

ITEM #: 6.27	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A317/22 125 PARR PLACE, THORNHILL
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/conditions
Alectra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A104/21	06/30/21	APPROVED; COA

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
A317/22
125 PARR PLACE, THORNHILL**

ITEM NUMBER: 6.27	CITY WARD #: 5
APPLICANT:	Irina Bromberg
AGENT:	Georgio Lolos
PROPERTY:	125 Parr Place, Thornhill
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 and loggia.

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

The subject lands are zoned R1D(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.496 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 20% is permitted for the dwelling and covered loggia. Exc. 14.496	To permit a maximum lot coverage of 22.93% for the dwelling and covered loggia. *Variance confirmed by Zoning 01/18/23
2	A maximum building height of 9.5 metres is permitted. Exc. 14.496	To permit a maximum building height of 13.04 10.97 metres. *Variance confirmed by Zoning 01/18/23

The subject lands are zoned R1 – Residential Zone One and subject to the provisions of Exception 9(797) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A maximum lot coverage of 20% is permitted for the dwelling and covered loggia. Exc. 9(797)	To permit a maximum lot coverage of 22.93% for the dwelling and covered loggia. *Variance confirmed by Zoning 01/18/23
4	A maximum building height of 9.5 metres is permitted. Exc. 9(797)	To permit a maximum building height of 13.04 10.97 metres. *Variance confirmed by Zoning 01/18/23

HEARING INFORMATION

DATE OF MEETING: Thursday, January 26, 2023

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

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	
<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:	January 12, 2023
Date Applicant Confirmed Posting of Sign:	January 10, 2023
Applicant Justification for Variances: *As provided by Applicant in Application Form	Family size requirements, pushes the lot coverage over what is permitted.
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	<p>On January 10, 2023, the applicant provided an updated submission revising driveway width to 3.5m; extended driveway to the street curb and provided four elevation plans requested by Urban Design for review.</p> <p>On January 11, 2023, the applicant submitted a Zoning Review Waiver to proceed to the January 26, 2023 hearing. The Notice of Hearing was issued based on the waiver as Building Standards did not have sufficient time to review and confirm variances prior to issuance.</p> <p>On January 13, 2023, Development Planning advised: Considering Official Plan Amendment #15 and Comprehensive Zoning By-law 001-2021 need to be considered when evaluating this proposal under the four test of <i>the Planning Act</i>, it is the opinion of Development Planning that a maximum building height of 13.04 cannot be supported.</p> <p>On January 18, 2023, the applicant provided revised plans, modifying building height to address Planning recommendations.</p> <p>On January 19, 2023, Zoning staff confirmed required variances based on revision submitted January 18, 2023.</p>
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.	Yes (Zoning confirmed variances based on revised submission see Schedule B)
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:	Should the application require adjournment, an Adjournment fee will be required to reschedule the applications.
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:	Under Review.

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 is 512 m2, 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 the COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)</p> <p>The Owner/applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.</p> <p>The proposed work by the owner/ applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Staff strongly encourage the owner/applicant introduce Low-impact Development (LID) measures (e.g., Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Should further information be required, please contact the Development Engineering COA reviewer.</p> <p>The Development Engineering Department does not object to the Minor Variance application A317/22, subject to the following condition:</p>	
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City of Vaughan's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comments at this time	
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>	

DEVELOPMENT FINANCE COMMENTS	
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.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
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 comments received to date.	
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 Planning roberto.simbana@vaughan.ca	Application under review.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City of Vaughan’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
3	York Region developmentservices@york.ca	Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwelling.

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.

IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: 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>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.</p> <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>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.</p>	

SCHEDULE A: DRAWINGS & PLANS



NO.	DATE
1	1/15/2022
2	1/24/2022
3	1/28/2022
4	1/30/2022
5	6/10/2023

ARCHITECTURAL SEAL:-	STRUCTURAL SEAL:-
<p>1. The Architectural Seal is a mark of approval for the design and construction of a building, ensuring that it meets the required standards and regulations.</p> <p>2. The Architectural Seal is a mark of approval for the design and construction of a building, ensuring that it meets the required standards and regulations.</p>	<p>1. The Structural Seal is a mark of approval for the structural integrity of a building, ensuring that it is safe and sound.</p> <p>2. The Structural Seal is a mark of approval for the structural integrity of a building, ensuring that it is safe and sound.</p>

ALL DRAWINGS ARE THE PROPERTY OF GEORGIO LOLOS DESIGN
 COMPANY. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
 NO SCALE DRAWINGS.
 DIMENSIONS ARE TO THE DESIGNER.

CONSULTING DESIGN BY:

Georgio Lolos Design Inc.



Distinctive & Innovative Design

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ATTAGLIA ARCHITECT INC.

8888 KEELE ST. UNIT 8 TEL.: (905) 508-2168
CONCORD, ONT. FAX.: (416) 848-1961

PROPOSED 2 STOREY DWELLING FOR;

MAHZAD HOMES

125 PARR PLACE

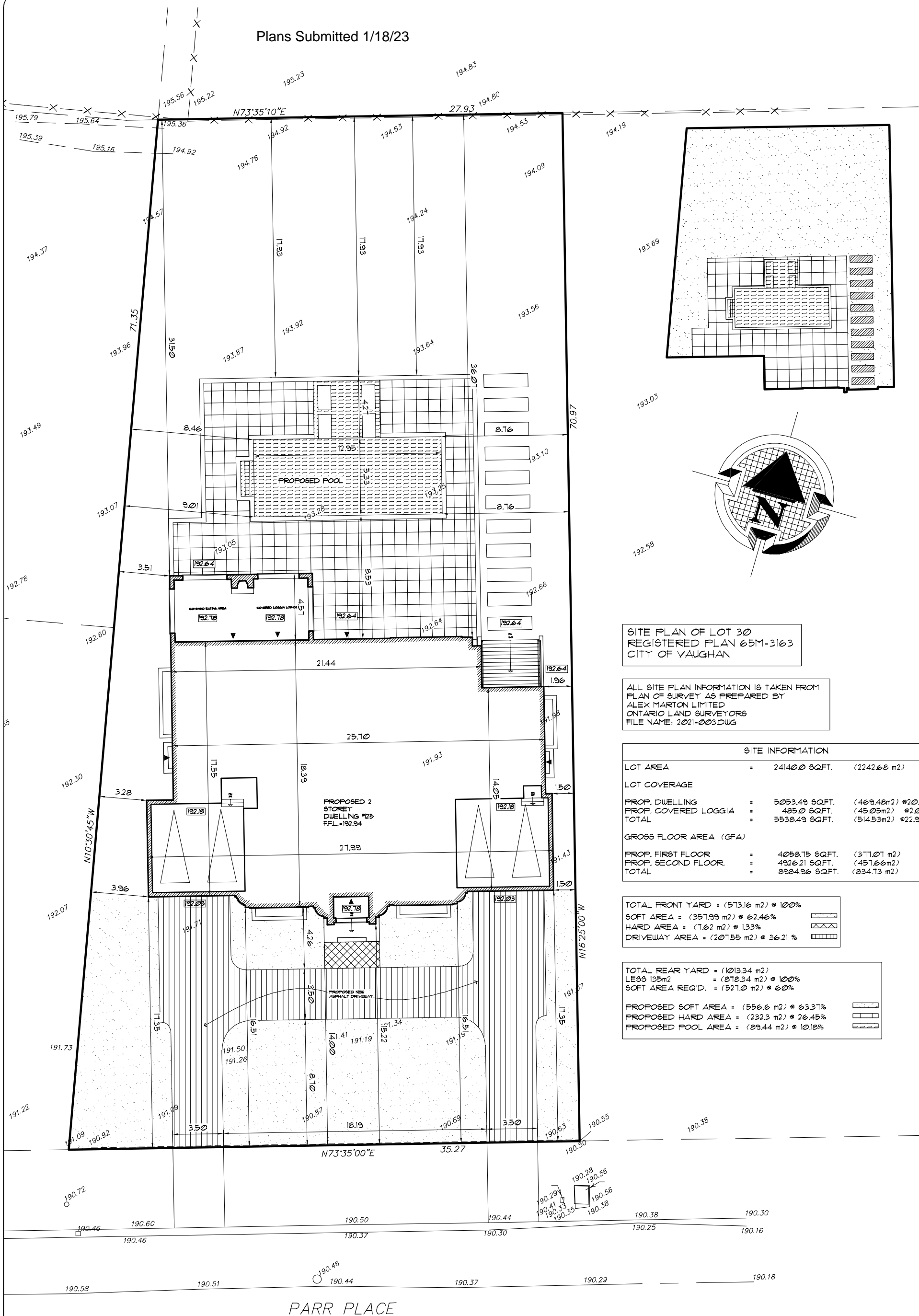
SITE PLAN

DRAIN BY:	CHECKED BY:
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D. POVEDA	G.L.
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DATE	SCALE	FILE
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Plans Submitted 1/18/23






SITE PLAN OF LOT 30
REGISTERED PLAN 65M-3163
CITY OF VAUGHAN

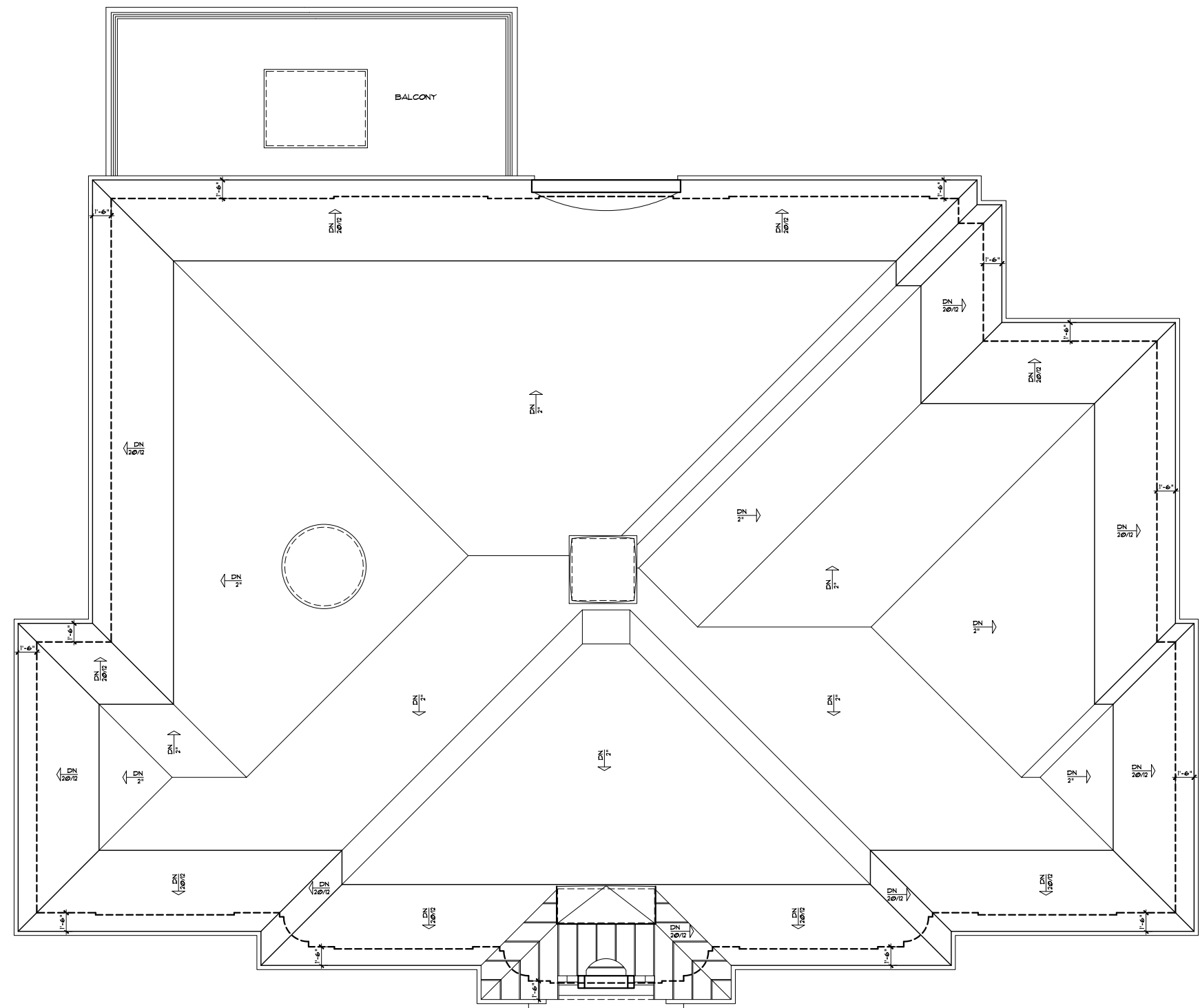
ALL SITE PLAN INFORMATION IS TAKEN FROM
PLAN OF SURVEY AS PREPARED BY
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
FILE NAME: 2021-003.DWG

SITE INFORMATION			
LOT AREA	=	24140.0 SQFT.	(2242.68 m2)
LOT COVERAGE			
PROP. DWELLING	=	5053.49 SQFT.	(469.48m2) @20.93%
PROP. COVERED LOGGIA	=	485.0 SQFT.	(45.05m2) @2.0%
TOTAL	=	5538.49 SQFT.	(514.53m2) @22.93%
GROSS FLOOR AREA (GFA)			
PROP. FIRST FLOOR	=	4058.75 SQFT.	(377.07 m2)
PROP. SECOND FLOOR	=	4926.21 SQFT.	(457.66m2)
TOTAL	=	8984.96 SQFT.	(834.73 m2)

TOTAL FRONT YARD = (573.16 m²) @ 100%
SOFT AREA = (357.99 m²) @ 62.46%
HARD AREA = (76.22 m²) @ 13.33%
DRIVEWAY AREA = (207.55 m²) @ 36.21%

TOTAL REAR YARD = (1013.34 m²)
LESS 135m² = (878.34 m²) @ 100%
SOFT AREA REQ'D. = (527.0 m²) @ 60%

PROPOSED SOFT AREA = (556.6 m²) @ 63.37% 
PROPOSED HARD AREA = (232.3 m²) @ 26.45% 
PROPOSED POOL AREA = (89.44 m²) @ 10.1% 



REVISIONS		
NO.		DATE
1	ISSUED FOR CLIENT APPROVAL	11/15/2022
2	ISSUED FOR SITE & GRADING	11/24/2022
3	AS PER OWNER REVISIONS	11/25/2022
4	AS PER OWNER REVISIONS	11/30/2022
5	ISSUED FOR C.O.A.	12/01/2022
6	REDUCTION OF ROOF HEIGHT	12/01/2022
7	RE-ISSUED FOR C.O.A.	12/08/2022
8	REDUCTION OF ROOF HEIGHT	01/18/2023

ARCHITECTURAL SEAL:	STRUCTURAL SEAL:
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Distinctive & Innovative Design

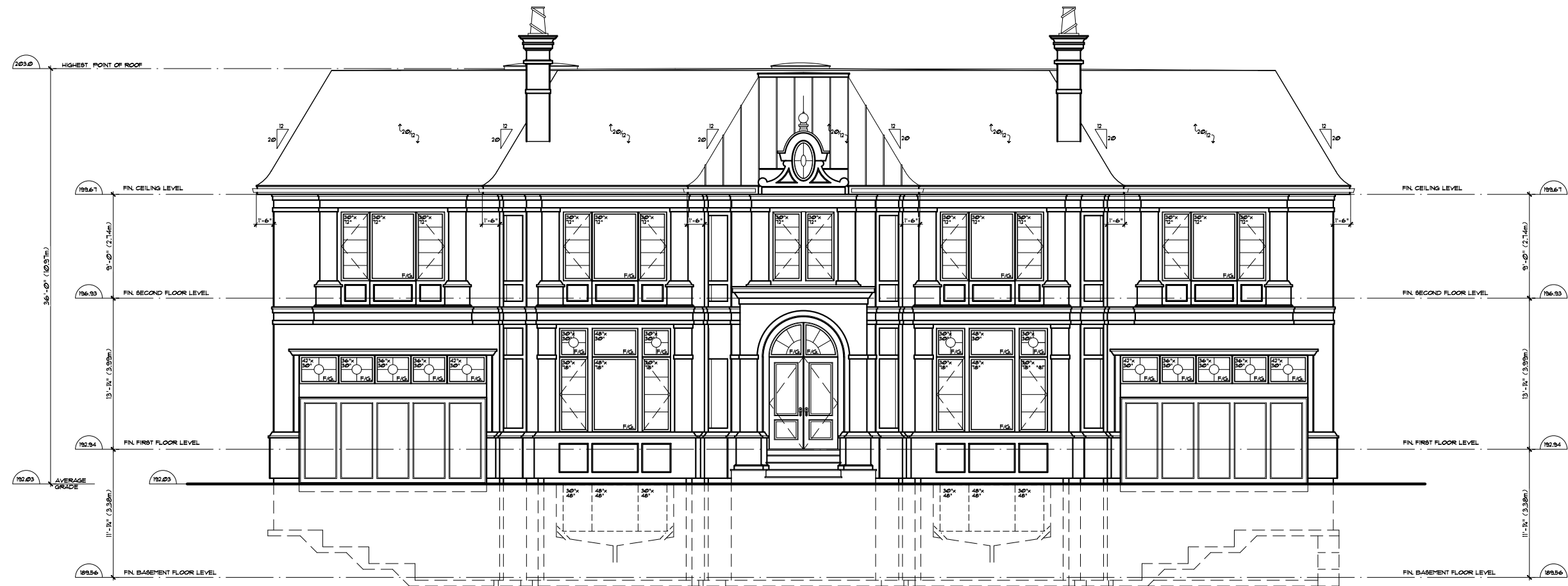
220-17 DUNCAN MILL RD
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gloles@glolodesigns.com

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CONCORD, ONT. FAX: (416) 848-1961
L4K 2N2

PROPOSED 2 STOREY DWELLING FOR:
MAHZAD HOMES
125 PARR PLACE
VAUGHAN, ONTARIO

ROOF PLAN		
DRAWN BY: D. FOVEDA	CHECKED BY: G.L.	SHEET A-4
DATE NOV. 2022	SCALE 3/32" = 1'-0"	FILE 22-32



REVISIONS

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ARCHITECTURAL SEAL:

STRUCTURAL SEAL:

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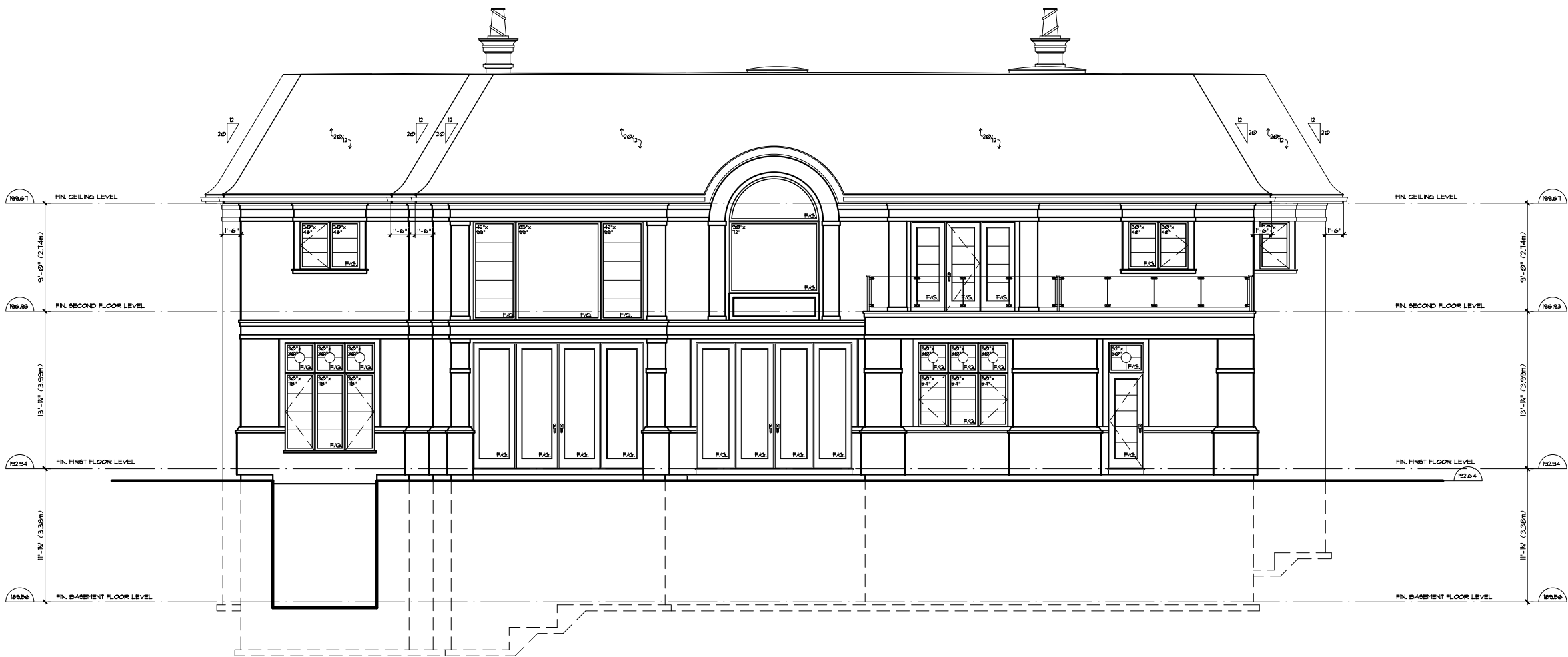
PROPOSED 2 STOREY DWELLING FOR:

MAHZAD HOMES
125 FARR PLACE
VAUGHAN, ONTARIO

FRONT (SOUTH) ELEVATION

DRAWN BY: D. FOVEDA	CHECKED BY: G.L.	SHEET A-5
DATE NOV. 2022	SCALE 3/32" = 1'-0"	FILE 22-32

Plans Submitted 1/18/23



REVISIONS		
NO.		DATE
1	ISSUED FOR CLIENT APPROVAL	11/15/2022
2	ISSUED FOR SITE & GRADING	11/24/2022
3	AS PER OWNER REVISIONS	11/25/2022
4	AS PER OWNER REVISIONS	11/26/2022
5	ISSUED FOR C.O.A.	11/30/2022
6	REDUCTION OF ROOF HEIGHT	12/01/2022
7	RE-ISSUED FOR C.O.A.	12/08/2022
8	REDUCTION OF ROOF HEIGHT	01/18/2023

ARCHITECTURAL SEAL:	STRUCTURAL SEAL:
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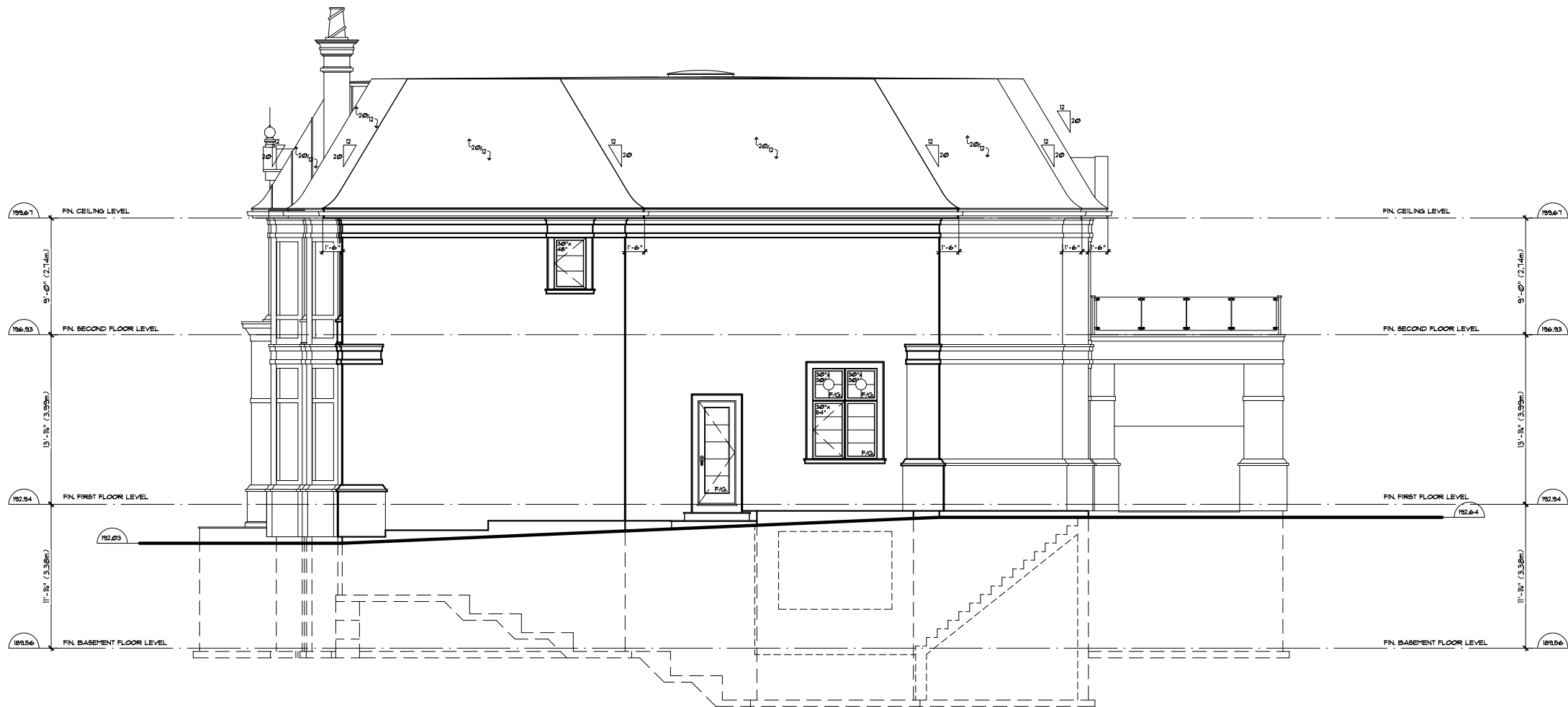
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L4K 2N2

PROPOSED 2 STOREY DWELLING FOR:
MAHZAD HOMES
125 FARR PLACE
VAUGHAN, ONTARIO

REAR (NORTH) ELEVATION

DRAWN BY: D. FOVEDA	CHECKED BY: G.L.	SHEET A-6
DATE NOV. 2022	SCALE 3/32" = 1'-0"	FILE 22-32



REVISIONS		
NO.		DATE
1	ISSUED FOR CLIENT APPROVAL	11/9/2022
2	ISSUED FOR SITE & GRADING	11/24/2022
3	AS PER OWNER REVISIONS	11/25/2022
4	AS PER OWNER REVISIONS	11/26/2022
5	ISSUED FOR C.O.A.	11/30/2022
6	REDUCTION OF ROOF HEIGHT	12/01/2022
7	RE-ISSUED FOR C.O.A.	12/08/2022
8	REDUCTION OF ROOF HEIGHT	01/18/2023

ARCHITECTURAL SEAL:	STRUCTURAL SEAL:
---------------------	------------------

ALL DRAWINGS ARE THE PROPERTY OF GEORGIO LOLOS DESIGN INC. AND THEY ARE NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS.

CONSULTING DESIGN BY:
Georgio Lolos Design Inc.
A Division of Delta Design



220-11 DUNCAN MILL RD
TORONTO, ONTARIO
M3B 3J8
TEL: (416) 635-5108
FAX: (416) 194-1198
gloles@glolodesigns.com

BATTAGLIA ARCHITECT INC.

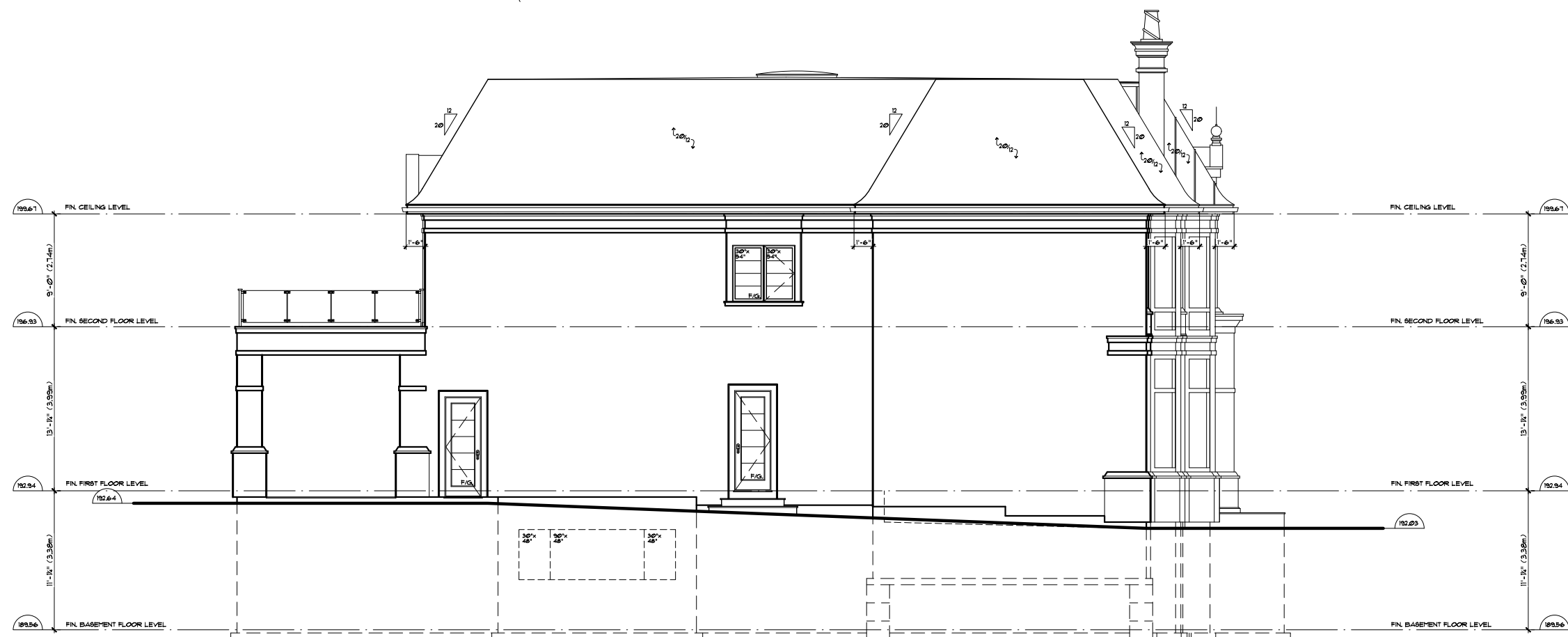
8888 KEELE ST. UNIT 8 TEL: (905) 508-2168
CONCORD, ONT. FAX: (416) 848-1961
L4K 2N2

PROPOSED 2 STOREY DWELLING FOR:
MAHZAD HOMES
125 FARR PLACE
VAUGHAN, ONTARIO

RIGHT (EAST) ELEVATION

DRAWN BY: D. FOVEDA	CHECKED BY: G.L.	SHEET A-1
DATE NOV. 2022	SCALE 3/32" = 1'-0"	FILE 22-32

Plans Submitted 1/18/23



NO.		DATE
1	ISSUED FOR CLIENT APPROVAL	11/15/2012
2	ISSUED FOR SITE & GRADING	11/24/2012
3	AS PER OWNER REVISIONS	11/25/2012
4	AS PER OWNER REVISIONS	11/26/2012
5	ISSUED FOR C.O.A.	11/30/2012
6	REDUCTION OF ROOF HEIGHT	12/01/2012
7	RE-ISSUED FOR C.O.A.	12/08/2012
8	REDUCTION OF ROOF HEIGHT	01/18/2013

ARCHITECTURAL SEAL:-

STRUCTURAL SEAL:-

ALL DRAWINGS ARE THE PROPERTY OF GEORGIO LOLOS DESIGN INC. AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

DO NOT SCALE DRAWINGS.

CONSULTING DESIGN BY:

Georgio Lolos Design Inc.

A Division of Delta Design



Distinctive & Innovative Design

220-17 DUNCAN MILL RD
TORONTO, ONTARIO
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FAX (416) 794-7798
glolos@glolosdesigns.com

BATTAGLIA ARCHITECT INC.

8888 KEELE ST. UNIT 8 TEL.: (905) 508-2168
CONCORD, ONT. FAX.: (416) 848-7967
L4K 2N2

PROPOSED 2 STOREY DWELLING FOR:

MAHZAD HOMES
 • 125 PARR PLACE
 VAUGHAN, ONTARIO

LEFT (WEST) ELEVATION

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-8
DATE NOV. 2022	SCALE 3/32" = 1'-0"	FILE 22-32

Floor Plan Details:

- Rooms and Dimensions:**
 - Bedroom 1: 11' x 11'
 - Bedroom 2: 11' x 11'
 - Bedroom 3: 11' x 11'
 - Bedroom 4: 11' x 11'
 - Bedroom 5: 11' x 11'
 - Bedroom 6: 11' x 11'
 - Bedroom 7: 11' x 11'
 - Bedroom 8: 11' x 11'
 - Bedroom 9: 11' x 11'
 - Bedroom 10: 11' x 11'
 - Bedroom 11: 11' x 11'
 - Bedroom 12: 11' x 11'
 - Bedroom 13: 11' x 11'
 - Bedroom 14: 11' x 11'
 - Bedroom 15: 11' x 11'
 - Bedroom 16: 11' x 11'
 - Bedroom 17: 11' x 11'
 - Bedroom 18: 11' x 11'
 - Bedroom 19: 11' x 11'
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 - Bedroom 21: 11' x 11'
 - Bedroom 22: 11' x 11'
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 - Bedroom 24: 11' x 11'
 - Bedroom 25: 11' x 11'
 - Bedroom 26: 11' x 11'
 - Bedroom 27: 11' x 11'
 - Bedroom 28: 11' x 11'
 - Bedroom 29: 11' x 11'
 - Bedroom 30: 11' x 11'
 - Bedroom 31: 11' x 11'
 - Bedroom 32: 11' x 11'
 - Bedroom 33: 11' x 11'
 - Bedroom 34: 11' x 11'
 - Bedroom 35: 11' x 11'
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 - Bedroom 37: 11' x 11'
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 - Bedroom 80: 11' x 11'
 - Bedroom 81: 11' x 11'
 - Bedroom 82: 11' x 11'
 - Bedroom 83: 11' x 11'
 - Bedroom 84: 11' x 11'
 - Bedroom 85: 11' x 11'
 - Bedroom 86: 11' x 11'
 - Bedroom 87: 11' x 11'
 - Bedroom 88: 11' x 11'
 - Bedroom 89: 11' x 11'
 - Bedroom 90: 11' x 11'
 - Bedroom 91: 11' x 11'
 - Bedroom 92: 11' x 11'
 - Bedroom 93: 11' x 11'
 - Bedroom 94: 11' x 11'
 - Bedroom 95: 11' x 11'
 - Bedroom 96: 11' x 11'
 - Bedroom 97: 11' x 11'
 - Bedroom 98: 11' x 11'
 - Bedroom 99: 11' x 11'
 - Bedroom 100: 11' x 11'
- Other Features:**
 - Central circular area with staircase.
 - Large oval room.
 - Various smaller rooms and corridors.
 - Entrances and exits.

DRAWN BY: D. POVEDA	CHECKED BY: G.L.	SHEET A-9
DATE NOV. 2022	SCALE NTS	FILE 22-32

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X	X	General Comments w/conditions
Alectra *Schedule B	X			No Comments Received to Date
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Pia Basilone, Building Standards Department
Date: January 18, 2023
Applicant: Irina Bromberg
Location: PLAN 65M3163 Lot 30 municipally known as 125 Parr Place
File No.(s): A317/22

Zoning Classification:

The subject lands are zoned R1D(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.496 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 20% is permitted for the dwelling and covered loggia. Exc. 14.496	To permit a maximum lot coverage of 22.93% for the dwelling and covered loggia.
2	A maximum building height of 9.5 metres is permitted. Exc. 14.496	To permit a maximum building height of 10.97 metres.

The subject lands are zoned R1 – Residential Zone One and subject to the provisions of Exception 9(797) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A maximum lot coverage of 20% is permitted for the dwelling and covered loggia. Exc. 9(797)	To permit a maximum lot coverage of 22.93% for the dwelling and covered loggia.
4	A maximum building height of 9.5 metres is permitted. Exc. 9(797)	To permit a maximum building height of 10.97 metres.

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. 21-134623 for Single Detached Dwelling - (Not Yet Issued)

Conditions of Approval:

None

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

From: [Development Services](#)
To: [Christine Vigneault](#); [Committee of Adjustment](#)
Subject: [External] RE: A317/22 (125 Parr Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, December 22, 2022 3:27:22 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variances (A317/22) and has the following condition:

1. Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwelling.

Thank you,
Niranjan

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

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.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A104/21	06/30/21	APPROVED; COA

NOTICE OF DECISION

Minor Variance Application A104/21

Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Wednesday, June 30, 2021

Applicant: Irina Bromberg

Agent Victor Guitberg

Property: **125 Parr Pl Thornhill ON**

Zoning: The subject lands are zoned R1 Residential Zone One, and subject to the provisions of Exception No. 9(797) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling (including covered porches) and accessory building (cabana).

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

By-law Requirement	Proposal
1. A maximum lot coverage of 20% is permitted. (Exc. 9(797))	1. To permit a maximum lot coverage of 22.77% (Dwelling – 19.46%, Covered Porches – 2.11%, Cabana – 1.20%).
2. A maximum building height of 9.5 metres is permitted. Exc. 9(797)	2. To permit a maximum building height of 11.0 metres for the dwelling.
3. A minimum setback of 20 metres is required from the rear lot line to the accessory building. Exc. 9(797).	3. To permit a minimum setback of 17.77 metres from the rear lot line to the accessory building.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A104/21 on behalf of Irina Bromberg be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@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 approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the following reasons:

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

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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.






Written & oral submissions considered in the making of this decision were received from the following:

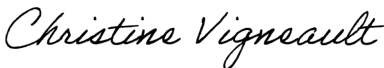
Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Wednesday, June 30, 2021 meeting for submission details.
None	None

Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	A. Perrella Chair	R. Buckler Member
		
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	June 30, 2021
DATE OF NOTICE:	June 8 2021
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	July 20, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28, 2020 hearing.

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

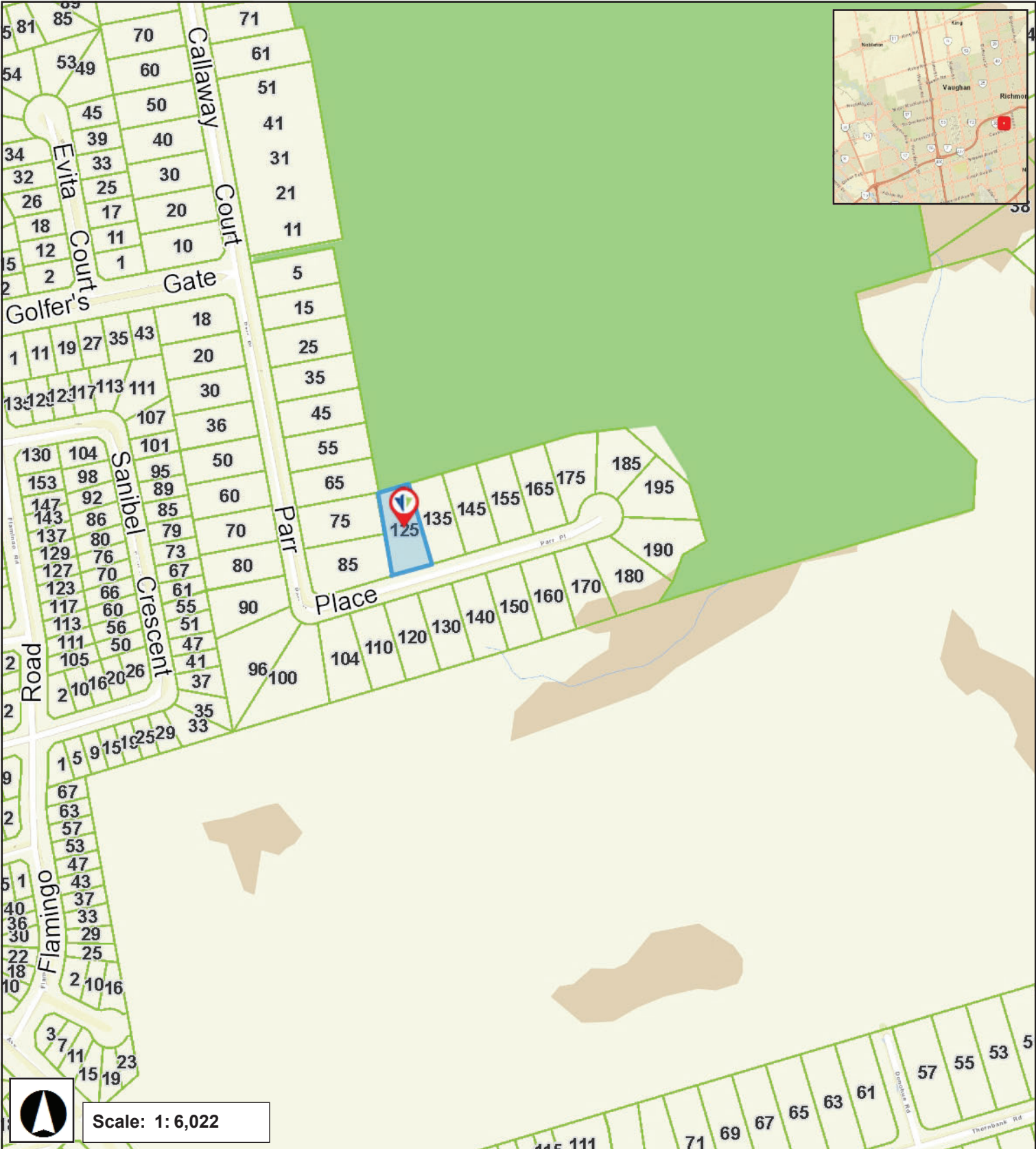
City of Vaughan LPAT Processing Fee: \$866.00 per application

*Please note that all fees are subject to change.



A104/21 - Location Map

125 Parr Place, Thornhill

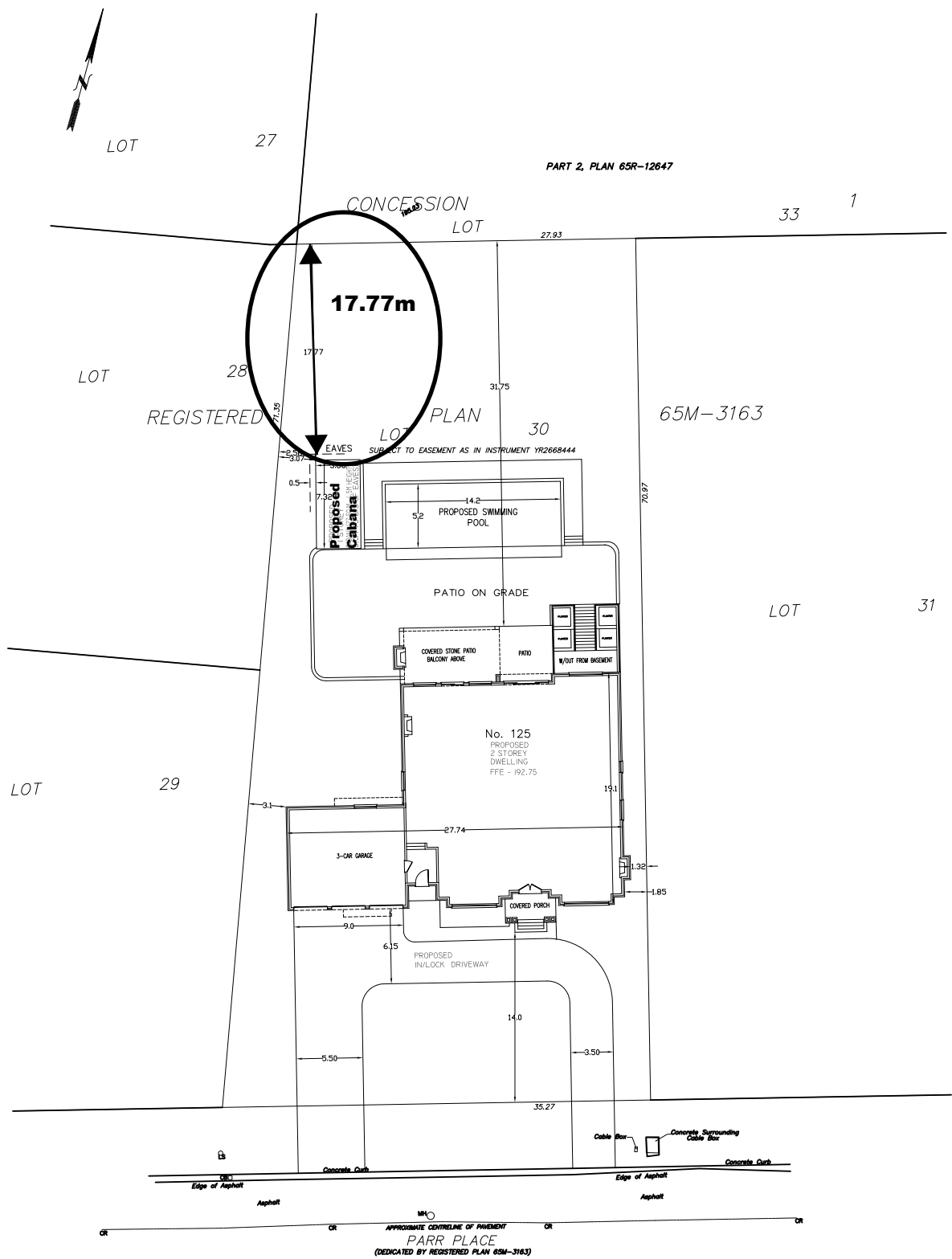


Centre Street

Proposal:

- 1. To permit a maximum lot coverage of 22.77% for the dwelling, covered porches and accessory building.
- 2. To permit a maximum building height of 11.0 metres for the dwelling.
- 3. To permit a minimum setback of 17.77 metres from the rear lot line to the accessory building.

A104/21



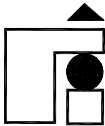
SITE PLAN

SCALE 1: 500

DERIVED FROM
TOPOGRAPHIC SURVEY
LOT 30
REGISTERED PLAN 65M-3163
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
JANUARY 13, 2021

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE
USED FOR ANY REALESTATE TRANSACTIONS.

GUITBERG GROUP INC.



33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE
AT 125 PARR PLACE
CITY OF VAUGHAN, ON

SITE PLAN

SITE COVERAGE CALCULATION			
SITE COVERAGE(REQ.20%)	436.44 M ²	4698.00 SQFT (19.46%)	HOUSE ONLY
SITE COVERAGE(REQ.20%)	47.38 M ²	510.00 sq.ft. (2.11%)	COVERED PORCHES
SITE COVERAGE(REQ.20%)	27.00 M ²	291.00 sq.ft. (1.20%)	POOL CABANA
		22.77%	TOTAL



33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
FAX. (905) 508-7453

PRIVATE RESIDENCE
AT 125 PARR PLACE
CITY OF VAUGHAN ON

SOUTH ELEVATION