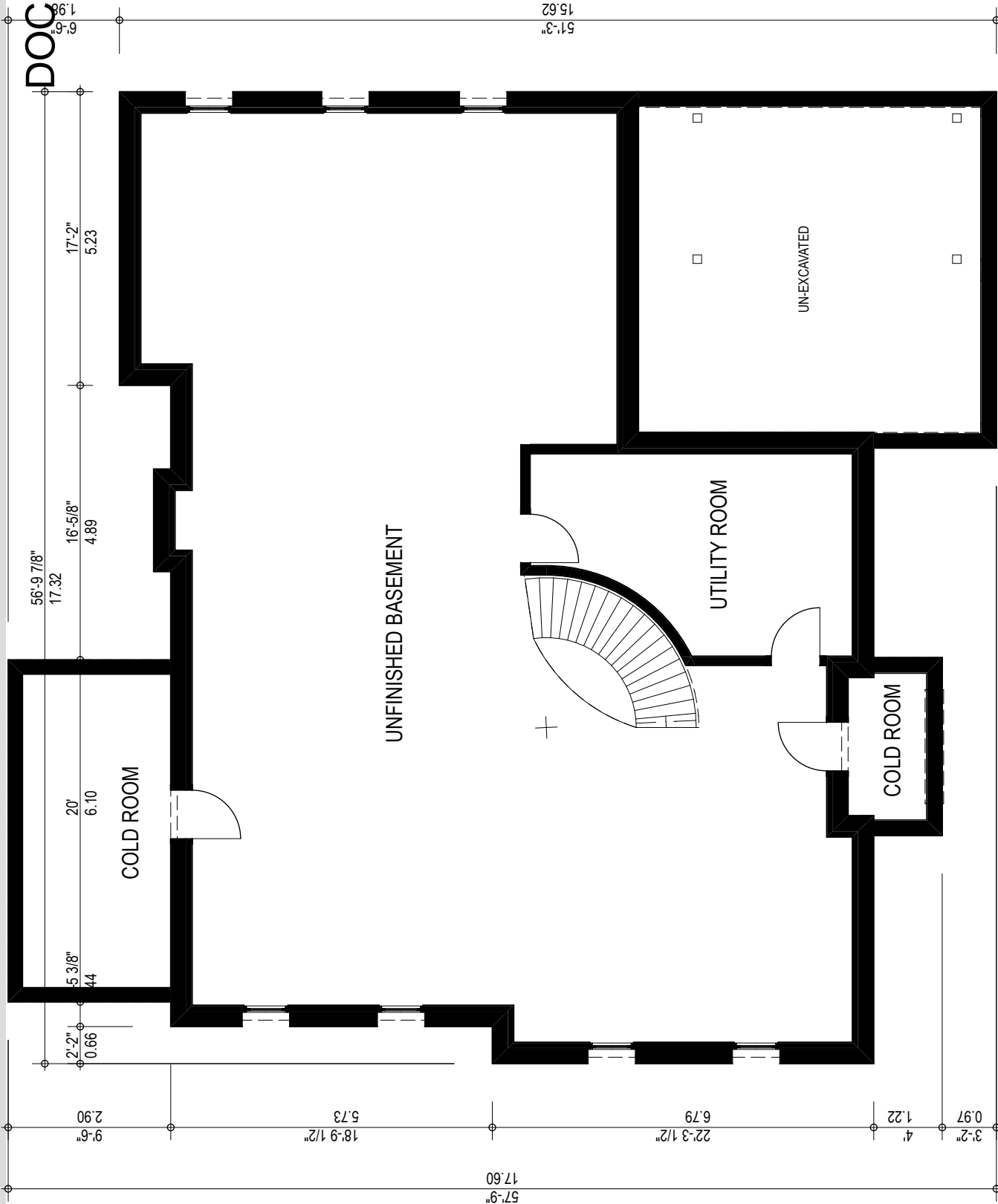
CA.3





ROOF PLAN 1:200

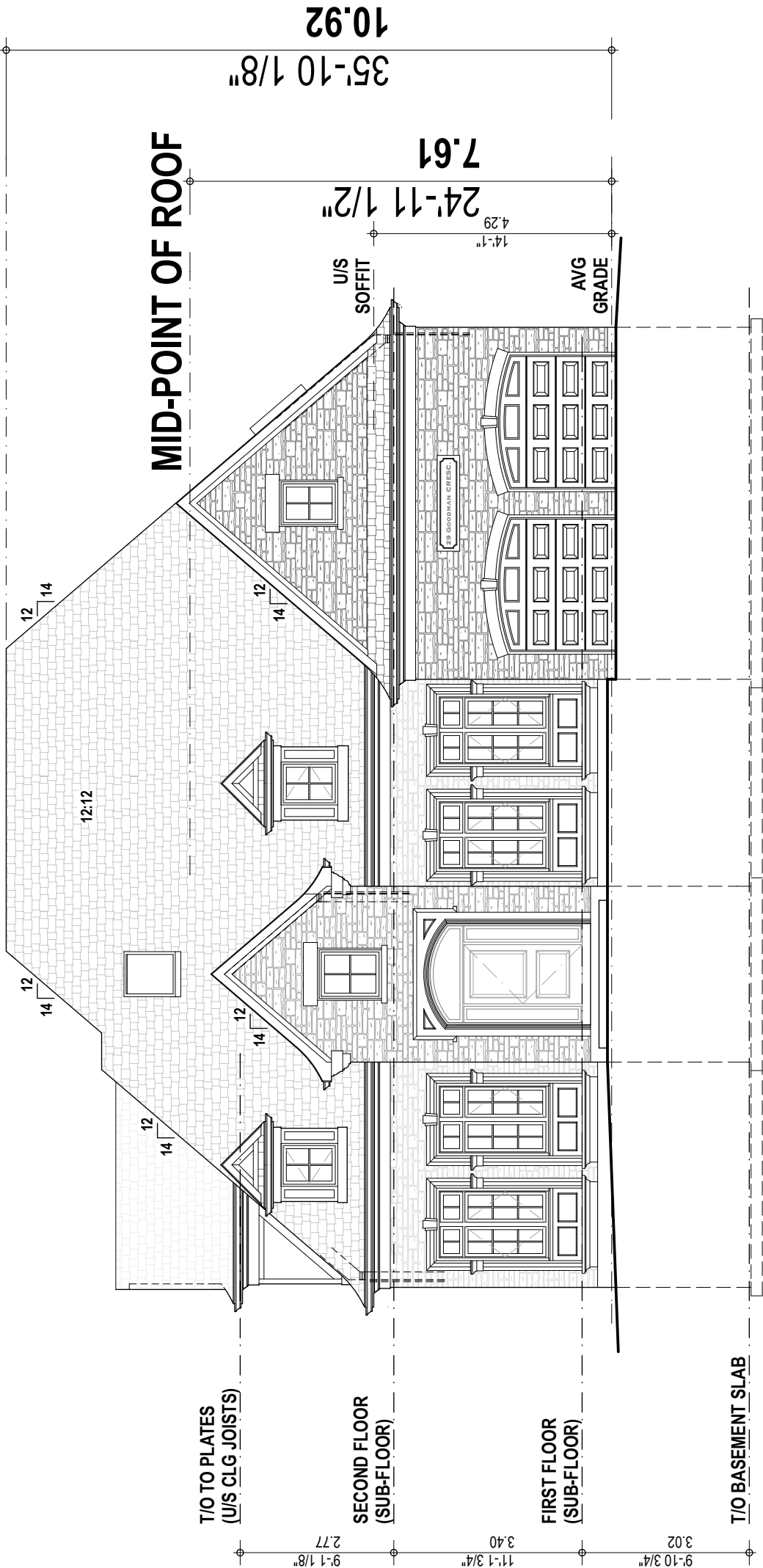




DOCUMENT #1. G.

ROOF RIDGE

MID-POINT OF ROOF



AntonioGreco ARCHITECT Inc.
30A-665 Millway Avenue
Vaughan, ON L4K 3T8
647-928-5125
mail@antoniogreco.ca

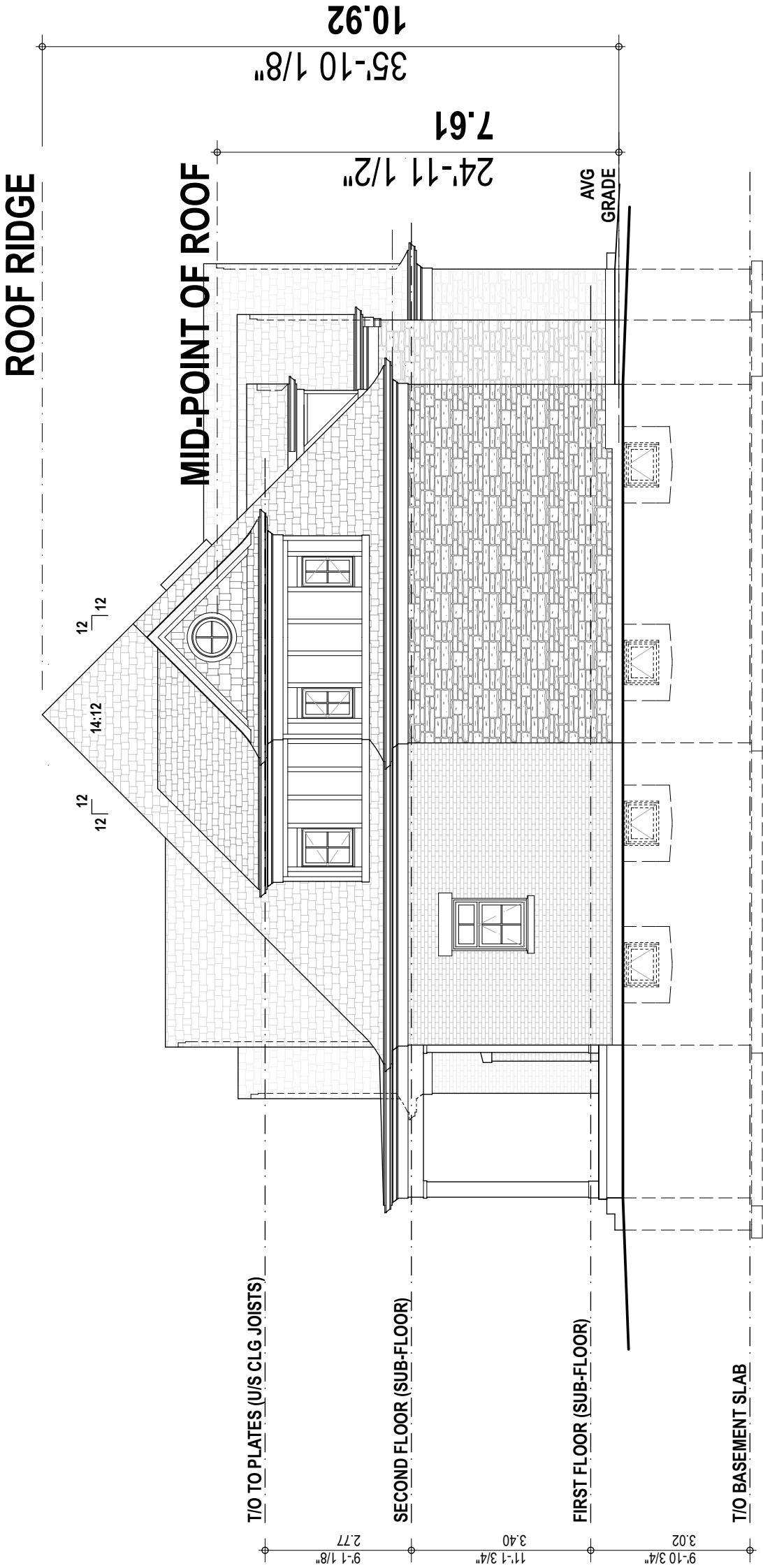
Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
FRONT (NORTH) ELEVATION

4	29APR'16	OMB Appeal - revised roof pitch
3	21JAN'16	OMB Appeal - added overlay
2	16DEC'15	OMB Appeal
1	21SEPT'15	CofA Application
No.	DATE	ISSUED

Project no.: 1515
Date: SEP 2015
Scale: 1:100

CA.7



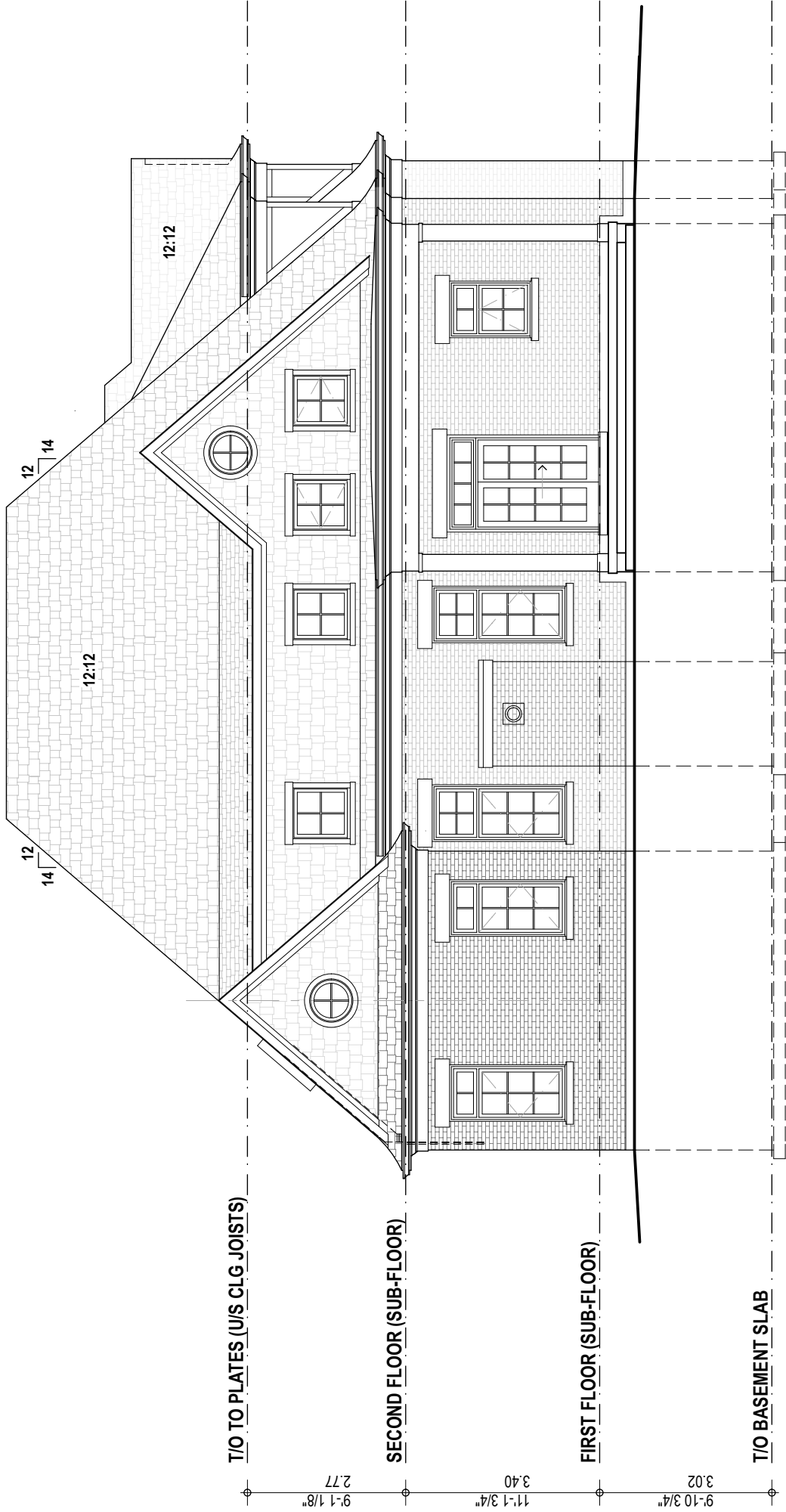
AntonioGreco ARCHITECT Inc.
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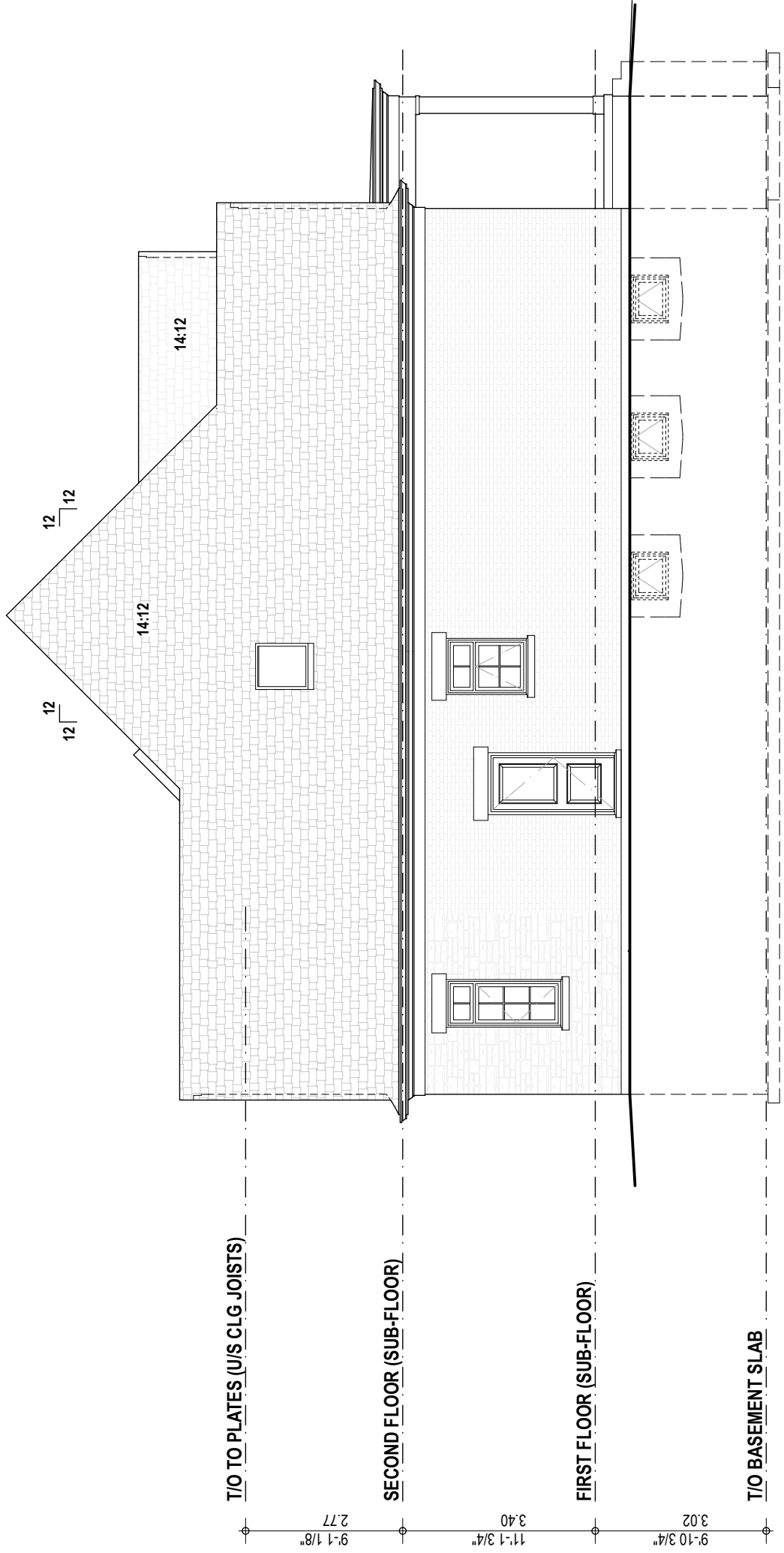
Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
SIDE (EAST) ELEVATION

2	29APR'16	OMB Appeal - revised roof pitch
1	21SEP'15	CofA Application
No.	DATE	ISSUED

Project no.: 1515
Date: SEP 2015
Scale: 1:100





AntonioGreco ARCHITECT Inc.
30A-665 Millway Avenue
Vaughan, ON L4K 3T8
647-928-5125
mail@antoniogreco.ca

Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
SIDE (WEST) ELEVATION

2	29APR'16	OMB Appeal - revised roof pitch
1	21SEP'15	CofA Application
No.	DATE	ISSUED

Project no.: 1515
Date: SEP 2015
Scale: 1:100

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A317/15

APPLICANT: MARION ALBERTA GILLHAM

PROPERTY: Part of Lot 19, Concession 4 (being Part of Lot 110, Plan 5590) municipally known as 29 Goodman Crescent, Maple

ZONING: The subject lands are zoned R1V, Old Village Residential Zone under By-law 1-88 as amended.

PURPOSE: To permit the construction of a new residential single detached dwelling

PROPOSAL:

1. To permit a maximum lot coverage of 29.3% (dwelling - 26.7% + covered and unenclosed porches - 2.6%).
2. To permit a maximum building height of 10.89 metres.
3. To permit a maximum loft area of 43.3% (83.1 m²) of the ground floor area.

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 23.0% is permitted for a single storey dwelling with loft.
2. A maximum building height of 7.0 metres is permitted for a single storey dwelling with loft.
3. A maximum loft area of 25% or 70 m² (whichever is the lesser) of the ground floor area is permitted for a single storey dwelling.

A sketch is attached illustrating the request.

MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variances sought, can not be considered minor and are not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.


THAT Application No. **A317/15, MARION ALBERTA GILLHAM**, be **REFUSED**.


CARRIED


CHAIR:

Signed by all members present who concur in this decision:


A. Perrella,
Chair


H. Zheng,
Vice Chair


R. Buckler,
Member


J. Cesario,
Member


ABSENT
M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	OCTOBER 22, 2015
Last Date of Appeal:	NOVEMBER 11, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

A317/15

- Lot coverage = 29.3%
(Dwelling 26.7% + covered
& unenclosed porches -2.6%)
- Loft Area = 43.3%(83.1m2)

Antonio Greco ARCHITECT Inc.

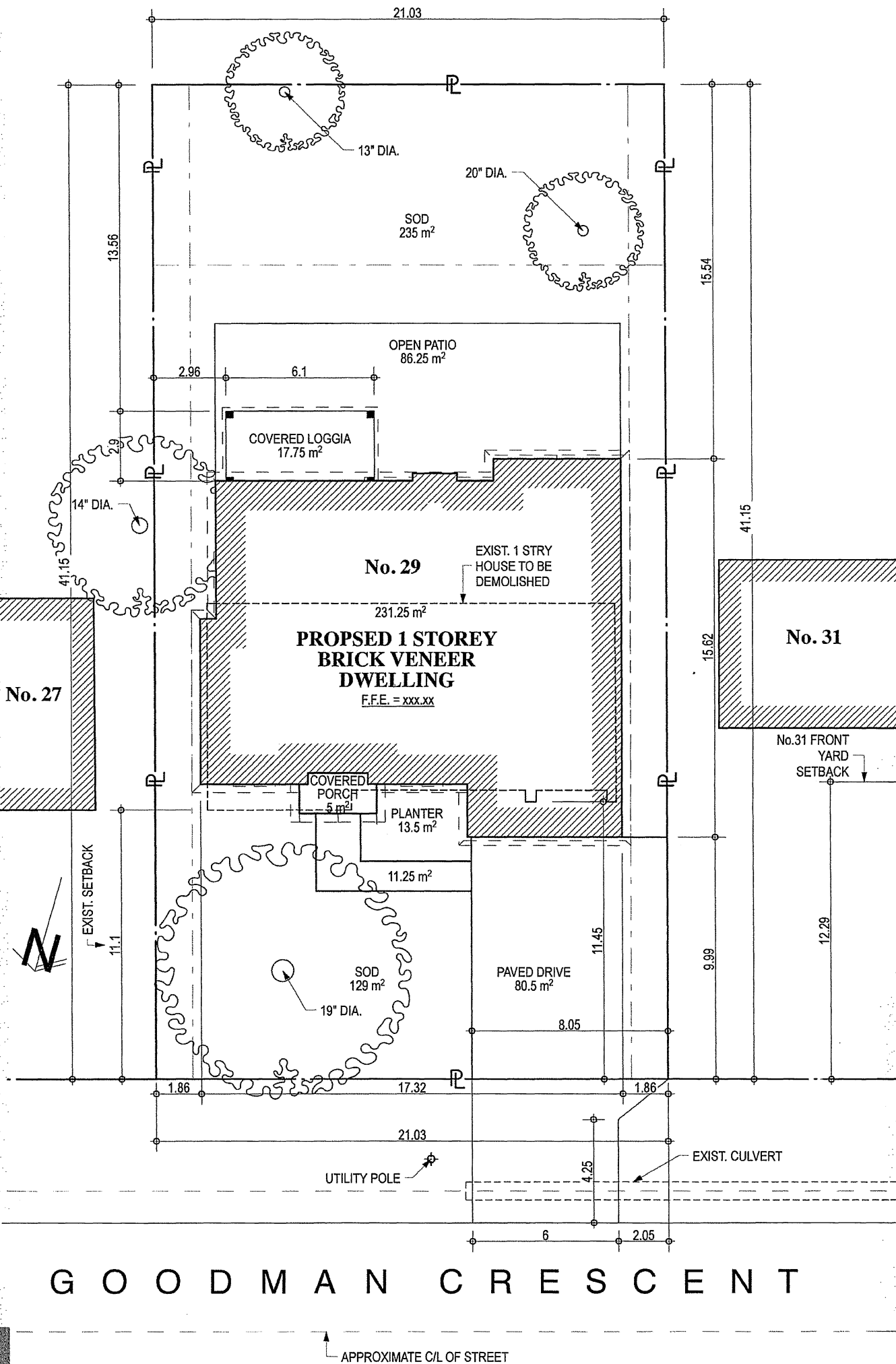
30A-665 Millway Avenue
Vaughan, ON L4K 3T9
647-328-5125
mail@antoniogreco.ca

Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
SITE PLAN

No.	DATE	ISSUED
1	21 SEP 15	CdA Application

Project no.: 1515
Date: SEP 2015
Scale: 1:200

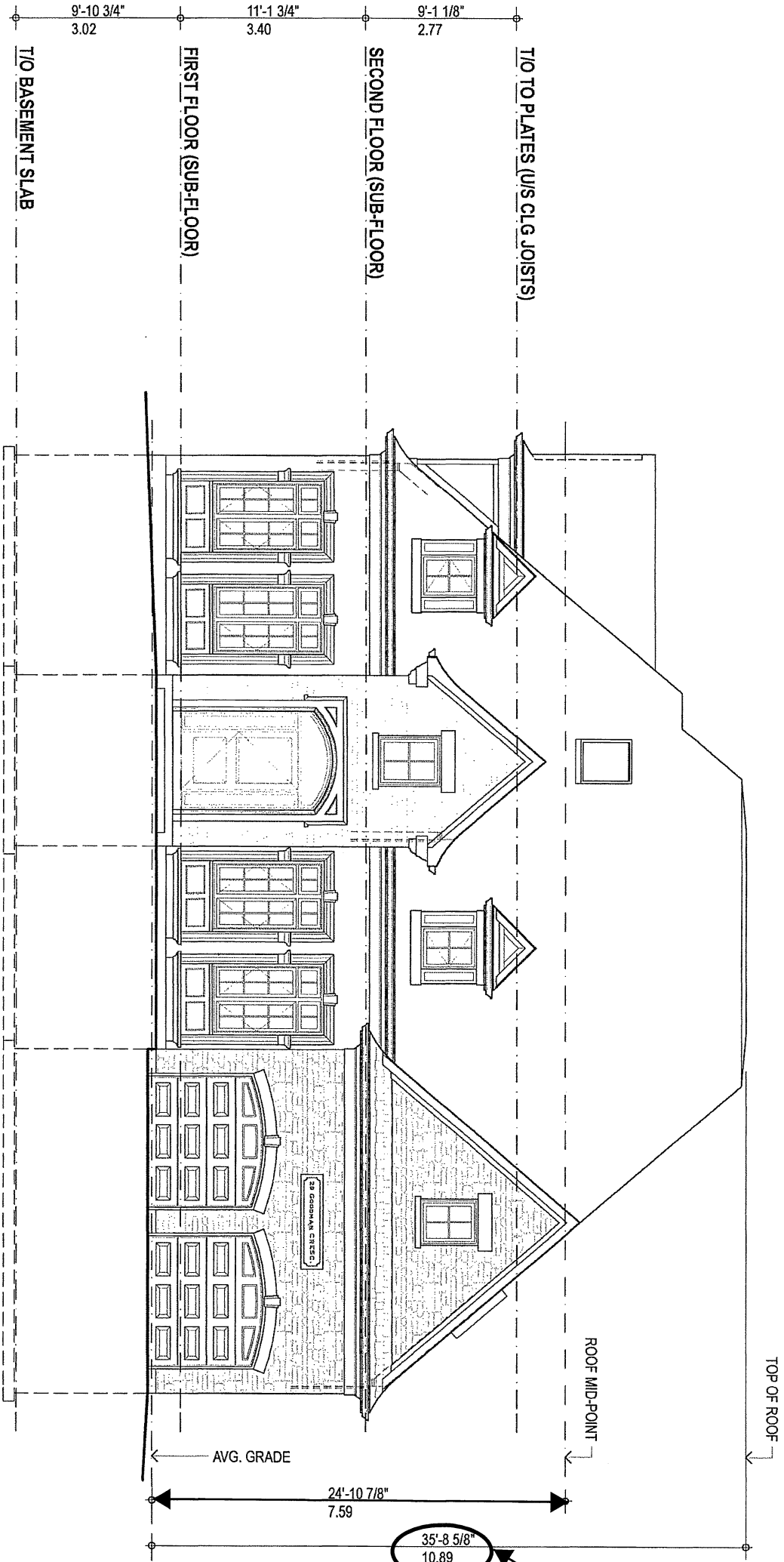


GOODMAN CRESCENT

APPROXIMATE C/L OF STREET

REVISED SEPTEMBER 29, 2015 TO
AS PER BUILDING COMMENTS

A317/15



**To permit a maximum building
height of 10.89m**

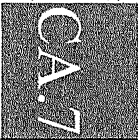
Antonio Greco ARCHITECT Inc.
30A-085 Millway Avenue
Vaughan, ON L4K 3T8
647-328-5735
mail@antoniogreco.ca

Proposal for:
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29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
FRONT (NORTH) ELEVATION

No.	DATE	ISSUED
1	21SEPT'15	Cd/A Application

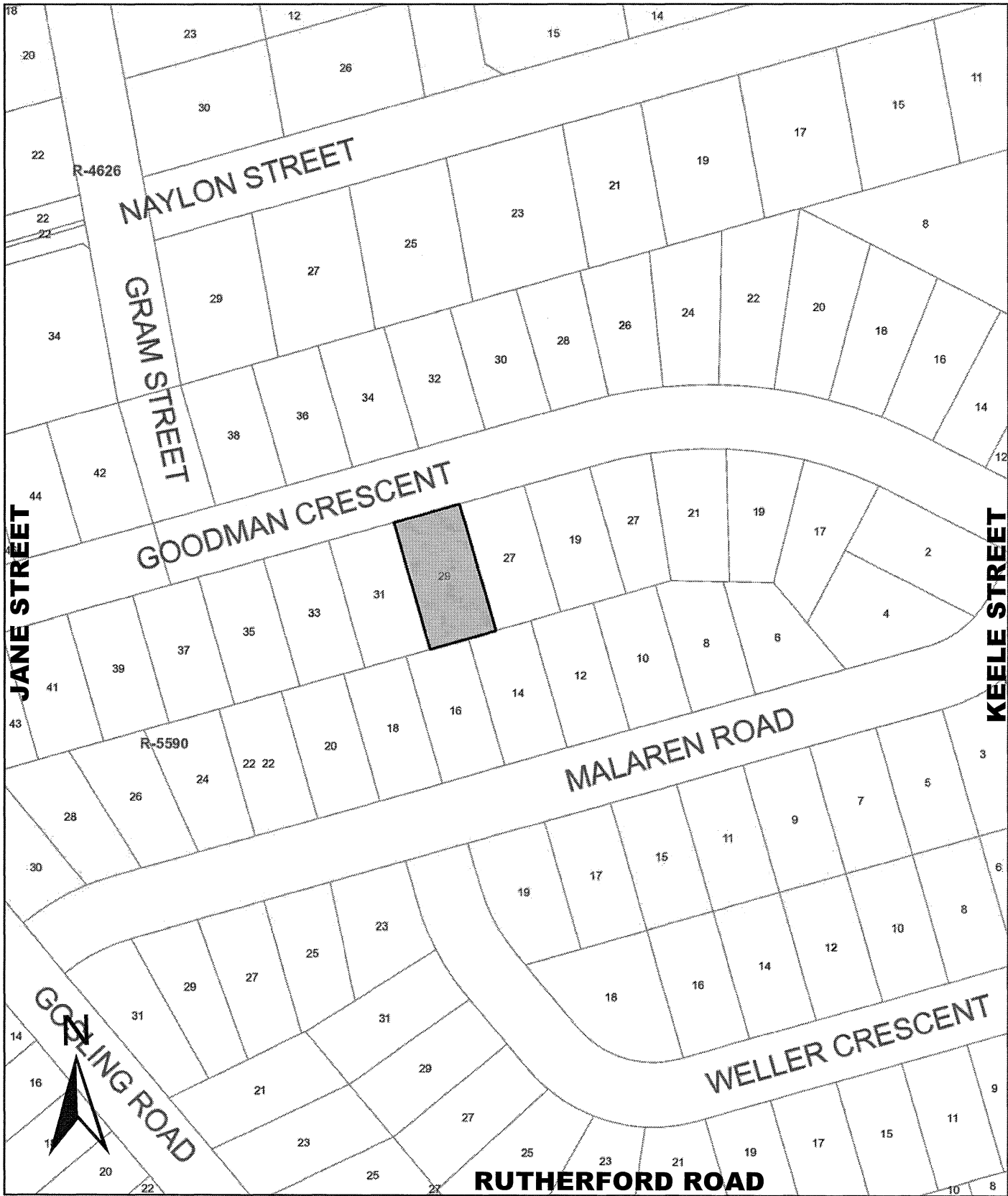
Project no.: 1515
Date: SEP 2015
Scale: 1:100





Location Map - A317/15

29 Goodman Crescent, Maple



City of Vaughan

0 0.03 0.06 0.12 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A317/15

APPLICANT: MARION ALBERTA GILLHAM

PROPERTY: Part of Lot 19, Concession 4 (being Part of Lot 110, Plan 5590) municipally known as 29 Goodman Crescent, Maple

ZONING: The subject lands are zoned R1V, Old Village Residential Zone under By-law 1-88 as amended.

PURPOSE: To permit the construction of a new residential single detached dwelling

PROPOSAL:

1. To permit a maximum lot coverage of 29.3% (dwelling - 26.7% + covered and unenclosed porches – 2.6%).
2. To permit a maximum building height of ~~10.89 metres~~ **7.61 metres**.
3. To permit a maximum loft area of ~~43.3% (83.1 m²)~~ **41.58% (79.8sq.m)**

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 23.0% is permitted for a single storey dwelling with loft.
2. A maximum building height of 7.0 metres is permitted for a single storey dwelling with loft.
3. A maximum loft area of 25% or 70 m² (whichever is the lesser) of the ground floor area is permitted for a single storey dwelling.

A sketch is attached illustrating the request.

MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variances sought, can not be considered minor and are not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

THAT Application No. **A317/15, MARION ALBERTA GILLHAM**, be **REFUSED**.


CARRIED


CHAIR:


Approved by OMB
Aug 19 2016
Case PL151144

Signed by all members present who concur in this decision:


A. Perrella,
Chair


H. Zheng,
Vice Chair


R. Buckler,
Member


J. Cesario,
Member


ABSENT
M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	OCTOBER 22, 2015
Last Date of Appeal:	NOVEMBER 11, 2015

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A317/15

- Lot coverage = 29.3%
(Dwelling 26.7% + covered
& unenclosed porches -2.6%)
- Loft Area = 43.3%(83.1m²)

Antonio Greco ARCHITECT Inc.

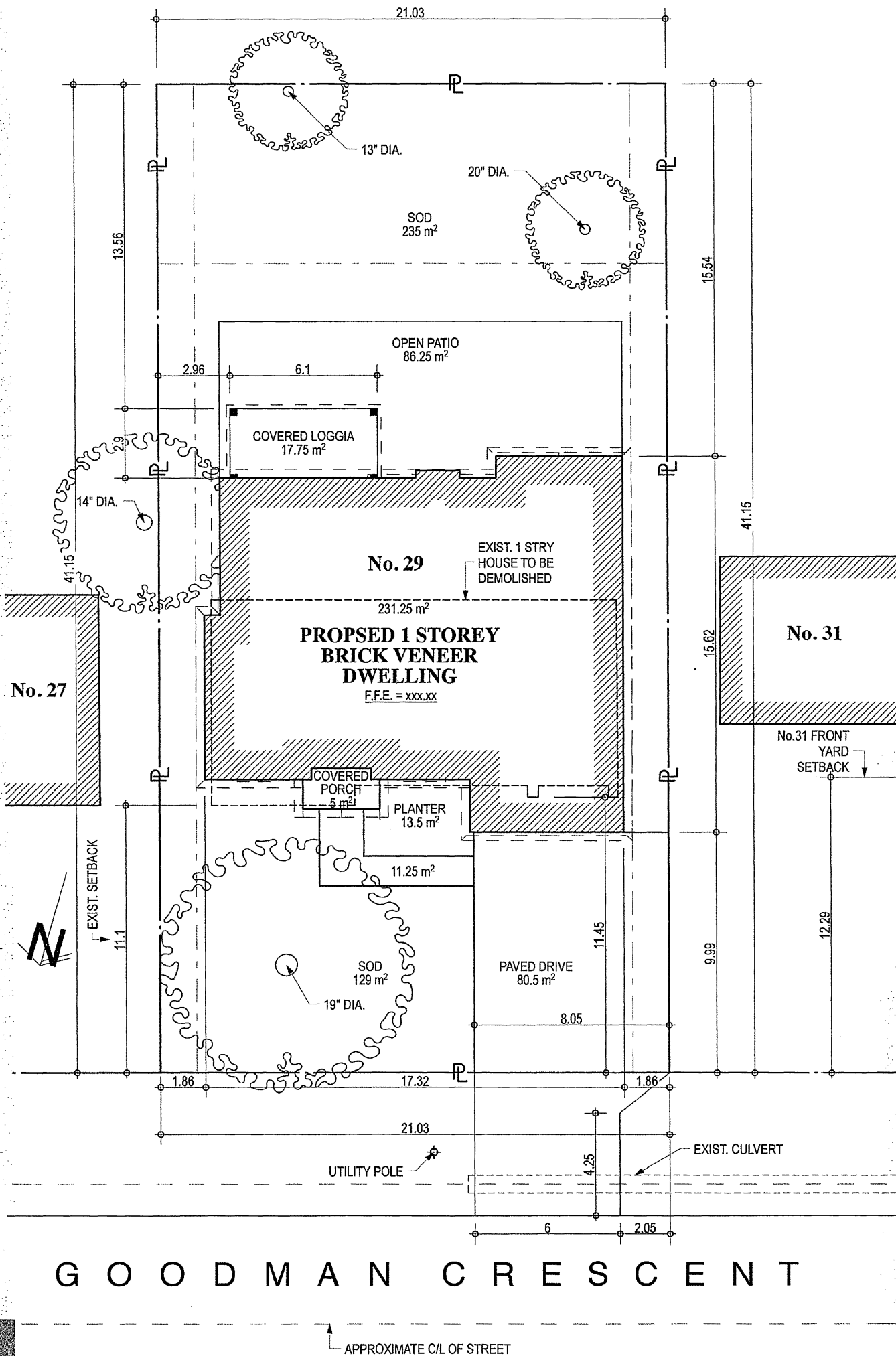
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647-328-5125
mail@antoniogreco.ca

Proposal for:
NEW 1 STOREY SINGLE FAMILY DWELLING with Loft
29 Goodman Crescent Vaughan (Maple)
Ont. L6A 1E8

Drawing:
SITE PLAN

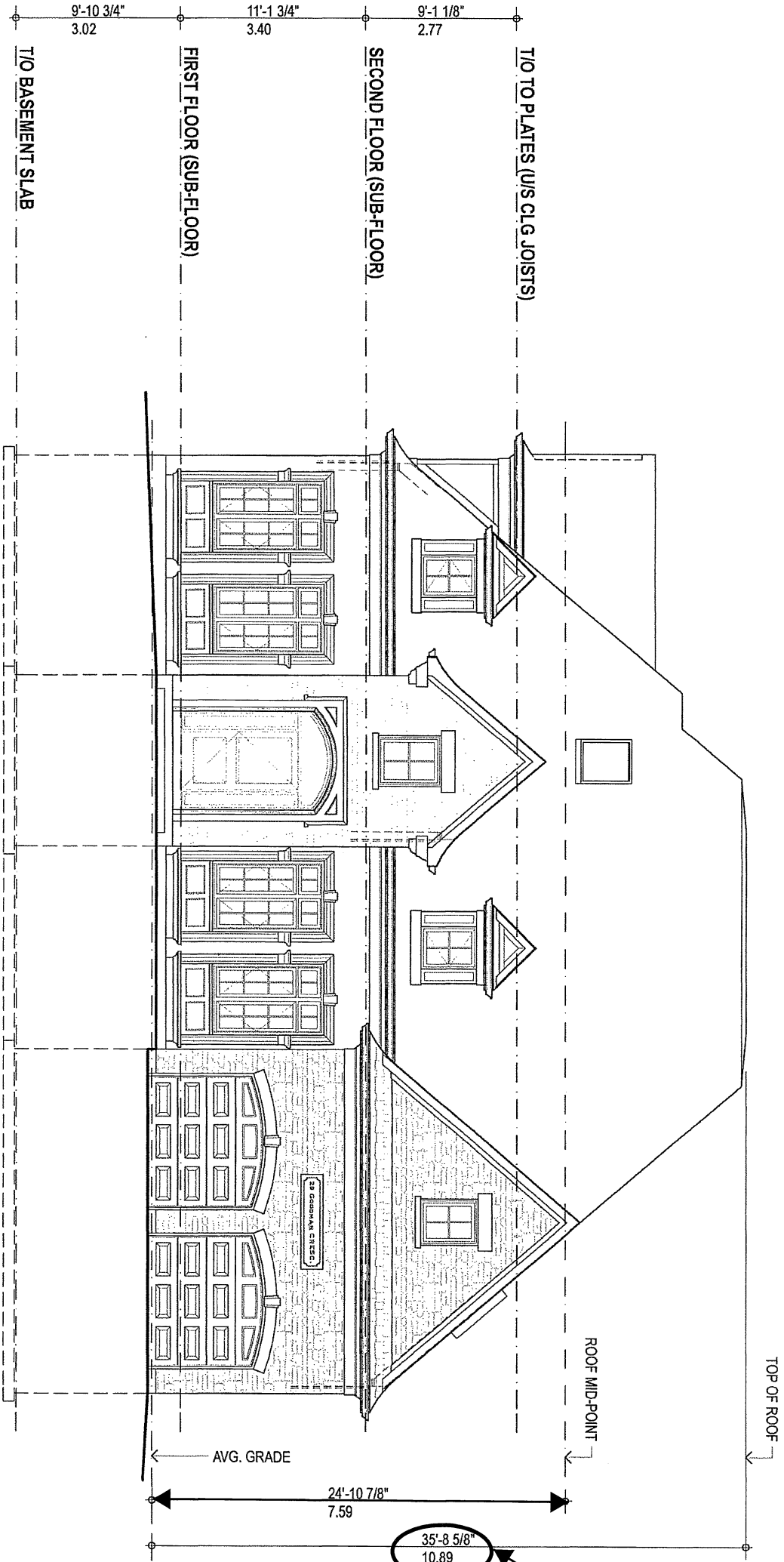
No.	DATE	ISSUED
1	21 SEP 15	CdA Application

Project no.: 1515
Date: SEP 2015
Scale: 1:200



REVISED SEPTEMBER 29, 2015 TO
AS PER BUILDING COMMENTS

A317/15



**To permit a maximum building
height of 10.89m**

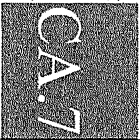
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Proposal for:
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Drawing:
FRONT (NORTH) ELEVATION

No.	DATE	ISSUED
1	21SEPT'15	Cd/A Application

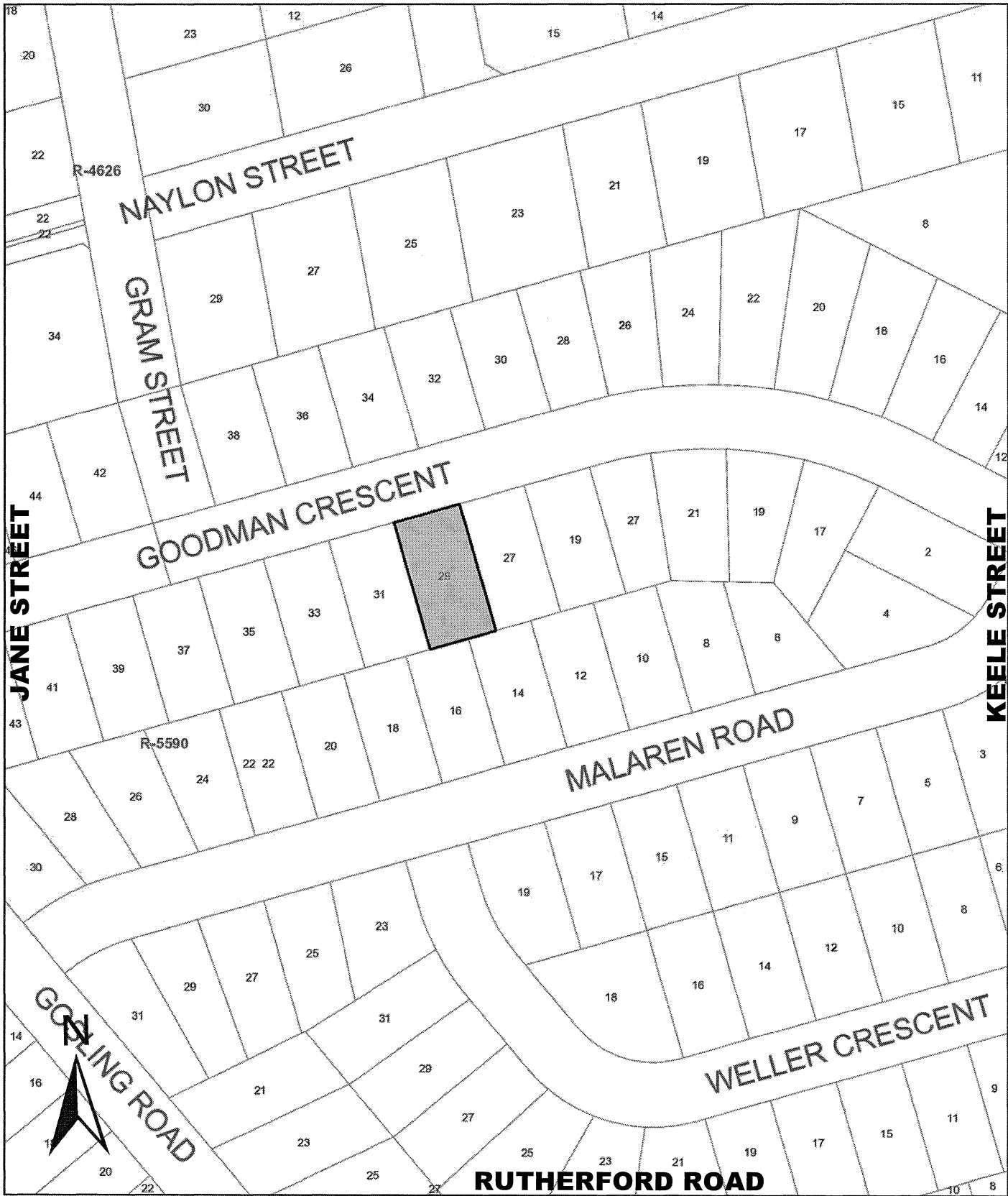
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Date: SEP 2015
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Location Map - A317/15

29 Goodman Crescent, Maple



City of Vaughan

0 0.03 0.06 0.12 Kilometers

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NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A321/13

APPLICANT: GIUSEPPE AGRIPPA

PROPERTY: Part of Lot 19, Concession 4 (Lot 111, Registered Plan No. 5590 municipally known as 27 Goodman Crescent, Maple)

ZONING: The subject lands are zoned R1V, Residential, under By-law 1-88, as amended.

PURPOSE: To permit the construction of a proposed two-storey single family detached dwelling with the garage attached.

PROPOSAL: 1. To permit a maximum lot coverage of 29.6%
(dwelling =23.0% gazebo/pergola = 4.8% and 1.8% covered front entry porch).

BY-LAW REQUIREMENT: 1. A maximum lot coverage of 20% is permitted for a 2-storey dwelling.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
MINOR VARIANCE APPLICATION:
A072/11 - APPROVED March 10, 2011 (Max. Lot Coverage 26.6%
(21.7% dwelling, 4.9% gazebo)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



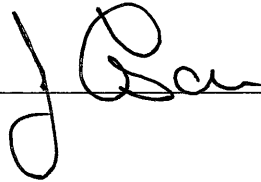
THAT the Committee is of the opinion that the variance sought, can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A321/13, GIUSEPPE AGRIPPA**, be **APPROVED**, in accordance with the sketches attached

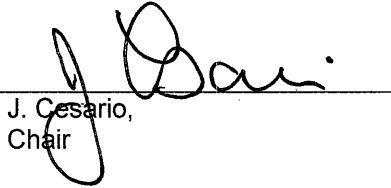
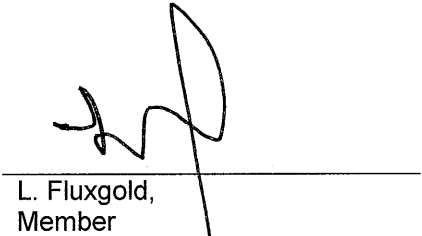
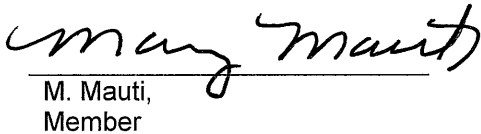
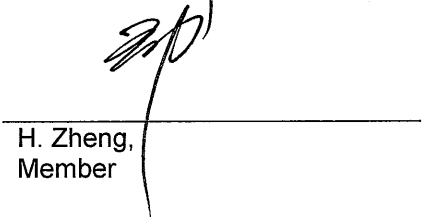
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

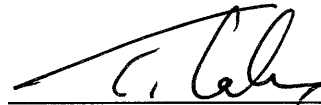
CHAIR: _____



Signed by all members present who concur in this decision:


J. Cesario,
Chair
A. Perrella,
Vice Chair
L. Fluxgold,
Member
M. Mauti,
Member
H. Zheng,
Member**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: OCTOBER 3, 2013**Last Date of Appeal: OCTOBER 23, 2013****APPEALS**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

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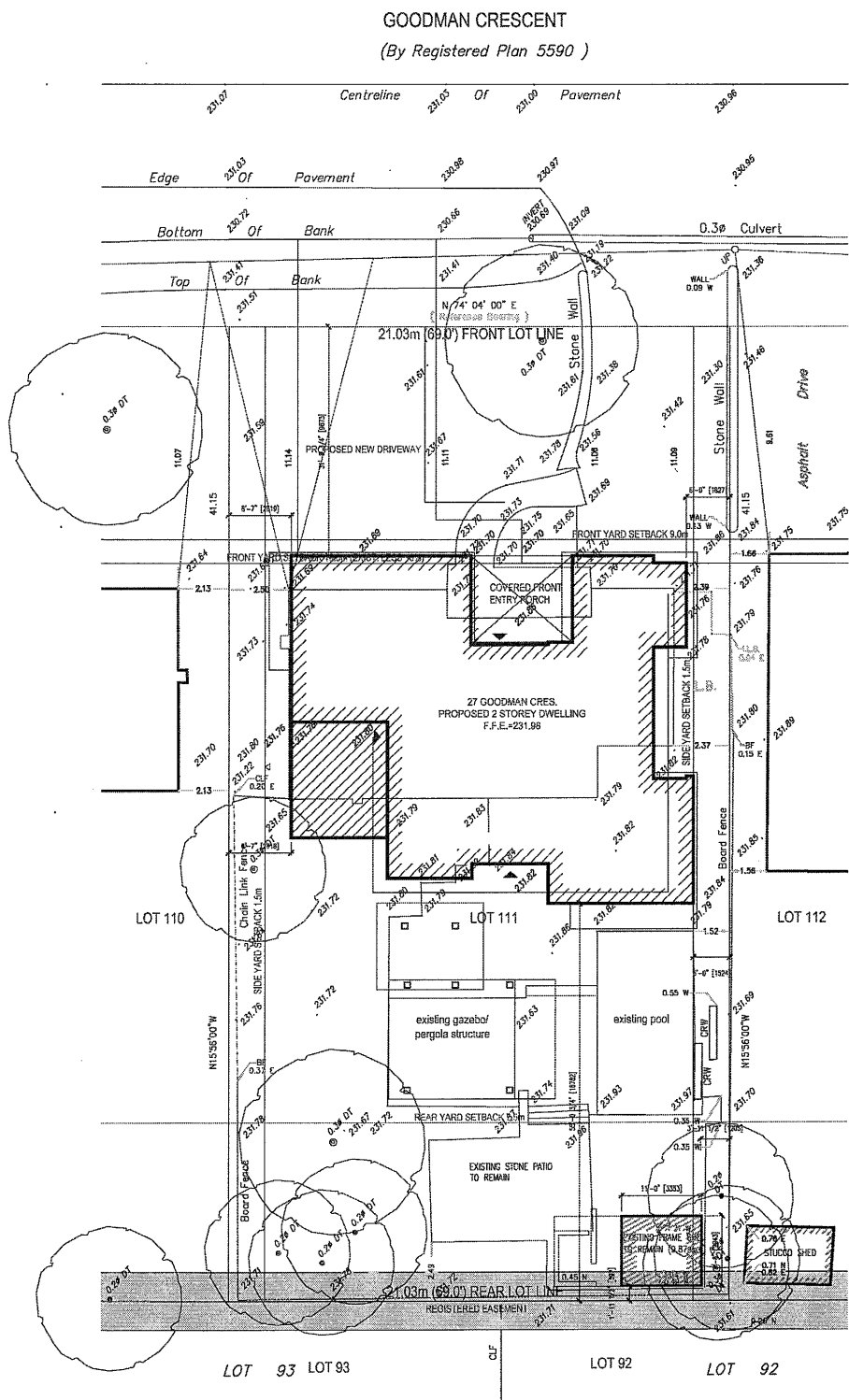
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CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **OCTOBER 23, 2014**

Maximum Lot Coverage = 29.6%
(23% Dwelling + 4.8% Gazebo/Pergola + 1.8% covered porch)

A321/13
NEW Sept. 17/13



SITE STATISTICS:	
TOTAL LOT AREA:	9,315 SF
ZONE:	R1V
MAX. COVERAGE (BY-LAW 1-BB):	20.0%
MAX. BUILDING AREA:	1,863 SF
PROPOSED BUILDING AREA:	2,312 SF
EXISTING GAZEBO AREA:	448 SF
PROPOSED COVERAGE:	29.6%
(23.0% DWELLING, 4.8% GAZEBO/PERGOLA, 1.8% COVERED ENTRY PORCH)	
AVG. GRADE @ FRONT ENTRANCE:	+231.77
GROUND FLR FINISH FLOOR ELEVATION:	+231.80
MAX. HEIGHT OF BUILDING (9.5m):	+241.27
PROPOSED HEIGHT OF BUILDING:	+239.30

**PRIVATE
RESIDENCE**
27 GOODMAN CRESCENT
MAPLE DENELO
PROPOSED
SITE PLAN
PROJECT NO. 13-122
DATE: 10/09/08
SCALE: 1:100
A0 01

KO & CO
KONDIS & COMPANY
ARCHITECTURE
338 LESLIE ROAD
VANCOUVER, BC V6Z 1Y1
TEL: 434 444 7070 | WWW.KOANDCO.CA

NO.	REVISION/DATE	DATE
01	ISSUED FOR PERMITS	13/09/13
02	REVISION FOR COMMENTS	18/09/13

THE DRAWING IS A TECHNICAL DRAWING AND NOT A CONSTRUCTION DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL. ANY CHANGES TO THE DRAWING MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.



COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A321/13
	APPLICANT:	GIUSEPPE AGRIPPA
		Subject Area Municipally known as 27 Goodman Crescent, Maple

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A073/17

APPLICANT: GIUSEPPE AGRIPPA

PROPERTY: Part of Lot 19, Concession 4 (Lot 111 of Registered Plan 5590), municipally known as 27 Goodman Crescent, Maple.

ZONING: The subject lands are zoned R1V and subject to the provisions of Exception under By-law 1-88 as amended

PURPOSE: To permit the construction of a single family dwelling, and permit the maintenance of an existing shed, pool and gazebo.

PROPOSAL: To permit a lot coverage of 29.6% (23% - dwelling, 1.8% - front porch, 4.8% - gazebo).

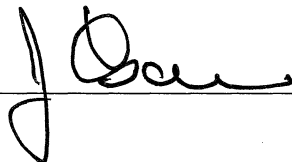
BY-LAW REQUIREMENT: A maximum lot coverage of 20% is permitted.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

A321/13 - APPROVED Oct 3 2013- To permit Lot Coverage 29.6% (dwelling 23%, Gazebo/pergola 4.8%, front porch 1.8%)
A072-11 - APPROVED - March 10/11- To permit lot coverage of 26.6% (21.7% dwelling, 4.9% gazebo)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

☒ The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.A073/17, **GIUSEPPE AGRIPPA**, be **APPROVED**, in accordance with the sketches attached ^{as amended}

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR:

May Mauti

Signed by all members present who concur in this decision:

May MautiM. Mauti,
ChairJ. CesarioJ. Cesario,
Vice ChairABSENTR. Buckler,
MemberH. ZhengH. Zheng,
MemberA. PerrellaA. Perrella,
Member**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Todd Coles
Todd Coles, ACST(A), MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment**Date of Hearing:****April 06, 2017****Last Date of Appeal:****April 26, 2017****APPEALS**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

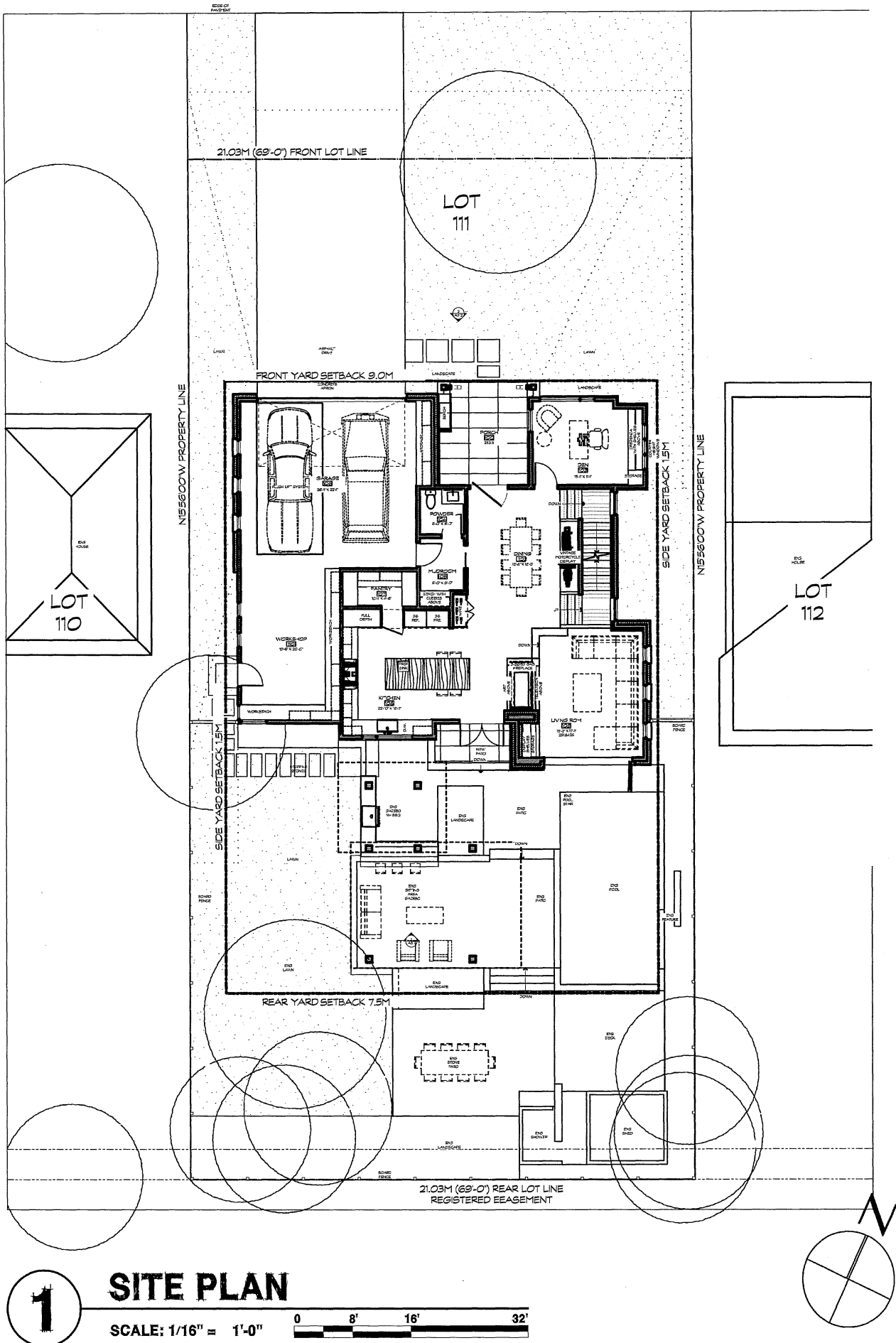
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:


April 26, 2018

To permit lot coverage of 31.6%

A073/17

GOODMAN CRESCENT
(BY REGISTERED PLAN 5590)

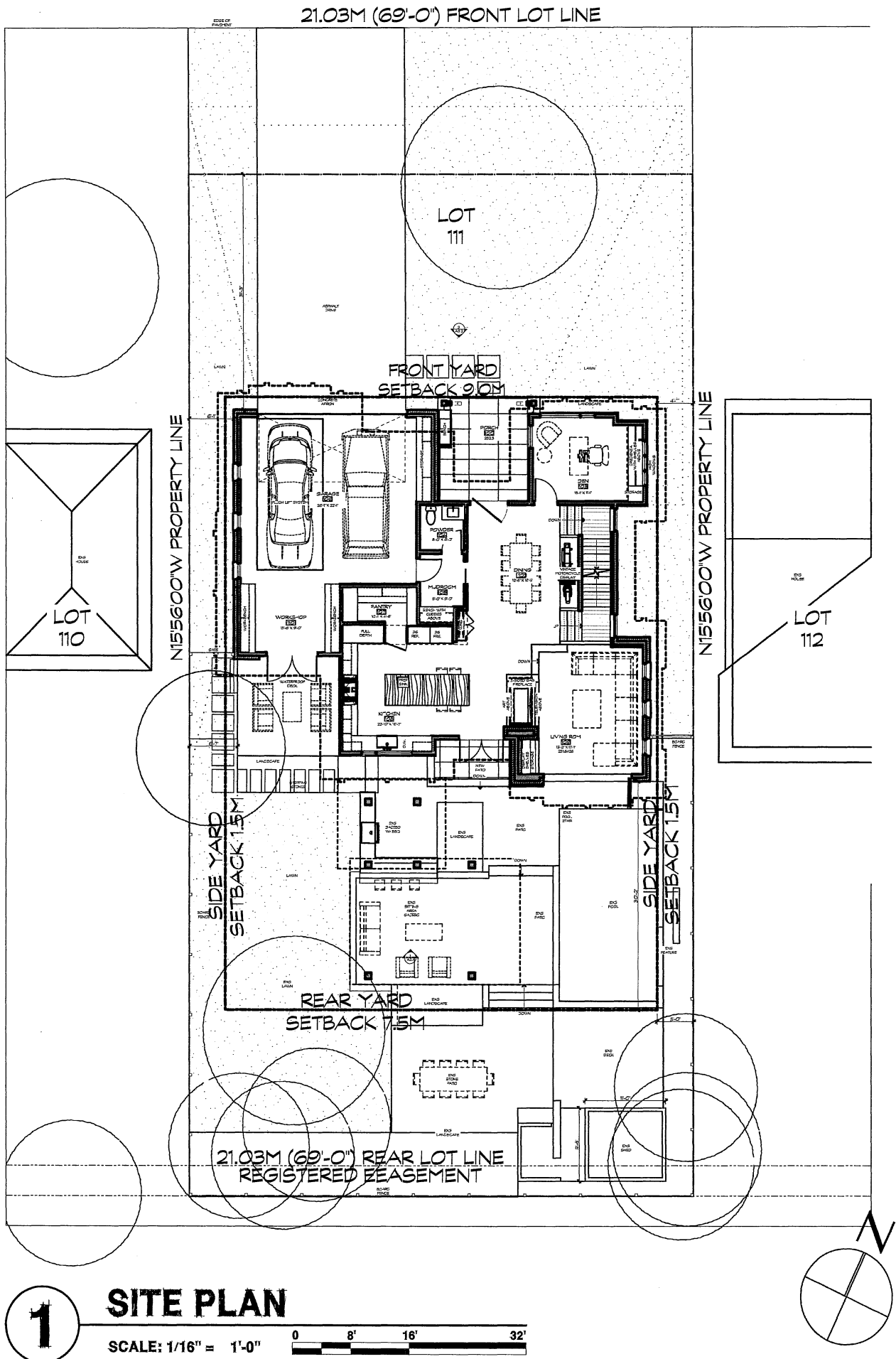



 Architecture Planning Interiors	ISS. E. MINOR VARIANCE	DATE 02/14/2017	AGRIPPA RESIDENCE 27 GOODMAN CRESCENT MAPLE ONTARIO L6A1E8	PROJECT NUMBER: 1649
				SHEET TITLE: MINOR VARIANCE
				A1.0
Kelly & Stone Architects, Inc.			© COPYRIGHT KSI INC. PLEASE RECYCLE	

REVISED APR 25/17

A073/17

GOODMAN CRESCENT
(BY REGISTERED PLAN 5590)



 Architecture Planning Interiors	ISSUE MINOR VARIANCE	DATE 02/4/2017	AGRIPPA RESIDENCE 27 GOODMAN CRESCENT MAPLE ONTARIO L6A1E8	PROJECT NUMBER: 1649
				SHEET TITLE: MINOR VARIANCE
	A1.0			
©COPYRIGHT KS&I INC. PLEASE RECYCLE				



VAUGHAN

Location Map- A073/17

Major Mackenzie Drive

27 Goodman Crescent, Maple



City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A267/15

APPLICANT: RODOLFO & ROSE BUSSOLI

PROPERTY: Part of Lot 19, Concession 4 (Lot 100, Registered Plan No. 65M-5590) municipally know as 28 Malaren Road, Maple

ZONING: The subject lands are zoned R1V, Old Village Residential Zone under By-law 1-88 as amended.

PRIOR to the hearing the agent amended the application and sketch as follows:

By amending variance #1 maximum lot coverage 29.57% (dwelling 24.72%, porch & loggia 4.85%)
NOT 33.8% (dwelling 26%, porch. Loggia and veranda 7.8%)

By amending variance #2 maximum building height 7.93m
NOT 8.10m

By amending variance #3 – maximum loft area 41.58%
NOT55.1%

PURPOSE: To permit the construction of a new residential single detached dwelling.

PROPOSAL:

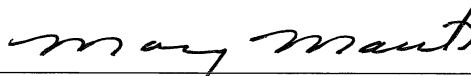
1. To permit a maximum lot coverage of **33.8% (dwelling—26%, porch, loggia and veranda—7.8%). 29.57% (dwelling 24.72%, porch & loggia 4.85%)**
2. To permit a maximum building height **8.10 metres. 7.93m**
3. To permit a maximum loft area of **55.1% (99.22 m2) 41.58%** of the floor below.

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 23% is permitted for a single storey dwelling.
2. A maximum building height of 7.0 metres is permitted for a single storey dwelling.
3. A maximum loft area of 25% (45.02 m2) of the floor below is permitted.

Sketches are attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A267/15, RODOLFO & ROSE BUSSOLI**, be **APPROVED AS AMENDED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

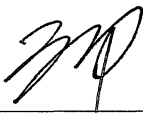
CHAIR:



Signed by all members present who concur in this decision:



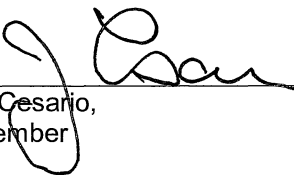
A. Perrella,
Chair



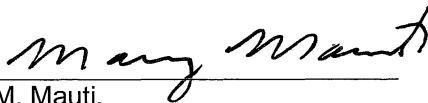
H. Zheng,
Vice Chair



R. Buckler,
Member



J. Cesario,
Member



M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:

SEPTEMBER 17, 2015

Last Date of Appeal:

OCTOBER 7, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$690.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

OCTOBER 7, 2016

(Dwelling 24.72%, Porch & Loggia 4.85%)



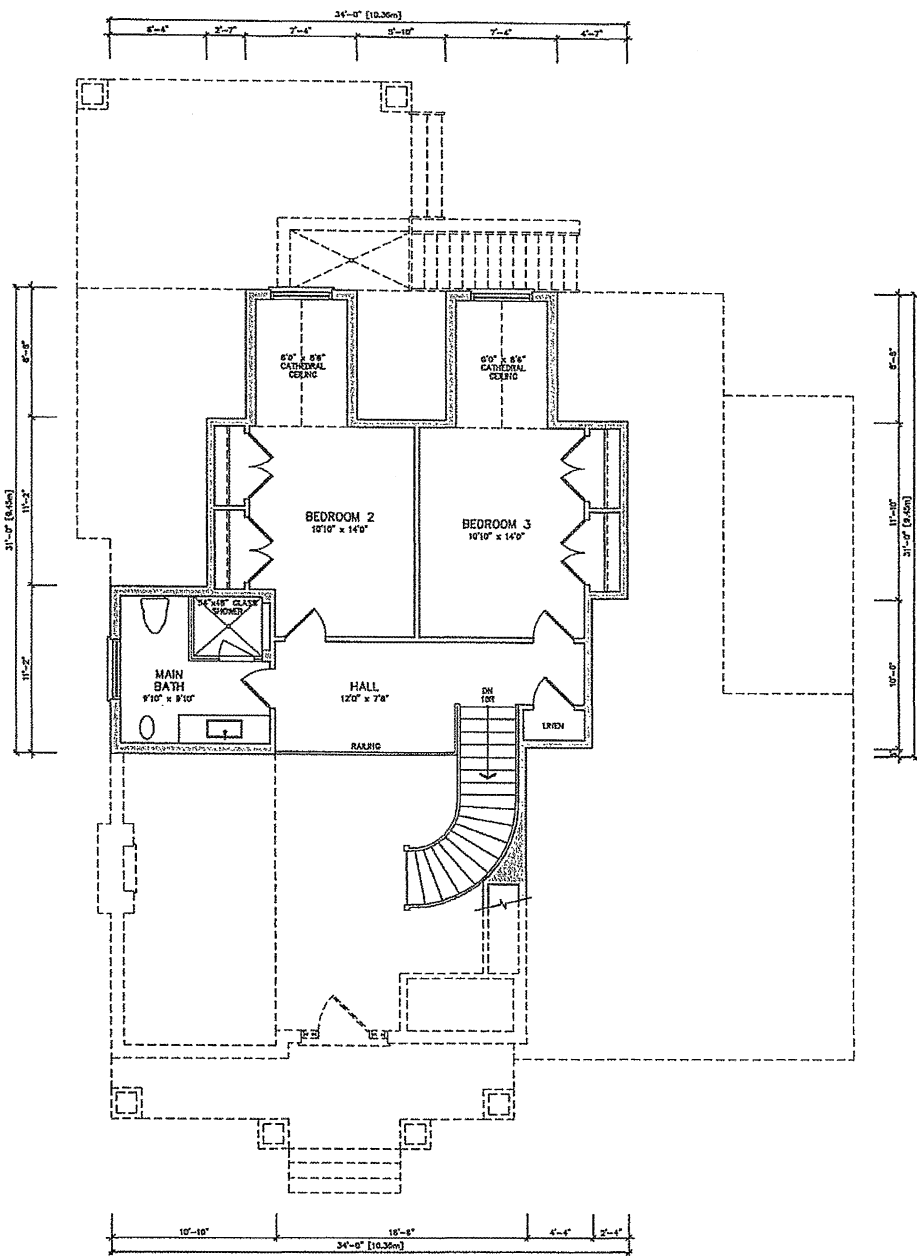
LOFT AREA (G.F.A. 41.58%)

28 Malaren Rd.
Concept 17

LOT AREA = 9,325 sq.ft.
MAX. COVERAGE (23.0% - DWELLING) = 2,144 sq.ft.
MAX. HEIGHT = 7.0M (22'-11") (TO MID-POINT)

LOFT FLOOR PLAN

LOFT FLOOR AREA = 777 sq.ft. - 42.63% (455 sq.ft. max - 25%)
STAIR AREA = 58 sq.ft.



ARTISTS IMPRESSION

DISCLAIMER OF THESE VIEWS BEING RENDERED AND PURCHASER AGREES TO ACCEPT THE SAME. THESE VIEWS MAY VARY AT ANY EXISTING EXISTENCE, DATE DUE TO CHANGING MATERIALS, ACTED ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE ARTISTS CONCEPTS, DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS ARE SUBJECT TO OWNER VARIANCE, E & O.E.

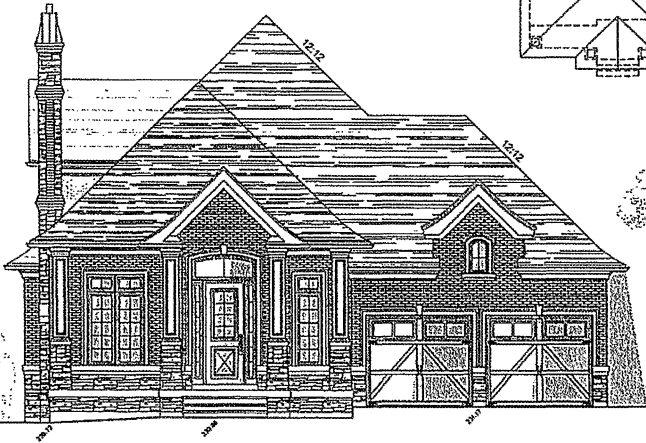
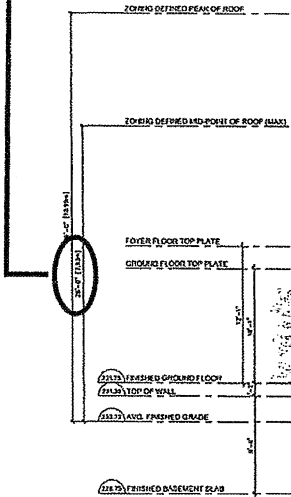
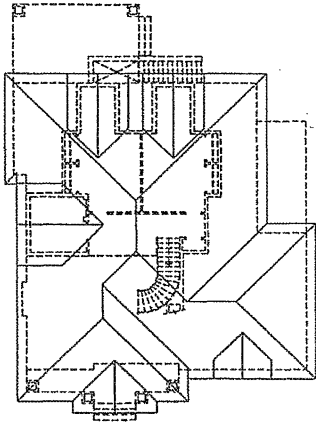


Revised Sketch September 16, 2015

28 Malaren Rd.
Concept 17

LOT AREA = 9,325 sq.ft.
MAX. COVERAGE (23.0% - DWELLING) = 2,144 sq.ft.
MAX. HEIGHT = 7.0M (22'-11") (TO MID-POINT)

BUILDING HEIGHT
= 7.93M



FRONT ELEVATION

ARTISTS IMPRESSION

DISCLAIMER: THIS ARTIST'S IMPRESSION IS NOT A CONTRACT. IT IS A VISUAL REPRESENTATION OF THE PROPOSED DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE ACTUAL DESIGN AND CONSTRUCTION MAY VARY FROM THIS ARTIST'S IMPRESSION.





Location Map - A267/15

28 Malaren Road, Maple



City of Vaughan



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

File: A028/19

Applicant: Daniel and Anna Passero

Address: 106 Endless Circle, Kleinburg

Agent: Fausto Cortese

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: N/A

Staff Report Prepared By: Adriana MacPherson
 Hearing Date: Thursday, May 30, 2019



**Minor Variance
Application

A028/19**

**Agenda Item: 6

Ward: 1**

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 30, 2019

Applicant: Daniel and Anna Passero

Agent: Fausto Cortese

Property: **106 Endless Circle, Kleinburg**

Zoning: The subject lands are zoned R1, Residential and subject to the provisions of Exception 9(1378) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential" subject to Site Specific Policy 13.21 "North Humber Extension Area 1."

Related Files: None

Purpose: Relief from the By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5 metres is required.	1. To permit a minimum rear yard setback of 5.41 metres to an accessory structure (cabana).
2. A minimum of 254.95 m2 (60% of the portion of the rear yard area in excess of 135 m2) of soft landscaped area is required in the rear yard.	2. To permit a minimum of 207.42 m2 (48.81 % of the portion of the rear yard area in excess of 135 m2) of soft landscaped area in the rear yard.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 15, 2019

Applicant confirmed posting of signage on May 16, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2018
Cabana	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Current design does not allow compliance.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-002907 was issued for a Cabana. Applicant to please contact an Applications Expeditor to determine if any permits are required due to the fact that the permit was issued for a cabana in a different location in the rear yard.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit, if required.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

Building Inspections (Septic):

No comments or concerns

Development Planning:

The Owner is requesting permission to construct a pool and cabana on the subject lands with the above noted variances. Development Planning staff conducted a site visit on the property on March 18, 2019. The subject property is partially located within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor associated with the Main Humber River. TRCA staff confirmed that the proposed works are sufficiently sited away from the erosion hazard associated with the valleylands in the rear. Accordingly, the TRCA has no objection to the proposal, subject to their conditions of approval, payment of the applicable TRCA review fee and that the applicant successfully obtain a permit revision to TRCA Permit C-180903 for the proposed works.

Development Planning staff have no concern with the rear yard setback to the proposed cabana or the reduction in rear yard soft landscaping as the variances will not have adverse impacts on the streetscape or adjacent properties. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A028/19 for 106 Endless Circle and we have no objections subject to the following conditions:

1. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the developer/builder of the minor variance and proposed work to this property. The owner/applicant shall provide a copy of the notification to the City.
2. TRCA approval must be received before the Development Engineering Department can make official comments.
3. The owner/applicant shall apply for a pool permit from the front counter at the Development Engineering Department on the 2nd floor of City Hall. This should have been done prior to installing the pool.
4. The owner/applicant must submit a final grading plan indicating how the original approved grading and site plan will change to accommodate their proposed plan. The owner/applicant shall demonstrate appropriate Low impact Development (LID) measures to the satisfaction of Development Engineering to address the increased lot coverage area in order to mitigate potential impacts on the municipal stormwater system.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment, no concerns.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Location Map
Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area
TRCA – Comments and conditions

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<div>1. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the developer/builder of the minor variance and proposed work to this property. The owner/applicant shall provide a copy of the notification to the City.</div> <div>2. TRCA approval must be received before the Development Engineering Department can make official comments.</div> <div>3. The owner/applicant shall apply for a pool permit from the front counter at the Development Engineering Department on the 2nd floor of City Hall. This should have been done prior to installing the pool.</div> <div>4. The owner/applicant must submit a final grading plan indicating how the original approved grading and site plan will change to accommodate their proposed plan. The owner/applicant shall demonstrate appropriate Low impact Development (LID) measures to the satisfaction of Development Engineering to address the increased lot coverage area in order to mitigate potential impacts on the municipal stormwater system.</div>
2	TRCA Polina Bam Polina.bam@trca.on.ca 416-416.661.6600 ext. 5256	<div>1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority; and</div> <div>2. That the applicant successfully obtains a permit revision to TRCA Permit C- 180963.</div>

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson**

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

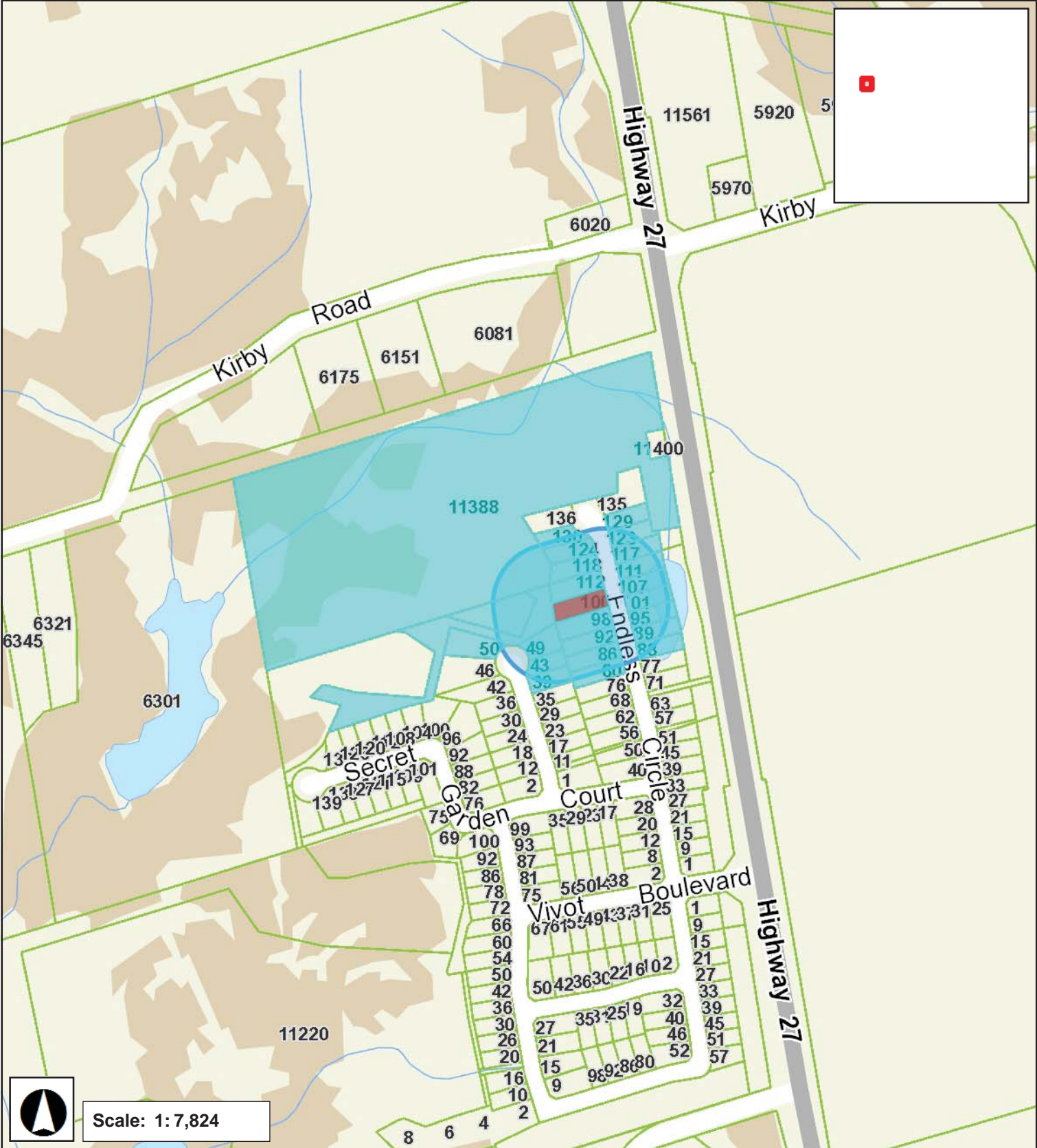
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Notification Map - A028/19

106 Endless Circle, Kleinburg

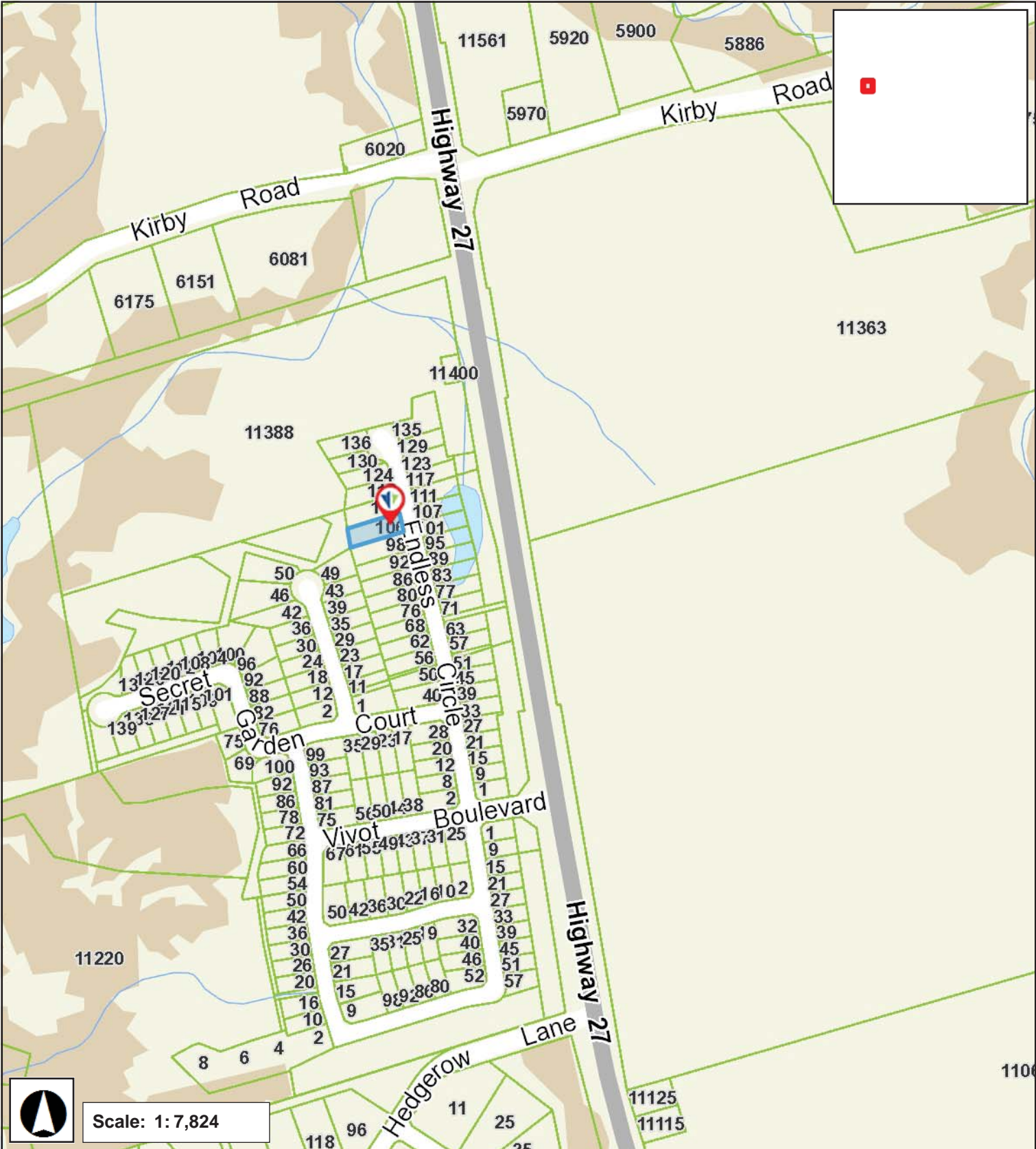


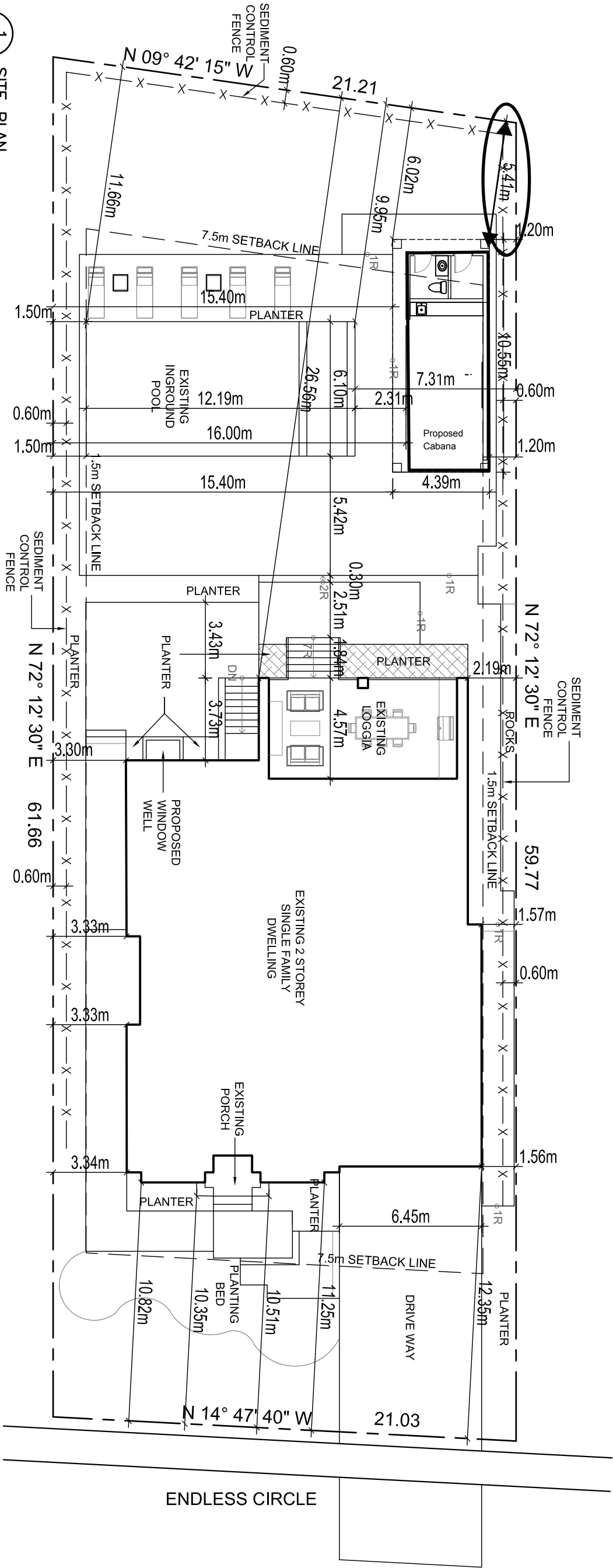
April 29, 2019 11:51 AM



Location Map - A028/19

106 Endless Circle, Kleinburg





1 SITE PLAN
A1.0 SCALE: 1:200

To permit a minimum of 48.81% Soft Landscape in rear yard

SITE DEVELOPMENT			
ZONING R1 (SINGLE FAMILY DETACHED DWELLING)			
LOT AREA			
TOTAL LOT AREA	1274.94 SQ.M.	13,723.34 SQ.FT.	
HOUSE AREA			
HOUSE FOOT PRINT	285.37 SQ.M	3,071.70 SQ.FT.	
EXISTING PORCH	3.86 SQ.M.	41.55 SQ.FT.	
EXISTING LOGGIA	43.32 SQ.M.	466.29 SQ.FT.	
PROPOSED CABANA	46.31 SQ.M.	498.48 SQ.FT.	
TOTAL FOOT PRING	378.86 SQ.M.	4,078.02 SQ.FT.	
BUILDING HEIGHT		BY-LAW PROVIDED	
HEIGHT	9.50 M	N/A	
LOT COVERAGE		ALLOWED PROVIDED	
TOTAL COVERAGE	35%	29.72%	
SETBACKS			
BY-LAW		PROVIDED	
FRONT YARD	7.50 M	10.35 M	
REAR YARD	7.50 M	26.56 M	
SIDE YARD	1.20 M	1.50 M	
SIDE YARD	1.20 M	1.20 M	
LANDSCAPE AREA			
BY-LAW		PROVIDED	
FRONT YARD	60%	242.93 SQ.M.	
TOTAL FRONT YARD AREA		78.70 SQ.M.	
DRIVE WAY		164.23 SQ.M.(100%)	
LANDSCAPE AREA		37.42 SQ.M.(22.79%)	
HARD LANDSCAPE AREA		126.81 SQ.M.(77.21%)	
SOFT LANDSCAPE AREA		136 SQ.M.< 60%	
REAR YARD		559.92 SQ.M.	
TOTAL REAR YARD AREA		217.50 SQ.M.	
TOTAL REAR YARD AREA -135 SQ.M.		207.42 SQ.M.(48.81%)	
HARD LANDSCAPE AREA			
SOFT LANDSCAPE AREA			

DRAWING:

SITE PLAN

DATE:
JUL 2018

SCALE:
AS NOTED

DRAWN BY:

REVIEWED BY:

PROJECT No.
2018-22

DRAWING No.
A1.0

PROJECT:

PROPOSED
CABANA
AT
106 ENDLESS CIRCLE

CITY OF VAUGHAN

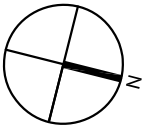
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3H8
416-806-7000
FCORTESI@FCARCHITECTS.CA

FAUSTO CORTESE
ARCHITECTS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

SUBMITTALS	
ISSUED FOR CONSTRUCTION	DATE
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	

REVISIONS	
1	ISSUED FOR REVIEW
03/15/2019	



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area
- TRCA – comments and conditions



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A028/19 - Request for Comments - Regional Reaponse

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: May-22-19 10:29 AM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: RE: A028/19 - Request for Comments - Regional Reaponse

Good Morning Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

April 1, 2019

CFN 60819.06

BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A028/19
106 Endless Circle
Lot 12, PLAN 65M 4377
City of Vaughan
Daniel and Anna Passero (Agent: Fausto Cortese)**

This letter will acknowledge receipt of the above noted application. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and offers the following comments.

Background

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit a minimum rear yard setback of 5.41 metres to an accessory structure (cabana), where a minimum rear yard setback of 7.5 metres is required; and
2. To permit a minimum of 207.42 sq.m. (48.81% of the portion of the rear yard area in excess of 135 sq.m.) of soft landscaped area in the rear yard, where a minimum of 254.95 sq.m (60% of the portion of the rear yard area in excess of 135 sq.m.) of soft landscaped area is required in the rear yard.

It is our understanding that the purpose of Minor Variance Application A028/19 is to facilitate the construction of a 46.3 sq.m. (498.5 sq.ft.) cabana in the rear of the property. This proposal is being contemplated as part of an overall landscaping proposal which also includes an in-ground swimming pool, which has already been constructed.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is partially within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor associated with the Main Humber River. Through the subdivision process, the valleylands in the rear of the property were delineated and included within an Open Space block and ultimately conveyed to TRCA. A small part of the buffer area from the valley Top of Bank is located on the subject property. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies (LCP):

In addition, The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or

buffers. The LCP recommends that development not be permitted within the Natural System. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Application-Specific Comments

As noted above, the subject lands are partially located within TRCA's Regulated Area of the Humber River Watershed. The applicant obtained a permit on October 23, 2018 in order to facilitate an approximately 61.0 sq.m. (656.6 sq.ft.) in-ground swimming pool and a 46.3 sq.m. (498.5 sq.ft.) cabana on the subject property (Permit C-180963). The works were approved roughly 9.05 metres from the rear lot-line. Based on a review of the submission documents provided as part of the subject Minor Variance application, the works are now being contemplated 6.02 metres from the rear lot-line, closer toward the valleylands.

TRCA has no objections to the amended design as the works are sufficiently sited away from the erosion hazard associated with the valleylands in the rear. However, an application for a permit revision will be required in order to reflect the amended design in proximity to the valley Top of Bank. Please contact the undersigned with respect to the permit revision process with TRCA.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (*Minor Variance - Minor*) review fee. This review fee is separate from the fee that would be required under the permitting process pursuant to Ontario Regulation 166/06. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A028/19 subject to the following conditions:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority; and
2. That the applicant successfully obtains a permit revision to TRCA Permit C-180963.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Polina Bam
Planner I
Planning and Development
Extension 5256

63 PB/jb

cc: Fausto Cortese Architects c/o Fausto Cortese; fcortese@fcarchitects.ca

File: A045/19

Applicant: Matteo Iacovelli

Address: 14 Napier St Kleinburg

Agent: JTF Homes

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, May 30, 2019



Minor Variance
Application

Agenda Item: 7

A045/19

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, May 30, 2019
Applicant:	Matteo Iacovelli
Agent:	JTF Homes
Property:	14 Napier St Kleinburg
Zoning:	The subject lands are zoned R1 Residential Zone One, under By-law 1-88 as amended.
OP Designation:	The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010'), Volume 1; and "Village Residential" by VOP 2010, Volume 2, Chapter 12.4 - Kleinburg Core.
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit the construction of a proposed single family dwelling and accessory structure (cabana).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum front yard setback of 7.5 metres is required.	1. To permit a minimum front yard setback of 6.04 metres to the covered porch.
2. A maximum lot coverage of 30% is permitted.	2. To permit a maximum total lot coverage of 34.51% for the dwelling and accessory buildings. (32.49% dwelling, 2.02% cabana)
3. A minimum front yard setback of 5.7 metres is required.	3. To permit a minimum front yard setback of 5.4 metres to the steps.
4. A minimum interior side yard setback of 1.5 metres is required.	4. To permit a minimum interior side yard setback of 1.07 metres for the accessory buildings.
5. A minimum rear yard setback of 7.5 metres is required.	5. To permit a minimum rear yard setback of 1.16 metres for the accessory buildings.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 15, 2019

Applicant has not confirmed posting of signage

Property Information	
Existing Structures	Year Constructed
Dwelling	1950 (purchased in 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): Due to constraints of lot size and due to owners required program, variances as requested are needed.

Adjournment Request: Applicant provided opportunity to adjourn in order to obtain Heritage approval.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

An A/C unit and/or pool equipment shall be setback a minimum of 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

There are steps and retaining wall outside of the property line. Please contact Clerk's Department to confirm whether an Encroachment Agreement has been obtained or required.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010'), Volume 1; and "Village Residential" by VOP 2010, Volume 2, Chapter 12.4 - Kleinburg Core.

The Owner is requesting permission to construct a new single detached dwelling and accessory building located in the rear yard with the above noted variances. The Owner has submitted Site Development File DA.18.100 to facilitate the development of a single detached dwelling on the property, located in the Kleinburg-Nashville Heritage Conservation District, which is currently under review by the Development Planning Department. On May 15, 2019, Heritage Vaughan reviewed and approved the following recommendation of the Manager of Urban Design and Cultural Heritage:

1. That Heritage Vaughan recommend Council approve the proposed demolition of the existing detached dwelling and shed at 14 Napier Street and new construction of a detached dwelling unit and accessory structure (pool house) under Section 42 of Ontario Heritage Act, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
 - c) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

The dwelling has a total proposed lot coverage of 34.51% (32.49% dwelling, 2.02% accessory structure), which is consistent with other approvals in the vicinity. Variances #1 and #3 are minor in nature as the front yard setback requirement for the dwelling is maintained. Development Planning has no objections to variances #4 and #5 respecting the proposed accessory structure as it will not adversely impact adjacent properties. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the following condition:

That related Site Development File DA.18.100 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

Although the nature of the Village presents buildings of varying heights, all below the bylaw maximum allowable height, the proposed building's height exceeding maximum allowable does not negatively impact or affect the surrounding properties or the overall context and image of the Village.

Also, the proposed front yard setback and revised step setback do not negatively impact or affect the surrounding properties of the overall context and image of the Village.

Thus, Cultural Heritage Division has no objections to the Minor Variance application for 14 Napier Street, Kleinburg.

The subject parcel of land lies in an area identified as a being of high archaeological potential in the City’s database of archaeological resources. As such, the owner is advised that the following standard clauses apply:

Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Culture and the City of Vaughan’s Development Planning and Urban Design shall be notified immediately.

In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries.

Development Engineering:

The Development Engineering Department does not object to variance application A045/19 for 14 Napier Street subject to these conditions:

- 1) The owner/applicant shall obtain site plan approval for the related Site Development Application (DA.18.100) from the Development Engineering Department.
- 2) The owner/applicant shall apply for a pool permit with the Development Engineering Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.
- 3) The owner/applicant shall submit the final Lot Grading and/or Servicing plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval.

Parks Development:

Forestry - Tree inspection and recommendations have already been provided through the Development & Tree Protection Processes:

Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm at base) to be preserved prior construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law (052-2018);

Heavy Duty Tree protection fencing (plywood) is to be installed prior to construction and is to remain until construction is completed, as per By-Law (052-2018);

No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone;

Shared ownership trees or neighbouring trees potentially impacted by construction activities must provide written authorization from an adjacent property owner where the base of a tree straddles a property line or is completely on the neighbouring property as per By-law (052-2018);

Tree protection must be installed as outlined in the arborist report prior to the commencement of any construction activities;

Arborist recommendations to be followed as outlined in the Arborist Report.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Margaret Olivier 905-832-8585 x 8716 Margaret.olivier@vaughan.ca	1) The owner/applicant shall obtain site plan approval for the related Site Development Application (DA.18.100) from the Development Engineering Department. 2) The owner/applicant shall apply for a pool permit with the Development Engineering Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 3) The owner/applicant shall submit the final Lot Grading and/or Servicing plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval.
2	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That related Site Development File DA.18.100 be approved to the satisfaction of the Development Planning Department.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

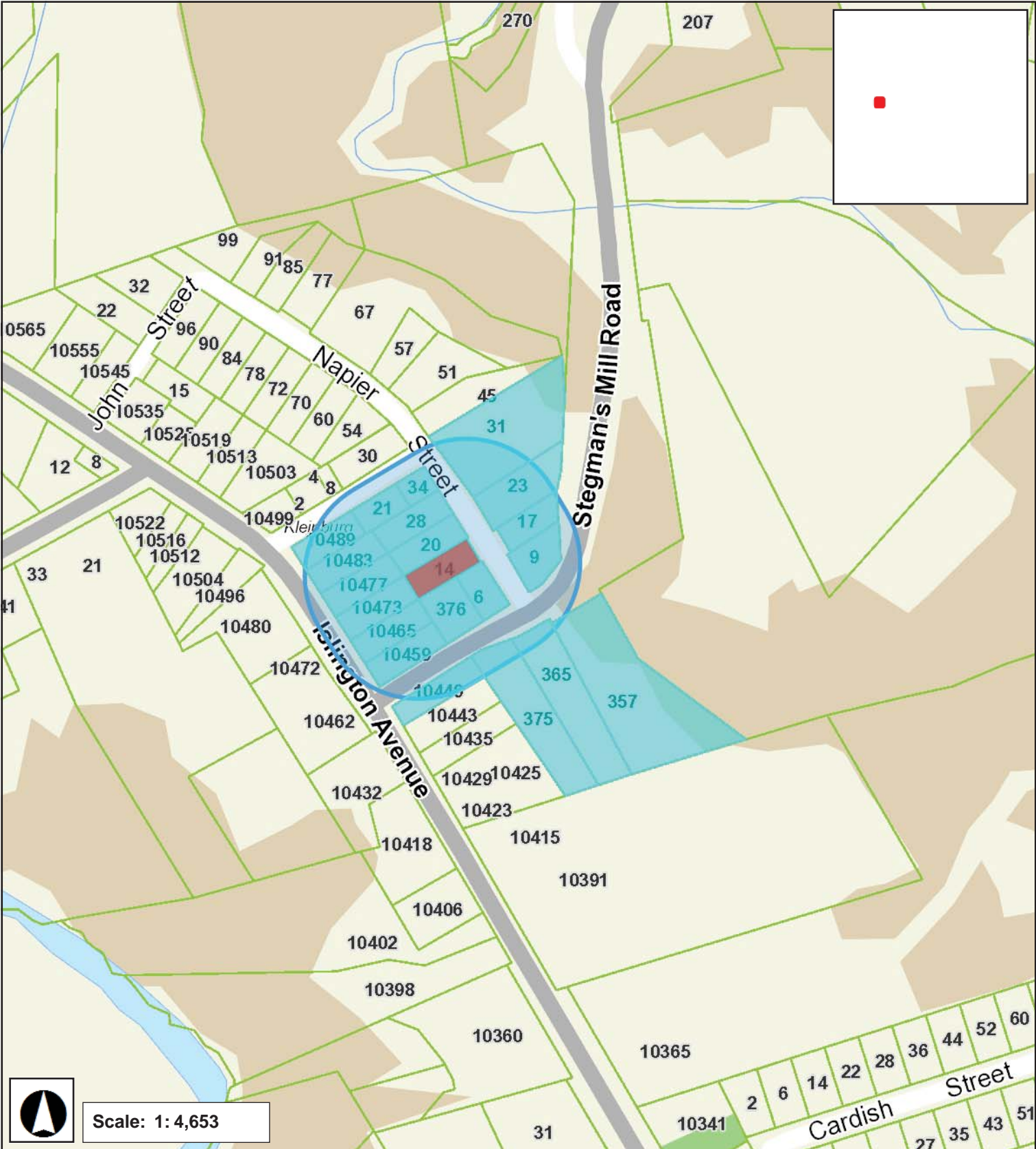
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Location Map
Sketches



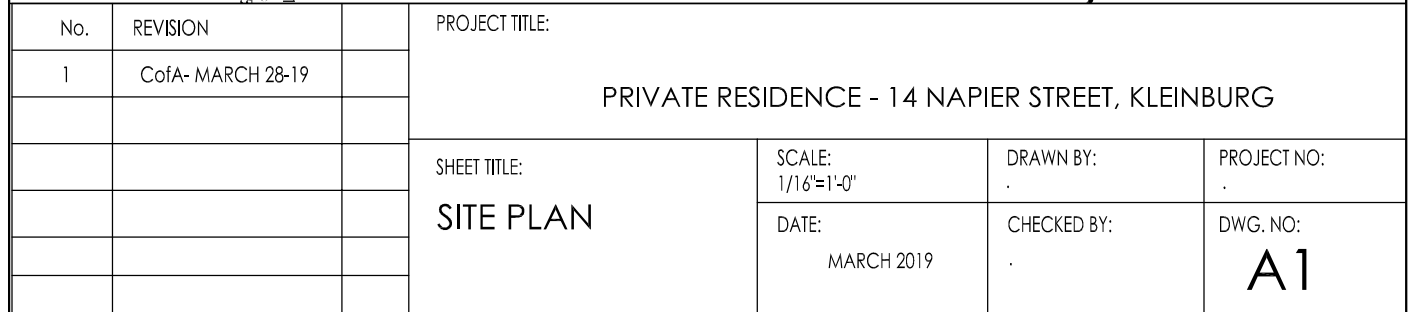
LOCATION MAP - A045/19

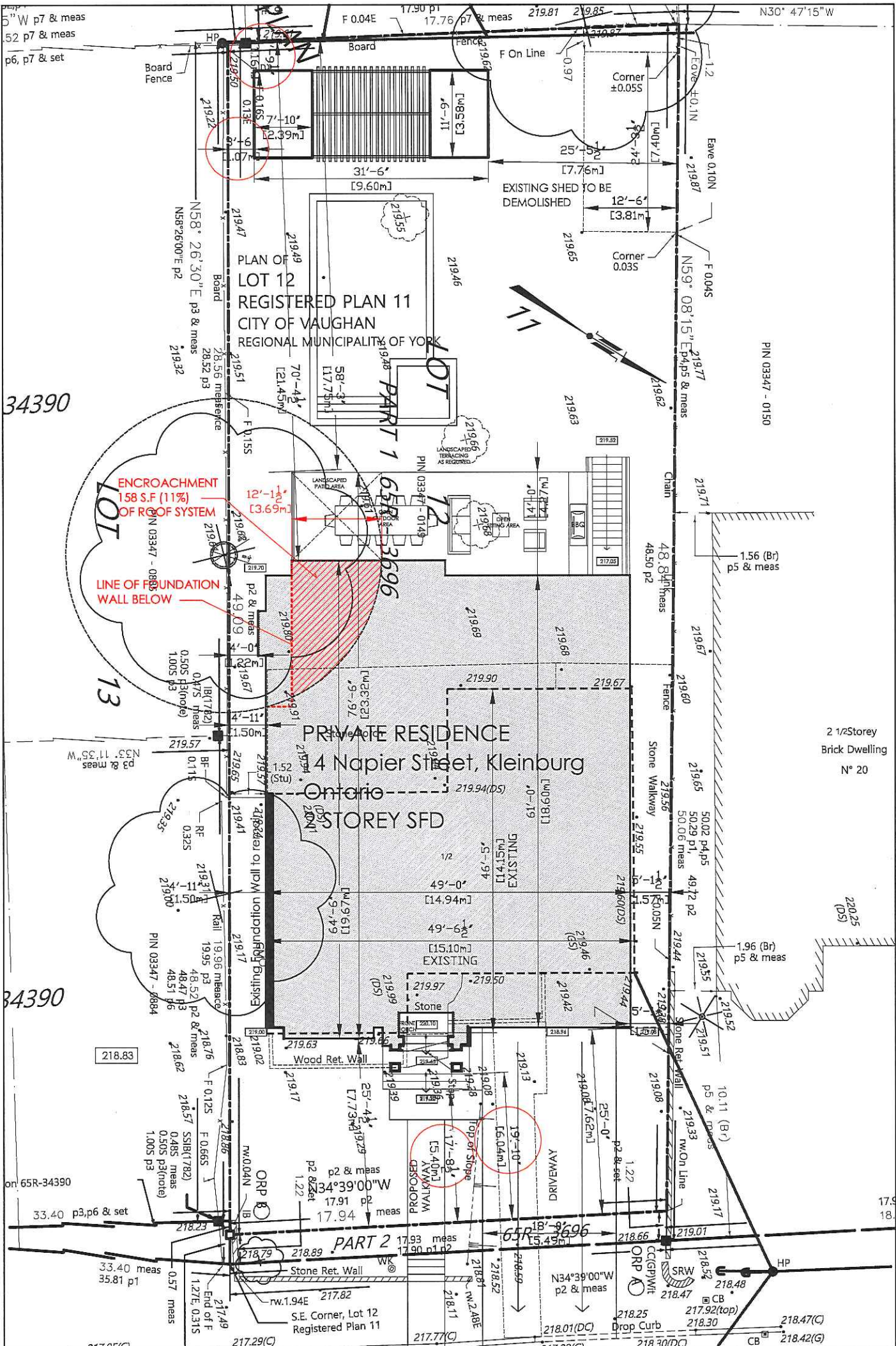
14 NAPIER STREET, KLEINBURG



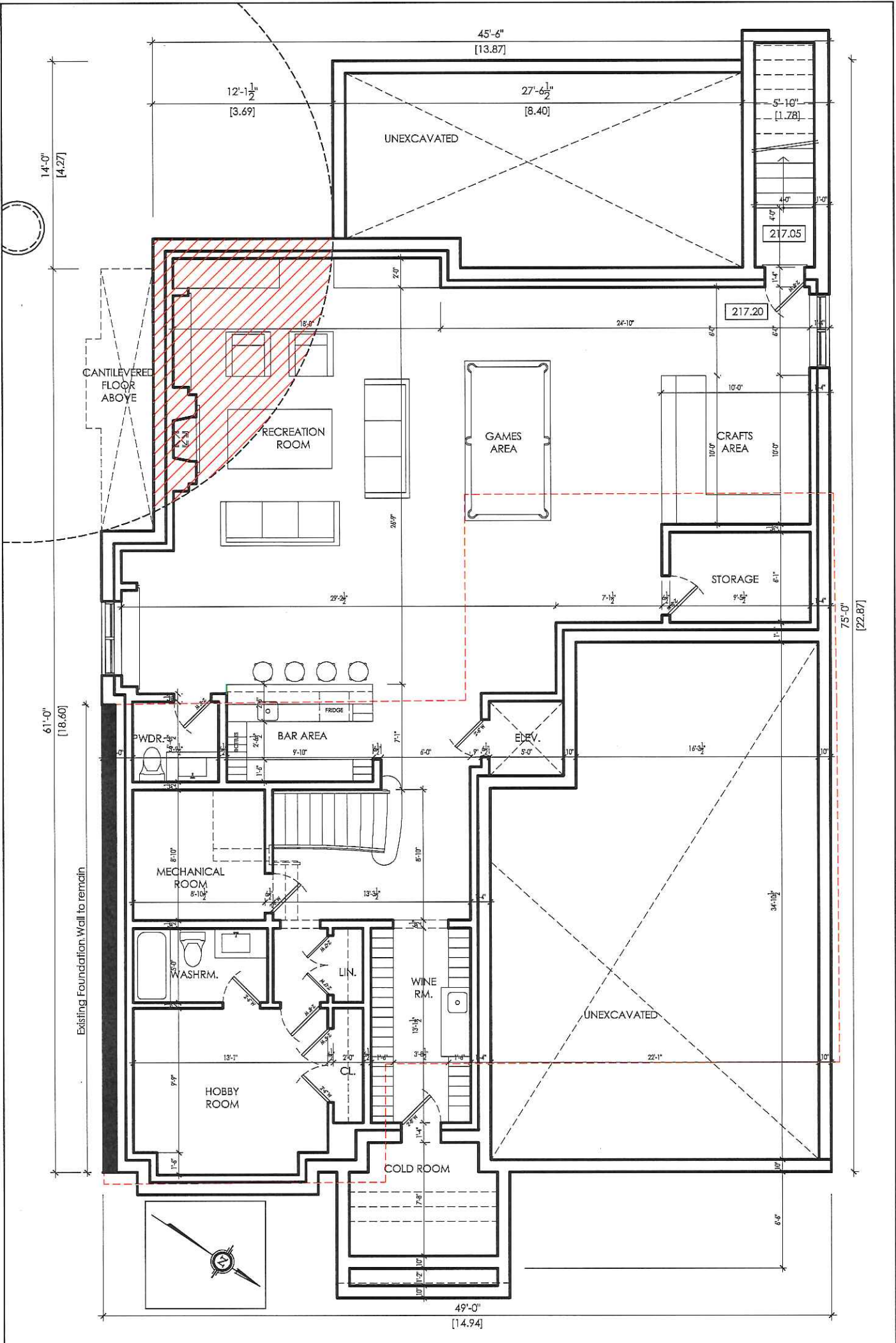
May 14, 2019 3:28 PM

A045/19

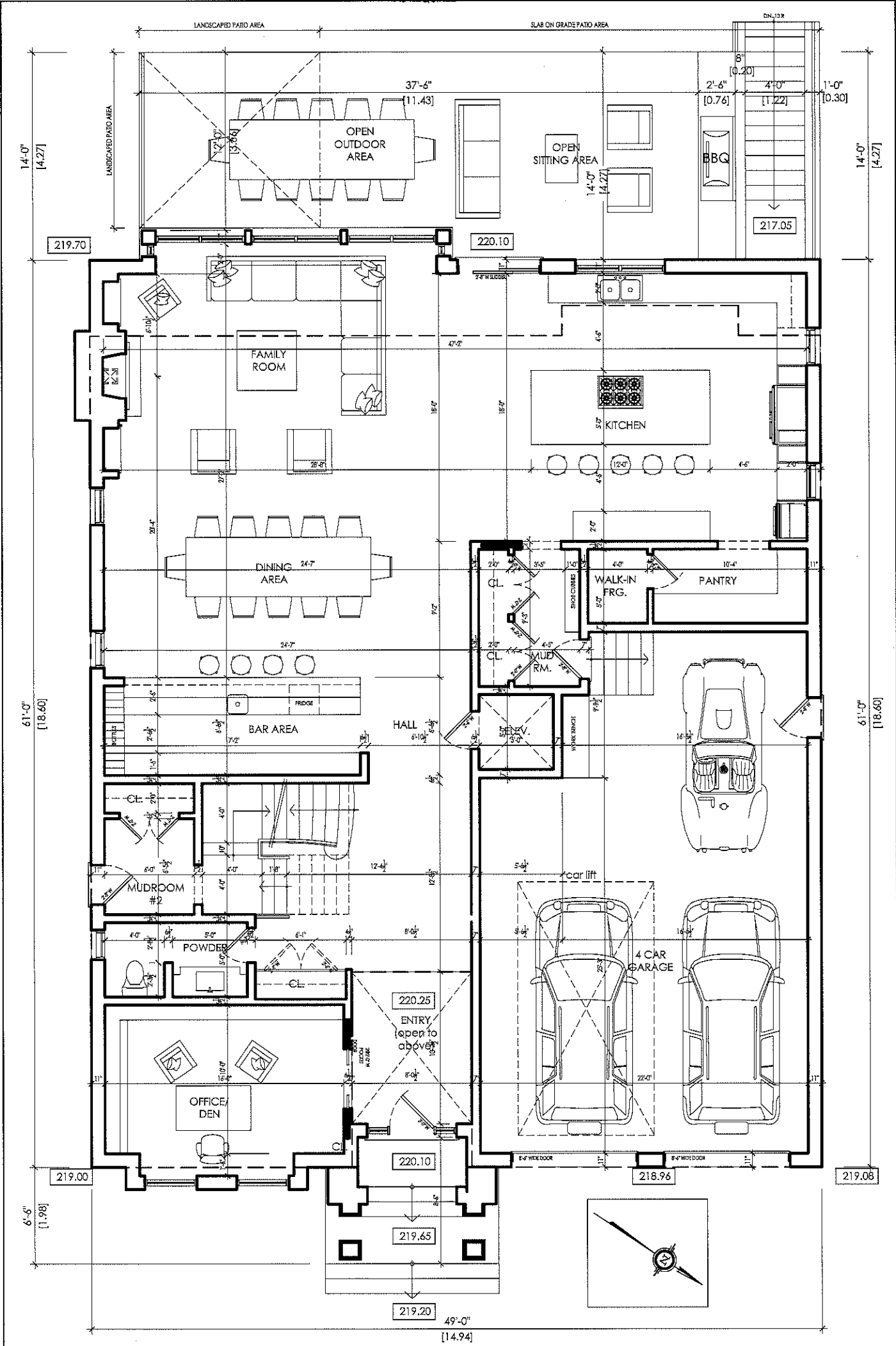




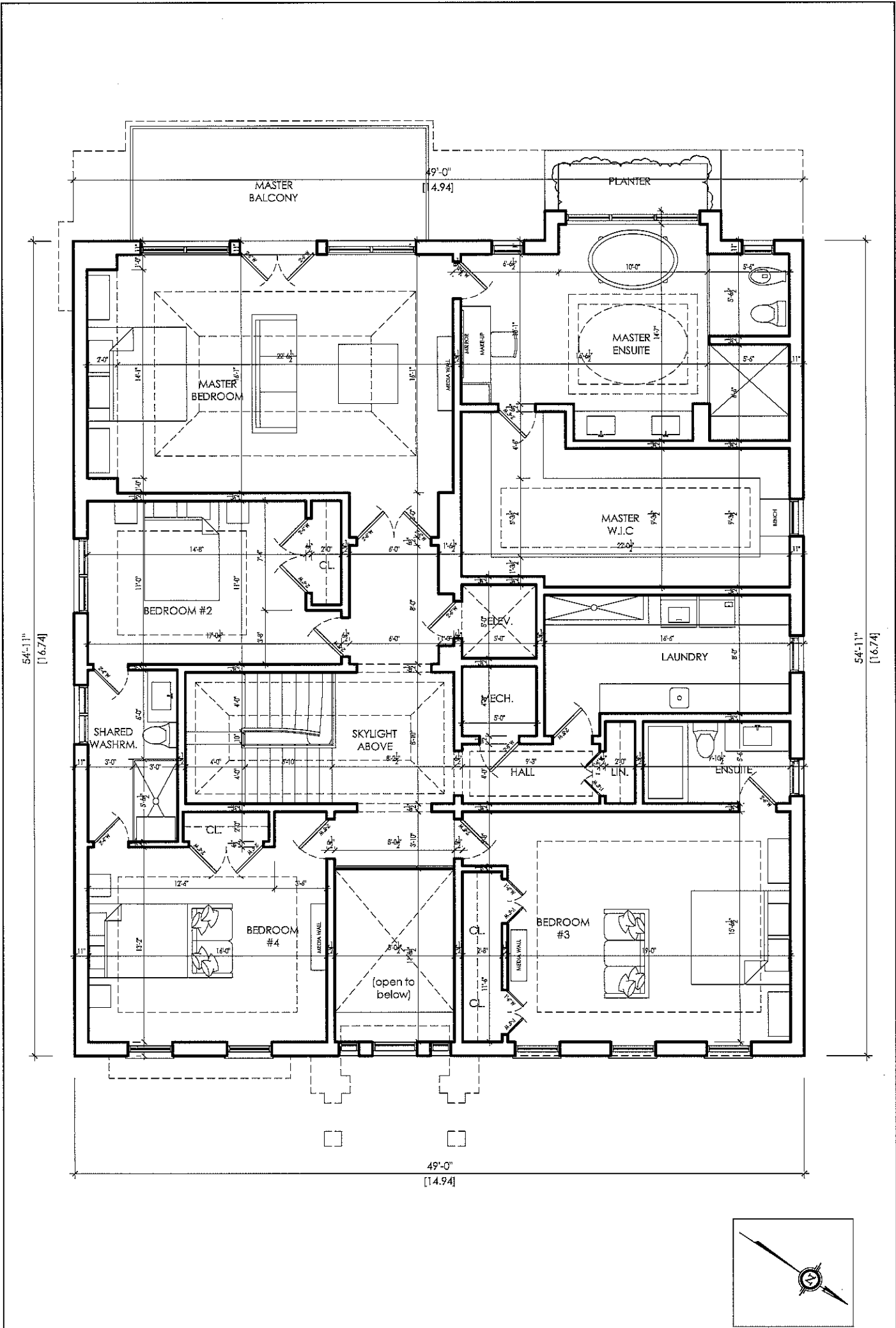
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1	CofA- MARCH 28-19		PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG				
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					DATE:	CHECKED BY:	DWG. NO:
					MARCH 2019	.	A1



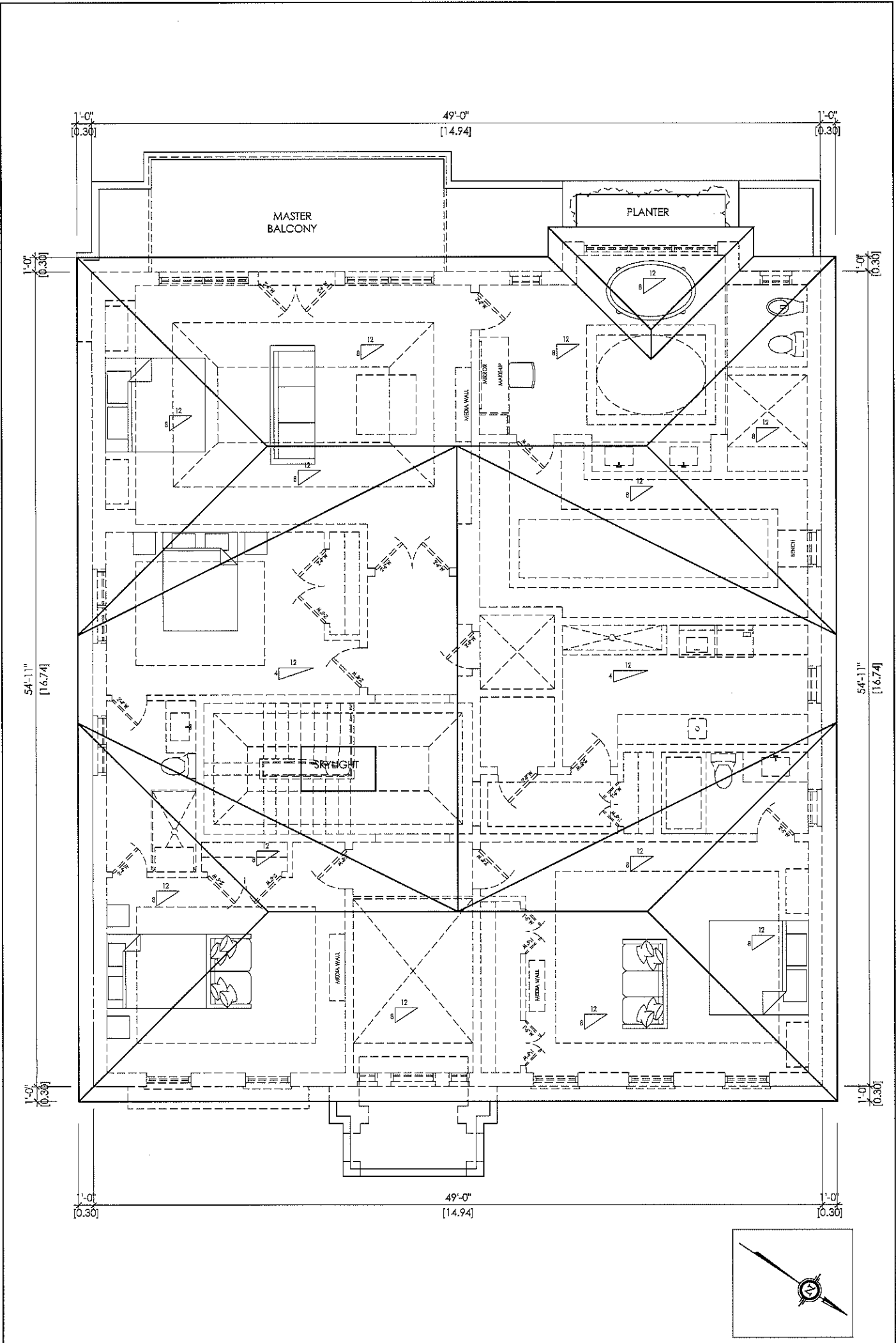
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			MARCH 2019			
						DWG. NO:
						A2



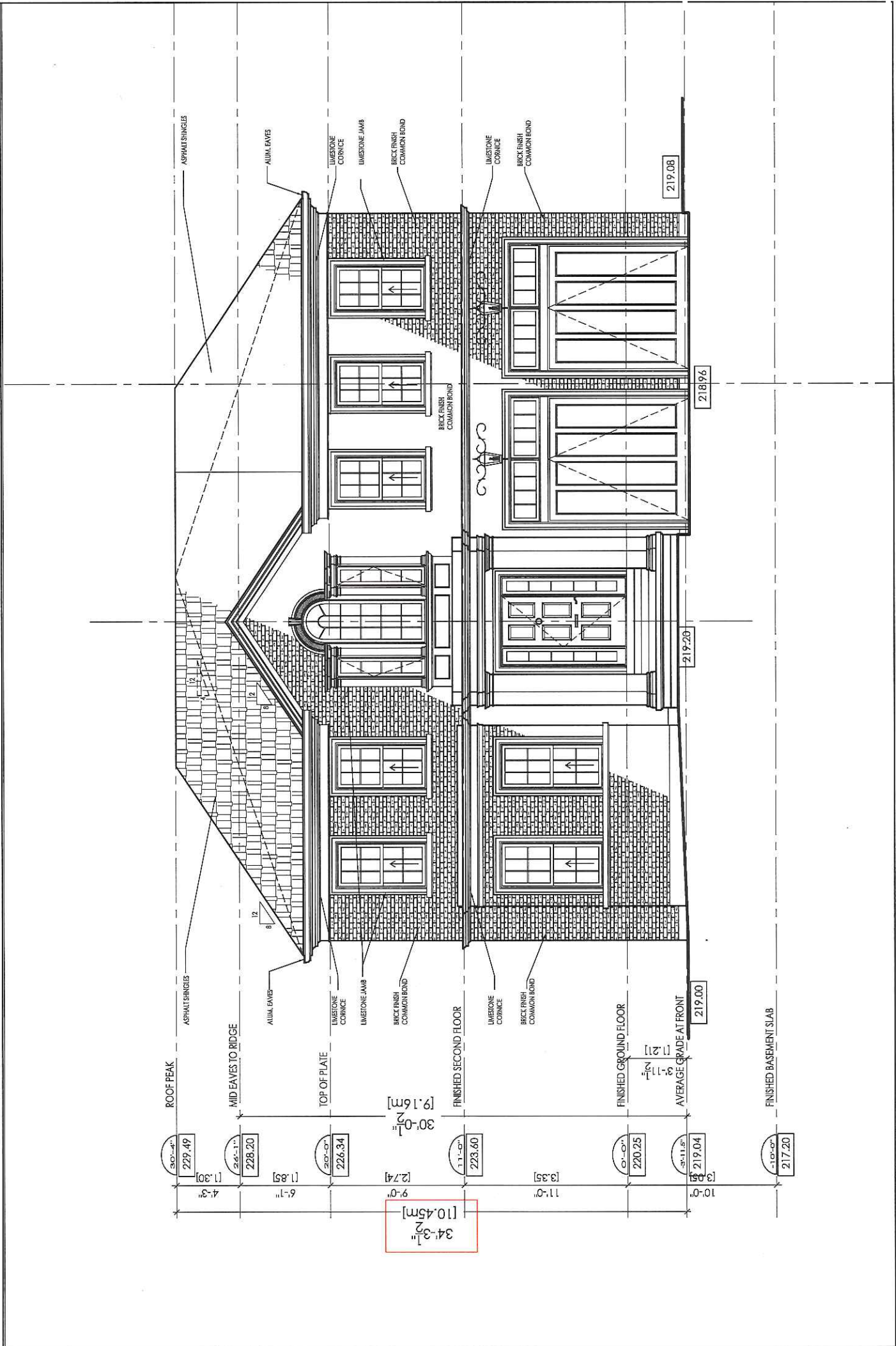
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					MARCH 2019	
					PROJECT NO:	
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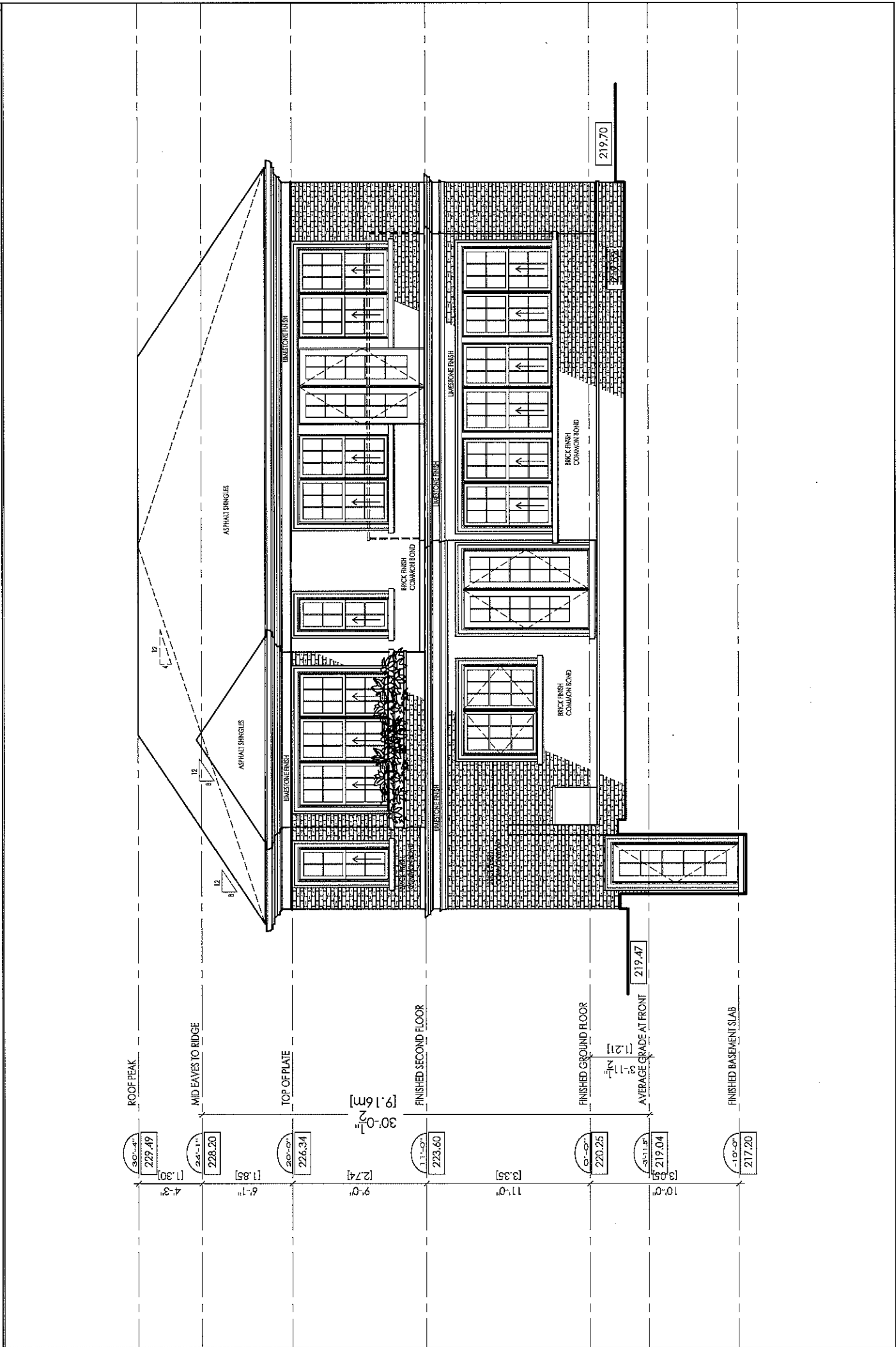
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			MARCH 2019			
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						A4



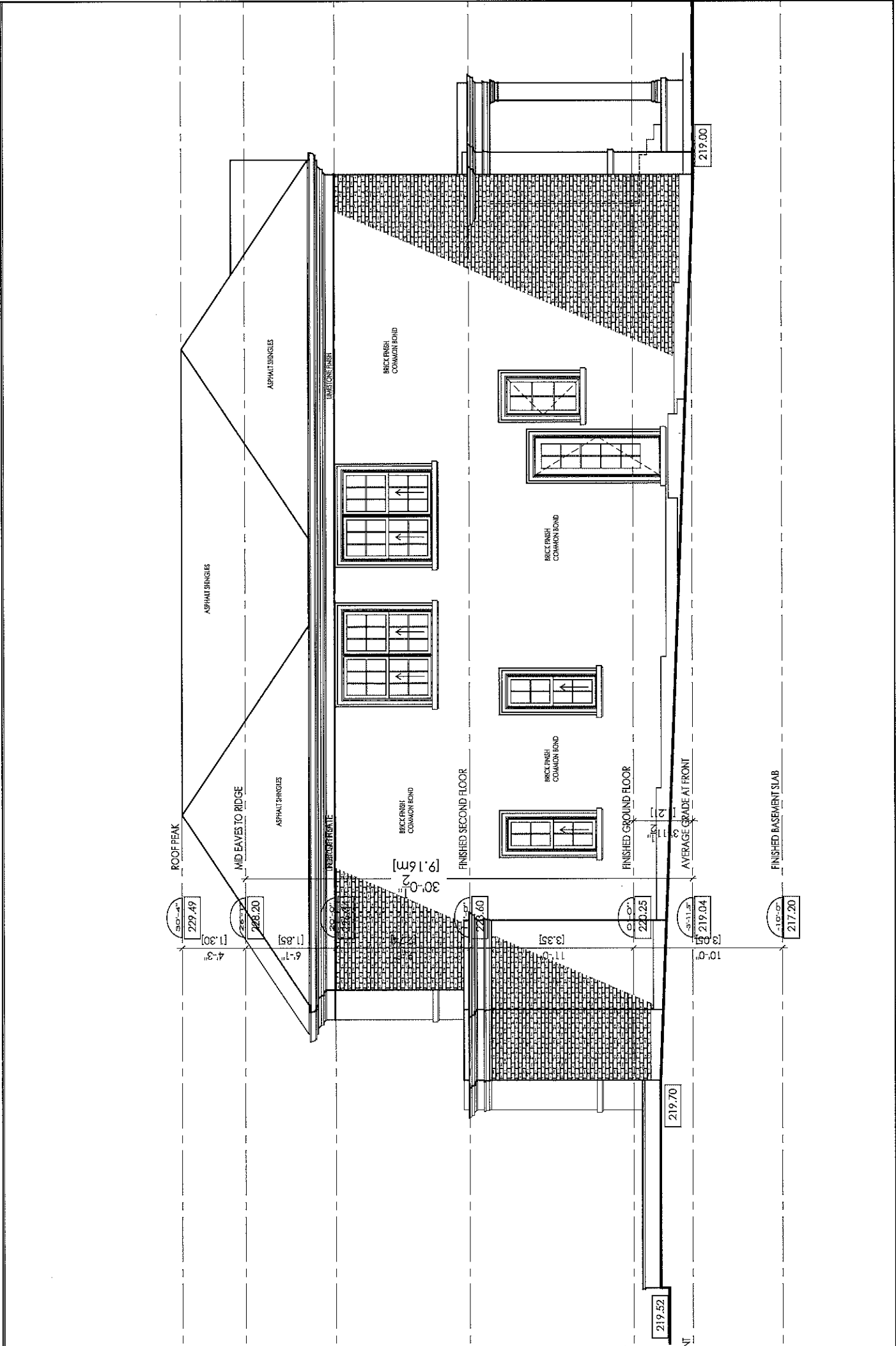
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			SHEET TITLE:		SCALE:	DRAWN BY:
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					MARCH 2019	.
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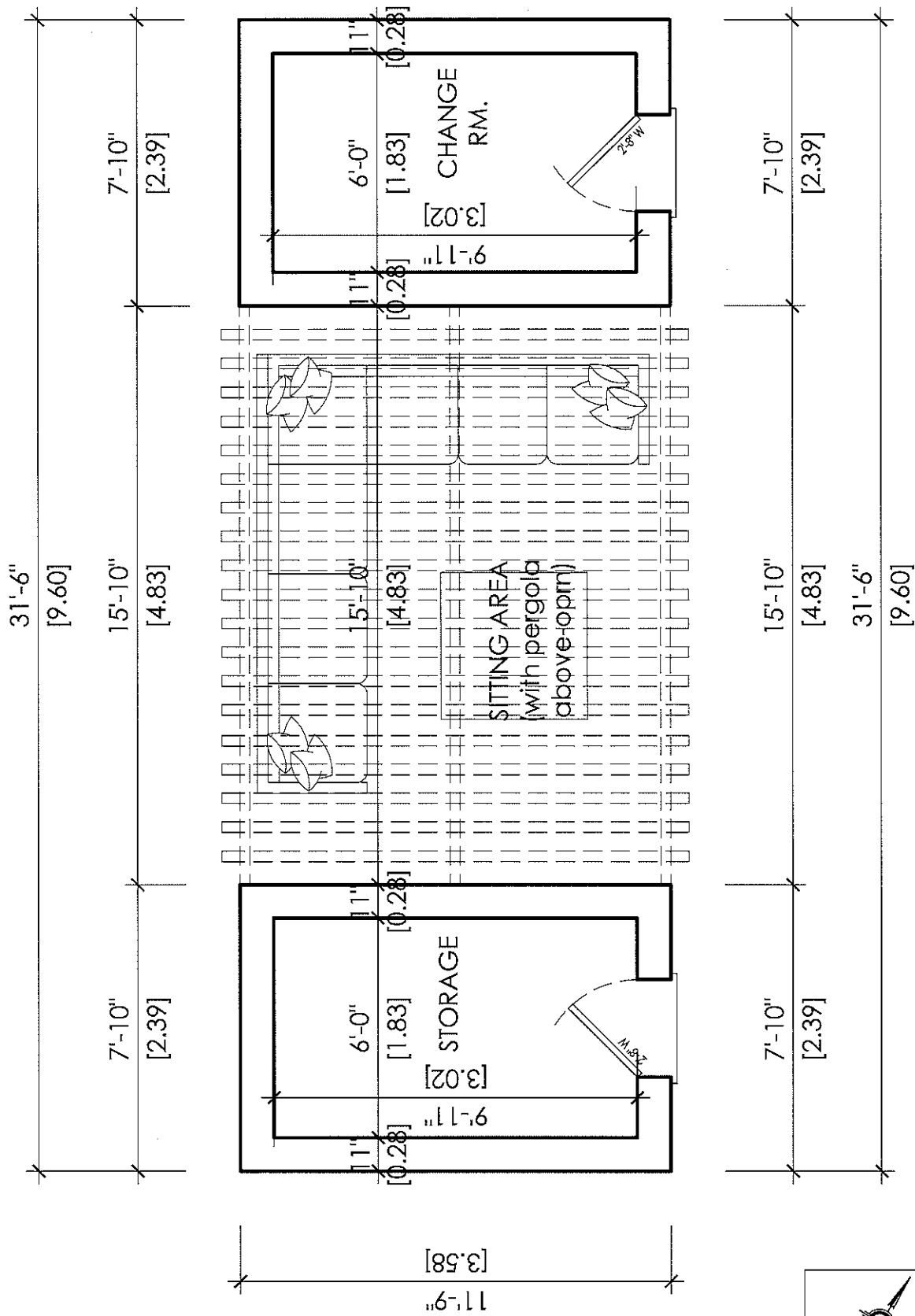
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1		CofA- MARCH 28-19				
			SHEET TITLE: FRONT (E) ELEV.	SCALE: 1/8"=1'-0"	DRAWN BY:	PROJECT NO:
				DATE: MARCH 2019	CHECKED BY:	DWG. NO: A6



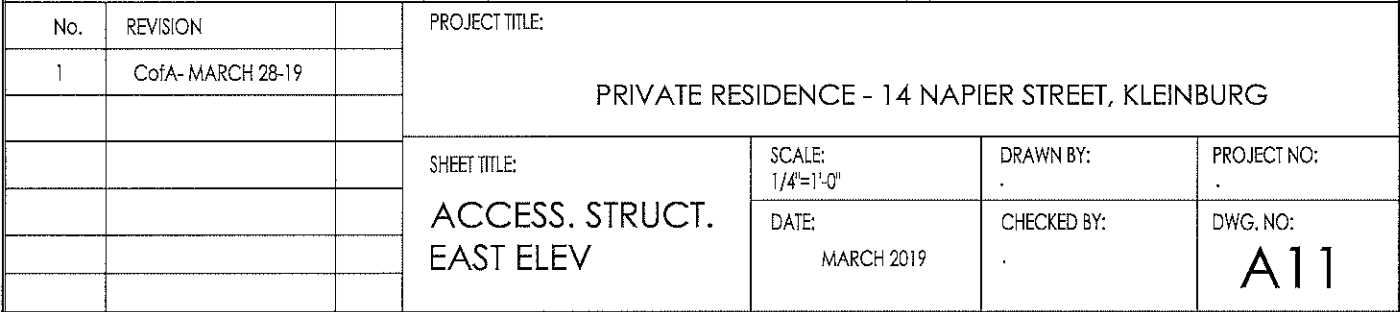
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1		CofA- MARCH 28-19				
			SHEET TITLE: REAR (W) ELEV.		SCALE: 1/8"=1'-0"	DRAWN BY: .
					DATE: MARCH 2019	CHECKED BY: .
						PROJECT NO: .
						DWG. NO: A7

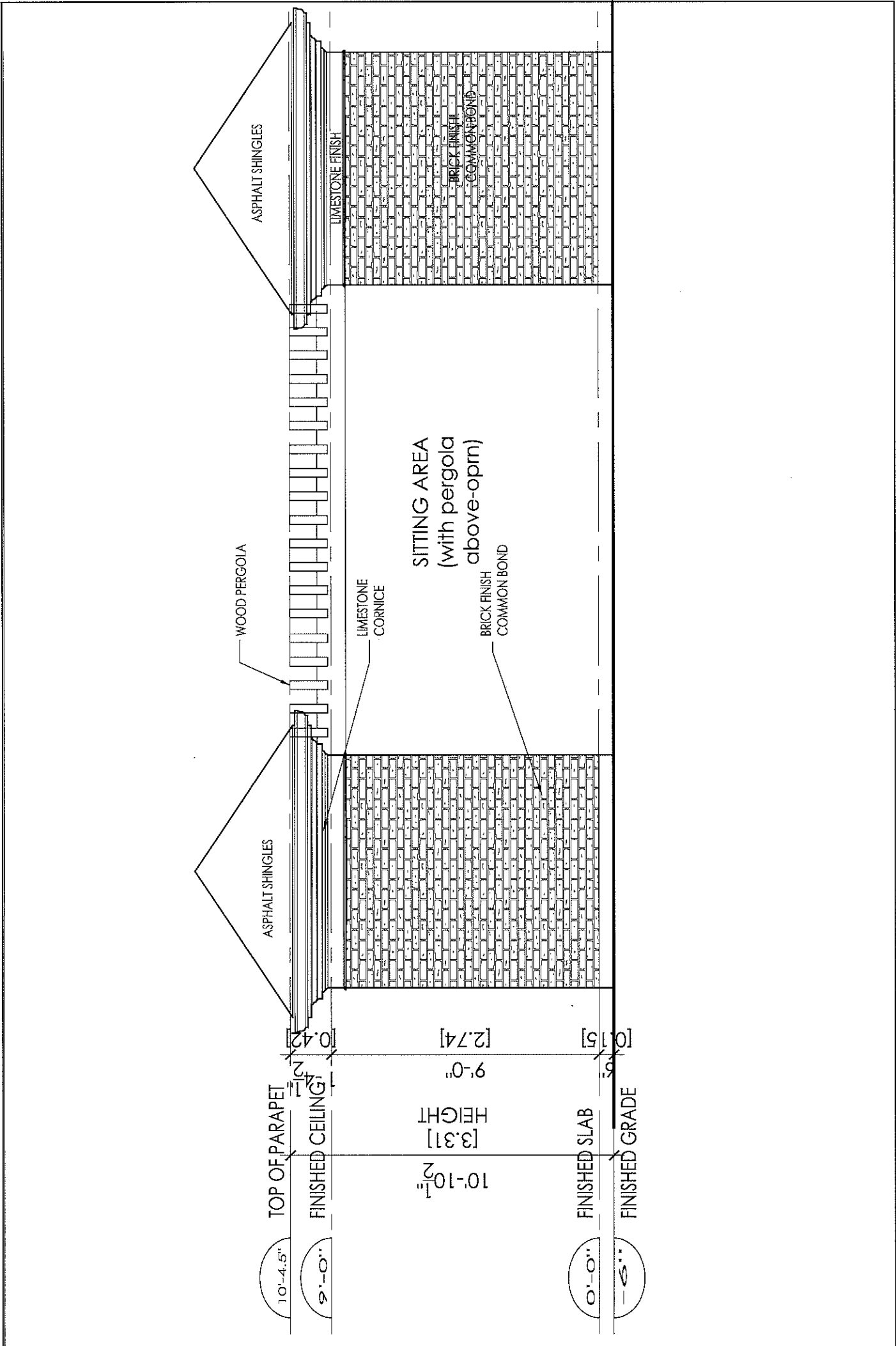


No.	REVISION	PROJECT TITLE:			
1	CofA- MARCH 28-19	PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
		SHEET TITLE: SIDE (S) ELEV.	SCALE: 1/8"=1'-0"	DRAWN BY:	PROJECT NO:
			DATE: MARCH 2019	CHECKED BY:	DWG. NO:
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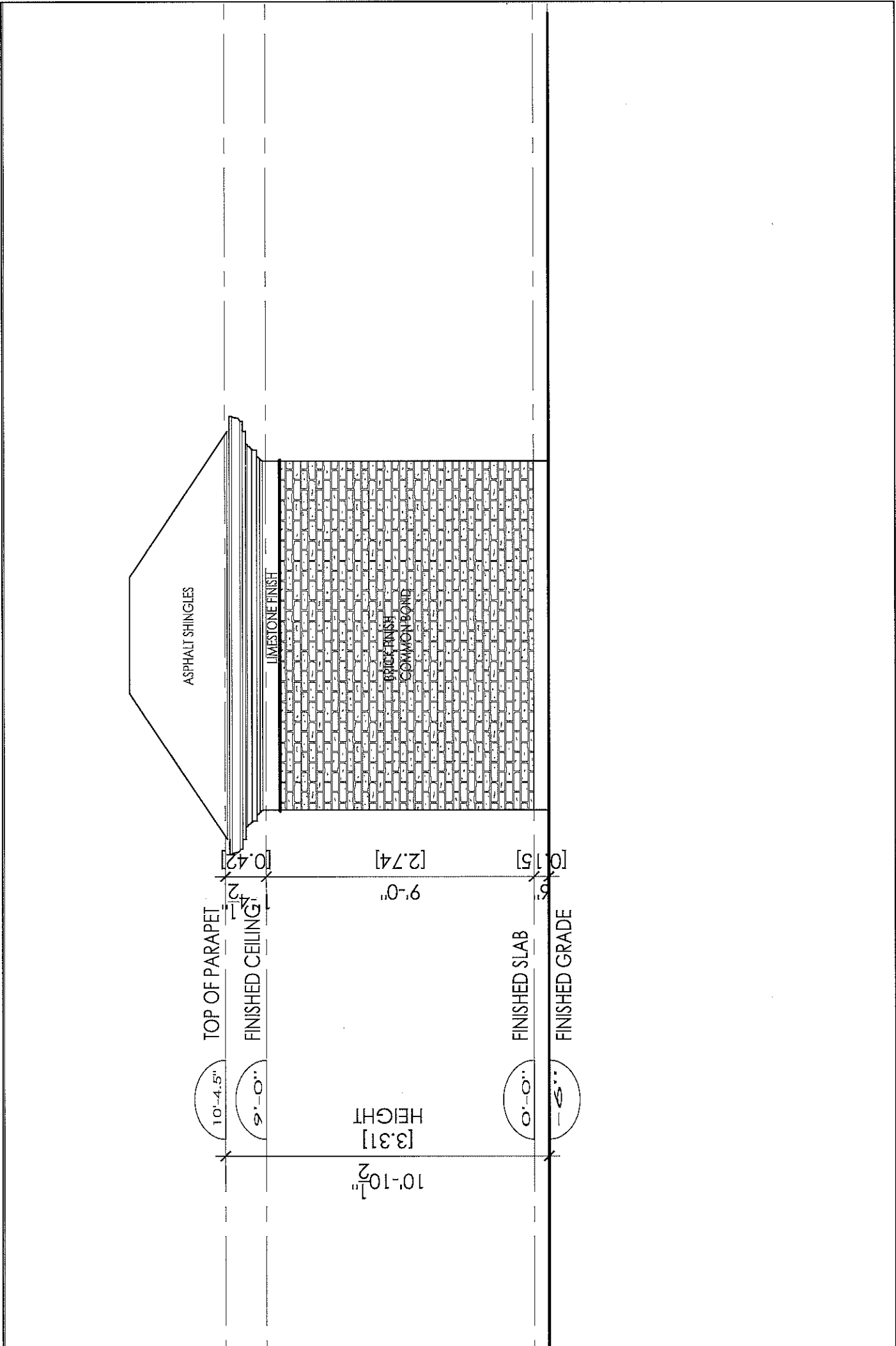


No.	REVISION	PROJECT TITLE: PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
1	CofA- MARCH 28-19				
		SHEET TITLE: ACCESS. STRUCT. PLAN	SCALE: 1/4"=1'-0"	DRAWN BY:	PROJECT NO:
			DATE: MARCH 2019	CHECKED BY:	DWG. NO: A10



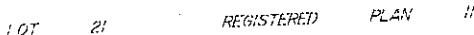


No.	REVISION	PROJECT TITLE: PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
1	CofA- MARCH 28-19				
		SHEET TITLE: ACCESS. STRUCT. WEST ELEV	SCALE: 1/4"=1'-0"	DRAWN BY:	PROJECT NO:
			DATE: MARCH 2019	CHECKED BY:	DWG. NO: A12



No.	REVISION	PROJECT TITLE: PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
1	CofA- MARCH 28-19				
		SHEET TITLE: ACCESS. STRUCT. N & S ELEV	SCALE: 1/4"=1'-0"	DRAWN BY: .	PROJECT NO: .
			DATE: MARCH 2019	CHECKED BY: .	DWG. NO: A13

REGIONAL ROAD N° 7



§ 107.5

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4p4,p5

COOP


URBAN ACC

RS-2010
C.14 (2) C

10.

REPORT

ASSOCIATION OF OPTICAL
LAND SURVEYORS
FILM REISSUANCE FILM
2044171



THIS FILM IS NOT PAID
SUBJECT TO THE REISSUANCE
AGREEMENT OF THE
OPTICAL CITY
IN RESPECTS WITH
REGISTRATION NO. 2044171

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS #00819770432 AND #10519960025, UTM ZONE 17, NAD 83 (GSR8-2011)

COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
LOCATIONS OF HOUSEHOLDS.

FOR BEARING COMPARISONS, A ROTATION OF 113.40° COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS

LEGEND

WITNESS
REGISTERED PLAN 11
WIRE
ANCHOR
OVERHEAD WIRE

06 DATED MAY 8, 2008 (REF. N° 08-183)
 SKETCH OF SURVEY BY HAROLD WHEELER & ASSOC. DATED NINE 17 1988 (REF. N° 08-183)
 ON THE WEST SIDE OF THE CONVENT ROAD E.D.

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE CONTRACT.

TOP OF BACK OF CURB
GUTTER
ROAD CURB
ONTARIO LAND SURVEYOR
⑥

NOTE THAT THE EAVES ON THE SHED LOCATED ON THE SUBJECT LANDS EXTENDS INTO THE LANDS TO THE NORTH.

ME
ONFABIO & ANDERSON
LLOYD & PORCELL LTD.

CALLS: RMKX	CHK D: RMKX	FILE: VI-11-12	FURCELL, JR.
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ONARIO LAND SURVEYORS

PC: GQ	JOB: 18-143
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LLOYD &

PRIVATE RESIDENCE
14 Napier Street, Kleinburg
Ontario

MAY 4, 2018

SITE STATISTICS- KLEINBURG
BY-LAW 1-88

ZONING	R1	LOT NO.	12
PLAN NO.	11	LOT AREA	891.05 SM
LOT FRONTAGE	17.94 M	LOT DEPTH	49.09 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. LOT FRONTAGE	17.97 M	SAME	18 M	
MIN LOT AREA	891.05 SM	SAME	540 SM	
MAX. BUILD. HT.		10.45 M TO PEEK	9.16 M (mid eaves to ridge)	
BUILDING WIDTH		14.94 M	N/A	
NO. OF STOREYS		2 STOREYS		
BUILDING AREA NO.1		587.91 SM (main house)		
POOL HOUSE COVERAGE		18 SM		
LOT COVERAGE		307.52 SM (34.51%)	30% (267.31%)	
1ST FLOOR AREA		205.48 SM		
2ND FLOOR AREA		232.37 SM		
FIN. BASEMENT AREA		183.94 SM		
GROSS FLOOR AREA (not incl. bsmt)		437.85 SM		
DEVELOP ENVELOPE				
1ST FLOOR HEIGHT		1.21 M (from established grade at front)		

SETBACK	EXISTING	PROPOSED	REQUIRED	
FRONT (E)		7.62 M	7.5 M	
SIDE (S)		1.50 M	1.5 M	
SIDE (N)		1.57 M	1.5 M	
REAR (W)		21.45 M	7.5 M	

No.	REVISION	PROJECT TITLE: PRIVATE RESIDENCE - 14 NAPIER STREET, KLEINBURG			
1	CofA- MARCH 28-19				
		SHEET TITLE: STATISTICS	SCALE: NTS	DRAWN BY:	PROJECT NO:
			DATE: MARCH 2019	CHECKED BY:	DWG. NO: A0

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: MVAR.19.V.0149 (A045/19) - 14 Napier Street

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: April-17-19 10:49 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: MVAR.19.V.0149 (A045/19) - 14 Napier Street

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Please consider the environment before printing this email.

File: A047/19

Applicant: Silvio Di Giammarino

Address: 51 Jevlan Drive, Unit 6, Woodbridge

Agent: Humphries Planning Group Inc

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, May 30, 2019



**Minor Variance
Application

A047/19**

**Agenda Item: 8

Ward: 3**

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 30, 2019

Applicant: Silvio Di Giammarino

Agent: Humphries Planning Group Inc

Property: **51 Jevlan Drive, Unit 6, Woodbridge**

Zoning: The subject lands are zoned EM3 under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: "General Employment"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit a banquet hall in Unit #6 which is located on the ground floor of the existing commercial building onsite.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A Banquet Hall is permitted in a Single Unit Building.	1. To permit a Banquet Hall in a multi-unit building.
2. An Eating Establishment is permitted with a maximum GFA of 185sq.m.	2. To permit an Eating Establishment with a GFA of 305.0 sq.m
3. A minimum of 252 parking spaces are required.	3. To permit a minimum of 202 parking spaces.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 15, 2019

Applicant confirmed posting of signage on May 3, 2019

Property Information	
Existing Structures	Year Constructed
Building	2003/2004

Applicant has advised that they cannot comply with By-law for the following reason(s): Banquet hall permitted as a single use building, whereas being proposed as a unit within a multi-unit building. The site provides for 202 parking spaces. With the higher parking ratios are applied to the proposed Banquet Hall use and accessory Eating establishment use, the total parking required is 244 parking spaces. As such, the parking currently provided on site is deficient by 42 spaces.

Adjournment Request: Prior to the issuance of public notice Planning staff advised that additional time may be required to review application.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 03-003699 for Multi-Use (Ind. Speculative) - New, Issue Date: May 07, 2004
Building Permit No. 05-000329 for Retail Store Unit - Interior Unit Alteration, Issue Date: Mar 04, 2005
Building Permit No. 04-001591 for Manufacturing Use Unit - Alteration, Issue Date: Sep 07, 2004
Building Permit No. 03-003699 for Multi-Use(Ind. Speculative) - Alteration, Issue Date: Mar 04, 2005
Building Permit No. 04-003075 for Warehouse Use Unit - Alteration, Issue Date: Oct 22, 2004
Building Permit No. 08-005160 for Warehouse Use Unit - Interior Unit Alteration, Issue Date: Oct 20, 2009
Building Permit No. 08-005160 for Warehouse Use Unit - Interior Unit Alteration, Issue Date: Oct 15, 2008

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments or concerns

Development Planning:

The Owner is requesting permission to operate a Banquet Hall with an Accessory Eating Establishment on the ground floor of a multi-unit building (Unit #6), with the above-noted variances.

The City of Vaughan Zoning By-law 1-88 permits both a Banquet Hall within a stand-alone building and one eating establishment with a maximum gross floor area of 185m² on the subject lands as-of-right in EM1 zones.

Development Planning Staff are of the opinion that Variance #1 is technical in nature as the use is permitted by Zoning By-law 1-88 in an alternative building type (stand-alone building). The variance pertains to the building form, and not the use of the building. Development Planning Department has no objection to the proposed building form. Variance #2 is considered minor and technical in nature as an Eating Establishment is permitted in Zoning By-law 1-88 and is accessory to the Banquet Hall.

A revised parking study prepared by Cole Engineering Group, dated April 16, 2019, was submitted to the Transportation Division of the Development Engineering (DE) Department to justify the proposed parking supply. The parking study concludes that the parking supply of 202 spaces would sufficiently accommodate the overall anticipated parking demand for the site. DE Department has reviewed the parking study and has no objection to the proposed 202 parking spaces on site. As such, Development Planning Staff consider Variance #3 to be minor in nature.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed and does not object to minor variance application A047/19 for 51 Jevlan.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended condition of approval:

The owner shall pay the applicable development charges in accordance with the Development Charges Act and City of Vaughan, Region of York, York Region District and York Catholic District School Board Development Charges By-laws in effect as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Condominium Corporation Letter & Cover Letter

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay the applicable development charges in accordance with the Development Charges Act and City of Vaughan, Region of York, York Region District and York Catholic District School Board Development Charges By-laws in effect as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson

T 905 832 8585 Extension 8360

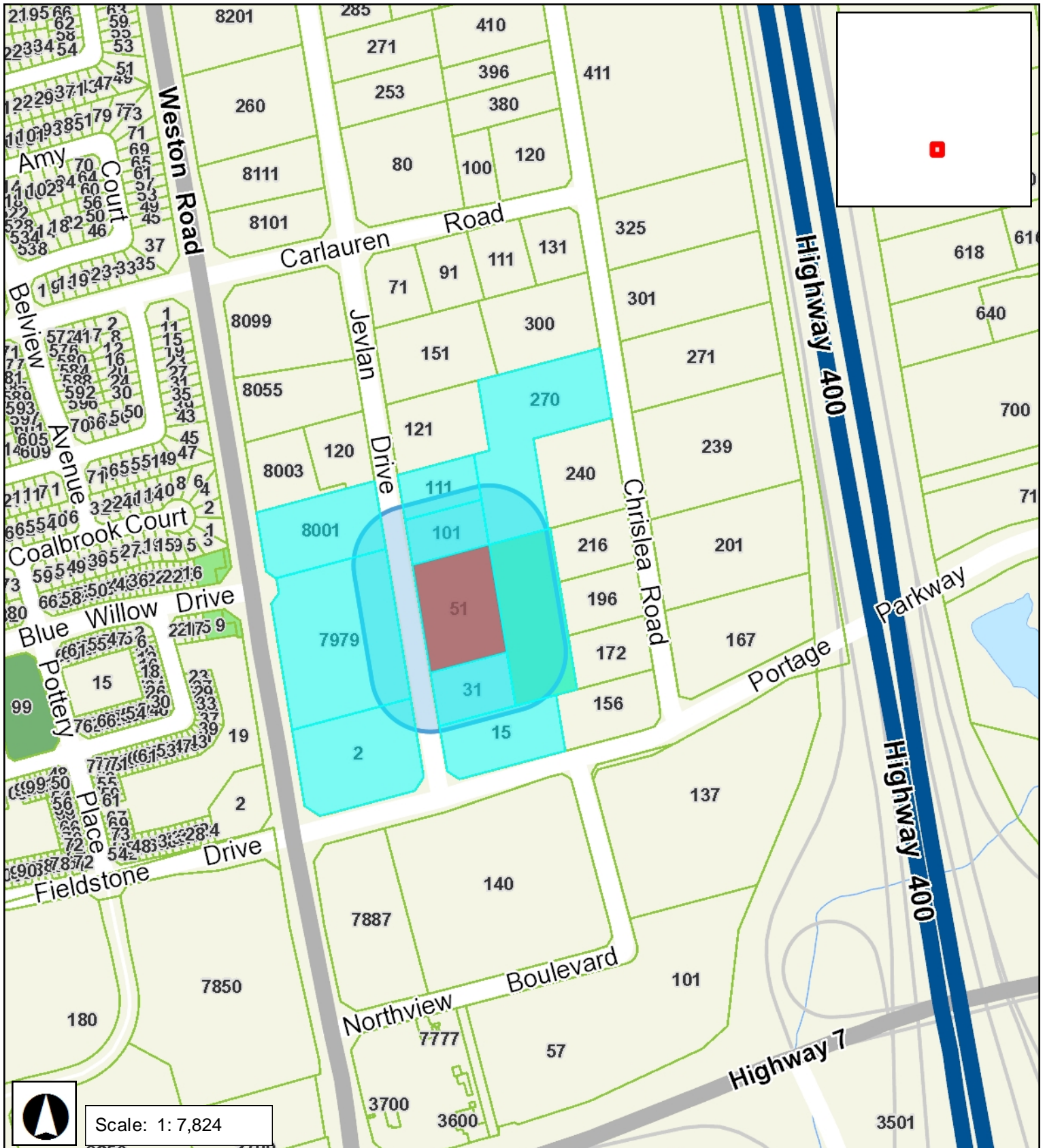
E CofA@vaughan.ca

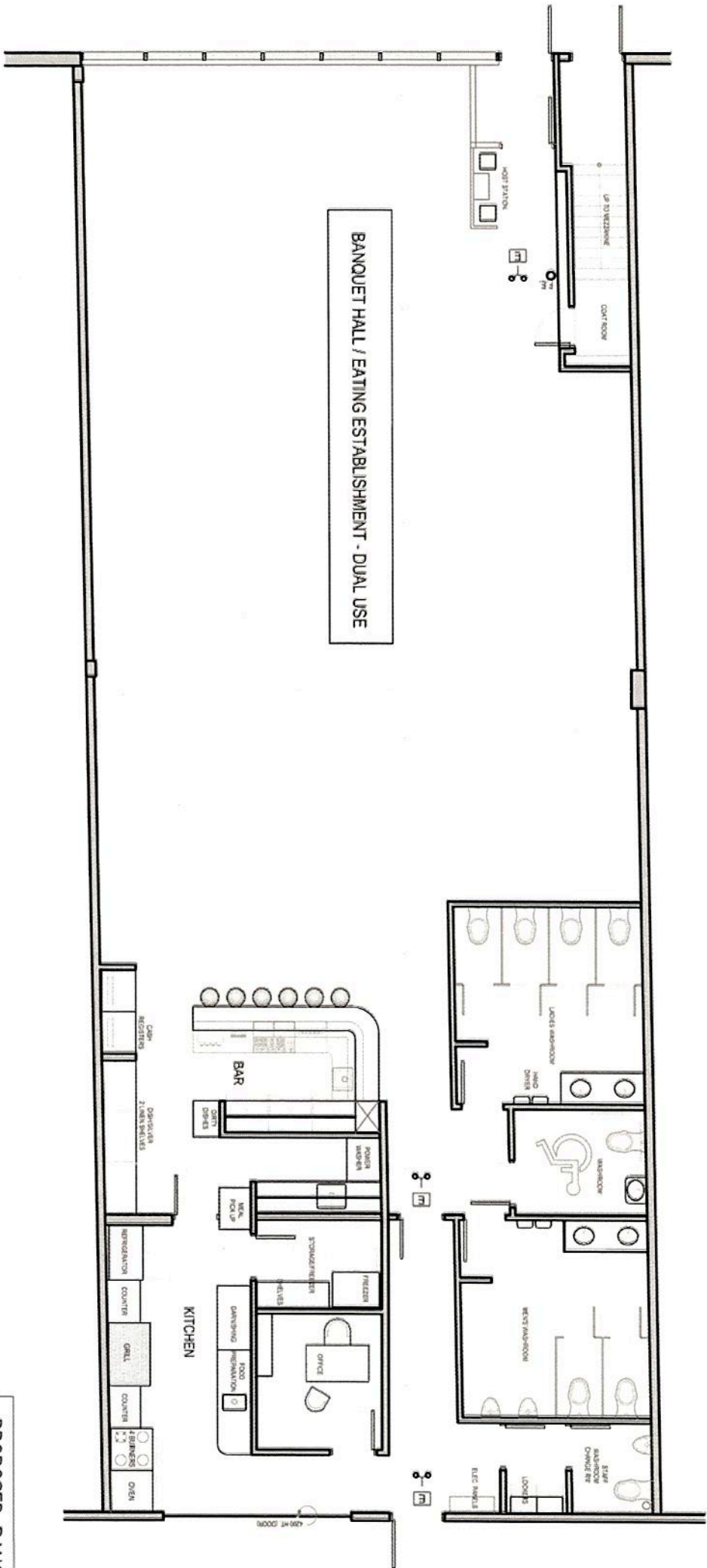
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

51 Jevlan Drive, Unit 6, Woodbridge





PROPOSED BANQUET HALL
51 JEWLAND DRIVE - UNIT 6
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

PLANNING GROUP INC.	
File Number:	20 FEB 2019
Date Drawn:	20 FEB 2019
Drawn By:	BT
Checked By:	RL
Scale:	1/8" = 1'-0"
City File No.:	A1

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Condominium Corporation Letter & Cover Letter

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1089

May 16, 2019

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.,
Vaughan, ON L6A 1T1


Attention: Ms. Adriana MacPherson

RE: A047/19 51 Jevlan Drive

Dear Ms. MacPherson:

We, York Region Standard Condominium Corporation No. 1089, (YRSC NO. 1089), are aware of the minor variance application file no. A047/19.

Regards,



Silvio DiGiammarino,
President
York Region Standard Condominium
Corporation No. 1089

3883 Hwy 7, Ste. 228
Woodbridge, Ontario
L4L 6C1

PHONE (905) 265-1535
FAX (905) 265-1502
E-MAIL marino3883@marinogroup.ca

★ REVISED April 16/19★

HUMPHRIES PLANNING GROUP INC.

Celebrating **15** years

April 16, 2019

HPGI File # 19593

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Christine Vigneault, Secretary Treasurer, Committee of Adjustment

**Re: Minor Variance Application
Silvio DiGiammarino
51 Jevlan Drive, City of Vaughan**

On behalf of Silvio DiGiammarino, Humphries Planning Group Inc. (HPGI) is submitting a Minor Variance application to support a proposed Banquet Hall with Accessory Eating Establishment Use on the ground floor of Unit 6 at 51 Jevlan Drive, City of Vaughan.

To this end, please find enclosed the following:

- 2 copies of the Cover letter, describing the purpose of the Minor Variance, prepared by Humphries Planning Group Inc. and dated February 25, 2019;
- 1 cheque (#047) in the amount of \$3,359.00 to cover the Minor Variance Application Fee;
- 1 copy of the completed and commissioned Minor Variance Application Forms, prepared by HPGI and signed by the owner;
- 1 copy of the marked-up Site Plan denoting the variances;
- 1 copy of the proposed floor plan for Unit 6; a
- 1 copy of the Parking Justification Letter, prepared by Cole Engineering; and,
- 1 CD.

Background

The existing multi-unit building at 51 Jevlan Drive, City of Vaughan contains 10 units, and the ground floor of Unit 6 that is currently vacant. Note that Units 1, 3 and 6 all have mezzanine levels. The previous tenant of the ground floor of Unit 6 was U-Go Sporty, which is a retail use that sold women's clothing. The current tenants of 51 Jevlan Drive include:

- Unit 1 - Persian Rugs (Retail Warehouse Use)
- Unit 1A - Upper level, offices (Professional Office Use)
- Unit 2 - Yoga Light Studio (Health Centre Use)
- Unit 3 - Brand Society, Office (Professional Office)
- Unit 4 - Integrity Fitness (Health Centre Use)
- Unit 5 - Toronto Cabinetry in Vaughan, Kitchen remodeler (Retail Warehouse Use)
- Unit 6A - Mezzanine, Highgate Property Investments Inc., Office (Professional Office Use)
- Unit 6, ground level - Vacant
- Unit 7, 8, 9 & 10 - Designer Furniture Collections, sells furniture (Retail Warehouse Use)

Description of Use and Purpose of Minor Variances

There is a prospective tenant that wants to operate a Banquet Hall/Eating Establishment Use within Unit 6 on the ground floor. The Building Department considers it a dual use because there is no internal wall separating the Banquet Hall from the Eating Establishment and both uses would function within the entire unit area. The use would only operate/open after 5pm on weekdays and weekends and would be open to individuals who would like to dance or order food or drinks from a limited menu. The Banquet Hall use and Eating Establishment Use are the defined term/uses in ZBL 1-88 that best fits this proposed dual use. The mezzanine level of unit 6 will remain a Professional Office use. The zone category for the site, EM3 Zone, allows for a Banquet Hall use, however unlike other zone categories the permission for the use is specific for a standalone building per Provision 6.2.1 a) of Zoning By-law 1-88. As such, a variance is required to permit the Banquet Hall use within a multi-unit building. The EM3 Zone also permits an Eating Establishment Use, however per Provisions 6.1.7 and 6.2.1 b) iii) the max floor area for Eating Establishment is 185m², and as such a variance is required, as the ground floor of Unit 6, which proposes the dual use is 302.08m²

The site provides for 202 parking spaces. With the higher parking ratios are applied to the proposed Banquet Hall /Eating Establishment use, the total parking required is 252 parking spaces. As such, the parking currently provided on site is deficient by 50 spaces and as such a variance is required. It should be noted that the proposed Banquet Hall use will be utilizing the parking spaces in the evening, whereas the majority of the existing uses will be utilizing the parking spaces during the day. A parking Study has been completed by Cole Engineering which concludes that the parking supply of 202 spaces would sufficiently accommodate the overall anticipated parking demand for the site. As such, the additional parking demand, as a result of the Banquet Hall/Eating Establishment dual use in Unit 6, can be accommodated on the Subject Site when operating at full occupancy and therefore, does not require the provision of additional parking spaces.

We trust this is the information you require. Should you have any questions, please contact the undersigned at extension 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Mark McConville, MCIP, RPP, M.Sc.Pl.
Senior Planner

cc Silvio DiGiammaino

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A047/19 - Request for Comments
Attachments: A047-19 - Circ.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: May-08-19 4:20 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: FW: A047/19 - Request for Comments

Hello Adriana,
The Regional Municipality of York has completed its review of the above Minor Variance Application-A047/19 (51 Jevlan Drive) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,
Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*



Please consider the environment before printing this email.

File: A059/19

Applicant: Gemini Holdings Corp.

Address: 325 Vaughan Valley Boulevard,
Woodbridge

Agent: Domenic Rotundo - RQ Partners LLP

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, May 30, 2019



Minor Variance
Application

Agenda Item: 9

A059/19

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 30, 2019

Applicant: Gemini Holdings Corp.

Agent: Domenic Rotundo - RQ Partners LLP

Property: 325 Vaughan Valley Blvd, Woodbridge ON

Zoning: The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(1134) under By-law 1-88 as amended

OP Designation: Vaughan Official Plan ('VOP 2010'): General Employment & Natural Areas

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the conversion of the existing mezzanine into a second floor to support additional office space (for multiple units).

The existing industrial building currently supports a warehouse facility, with ancillary office space, that is used to store sprinkler products.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A minimum of 47 parking spaces are required.	To permit a total of 43 parking spaces.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 15, 2019

Applicant confirmed posting of signage on May 17, 2019

Property Information	
Existing Structures	Year Constructed
Building	2006

Applicant has advised that they cannot comply with By-law for the following reason(s): Parking spaces less than By-law requirement and use is not dependent on parking; Existing building parking was in existence when built.

Adjournment Request: Given the submission date the application, staff were unable to confirm status of comments (from circulated departments/agencies) relating to the application prior to the issuance of statutory public notice.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: N/A

Building Permit No. 19-000365 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 19-000364 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 19-000286 for Single Use Industrial - Interior Alteration, Issue Date: (Not Yet Issued)

Parking requirements have been reviewed as follows; warehouse 2767.66m2 @ 1/100, second floor office Unit 202, 201.99m2 @ 3.5/100, and Unit 201, 299m2 @ 3.5/100; totaling 47 required parking spaces.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan ('VOP 2010'): General Employment & Natural Areas

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

Cultural Heritage Staff have no heritage concerns with this Minor Variance application for 325 Vaughan Valley Blvd.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A059/19 for 325 Vaughan Valley Boulevard and have no objections.

Parks Development:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended Condition of Approval:

The Owner shall pay to the City, the applicable development charges in accordance with the Development Charges By-laws of the City, Region of York, York Region District and York Catholic School Boards at the time of permit issuance.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Agent's cover letter

Schedule C - Agency Comments

TRCA – comments with conditions
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None.

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The Owner shall pay to the City, the applicable development charges in accordance with the Development Charges By-laws of the City, Region of York, York Region District and York Catholic School Boards at the time of permit issuance.
2	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the applicant provides the required \$1100.00 review fee for Minor Variance Application A059/19.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

A059/19

To permit a total of 43 parking spaces

6 BOLLARD DETAIL
A101 SCALE: N.T.S.

5 FIRE ROUTE SIGN
A101 SCALE: 1:10

4 CURB AT LANDSCAPING DETAIL
A101 SCALE: 1:10

3 CURB RAMP DETAIL
A101 SCALE: 1:10

2 TYPICAL CURB DETAIL
A101 SCALE: 1:10

1 SITE PLAN
A101 SCALE: 1:300

PROJECT STATISTICS

ZONING		E.M.I.	
LOT AREA	7,082.60 SQ.M.	76,239.00 SQ.FT	
BUILDING AREA	1,750 A.C.		
GROUND FL. WAREHOUSE / OFFICE	2,767.66 SQ.M.	29,791.81 SQ.FT.	
STORAGE MEZZANINE	501.99 SQ.M.	5,403.58 SQ.FT.	
TOTAL GROSS FL. AREA	3,269.65 SQ.M.	35,195.39 SQ.FT.	
TOTAL LOT AREA	7,082.60 SQ.M.	76,239.00 SQ.FT.	
GROUND COVER	46.16%		
GROSS FLOOR	46.16%		
GROUND FLOOR	39.07%		
PARKING REQUIRED	33 SPACES		
INDUSTRIAL (1 SPACE PER 100 S.M.)	33 SPACES		
TOTAL REQUIRED	34 SPACES		
PARKING PROVIDED	43 SPACES		
(N.C.D. 1 H.C. SPACE)			

EBM NAME: STONE MCGUIRE VOGT ARCHITECTS
118 SPADINA AVENUE, SUITE 200
TORONTO, ONTARIO M5S 2L1
TEL: 416-593-1500 FAX: 416-593-0965

CERTIFICATE OF PRACTICE NUMBER: 3852
This Certificate of Practice Number is the holder's name.

NAME OF PROJECT:
ORION WAREHOUSE INDUSTRIAL BUILDING

LOCATION:
Vaughan Valley Drive

PROJECT DESCRIPTION: ONE STORY COMMERCIAL BUILDING

☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE

MAJOR OCCUPANCY(S): GROUP F, DIVISION 2 - INDUSTRIAL MEDIUM HAZARD

BUILDING AREA (m²): NEW: 2,767.66 SQ. M. + EXISTING: NIL TOTAL: 2,767.66 SQ. M.

GROSS FLOOR AREA: NEW: 3,269.65 SQ. M. + EXISTING: NIL TOTAL: 3,269.65 SQ. M.

NUMBER OF STORES: ABOVE GROUND: 1 BELOW GROUND: NIL

HEIGHT OF BUILDING (m): 9.27 (45 PER O.B.C.)

NUMBER OF STORIES/ACCESS ROUTES: 1

BUILDING CLASSIFICATION(S): 322.70 - GROUP F, DIV 2 - UP TO 4 STOREYS (SPRINKLERED)

SPRINKLER SYSTEM: ☒ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN USE OF ROOF RAINING ☐ NOT REQUIRED

STAIRCASE REQUIRED: ☐ YES ☒ NO

FIRE ALARM REQUIRED: ☐ YES ☒ NO

WATER SERVICE/SUPPLY IS ADEQUATE: ☒ YES ☐ NO

HIGH BUILDING: ☐ YES ☒ NO

CONSTRUCTION: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH

MEZZANINE(S) AREA (m²): 501.99 SQ. M.

TOTAL OCCUPANCY LOAD: 66 PERSONS

BASED ON: 3.7 m² / PERSON ☒ DESIGN OF BUILDING (OWNER'S LETTER)

BARRIER-FREE DESIGN: ☒ YES ☐ NO (E.P.F.A.N.)

HAZARDOUS SUBSTANCES: ☐ YES ☒ NO

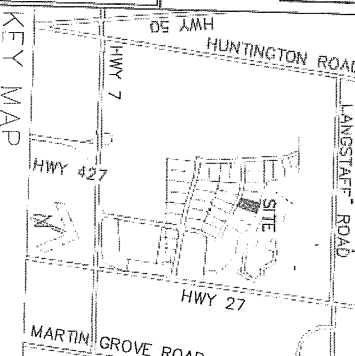
ZZEN GROUP

Stone McGuire Vogt

118 Spadina Avenue
Toronto, Ontario
M5S 2L1
T 416.596.1600
F 416.596.0955
smv@smv.ca

INDUSTRIAL BUILDING
FOR ORION DOORS
Zaan Group
Block 28 - Vaughan Valley Blvd.
VAUGHAN
ONTARIO

PROJECT STATISTICS
SITE PLAN &
PROJECT STATISTICS
Sep 06, 2006 - 7:54pm
Scale: AS NOTED
Revision No.: C



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Agent’s cover letter



DELIVERED BY EMAIL

May 14, 2019

City of Vaughan
2141 Major MacKenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Christine Vigneault, ACST
Manager of Development Services & Secretary-Treasurer

Lenore Providence, Assistant Secretary Treasurer

**RE: Gemini Holdings Corp., Committee of Adjustments Minor Variance Application,
Your File No. A059/19**

I am writing as agent and solicitor on behalf of the Owner Applicant in connection with the above application.

The above referenced application for a minor variance is to permit the existing parking of 43 parking spaces whereas the By-law requirement is 47 spaces; hence a variance of 4 parking spaces. This Building is existing on the Property and the Owner is proposing to carry out interior finishes to the 2nd floor area which is existing in the Building.

The 2nd floor space is currently existing unfinished shown as a mezzanine second floor space and is proposed to be partly occupied (201.99 square metres) as an administrative office and the remainder (299 square metres) by a business and professional office. The application of the By-law parking criteria results in 47 parking spaces being required whereas 43 parking spaces are provided existing on the property.

The requested variance in our opinion is minor in nature and is in keeping with proper planning principles.

Thank you in advance.

Yours truly,
RQ PARTNERS LLP

Per 
Domenic Rotundo
/ei

Domenic Rotundo, B.Comm, LL.B.

Extension: 225

drotundo@rqpartners.ca

Enza Iuorio

Extension: 240

eiurio@rqpartners.ca



Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- TRCA – comments with conditions
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections

May 14, 2019

CFN: 60819.10

BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A059/19
325 Vaughan Valley Boulevard
Block 28, Plan 65M-3627
City of Vaughan
Owner: Gemini Holding Corp.
Agent: Domenic Rotundo

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on May 9, 2019. TRCA staff has reviewed the application and offers the following comments:

Background

It is our understanding that the purpose of Application A059/19 is to request the following:

1. To permit a total of 43 parking spaces whereas a minimum of ~~71~~ 47 parking spaces are required.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans.

Application-Specific Comments

The subject property is an existing developed commercial property with a valley system containing a flood plain in close proximity to the rear property line. The lot is predominantly paved and contains no natural features. TRCA has reviewed the submitted materials and notes that no physical changes or development is being proposed with the current variance.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1100.00 Variance – Industrial/Commercial/Subdivision/Institutional – Minor review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Given the existing development on the property and that no physical changes are proposed through the variance TRCA has **no objection** to the approval of Minor Variance A059/19 subject to the following condition:

- 1) That the applicant provides the required \$1100.00 review fee for Minor Variance Application A059/19.

Please note that if exterior modifications to the property are proposed in the future a permit under Ontario Regulation 166/06 may be required.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the City of Vaughan, the applicant, and their consultants to ensure that TRCA's expectations for meeting comments are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner I
Planning and Development
Extension 5272

AS/cb



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: MVAR.19.V.0192 (A059/19) - 325 Vaughan Valley Blvd - Gemini Holdings Corp.

From: McMackin, Joseph <Joseph.McMackin@york.ca>

Sent: May-22-19 8:45 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: MVAR.19.V.0192 (A059/19) - 325 Vaughan Valley Blvd - Gemini Holdings Corp.

Hi Lenore,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has **no comment**.

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

*Our Values: Integrity, **C**ommitment, **A**ccountability, **R**espect, **E**xcellence*

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