

ITEM #: 6.9	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A190/22 112 Thornridge Dr Thornhill ON
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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 <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X	X		General Comments
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
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	



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A190/22
112 Thornridge Dr Thornhill ON

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

ITEM NUMBER: 6.9	CITY WARD #: 5
APPLICANT:	Rania and Aziz Abdelshahid
AGENT:	Mahir Manios - Manarch Design
PROPERTY:	112 Thornridge Drive, Thornhill 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.

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required front yard is 22.44 m. [4.5 3 & 7.2.2, Table 7-3]	To permit a minimum front yard of 14.02 m.
2	Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 m or greater, the minimum interior side yard shall be 2.5 m, provided the total of both side yards shall be not less than 6.0 m. If a portion of the building is less than 6.0 m in height the minimum side yard for such portion shall be 1.5 m provided that the total of the side yards shall be a minimum of 6.0 m. [14.403 2.b.]	To permit the total of the side yards to be a minimum of 5.02 m.
3	The maximum permitted height is 8.5 m. [4.5 1.b.]	To permit the maximum height to be 9.48 m.

The subject lands are zoned R1V – Old Village Residential Zone and subject to the provisions of Exception 9(662) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum required front yard is 22.44 m. [4.1.9, Schedule A]	To permit a minimum front yard of 14.02 metres.
5	Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 metres or greater, the minimum interior side yard shall be 2.5 metres, provided the total of both side yards shall be not less than 6.0 metres. If a portion of the building is less than 6.0 metres in height the minimum side yard for such portion shall be 1.5 metres provided that the total of the side yards shall be a minimum of 6.0 metres. [9(662) b) ii)]	To permit the total of the side yards to be a minimum of 5.02 metres.
6	The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 21.85% (Dwelling 19.37% and Covered Porches 2.48%).

Zoning By-law 1-88		Variance requested
7	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 11.69 metres.

HEARING INFORMATION
<p>DATE OF MEETING: Thursday , August 18, 2022</p> <p>TIME: 6:00 p.m.</p> <p>MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan</p> <p>LIVE STREAM LINK: Vaughan.ca/LiveCouncil</p>
<p>PUBLIC PARTICIPATION</p> <p>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</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</p>

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	August 3, 2022	
Date Applicant Confirmed Posting of Sign:	July 21, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	CONFLICT BETWEEN BYLAWS 1-88 AND 001-2021. LARGE REAR COVERED PORCH WHICH BRINGS COVERAGE OVER THE 20% ALLOWABLE UNDER BYLAW 1-88. DWELLING WITHOUT PORCHES COMPLY. EXISTING DWELLING TO BE DEMOLISHED IS SET TOO FAR BACK ON THE PROPERTY. THE PROPOSED DWELLING WILL BE MORE IN KEEPING WITH THE ADJACENT DWELLING AS IT'S PROPOSED TO SET IT BACK AT THE AVERAGE OF THE NEIGHBOURS. ADDITIONALLY, THE EXISTING HOUSE IS 1-STOREY WITH A VERY LOW ROOF WHICH BRINGS THE REQUIRED HEIGHT DOWN TO 8.5M UNDER BYLAW 001-2021 ONLY THE FRONT PORTION OF THE PROPOSED DWELLING DOES NOT COMPLY WITH THE REQUIRED 6.0M AGGREGATE UNDER BYLAW 1-88. THE BACK PORTION OF THE DWELLING EXCEEDS IT AT 7.34M. SETBACKS COMPLY UNDER BOTH BYLAWS	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	No	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	No	

COMMITTEE OF ADJUSTMENT COMMENTS	
*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.	
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. 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:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
(1) As the proposed dwelling in the subject property 421m2, 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. (Condition attached)	
(2) The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit the curb cut permit link provided above to learn how to apply for the curb cut/ reinstating permit.	
(3) The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit the culvert work link provided above for more information.	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit a revised 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: Forestry: Applicant has applied for a tree removal permit through the Forestry division. Horticulture:	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
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.	

DEVELOPMENT FINANCE COMMENTS	
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 Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
Fire Department Recommended Conditions of Approval:	None

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

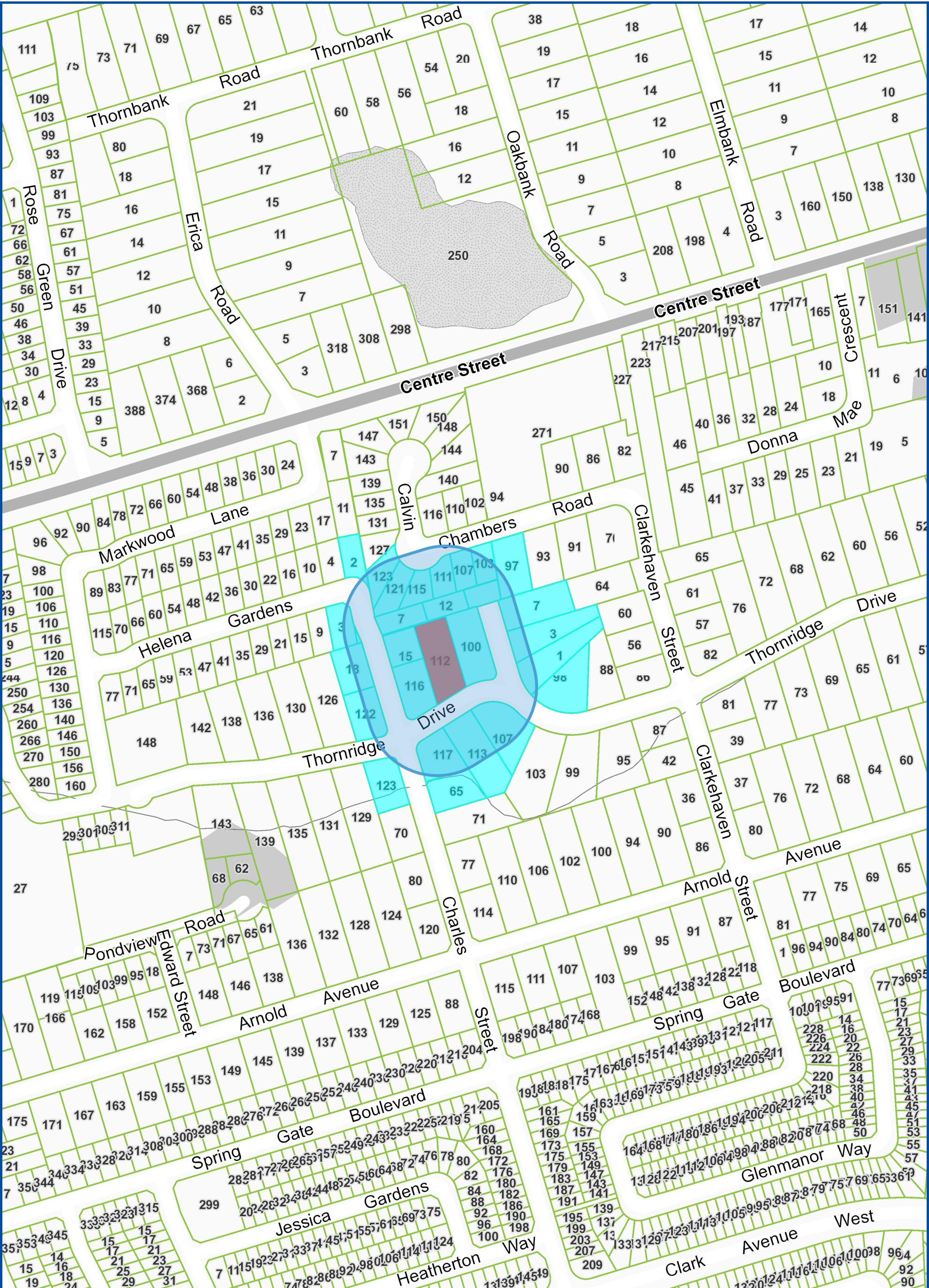
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

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 Engineering ian.reynolds@vaughan.ca	The Owner/applicant shall submit a revised 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.

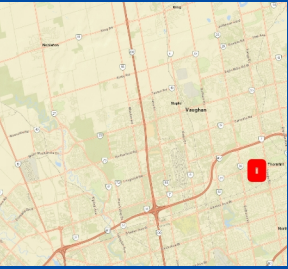
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for

IMPORTANT INFORMATION – PLEASE READ
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. 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



Map Information:



Title:

NOTIFICATION MAP - A190/22

112 THORNHILLRIDGE DRIVE, THORNHILL

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: 1:4,514

0 0.07 km



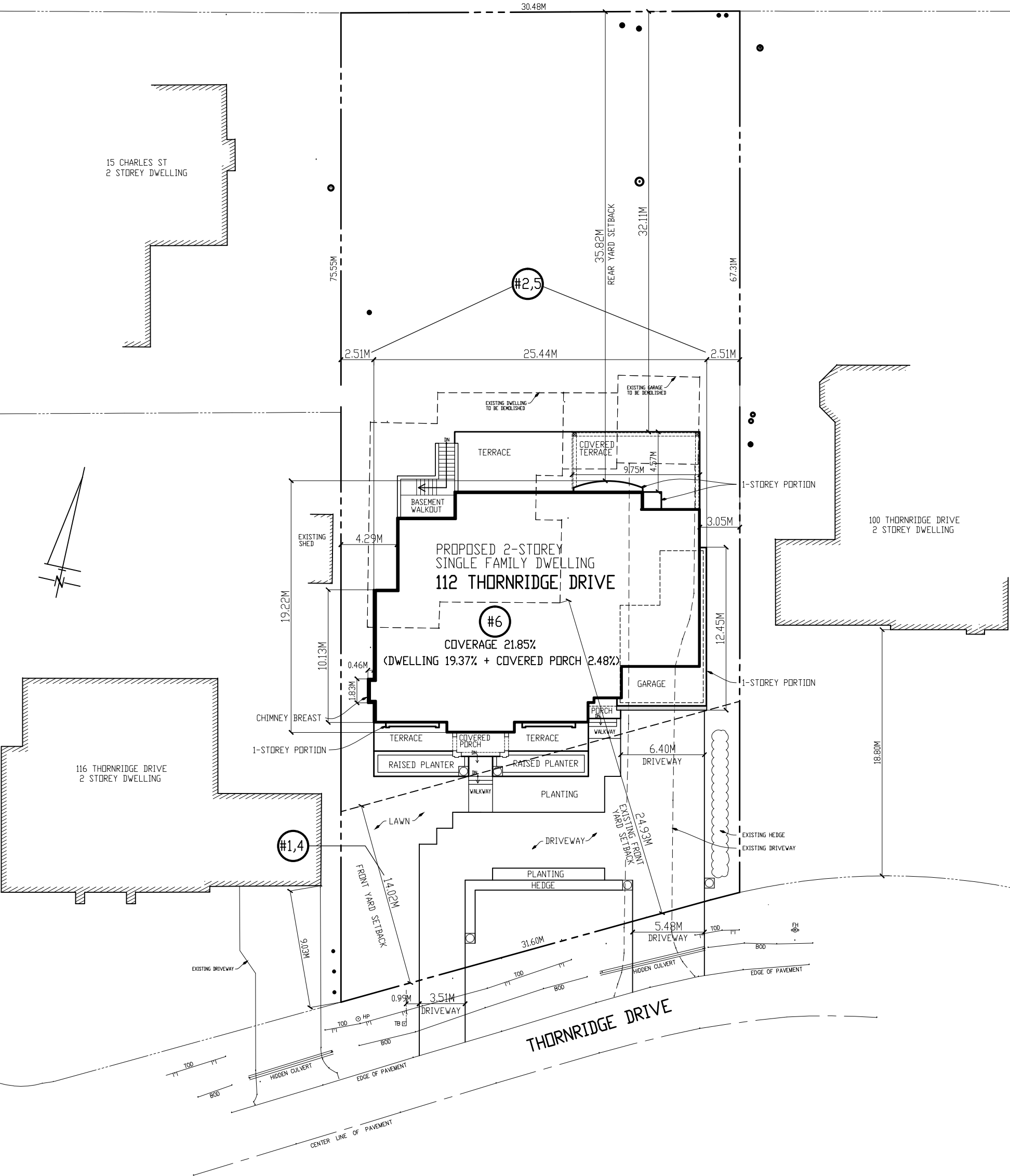
Created By:

Infrastructure Delivery
Department
August 2, 2022 4:05 PM

Projection:
NAD 83
UTM Zone
17N

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A190/22

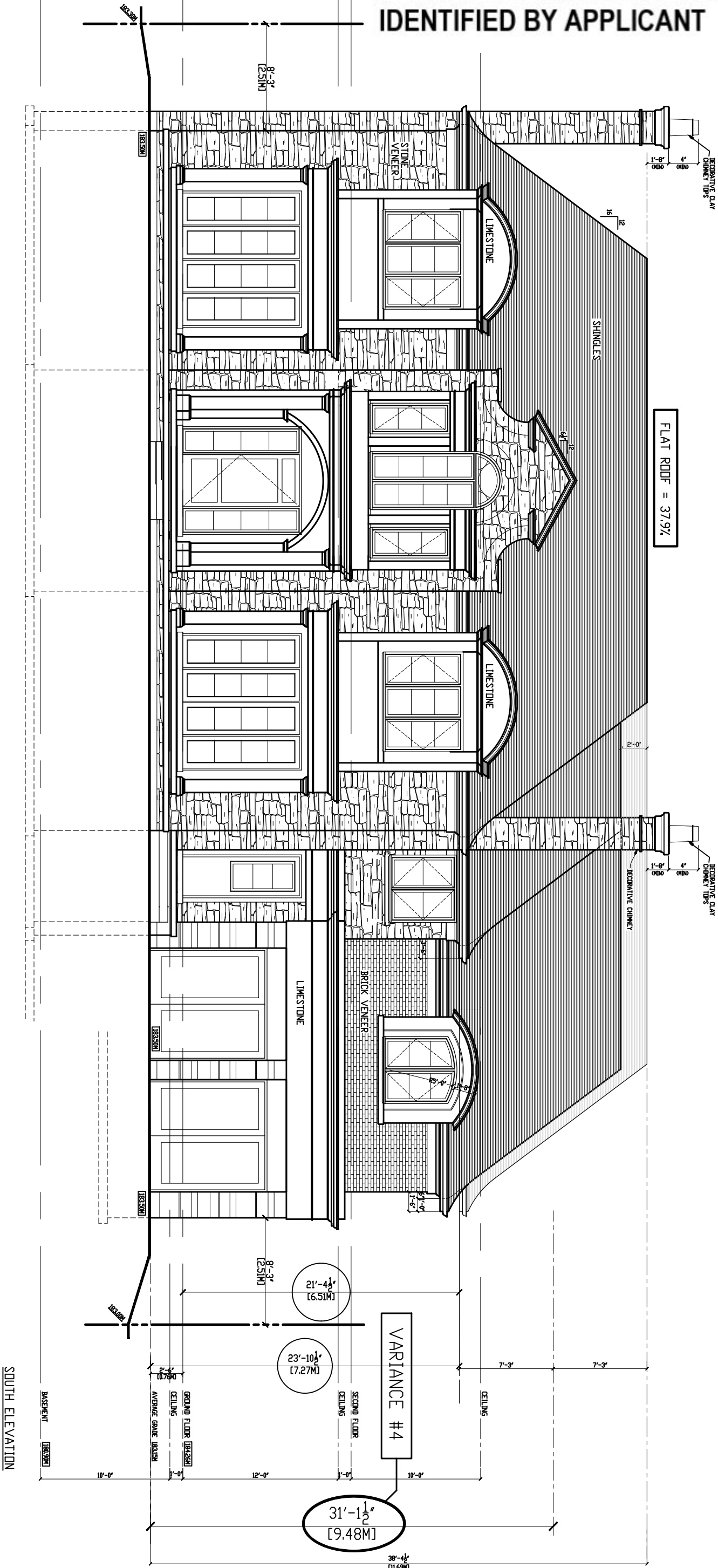


Firm Name and Address MD ManArch Design 1 Teakwood Grove Toronto, Ont. M3B 2H9 Tel. (416) 414-2635 Website: manarch.ca Email: mahir@manarch.ca	Drawing SITE PLAN	Project Name and Address PROPOSED RESIDENCE AT 112 THORNTRIDGE DRIVE THORNHILL, VAUGHAN	Project No. 028-21
	Date REV JULY 13, 2022		A1
	Scale 1:300		
	Issue CofA		

Received

July 29, 2022

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT



Firm Name and Address

MD MonArch Design

1 Teakwood Grove
Toronto, Ont. M3B 2H9
Tel: (416) 414-2635
Website: monarch.co
Email: mdh@monarch.co

Drawing
SOUTH ELEVATION

Date
REV JUL Y 29 2022

Scale
1/8"=1'-0"

Issue
C of A

Project Name and Address

PROPOSED RESIDENCE AT
112 THORNIDGE DRIVE
THORNHILL, VAUGHAN

Project No.
028-21

A6

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
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/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: August 3, 2022

Name of Owners: Manarch Design inc., Rania & Aziz Abdelshahid

Location: 112 Thornridge Drive

File No.(s): A190/22

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

1. To permit a minimum front yard of 14.02 m.
2. To permit the total of the side yards to be a minimum of 5.02 m.
3. To permit the maximum height to be 9.48 m.

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

1. The minimum required front yard is 22.44 m.
2. Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 m or greater, the minimum interior side yard shall be 2.5 m, provided the total of both side yards shall be not less than 6.0 m. If a portion of the building is less than 6.0 m in height the minimum side yard for such portion shall be 1.5 m provided that the total of the side yards shall be a minimum of 6.0 m.
3. The maximum permitted height is 8.5 m.

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

4. To permit a minimum front yard of 14.02 metres.
5. To permit the total of the side yards to be a minimum of 5.02 metres.
6. To permit a maximum lot coverage of 21.85%.
7. To permit a maximum building height of 11.69 metres.

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

4. The minimum required front yard is 22.44 m.
5. Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 metres or greater, the minimum interior side yard shall be 2.5 metres, provided the total of both side yards shall be not less than 6.0 metres. If a portion of the building is less than 6.0 metres in height the minimum side yard for such portion shall be 1.5 metres provided that the total of the side yards shall be a minimum of 6.0 metres.
6. The maximum permitted lot coverage is 20%.
7. The maximum permitted building height is 9.5 metres.

Official Plan:

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

Comments:

The Owners are requesting permission to construct a two-storey single detached dwelling with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 4. The proposed minimum front yard remains fairly expansive and thus will continue to preserve the existing character of the neighbourhood. The proposed dwelling is in-line with the established built form on the north side of this portion of Thornridge Drive, and will not pose any visual impacts to the adjacent properties or streetscape.

The Development Planning Department has no objection to Variances 2 and 5 as the 0.98 m reduction in total side yards (5.02 m) only applies to a portion of the dwelling's side walls, while the remaining portions comply with Zoning By-law 1-88 and 001-2021. The east wall is stepped back for the second storey, providing additional spatial separation for the upper level and a decrease in perceived mass.

The Development Planning Department has no objection to Variances 3, 6 and 7 for the lot coverage and building height. The proposed enclosed portions of the dwelling would

have a lot coverage of 19.37%, while the remaining 2.48% is associated with the proposed covered front porch and the covered rear terrace, which are considered non-livable areas. The proposed total lot coverage of 21.85% complies with the lot coverage requirements identified in By-law 001-2021. The proposed lot coverage and a building height of 9.48 m (By-law 001-2021) is also consistent with other previously approved nearby dwellings, will continue to preserve the existing character of the neighbourhood, and will not pose any visual impacts to the adjacent properties or streetscape.

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.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

To: Committee of Adjustment

From: Gregory Seganfreddo, Building Standards Department

Date: July 7th, 2022

Applicant: Manarch Design inc., RANIA AND AZIZ ABDEL SHAHID

Location: PLAN RP4061 Lot 35 municipally known as 112 Thornridge Drive

File No.(s): A190/22

Zoning Classification:

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required front yard is 22.44 m. [4.5 3 & 7.2.2, Table 7-3]	To permit a minimum front yard of 14.02 m.
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The subject lands are zoned R1V – Old Village Residential Zone and subject to the provisions of Exception 9(662) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum required front yard is 22.44 m. [4.1.9, Schedule A]	To permit a minimum front yard of 14.02 metres.
5	Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 metres or greater, the minimum interior side yard shall be 2.5 metres, provided the total of both side yards shall be not less than 6.0 metres. If a portion of the building is less than 6.0 metres in height the minimum side yard for such portion shall be 1.5 metres provided that the total of the side yards shall be a minimum of 6.0 metres. [9(662) b) ii)]	To permit the total of the side yards to be a minimum of 5.02 metres.
6	The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 21.85%.
7	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 11.69 metres.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

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

Other Comments:

	Zoning By-law 01-2021
1	The maximum permitted Lot Coverage is 23%. [7.2.2, Table 7-3, Note 2]

	<p>Lot Coverage is defined as: <i>Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure.</i></p> <p>Note that this includes projections such as eaves, chimneys, etc.</p> <p>The Lot Coverage of the proposed dwelling has been provided in accordance with the definition of Lot Coverage in by-law 001-2021, as amended. The statistics have been updated based on this information.</p>
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General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

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

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

Date: July 14th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A190-22**

Related Files:

Applicant Rania Abdelshahid And Aziz Abdelshahid

Location 112 Thornridge Drive

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alecrautilities.com

Mitchell Penner

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

Email: Mitchell.Penner@alecrautilities.com

From: [Development Services](#)
To: [Committee of Adjustment](#)
Subject: [External] FW: A190/22 (112 Thornridge Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 21, 2022 4:16:25 PM
Attachments: [image001.png](#)
[image003.png](#)
[CIRC_A190_22.pdf](#)

Hello,

The Regional Municipality of York has completed its review of the minor variance application – A190/22 and has no comment.

Thank you,

Maryam Ahmed, B.U.R.PL. | 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 x74528 | maryam.ahmed@york.ca | www.york.ca

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Please consider the environment before printing this email.

From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: Wednesday, July 13, 2022 1:50 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; TCEnergy@mhbcplan.com
Cc: Lenore Providence <Lenore.Providence@vaughan.ca>
Subject: A190/22 (112 Thornridge Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **August 1, 2022**.

Should you have any questions or require additional information please contact the

undersigned.

Regards,

Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
905-832-2281, ext. 8332 | christine.vigneault@vaughan.ca

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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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