

<b>ITEM #: 6.8</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A157/22 106 FLATBUSH AVENUE, WOODBRIDGE</b>
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COA REPORT SUMMARY

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

\*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

*Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.*

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards -Zoning Review <b>*Schedule B</b>	<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 <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No 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"/>	General Comments
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO) <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline <b>*Schedule B</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator <b>*Schedule B</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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
None				

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	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
	MM/DD/YYYY	
None		Choose an item.

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
September 22, 2022	To permit time to address planning recommendations.



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A157/22  
106 FLATBUSH AVENUE, WOODBRIDGE**

<b>AGENDA ITEM NUMBER: 6.8</b>	<b>CITY WARD #: 3</b>
<b>APPLICANT:</b>	Luigi and Kali DeRose
<b>AGENT:</b>	John Sibenik
<b>PROPERTY:</b>	106 Flatbush Ave, 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>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the existing gazebo, cabana, greenhouse (attached to existing dwelling) and driveway.

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

**The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.474 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.55 metres to the rear lot line (Cabana).
2	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 1.21 metres to the rear lot line (Gazebo).
3	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.54 metres to the interior side lot line (Cabana).
4	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.81 metres to the interior side lot line (Gazebo).
5	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.05 metres for a residential accessory structure (Cabana).
6	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.29 metres for a residential accessory structure (Gazebo).
7	The maximum permitted yard encroachment shall be 0.3 metres for the lands labelled as "R1 and R2" on Schedule E-849B [Exception 14.474.4].	To permit a maximum encroachment of 0.32 metres for eaves and gutters for the cabana and gazebo.
8	In the R1A Zone, any portion of a yard in excess of 135 m <sup>2</sup> shall be comprised of a minimum of 60% soft landscape [Section 4.19.1.1].	To permit a minimum of 29.7% of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscaping.
9	A maximum driveway width of 9.0 metres is required [Table 6-11].	To permit a maximum driveway width of 9.29 metres.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(769) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
10	Any accessory building or structure shall be located in the rear yard [Section 4.1.1 c)].	To permit an accessory structure not located in the rear yard as shown on the site plan (Greenhouse).
11	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser [Section 4.1.1 a)].	To permit a maximum lot coverage of 78.07 m2 for accessory buildings and structures.
12	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 0.55 metres (Cabana).
13	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 1.21 metres (Gazebo).
14	A minimum interior side yard of 1.5 metres is required [Schedule A].	To permit a minimum interior side yard of 0.54 metres (Cabana).
15	A minimum interior side yard of 1.5 metres is required [Schedule A].	To permit a minimum interior side yard of 0.81 metres (Gazebo).
16	The maximum width of a driveway at the street curb and curb cut shall be 6 metres [Section 4.1.4 f)i)].	To permit a maximum driveway width and curb cut of 7.87 metres.
17	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f)iii)].	To permit the portion of the driveway between the street line and street curb to be maximum 7.87 metres in width.
18	A maximum driveway width of 9.0 metres is required [Section 4.1.4 f)v)].	To permit a maximum driveway width of 9.29 metres.
19	The maximum permitted yard encroachment shall be 0.3 metres for the lands shown as R1 Residential and R2 Residential Zones on Schedule E-849B [Exception 9(769) bi)].	To permit a maximum encroachment of 0.32 metres for eaves and gutters for the cabana and gazebo.
20	In an R1 zone, where the area of a rear yard of a lot is greater than 135 sq m., a minimum of 60% of that portion of the rear yard in excess of 135 sq. m. shall be composed of soft landscaping.	To permit a minimum of 29.7% of the area of the rear yard in excess of 135 sq. m. to be composed of soft landscaping.

**HEARING INFORMATION**

**DATE OF MEETING:** 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](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**

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:

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

INTRODUCTION	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	January 12, 2023	
Date Applicant Confirmed Posting of Sign:	January 9, 2023	
Applicant Justification for Variances: *As provided by Applicant in Application Form	Cabana, pool and landscaping constructed by the previous Owner. The Gazebo was constructed under bad advice and due to Covid related delays.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	No	
<p>*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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>		
<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:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
<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>	
The Development Engineering (DE) Department does not object to variance application A157/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry has no comment.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

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

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

FIRE DEPARTMENT COMMENTS	
No 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	Development Planning & 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
	None	

IMPORTANT INFORMATION – PLEASE READ
<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.
<b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.
An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.
A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.
Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.
Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
<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.
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.

IMPORTANT INFORMATION – PLEASE READ
<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**

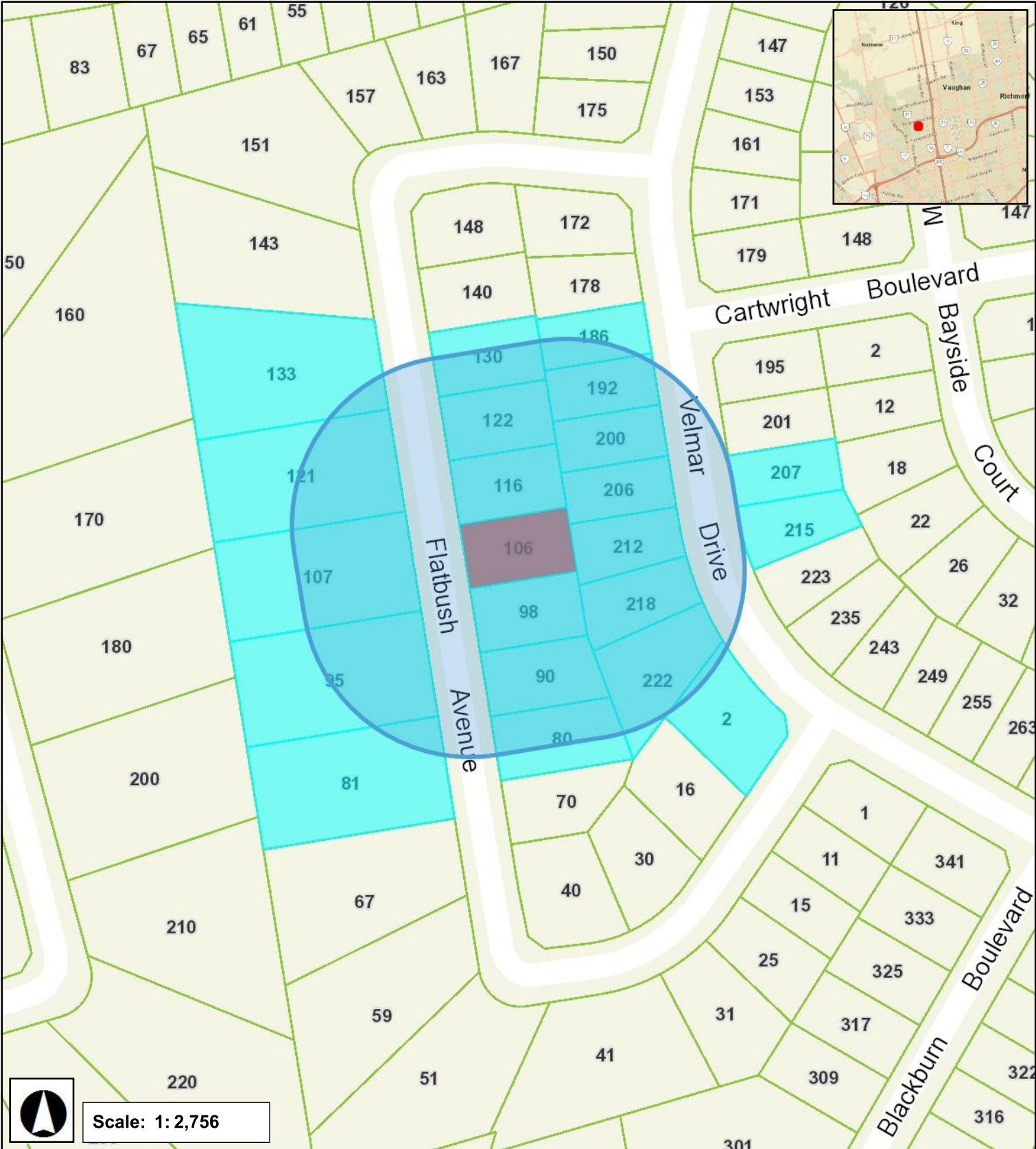


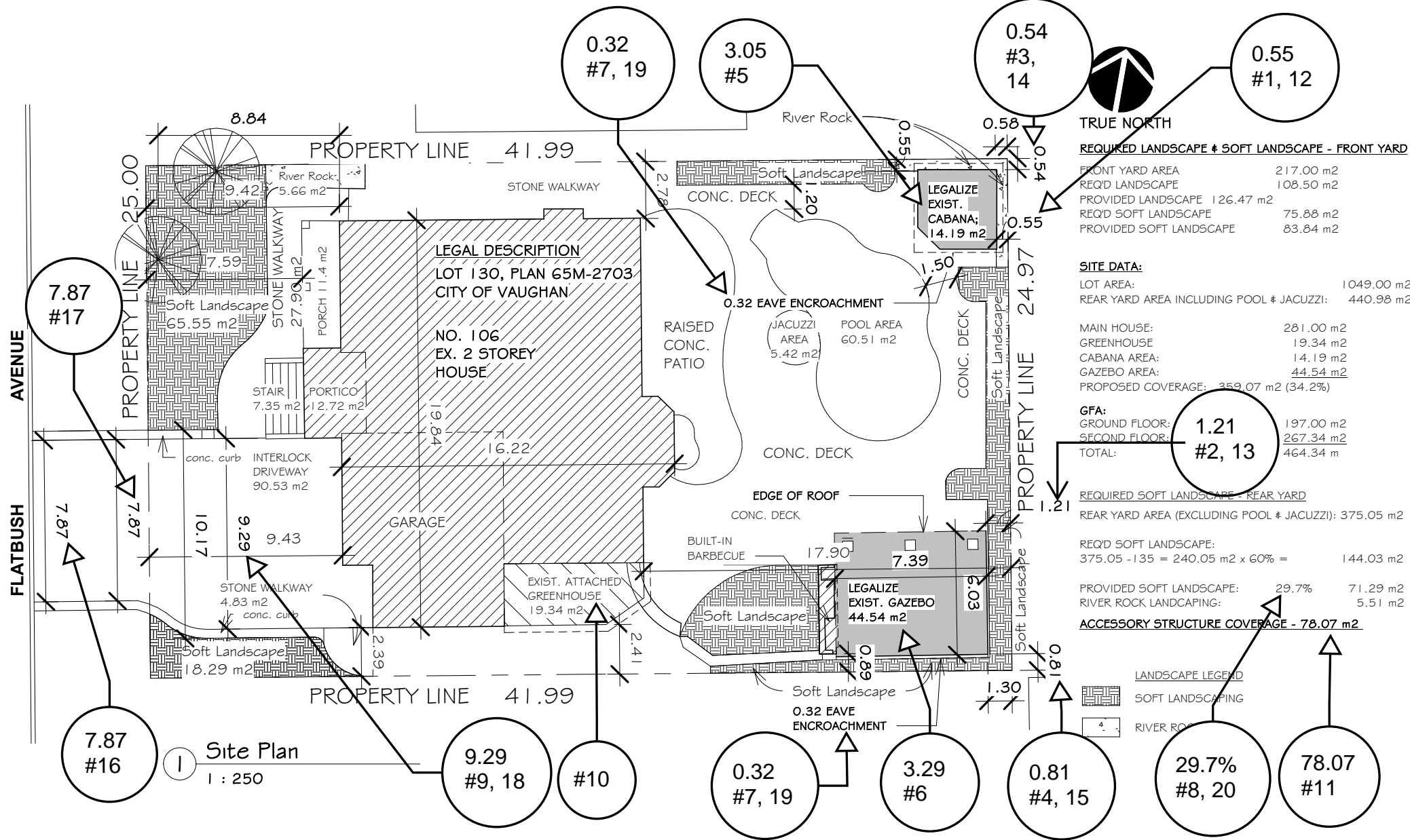


# A157/22 - Notification Map

106 Flatbush Ave, Woodbridge

Rutherford Rd





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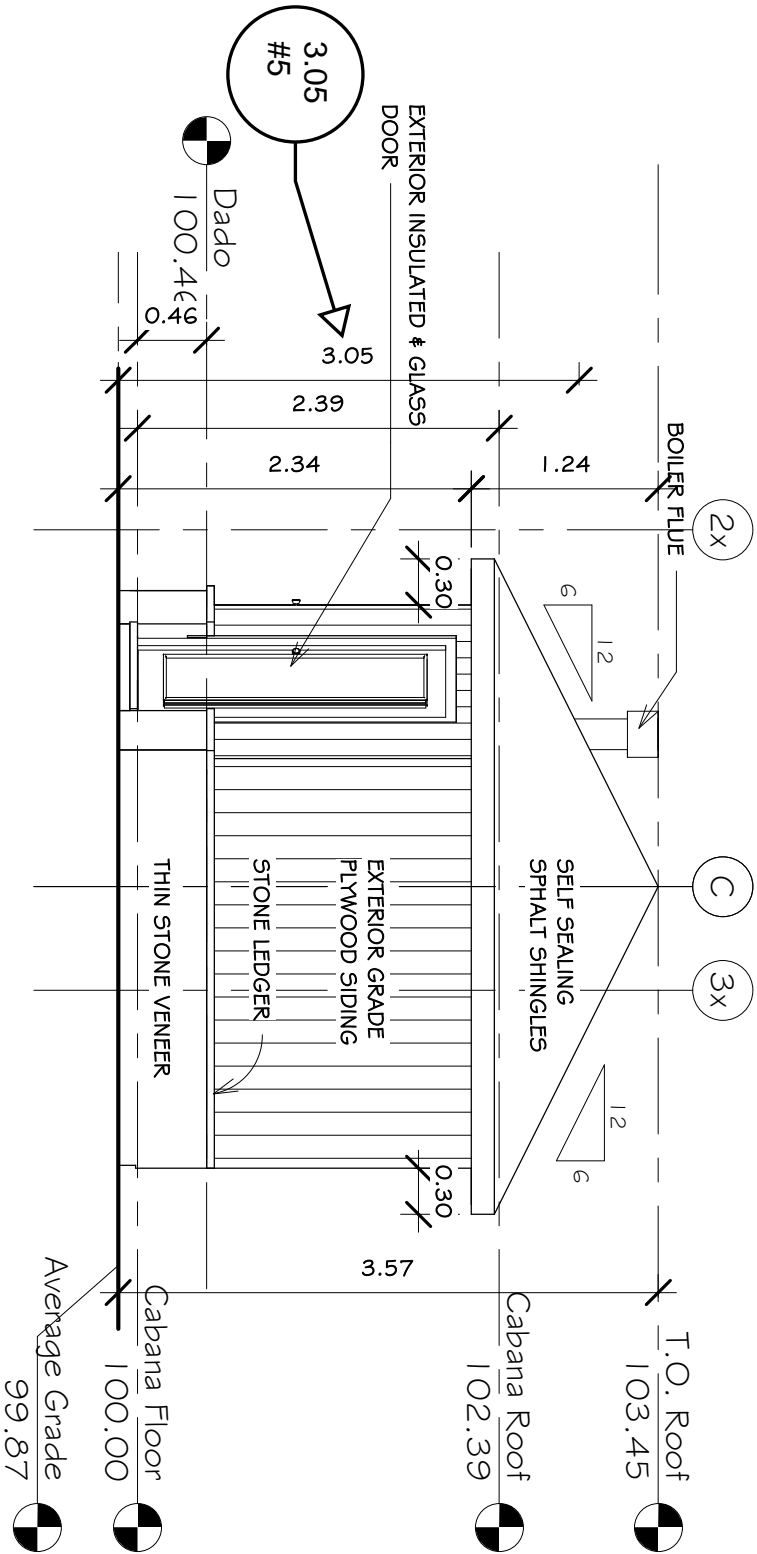
24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

Project:  
**Legalize Cabana & Gazebo to DeRose Residence**

106 Flatbush Ave  
Woodbridge, ON L4L 8K2

**Site Plan**

Project no. 2022-10	A101
Date March 2022	
Drawn by J.S.	
Checked by J.S.	Scale 1 : 250



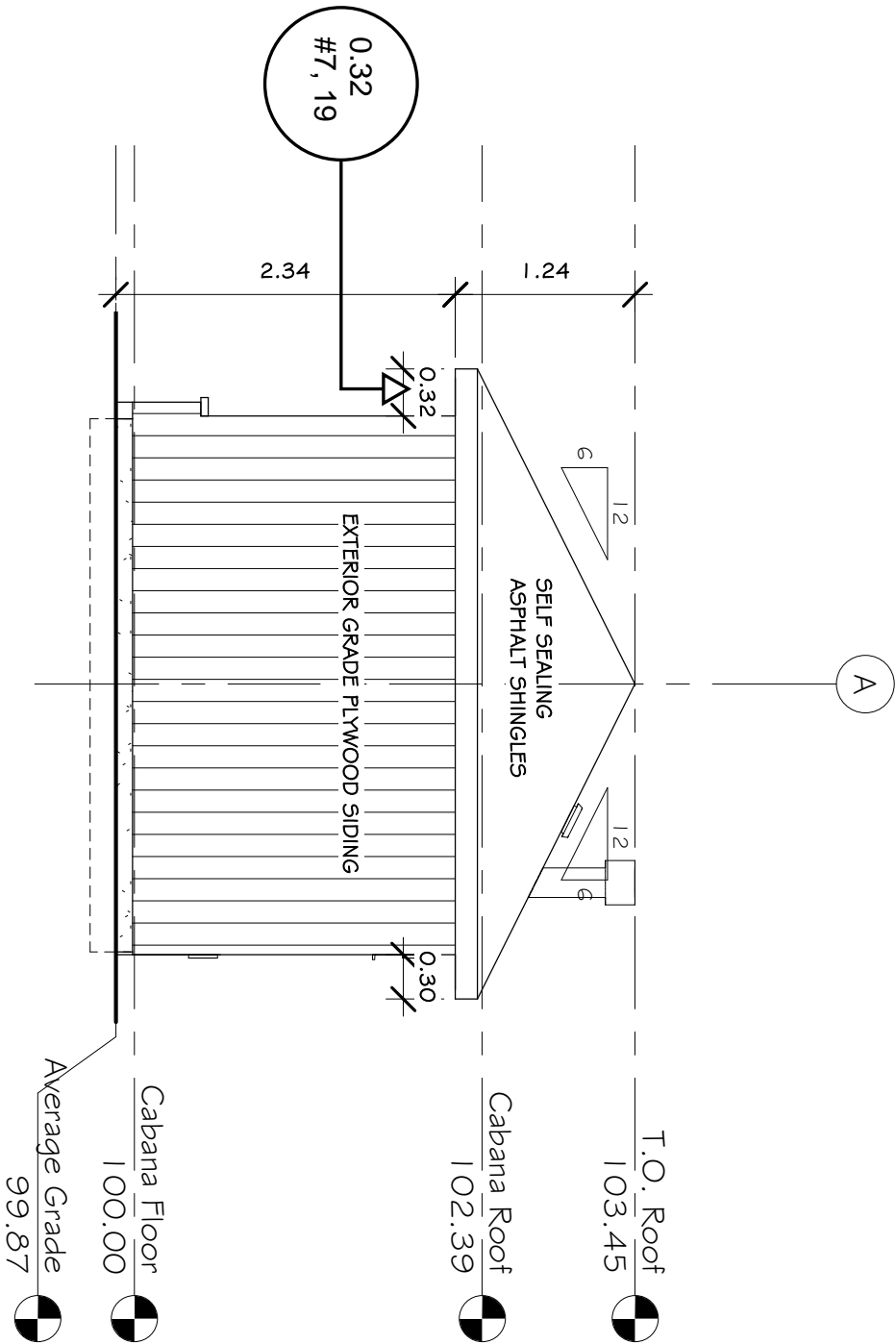
1 Cabana - South  
1 : 50



24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibeniik@sympatico.ca

Project:  
Legalize Cabana & Gazebo to  
DeRose Residence  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

Cabana South Elevation		
Project no. 2022-10	A301	
Date March 2022		
Drawn by J.S.		
Checked by J.S.		
Scale 1 : 50		



1 Cabana - East  
1 : 50



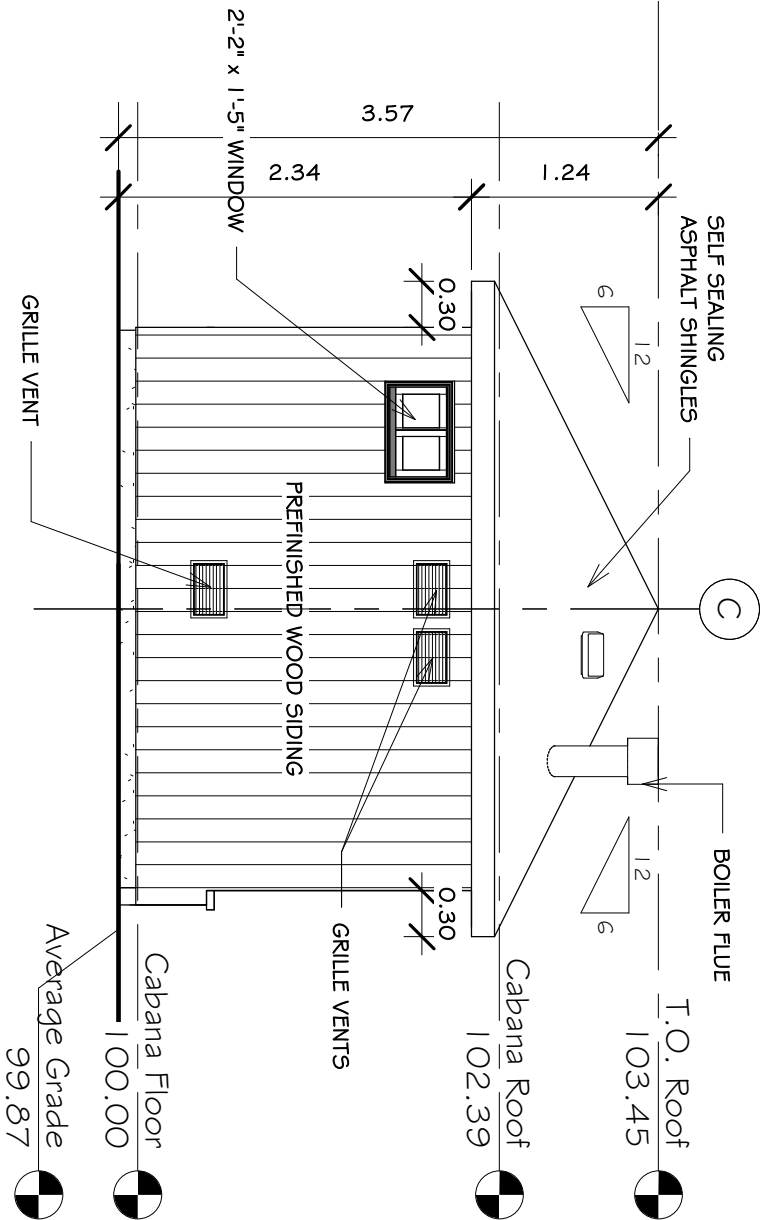
24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

Project:

Legalize Cabana & Gazebo to  
DeRose Residence  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

## Cabana East Elevation

Project no. 2022-10	A302
Date March 2022	
Drawn by Author	
Checked byChecker	
Scale 1 : 50	



1 Cabana - North  
1 : 50

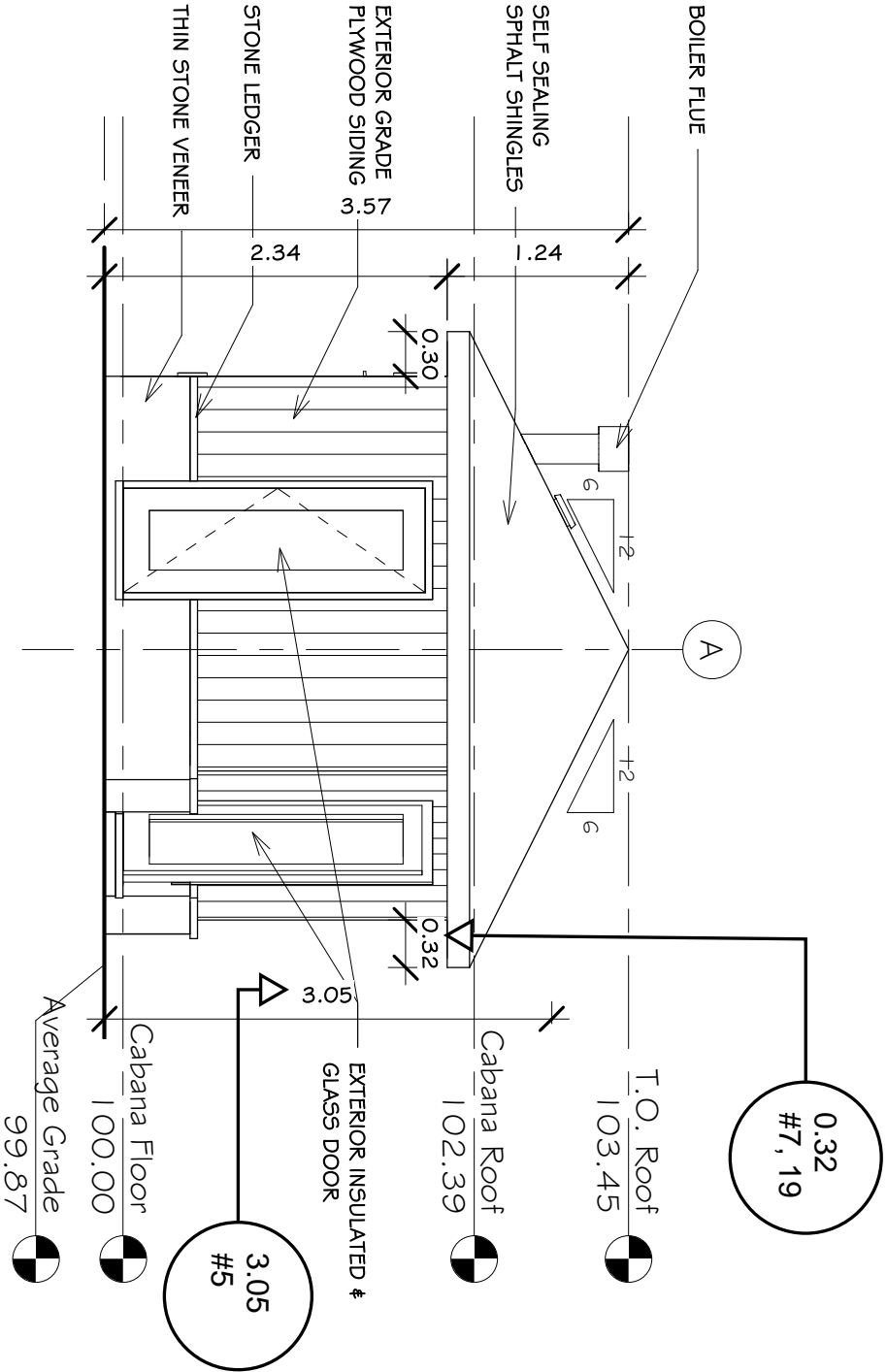


24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

Project:  
Legalize Cabana & Gazebo to  
DeRose Residence  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

## Cabana North Elevation

Project no. 2022-10	A303
Date March 2022	
Drawn by J.S.	
Checked by J.S.	
Scale 1 : 50	



1 Cabana - West  
1 : 50



24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

Project:

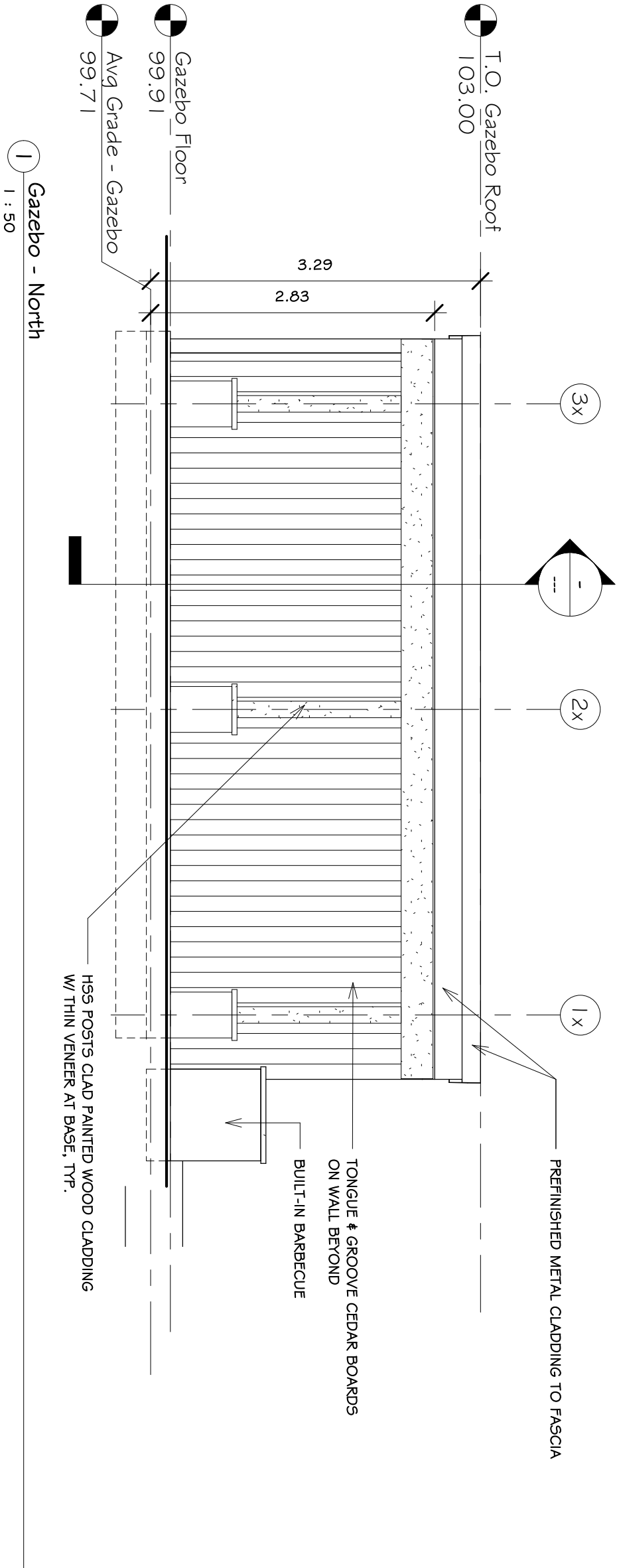
Legalize Cabana & Gazebo to  
DeRose Residence

106 Flatbush Ave  
Woodbridge, ON L4L 8K2

## Cabana West Elevation

Project no. 2022-10	
Date	March 2022
Drawn by	Author
Checked by	Checker
Scale	1 : 50

A304



24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

Project:

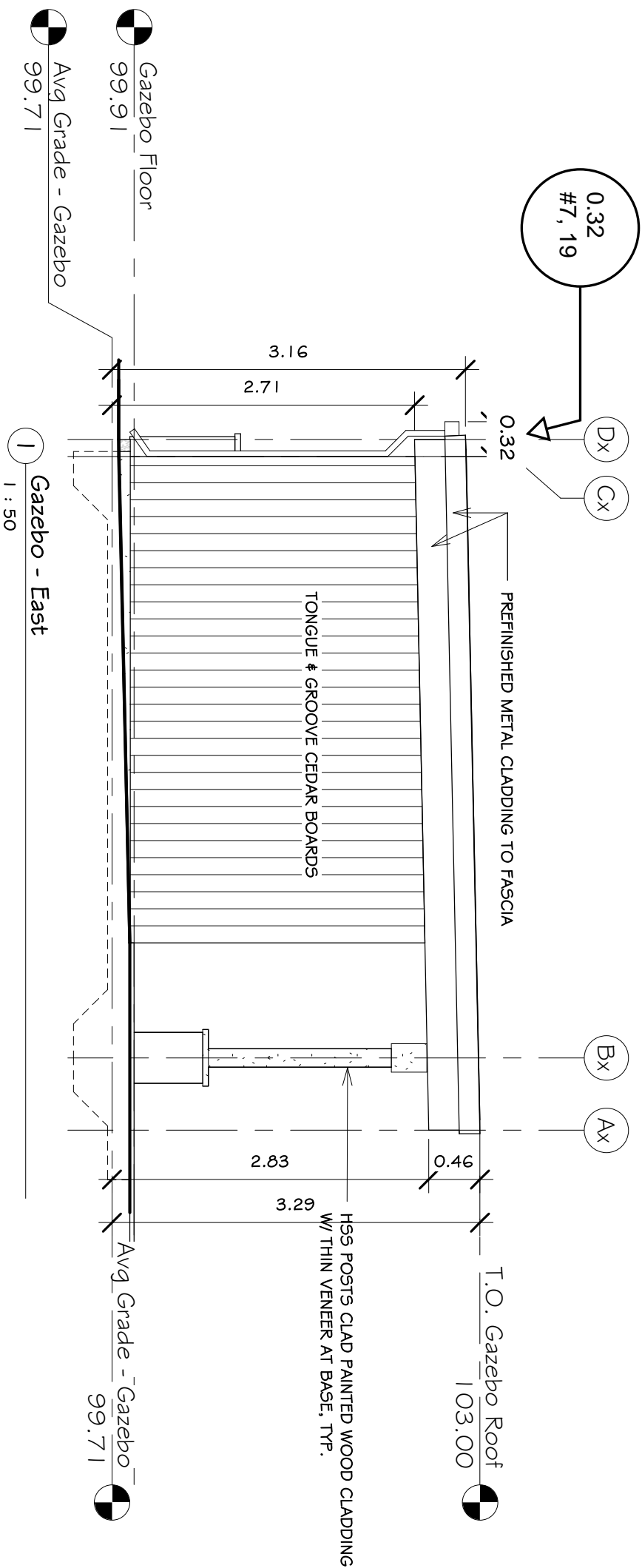
Legalize Cabana & Gazebo to  
DeRose Residence

106 Flatbush Ave  
Woodbridge, ON L4L 8K2

Gazebo North Elevation

Project no. 2022-10	
Date	March 2022
Drawn by	Author
Checked by	Checker
Scale	1 : 50

B301



24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

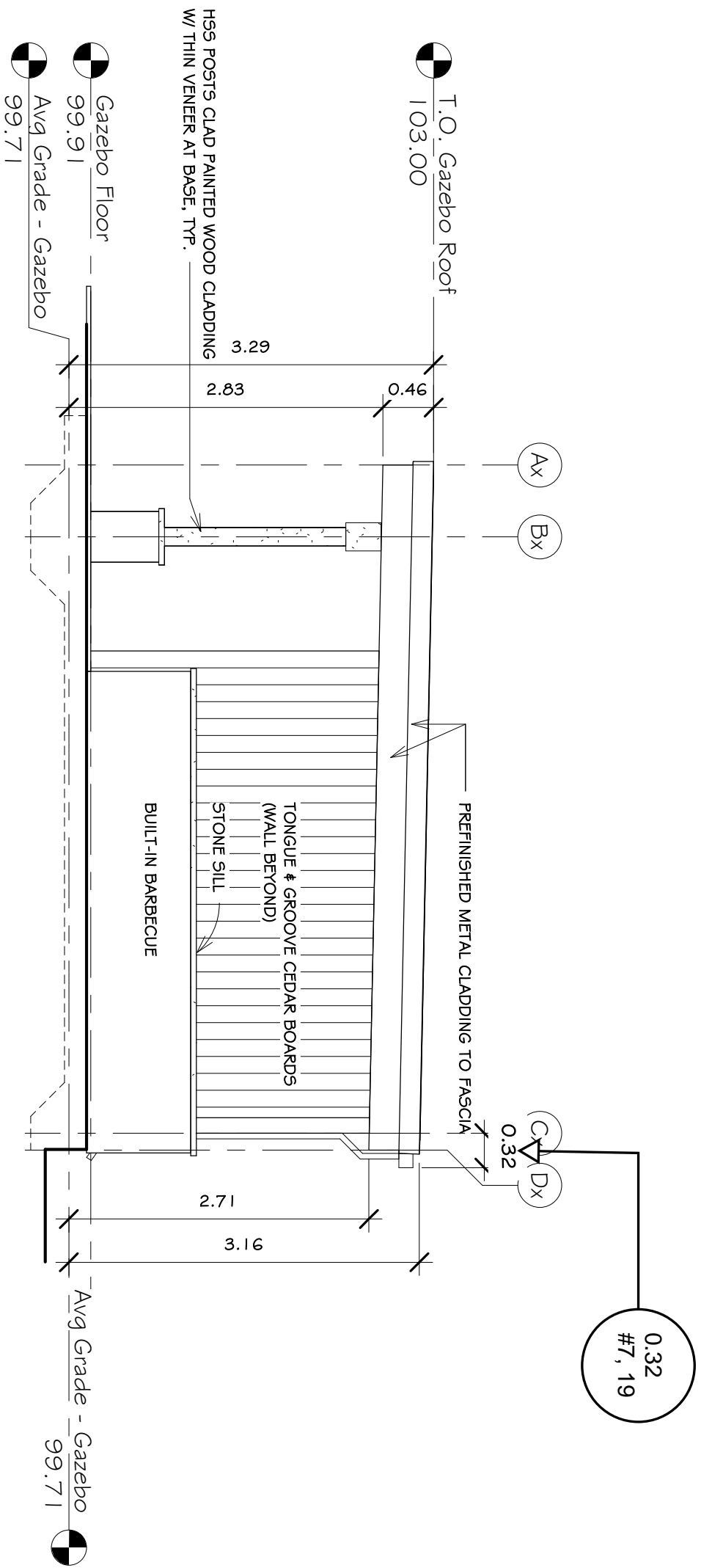
Project:  
**Legalize Cabana & Gazebo to  
DeRose Residence**  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

## Gazebo East Elevation

Project no. 2022-10	
Date	March 2022
Drawn by	Author
Checked by	Checker
Scale	1 : 50

**B302**





24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibeniik@sympatico.ca

Project:

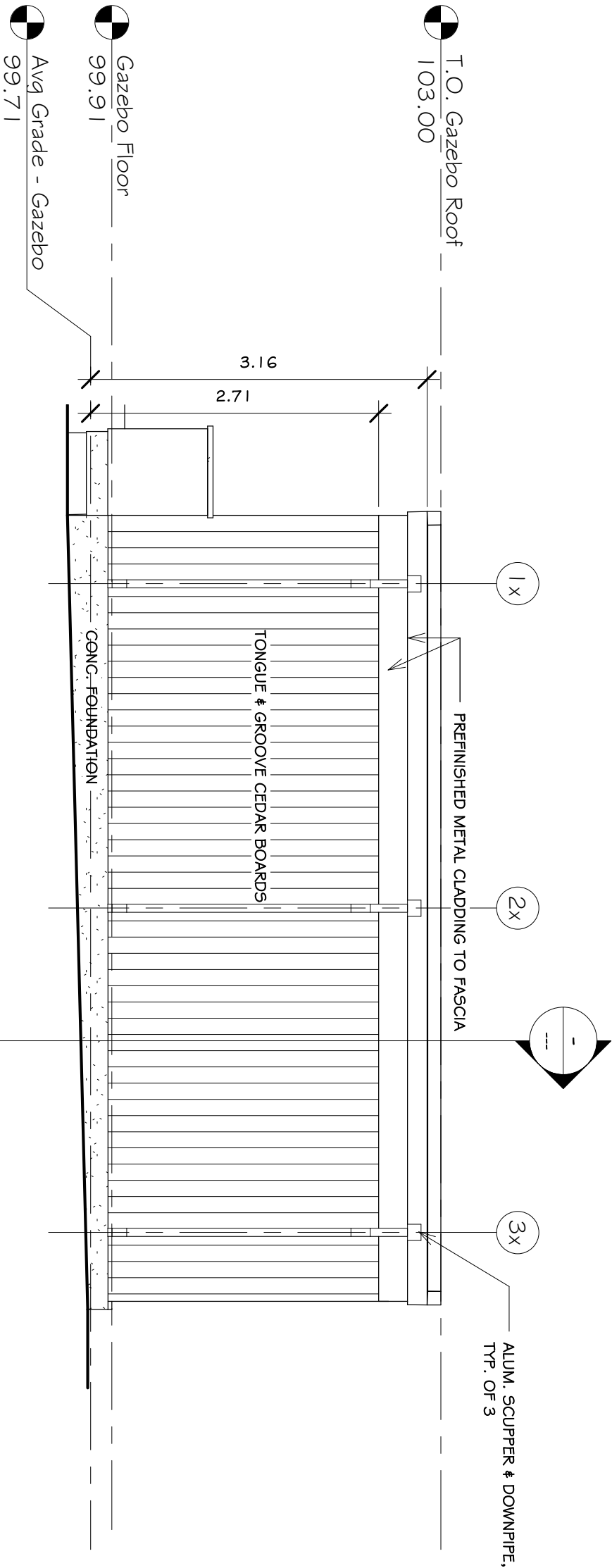
Legalize Cabana & Gazebo to  
DeRose Residence

106 Flatbush Ave  
Woodbridge, ON L4L 8K2

Gazebo West Elevation

Project no. 2022-10		B303
Date	March 2022	
Drawn by	Author	
Checked by	Checker	

Scale 1 : 50



1 Gazebo - South  
1 : 50



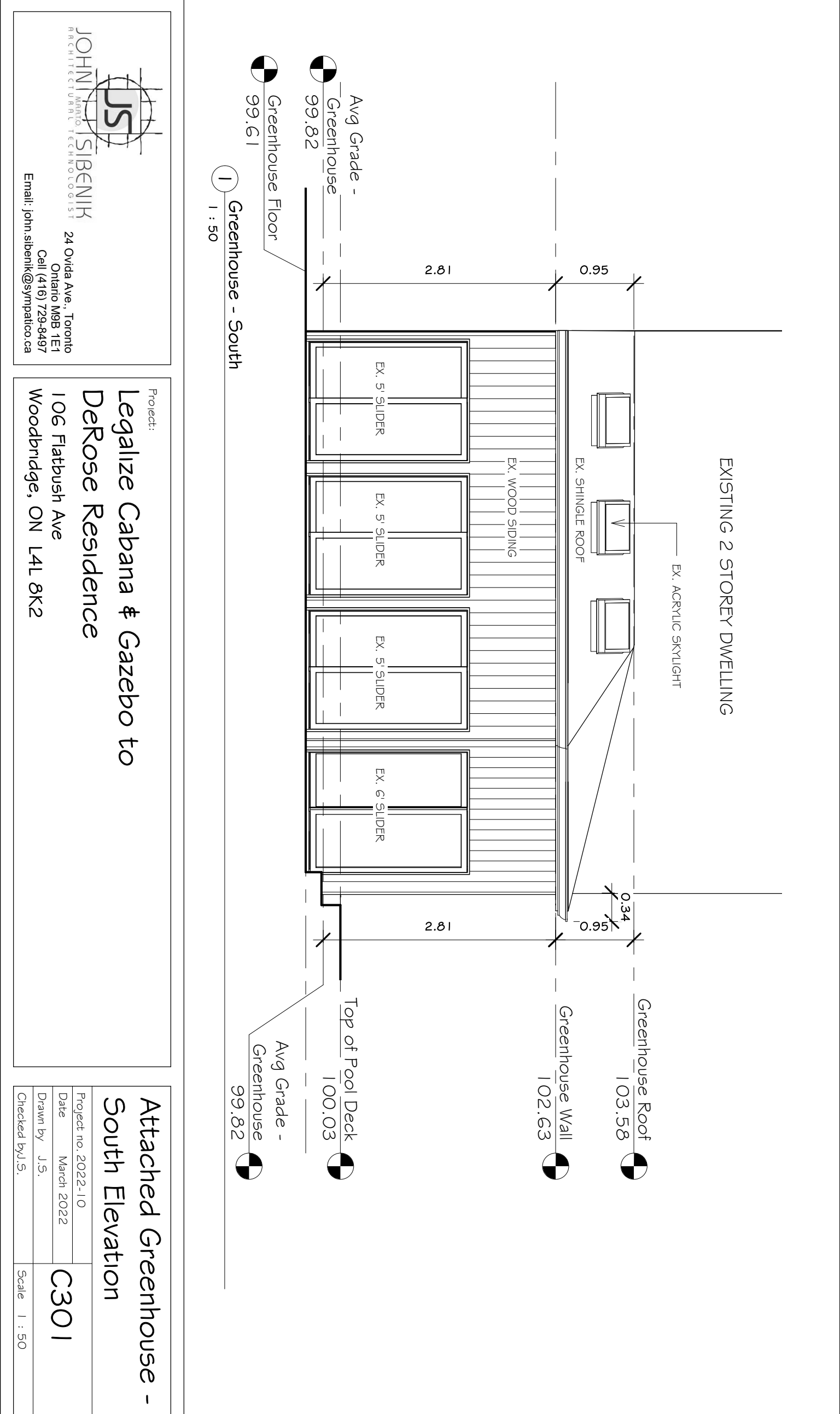
24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibenik@sympatico.ca

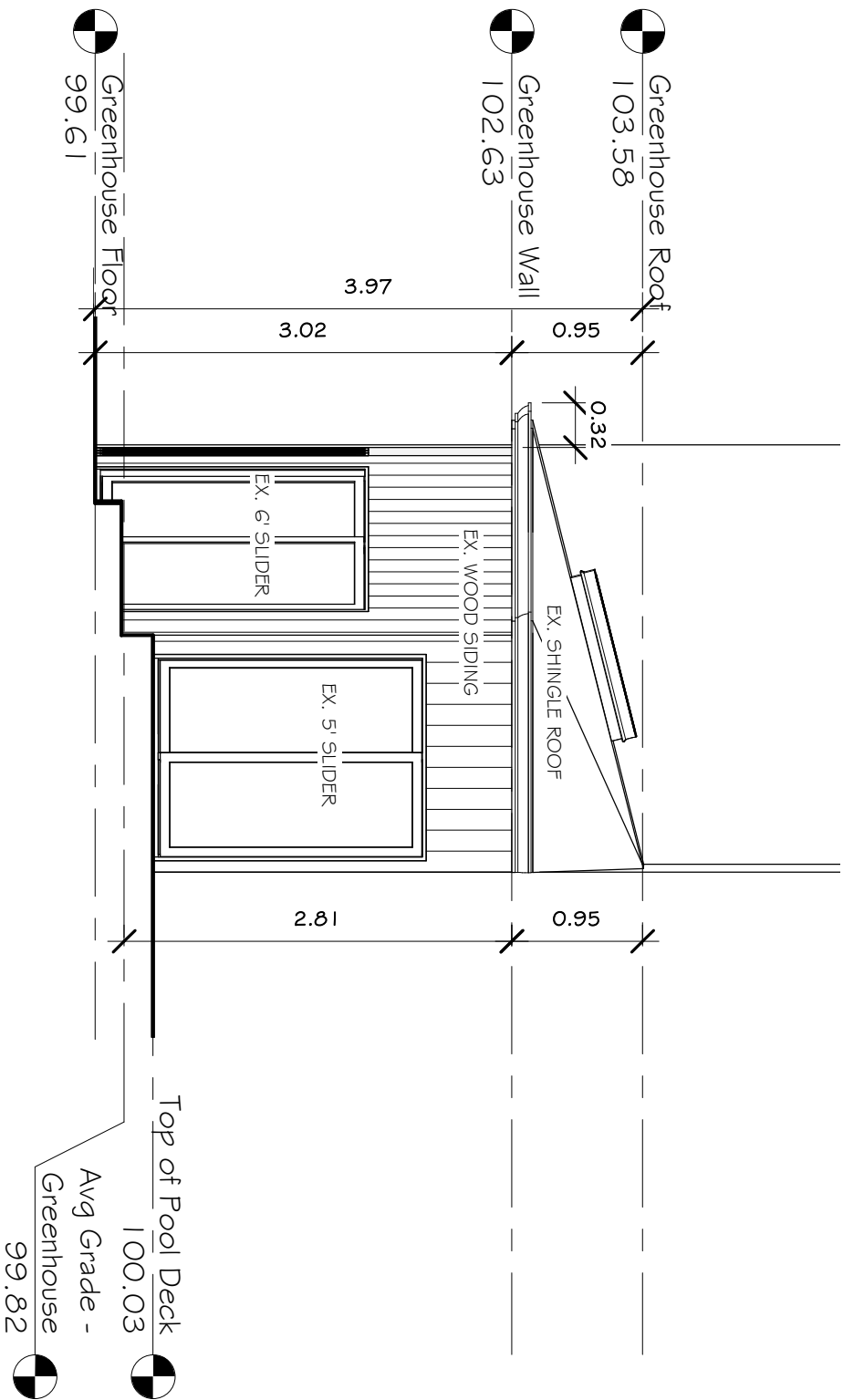
Project:  
**Legalize Cabana & Gazebo to  
DeRose Residence**  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

## Gazebo South Elevation

Project no. 2022-10	
Date	March 2022
Drawn by	Author
Checked by	Checker
Scale	1 : 50

B304





1 Greenhouse - East  
1 : 50



24 Ovida Ave., Toronto  
Ontario M9B 1E1  
Cell (416) 729-8497  
Email: john.sibeniik@sympatico.ca

Project:  
Legalize Cabana & Gazebo to  
DeRose Residence  
106 Flatbush Ave  
Woodbridge, ON L4L 8K2

Attached Greenhouse -  
East Elevation

Project no. 2022-10		C302
Date      March 2022		
Drawn by      Author		
Checked by		
Checker		
Scale    1 : 50		

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

**Date:** July 26<sup>th</sup> , 2022

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

**RE:** Request for Comments

**File No.:** **A157-22**

**Related Files:**

**Applicant** Luigi De Rose, Kali De Rose

**Location** 106 Flatbush Ave

### COMMENTS:

- ☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒

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

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

#### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Mitchell Penner

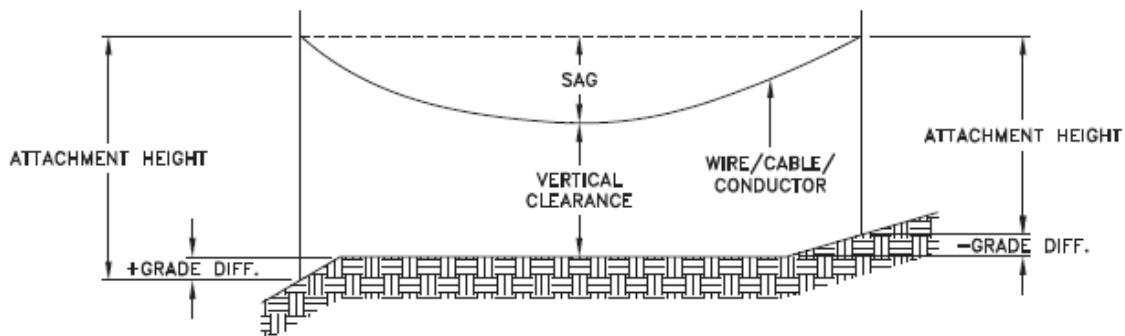
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 + GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

**Certificate of Approval**

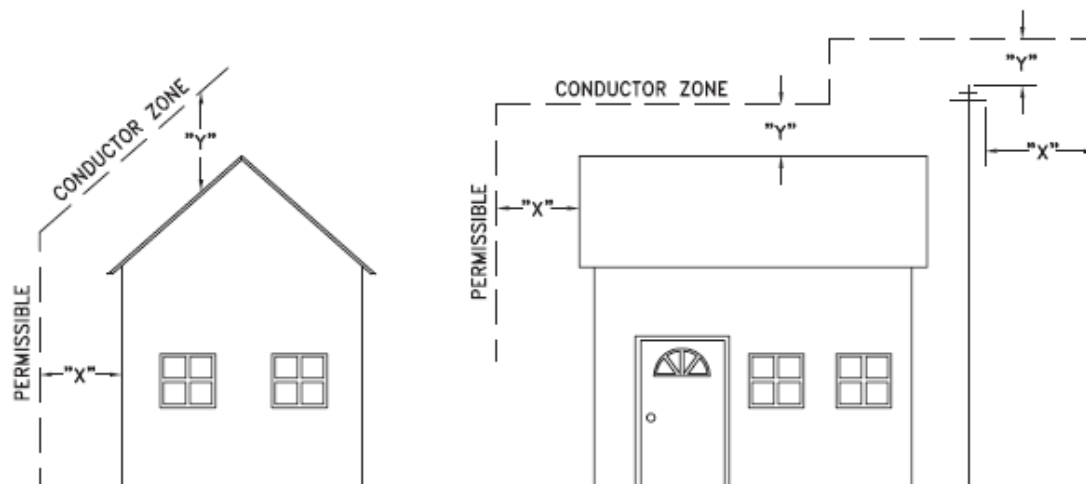
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

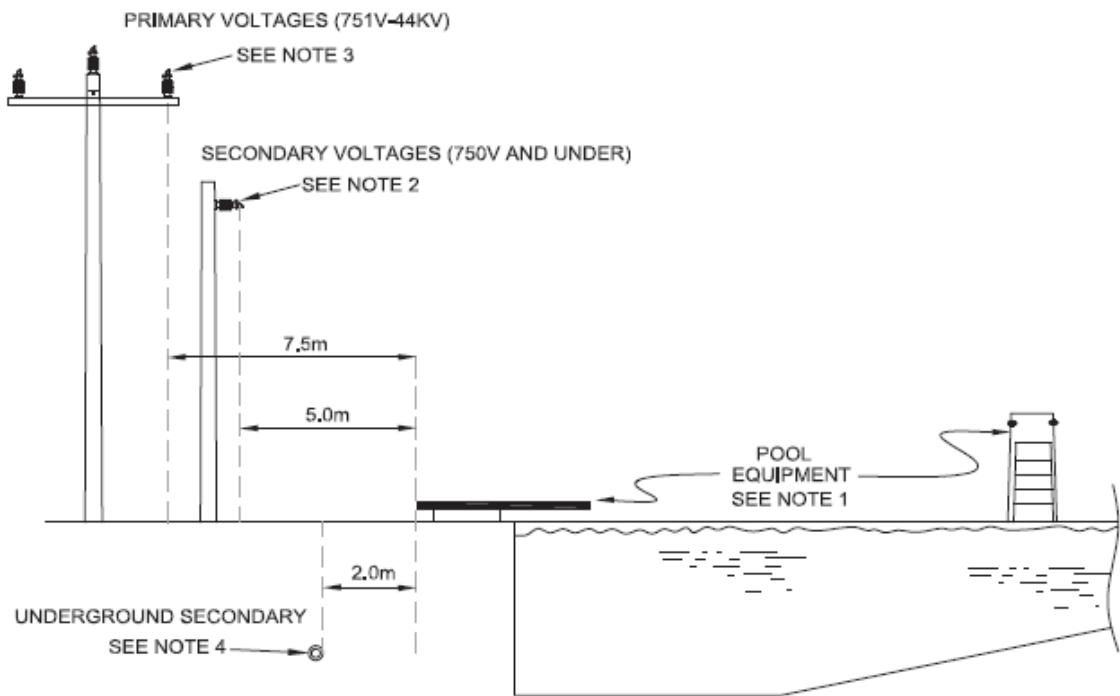
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES  
OF CONDUCTORS FROM BUILDINGS OR OTHER  
PERMANENT STRUCTURES (CONDUCTORS NOT  
ATTACHED TO BUILDINGS)**

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:02 AM,  
Adobe PDF



**NOTES:**

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

**REFERENCES**

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

**MINIMUM CLEARANCES FOR  
CONDUCTORS ADJACENT  
TO SWIMMING POOLS**

ORIGINAL ISSUE DATE: 2013-JUNE-12      REVISION NO: R0      REVISION DATE:

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** November 15, 2022  
**Applicant:** Luigi and Kali DeRose  
**Location:** PLAN 65M2703 Lot 130 municipally known as 106 Flatbush Avenue  
**File No.(s):** A157/22

### **Zoning Classification**

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.474 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.55 metres to the rear lot line (Cabana).
2	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 1.21 metres to the rear lot line (Gazebo).
3	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.54 metres to the interior side lot line (Cabana).
4	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 m to any lot line [Section 4.1.2.b].	To permit a residential accessory structure to be a minimum of 0.81 metres to the interior side lot line (Gazebo).
5	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.05 metres for a residential accessory structure (Cabana).
6	In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.29 metres for a residential accessory structure (Gazebo).
7	The maximum permitted yard encroachment shall be 0.3 metres for the lands labelled as “R1 and R2” on Schedule E-849B [Exception 14.474.4].	To permit a maximum encroachment of 0.32 metres for eaves and gutters for the cabana and gazebo.
8	In the R1A Zone, any portion of a yard in excess of 135 m2 shall be comprised of a minimum of 60% soft landscape [Section 4.19.1.1].	To permit a minimum of 29.7% of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscaping.
9	A maximum driveway width of 9.0 metres is required [Table 6-11].	To permit a maximum driveway width of 9.29 metres.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(769) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
10	Any accessory building or structure shall be located in the rear yard [Section 4.1.1 c)].	To permit an accessory structure not located in the rear yard as shown on the site plan (Greenhouse).
11	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser [Section 4.1.1 a)].	To permit a maximum lot coverage of 78.07 m2 for accessory buildings and structures.
12	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 0.55 metres (Cabana).
13	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 1.21 metres (Gazebo).
14	A minimum interior side yard of 1.5 metres is required [Schedule A].	To permit a minimum interior side yard of 0.54 metres (Cabana).
15	A minimum interior side yard of 1.5 metres is required [Schedule A].	To permit a minimum interior side yard of 0.81 metres (Gazebo).
16	The maximum width of a driveway at the street curb and curb cut shall be 6 metres [Section 4.1.4 f)i)].	To permit a maximum driveway width and curb cut of 7.87 metres.
17	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f)iii)].	To permit the portion of the driveway between the street line and street curb to be maximum 7.87 metres in width.
18	A maximum driveway width of 9.0 metres is required [Section 4.1.4 f)v)].	To permit a maximum driveway width of 9.29 metres.
19	The maximum permitted yard encroachment shall be 0.3 metres for the lands shown as R1 Residential and R2 Residential Zones on Schedule E-849B [Exception 9(769) bi)].	To permit a maximum encroachment of 0.32 metres for eaves and gutters for the cabana and gazebo.
20	In an R1 zone, where the area of a rear yard of a lot is greater than 135 sq m., a minimum of 60% of that portion of the rear yard in excess of 135 sq. m. shall be composed of soft landscaping.	To permit a minimum of 29.7% of the area of the rear yard in excess of 135 sq. m. to be composed of soft landscaping.

**Staff Comments:**

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

Order No. 21-131623, Order to Comply for , Issue Date: Nov 17, 2021  
Order No. 21-131455, Order to Comply for Large rear yard structure under construction without a building permit, Issue Date: Nov 15, 2021

**Building Permit(s) Issued:**

Building Permit No. 21-100911 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**Other Comments:**

Zoning By-law 01-2021	
1	This application is deemed to be transitioned under section 1.6.3.1.1(b) of bylaw 001-2021 as amended.

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

**Conditions of Approval:**

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

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

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** January 17, 2023

**Name of Owners:** Luigi and Kali De Rose

**Location:** 106 Flatbush Avenue

**File No.(s):** A157/22

---

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

1. To permit a residential accessory structure to be a minimum of 0.55 m to the rear lot line (Cabana).
2. To permit a residential accessory structure to be a minimum of 1.21 m to the rear lot line (Gazebo).
3. To permit a residential accessory structure to be a minimum of 0.54 m to the interior side lot line (Cabana).
4. To permit a residential accessory structure to be a minimum of 0.81 m to the interior side lot line (Gazebo).
5. To permit a maximum height of 3.05 m for a residential accessory structure (Cabana).
6. To permit a maximum height of 3.29 m for a residential accessory structure (Gazebo).
7. To permit a maximum encroachment of 0.32 m for eaves and gutters for the cabana and gazebo.
8. To permit a minimum of 29.7% of the area of the rear yard in excess of 135 m<sup>2</sup> to be comprised of soft landscaping.
9. To permit a maximum driveway width of 9.29 m.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
3. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
4. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
5. In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
6. In any Residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
7. The maximum permitted yard encroachment shall be 0.3 m for the lands labelled as "R1 and R2" on Schedule E-849B.
8. In the R1A Zone, any portion of a yard in excess of 135 m<sup>2</sup> shall be comprised of a minimum of 60% soft landscape.
9. A maximum driveway width of 9.0 m is required.

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

10. To permit an accessory structure not located in the rear yard as shown on the site plan (Greenhouse).
11. To permit a maximum lot coverage of 78.07 m<sup>2</sup> for accessory buildings and structures.
12. To permit a minimum rear yard of 0.55 m (Cabana).
13. To permit a minimum rear yard of 1.21 m (Gazebo).
14. To permit a minimum interior side yard of 0.54 m (Cabana).
15. To permit a minimum interior side yard of 0.81 m (Gazebo).
16. To permit a maximum driveway width and curb cut of 7.87 m.
17. To permit the portion of the driveway between the street line and street curb to be maximum 7.87 m in width.
18. To permit a maximum driveway width of 9.29 m.
19. To permit a maximum encroachment of 0.32 m for eaves and gutters for the cabana and gazebo.



20. To permit a minimum of 29.7% of the area of the rear yard in excess of 135 m<sup>2</sup> to be composed of soft landscaping.

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

10. Any accessory building or structure shall be located in the rear yard.
11. The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 m<sup>2</sup>, whichever is the lesser.
12. A minimum rear yard of 7.5 m is required.
13. A minimum rear yard of 7.5 m is required.
14. A minimum interior side yard of 1.5 m is required.
15. A minimum interior side yard of 1.5 m is required.
16. The maximum width of a driveway at the street curb and curb cut shall be 6 m.
17. The portion of the driveway between the street line and the street curb shall not exceed 6 m in width.
18. A maximum driveway width of 9.0 m is required.
19. The maximum permitted yard encroachment shall be 0.3 m for the lands shown as R1 Residential and R2 Residential Zones on Schedule E-849B.
20. In an R1 zone, where the area of a rear yard of a lot is greater than 135 m<sup>2</sup>, a minimum of 60% of that portion of the rear yard in excess of 135 m<sup>2</sup> shall be composed of soft landscaping.

**Official Plan:**

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

**Comments:**

The Owners are requesting relief to permit the existing cabana, gazebo, attached greenhouse, driveway width, and rear yard landscaping with the above noted variances.

The Development Planning Department has no objection to Variances 1, 3, 5, 12 and 14 for the cabana. The reduction to the rear and interior side yard setbacks for the modestly sized cabana will not pose adverse visual impacts to the neighbouring properties and an appropriate area for maintenance access is maintained. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained. The increase in height for the cabana is minor in nature as the 0.05 m increase is not anticipated to be perceptible. The proposed height increase is not anticipated to have adverse massing impacts to the neighbouring properties.

The Development Planning Department has no objection to Variances 2, 4, 6, 13 and 15 for the gazebo. The reduction to the rear and interior side yard setbacks for the gazebo will not pose adverse visual impacts to the neighbouring properties and an appropriate area for maintenance access is maintained. The roof slopes down towards to interior side lot line, reducing the wall height facing 98 Flatbush Avenue. The increase in height for the cabana is minor in nature and will not have adverse massing impacts to the neighbouring properties.

The Development Planning Department has no objection to Variances 7 and 19 for the eaves encroachment for the cabana and gazebo as the increased encroachment of 0.02 m is minor in nature and will not pose adverse visual impacts to the neighbouring properties.

Upon recommendations from the Development Planning Department, the Owners have revised their application to increase the amount of soft landscaping in the rear yard. The Development Planning Department has no objection to Variances 8 and 20 for the revised rear yard soft landscaping as the subject property will maintain an appropriate balance of soft landscaping to facilitate drainage and the establishment of vegetation.

The Development Planning Department has no objection to Variances 9, 16, 17 and 18 for the driveway. The 9.29 m driveway width is for the portion directly in front of the dwelling to provide access to the three-car garage. The driveway will taper down to 7.87 m where it connects with the road. The 0.29 m increase in maximum driveway width is minor in nature and will not have adverse impacts to the existing streetscape. The 7.87 m width between the street line and the curb complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

The Development Planning Department has no objection to Variance 10 for the location of the greenhouse. The greenhouse is attached to the dwelling and squares off the southeast corner of the dwelling. It is in-line with the dwelling's south side wall. Therefore, the location of the greenhouse will not have adverse impacts to the south interior side yard or the neighbouring properties.

The Development Planning Department has no objection to Variance 11 for the increase in maximum lot coverage for all accessory structures. The accessory building coverage is distributed across three separate structures located in different areas of the property rather than consolidated into a single structure. This approach distributes the accessory structure mass over a broader area and lessens potential massing impacts. The 19.34 m<sup>2</sup> greenhouse is attached to the dwelling and functions more as an addition rather than an accessory structure. The cabana and gazebo, located at opposite sides of the rear yard, have a combined area of 58.73 m<sup>2</sup> which complies with the By-law requirement for maximum lot coverage of accessory structures. As such, the increase in lot coverage is appropriate for the lot and will not have adverse impacts to the neighbouring properties.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None

**Comments Prepared by:**

Joshua Cipolletta, Planner I

David Harding, Senior Planner



**Lenore Providence**

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**Subject:** FW: [External] FW: A157/22 (106 Flatbush Avenue) - Request for Comments (City of Vaughan)  
**Attachments:** CIRC\_A157\_22\_11\_29\_22.pdf

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**From:** Ahmed, Maryam <Maryam.Ahmed@york.ca>

**Sent:** December-02-22 2:06 PM

**To:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] FW: A157/22 (106 Flatbush Avenue) - Request for Comments (City of Vaughan)

Hello,

The Regional Municipality of York has completed its review of A157/22 (106 Flatbush Avenue) and has no comments.

Thank you,

**Maryam Ahmed, B.U.R.PL.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

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None.				