



File: A145/19

Applicant: Rossana Tsang and Anson Fok

Address: 27 Ferretti Street, Maple ON

Agent: Giancarlo Tari
Complete Home Construction 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	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, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
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: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, January 16, 2020



Minor Variance
Application

Agenda Item: 07

A145/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, January 16, 2020

Applicant: Rossana Tsang and Anson Fok

Agent: Giancarlo Tari- Complete Home Construction Inc.

Property: 27 Ferretti Street, Maple ON

Zoning: The subject lands are zoned RD4 Residential Detached Zone 4, and subject to the provisions of Exception 9(1205) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Low-Rise Residential.

Related Files: None.

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed one storey sunroom to be located at the rear of the existing dwelling.

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

By-law Requirement	Proposal
A minimum rear yard setback of 7.5 metres is required.	To permit a minimum rear yard setback of 4.82 metres to the sunroom addition.

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

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 December 19, 2019

Applicant confirmed posting of signage on December 22, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2008

Applicant has advised that they cannot comply with By-law for the following reason(s): It would make the addition too small to be able to use.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

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

Please confirm if there are any steps outside of the sunroom. If so, please indicate these on the site plan with the setback dimensions.

Please note: 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:

Vaughan Official Plan 2010: Low-Rise Residential.

The Owner is requesting permission to construct a one-storey sunroom with the above variance.

The Owner is requesting a rear yard setback of 4.82 metres where 7.5 metres is required (Variance #1). The Variance is considered minor in nature and appropriate for the neighborhood. The proposed sunroom meets all other by-law requirements.

The Owner submitted an Arborist Report prepared by Green Haven Tree Service dated September 10, 2019, and amended October 18, 2019. The Urban Design and Cultural Heritage Division of the Development Planning Department and Parks, Forestry and Horticulture Operations has reviewed the submitted Arborist Report and is satisfied.

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 minor variance application.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A145/19 subject to the following condition:

1. The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading 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 approval.

Parks Development:

No comments or concerns

Forestry and Horticulture Operations:

Application A131/19 be subject to the following condition(s):

1. Hoarding must be installed and verified by forestry prior to the start of site works.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments or concerns

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 Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading 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 approval.
2.	Forestry Department Andrew Swedlo 905-832-8585 x 3615 Andrew.swedlo@vaughan.ca	Hoarding must be installed and verified by forestry prior to the start of site works.

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.

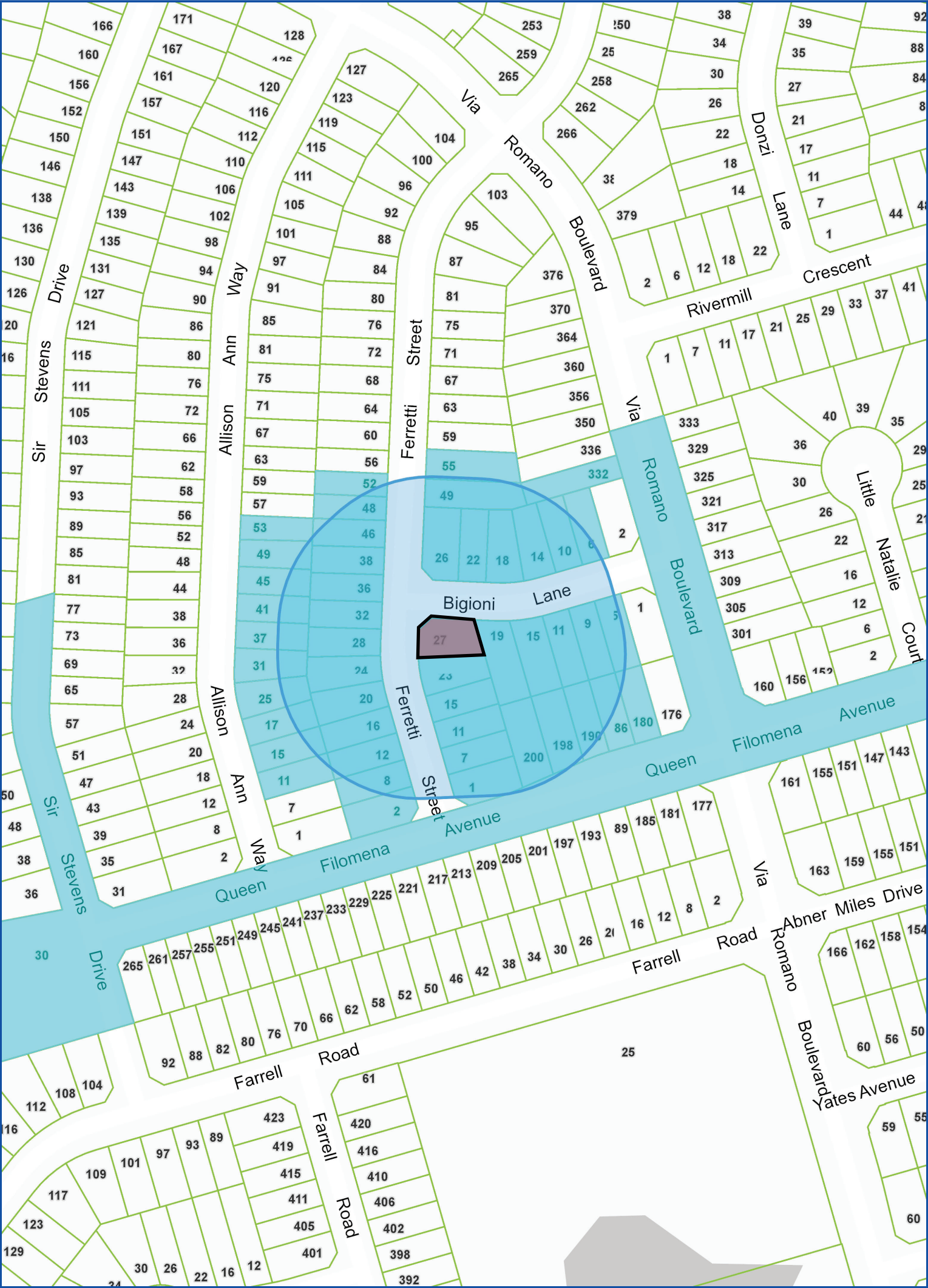
For further information please contact the City of Vaughan, Committee of Adjustment

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

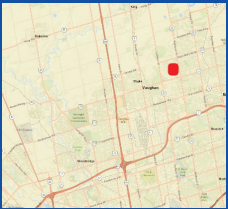
Schedule A: Plans & Sketches

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



Map Information:



Title:

27 FERRETTI STREET, MAPLE

NOTIFICATION MAP - A145/19

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257

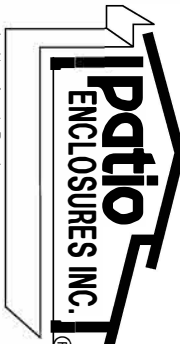
0 0.04 km



Created By:

Infrastructure Delivery
Department
November 21, 2019 6:28 PM

Projection:
NAD 83
UTM Zone
17N



Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

Authorized Dealer

COMPLETE HOME CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

FOK PROJECT

NEW SUNROOM ADDITION

27 FERRITTI STREET
VAUGHAN, ONTARIO



Colin A Lee
Engineering Ltd.

Tel: 519•570•4120

- LIST OF DRAWINGS:
- L1

- LOT LAYOUT
- S1

- PROPOSED FIRST FLOOR PLAN
- S2

- PROPOSED DECK PLAN
- S3

- PROPOSED ROOF PLAN
- S4

- PROPOSED ELEVATION
- S5

- PROPOSED ELEVATION
- S6

- PROPOSED ELEVATION
- S7

- DECK SECTION DETAILS
- S8

- SECTION DETAIL
- S9

- EXISTING BASEMENT FLOOR PLAN
- S10

- EXISTING FIRST FLOOR PLAN
- S11

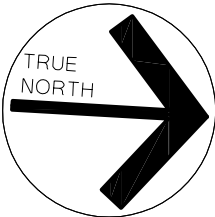
- EXISTING SECOND FLOOR PLAN
- S12

- EXISTING ELEVATION

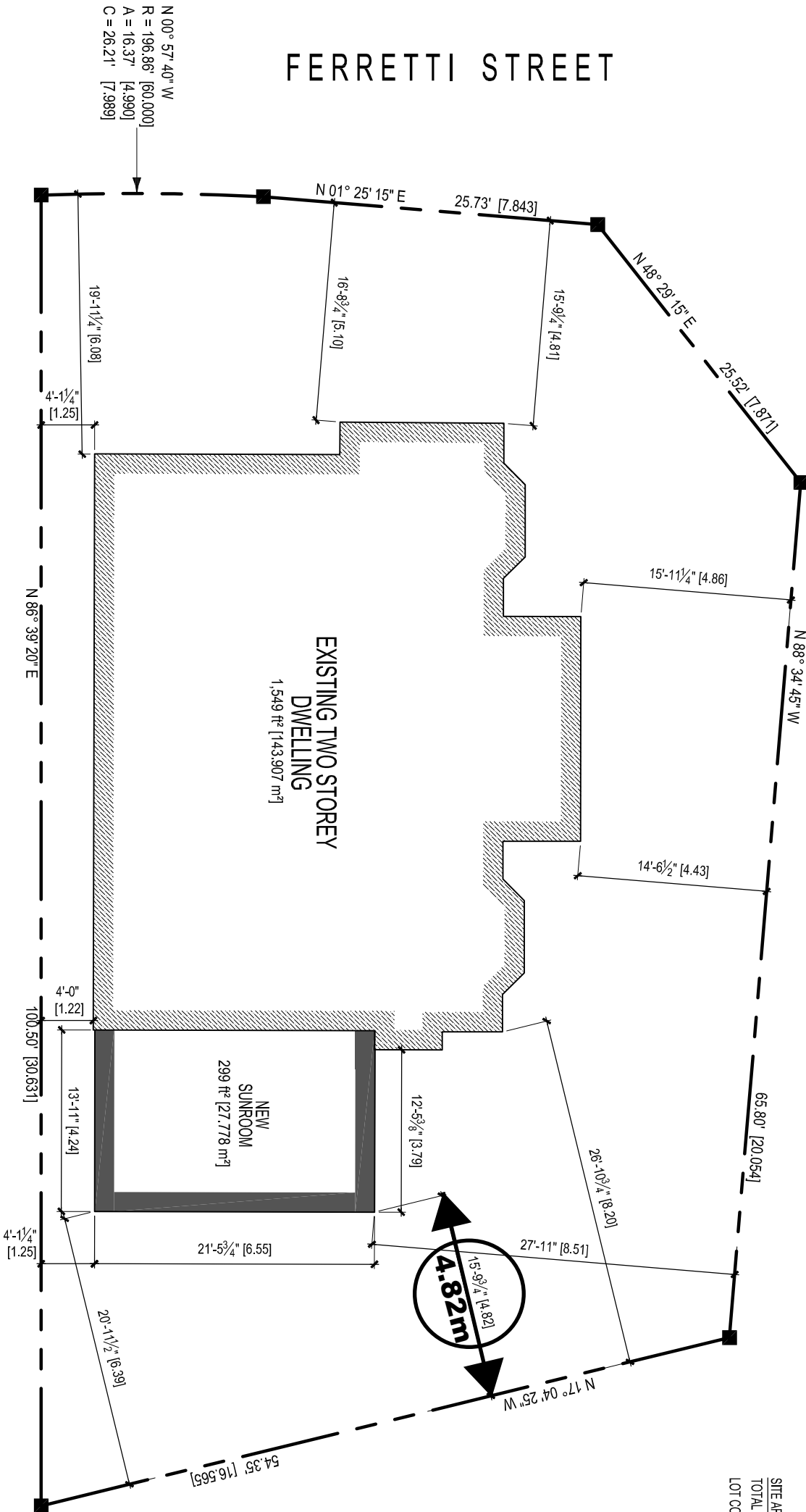
A145/19

BIGIONI LANE

LOT 79
REGISTERED PLAN 65M - 3891
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



SITE AREA DATA:
TOTAL SITE AREA: 5,046 ft² [468,789 m²] 100%
LOT COVERAGE AREA: 1,848 ft² [171,685 m²] 36.6%



SITE PLAN
3/32" = 1'-0"

FOK PROJECT
27 FERRITTI STREET, VAUGHAN

LOT LAYOUT

Colin A Lee
Engineering Ltd.

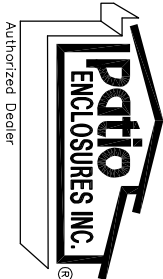
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scale: AS SHOWN

date: SEPTEMBER 2019

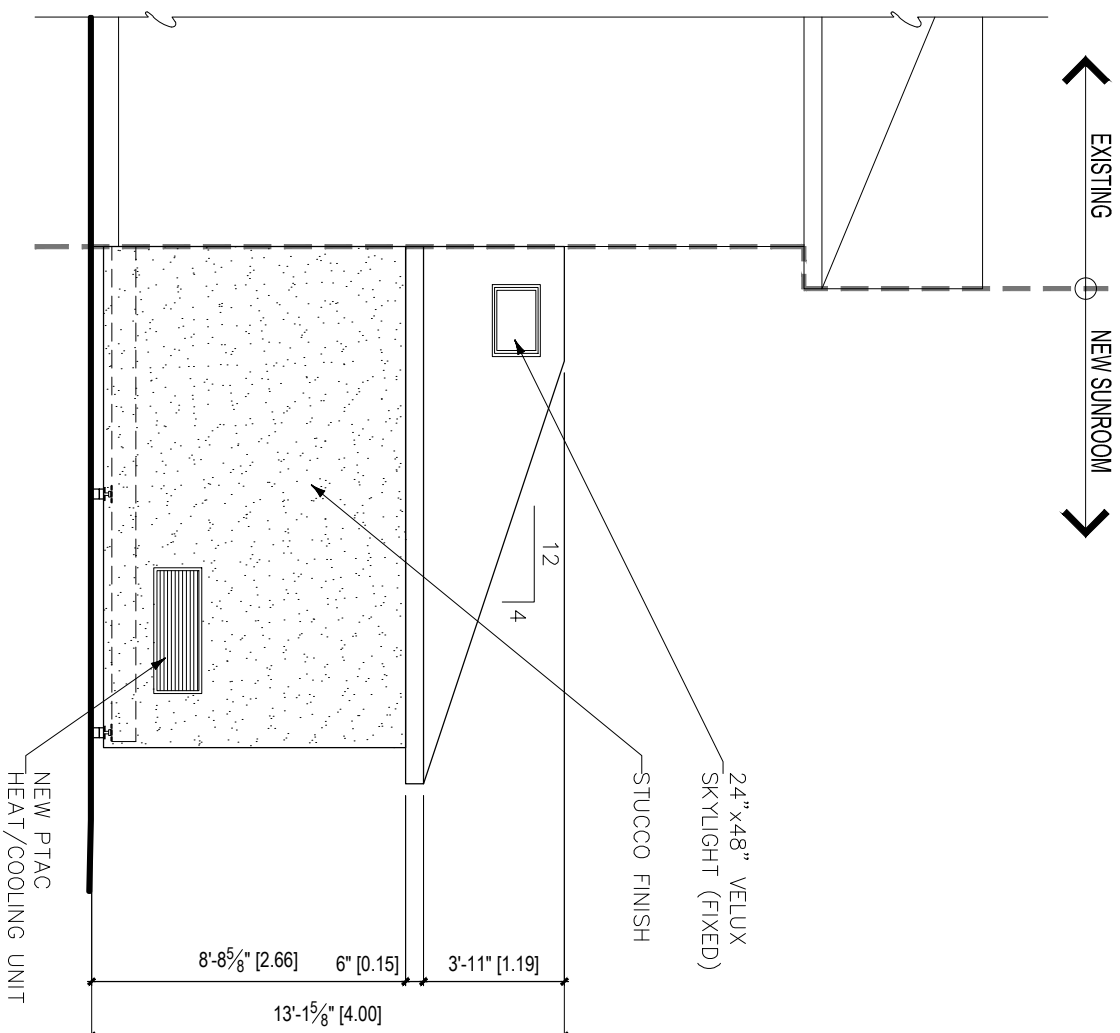
dwg No.

L1




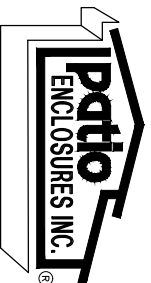
Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

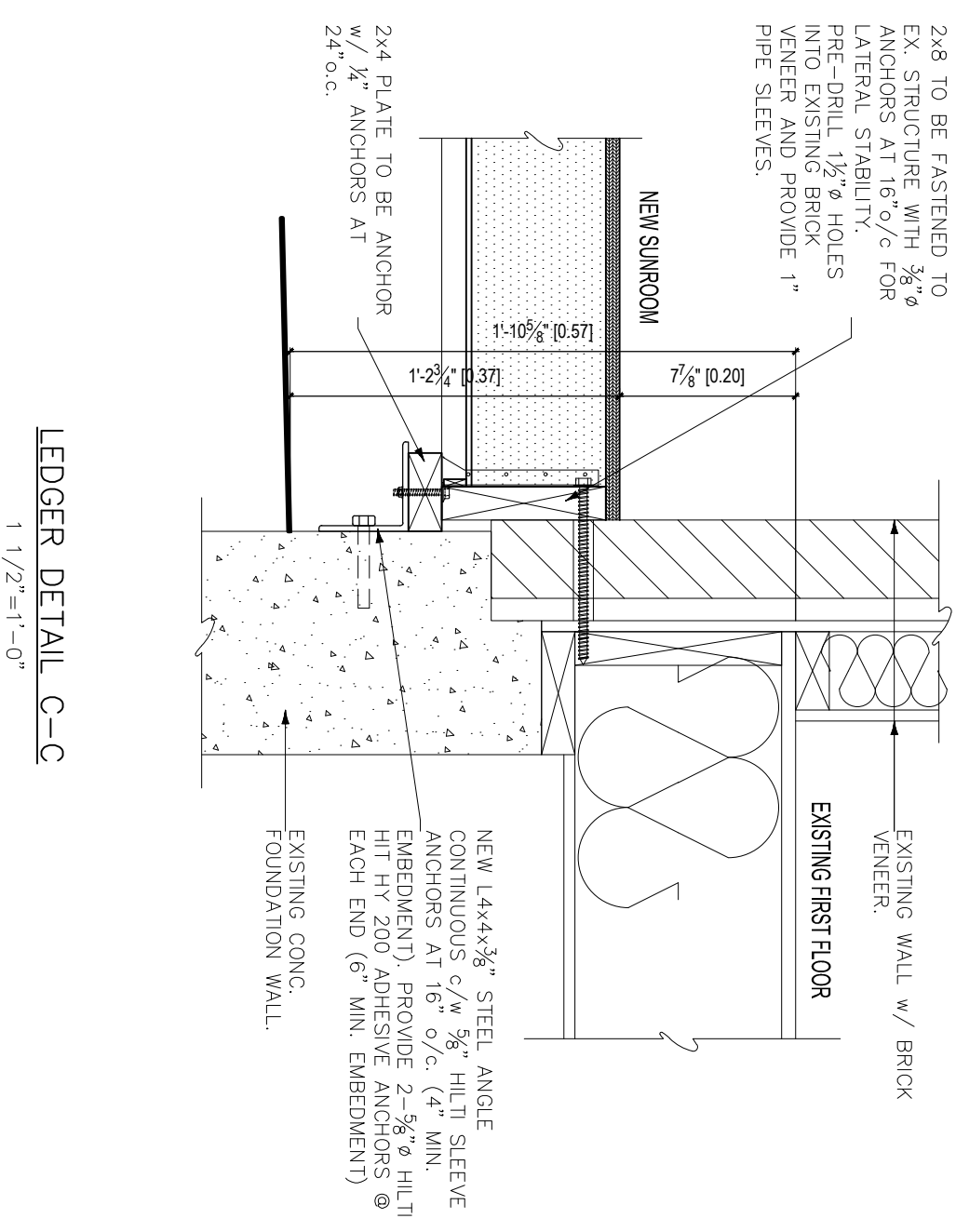
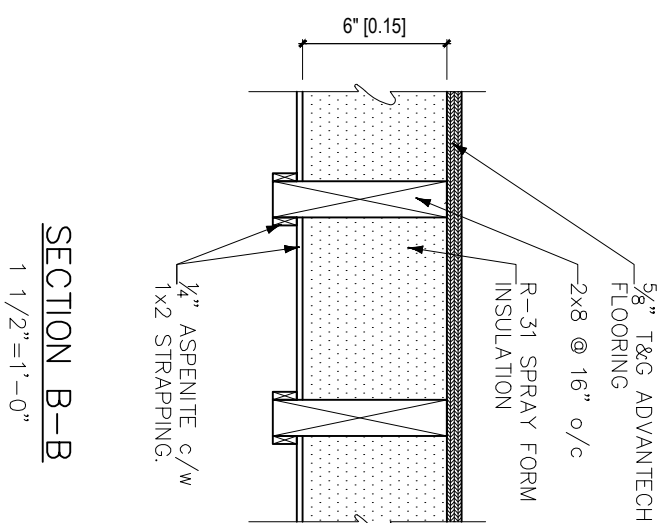
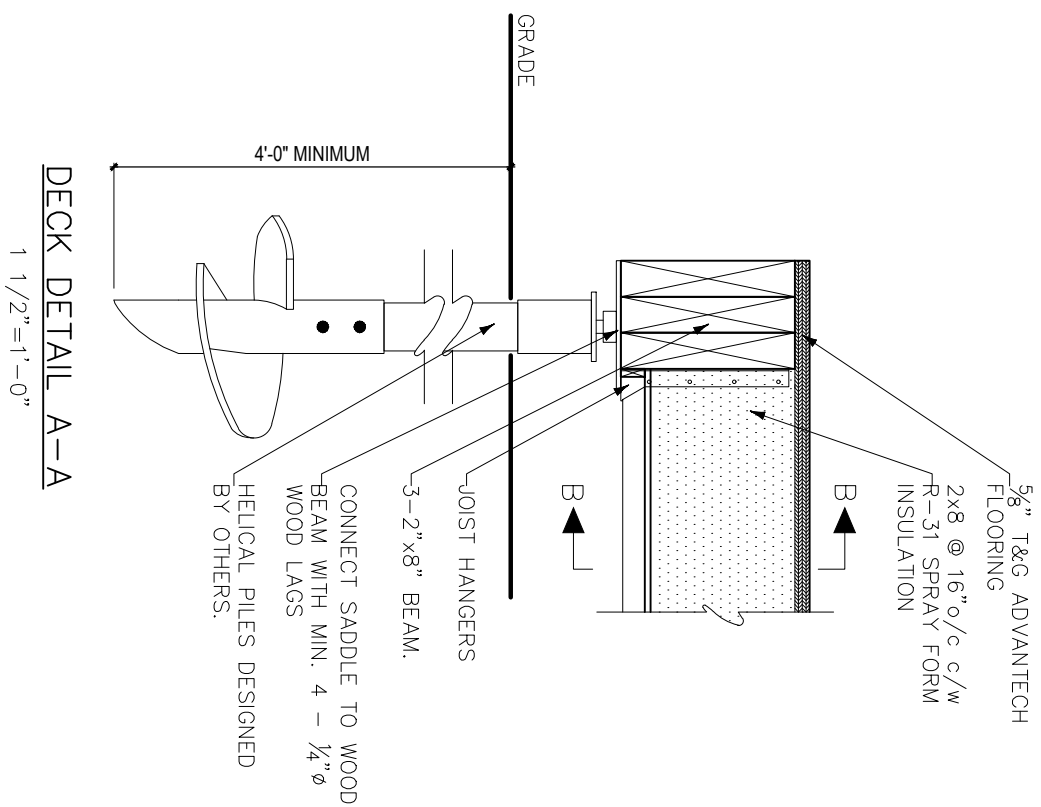
COMPLETE HOME CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



PROPOSED RIGHT ELEVATION

$$\overline{3/16''=1'-0''}$$

<p style="text-align: center;"> FOK PROJECT 27 FERRITTI STREET, VAUGHAN </p>			
		<p style="text-align: center;">  Colin A Lee Engineering Ltd. Tel: 519-570-4120 </p>	
		<p>scale: AS SHOWN</p>	
		<p>date: SEPTEMBER 2019</p>	
		<p>dwg No. S4</p>	
		<p style="text-align: center;">  Authorized Dealer </p>	
		<p style="text-align: center;"> Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 </p>	
		<p style="text-align: center;"> COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1 </p>	



No.	DATE
DESCRIPTION	
FOK PROJECT 27 FERRITTI STREET, VAUGHAN DECK SECTION DETAILS	
Colin A Lee Engineering Ltd. Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994	
scale: AS SHOWN	
date: SEPTEMBER 2019	
dwg No. S7	
COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	

Colin A Lee
Engineering Ltd.


Tel: 519•570•4120

scale: AS SHOWN

date: SEPTEMBER 2019

No. dwg

57

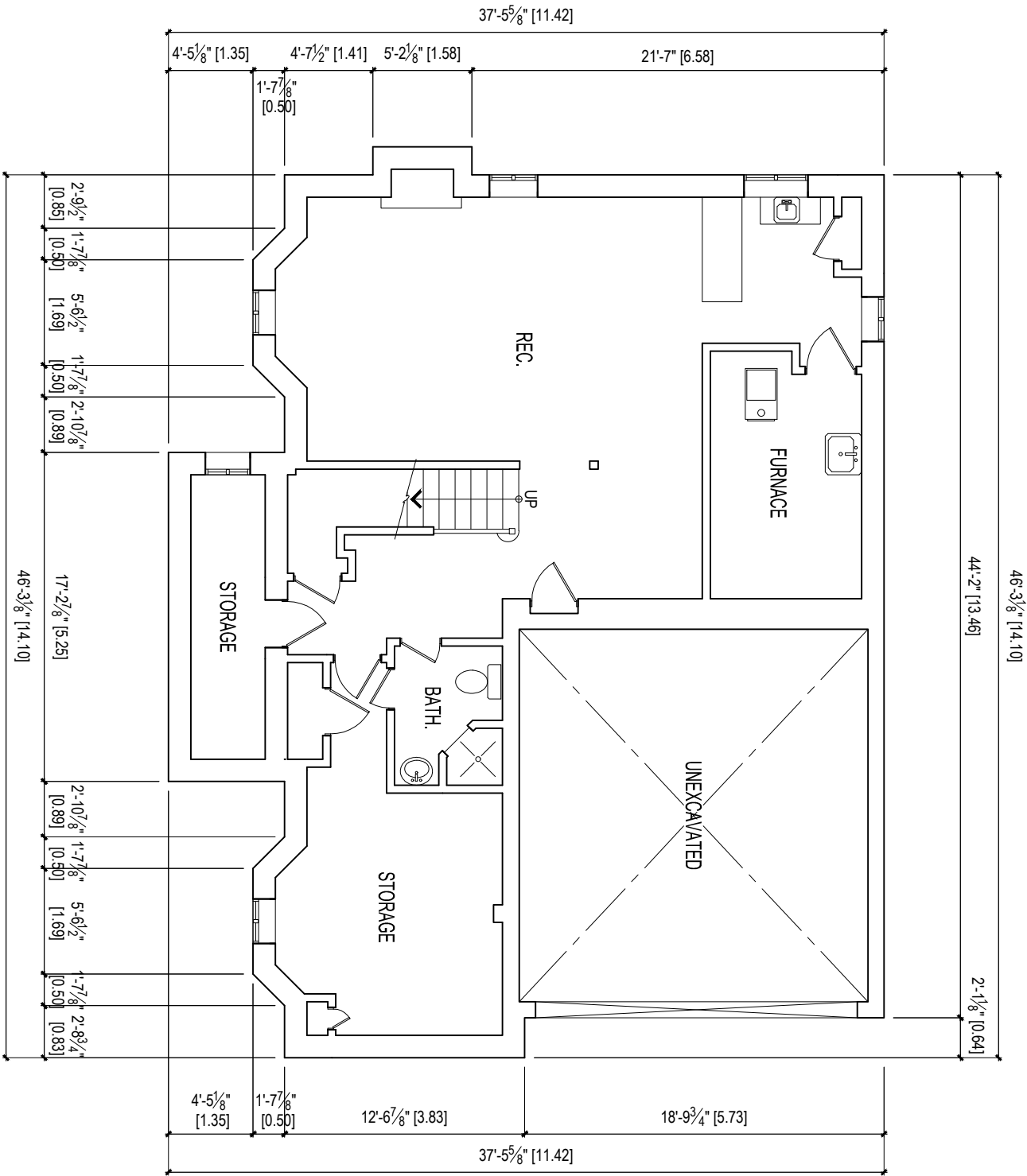


Authorized Dealer

Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

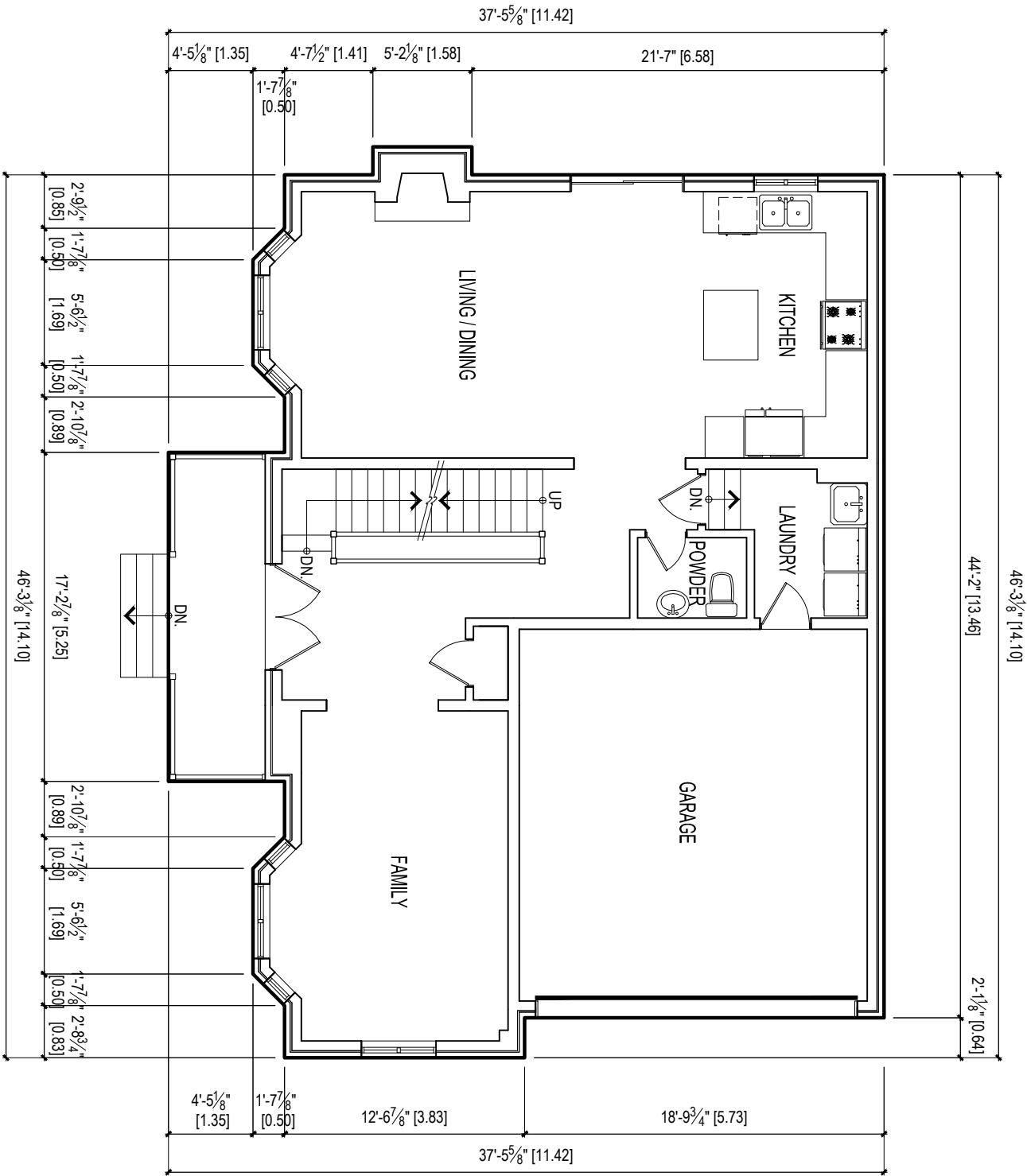
Authorized Dealer

COMPLETE HOME CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1





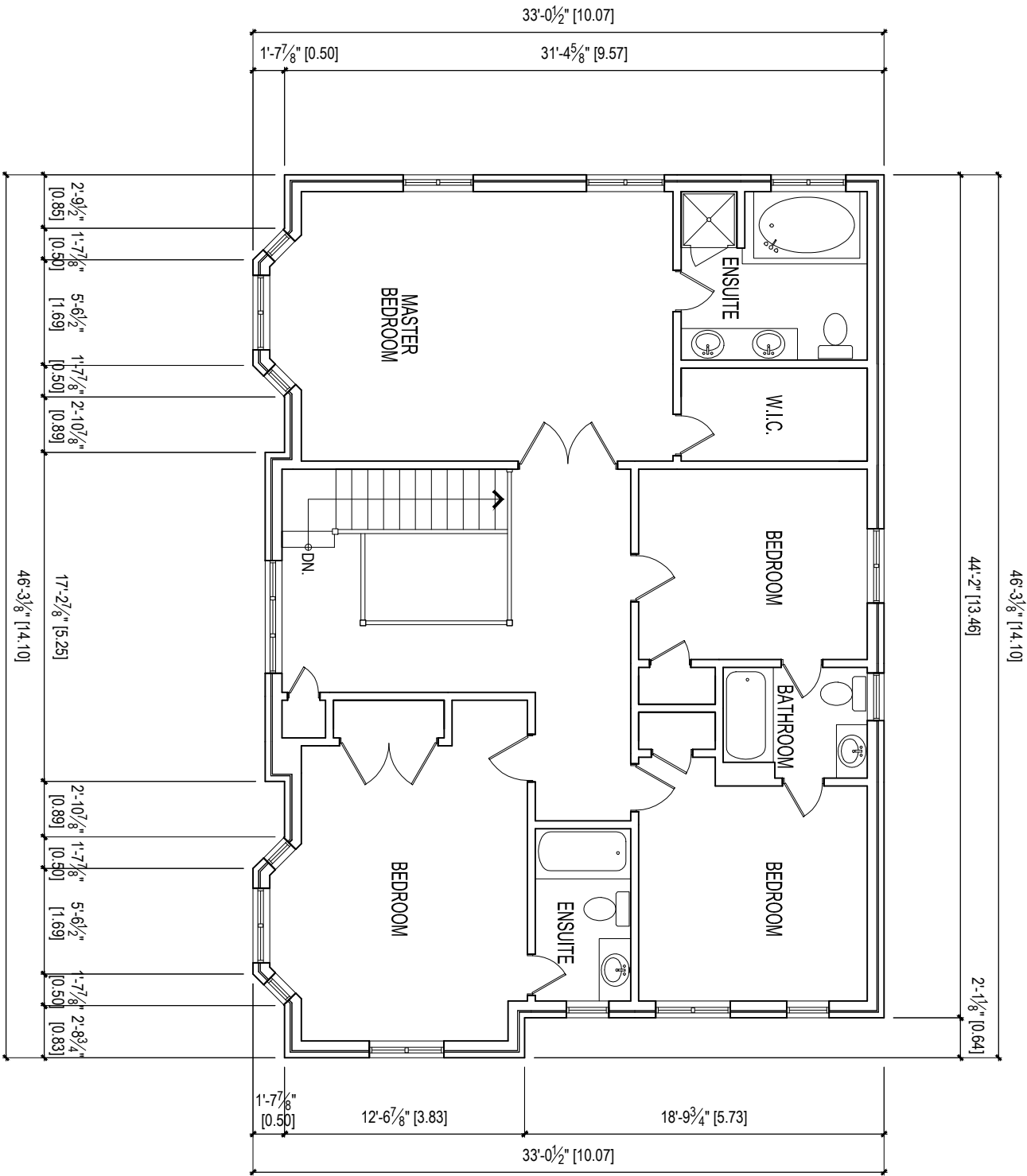
EXISTING BASEMENT PLAN
1/8"=1'-0"

No.		DESCRIPTION	DATE
EXISTING BASEMENT PLAN			
FOK PROJECT			
27 FERRITTI STREET, VAUGHAN			
dwg No.		S9	
date:		SEPTEMBER 2019	
scale:		AS SHOWN	
Colin A Lee Engineering Ltd.		COMPLETE HOME CONSTRUCTION Inc.	
Tel: 519-624-1966		Tel: 519-624-1966	
1-877-624-1966		1-877-624-1966	
Fax: 519-623-3994		Fax: 519-623-3994	
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1		180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	





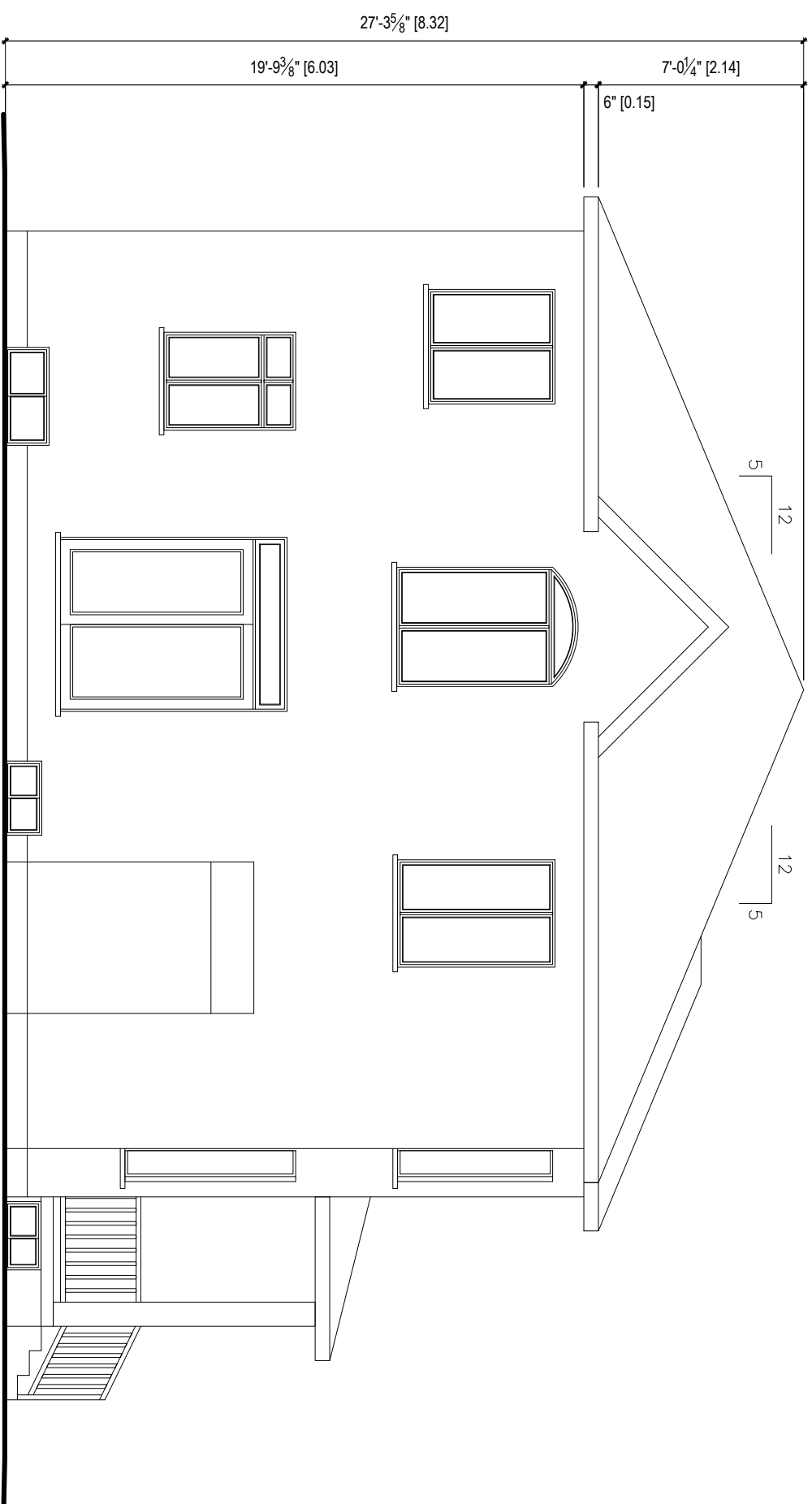
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

No.		DESCRIPTION		DATE	
FOK PROJECT 27 FERRITTI STREET, VAUGHAN EXISTING FIRST FLOOR PLAN					
scale: AS SHOWN		 Colin A Lee Engineering Ltd. Tel: 519-570-4120			
date: SEPTEMBER 2019					
dwg No. S10		 Ipatio ENCLOSURES INC. Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 Authorized Dealer			
COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1					




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

No.		DESCRIPTION		DATE	
<div>FOK PROJECT</div> <div>27 FERRITTI STREET, VAUGHAN</div> <div>EXISTING SECOND FLOOR PLAN</div>					
<div><div><div><div><div></div><div>Colin A Lee Engineering Ltd.</div></div><div>Tel: 519•570•4120</div></div><div><div>scale: AS SHOWN</div><div>date: SEPTEMBER 2019</div><div>dwg No. S11</div></div></div></div>					
<div><div><div><div></div><div>Authorized Dealer</div></div><div><div>Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</div></div></div><div><div>COMPLETE HOME CONSTRUCTION Inc.</div><div>180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</div></div></div>					



EXISTING REAR ELEVATION
3/16"=1'-0"

DESCRIPTION		DATE
No.		
<div>FOK PROJECT 27 FERRITTI STREET, VAUGHAN EXISTING ELEVATION</div>		
<div>Colin A Lee Engineering Ltd. Tel: 519-570-4120</div>		<div> Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</div>
scale: AS SHOWN		
date: SEPTEMBER 2019		
dwg No. S12		
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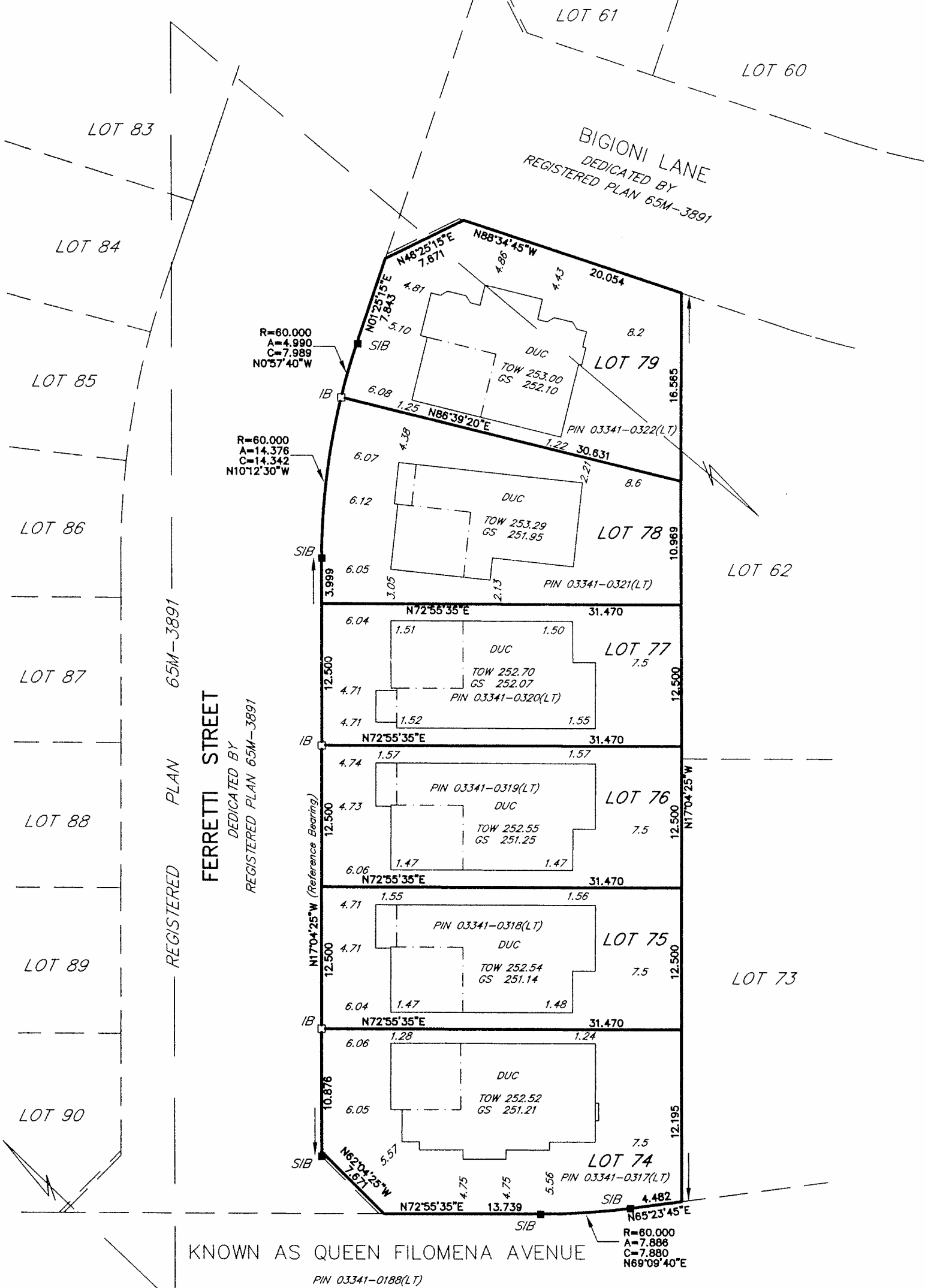
SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF
LOTS 74 TO 79 INCLUSIVE
REGISTERED PLAN 65M-3891
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
YOUNG & YOUNG SURVEYING INC.
© 2008

SCALE 1 : 400
5 0 5 15 METRES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1622214

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

PART 2
DESCRIPTION OF LAND
Lots 74 to 79 Inclusive
Registered Plan 65M-3891
City of Vaughan
Regional Municipality of York
COMPLIANCE WITH MUNICIPAL ZONING
NOT CERTIFIED BY THIS REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
See PINS
ADDITIONAL REMARKS
NEW DWELLINGS



NOTE

DUC DENOTES DWELLING UNDER CONSTRUCTION
TOW DENOTES TOP OF FOUNDATION WALL
GS DENOTES GARAGE SILL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT ;
1/ THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2/ THE SURVEY WAS COMPLETED ON THE 1ST DAY OF APRIL 2008.

DATE April 19/08
JOHN F.G. YOUNG B.Sc.
ONTARIO LAND SURVEYOR

REVISION NOTE

PLAN REVISED TO SHOW LOT 79 AUGUST 15, 2007
PLAN REVISED TO SHOW LOTS 75 TO 77 APRIL 04, 2008

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC
AND ARE REFERRED TO THE EASTERLY LIMIT
OF FERRETTI STREET HAVING A BEARING
OF N17°04'25"W AS SHOWN ON REGISTERED
PLAN 65M-3891.

METRIC

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

THIS REPORT WAS PREPARED FOR CENTURY GROVE HOMES

YOUNG & YOUNG SURVEYING INC.
PROFESSIONAL LAND SURVEYORS

BOLTON
2 HOLLAND DRIVE UNIT 6
BOLTON ONTARIO L7E 1E1
PHONE (905) 951-6000 FAX (905) 857-4811

SCHOMBERG
343 MAIN STREET SUITE 1
SCHOMBERG ONTARIO L0C 1T0
PHONE (905) 939-1112 FAX (905) 939-9094

DRAWN BY: T.L.

PROJECT 06-B5318

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

Providence, Lenore

Subject: FW: A145-19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)

From: Development Services <developmentservices@york.ca>

Sent: October-23-19 3:44 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Subject: RE: A145-19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)

Good afternoon Lenore,

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

Regards,

Gabrielle