

ITEM #: 6.19

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A131/22
211 Greenbrooke Dr, Woodbridge**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X	X	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		General Comments
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None



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MINOR VARIANCE APPLICATION
A131/22
211 Greenbrooke Dr, Woodbridge**

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.19	CITY WARD #: 3
APPLICANT:	Jaswant and Shakuntla Dass
AGENT:	Our Cool Blue Architects Inc.
PROPERTY:	211 Greenbrooke Drive, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed addition to the existing single family dwelling, a cabana and swimming pool.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The maximum building height shall be a maximum of 9.5 metres for the dwelling. Section 4.5	To permit a maximum building height of 11.8 metres for the dwelling.
2	The minimum interior side yard shall be the existing interior side yards of 17.46 metres and 14.99 metres to the dwelling. Section 4.5	To permit a minimum interior side yard of 4.68 metres and 10.8 metres to the dwelling.
3	The maximum lot coverage for the accessory building shall be 10% or 67.0m ² , whichever is less. S.4.1.3	To permit a maximum lot coverage of 221.7m ² for the accessory building.
4	An outdoor swimming pool shall only be permitted in the rear of a lot. Section 4.21.2	To permit the outdoor swimming pool to not be located within the rear yard.

The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum building height of 9.5 metres is permitted for the dwelling. Schedule A	To permit a maximum building height of 11.8 metres for the dwelling.
6	The maximum lot coverage for the accessory building shall be 10% or 67.0m ² , whichever is less. S.4.1.1	To permit a maximum lot coverage of 221.7m ² for the accessory building.
7	A private swimming pool shall be only constructed in the rear yard. Section 3.14(i)	To permit the private swimming pool to not be located within the rear yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 16, 2022
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

HEARING INFORMATION

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	June 3, 2022
Date Applicant Confirmed Posting of Sign:	June 2, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	This minor variance application is seeking an increase in dwelling height from the maximum height of 9.5m to 12.13m. The grade at the front entrance and main wall of the existing dwelling, where average grade is counted from as per they bylaw is approximately 0.79m lower than the sides and rear of the existing dwelling, therefore negatively impacting the height calculation for the property. Our application is seeking an increase in the height to allow the roof of the proposed renovated dwelling to be proportional to the size of the whole house and allow for an elevated roof element at the main wall (front façade). The design has a carefully proportioned roof line that works with the size of the dwelling. The higher roof element at the front of the house curves backwards, which will help to make the roof line disappear into the sky and not appear to be as tall as it actually is from ground eye-level view. Only the front elevation roof is proposed to be at 12.13m high. The rest of the main roof of the house is proposed at 10.49m high, however taking into consideration the 0.79m lower grade at the front of the house where the average grade is counted from, the majority of the dwelling roof line is proposed to be at 9.69m from actual grade at the sides and back of the dwelling. It is our professional opinion that the higher roof lines will not have any negative impact on the neighboring properties, and are appropriate for the size and character of the proposed dwelling.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	Yes
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.	

COMMITTEE OF ADJUSTMENT COMMENTS

An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff **after** the issuance of public notice.

Committee of Adjustment Comments: None

Committee of Adjustment Recommended Conditions of Approval: None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval: None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval: That the final Arborist Report, Tree Preservation Plan, and Elevations be approved to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

As the proposed addition and the cabana in the subject property is over 10.00 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition.

Development Engineering Recommended Conditions of Approval: 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 the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks: None
Forestry: None
Horticulture: None

PFH Recommended Conditions of Approval: Parks: None
Forestry: Applicant to obtain an Arborist Report and may have to also apply for a private tree permit.
Horticulture: None

DEVELOPMENT FINANCE COMMENTS

No comment, no concerns

Development Finance Recommended Conditions of Approval: None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No response

BCLPS Recommended Conditions of Approval: None

BUILDING INSPECTION (SEPTIC) COMMENTS

No response

Building Inspection Recommended Conditions of Approval: None

FIRE DEPARTMENT COMMENTS

Ensure additional build meet OBC minimum requirements.

Fire Department Recommended Conditions of Approval:

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Arborist Report, Tree Preservation Plan, and Elevations be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	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 the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant to obtain an Arborist Report and may have to also apply for a private tree permit.

IMPORTANT INFORMATION – PLEASE READ

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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

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.

IMPORTANT INFORMATION – PLEASE READ

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 OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) 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.

SCHEDULE A: DRAWINGS & PLANS



OCBA

our cool blue architects inc.
 450 Bronte St. S. Suite 213
 MILTON - ON - L9T 8T2
 www.ourcoolblue.com
 e: info@ourcoolblue.com
 p: 905 363 7677
 f: 905 363 7677

general notes:

1. ALL DIMENSIONS IN IMPERIAL.
2. VERIFY ALL DIMENSIONS.
3. CHECK DRAWINGS AGAINST PERMITS.
4. USE THE LATEST REVISION.
5. REVISIONS SHALL BE SHOWN IN RED.
6. REVISIONS SHALL BE SHOWN IN RED.
7. DISCONTINUED BEFORE OR AFTER PROCEEDING PERMITS FOR ALL SITE CONDITIONS PRIOR TO ALL WORK.
8. CONSULT WITH THE ENGINEER, OWNER OF ALL DISCREPANCIES, CONTRACTOR, THESE DRAWINGS, AND LOCAL BY-LAWS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT TO CONFORM WITH THE GENERAL CONDITIONS OF THE CONTRACT AND BE ADJUSTED GENERALLY WITH PARTS OF THE BUILDING AS SHOWN.

#	DATE	DESCRIPTION	INITIALS
1	01/01/21	CLIENT REVIEW	TK
2	01/01/21	CLIENT REVIEW	TK
3	01/01/21	CLIENT REVIEW	TK
4	01/01/21	CLIENT REVIEW	TK
5	01/01/21	CLIENT REVIEW	TK
6	01/01/21	CLIENT REVIEW	TK
7	01/01/21	COMMITTEE OF ADJUSTMENT	TK



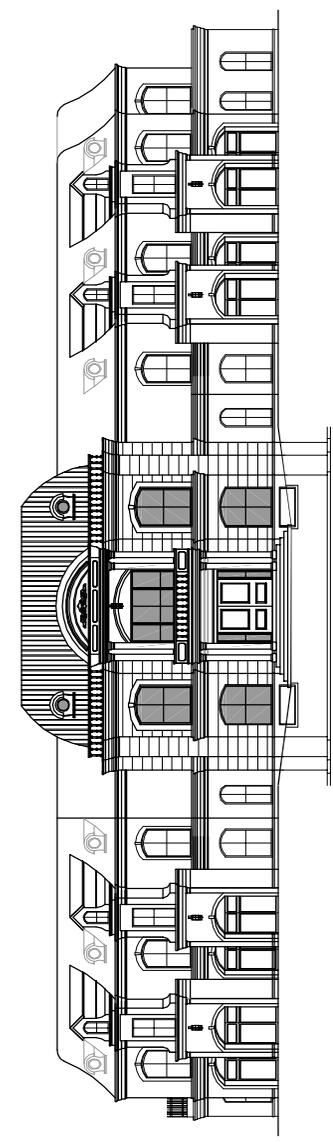
COMMITTEE OF ADJUSTMENT
 March 21, 2022

211 Greenbrooke Drive
 Vaughan
 Ontario

Front Elevations

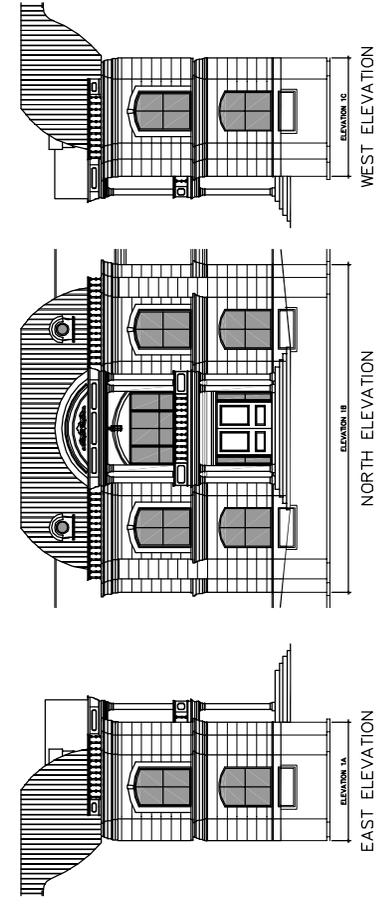
A3.1

HIGH ROOF	37'-1 1/2"
MAIN ROOF	31'-10"
MAX HEIGHT AS PER BY-LAW	31'-1"
CEILING TRAY	33'-10"
1/5 CEILING	23'-0"
1/10 FLOOR ROOF	
2ND FLOOR	12'-0"
LOW ROOF	11'-4"
1ST FLOOR	0'-0"
AVERAGE GRADE	234.29
BASEMENT	-9'-0"

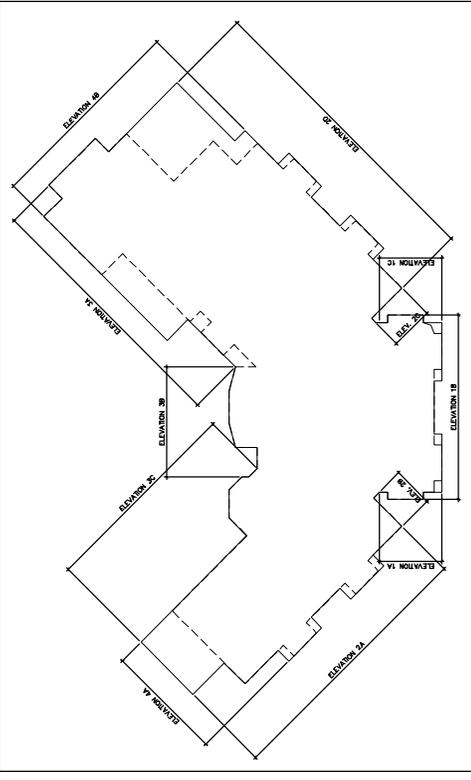


1
 A3.1
 OVERALL NORTH ELEVATION
 1/8" = 1'-0"

HIGH ROOF	37'-1 1/2"
MAIN ROOF	31'-10"
MAX HEIGHT AS PER BY-LAW	31'-1"
CEILING TRAY	33'-10"
1/5 CEILING	23'-0"
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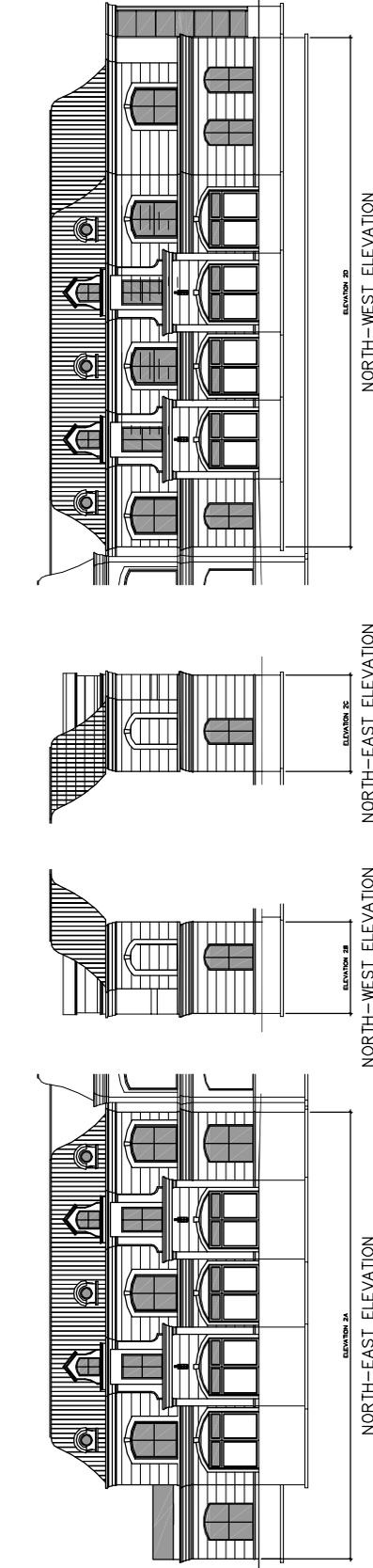


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 A3.1
 FRONT ELEVATIONS
 1/8" = 1'-0"



2
 A3.1
 ELEVATION KEY PLAN
 1/8" = 1'-0"

HIGH ROOF	37'-1 1/2"
MAIN ROOF	31'-10"
MAX HEIGHT AS PER BY-LAW	31'-1"
CEILING TRAY	33'-10"
1/5 CEILING	23'-0"
1/10 FLOOR ROOF	
2ND FLOOR	12'-0"
LOW ROOF	11'-4"
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AVERAGE GRADE	234.29
BASEMENT	-9'-0"



4
 A3.1
 FRONT ELEVATIONS
 1/8" = 1'-0"



OCBA

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79	03/21/22	CLIENT REVIEW	TK
80	03/21/22	CLIENT REVIEW	TK
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94	03/21/22	CLIENT REVIEW	TK
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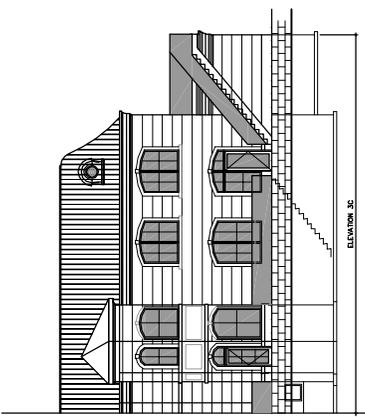
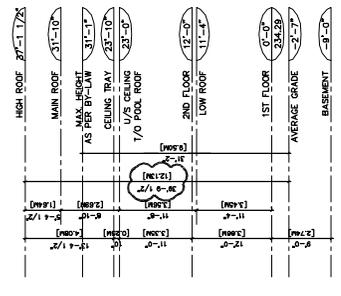


COMMITTEE OF ADJUSTMENT
 MARCH 21, 2022
 Project No. _____
 Date Issued By _____
 Date Received By _____
 Date Approved By _____

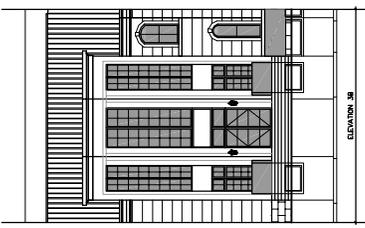
211 Greenbrooke Drive
 Vaughan
 Ontario

Exterior Elevations

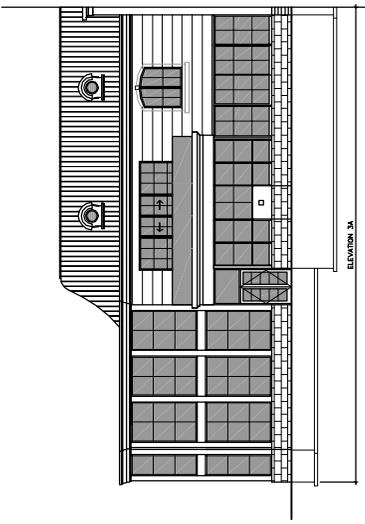
A3.2



ELEVATION 2E
 SOUTH-WEST ELEVATION

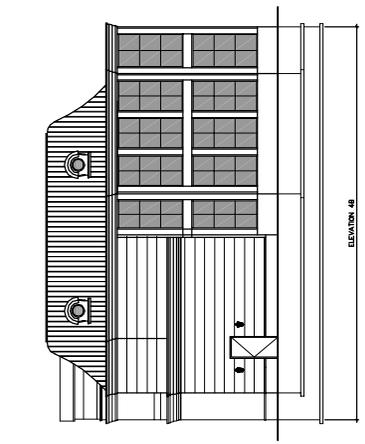
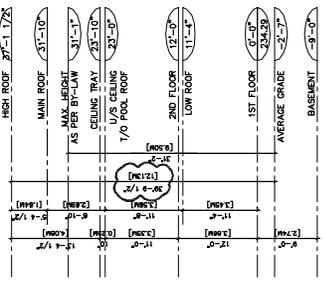


ELEVATION 2S
 SOUTH ELEVATION

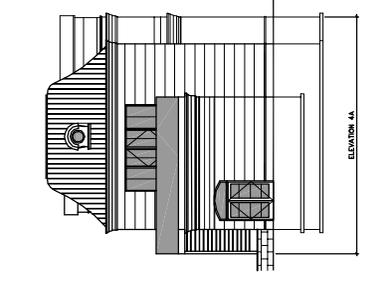
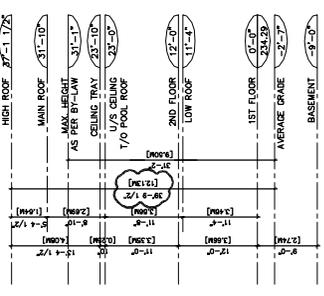


ELEVATION 2A
 SOUTH-EAST ELEVATION

1
 A3.2
 SOUTH ELEVATION
 1/8" = 1'-0"



3
 A3.2
 SOUTH-WEST ELEVATION
 1/8" = 1'-0"



2
 A3.2
 SOUTH-EAST ELEVATION
 1/8" = 1'-0"

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval w/ conditions
Building Standards (Zoning)	X	X		General Comments

T : Committee of Adjustment
F : Pia Basilone, Building Standards Department
D : June 6, 2022
A : Jaswant and Shakuntla Dass
L : Part 4, PLAN 65M2192 Block 21 municipally known as 211 Greenbrooke Drive
F N . (): A131/22
Z C :

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

	Z B - 01-2021	V
1	The maximum building height shall be a maximum of 9.5 metres for the dwelling. Section 4.5	To permit a maximum building height of 11.8 metres for the dwelling.
2	The minimum interior side yard shall be the existing interior side yards of 17.46 metres and 14.99 metres to the dwelling. Section 4.5	To permit a minimum interior side yard of 4.68 metres and 10.8 metres to the dwelling.
3	The maximum lot coverage for the accessory building shall be 10% or 67.0m2, whichever is less. S.4.1.3	To permit a maximum lot coverage of 221.7m2 for the accessory building.
4	An outdoor swimming pool shall only be permitted in the rear of a lot. Section 4.21.2	To permit the outdoor swimming pool to not be located within the rear yard.

The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.

	Z B - 1-88	V
5	A maximum building height of 9.5 metres is permitted for the dwelling. Schedule A	To permit a maximum building height of 11.8 metres for the dwelling.
6	The maximum lot coverage for the accessory building shall be 10% or 67.0m2, whichever is less. S.4.1.1	To permit a maximum lot coverage of 221.7m2 for the accessory building.
7	A private swimming pool shall be only constructed in the rear yard. Section 3.14(i)	To permit the private swimming pool to not be located within the rear yard.

S C :
S W O () O () C :
 There are no outstanding Orders on file.

B P () I :
 A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

O C :

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

C A :
 none

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 8, 2022
Name of Owners: Jaswant and Shakuntla Dass
Location: 211 Greenbrooke Drive
File No.(s): A131/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a maximum building height of 11.8 m for the dwelling.
2. To permit a minimum interior side yard of 4.68 m and 10.8 m to the dwelling.
3. To permit a maximum lot coverage of 221.7 m² for the accessory building.
4. To permit the outdoor swimming pool to not be located within the rear yard.

By-Law Requirement(s) (By-law 001-2021):

1. The maximum building height shall be a maximum of 9.5 m for the dwelling.
2. The minimum interior side yard shall be the existing interior side yards of 17.46 m and 14.99 m to the dwelling.
3. The maximum lot coverage for the accessory building shall be 10% or 67.0 m², whichever is less.
4. An outdoor swimming pool shall only be permitted in the rear of a lot.

Proposed Variance(s) (By-law 1-88):

5. To permit a maximum building height of 11.8 m for the dwelling.
6. To permit a maximum lot coverage of 221.7 m² for the accessory building.
7. To permit the private swimming pool to not be located within the rear yard.

By-Law Requirement(s) (By-law 1-88):

5. A maximum building height of 9.5 m is permitted for the dwelling.
6. The maximum lot coverage for the accessory building shall be 10% or 67.0 m², whichever is less.
7. A private swimming pool shall be only constructed in the rear yard.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owners are requesting relief to permit construction works to the existing 2-storey dwelling, and construction of a pool and cabana. Additions and structural alterations are proposed for the dwelling.

The Owners revised their application to reduce the maximum height of the dwelling upon recommendations from the Development Planning Department. The Development Planning Department has no objection to Variances 1 and 5 for the revised proposed dwelling height. The full extent of the height relief would only be utilized in the centre section of the dwelling. The two wings are proposed to have a height of 10.2 m. The height is appropriate for the size of the lot and will not have a negative visual impact to the neighbourhood or the existing streetscape.

The subject lands are identified as part of an Established Neighbourhood by Zoning By-law 001-2021, so it is the existing setbacks that apply to the property. The property is also identified as being within a large lot neighbourhood in VOP 2010. The underlying "RE – Estate Residential Zone" permits 4.5 m interior side yard setbacks, indicating that this can be a sufficient distance to maintain attractive landscaping to preserve the streetscape character that more expansive amenity areas create in large lot neighbourhoods. Given that the proposed east side yard setback complies with the minimum requirement of the "RE Zone", and the west side yard setback is being slightly reduced by 4.19 m to accommodate the squaring off of the west wing, the Development Planning Department has no objection to Variance 2 for the reduced interior side yard setbacks.

The Development Planning Department has no objection to Variances 3 and 6 for the proposed maximum lot coverage of all accessory buildings, as the proposed increase in coverage is appropriate for the size of the lot and will not have adverse impacts to the neighbouring properties.

The Development Planning Department has no objection to Variances 4 and 7 for the proposed pool as it is located in what is effectively used as part of the rear yard. The pool also complies with all rear yard and side yard setback requirements.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

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

Conditions of Approval:

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

1. That the final Arborist Report, Tree Preservation Plan, and Elevations be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner



Discover the possibilities

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.

R :

- 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 & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

Adriana MacPherson

Subject: FW: [External] RE: A131/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (211 Greenbrooke Drive)

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

Sent: May-25-22 11:17 AM

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

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A131/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (211 Greenbrooke Drive)

Good morning Adriana,

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

Gabrielle

Gabrielle Hurst MCIP, RPP | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Adriana MacPherson

Subject: FW: [External] RE: A131/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (211 Greenbrooke Drive)

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>
Sent: May-31-22 12:33 PM
To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A131/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (211 Greenbrooke Drive)

Hi Adriana,

The subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit and TRCA's Planning and Regulatory policy interests are not impacted.

TRCA has no comments and no objection to the application.

Regards,

Hamedeh Razavi MURP
Planner I
Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256
E: Hamedeh.Razavi@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at Hamedeh.Razavi@trca.ca We thank you for your cooperation as we respond to the current situation

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				