

ITEM 6.11:	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A194/22 9 LANCER DR MAPLE
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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			Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X	X		No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X		No Comments Recieved to Date
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X	X		General Comments
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>	X			No comments received to date
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
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
Public	Hakan Demir	44 Findhorn Cres	07/25/2022	Letter of Support
Public	Resident	53 Findhorn Cres	07/25/2022	Letter of Support
Public	Carla Dos Santos	11 Lancer Drive	07/25/2022	Letter of Support

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	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A194/22
9 Lancer Dr Maple**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.11	CITY WARD #: 1
APPLICANT:	Nick Intrevado & Laura Pertili
AGENT:	Midaro Design Inc.
PROPERTY:	9 Lancer Dr Maple
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. Relief is also required to permit the existing shed.

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

The subject lands are zoned R1E(EN), First Density Residential Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum lot coverage permitted is 23%. (Table 7-3)	To permit a maximum lot coverage of 27.5%. (23% dwelling; 3.3% loggia & front porch; 1.0% shed)
2	A maximum building height shall be the least of the existing building height of 4.62 metres plus 3.0 metres for a total of 7.62 metres, but in no case shall the maximum building height requirement be less than 8.5 metres. (Section 4.5)	To permit a maximum building height of 9.66 metres.
3	A minimum rear yard setback of 0.6 metres is required to an accessory building. (Section 4.1.2.b.)	To permit a minimum rear yard setback of 0.27 metres to an accessory building.
4	A minimum interior side yard setback of 1.5 metres is required to an accessory building. (Section 4.1.2.a. & Table 7-3)	To permit a minimum rear yard setback of 0.56 metres to an accessory building.

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

	Zoning By-law 1-88	Variance requested
5	The maximum lot coverage permitted is 20%. (Schedule 'A')	To permit a maximum lot coverage of 27.5%. (23% dwelling; 3.3% loggia & front porch; 1.0% shed)
6	A maximum building height of 9.5 metres is permitted. (Schedule 'A')	To permit a maximum building height of 9.66 metres.
7	A minimum rear yard setback of 7.5 metres is required to an accessory building. (Section 4.1.2.c) & Schedule 'A')	To permit a minimum rear yard setback of 0.27 metres to an accessory building.
8	A minimum interior side yard setback of 1.5 metres is required to an accessory building. (Section 4.1.2.c) & Schedule 'A')	To permit a minimum interior yard setback of 0.56 metres to an accessory building.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 18, 2022
TIME: 6:00 p.m.

HEARING INFORMATION	
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: 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:	August 3, 2022
Date Applicant Confirmed Posting of Sign:	July 28, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Over in coverage height due to design
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>	No
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:	General Comments
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	
<p>As the proposed dwelling in the subject property 162.94m2, 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)</p> <p>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 page at City of Vaughan website for more information.</p> <p>Given that the adjacent neighbors has confirmed that there is no flooding and ponding because of reduced setback of the existing shed, the Development Engineering (DE) Department does not object to variance application A194/22 subject to the following condition:</p>	
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 Permit prior to any work being undertaken on the property. Please visit the grading permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Applicant is in the process of obtaining a Private Tree Permit.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
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 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 Permit prior to any work being undertaken on the property. Please visit the grading permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.

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.

IMPORTANT INFORMATION – PLEASE READ

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.

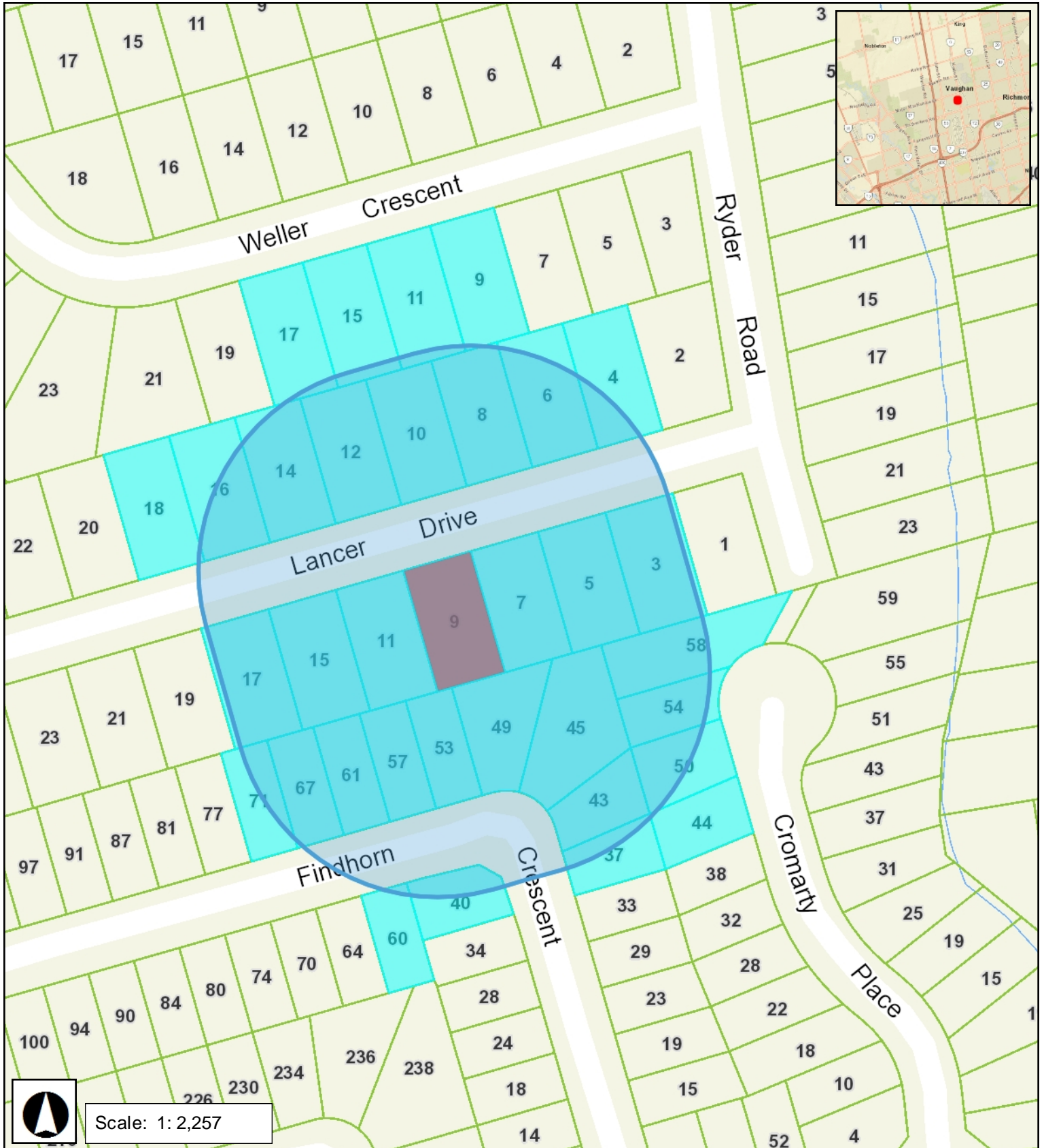
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

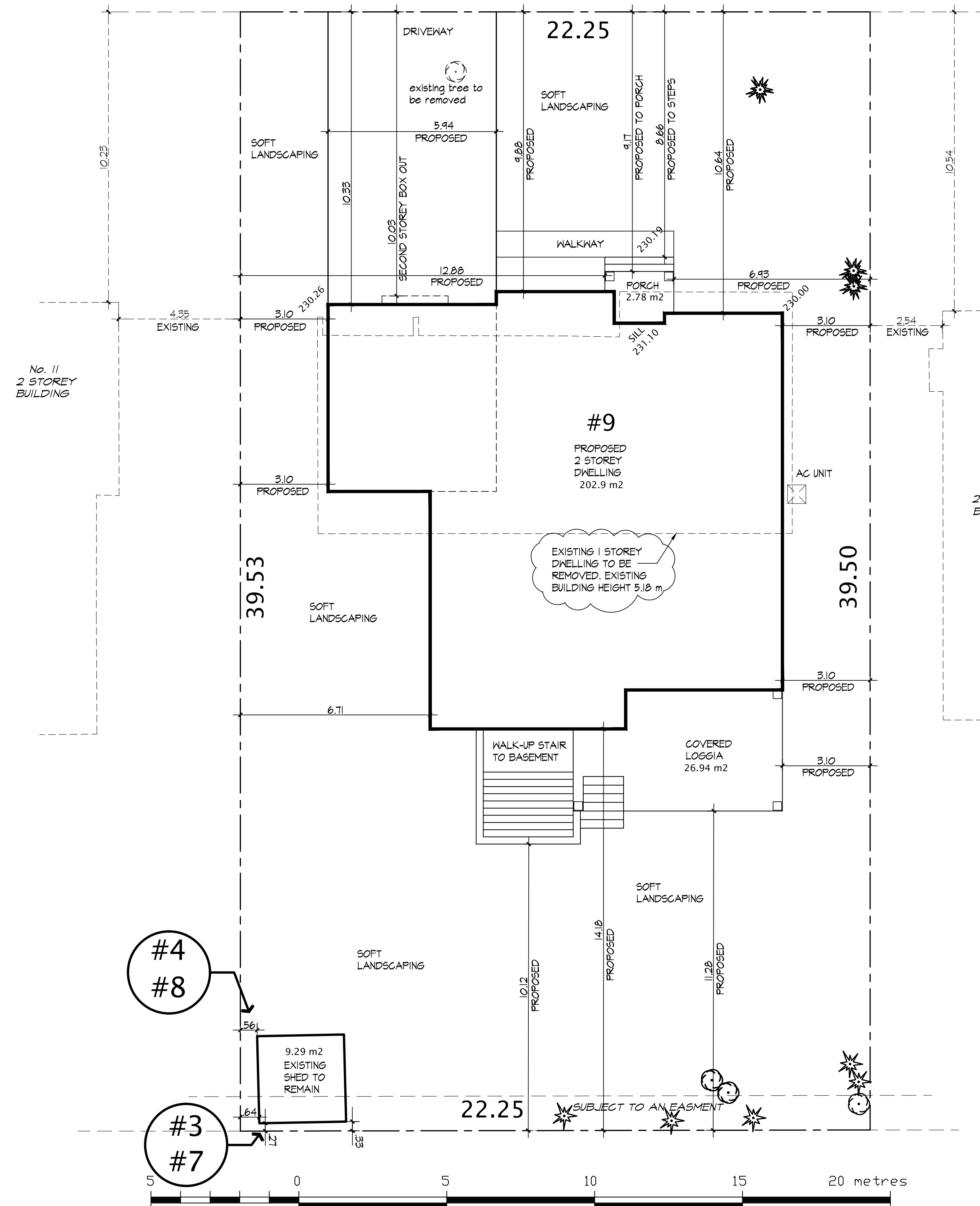
SCHEDULE A: DRAWINGS & PLANS

9 LANCER DRIVE, MAPLE



LANCER DRIVE

TOPOGRAPHIC SURVEY OF
LOT 16
REGISTERED PLAN 5590
CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)



RECEIVED
By RECEIVED at 1:21 pm, Jul 20, 2022

PLANS PREPARED BY APPLICANT

LOT AREA	880.37 m2
COVERAGE PERMITTED @ 20 % DWELLING	176.07 m2
DWELLING PROPOSED	202.90 m2 23.0 %
DWELLING OVERHANG	40.69 m2 4.6 %
LOGGIA PROPOSED	26.94 m2 3.0 %
PORCH PROPOSED	2.78 m2 0.3 %
SHED EXISTING	9.29 m2 1.0 %
SHED OVERHANG	2.69 m2 0.3 %
COVERAGE TOTAL	285.41 m2 32.2 %
MAIN FLOOR AREA	162.94 m2
SECOND FLOOR AREA	201.96 m2
TOTAL FLOOR AREA	364.90 m2
LANDSCAPE AREA	
FRONT YARD AREA	226.2 m2
FRONT WALKWAY	- 5.75 m2
DRIVEWAY	-61.40 m2
	-158.11 m2
	OR 63.8%
TOTAL REAR YARD SOFT LANDSCAPE	226.2 m2
COVERED LOGGIA AND WALK-UP BASEMENT STAIRS NOT INCLUDED PORCH	

Compliance Package:

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. & engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Midaro Design Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written permission of Midaro Design Inc.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

No.	Description	Date
6	Rev. as per city comments	22-07-18
5	Issued for STRUCTURAL TENDER	22-07-07
4	Rev. as per city comments	22-06-29
3	Issued for PERMIT	22-05-19
2	Issued for final review	22-05-02
1	Issued for review	22-03-16

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

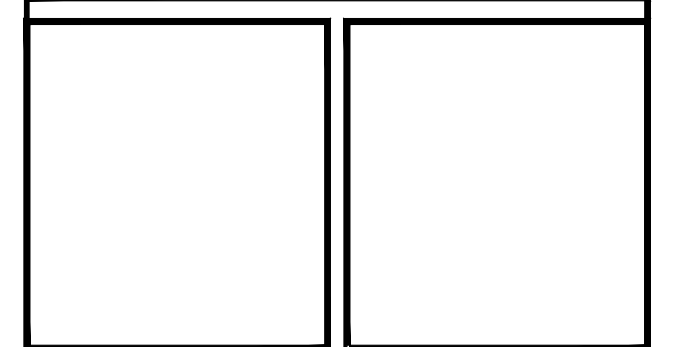
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.
Residential Design
delgrosso@sympatico.ca 416-702-3266



Project Name:

9 LANCER DRIVE

Title:

Site plan

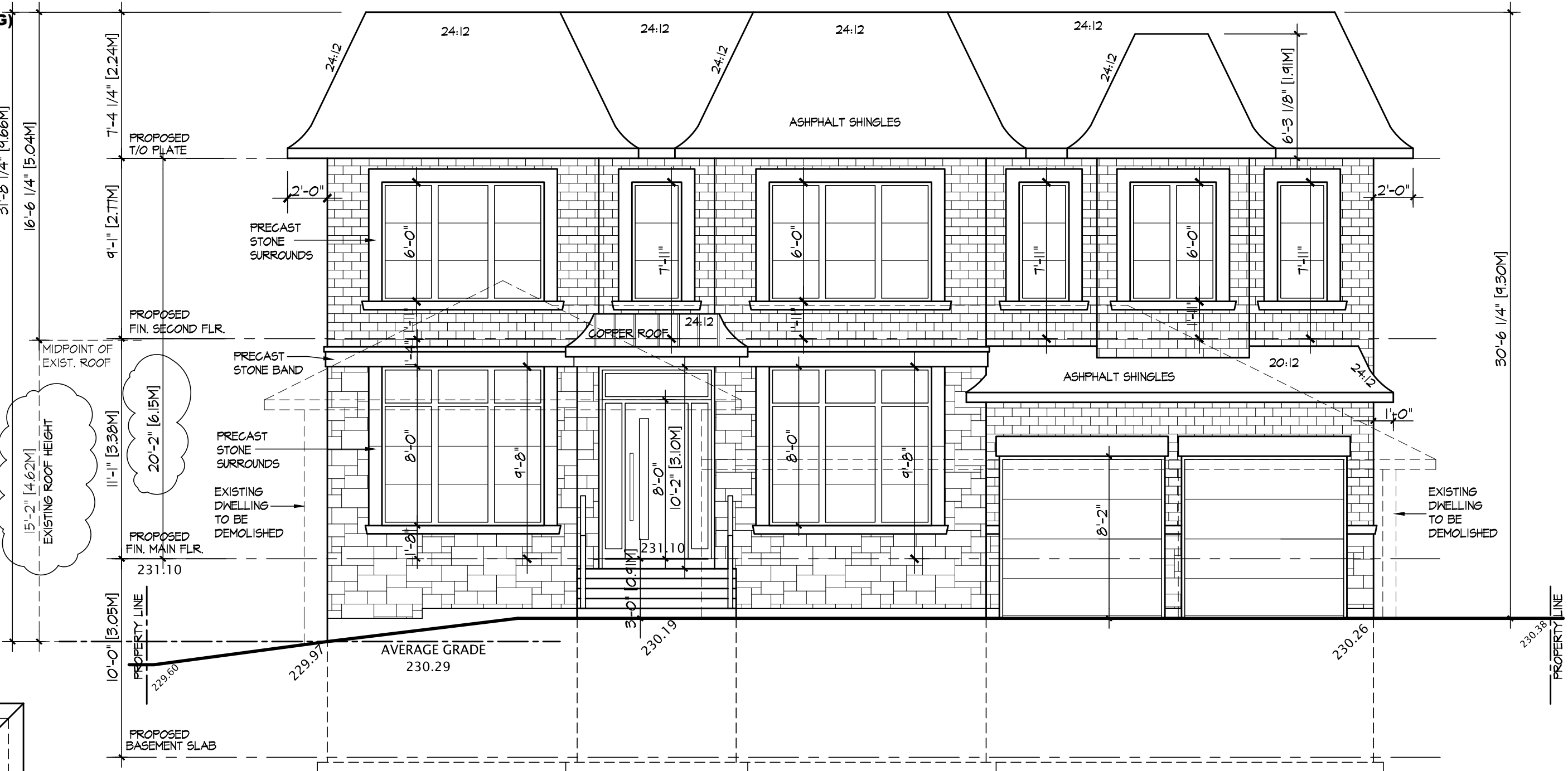
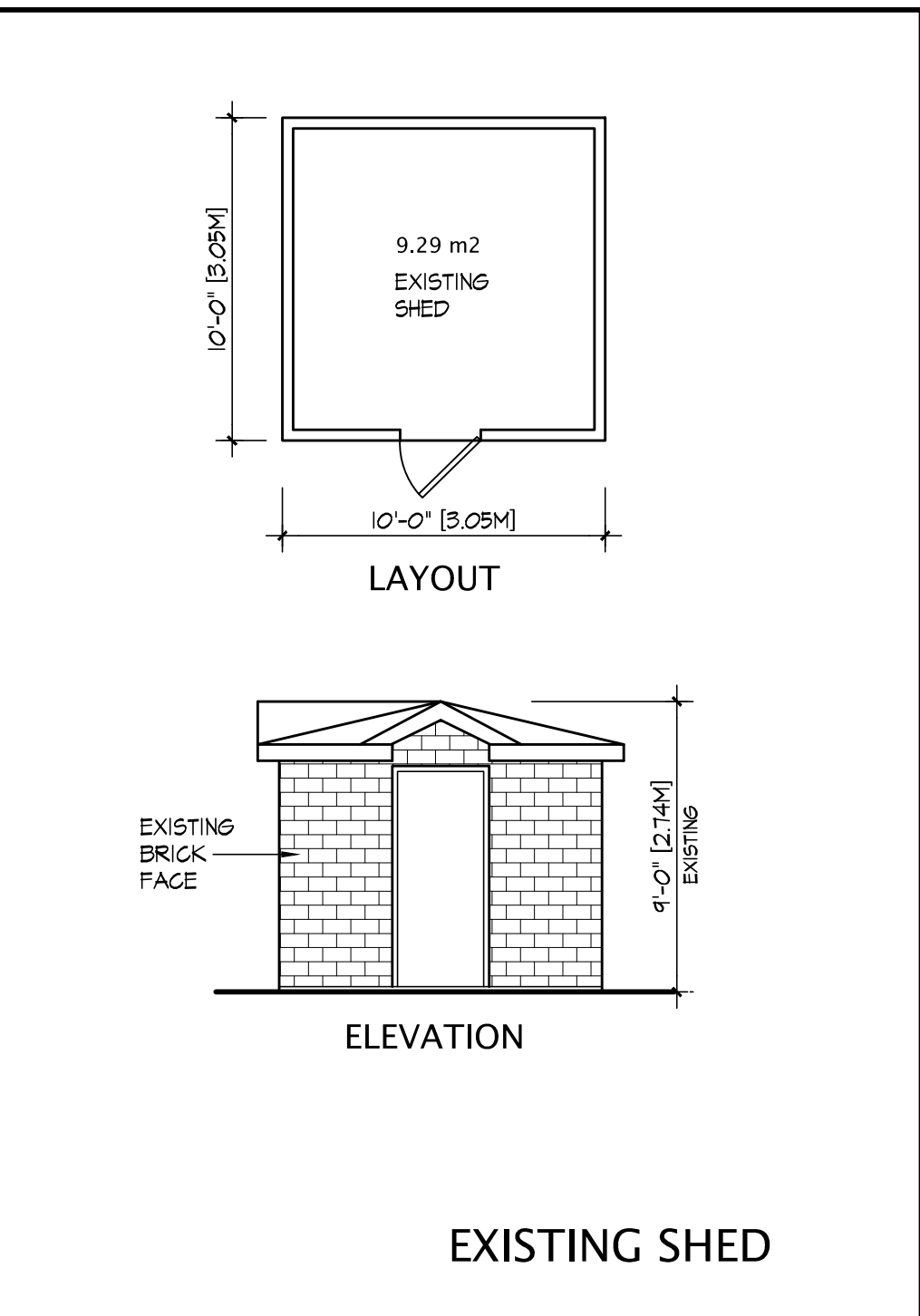
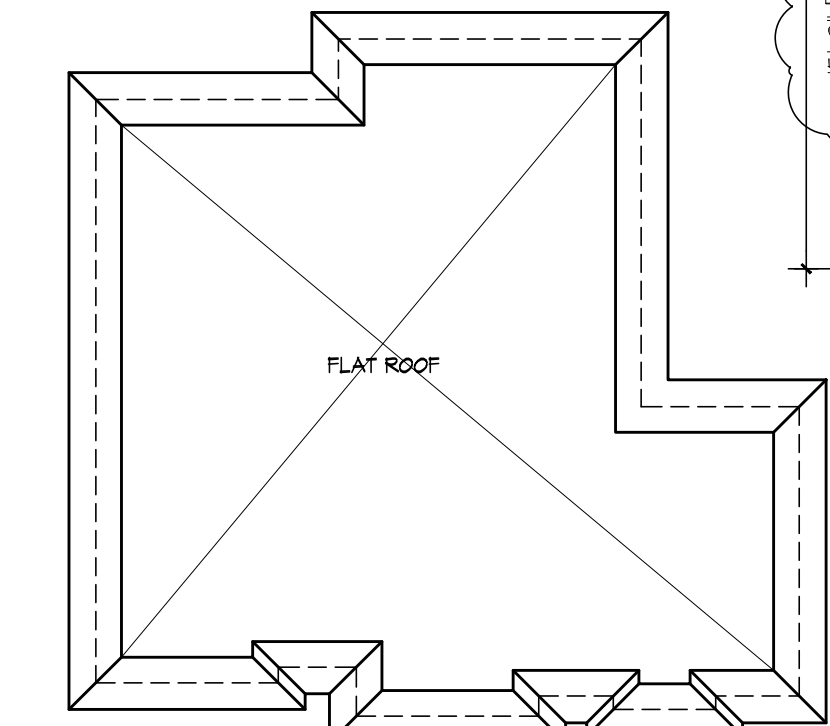
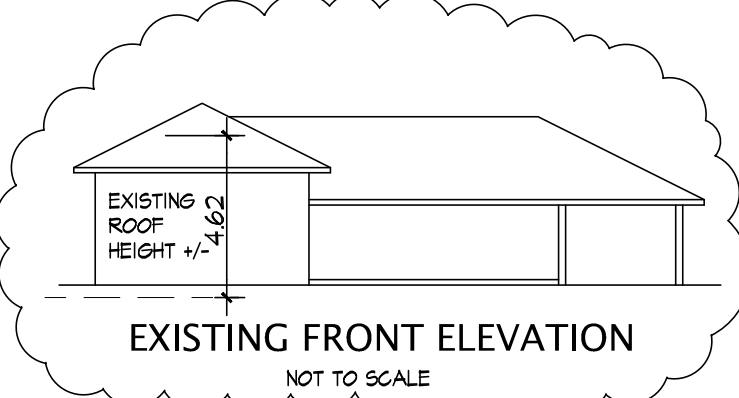
Scale: Project No. 22-23

Date: May 2022 Drawing No:

Project Location: Vaughan, Ontario A-1

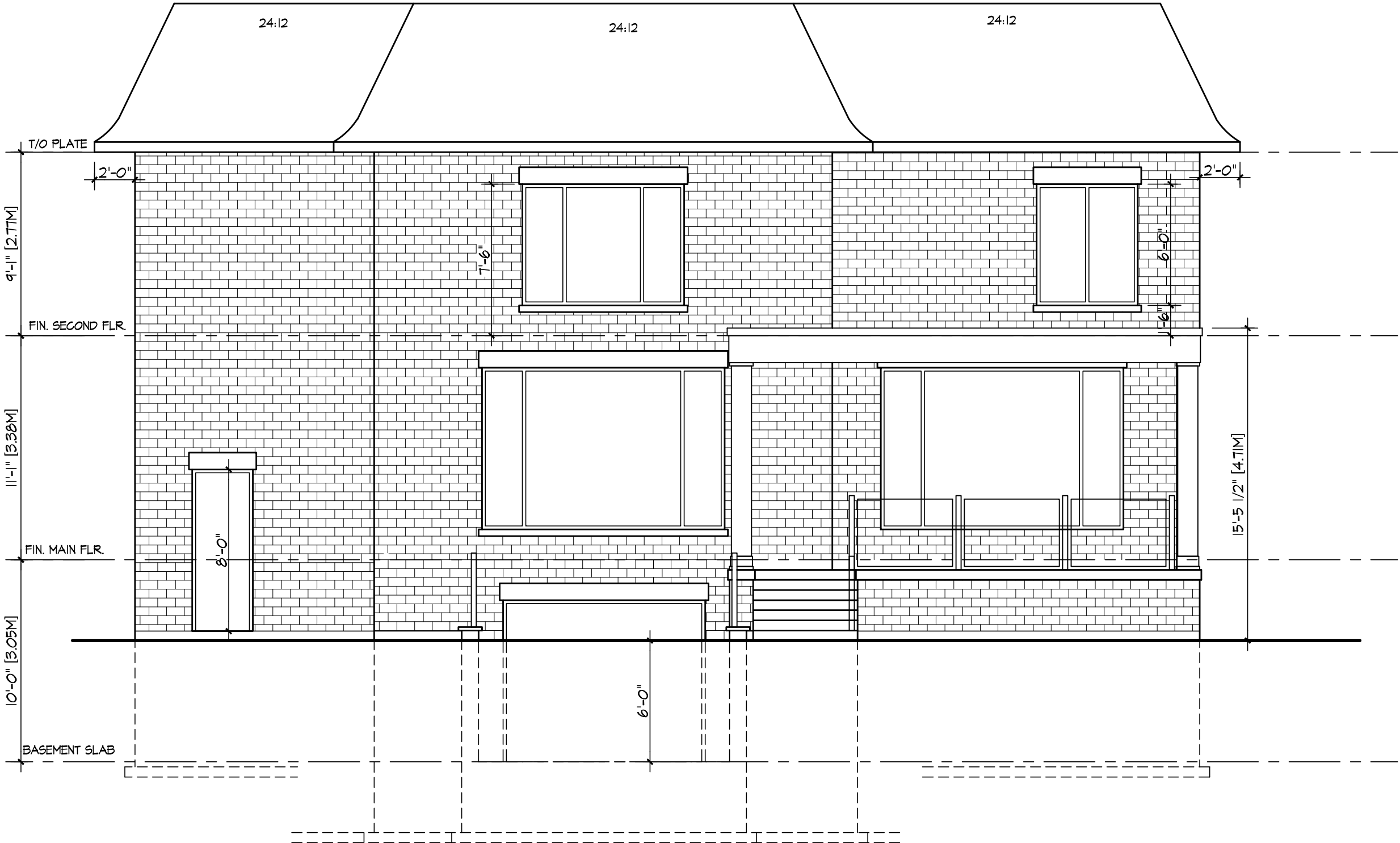
RECEIVED JULY 30, 2022
(METRIC MEASUREMENTS REQUESTED BY PLANNING)

#2
#6



FRONT ELEVATION

NOTE:
REFER TO APPROVED TRUSS MANUFACTURER
WOOD TRUSS DRAWINGS FOR TRUSS LAYOUT
C/M SUPPORTING STRUCTURE.



REAR ELEVATION

Compliance Package:

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.
Residential Design

delgrosso@sympatico.ca 416-702-3266

Project Name:

9 LANCER DRIVE

Title:

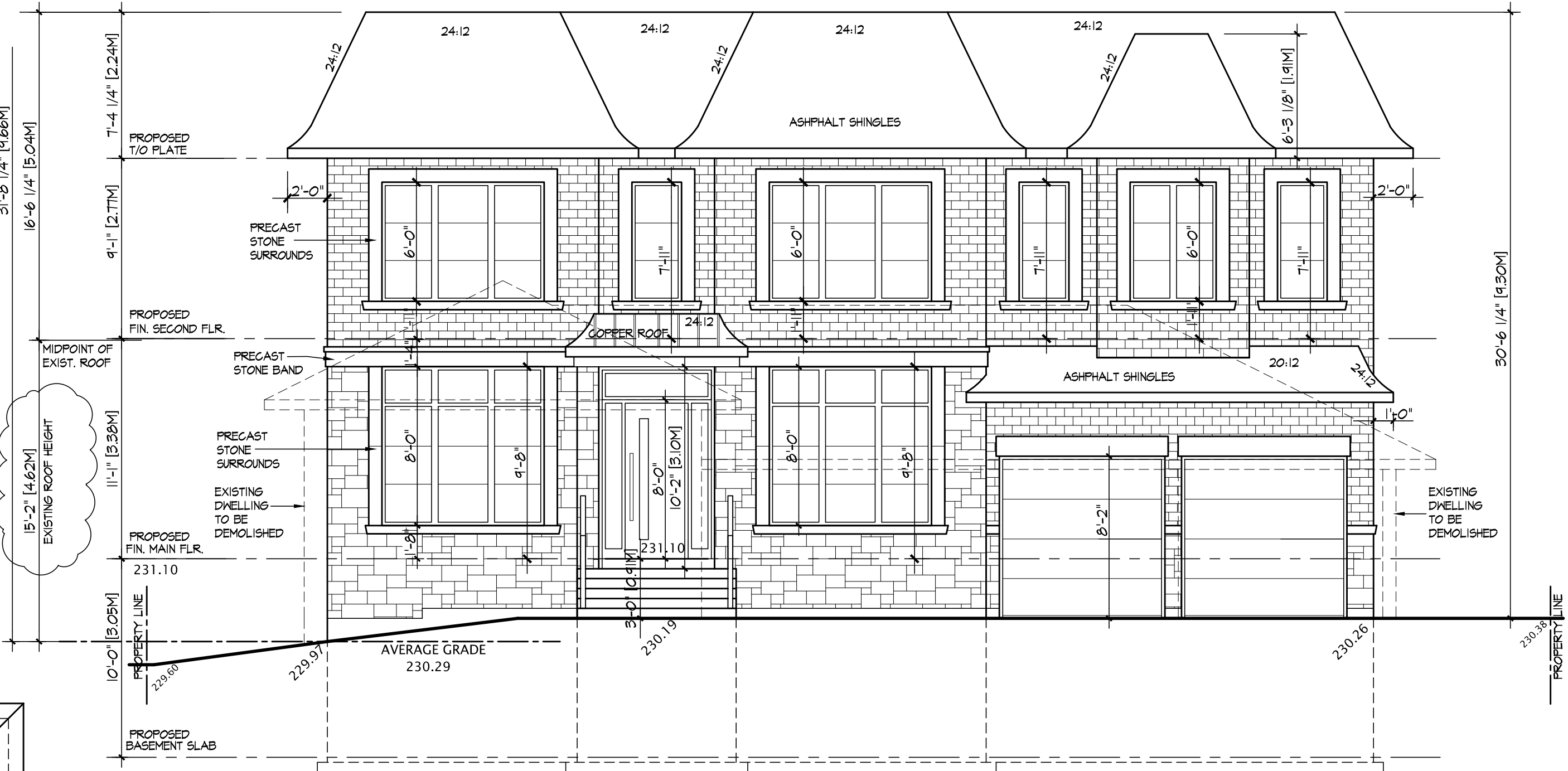
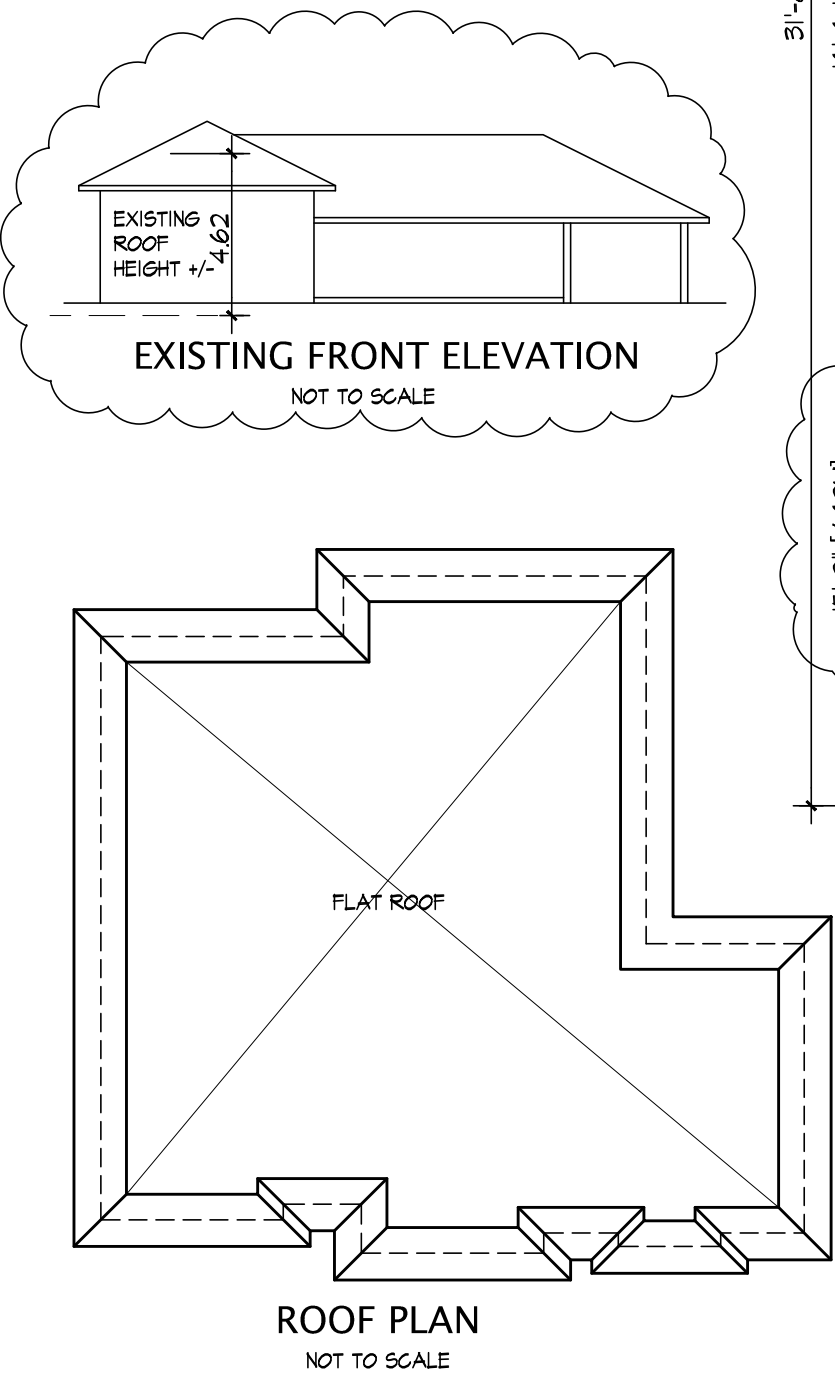
Front & Rear Elevations

Scale: 3/16"=1'-0"	Project No. 22-23
Date: July 2022	Drawing No: A-4
Project Location: Vaughan, Ontario	

PLANS PREPARED BY APPLICANT

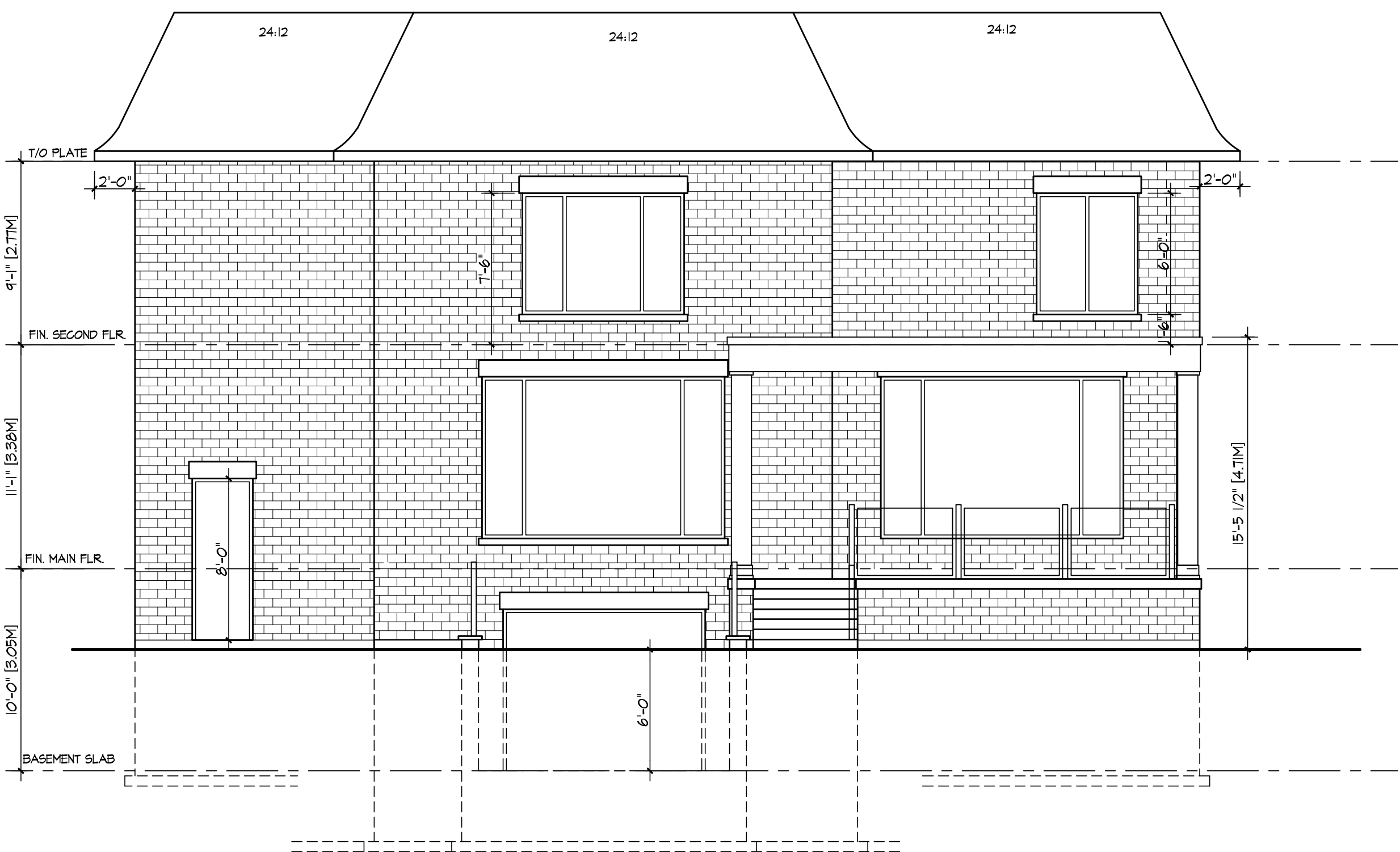
RECEIVED
By RECEIVED at 1:23 pm, Jul 20, 2022

#2
#6

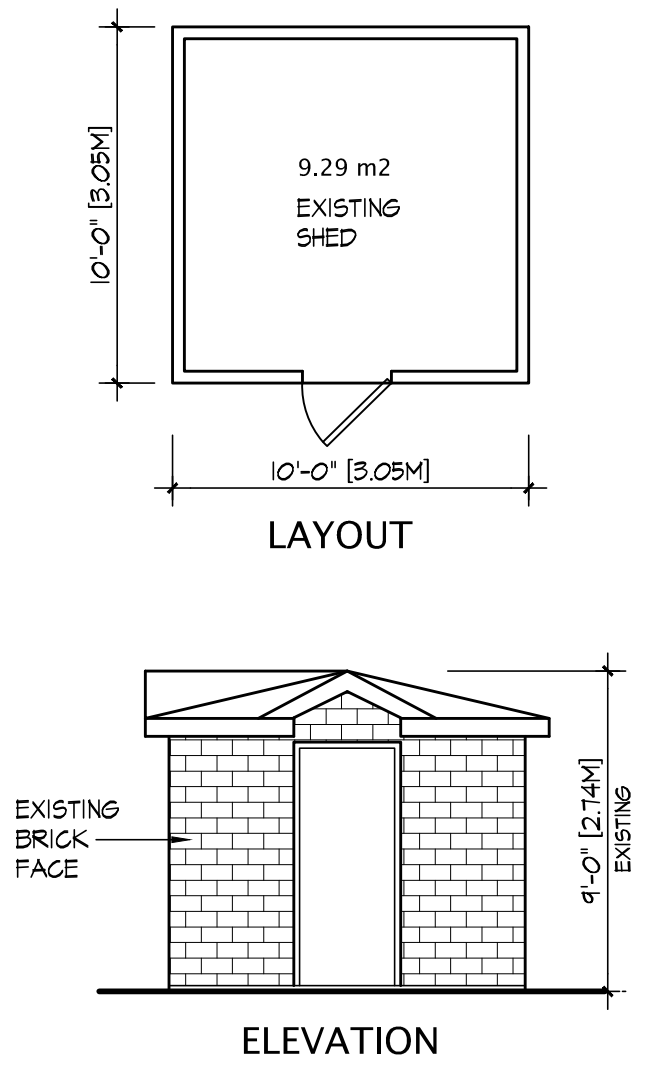


FRONT ELEVATION

NOTE:
REFER TO APPROVED TRUSS MANUFACTURER
WOOD TRUSS DRAWINGS FOR TRUSS LAYOUT
C/M SUPPORTING STRUCTURE.



REAR ELEVATION



EXISTING SHED

Compliance Package:

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1	Issued for review	22-03-16

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REGISTRATION INFORMATION
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MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.
Residential Design
delgrosso@sympatico.ca 416-702-3266

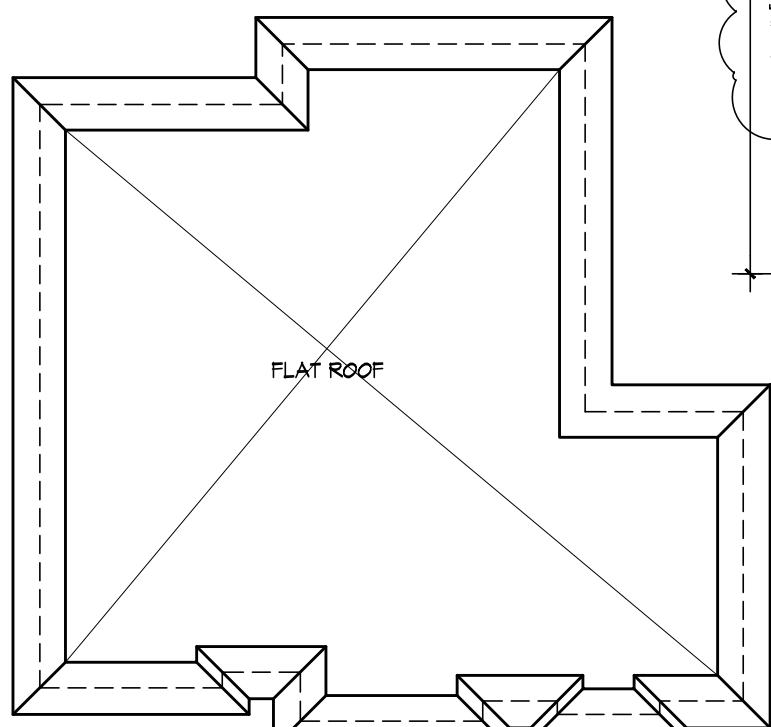
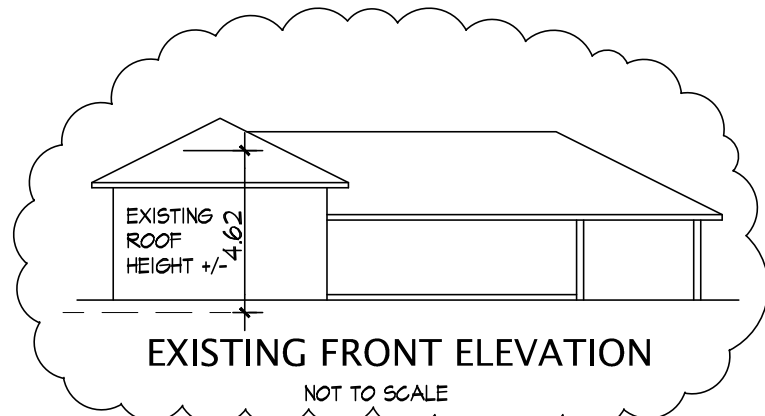
Project Name:
9 LANCER DRIVE

Title:
Front & Rear Elevations

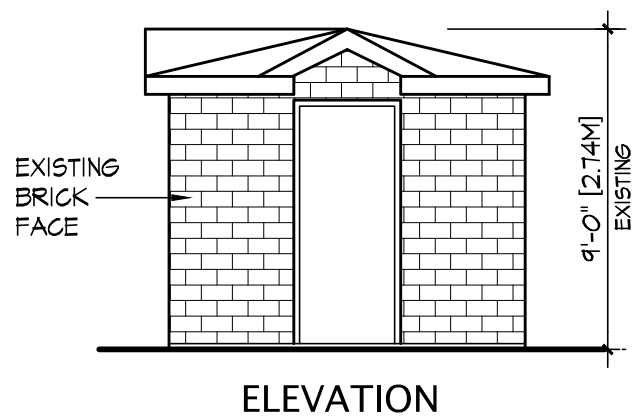
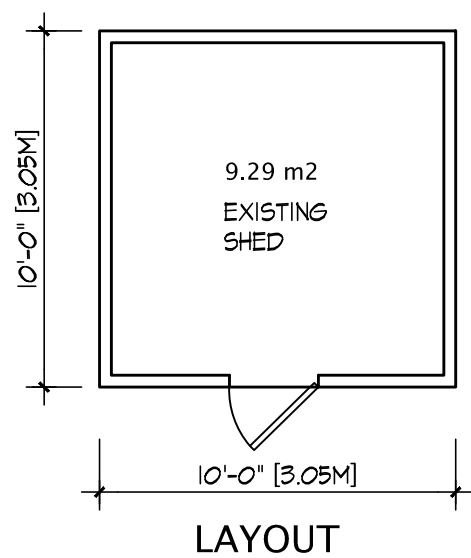
Scale: 3/16"=1'-0"	Project No. 22-23
Date: July 2022	Drawing No: A-4
Project Location: Vaughan, Ontario	

RECEIVED
By RECEIVED at 10:33 am, Jul 28, 2022

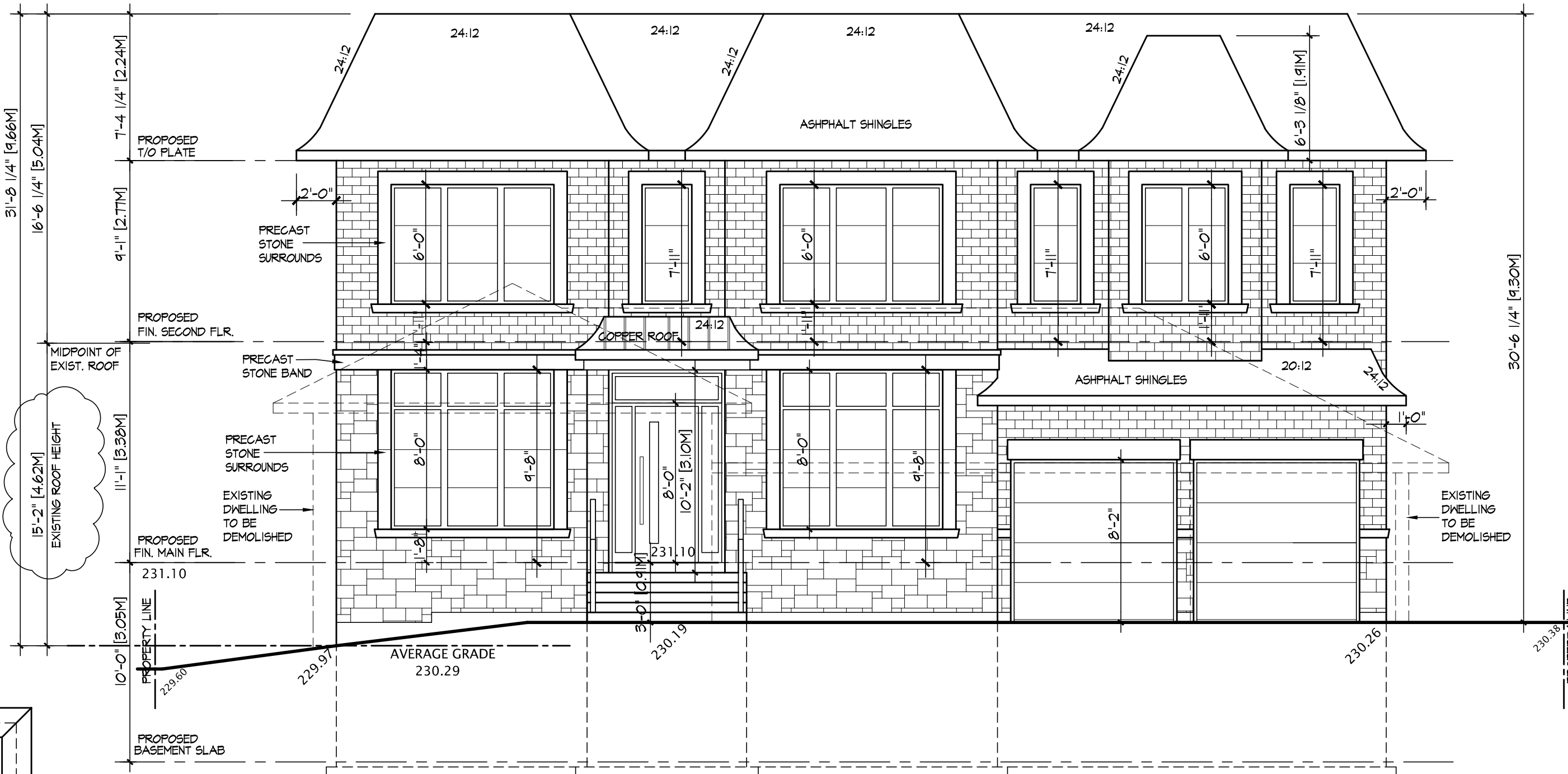
#2
#6



ROOF PLAN
NOT TO SCALE

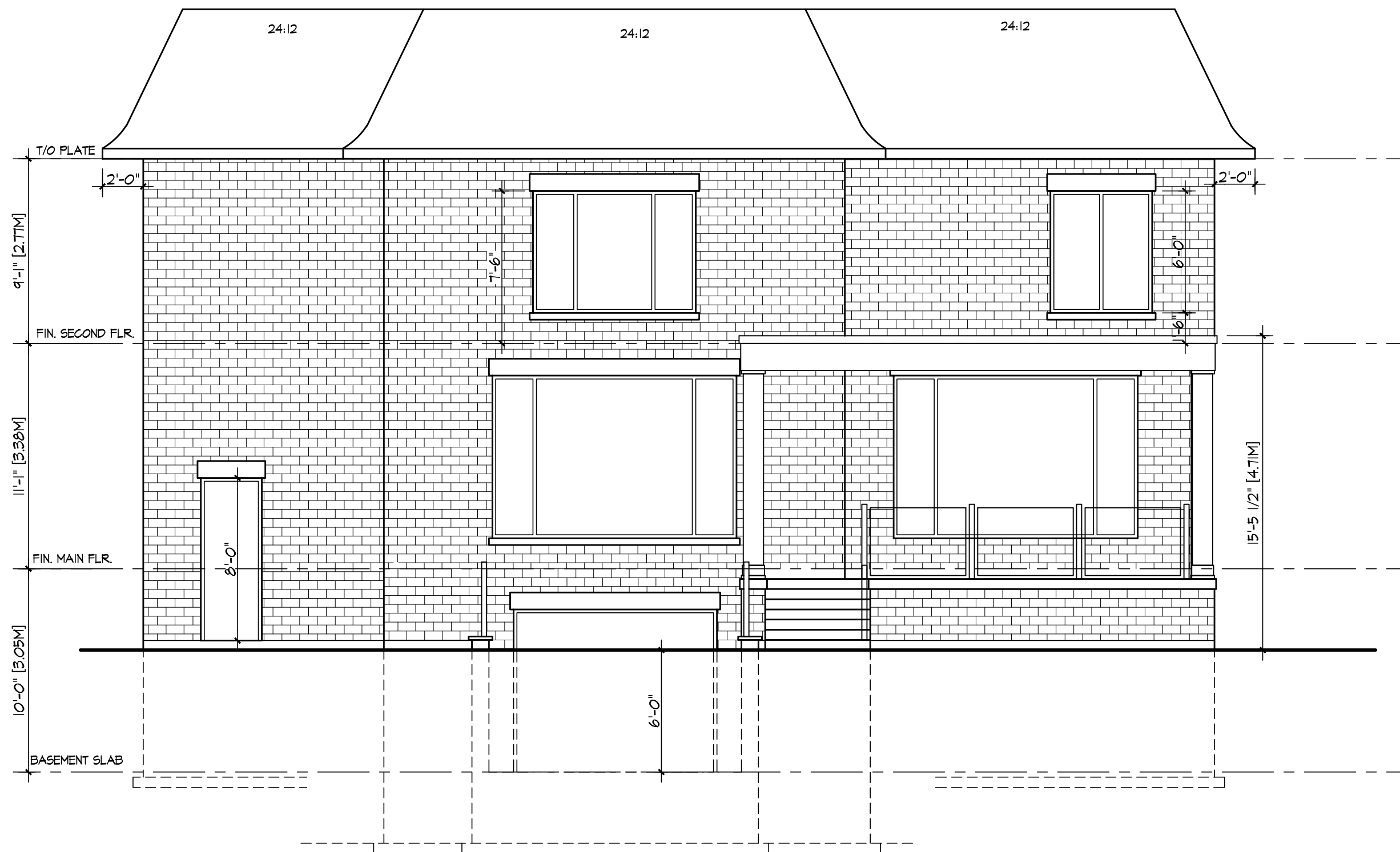


EXISTING SHED



FRONT ELEVATION

NOTE:
REFER TO APPROVED TRUSS MANUFACTURER
WOOD TRUSS DRAWINGS FOR TRUSS LAYOUT
C/M SUPPORTING STRUCTURE.



REAR ELEVATION

Compliance Package:

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. & engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

No.	Description	Date
6	Rev. as per city comments	22-07-18
5	Issued for STRUCTURAL TENDER	22-07-07
4	Issued for FINAL REVIEW	22-06-10
3	Issued for PERMIT	22-05-19
2	Issued for final review	22-05-02
1	Issued for review	22-03-16

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.
Residential Design

delgrosso@sympatico.ca 416-702-3266

Project Name:

9 LANCER DRIVE

Title:

Front & Rear Elevations

Scale: 3/16"=1'-0"

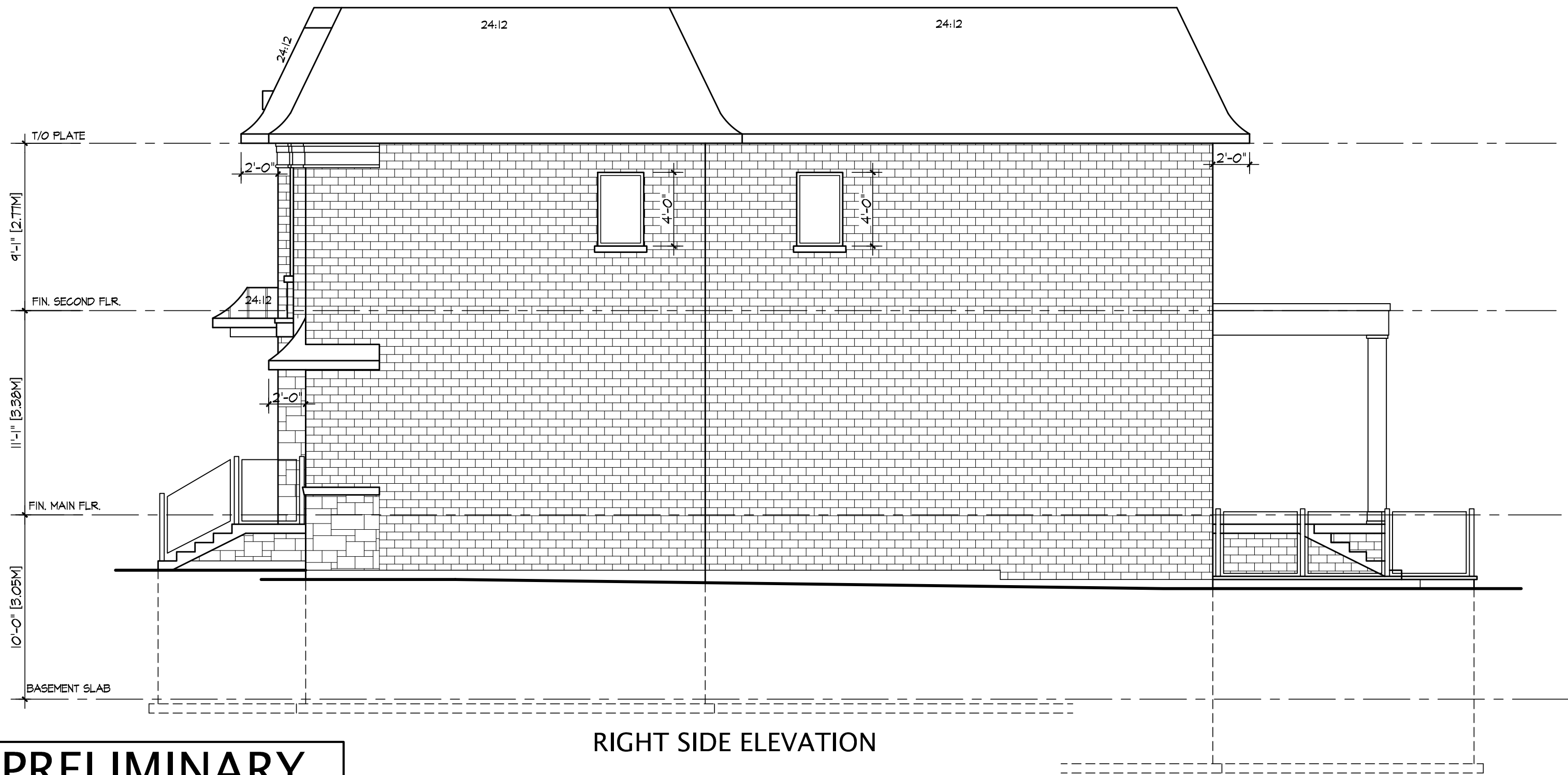
Project No. 22-23

Date: July 2022

Drawing No:

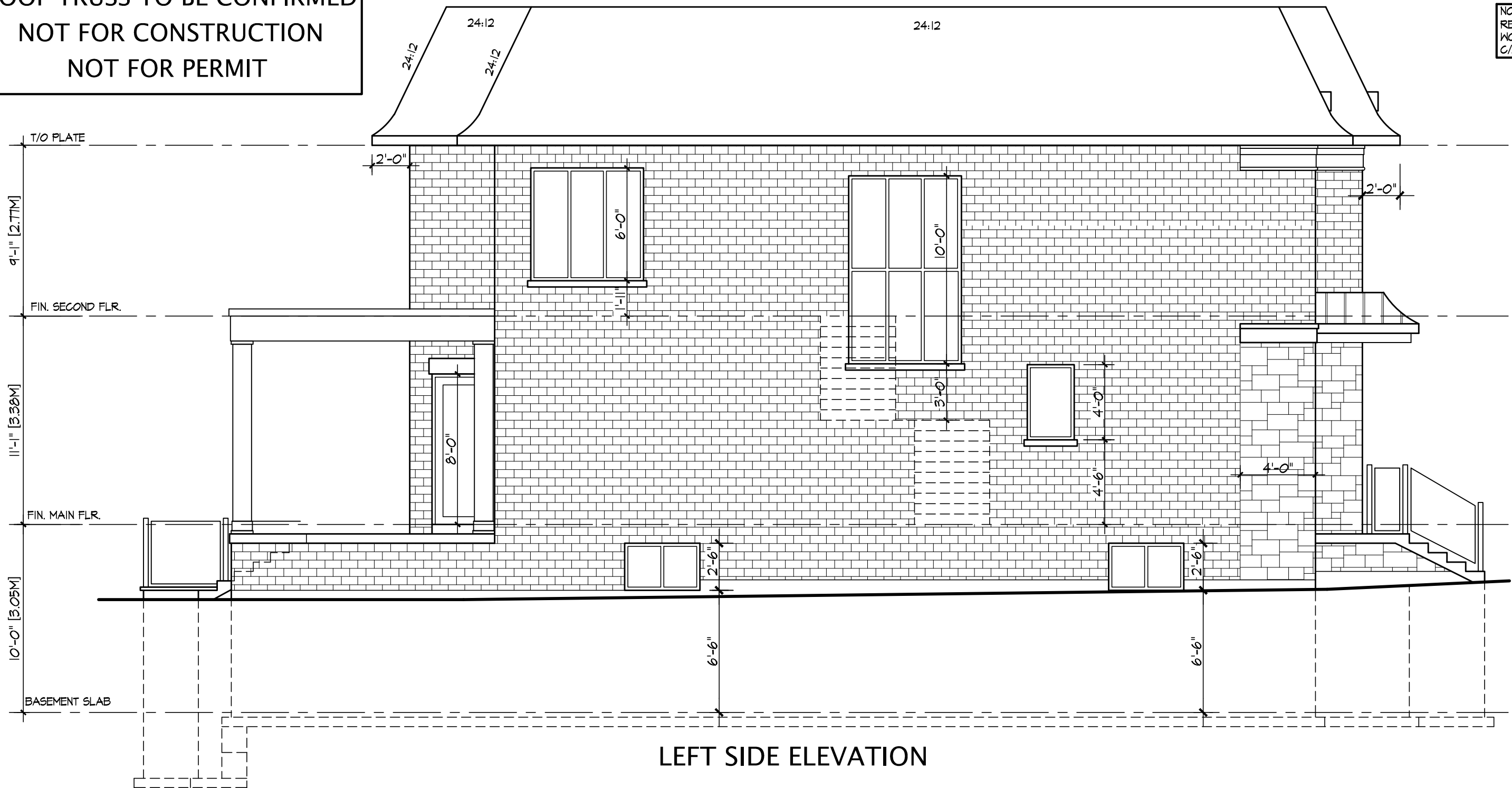
Project Location:
Vaughan, Ontario

A-4



PRELIMINARY
ROOF TRUSS TO BE CONFIRMED
NOT FOR CONSTRUCTION
NOT FOR PERMIT

NOTE:
REFER TO APPROVED TRUSS MANUFACTURER
WOOD TRUSS DRAWINGS FOR TRUSS LAYOUT
C/W SUPPORTING STRUCTURE.



Compliance Package:

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

ANTHONY DEL GROSSO BCIN - 22449

Midaro Design Inc.

Residential Design

delgrosso@sympatico.ca

416-702-3266

Project Name:

9 LANCER DRIVE

Title:

Side Elevations

Scale: 3/16"=1'-0"

Project No. 22-23

Date: July 2022

Drawing No:

Project Location:
Vaughan, Ontario

A-5

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				
Region of York *Schedule B	X	X		No Comments Recieved to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B	X			No comments received to date
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

Date: August 5th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A194-22**

Related Files:

Applicant Nick Intrevado & Laura Pertili

Location 9 Lancer 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), 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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A194/22 (9 Lancer Drive) - Request for Comments (City of Vaughan) - 905-22-386
Attachments: APPPLANS_A194_22_07_28_2022.pdf

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: August-05-22 1:50 PM
To: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Michelle Perrone <Michelle.Perrone@vaughan.ca>
Subject: RE: [External] RE: A194/22 (9 Lancer Drive) - Request for Comments (City of Vaughan) - 905-22-386

Good afternoon Christine,

Subsequent to review of the drawing submitted August 5, 2022, it appears that no construction will affect the Bell Easement registered as Inst. No. VA41685 and Bell therefore confirms that the proponents may proceed with the works as shown in said plan. Should there be any deviations in the design, please provide an updated plan for review and comment.

Kind regards,

Carrie Gordon

We acknowledge that the land on which we gather in Barrie is the traditional territory of Haudenosaunee, Anishnaabeg Peoples. This territory is covered by the Upper Canada Treaties.



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

From: [Development Services](#)
To: [Pravina Attwala](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A194/22 (9 LANCER DRIVE) - REQUEST FOR COMMENTS
Date: Monday, August 8, 2022 12:21:07 PM
Attachments: [image002.png](#)
[image004.png](#)

Good afternoon Pravina,

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

Thank you,
Niranjan

Niranjan Rajevan, M.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 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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



Our Mission: Working together to serve our thriving communities – today and tomorrow

Please consider the environment before printing this email.

From: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Sent: Thursday, August 4, 2022 2:57 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; TC Energy <TCEnergy@mhbcbplan.com>; CIRCULATION-RAILWAY - CN (proximity@cn.ca) <proximity@cn.ca>
Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: A194/22 (9 LANCER DRIVE) - REQUEST FOR COMMENTS

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.

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: August 9, 2022

Applicant: Nick Intrevado & Laura Pertili

Location: PLAN RP5590 Lot 16 municipally known as 9 Lancer Drive

File No.(s): A194/22

Zoning Classification:

The subject lands are zoned R1E(EN), First Density Residential Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum lot coverage permitted is 23%. (Table 7-3)	To permit a maximum lot coverage of 27.5%.
2	A maximum building height shall be the least of the existing building height of 4.62 metres plus 3.0 metres for a total of 7.62 metres, but in no case shall the maximum building height requirement be less than 8.5 metres. (Section 4.5)	To permit a maximum building height of 9.66 metres.
3	A minimum rear yard setback of 0.6 metres is required to an accessory building. (Section 4.1.2.b.)	To permit a minimum rear yard setback of 0.27 metres to an accessory building.
4	A minimum interior side yard setback of 1.5 metres is required to an accessory building. (Section 4.1.2.a. & Table 7-3)	To permit a minimum interior side yard setback of 0.56 metres to an accessory building.

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

	Zoning By-law 1-88	Variance requested
5	The maximum lot coverage permitted is 20%. (Schedule 'A')	To permit a maximum lot coverage of 27.5%.
6	A maximum building height of 9.5 metres is permitted. (Schedule 'A')	To permit a maximum building height of 9.66 metres.
7	A minimum rear yard setback of 7.5 metres is required to an accessory building. (Section 4.1.2.c) & Schedule 'A')	To permit a minimum rear yard setback of 0.27 metres to an accessory building.
8	A minimum interior side yard setback of 1.5 metres is required to an accessory building. (Section 4.1.2.c) & Schedule 'A')	To permit a minimum interior yard setback of 0.56 metres to an accessory building.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 22-116430 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: August 2, 2022

Name of Owners: Nick Intrevado & Laura Pertili

Location: 9 Lancer Drive

File No.(s): A194/22

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

1. To permit a maximum lot coverage of 27.5%.
2. To permit a maximum building height of 9.66 metres.
3. To permit a minimum rear yard setback of 0.27 metres to an accessory building.
4. To permit a minimum interior side yard setback of 0.56 metres to an accessory building.

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

1. The maximum lot coverage permitted is 23%.
2. A maximum building height shall be the least of the existing building height of 4.62 metres plus 3.0 metres for a total of 7.62 metres, but in no case shall the maximum building height requirement be less than 8.5 metres.
3. A minimum rear yard setback of 0.6 metres is required to an accessory building.
4. A minimum interior side yard setback of 1.5 metres is required to an accessory building.

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

5. To permit a maximum lot coverage of 27.5%.
6. To permit a maximum building height of 9.66 metres.
7. To permit a minimum rear yard setback of 0.27 metres to an accessory building.
8. To permit a minimum interior side yard setback of 0.56 metres to an accessory building.

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

5. The maximum lot coverage permitted is 20%.
6. A maximum building height of 9.5 metres is permitted.
7. A minimum rear yard setback of 7.5 metres is required to an accessory building.
8. A minimum interior side yard setback of 1.5 metres is required to an accessory building.

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 in an established large-lot neighbourhood with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 5 and 6 for the lot coverage and building height. The proposed enclosed portions of the dwelling will have a lot coverage of 23%. The remaining 4.5% requested is associated with the proposed covered loggia (3%), covered front porch (0.3%), and the existing shed (1.2%) which are considered non-livable area. The proposed total lot coverage of 27.5% and a building height of 9.66 m is also consistent with previously approved dwellings nearby, will continue to preserve the existing character of the neighbourhood, and will not pose any visual impacts to the adjacent properties or streetscape.

The Development Planning has no objection to Variances 3, 4, 7, and 8, as the 0.33 m and 0.94 m reductions to the rear and interior side yard setbacks respectively for the accessory structure are minor and will not impact the function of the abutting uses and Bell has provided comment noting that it has no concerns with the accessory building's placement on its easement. The Development Engineering Department has reviewed the proposed rear and side yard setbacks to the accessory building and has no concern

or objection. The accessory building is proposed to be maintained without change and complies with all height requirements.

An Arborist Report prepared by Green Bird Horticultural Ltd., dated June 10, 2022, was submitted in support of the application. The Urban Design Division has reviewed the report and concurs with the recommendations.

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Hakan Demir	44 Findhorn Cres	07/25/2022	Letter of Support
Public	Resident	53 Findhorn Cres	07/25/2022	Letter of Support
Public	Carla Dos Santos	11 Lancer Drive	07/25/2022	Letter of Support

July 25th, 2022

To committee of adjustment

City of Vaughan

We at 44 FINDHORN have reviewed the proposed plan for redevelopment at 9 Lancer Dr Vaughan.

We have no objections and fully support the construction of a new house on the property, based on the rendering attached.

We believe this project will be a welcome addition to the warmth and fabric of Lancer Dr.

We also confirm that there are no issue with pooling on our property as a result of the shed.



Signature

Owner of 44 FINDHORN
HAKAN DEMIR

July 25th, 2022

To committee of adjustment

City of Vaughan

We at 53 Pinokian have reviewed the proposed plan for redevelopment at 9 Lancer Dr Vaughan.

We have no objections and fully support the construction of a new house on the property, based on the rendering attached.

We believe this project will be a welcome addition to the warmth and fabric of Lancer Dr.

We also confirm that there are no issue with pooling on our property as a result of the shed.


Signature

Owner of 









July 23, 2022

To Committee of Adjustment

City of Vaughan

We at 11 LANCER have reviewed the proposed plan for redevelopment at 9 Lancer Dr Vaughan.

We have no objections and fully support the construction of a new house on the property, based on the rendering attached.

We believe this project will be a welcome addition to the warmth and fabric of Lancer Dr.

We also confirm that there are no issues with pooling on our property as a result of the shed at 9 Lancer.

Signature


CARLA Dos-Santos

Owner of

11 LANCER DR.