

<b>ITEM 6.6:</b>	<b>COMMITTEE OF ADJUSTMENT REPORT</b> <b>MINOR VARIANCE APPLICATION</b> <b>A173/22</b> <b>88 Hurricane Ave Woodbridge</b>
------------------	--

**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			Application Under Review
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X	x	General Comments w/Condition
By-law & Compliance, Licensing & Permits	X	X		No Comments or Concerns
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	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		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>	X	X		General Comments
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				
*Please see <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
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
Agent	Alexander Planning Inc.	63 Gunning Crescent	05/30/2022	Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> 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  
A173/22  
88 Hurricane Ave Woodbridge**

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

<b>ITEM NUMBER: 6.6</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	Mario Valdo Natale Asta & Michael Anthony Cambareri
<b>AGENT:</b>	Alexander Planning Inc. (Deborah Alexander)
<b>PROPERTY:</b>	88 Hurricane Avenue, Woodbridge
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	B012/22, A172/22, A173/22
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling on the severed land subject to Consent Application B012/22.

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

**The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	Maximum permitted building height is 8.5m. [Section 4.5.1.b]	To permit the maximum height of the proposed building of 9.5m.
2	Minimum front yard setback is 4.5m. [Table 7-4]	To permit a minimum front yard setback of 4.13m to the porch.

**The subject lands are zoned R3 – R3 Residential under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	A minimum setback to a garage which faces a lot line shall be 6.4 metres. [Schedule A, Footnote 2]	To permit a minimum setback of 5.7m to a garage which faces a lot line.
5	Minimum required front yard setback is 4.5m. [Table 7-4]	To permit a minimum required front yard setback of 4.13m to the porch.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday , September 22, 2022

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://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](mailto: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](mailto: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	
<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:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 6, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Irregular lot	
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:  *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.		No
<b>Adjournment Fees:</b> 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 <b>after</b> 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. Application under review	
Development Planning Recommended Conditions of Approval:	

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
As the proposed structures area in the subject property is over 10m2, 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).	

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
<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 at City of Vaughan website for more information.</p> <p>The Development Engineering (DE) Department does not object to variance application A173/22 subject to the following condition(s):</p>	
<b>Development Engineering Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. The variance application A172/22 and A173/22 shall be approved in conjunction or following the approval of consent application B012/22.</li> </ol>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: General Comments	
<b>PFH Recommended Conditions of Approval:</b>	<p>Applicant/owner shall obtain a “Private Property Tree Removal &amp; Protection” permit through the forestry division prior to any construction works on the subject property.</p>

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>	
<b>Development Finance Recommended Conditions of Approval:</b>	<p>None</p>

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments no concerns	
<b>BCLPS Recommended Conditions of Approval:</b>	<p>None</p>

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date	
<b>Building Inspection Recommended Conditions of Approval:</b>	<p>None</p>

FIRE DEPARTMENT COMMENTS	
No comments received to date	
<b>Fire Department Recommended Conditions of Approval:</b>	<p>None</p>

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	Application under review
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	1. 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. 2. The variance application A172/22 and A173/22 shall be approved in conjunction or following the approval of consent application B012/22.
7	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

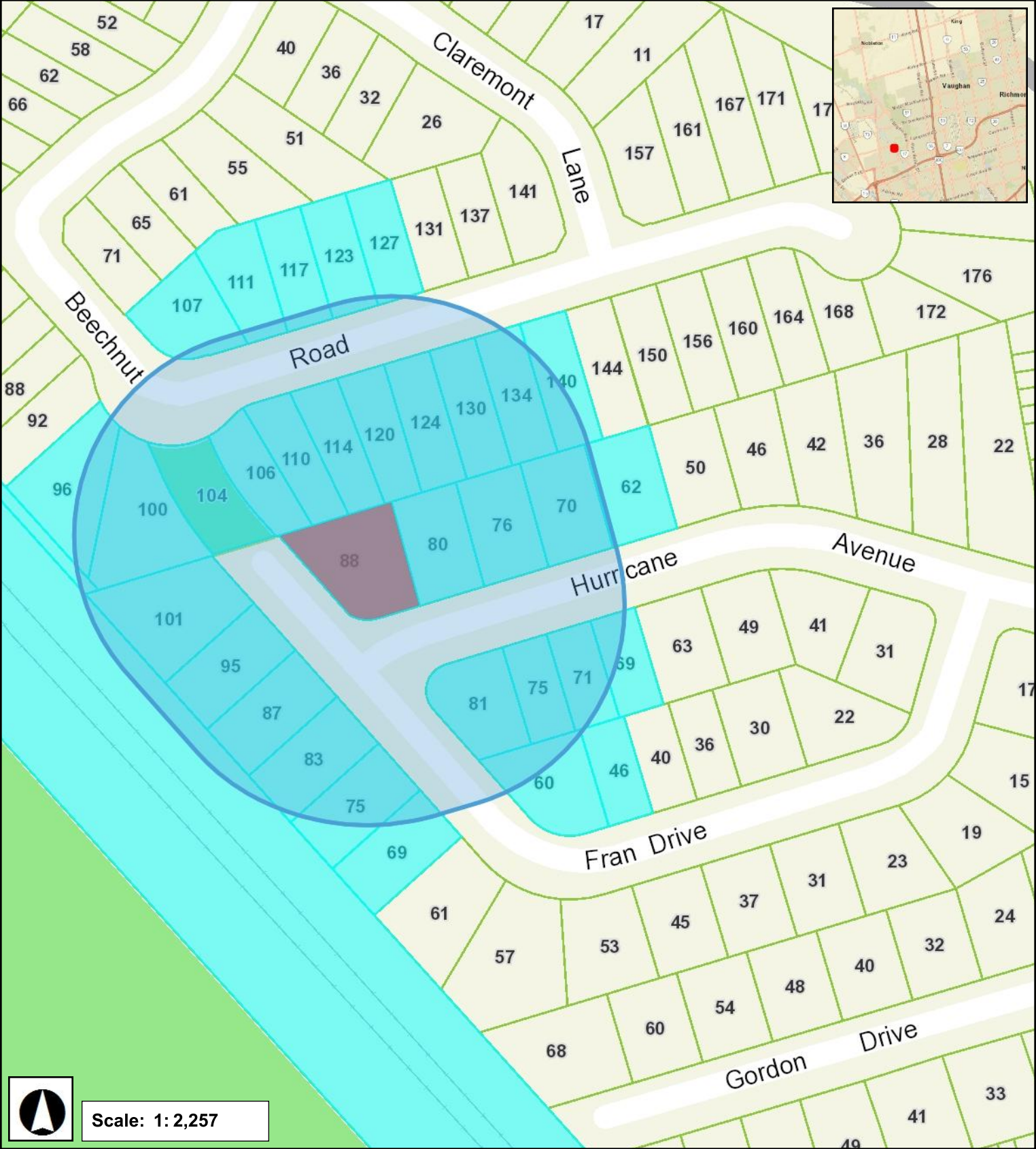
IMPORTANT INFORMATION – PLEASE READ
<p><b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart above for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> <p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>DEVELOPMENT CHARGES:</b> 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.</p>

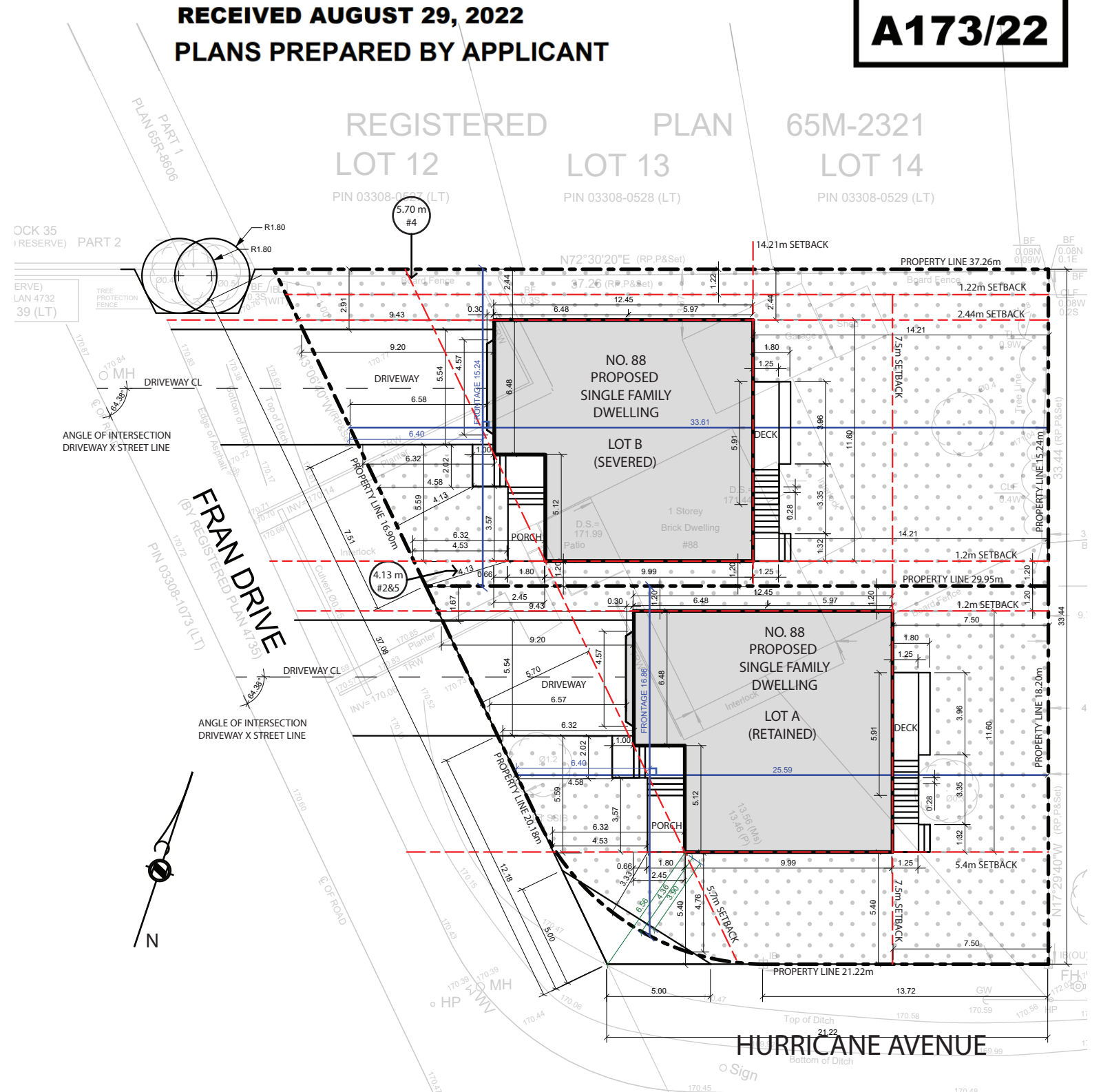
IMPORTANT INFORMATION – PLEASE READ
<p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That 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</p> <p>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.</p>
<p><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>

**SCHEDULE A: DRAWINGS & PLANS**



88 HURRICANE AVENUE, WOODBRIDGE





**NOTES**

AS STATED IN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BYLAW 001-2021 SECTION 6.7.3, TABLE 6-11 MAXIMUM DRIVEWAY WIDTH, THE DRIVEWAY IS PERMITTED TO BE A MAXIMUM OF 9 M BASED ON THE LOT FRONTAGE OF OVER 12 M.

AS STATED IN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BYLAW 001-2021 SECTION 6.1.5, THE MINIMUM ANGLE OF INTERSECTION FOR THE CENTER LINE OF A DRIVEWAY AND A STREET LINE IS 60 DEGREES. THE PROPOSED ANGLE OF INTERSECTION IS SUFFICIENT AT 64.38

#	Zoning By-law 01-2021 Variance requested
1	To permit a maximum height of the proposed building of 9.5m.
2	To permit a minimum front yard setback of 4.13m to the porch.

#	Zoning By-law 01-88 Variance requested
4	To permit a minimum setback of 5.7m to a garage which faces a lot line.
5	To permit a minimum required front setback of 4.13m to the porch.

SITE STATISTICS CHART - LOT A (RETAINED)					
LOT A (RETAINED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	455.80 m <sup>2</sup>	FRONTAGE (@ 64° MH)	15	16.86 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	31.12%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	1.20 m
BUILDING SIZE			S SIDE YARD	4.5 m	5.40 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	7.5 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

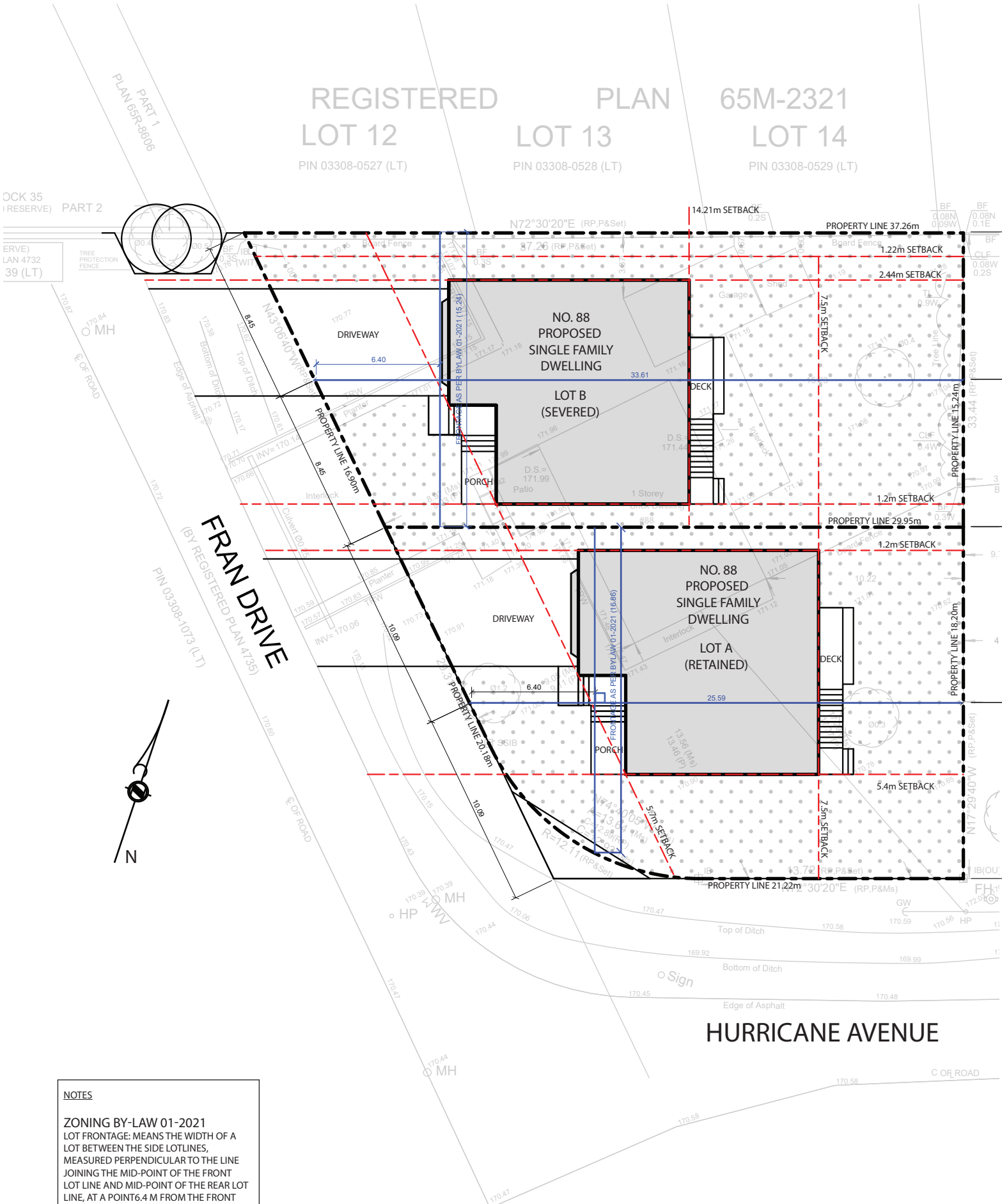
SITE STATISTICS CHART - LOT B (SEVERED)					
LOT B (SEVERED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	512.16 m <sup>2</sup>	FRONTAGE (@ 64° MH)	15	15.24 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	27.75%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	2.44 m
BUILDING SIZE			S SIDE YARD	4.5 m	1.2 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	14.21 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

PROPOSED - SITE PLAN (REVISIONS INDICATED)







**NOTES**

**ZONING BY-LAW 01-2021**  
LOT FRONTAGE: MEANS THE WIDTH OF A LOT BETWEEN THE SIDE LOT LINES, MEASURED PERPENDICULAR TO THE LINE JOINING THE MID-POINT OF THE FRONT LOT LINE AND MID-POINT OF THE REAR LOT LINE, AT A POINT 6.4 M FROM THE FRONT LOT LINE.

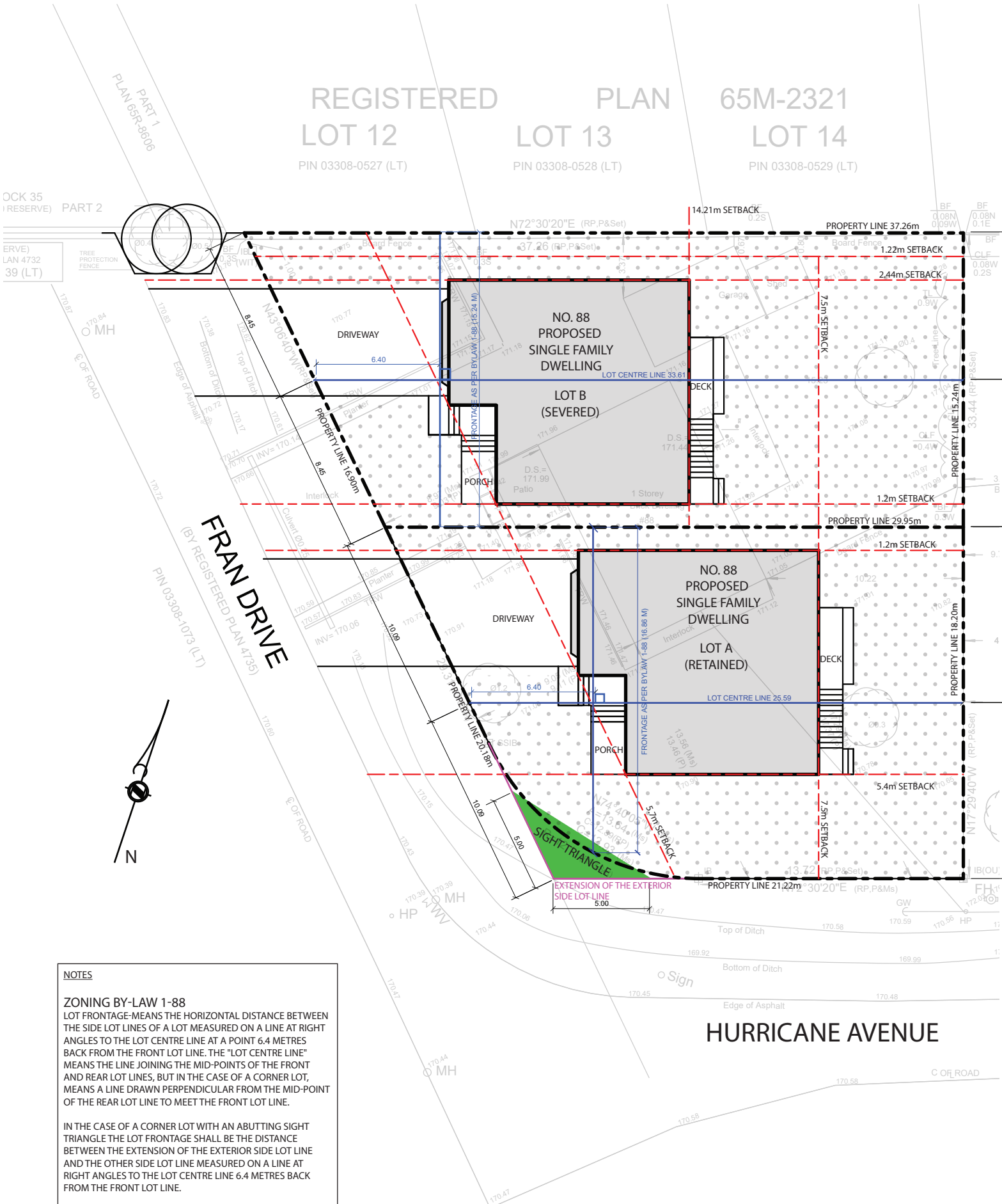
SITE STATISTICS CHART - LOT A (RETAINED)					
LOT A (RETAINED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	455.80 m <sup>2</sup>	FRONTAGE (6.4 m)	15	16.86 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	31.12%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	1.20 m
BUILDING SIZE			S SIDE YARD	4.5 m	5.40 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	7.5 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

SITE STATISTICS CHART - LOT B (SEVERED)					
LOT B (SEVERED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	512.16 m <sup>2</sup>	FRONTAGE (6.4 m)	15	15.24 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	27.75%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	2.44 m
BUILDING SIZE			S SIDE YARD	4.5 m	1.2 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	14.21 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

# PROPOSED - FRONTAGE AS PER ZONING BY-LAW 01-2021



**NOTES**

**ZONING BY-LAW 1-88**  
LOT FRONTAGE-MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES OF A LOT MEASURED ON A LINE AT RIGHT ANGLES TO THE LOT CENTRE LINE AT A POINT 6.4 METRES BACK FROM THE FRONT LOT LINE. THE "LOT CENTRE LINE" MEANS THE LINE JOINING THE MID-POINTS OF THE FRONT AND REAR LOT LINES, BUT IN THE CASE OF A CORNER LOT, MEANS A LINE DRAWN PERPENDICULAR FROM THE MID-POINT OF THE REAR LOT LINE TO MEET THE FRONT LOT LINE.

IN THE CASE OF A CORNER LOT WITH AN ABUTTING SIGHT TRIANGLE THE LOT FRONTAGE SHALL BE THE DISTANCE BETWEEN THE EXTENSION OF THE EXTERIOR SIDE LOT LINE AND THE OTHER SIDE LOT LINE MEASURED ON A LINE AT RIGHT ANGLES TO THE LOT CENTRE LINE 6.4 METRES BACK FROM THE FRONT LOT LINE.

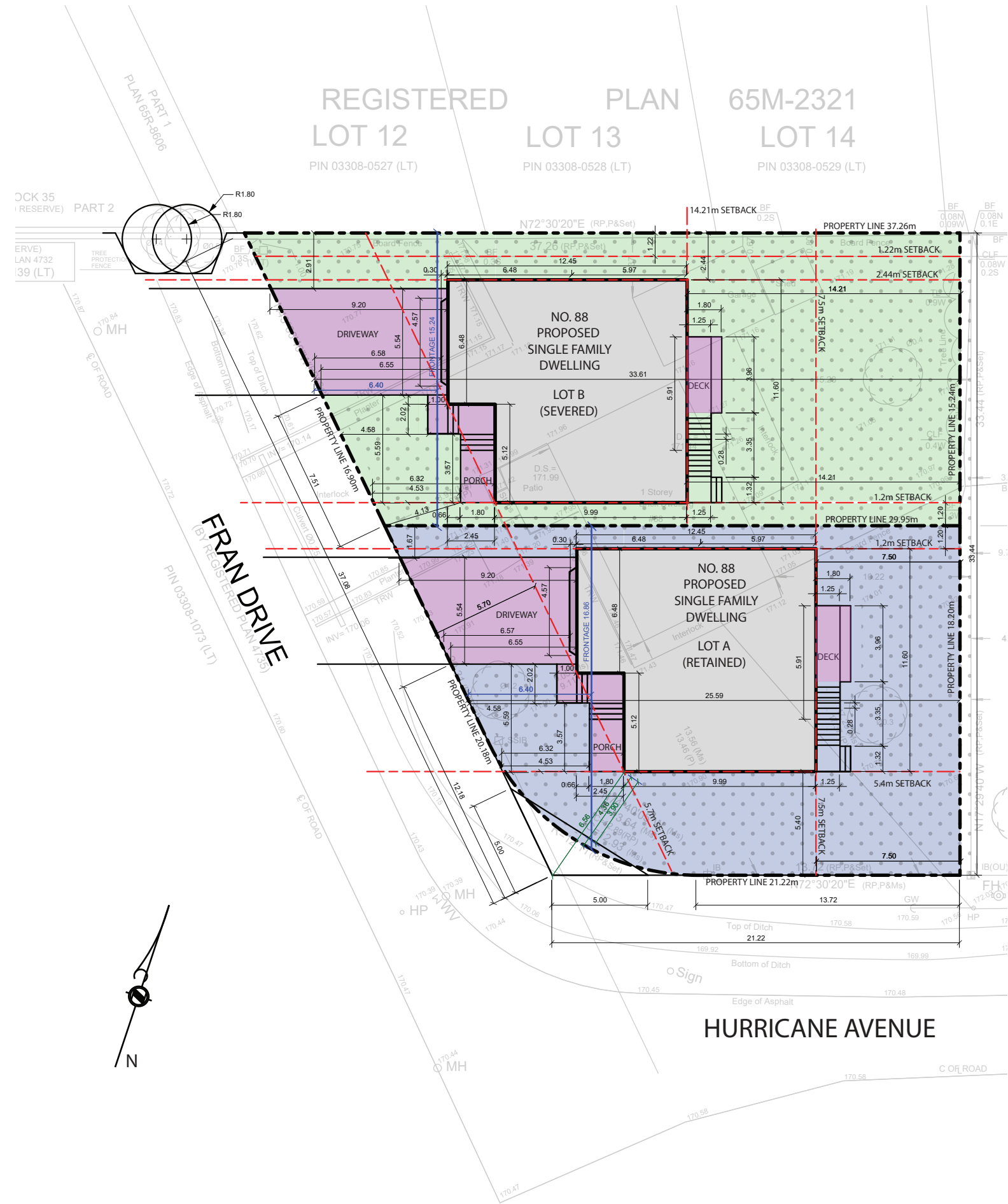
SITE STATISTICS CHART - LOT A (RETAINED)					
LOT A (RETAINED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	455.80 m <sup>2</sup>	FRONTAGE (6.4 m)	15	16.86 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	31.12%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	1.20 m
BUILDING SIZE			S SIDE YARD	4.5 m	5.40 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	7.5 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

SITE STATISTICS CHART - LOT B (SEVERED)					
LOT B (SEVERED)					
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
LOT AREA STATS	450.00 m <sup>2</sup>	512.16 m <sup>2</sup>	FRONTAGE (6.4 m)	15	15.24 m
GROSS FLOOR AREA			COVERAGE		
GROUND		70.92 m <sup>2</sup>	HOUSE		131.89 m <sup>2</sup>
MAIN		109.54 m <sup>2</sup>	PORCH (FRONT)		10.22 m <sup>2</sup>
UPPER		104.84 m <sup>2</sup>	TOTAL	250.69 m <sup>2</sup>	142.11 m <sup>2</sup>
TOTAL GFA	N/A	285.30 m <sup>2</sup>	PERCENTAGE	55%	27.75%
GARAGE		36.29 m <sup>2</sup>	SETBACKS		
BASEMENT		65.85 m <sup>2</sup>	FRONT YARD (TO GARAGE)	5.7 m	6.32 m
HEIGHT			FRONT YARD	4.5 m	6.32 m
TOP OF ROOF	8.5	9.50 m	N SIDE YARD	1.2 m	2.44 m
BUILDING SIZE			S SIDE YARD	4.5 m	1.2 m
BUILDING LENGTH	N/A		REAR YARD	7.5 m	14.21 m
PARKING	3 SPACES	4 SPACES			

PROPOSED VARIANCE

# PROPOSED - FRONTAGE AS PER ZONING BY-LAW 1-88



SITE STATISTICS CHART - LANDSCAPE		
LOT A (RETAINED)		
	REQUIRED	PROPOSED
LOT AREA STATS	(m²)	(m²)
TOTAL LOT AREA		455.8
LANDSCAPED AREA (50%)	227.90	323.97
SOFTSCAPED AREA (60%)	136.74	260.93
HARDSCAPED AREA		63.04

LOT B (SEVERED)		
	REQUIRED	PROPOSED
LOT AREA STATS	(m²)	(m²)
TOTAL LOT AREA		512.16
LANDSCAPED AREA (50%)	256.08	380.33
SOFTSCAPED AREA (60%)	153.65	317.29
HARDSCAPED AREA		63.04

SITE STATISTICS CHART - LANDSCAPE					
LOT A (RETAINED)					
	TOTAL AREA	SOFTSCAPE	HARDSCAPE	% OF SOFTSCAPE	
LOT AREA STATS	(m²)	(m²)	(m²)	(%)	
FRONT YARD	96.43	50.77	45.66	52.65%	
SIDE YARD NORTH	14.94	14.94	0.00	100.00%	
SIDE YARD SOUTH	76.12	65.94	10.18	86.63%	
REAR YARD	136.12	128.97	7.15	94.75%	

LOT B (SEVERED)					
	TOTAL AREA	SOFTSCAPE	HARDSCAPE	% OF SOFTSCAPE	
LOT AREA STATS	(m²)	(m²)	(m²)	(%)	
FRONT YARD	105.80	60.14	45.66	56.84%	
SIDE YARD NORTH	30.38	30.38	0.00	100.00%	
SIDE YARD SOUTH	27.57	17.39	10.18	63.08%	
REAR YARD	216.57	209.42	7.15	96.70%	

- HARDSCAPE
- SOFTSCAPE (LOT B)
- SOFTSCAPE (LOT A)
- SOFTSCAPE

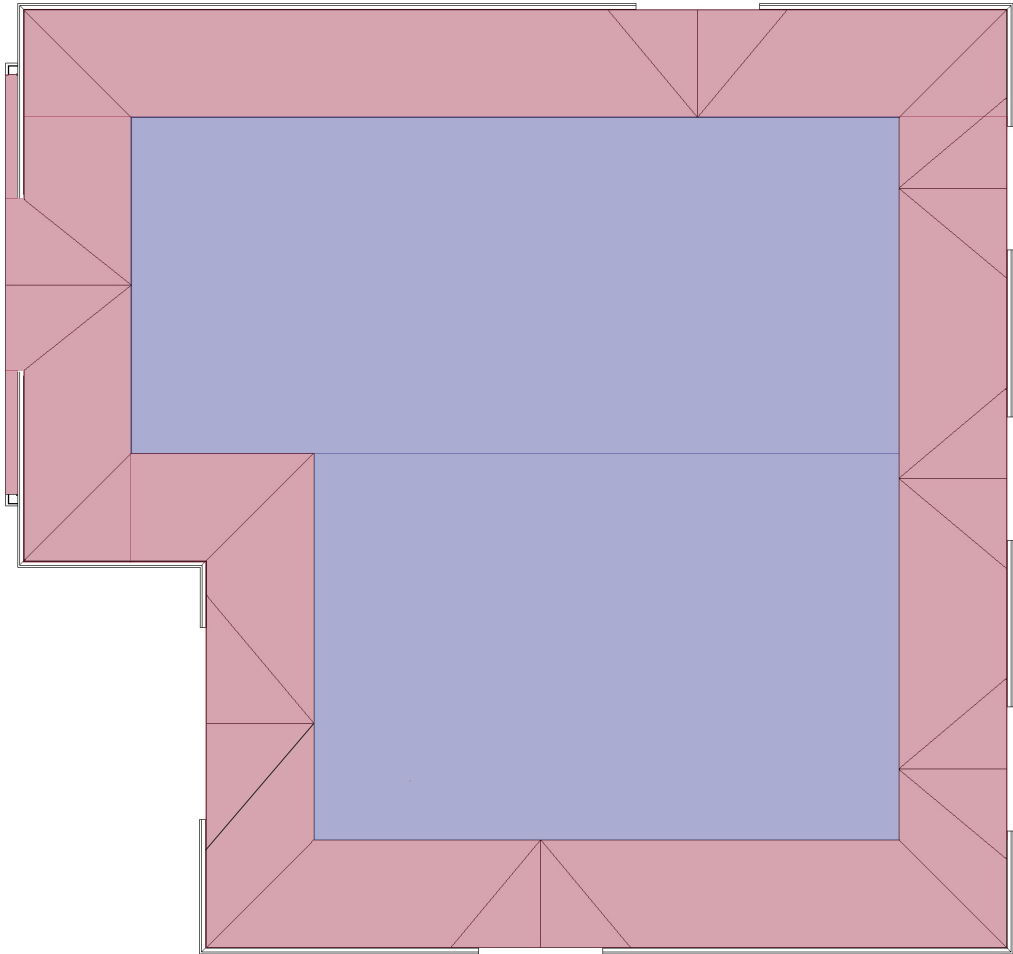
NOTES

AS DEFINED IN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BYLAW 001-2021 SECTION 4.19.1, 1, "ANY PORTION OF YARD IN EXCESS OF 135.0 M² SHALL BE COMPRISED OF A MINIMUM 60% SOFT LANDSCAPE."THE PROPOSED DESIGN OFFERS OVER 60% SOFT LANDSCAPE IN ALL APPLICABLE YARDS.

THE OVERALL LANDSCAPE COVERAGE IS ALSO IN COMPLIANCE WITH SECTION 4.19.1, 2, "WHERE LOT FRONTAGE IS 12.0 M OR GREATER, THE MINIMUM LANDSCAPE REQUIREMENT SHALL BE 50%, OF WHICH 60% SHALL BE SOFT LANDSCAPE."

PROPOSED - LANDSCAPE PLAN





NOTES

AS DEFINED IN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BYLAW 001-2021, "IN THE CASE OF A FLAT ROOF, INCLUDING ANY ROOF WHERE MORE THAN HALF THE ROOF AREA HAS A SLOPE OF 15 DEGREES OR LESS ABOVE THE HORIZONTAL, THE HIGHEST POINT OF THE ROOF SURFACE OR PARAPET, WHICHEVER IS THE GREATER:"

THEREFORE, BECAUSE MORE THAN HALF OF THE ROOF IS BELOW 15 DEGREES, THE HIGHEST POINT ABOVE THE ESTABLISHED GRADE IS 9.5 M.

ANGLE LESS THAN 15 DEGREES

ANGLE GREATER THAN 15 DEGREES

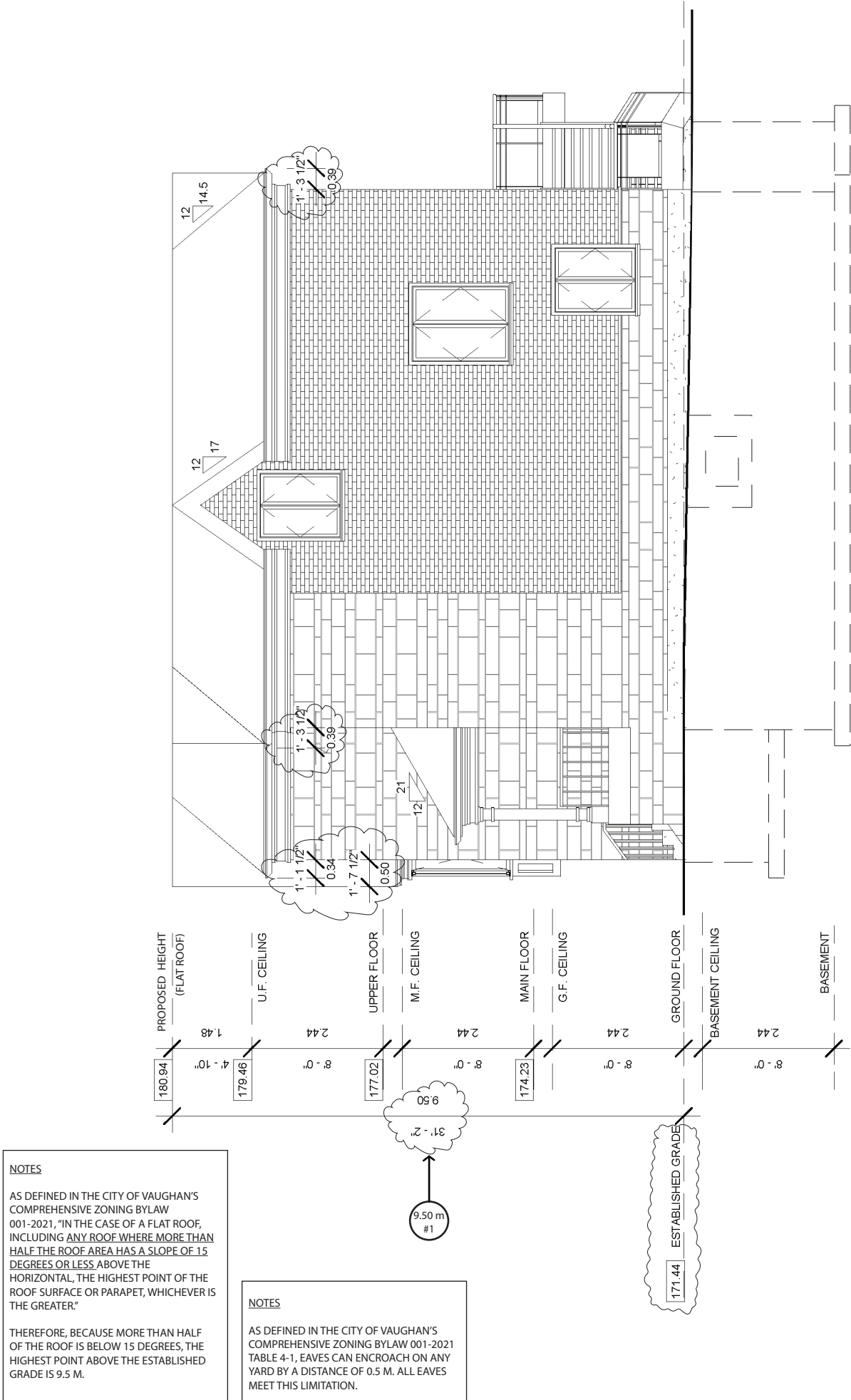
ROOF CALCULATIONS		
	(m2)	(%)
SUM OF FLAT	84.87	50.93%
SUM OF SLOPED	81.78	49.07%

# PROPOSED - ROOF PLAN



#	Zoning By-law 01-2021 Variance requested
1	To permit a maximum height of the proposed building of 9.5m.
2	To permit a minimum front yard setback of 4.13m to the porch.

#	Zoning By-law 01-88 Variance requested
4	To permit a minimum setback of 5.7m to a garage which faces a lot line.
5	To permit a minimum required front setback of 4.13m to the porch.

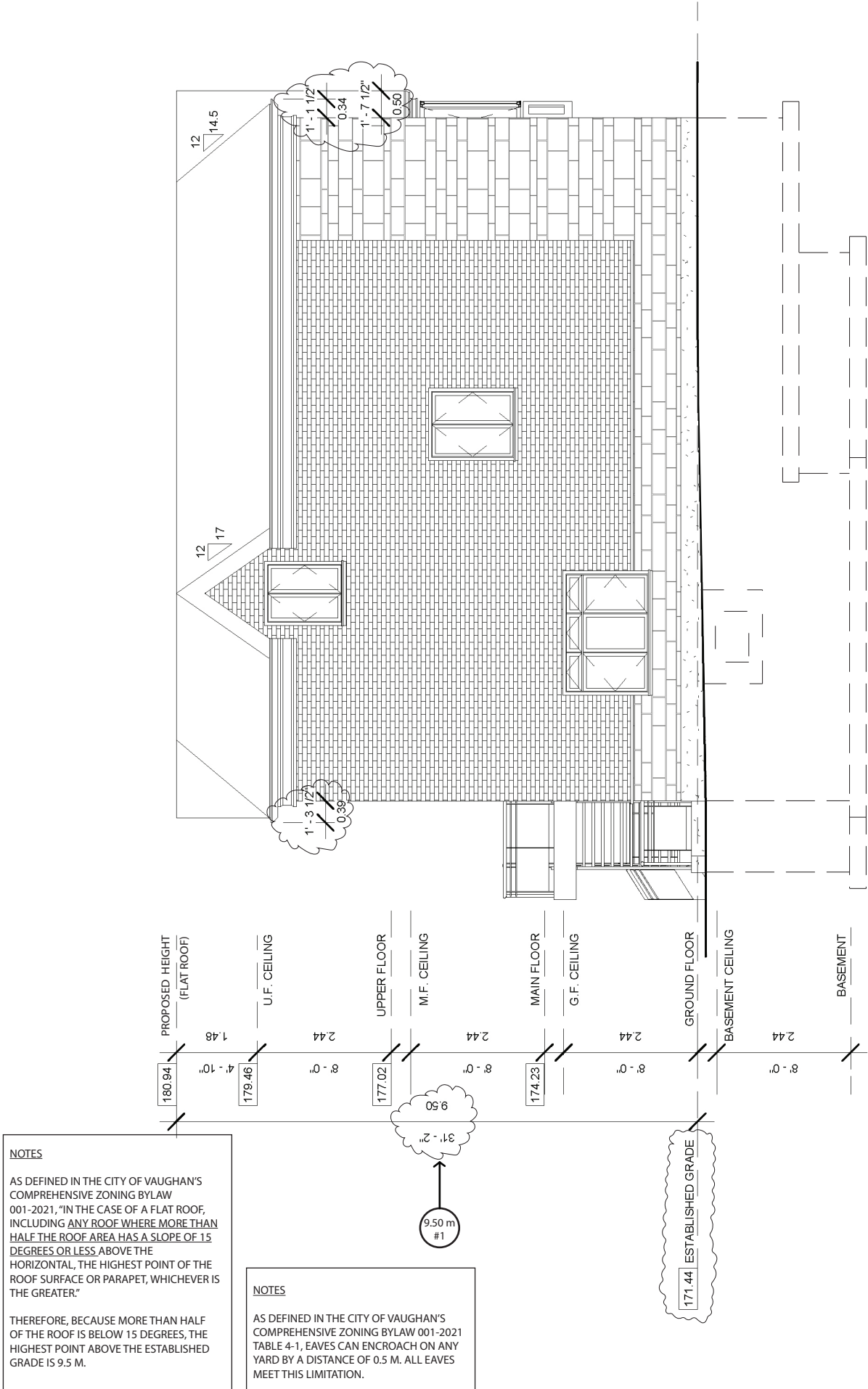


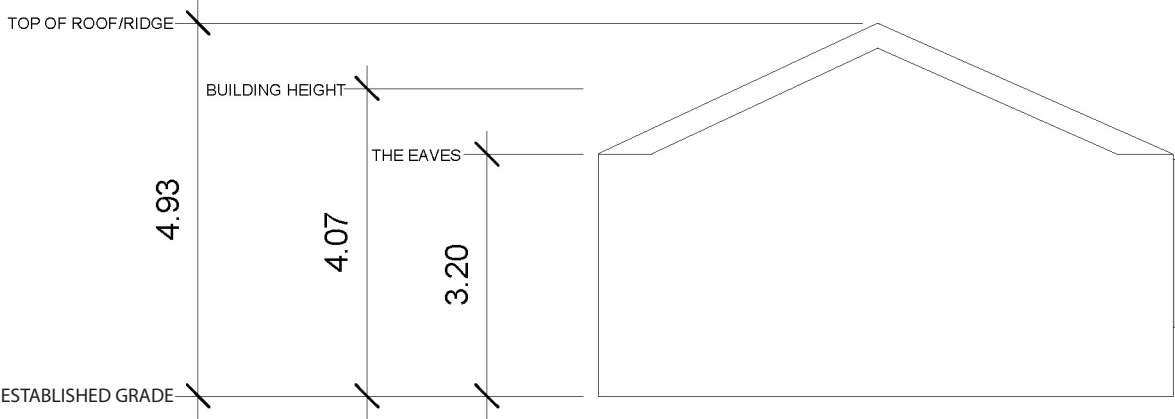
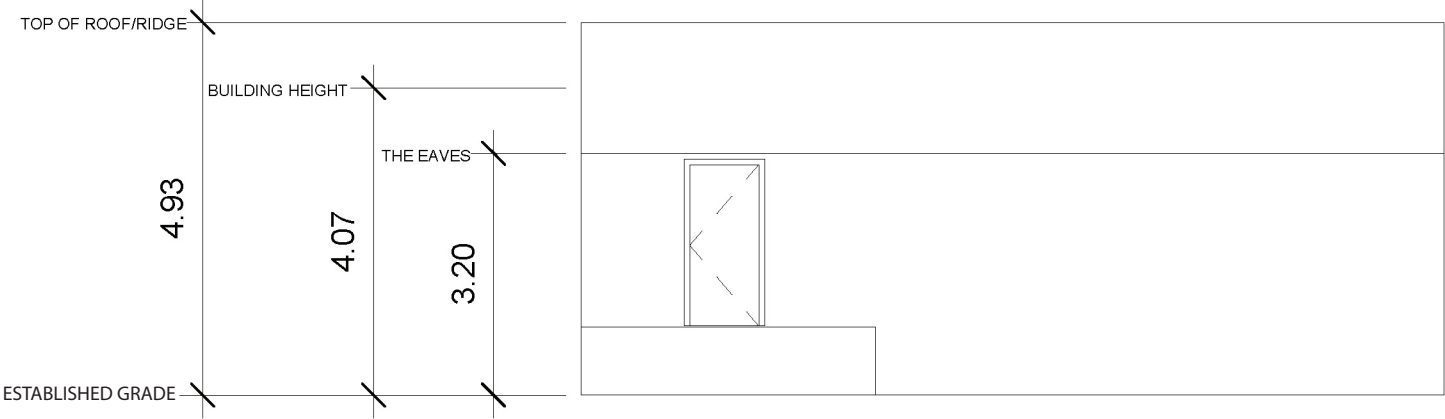
# PROPOSED - SOUTH ELEVATION



#	Zoning By-law 01-2021 Variance requested
1	To permit a maximum height of the proposed building of 9.5m.
2	To permit a minimum front yard setback of 4.13m to the porch.

#	Zoning By-law 01-88 Variance requested
4	To permit a minimum setback of 5.7m to a garage which faces a lot line.
5	To permit a minimum required front setback of 4.13m to the porch.





# EXISTING - WEST AND NORTH ELEVATIONS

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		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	X	X		General Comments
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X			General Comments

**To:** Committee of Adjustment

**From:** Punya Marahatta, Building Standards Department

**Date:** August 29, 2022

**Applicant:** Mario Valdo Natale Asta & Michael Anthony Cambareri

**Location:** PLAN RP4735 Lot 11 municipally known as 88 Hurricane Avenue

**File No.(s):** A173/22

**Zoning Classification:**

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Maximum permitted building height is 8.5m.[Section 4.5.1.b]	To permit the maximum height of the proposed building of 9.5m.
2	Minimum front yard setback is 4.5m. [Table 7-4]	To permit a minimum front yard setback of 4.13m to the porch.

The subject lands are zoned R3 – R3 Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum setback to a garage which faces a lot line shall be 6.4 metres. [Schedule A, Footnote 2]	To permit a minimum setback of 5.7m to a garage which faces a lot line.
5	Minimum required front yard setback is 4.5m. [Table 7-4]	To permit a minimum required front yard setback of 4.13m to the porch.

**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 10m<sup>2</sup>

**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:**

NA

**Date:** September 1<sup>st</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A172-22, A173-22**

**Related Files:**

**Applicant** Asta, Mario Valdo Natale Cambareri, Michael Anthony

**Location** 88 Hurricane Avenue

**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](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)



**From:** [CP Proximity-Ontario](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS  
**Date:** Tuesday, September 6, 2022 5:13:14 PM  
**Attachments:** [image002.png](#)

---

Good Afternoon,

**RE: Comments on B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE), within 500m of CP Rail line**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



**CP Proximity Ontario**  
**[CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca)**  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

**Pravina Attwala**

---

**Subject:** FW: [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS

---

**From:** Development Services <developmentservices@york.ca>  
**Sent:** September-12-22 4:32 PM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: B012/22, A172/22 & A173/22 (88 HURRICANE AVENUE) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the above minor variances (A172/22 & A173/22) and has no comment.

Additionally, York Region has reviewed the above noted consent application (B012/22) and offers the following condition:

- 1. Confirmation of Servicing Allocation

“Prior to the approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.”

Many thanks,  
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](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://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.

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Agent	Alexander Planning Inc.	63 Gunning Crescent	05/30/2022	Cover Letter

May 30, 2022

Ms. Christine Vigneault  
Manager, Development Services and  
Secretary Treasurer to Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Ms. Vigneault,

**Re: Minor Variance and Consent Applications**  
**88 Hurricane Avenue, Lot 11, Plan 4735**

Alexander Planning Inc. represents Mario Asta and Michael Cambareri, Owners of property located at 88 Hurricane Avenue with regard to planning matters associated with their property. We are pleased to submit an Application for Minor Variance and Consent to divide the existing lot to produce one new lot for single detached residential development. Variances related to minimum driveway distance to an intersection and maximum building height are required.

In support of these applications for Minor Variance and Consent, please find enclosed the following documents:

- Application Form for Minor Variance and Consent (completed electronically)
- Owner's Authorization;
- Site Plan depicting Severed and Retained Parcels with requested Variance marked;
- Lot A & Lot B Architectural Set prepared by Alex Gouldburn dated May 24, 2022;
- Grading and Servicing Plan prepared by ASR Engineers dated March 9, 2022;
- Variance Chart;
- Topographical Survey prepared by Young & Young Surveying dated April 14, 2022;
- Draft Reference Plan prepared by Young & Young Surveying Inc. depicting the proposed severance;
- Arborist Report and Tree Inventory and Protection Plan prepared by Thomson Watson Consulting Arborist dated April 26, 2022;
- Tree Declaration Form completed by Owner;
- Tree Permit Form completed by Owner;
- Planning Justification Brief dated May 2022, prepared by Alexander Planning Inc.;
- The Application Fee of \$10,185.00 representing the fee for Minor Variance of \$3,155.00 for both Lot A and Lot B and the fee for Consent of \$3,875.00 will be provided by the owner separately.

May 30, 2022  
88 Hurricane Avenue

We trust the enclosed documents are satisfactory. Should you require anything further, please do not hesitate to contact the undersigned.

Yours sincerely,  
**Alexander Planning Inc.**

A handwritten signature in black ink, appearing to read 'Deborah Alexander', with a stylized flourish at the end.

Deborah Alexander, MES, MCIP, RPP  
Principal, Alexander Planning Inc.