



**331 Greenbrooke Drive
Vaughan, ON**

Application #: A130/22

**Meeting Date:
THURSDAY, JUNE 16th, 2022 AT 6:00 P.M.**





**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A130/22
331 Greenbrooke Dr Woodbridge**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.18	CITY WARD #: 3
APPLICANT:	Jaswant and Shakuntla Dass
AGENT:	Our Cool Blue Architects Inc.
PROPERTY:	331 Greenbrooke Dr Woodbridge ON
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 single family dwelling and gazebo.

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

#	Zoning By-law 001-2021	Variance requested
	None	

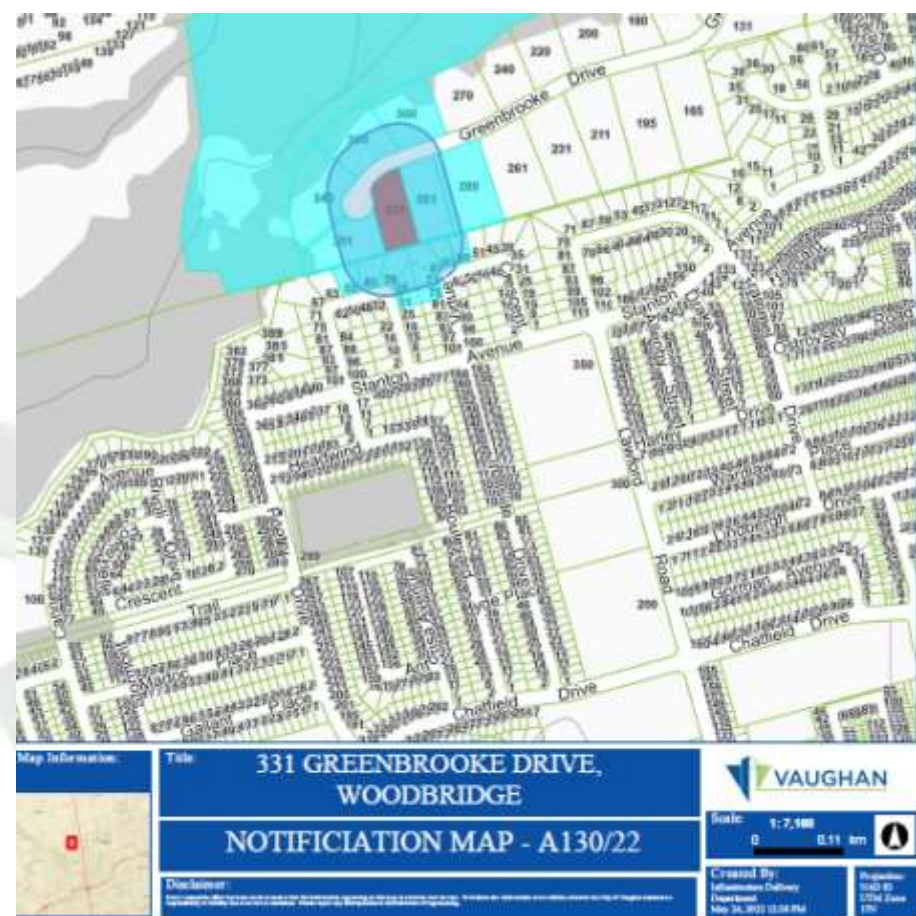
The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(310) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The maximum lot coverage permitted is 10%. (Schedule 'A')	To permit a maximum lot coverage of 13.7% (Dwelling 13.43%, Gazebo 0.28%).

**331 Greenbrooke Drive, Vaughan, ON
A130/22**



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May 18, 2022

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PROPOSED:	$5.83 + 6.67 = 12.5 \text{ M}$



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450 BRIDGE ST. S. SUITE 213
MILTON - ON L9T 8T3
www.ourcoolblue.com
e: info@ourcoolblue.com
p: 905 343 7677
f: 905 343 7677

OCBA



general notes:

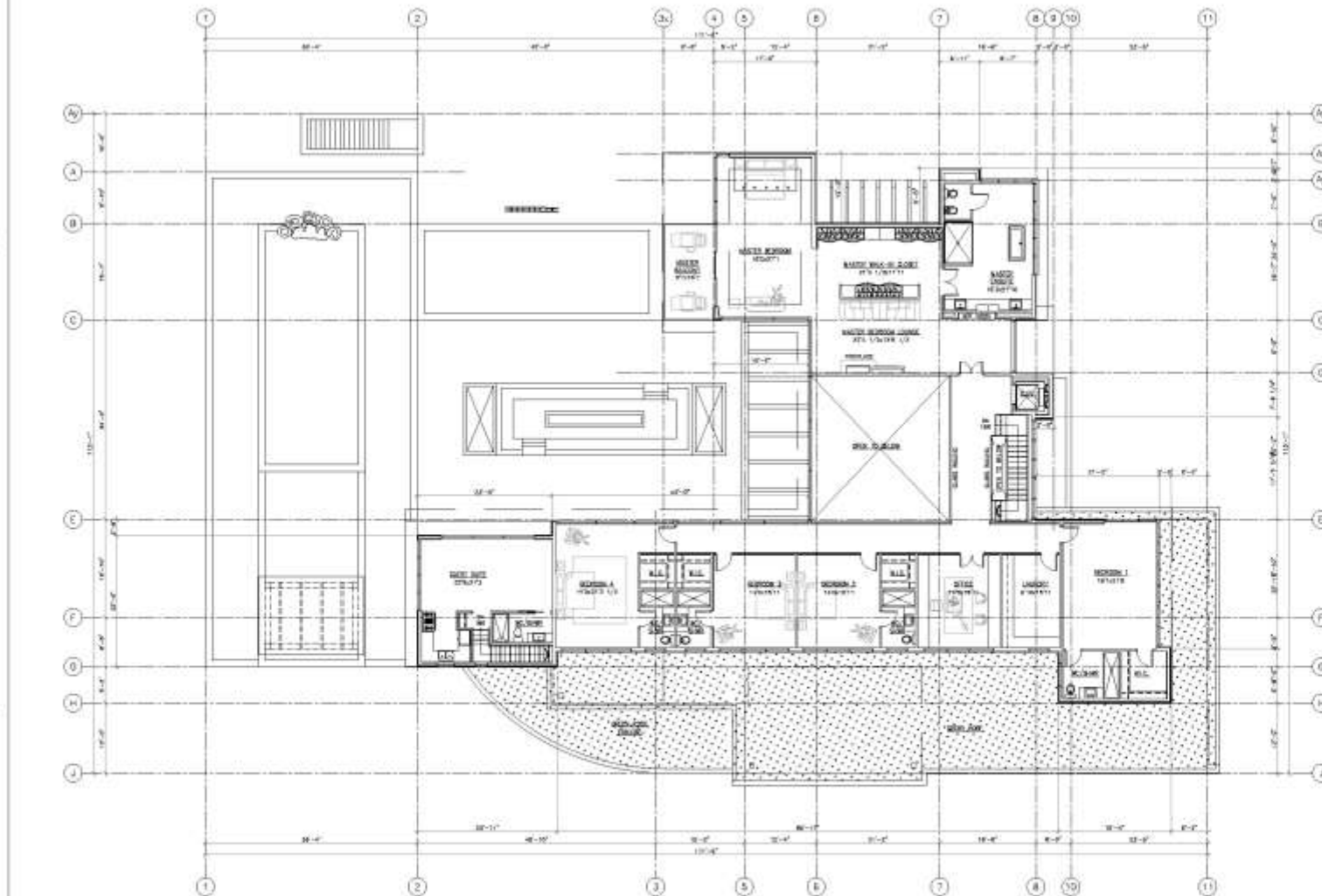
- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. ALL WALLS ARE 200MM THICK UNLESS OTHERWISE SPECIFIED.
- 3. ALL FLOORS ARE 100MM CONCRETE ON 50MM POLYSTYRENE INSULATION UNLESS OTHERWISE SPECIFIED.
- 4. ALL ROOFS ARE 150MM CONCRETE ON 50MM POLYSTYRENE INSULATION UNLESS OTHERWISE SPECIFIED.
- 5. ALL CEILING ARE 100MM CONCRETE ON 50MM POLYSTYRENE INSULATION UNLESS OTHERWISE SPECIFIED.
- 6. ALL DOORS ARE 2100MM HIGH UNLESS OTHERWISE SPECIFIED.
- 7. ALL WINDOWS ARE 2100MM HIGH UNLESS OTHERWISE SPECIFIED.
- 8. ALL STAIRS ARE 1000MM WIDE UNLESS OTHERWISE SPECIFIED.
- 9. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 10. ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
- 11. ALL MATERIALS ARE TO BE DETERMINED BY THE CLIENT.
- 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.
- 13. ALL WORK IS TO BE IN ACCORDANCE WITH THE INTERNATIONAL CODE OF BUILDING PRACTICES.
- 14. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.
- 15. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC).
- 16. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC).
- 17. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNELC).
- 18. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND HEATING CODE (CNPHC).
- 19. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE (CNMC).
- 20. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL GAS CODE (CNGC).
- 21. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SOIL CONSTRUCTION AND FOUNDATION CODE (CNSCF).
- 22. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL WIND LOADS AND EFFECTS CODE (CNWLE).
- 23. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SEISMIC CODE (CNSC).
- 24. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SLOPE STABILITY CODE (CNSL).
- 25. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL DRAINAGE AND WATERSHED CODE (CNDWC).
- 26. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL WATER RESOURCES CODE (CNWR).
- 27. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL CODE (CNEC).
- 28. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL CLIMATE CHANGE CODE (CNCCC).
- 29. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENERGY CODE (CNEC).
- 30. ALL WORK IS TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL GREEN BUILDING CODE (CNGBC).

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2022-01-10
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331 Greenbrooke Drive, Vaughan, ON A130/22



our cool blue architects
SUSTAINABLE ARCHITECTURE | GREEN CONSULTING | DESIGN



1 SECOND FLOOR PLAN
1/8" = 1'-0"



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

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general notes:

1. All dimensions are in feet and inches.
2. All walls are 12" thick unless otherwise noted.
3. All doors are 36" wide unless otherwise noted.
4. All windows are 48" wide unless otherwise noted.
5. All windows are 60" high unless otherwise noted.
6. All windows are double glazed unless otherwise noted.
7. All windows are operable unless otherwise noted.
8. All windows are to be installed in accordance with the manufacturer's instructions.
9. All windows are to be installed in accordance with the manufacturer's instructions.
10. All windows are to be installed in accordance with the manufacturer's instructions.
11. All windows are to be installed in accordance with the manufacturer's instructions.

NO.	DESCRIPTION	DATE
1	Issue for Review	10/1/2022
2	Issue for Review	10/1/2022
3	Issue for Review	10/1/2022
4	Issue for Review	10/1/2022
5	Issue for Review	10/1/2022
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10	Issue for Review	10/1/2022
11	Issue for Review	10/1/2022



COMMITTEE OF ADJUSTMENT

RECEIVED
MARCH 15, 2023
BY MR. [Signature]

Part 1: [] Part 2: [] Part 3: []

331 Greenbrooke Drive

Vaughan, Ontario

Second Floor Plan

Scale: 1/8" = 1'-0"

A2.3



our cool blue architects inc.
450 Breeze St. 5. Suite 213
MILTON - ON - L9T 8T3
www.ourcoolblue.com
e: info@ourcoolblue.com
p: 905 363 7677
f: 905 363 7677

OCBA

general notes:

1. All work shall be in accordance with the latest edition of the Ontario Building Code (OBC) and the latest edition of the National Building Code of Canada (NBC).
2. All work shall be in accordance with the latest edition of the Ontario Building Code (OBC) and the latest edition of the National Building Code of Canada (NBC).
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10. All work shall be in accordance with the latest edition of the Ontario Building Code (OBC) and the latest edition of the National Building Code of Canada (NBC).

NO.	DESCRIPTION	DATE
1	REVISION	10/1/2022
2	REVISION	10/1/2022
3	REVISION	10/1/2022
4	REVISION	10/1/2022
5	REVISION	10/1/2022
6	REVISION	10/1/2022



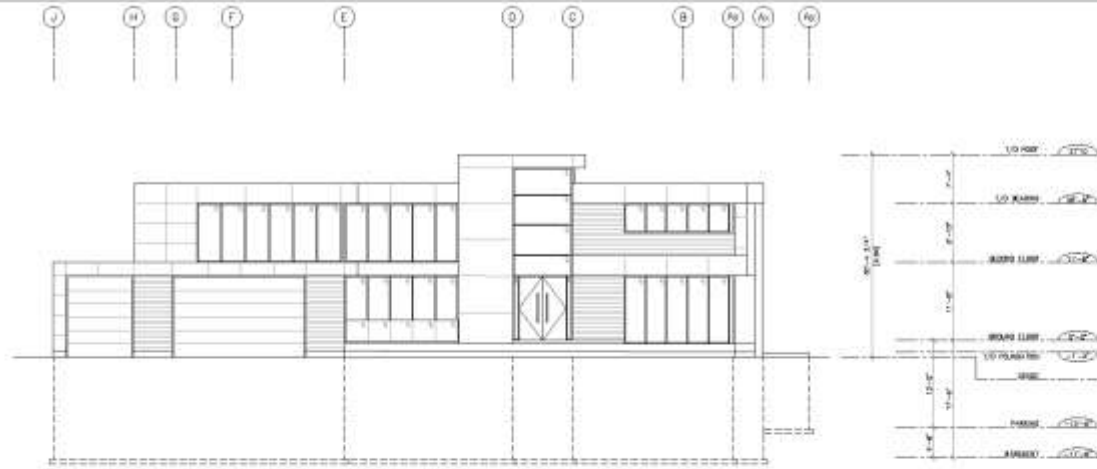
COMMITTEE OF REGISTRATION
REVISIONS
NO. 10
DATE 10/1/2022

331 Greenbrooke Drive

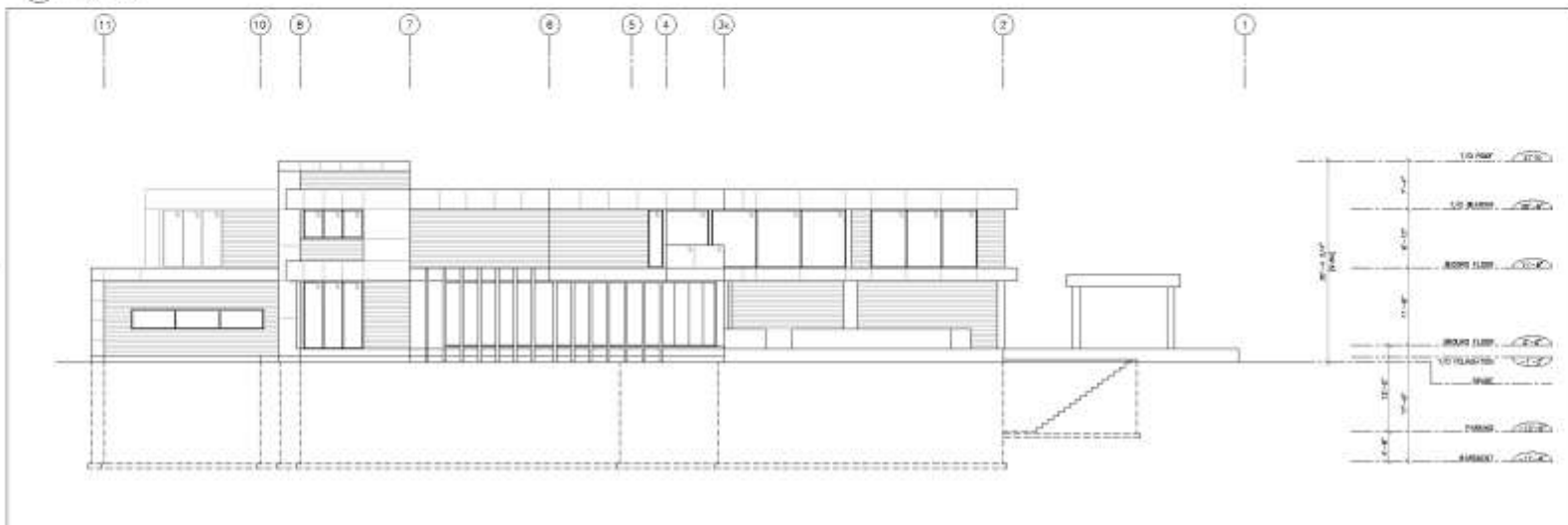
Location: _____

Exterior Elevations

A3.1



1 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"





our cool blue architects inc
450 Bronte St. S. Suite 213
MILTON - ON - L9T 4T2
www.ourcoolblue.com
info@ourcoolblue.com
p: 905 363 7677
f: 905 363 7677

OCBA

general notes:

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the member unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the center of the member unless otherwise noted.
5. All dimensions are to the finished surface unless otherwise noted.
6. All dimensions are to the center of the member unless otherwise noted.
7. All dimensions are to the finished surface unless otherwise noted.
8. All dimensions are to the center of the member unless otherwise noted.
9. All dimensions are to the finished surface unless otherwise noted.
10. All dimensions are to the center of the member unless otherwise noted.
11. All dimensions are to the finished surface unless otherwise noted.
12. All dimensions are to the center of the member unless otherwise noted.
13. All dimensions are to the finished surface unless otherwise noted.

NO.	REVISION	DATE
1	ISSUED	2022-01-13
2	REVISION	2022-01-13
3	REVISION	2022-01-13
4	REVISION	2022-01-13
5	REVISION	2022-01-13

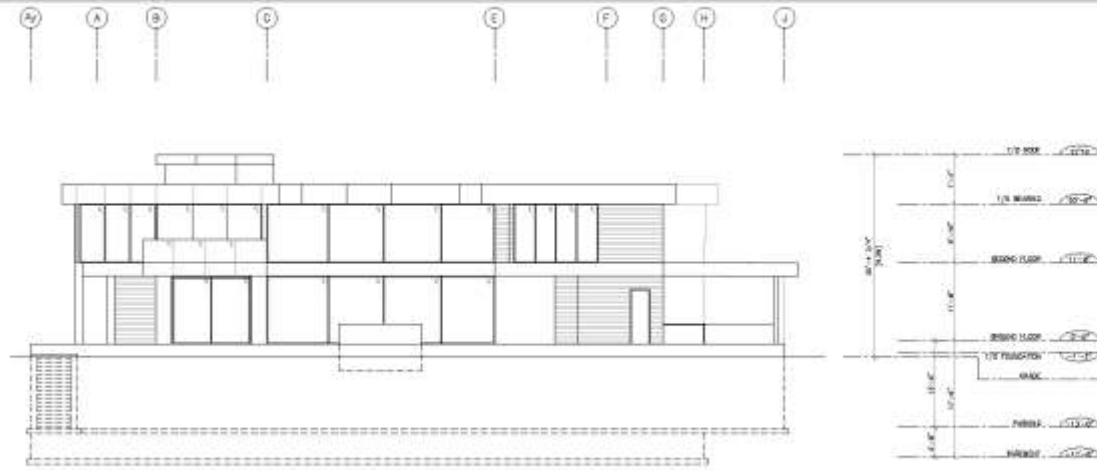


COMMITTEE OF ADJUSTMENT		
NO.	DATE	NO.
1	2022-01-13	1
2	2022-01-13	2
3	2022-01-13	3
4	2022-01-13	4
5	2022-01-13	5

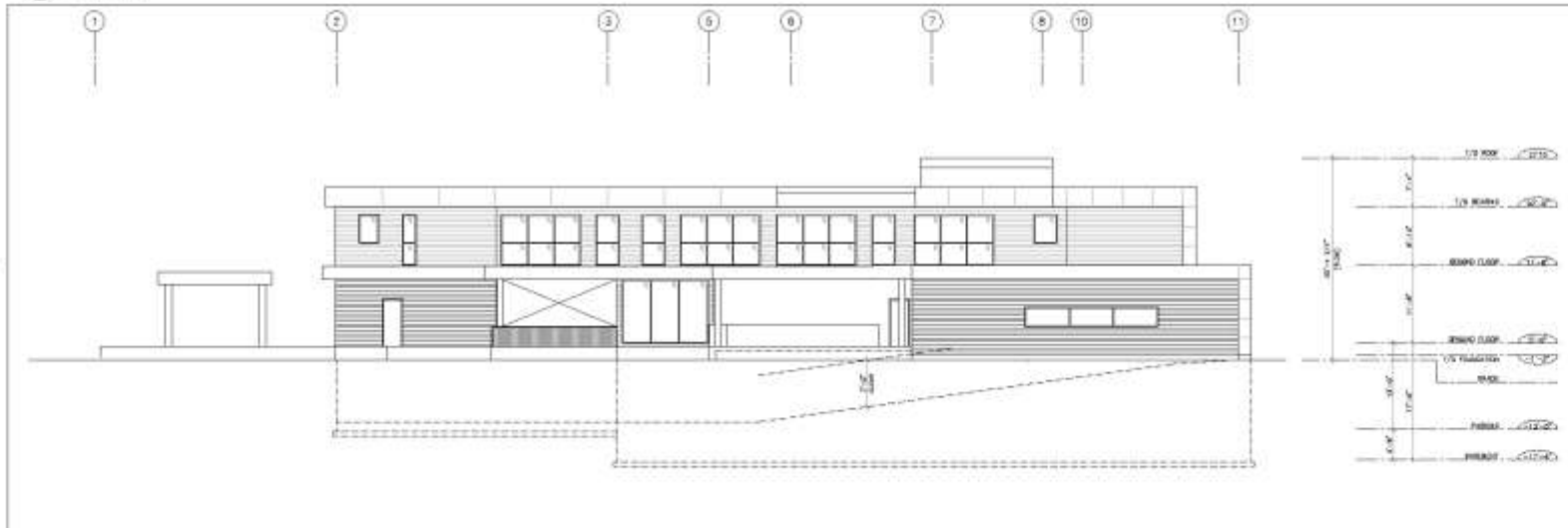
331 Greenbrooke Drive
Vaughan Ontario
M4V 1P5

Exterior Elevations

A3.2



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"





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