Staff Report Summary

Item # 05

Ward # 1

File: A137/19

Applicant: Behrooz Zangooei and Hadis Rashidi

Address: 5 Ryder Road, Maple ON

Agent: Aphrodite Liaghat

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	Condition(s) ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning	☑	
Cultural Heritage (Urban Design)	☑	
Development Engineering	☑	☑
Parks, Forestry and Horticulture Operations	☑	
By-law & Compliance	☑	
Financial Planning & Development	☑	
Fire Department	☑	
TRCA	☑	☑
CN Rail / Metrolinx	☑	
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**	☑	

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, May 28, 2020

Minor Variance Application

Agenda Item: 05

A137/19

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, May 28, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at **Vaughan.ca/LiveCouncil**

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa**@vaughan.ca** or **905-832-8504**. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Behrooz Zangooei and Hadis Rashidi

Agent: Aphrodite Liaghat

Property: **5 Ryder Rd Maple ON**

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

OP Designation: Vaughan Official Plan 2010: Low Rise Residential and Natural Area

Related Files: None.

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
A maximum lot coverage of 20% is permitted.	To permit a maximum lot coverage of 22.2% for the dwelling, garage, balcony and covered porch (Dwelling 20.8%, covered Porch 0.4%, Balcony 1.0%).

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

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** he last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on March 4, 2020

Applicant confirmed posting of signage on February 28, 2020 and May 11, 2020.

Property Information	
Existing Structures	**Year Constructed**
Dwelling	1961 to be demolished

Applicant has advised that they cannot comply with By-law for the following reason(s): To increase the quality of life of the residence and accommodate a family.

Adjournment Request: N/A

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

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

The lot coverage calculation of 22.2% includes the dwelling and garage (20.8%), balcony (1.0%) and covered porch (0.4%).

The applicant has confirmed that this is not a dwelling with a secondary suite.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Official Plan 2010: Low Rise Residential and Natural Area

The Owner is requesting permission to construct a 2-storey single-detached dwelling unit with the above variance.

A proposed lot coverage of 22.2% (20.8% main dwelling, 1.0% balcony, 0.4% porches) (Variance #1) which is keeping in with the character and build form of the existing area. The proposed variances are considered minor in nature.

The Owner submitted an Arborist Report prepared by Rachael Scott Arboriculture Consulting & Services dated September 20, 2019 and amended November 15, 2019. The Urban Design and Cultural Heritage Division of the Development Planning Department and Parks, Forestry and Horticulture Operations has reviewed the submitted Arborist Report and is satisfied.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the minor variance application.

Cultural Heritage (Urban Design):
No comments or concerns

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A137/19 subject to the following condition:

The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks, Forestry and Horticulture Operations:
No comments or concerns

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
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.

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 Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:
No comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Presentation to Committee

Schedule C - Agency Comments
TRCA – comments with conditions
CN Rail – No comment
Metrolinx – No comment
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
None

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

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

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

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

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

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

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at **vaughan.ca/LiveCouncil.** To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

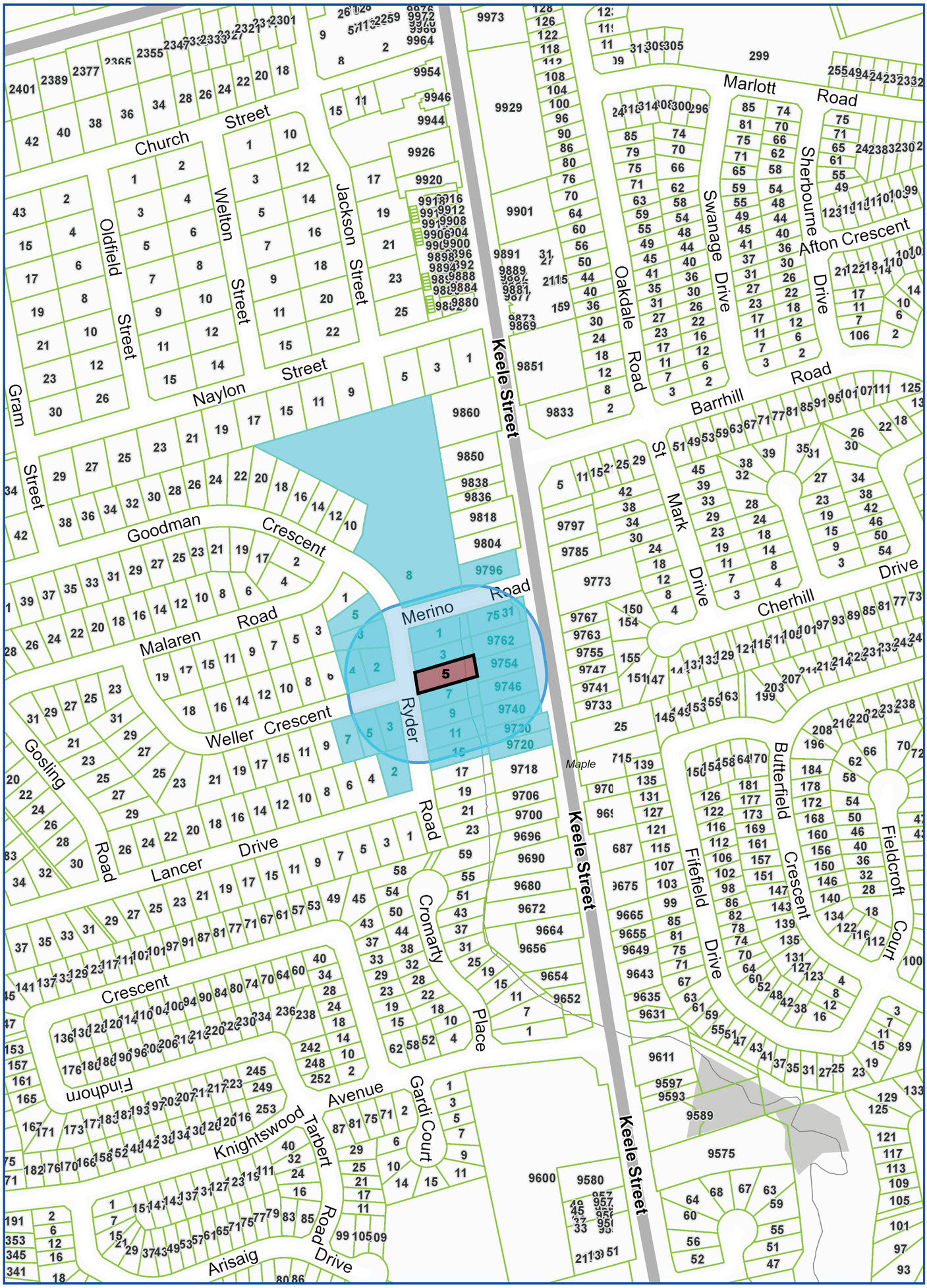
For further information please contact the City of Vaughan, Committee of Adjustment

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

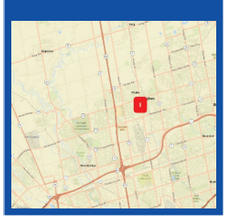
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Sketches



Map Information:



Title:

5 RYDER ROAD, MAPLE

LOCATION MAP - A137/19

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

VAUGHAN

Scale: 1: 4,514
0 0.07 km

Created By:
Infrastructure Delivery Department
October 17, 2019 8:24 PM

Projection:
NAD 83
UTM Zone 17N

A137/19

A& Architects

A& Associates Architects Inc.

A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B, Toronto Ontario M4M 2R5

5 RYDER RD

PROJECT ADDRESS: 5 RYDER RD, MAPLE, ON
PROJECT NUMBER: 19-115

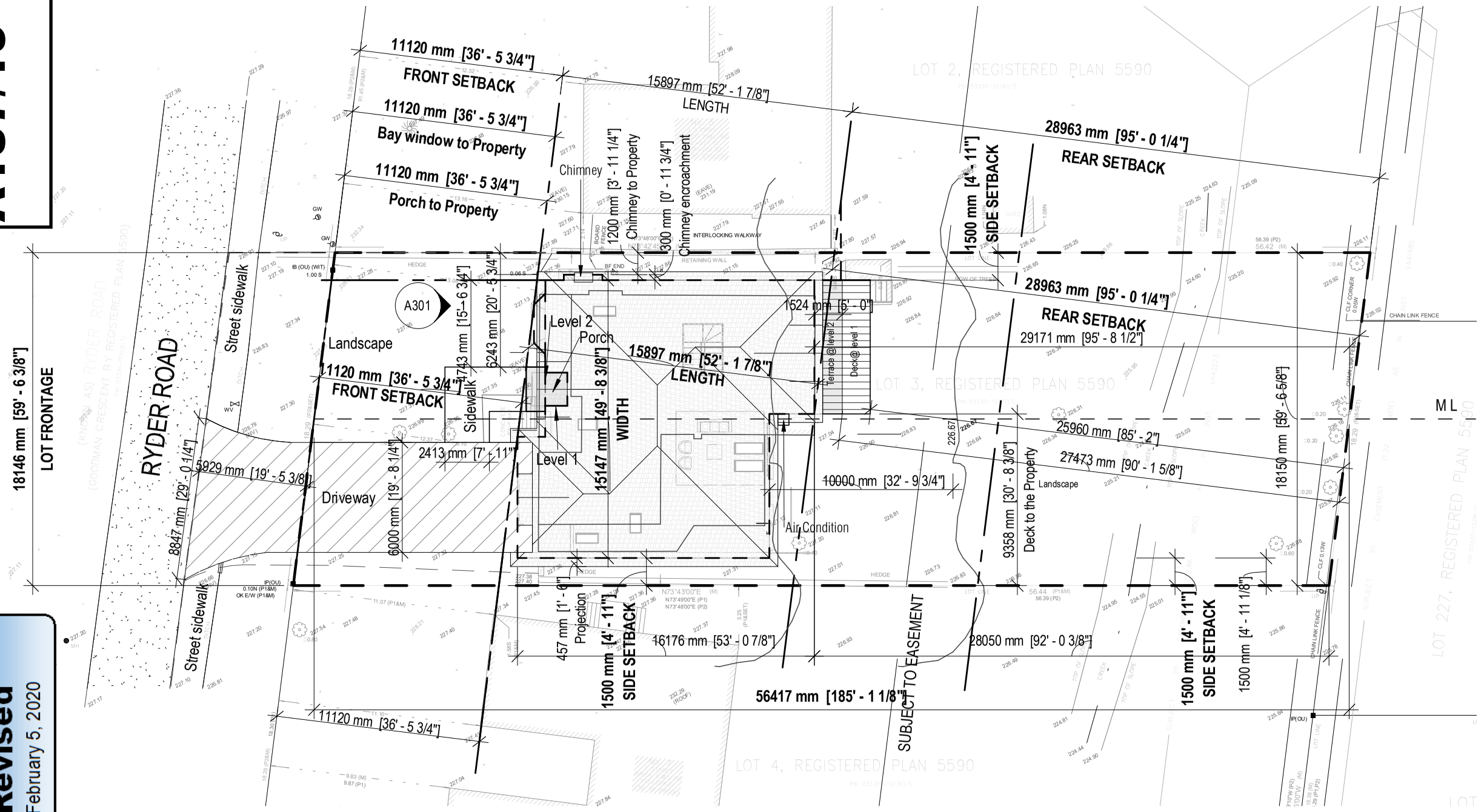
ISSUE DATE: 2020/02/05

Revised
February 5, 2020

2020-02-05 10:18:31 AM

A137/19

Revised
February 5, 2020



COVERAGE :
BUILDING : 213.02 /1024 = 20.8%

* Coverage Include :
Building and Parking

PORCH : 4.67 / 1024= 0.4 %
BALCONY : 11.11 /1024 = 1 %

TOTAL : 22.2 %

SITE DATA	
ZONING AREA	R1V
LOT#	3
PLAN	5590
LOT AREA	1,024 SM

AREA	PROPOSED	REGUIRED
COVERAGE *	20.8 %	20-23 %
G.F.A(NOT INCLUDING BASEMENT/ PARKING AND VOID)	362.54 SM 3902 SF	
NO. OF STOREYS	2 STOREYS	
HEIGHT	9.5 M	9.5 M

SETBACKS	REGUIRED	PROPOSED
FRONT	9 or 11.565 * M	11.12 M
REAR	7.5 M	28.96 M
SIDE	1.5 M	1.5 M
SIDE	1.5 M	1.5 M

* 12.85 - 1.285 = 11.565

GCA	SM	SF
BASEMENT	212.92 SM	2291 SF
LEVEL 1	213.02 SM	2292 SF
LEVEL 2	212.92 SM	2291 SF
TOTAL	638.86 SM	6876 SF

Established Grade = (227.36 + 227.38) / 2 = 227.37

	SM	SF	REQUIRED	PROPOSED
FRONT YARD (EXCLUDING PARKING)	148.13 SM	1594 SF		
HARD LANDSCAPE	19.62 SM	211 SF	50%	13.3 %
SOFT LANDSCAPE	128.50 SM	1383 SF	50%	86.7 %
BACK YARD	552.29 SM	5944 SF		
HARD LANDSCAPE	22.22 SM	239 SF	50%	4 %
SOFT LANDSCAPE	530.07 SM	5705 SF	50%	96 %

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

lot coverage 22.2%
(Dwelling 20.8%, covered porch 0.4%, Balcony 1.0%).

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
5	2019-12-02	Re Issued for TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA

As indicated

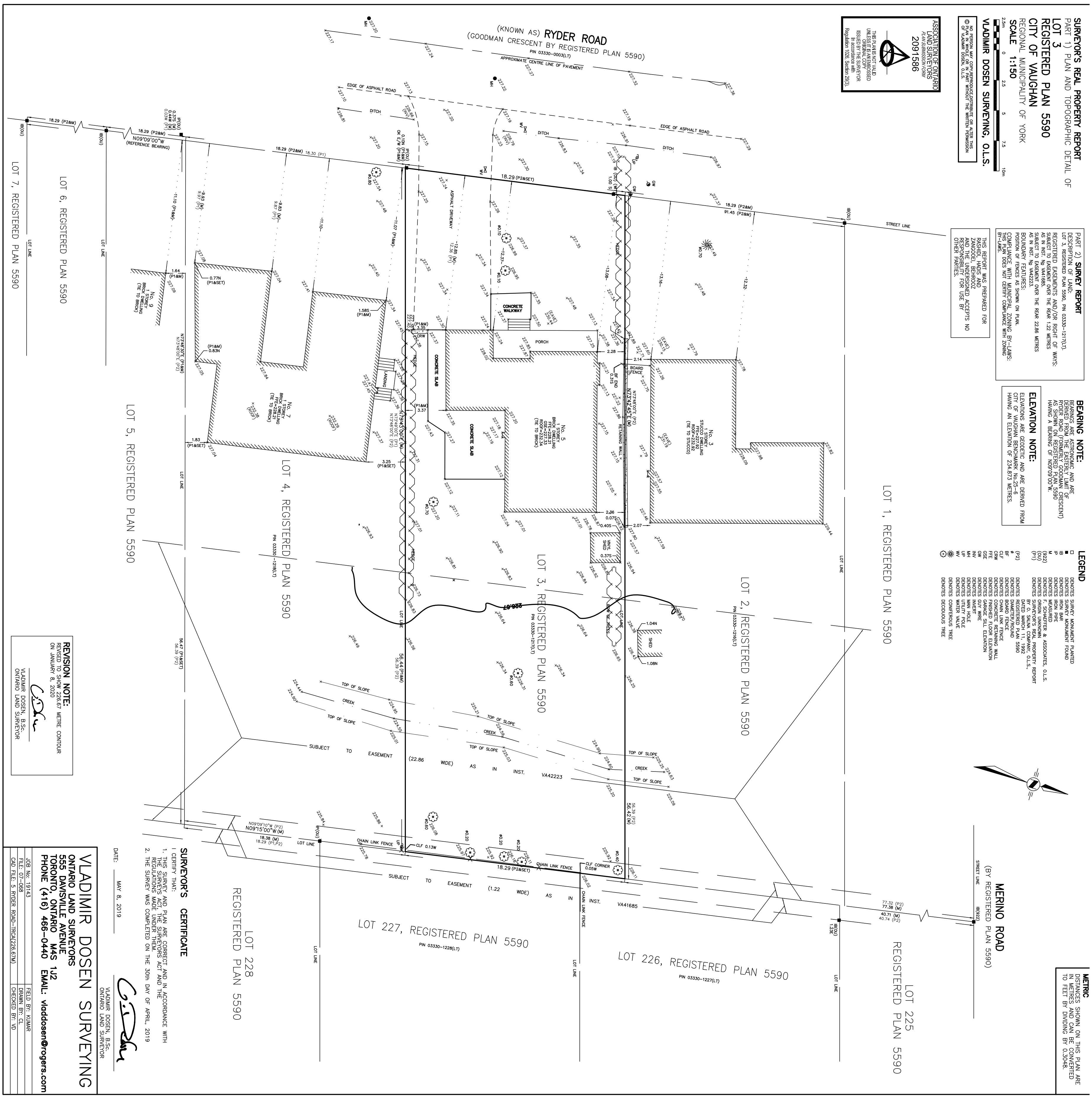
SITE PLAN

A - 101

2020-02-05 11:42:41 AM C:\Users\sebtreh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_sebtreh.rvt

Revised
February 5, 2020

A137/19



A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

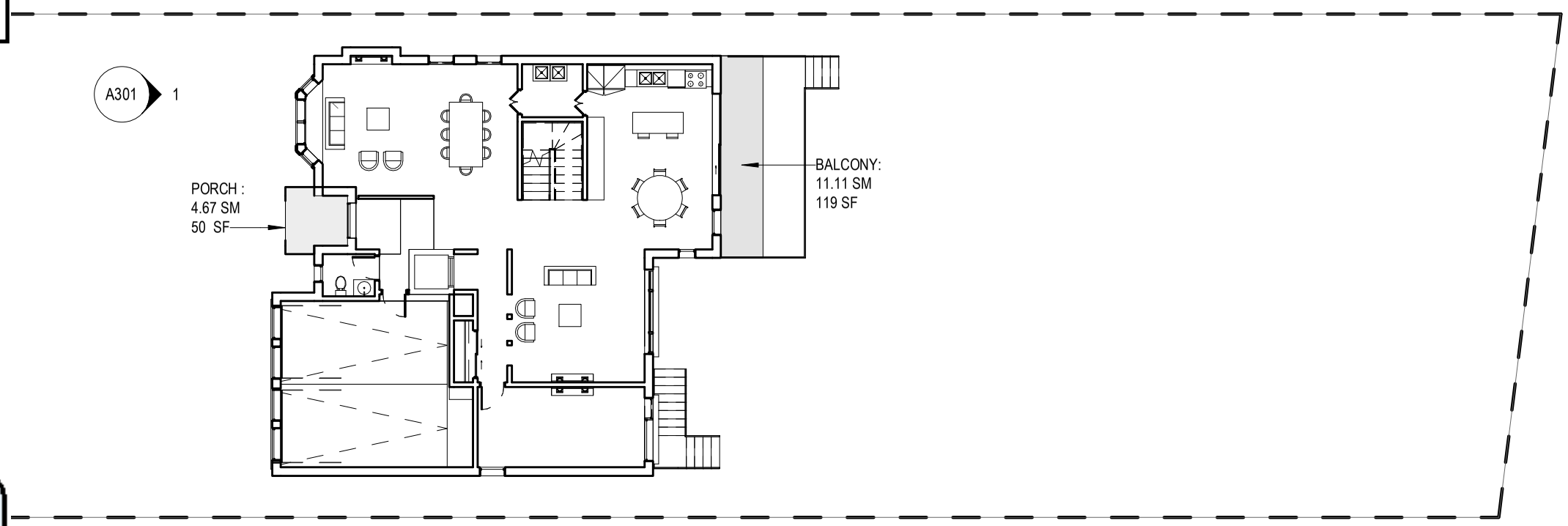
5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-03

7	2010-02-03	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
5	2019-12-02	Re Issued for TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA

SURVEY

A - 102

A137/19



COVERAGE :
BUILDING : 213.02 /1024 = 20.8%

* Coverage Include :
Building and Parking

PORCH : 4.67 / 1024= 0.4 %
BALCONY : 11.11 /1024 = 1 %

TOTAL : 22.2 %

Revised
February 5, 2020

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 011

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

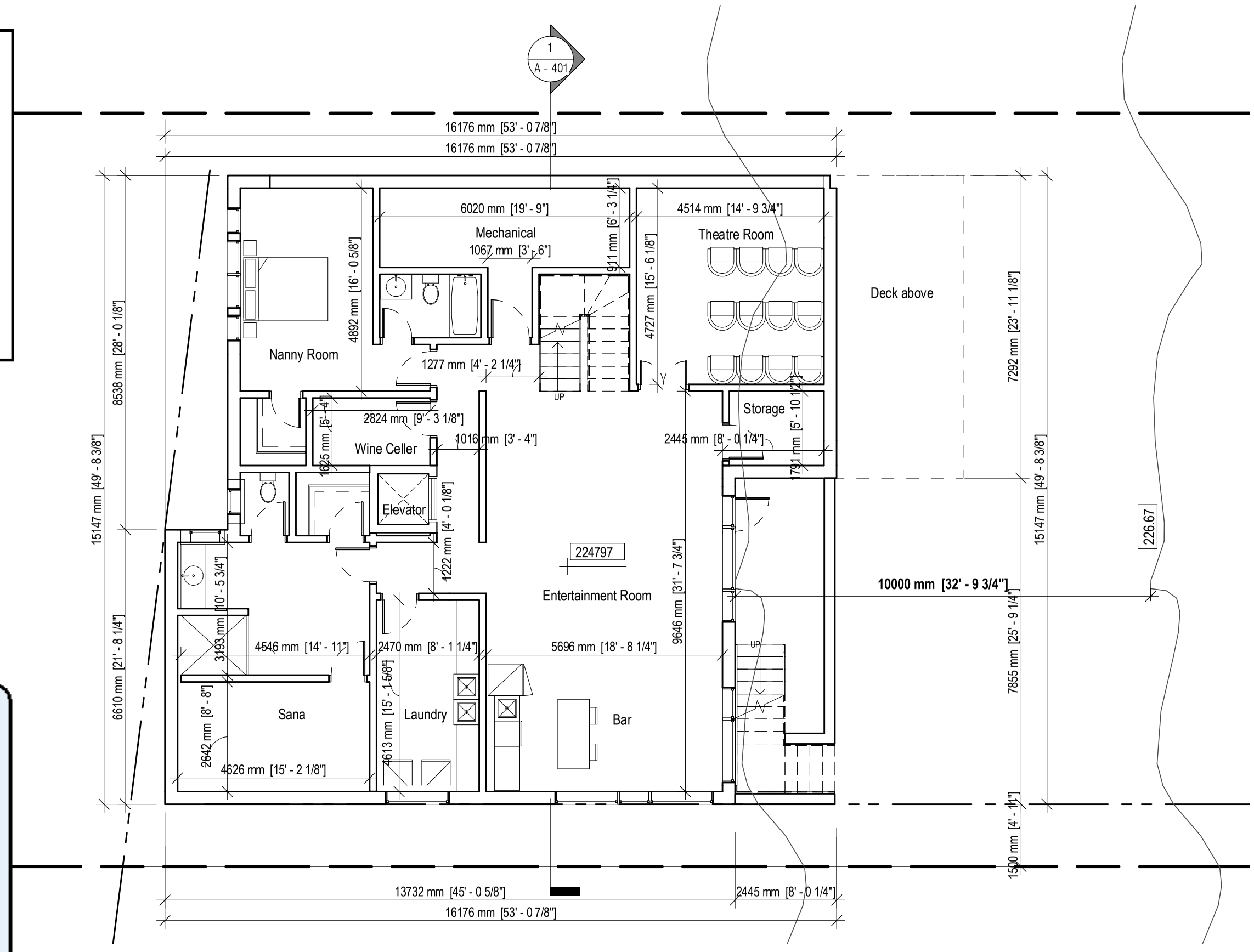
1 : 200

COVERAGE/PORCH/ BALCONY

A - 103

2020-02-05 10:28:34 AM C:\Users\setareh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_setareh2020.rvt

A137/19



Revised
February 5, 2020

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 012

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

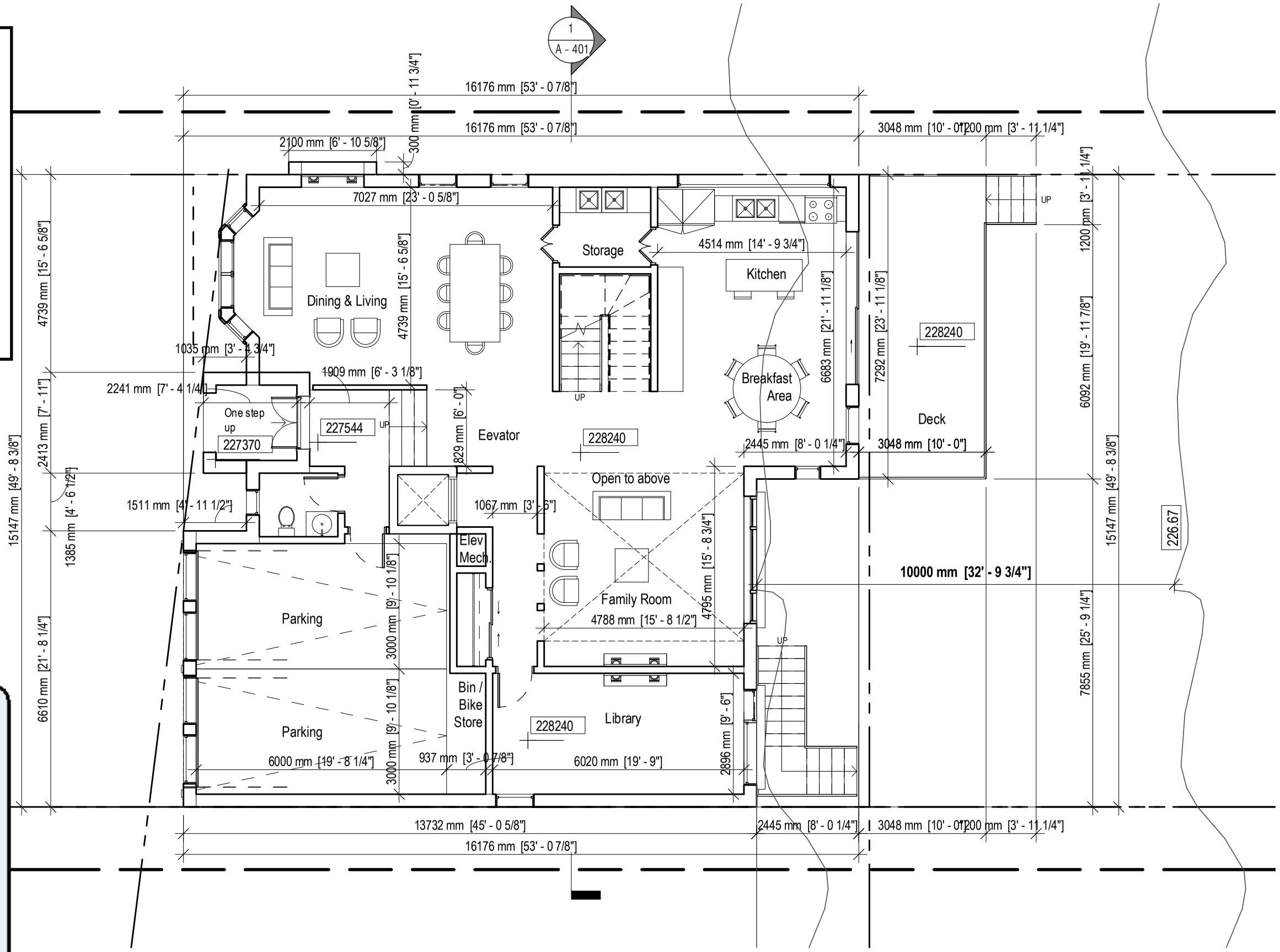
1 : 100

BASEMENT

A - 201

2020-02-05 11:30:36 AM C:\Users\sattarah.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_sattarah2cxzdJ7rt

A137/19



Revised
February 5, 2020

2020-02-05 11:30:00 AM C:\Users\setareh\AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R19_setareh2cxdu.rvt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 013

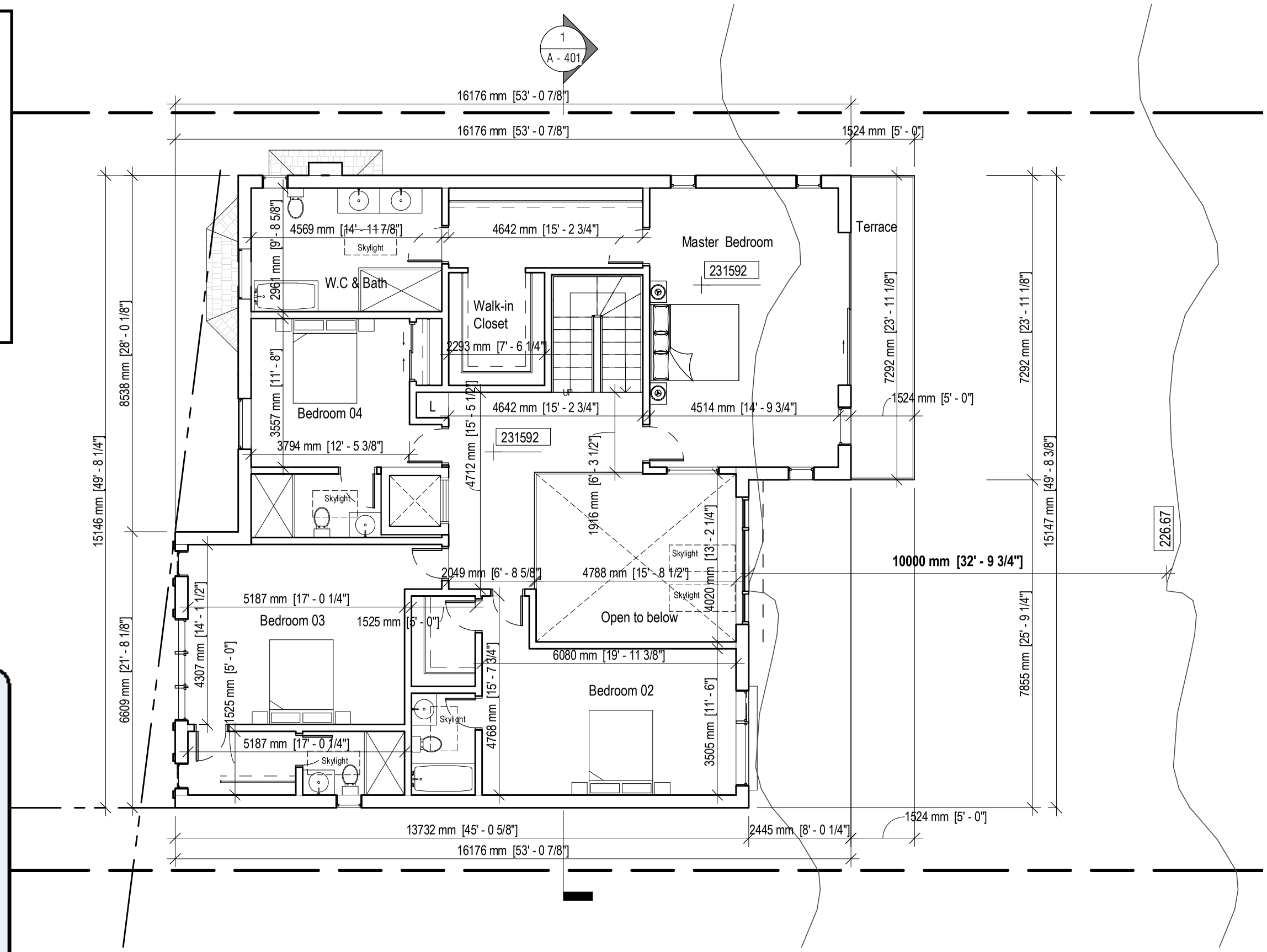
7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

LEVEL 1

A - 202

A137/19



Revised
February 5, 2020

2020-02-05 11:29:27 AM C:\Users\sataneh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_sataneh2cz2dJ7rt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 014

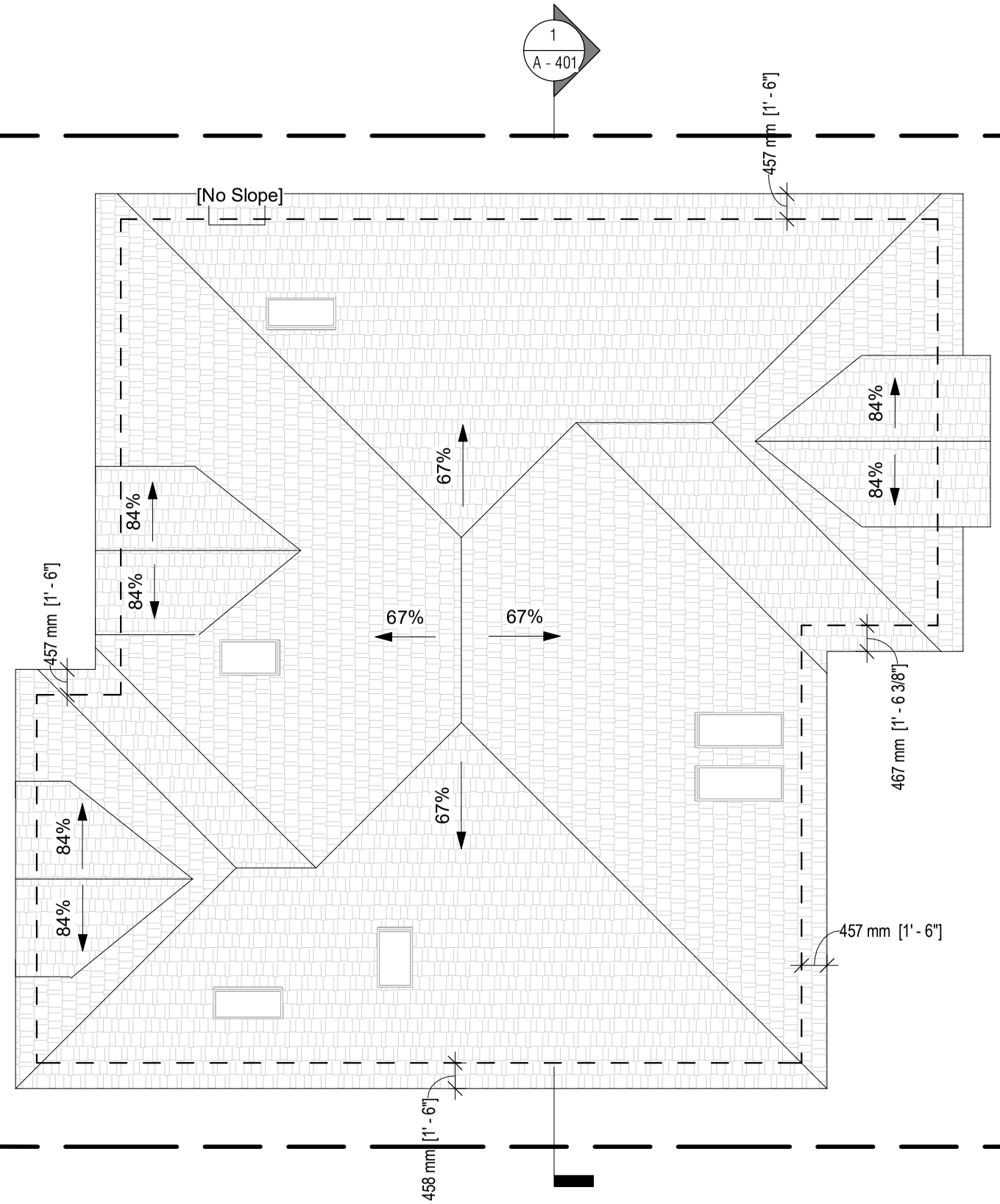
7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

LEVEL 2

A - 203

A137/19



Revised
February 5, 2020

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 015

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

ROOF PLAN

A - 204

2020-02-05 10:39:39 AM C:\Users\seafarch\AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R19_seafarch2cudu.rvt

A137/19

Revised
February 5, 2020

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

WEST ELEVATION

A - 301

2020-02-05 10:18:34 AM C:\Users\sebtarah.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_sebtarah2cxzc0.rvt

A137/19

Revised
February 5, 2020

1 / A - 302 **East Elevation**
1 : 100

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 017

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

EAST ELEVATION

A - 302

2020-02-05 10:18:35 AM C:\Users\seafarah-AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R19_seafarah.rvt

A137/19

Revised
February 5, 2020

1 / A - 303 **North Elevation**
1 : 100

2020-02-05 10:18:35 AM C:\Users\setareh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R19_setareh2cxdzb.rvt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

NORTH ELEVATION

A - 303

A137/19

1 / A - 304 **South Elevation**
1 : 100

Revised
February 5, 2020

2020-02-05 10:18:35 AM C:\Users\sataneh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R13_sataneh2.rvt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

7	2010-02-05	Issued for COA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

SOUTH ELEVATION

A - 304

A137/19

1 / A - 401 **Section A-A1**
1 : 100

Revised
February 5, 2020

2020-02-05 10:26:41 AM C:\Users\setareh.AARCHITECTS\Documents\19-115_5 Ryder Road_Option 4_Central_R19_setareh.rvt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD
5 RYDER RD, MAPLE, ON
Project No.19-115
2010-02-05

Page 020

7	2010-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA

1 : 100

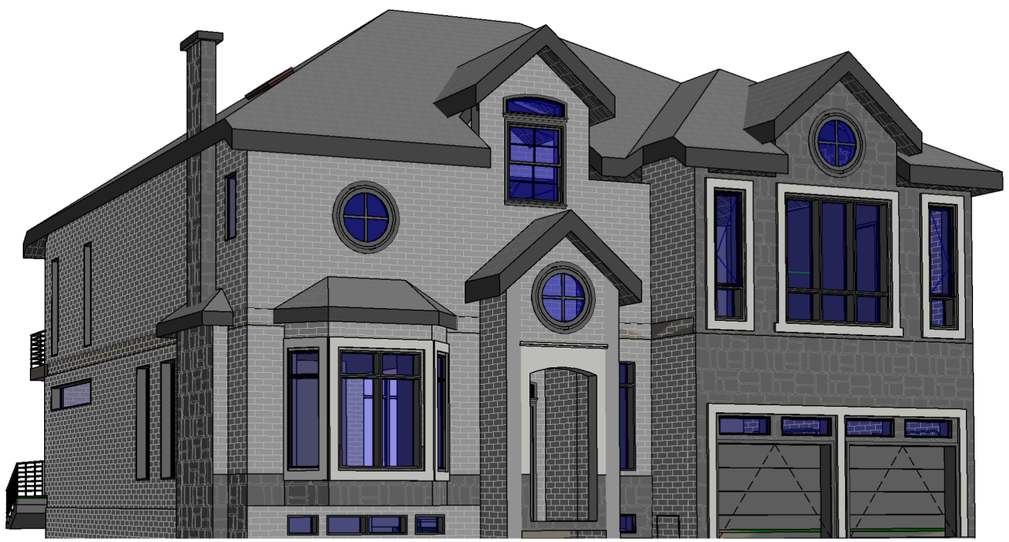
SECTION A-A

A - 401

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

Presentation to Committee (Applicant)



A& Architects

A& Associates Architects Inc.

A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B, Toronto Ontario M4M 2R5

5 RYDER RD

PROJECT ADDRESS: 5 RYDER RD, MAPLE, ON

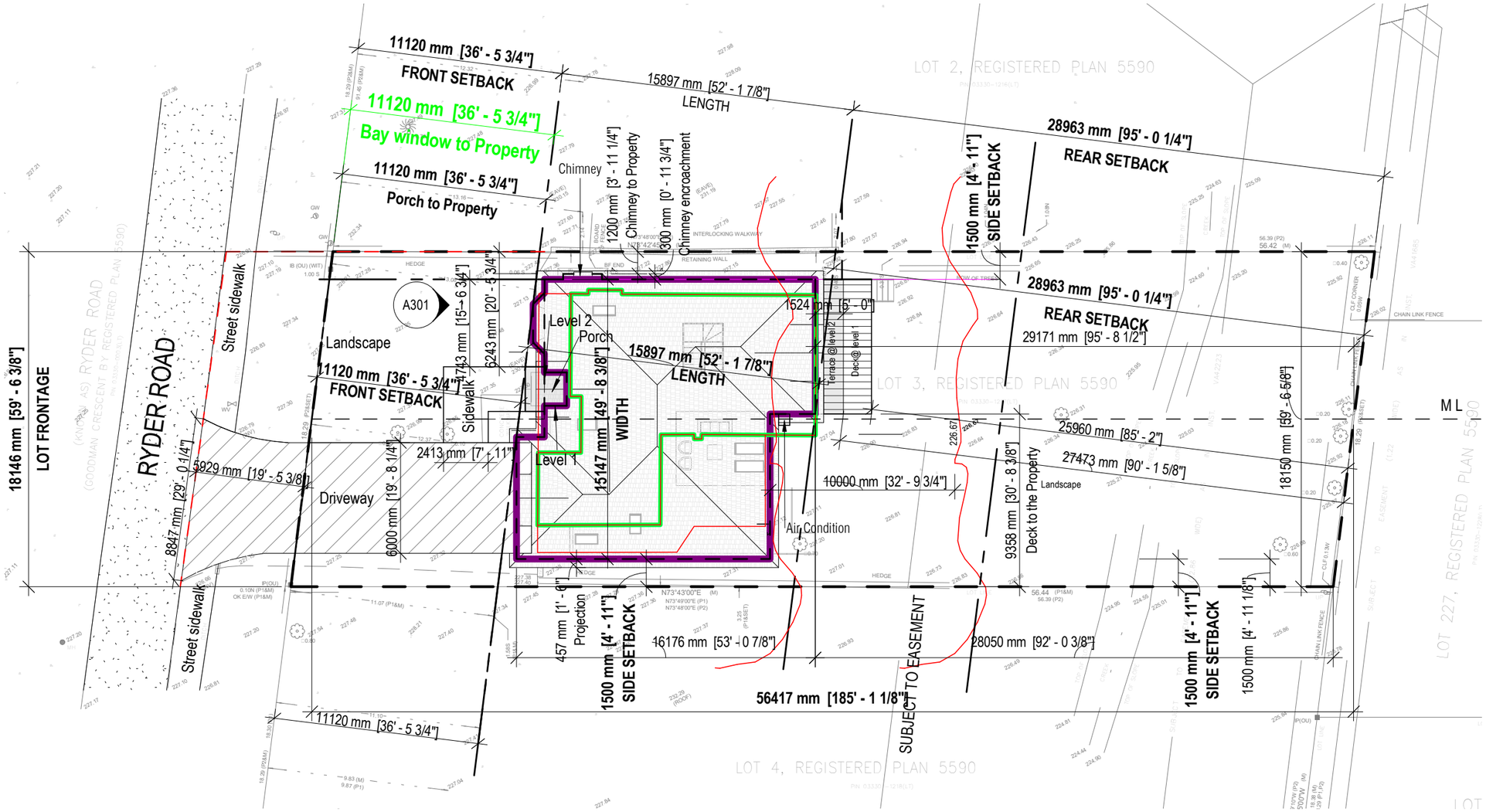
PROJECT NUMBER: 19-115

ISSUE DATE: 2020/02/20

SHEET LIST

Sheet Name	Sheet Number
COVER	A - 000
SITE PLAN	A - 101
SURVEY	A - 102
COVERAGE/PORCH/ BALCONY	A - 103
BASEMENT	A - 201
LEVEL 1	A - 202
LEVEL 2	A - 203
ROOF PLAN	A - 204
WEST ELEVATION	A - 301
EAST ELEVATION	A - 302
NORTH ELEVATION	A - 303
SOUTH ELEVATION	A - 304
SECTION A-A	A - 401

5/20/2020 11:20:51 AM



COVERAGE :
BUILDING : 213.02 /1024 = 20.8%

* Coverage Include :
Building and Parking

PORCH : 4.67 / 1024= 0.4 %
BALCONY : 11.11 /1024 = 1 %

TOTAL : 22.2 %

SITE DATA	
ZONING AREA	R1V
LOT#	3
PLAN	5590
LOT AREA	1,024 SM

AREA	PROPOSED	REGUIRED
COVERAGE *	20.8 %	20-23 %
G.F.A(NOT INCLUDING BASEMENT/ PARKING AND VOID)	362.54 SM 3902 SF	
NO. OF STOREYS	2 STOREYS	
HEIGHT	9.5 M	9.5 M

SETBACKS	REGUIRED	PROPOSED
FRONT	9 or 11.565 * M	11.12 M
REAR	7.5 M	28.96 M
SIDE	1.5 M	1.5 M
SIDE	1.5 M	1.5 M

* 12.85 - 1.285 = 11.565

GCA	SM	SF
BASEMENT	212.92 SM	2291 SF
LEVEL 1	213.02 SM	2292 SF
LEVEL 2	212.92 SM	2291 SF
TOTAL	638.86 SM	6876 SF

Established Grade = (227.36 + 227.38) / 2 = 227.37

	SM	SF	REQUIRED	PROPOSED
FRONT YARD (EXCLUDING PARKING)	148.13 SM	1594 SF		
HARD LANDSCAPE	19.62 SM	211 SF	50%	13.3 %
SOFT LANDSCAPE	128.50 SM	1383 SF	50%	86.7 %
BACK YARD	552.29 SM	5944 SF		
HARD LANDSCAPE	22.22 SM	239 SF	50%	4 %
SOFT LANDSCAPE	530.07 SM	5705 SF	50%	96 %

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

NEW BUILDING

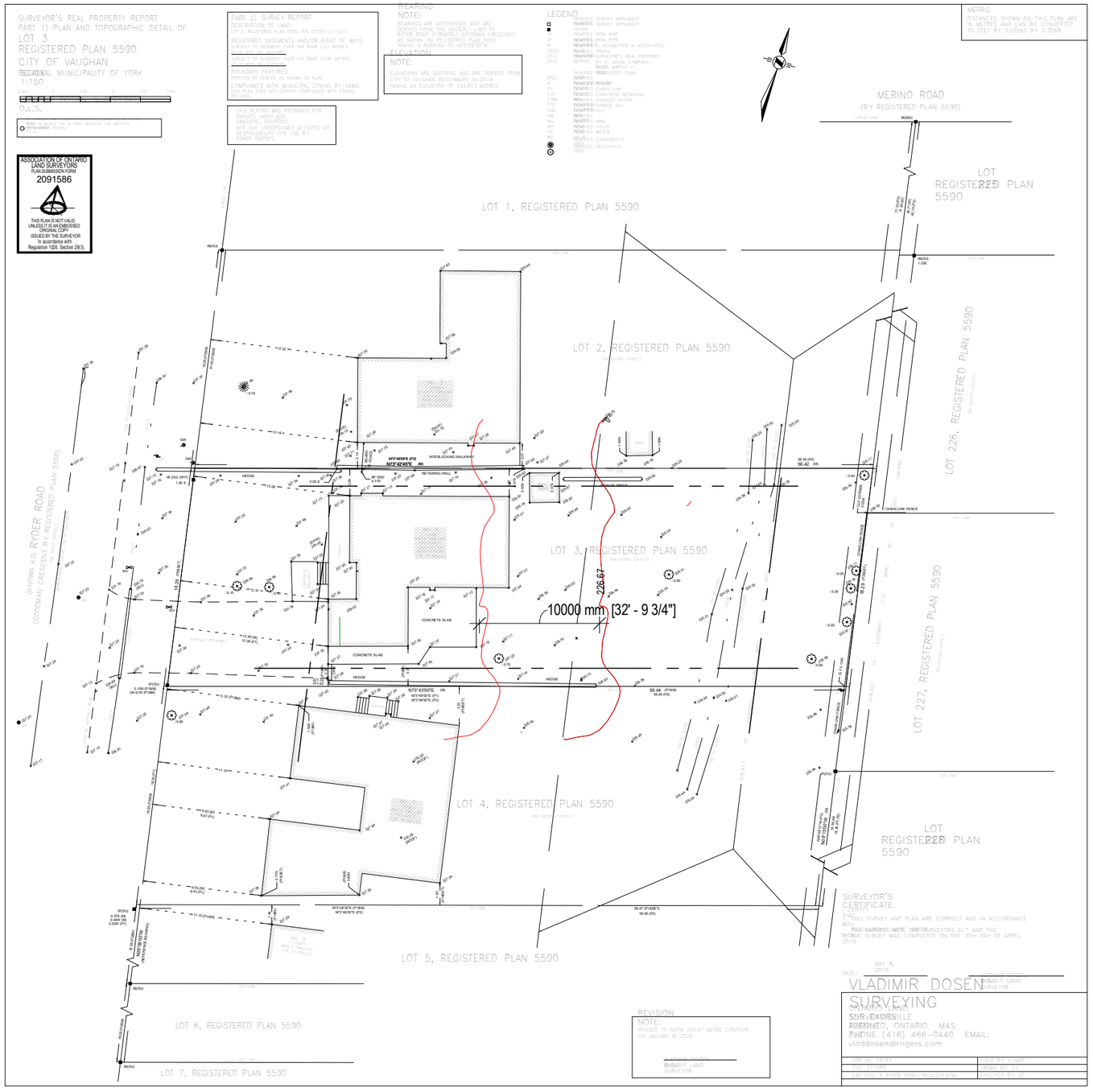
8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
5	2019-12-02	Re Issued for TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

As indicated

SITE PLAN

A - 101

5/20/2020 11:20:51 AM C:\Users\Sepideh.NSI\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_central_R22.rvt



A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

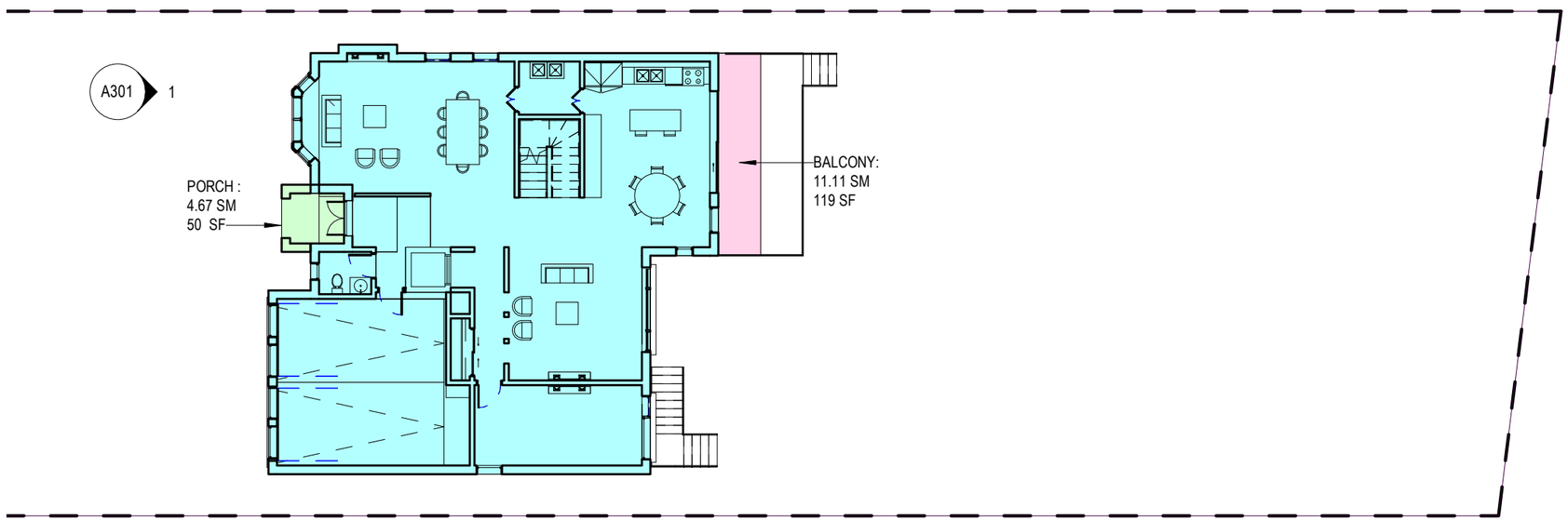
5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
5	2019-12-02	Re Issued for TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

SURVEY

A - 102

5/20/2020 11:20:52 AM C:\Users\Sepideh.VIS95\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REV19-115-_5 RyderRoad_Option4_Central_R22.rvt



SITE AREA: 1,024 SM

COVERAGE :
BUILDING : 213.02 /1024 = 20.8%

* Coverage Include :
Building and Parking

PORCH : 4.67 / 1024= 0.4 %
BALCONY : 11.11 /1024 = 1 %

TOTAL : 22.2 %

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

NEW BUILDING
BALCONY
PORCH

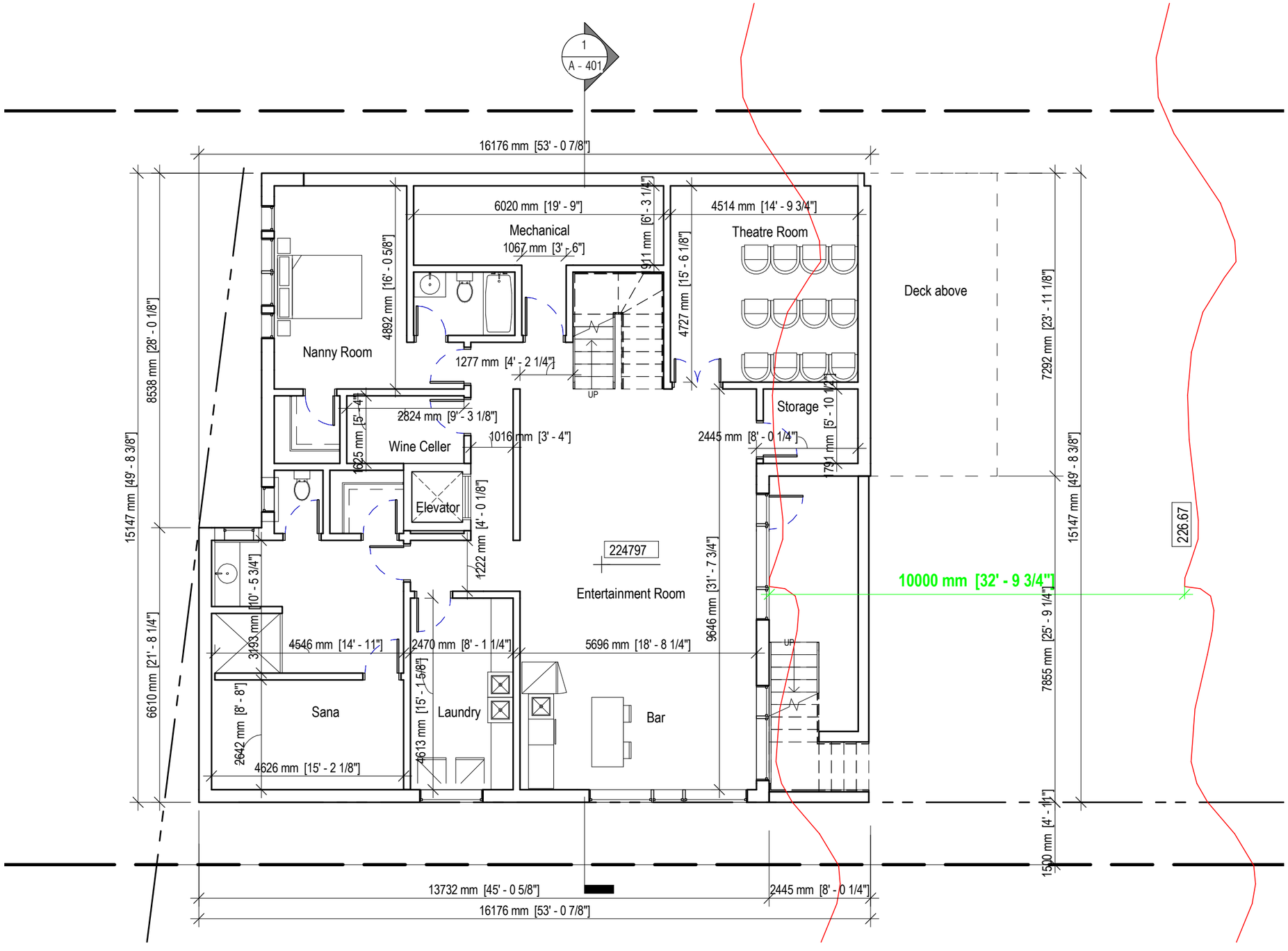
8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

As indicated

COVERAGE/PORCH/ BALCONY

A - 103

5/20/2020 11:20:53 AM C:\Users\Sepideh.WS05\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REV\19-115_5 Ryder Road_Option 4_Central_R20.rvt



A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

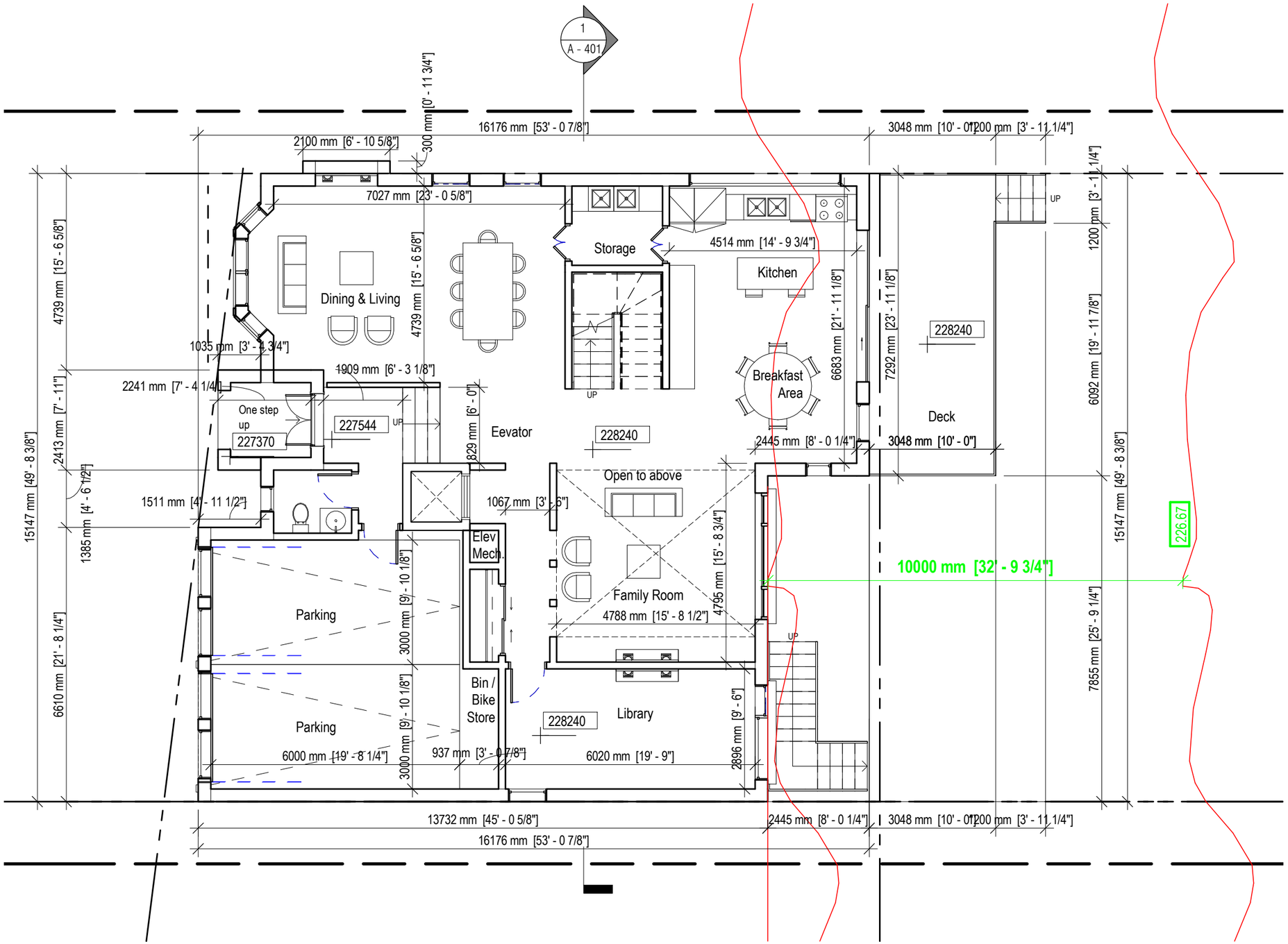
8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

BASEMENT

A - 201

5/20/2020 11:20:53 AM C:\Users\Sepideh.WS05\Desktop\AAA PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt



A&Architects

A& Associates Architects Inc.

Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

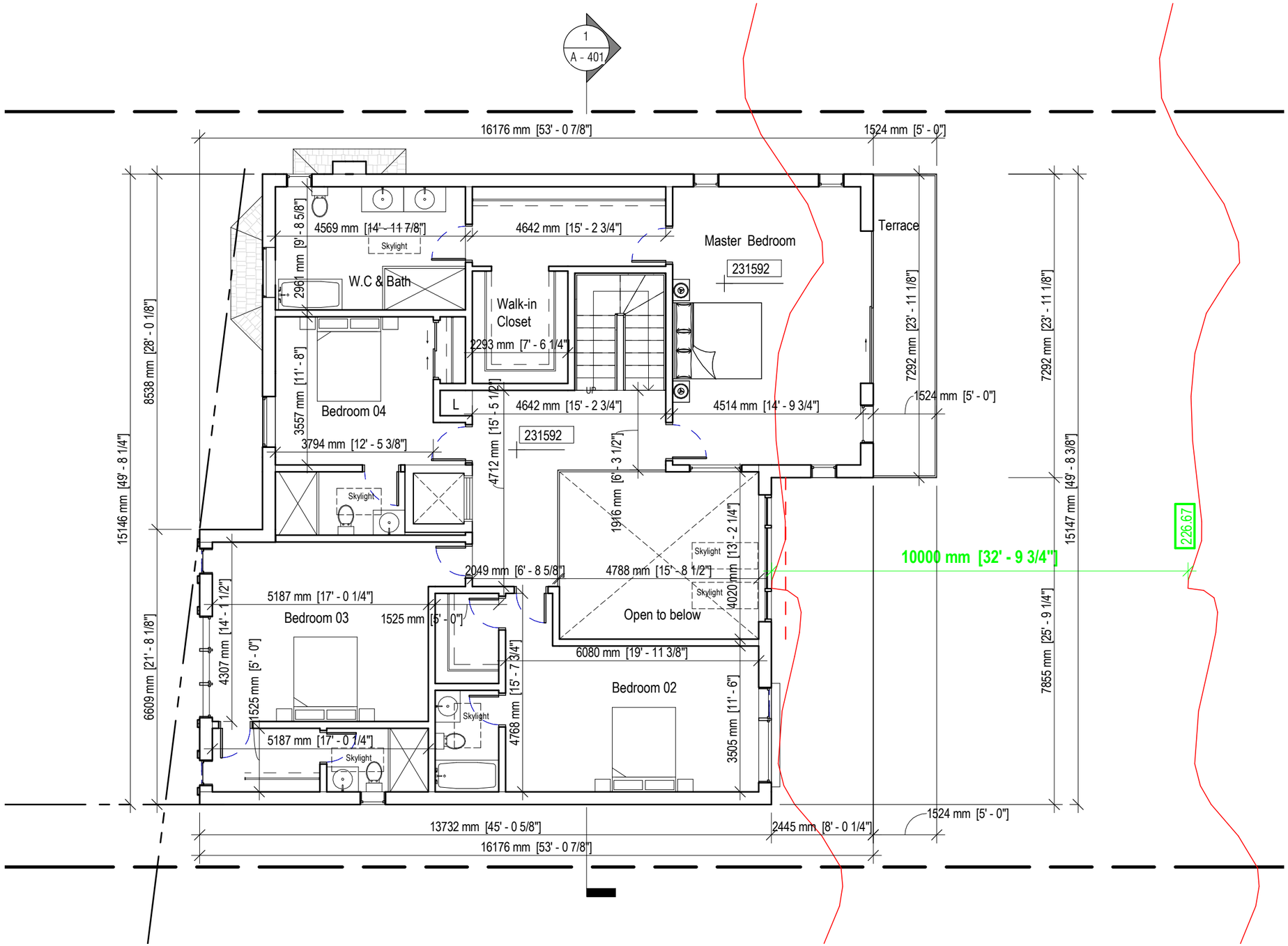
8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

LEVEL 1

A - 202

5/20/2020 11:20:53 AM C:\Users\Sergiek\ WS\SkDesktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt



A& Architects

A& Associates Architects Inc.

Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

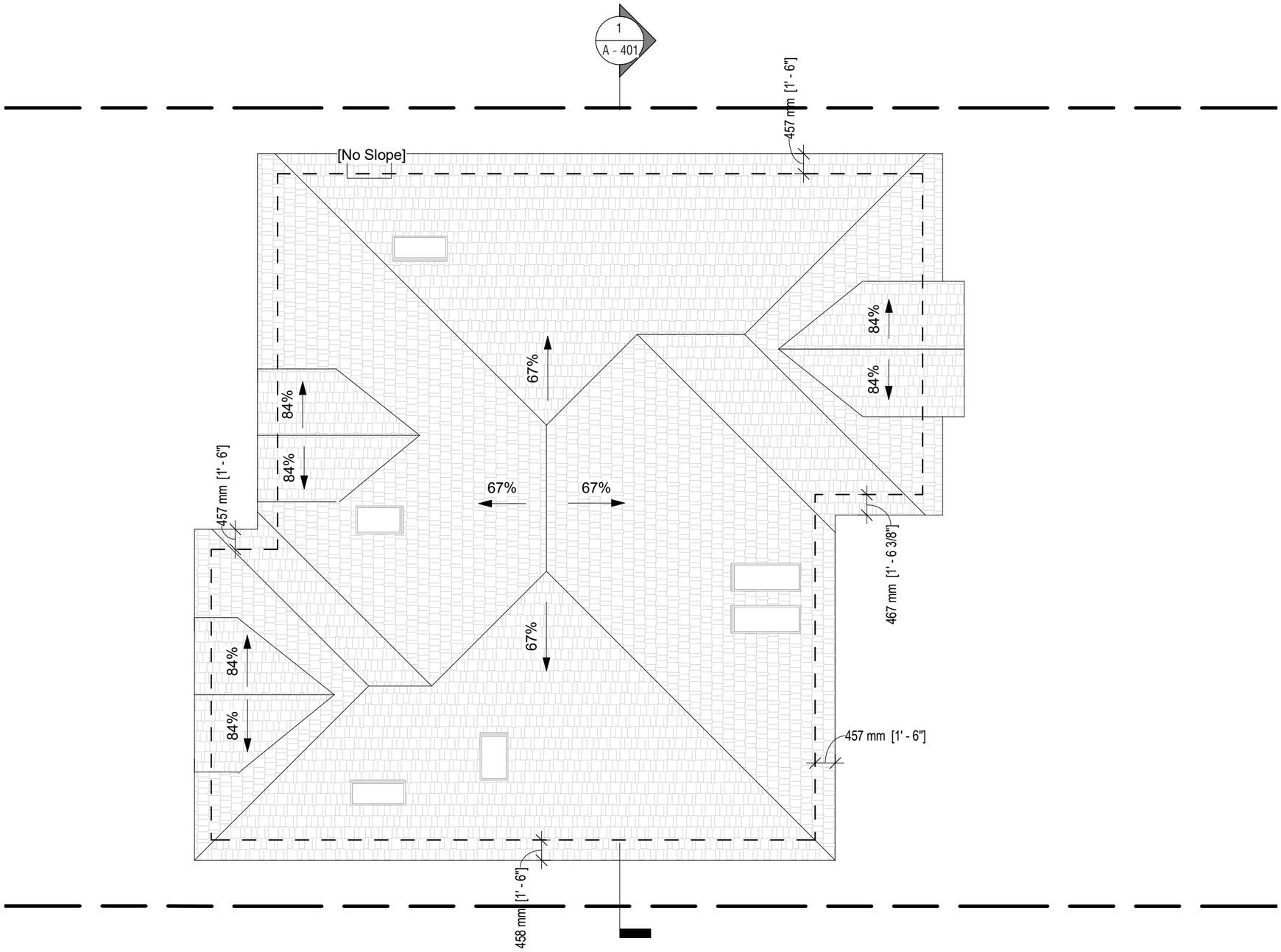
8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

LEVEL 2

A - 203

5/20/2020 11:20:53 AM C:\Users\Sepideh.WS95\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option4_Central_R20.rvt



A&Architects

A& Associates Architects Inc.

Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

ROOF PLAN

A - 204

5/20/2020 11:20:54 AM C:\Users\Sepideh.VMS10\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

WEST ELEVATION

A - 301

5/20/2020 11:20:54 AM C:\Users\Sepideh.VS05\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R22.rvt

1 / A - 302 **East Elevation**
1 : 100

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

EAST ELEVATION

A - 302

5/20/2020 11:20:55 AM C:\Users\Sergiish.VNS95\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REV1119-115_5 Ryder Road_Option 4_Central_R20.rvt

1 / A - 303 **North Elevation**
1 : 100

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

NORTH ELEVATION

A - 303

5/20/2020 11:20:55 AM C:\Users\Sepideh.WS05\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt

1 / A - 304 **South Elevation**
1 : 100

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

SOUTH ELEVATION **A - 304**

5/20/2020 11:20:56 AM C:\Users\Sepideh.VIS0\Desktop\AAA PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt

1 / A - 401 **Section A-A1**
1 : 100

A&Architects
A& Associates Architects Inc.
Six Carlaw Ave, Suite 205 B
Toronto Ontario M4M 2R5
T: (416) 466-0100 W: www.aarchitects.ca

5 RYDER RD

5 RYDER RD, MAPLE, ON
Project No.19-115
2020-05-20

8	2020-05-20	Issued for Public Hearing
7	2020-02-05	Issued for COA
6	2020-01-22	Issued for Review/ TRCA
4	2019-11-07	Re Issued for COA
3	2019-10-07	Re Issued for COA
2	2019-09-18	Issued fo COA
1	2019-07-22	Issued for zoning Certificate

1 : 100

SECTION A-A

A - 401

5/20/2020 11:20:57 AM C:\Users\Sergiek.WS05\Desktop\A&A PROJECT\19-115_5 Ryder road\2.0 Architectural\2.1 Schematic Design\REVIT\19-115_5 Ryder Road_Option 4_Central_R20.rvt

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.

TRCA – comments with conditions
CN Rail – No comment
Metrolinx – No comment
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

February 28, 2020 CFN: 60819.28

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Ms. Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A137/19 – Resubmission
5 Ryder Road
PLAN 5590, Lot 3
City of Vaughan
Owner: Behrooz Zangooei & Hadis Rashidi

Further to our previous comment letter dated October 30, 2019, this letter acknowledges receipt of the revised submission for the above-noted application. The current submission materials were received by Toronto and Region Conservation Authority (TRCA) on February 14, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment:

Background
The purpose of Application A137/19 is to permit a maximum lot coverage of 22.2% for the dwelling, garage, balcony and covered porch.

Application-Specific Comments
TRCA staff have completed a review of the submitted materials and are satisfied that our previous comments related to confirming the limits of the Regional Storm flood plain and ensuring appropriate buffer between the flood plain and proposed development have been adequately addressed.

Recommendation
Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A137/19, subject to the following condition:

1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

Ontario Regulation 166/06
As previously noted, a permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) will be required for the proposed works. A list of TRCA's permit requirements have been provided in Appendix 'A' for the applicant's reference.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,

Hamedeh Razavi
Planner I
Development Planning and Permits

HR/cb

Cc: Aphrodite Liaghat <aphrodite@aarchitects.ca>

Appendix 'A' TRCA Permit Requirements

The subject land is regulated by the TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06).

In order to initiate the permit review process, the following materials must be submitted in hard copy to the TRCA:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: https://trca.ca/wp-content/uploads/2016/11/TRCA-PERMIT-APPLICATION-FORM_new.pdf

2. Four (4) copies of the following individually folded plans/drawings are generally required:

    - Site plan showing location and dimension of all proposed works;
    - Grading Plan;
    - Erosion and Sediment Control Plan;

3. One Copy of a legal survey of the subject property;

4. Permit Review fee of $470 (Works on Private Residential Property – Minor). TRCA's fee schedule can be found by visiting the following site: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/22154116/TRCA_Permit_Fee_Schedule_UPDATED_February-1_2018.pdf

Please note that permit applications are reviewed based on the order they are submitted and are subject to a 30-60 day review period.

Providence, Lenore

Subject: FW: A137-19 - CIRCULATION - cover letter.docx

From: Proximity <proximity@cn.ca>

Sent: October-18-19 12:47 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Subject: RE: A137-19 - CIRCULATION - cover letter.docx

Good afternoon Lenore

Thank you for circulating CN Rail on this file. I have reviewed the information circulated and we have **no comments.**

Regards

Susanne

Susanne Glenn-Rigny

Senior Officer, Community Planning and Development | Corporate Services
T: **514-399-7844** | C: **514-919-7844**

Celebrating 100 years | Célébrons nos 100 ans

Providence, Lenore

Subject: FW: 5 Ryder Road, Vaughan

From: Terri Cowan <Terri.Cowan@metrolinx.com>

Sent: March-11-20 10:40 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: [External] 5 Ryder Road, Vaughan

Hello Lenore,

The subject site is located greater than 300 metres from a Metrolinx rail corridor and/or facility. Given the circumstances, **we have no comments** regarding the subject application.

Thank you,
Terri Cowan
Third Party Projects Officer
Third Party Projects Review| Capital Projects Group
Metrolinx | 20 Bay Street, Suite 600 |Toronto, Ontario|M5J 2W3
T: 416-202-3903 C: 416-358-1595

METROLINX

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
☐	We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A137-19 - Request for REVISED comments (Vaughan - Committee of Adjustment)

From: Guida, Diana <Diana.Guida@york.ca>

Sent: February-19-20 12:54 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: A137-19 - Request for REVISED comments (Vaughan - Committee of Adjustment)

Good afternoon Lenore,

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

Thank you,

Diana Guida | **Planning Assistant**

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71550 | diana.guida@york.ca | www.york.ca

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

Please consider the environment before printing this email.