

<b>ITEM #: 6.11</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A260/22 60 NAPIER STREET, KLEINBURG</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.*

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	<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 Recieved to Date
Development Planning <i>*Schedule B</i>	<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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/condition
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 checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Bell Canada <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline <i>*Schedule B</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator <i>*Schedule B</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>PUBLIC &amp; APPLICANT CORRESPONDENCE</b>				
<i>*Please see <b>Schedule C</b> of this report for a copy of the public &amp; applicant correspondence listed below.</i>				
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.				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				

<b>PREVIOUS COA DECISIONS ON THE SUBJECT LAND</b>		
<i>*Please see <b>Schedule D</b> for a copy of the Decisions listed below</i>		
<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A260/22  
60 NAPIER STREET, KLEINBURG**

<b>AGENDA ITEM NUMBER: 6.11</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Joshua Ferraro and Sandra Monardo
<b>AGENT:</b>	Fausto Cortese Architects Inc.
<b>PROPERTY:</b>	60 Napier Street, Kleinburg
<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 construction of a proposed addition to the existing dwelling, a cabana, pergola (loggia) and installation of pool equipment.

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

**The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	A maximum building height of 8.5m is permitted. [4.5]	To permit a maximum building height of 9.73m for the dwelling addition.
2	A minimum interior side yard setback of 2.4m is required to the proposed residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum interior side yard setback of 1.57m to the proposed residential accessory building (Cabana).
3	A minimum rear yard setback of 2.4m is required to the proposed residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum rear yard setback of 1.5 to the proposed residential accessory building (Cabana).
4	A maximum building height of 3.0m is permitted for the proposed residential accessory building (Cabana). [4.1.4.1]	To permit a maximum building height of 3.75m for the proposed residential accessory building (Cabana)
5	The maximum lot coverage of all accessory buildings shall be 67.0 m <sup>2</sup> . [4.1.3.1]	To permit a maximum lot coverage of 87.56m <sup>2</sup> for the accessory building (Cabana).
6	A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. [Table 4-1]	To permit a maximum rear yard encroachment of 10.5m for the pool equipment.
7	Any portion of a yard (rear yard) in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape. [4.19.1.1]	To permit a minimum rear yard soft landscaping of 46.9% (115.8m <sup>2</sup> ) for the portion of the rear yard in excess of 135.0m <sup>2</sup> .

The subject lands are zoned R1 – Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
8	A maximum building height of 9.5m is permitted. [Schedule A]	To permit a maximum building height of 9.73m for the dwelling addition.
9	A maximum lot coverage of 30% is permitted. [Schedule A]	To permit a maximum lot coverage of 34.6%.
10	A minimum rear yard setback of 7.5m is required to the proposed accessory building and structure (Cabana and Pergola). [Schedule A]	To permit a minimum rear yard setback of 1.5m to the proposed accessory building and structure (Cabana and Pergola).
11	A maximum building height of 4.5m is permitted for the proposed accessory building (Cabana). [4.1.1.b.]	To permit a maximum building height of 4.8m for the proposed accessory building (Cabana)
12	The lot area covered by all accessory buildings shall not exceed 67.0m². [4.1.1.a]	To permit a maximum lot coverage of 87.56m² for the accessory building (Cabana).
13	A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. [3.14.H]	To permit a maximum rear yard encroachment of 6.0m for the pool equipment.
14	A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2.b]	To permit a minimum of 46.9% (115.8m²) soft landscaping for the portion of the rear yard in excess of 135m².

**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](http://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.

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	
<b>Date Public Notice Mailed:</b>	January 12, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	January 6, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The design program for the family does not allow to conform to the requirements of the Zoning Bylaw.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant <b>prior</b> to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	No
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

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

DEVELOPMENT PLANNING COMMENTS	
<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	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>	
Minor Variance Application A260/22 is related to Development Application DA.22.052, and is currently being reviewed by the Development Engineering Department.  As the proposed addition in the subject property is 56.00m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City’s Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)  The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.  The Development Engineering (DE) Department does not object to the variance application A260/22 subject to the following condition(s):	
<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/applicant shall submit a revised 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

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
	<p>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.</p> <p>The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.052) from the Development Engineering (DE) Department.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
The Forestry Department does not object to the variance application A260/22 subject to the following condition(s):	
<b>PFH Recommended Conditions of Approval:</b>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
<b>Development Finance Recommended Conditions of Approval:</b>	None

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

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

FIRE DEPARTMENT COMMENTS	
Building permit process is to be completed before any construction takes place. Also address any applicable zoning requirement, building zoning concerns and by-laws to satisfy the city. Fire code requirements are not part of this process. We have no OFC comments at this time.	
<b>Fire Department Recommended Conditions of Approval:</b>	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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

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.		
1	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	<div>1. The Owner/applicant shall submit a revised 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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</div> <div>2. The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.052) from the Development Engineering (DE) Department.</div>
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

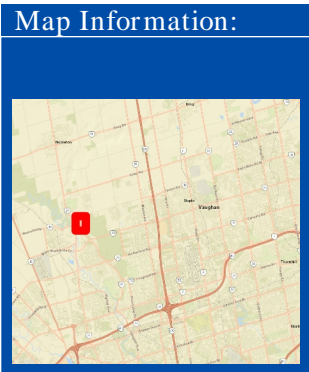
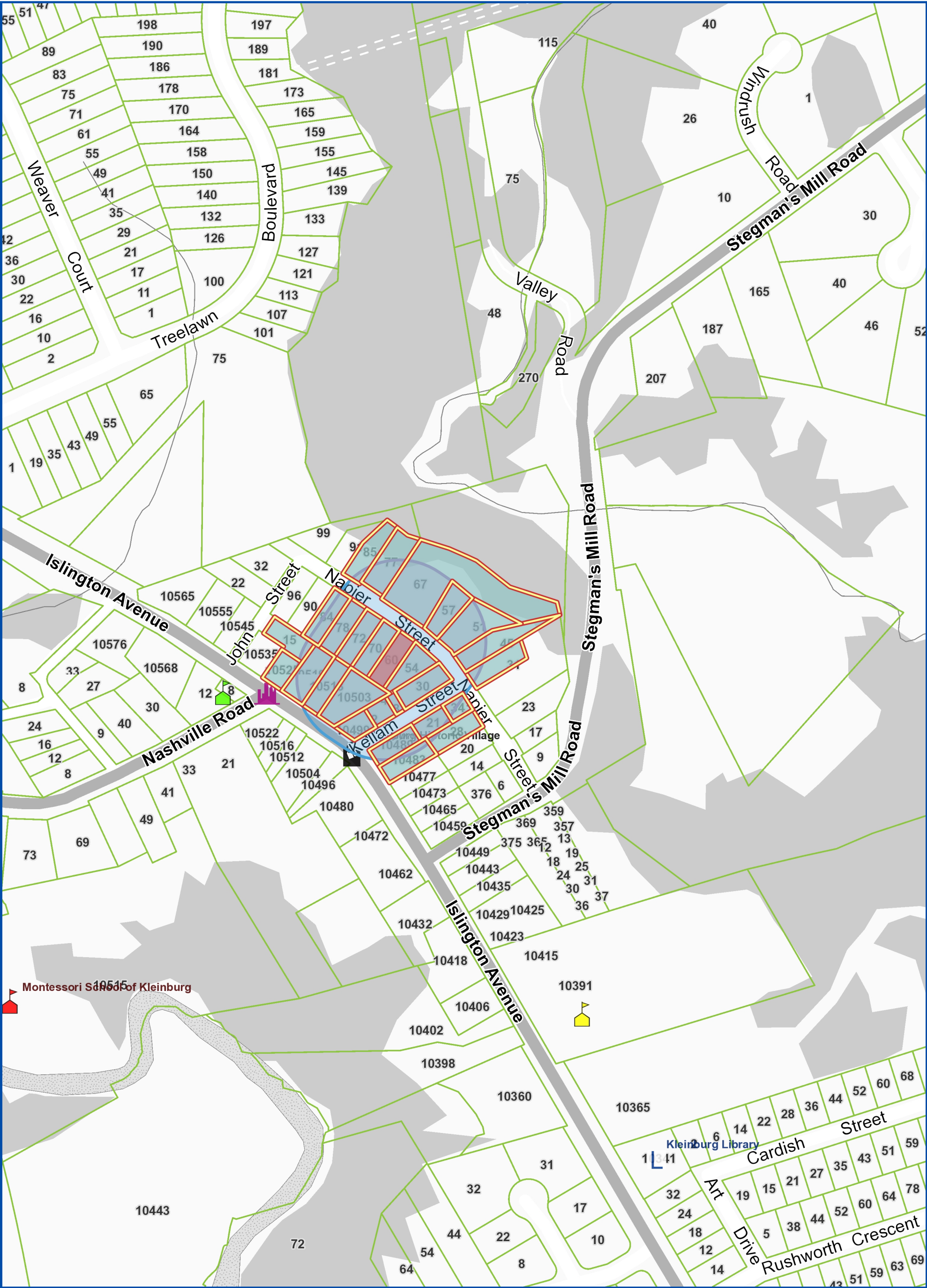
IMPORTANT INFORMATION – PLEASE READ
<p><b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart above for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>
<p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p><b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <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>

**IMPORTANT INFORMATION – PLEASE READ**

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

**SCHEDULE A: DRAWINGS & PLANS**





Title:

# NOTIFICATION MAP - A260/22

## 60 Napier Street, Kleinburg

Disclaimer:

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

**VAUGHAN**

Scale:

1:4,514

0 0.07 km

Created By:

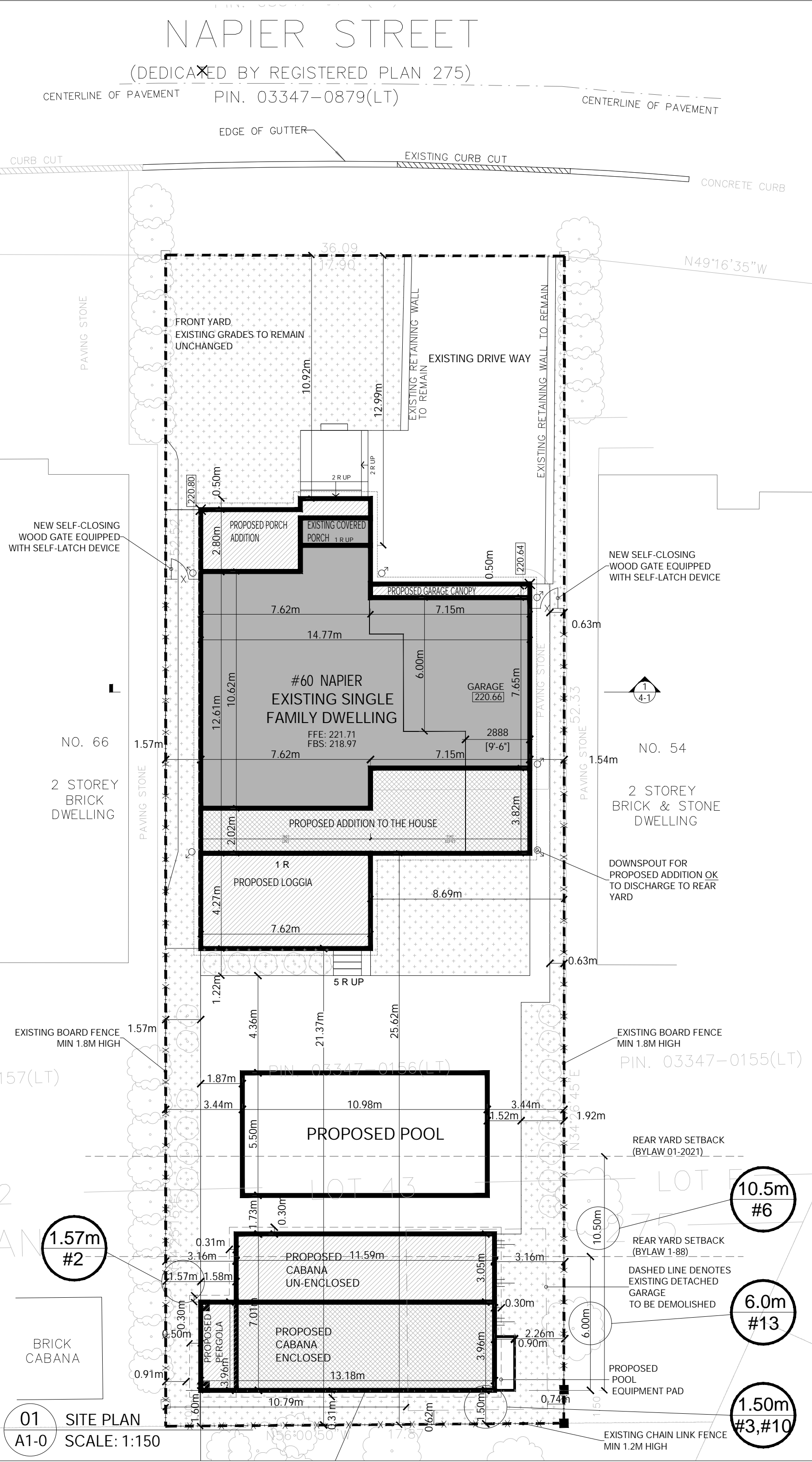
Infrastructure Delivery  
Department

January 5, 2023 9:27 AM

Projection:

NAD 83  
UTM Zone  
17N



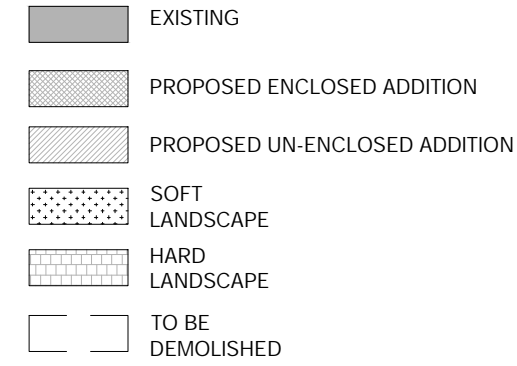


SITE DEVELOPMENT			
ZONING	REQUIRED		PROVIDED
	R1	R1B (EN)-336	
	BY LAW 1-88	BYLAW 01-2021	BYLAW 1-88 & BYLAW 01-2021
LOT AREA	700 m2	600 m2	938.71m2
LOT FRONTAGE	18m	18m	17.90 m
COVERAGE BREAKDOWN - DWELLING			BYLAW 1-88 & BYLAW 01-2021
HOUSE			181.91m2 19.38%
PORCH AND GARAGE CANOPY			23.35m2 2.49%
LOGGIA			32.51m2 3.46%
EVES AND OVERHANGS			
TOTAL COVERAGE - DWELLING	30%	40 %	237.77 m2 25.33%
COVERAGE BREAKDOWN - CABANA			
CABANA - ENCLOSED PORTION			45.89m2 4.89%
CABANA - UNENCLOSED PORTION & PERGOLA			41.67m2 4.44%
EVES AND OVERHANGS			
TOTAL COVERAGE - ACCESSORY STRUCTURE	10% OR 67 m2	10% OR 67 m2	87.56 m2 9.33%
TOTAL LOT COVERAGE	30%	40 %	325.33 m2 34.66%
FRONT SETBACK-DWELLING	7.5m	9.0 m	10.92 m
REAR SETBACK- DWELLING	7.5 m	12 m	21.37 m
INTERIOR SIDEYARD- DWELLING	1.5 m	1.5 m	1.57 m, 1.54 m
BUILDING HEIGHT -EXISTING DWELLING	9.5 m	8.5 m[EXISTING BUILDING HEIGHT + 2m(5.18 m+ 2m) or 8.5 m]	9.73 m
REAR SET BACK- ACCESSORY STRUCTURE	7.5 m	12 m	1.50m
INTERIOR SET BACK- ACCESSORY STRUCTURE	1.5 m	2.4 m	3.16m, 1.57m
SETBACKS - POOL	1.5 m	1.5 m	3.44m (E & W)
BUILDING HEIGHT- CABANA	4 m	3 m	3.75 m
NEAREST PART OF THE ROOF TO GRADE	3 m	-	2.700m
REAR YARD AREA	-	-	381.67 m2
REAR YARD SOFT LANDSCAPE	148.00 m2 (60% EXCESS OF 135m2 OF REAR YARD)		115.89 m2 (46.9%)
FRONT YARD AREA	-	-	203.81 m2
FRONT YARD LANDSCAPE	-	101.91 m2 (50% OF FRON YARD)	127.80 m2
FRONT YARD SOFT LANDSCAPE		61.14 m2 (60% OF FRONT YARD LANDCAPED AREA)	100.80 m2

GFA SCHEDULE				
	EXISTING		PROPOSED	
MAIN FLOOR	98.58 m2	1061 sq/ft	131.11 m2	1411 sq/ft
FRONT PORCH AND GARAGE CANOPY	3.86 m2	42 sq/ft	19.49 m2	210 sq/ft
LOGGIA			32.51 m2	350 sq/ft
GARAGE	40.64 m2	437 sq/ft	50.80 m2	547 sq/ft
2ND FLOOR	100.47 m2	1081 sq/ft	169.12 m2	1820 sq/ft
G.F.A. (EXCL. GARAGE, LOGGIA, PORCH AND CANOPIES)	199.05 m2	2143 m2	300.23 m2	3232 m2

#	Zoning By-law 001-2021	Variance requested
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5	The maximum lot coverage of all accessory buildings shall be 67.0 m2. [4.1.3.1]	To permit a maximum lot coverage of 87.56m² for the accessory building (Cabana).
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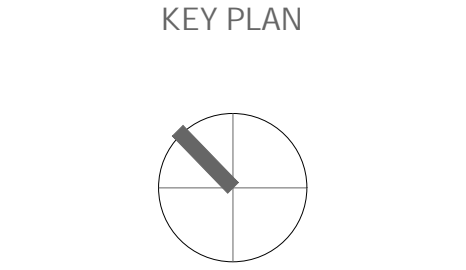
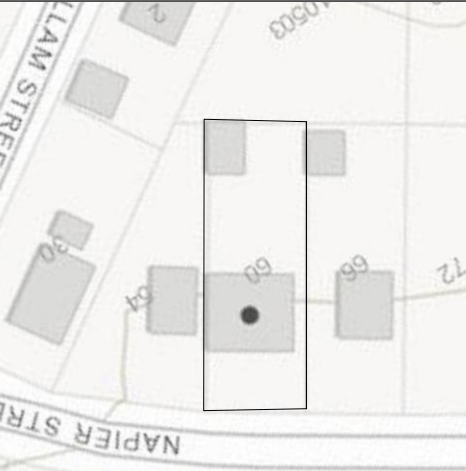
Zoning By-law 1-88		Variance requested
8	A maximum building height of 9.5m is permitted. [Schedule A]	To permit a maximum building height of 9.73m for the dwelling addition.
9	A maximum lot coverage of 30% is permitted. [Schedule A]	To permit a maximum lot coverage of 34.6%.
10	A minimum rear yard setback of 7.5m is required to the proposed accessory building and structure (Cabana and Pergola). [Schedule A]	To permit a minimum rear yard setback of 1.5m to the proposed accessory building and structure (Cabana and Pergola).
11	A maximum building height of 4.5m is permitted for the proposed accessory building (Cabana). [4.1.1.b.]	To permit a maximum building height of 4.8m for the proposed accessory building (Cabana)
12	The lot area covered by all accessory buildings shall not exceed 67.0m². [4.1.1.a]	To permit a maximum lot coverage of 87.56m² for the accessory building (Cabana).
13	A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. [3.14.H]	To permit a maximum rear yard encroachment of 6.0m for the pool equipment.
14	A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2.b]	To permit a minimum of 46.9% (115.8m²) soft landscaping for the portion of the rear yard in excess of 135m².



87.56m2  
#5,#12

34.66%  
#9

46.9%  
115.89m2  
#7,#14



No.	DESCRIPTION	DATE
2	ISSUED FOR SPA SUBMISSION #2	2022- 12- 20
1	ISSUED FOR SPA/MV	2022- 09- 02
REVISIONS		

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DESIGN DRAWINGS  
PROPOSED  
ON  
60 NAPIER  
CITY OF VAUGHAN

SITE PLAN

PLOTTED: N/A

DATE: 21/12/2022

SCALE: AS NOTED

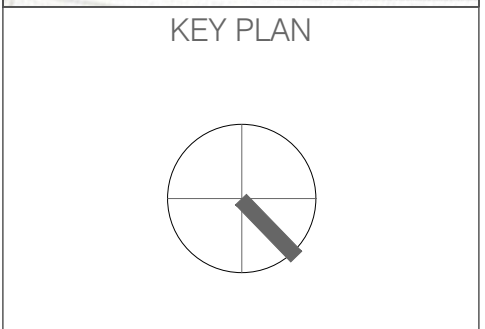
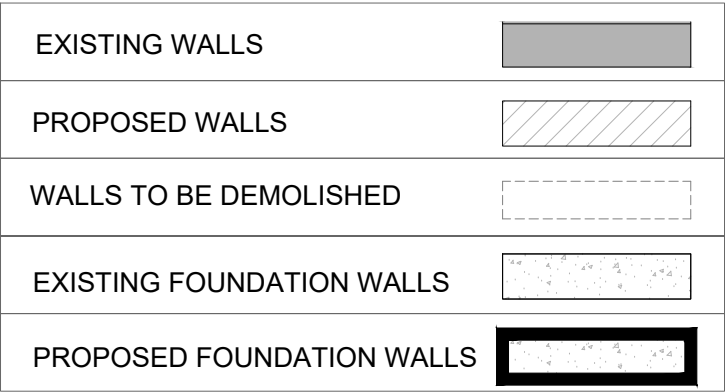
DRAWN BY: B.S.H.

REVIEWED BY: F.C.

PROJECT No: 2022-12

DRAWING No: A 1-0



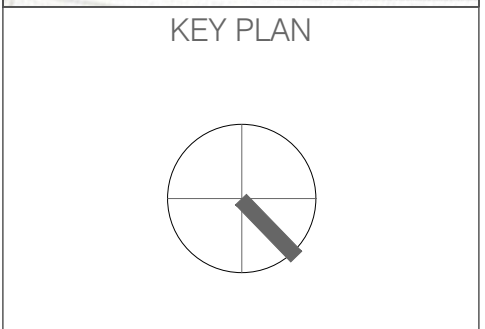
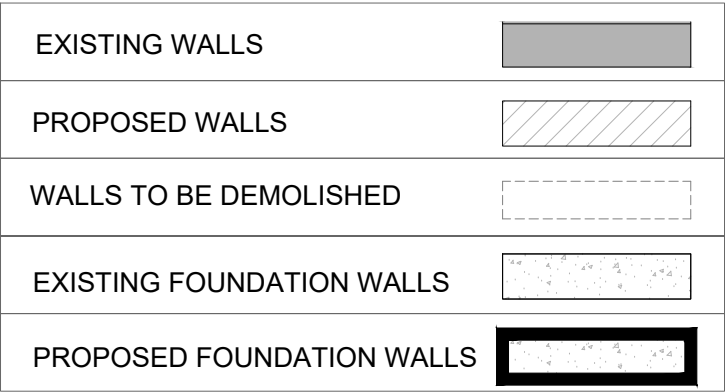


ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
<p align="center"><b>SUBMITTALS</b></p> <p>CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.</p> <p>DO NOT SCALE DRAWINGS.</p>



DRAWING:	
BASEMENT PLAN	
- —	
PLOTTED:	N/A
DATE:	PROJECT No:
	2022-12
SCALE:	DRAWING No:
AS NOTED	
DRAWN BY:	REVIEWED BY:
B. SH	F. C.

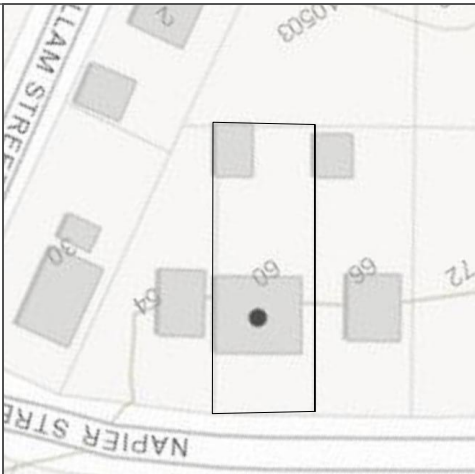
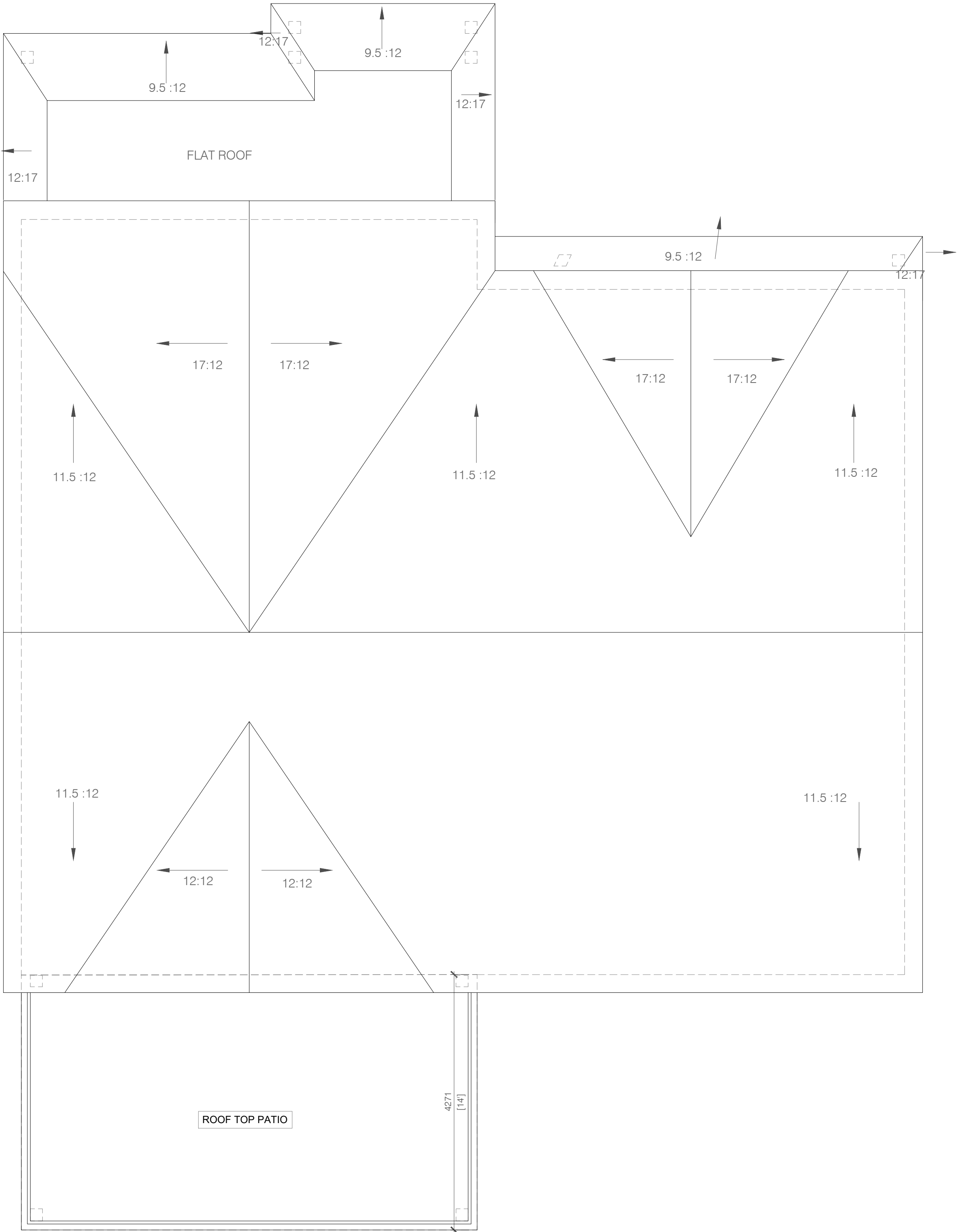




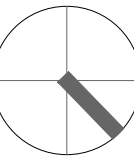
ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
<p align="center"><b>SUBMITTALS</b></p> <p>CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.</p> <p>DO NOT SCALE DRAWINGS.</p>



DRAWING:		PROJECT No:	
BASEMENT PLAN		2022-12	
PLOTTED: N/A		DATE: 23/11/2022	
SCALE:		DRAWING No:	
AS NOTED		A 2-1	
DRAWN BY: B.SH	REVIEWED BY: F.C.		



KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-01
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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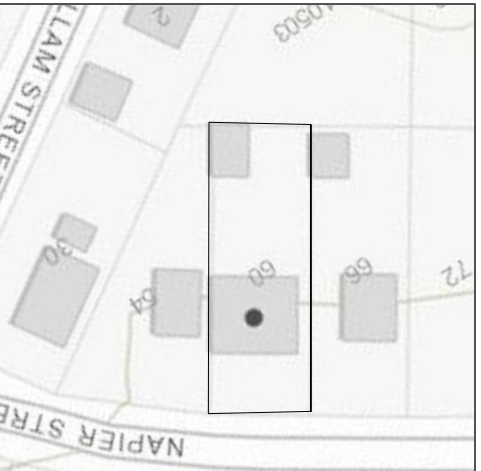
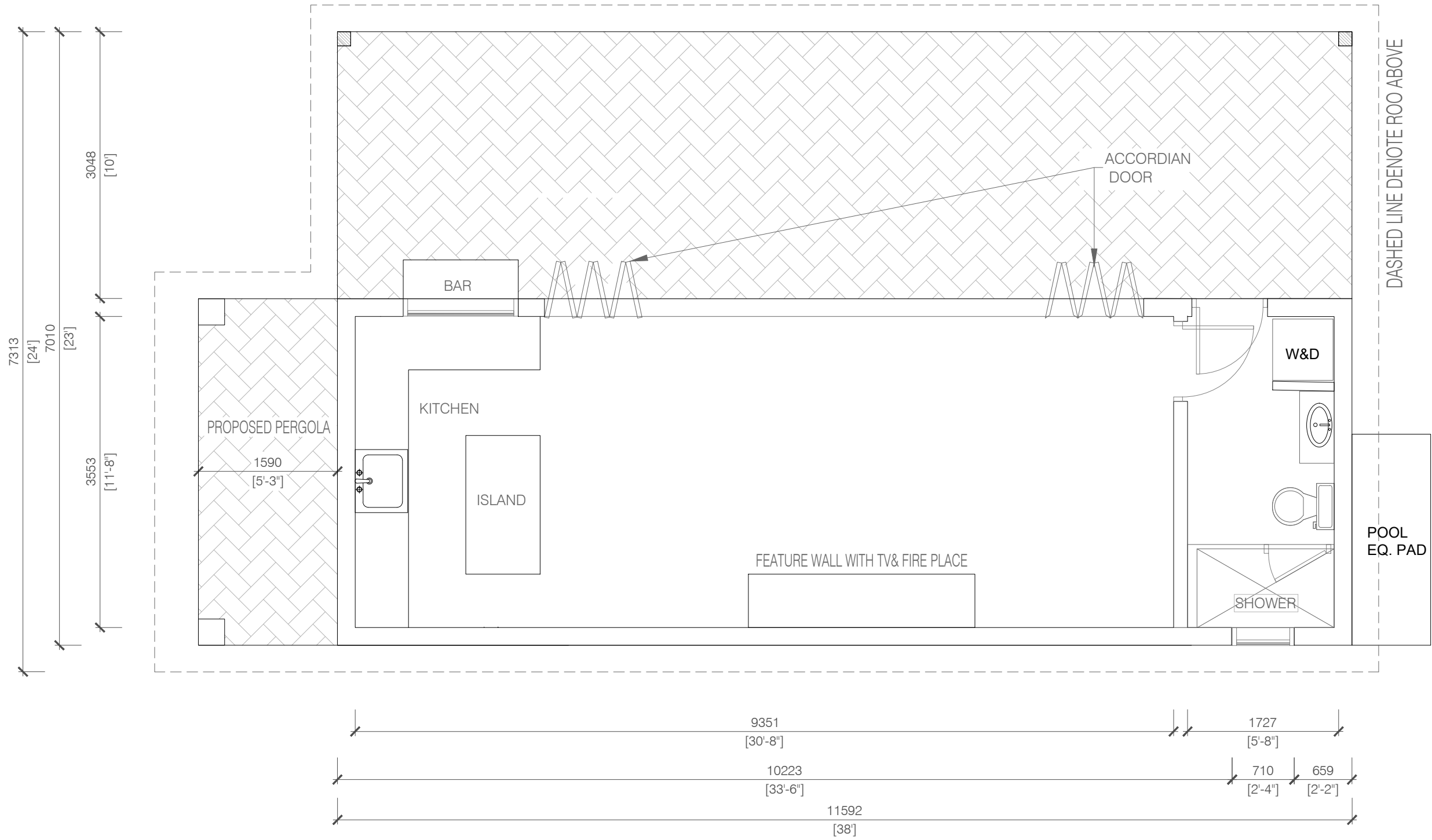


**FAUSTO CORTESE**  
ARCHITECTS

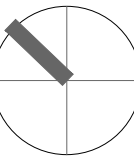
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING:  
DESIGN DRAWINGS  
PROPOSED  
ON  
60 NAPIER  
CITY OF VAUGHAN

DRAWING:	ROOF PLAN
PLOTTED:	-
DATE:	23/11/2022
PROJECT No:	2022-12
SCALE:	AS NOTED
DRAWN BY:	REVIEWED BY:
B.SH	F.C.



KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-01
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		

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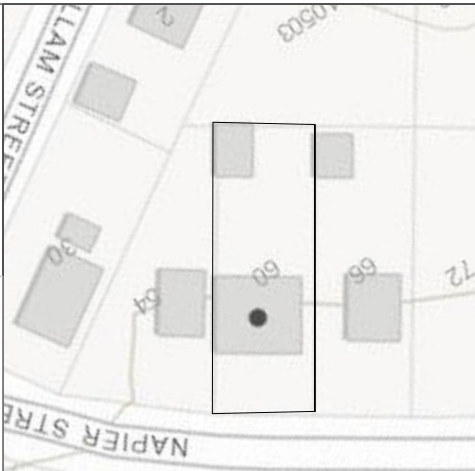
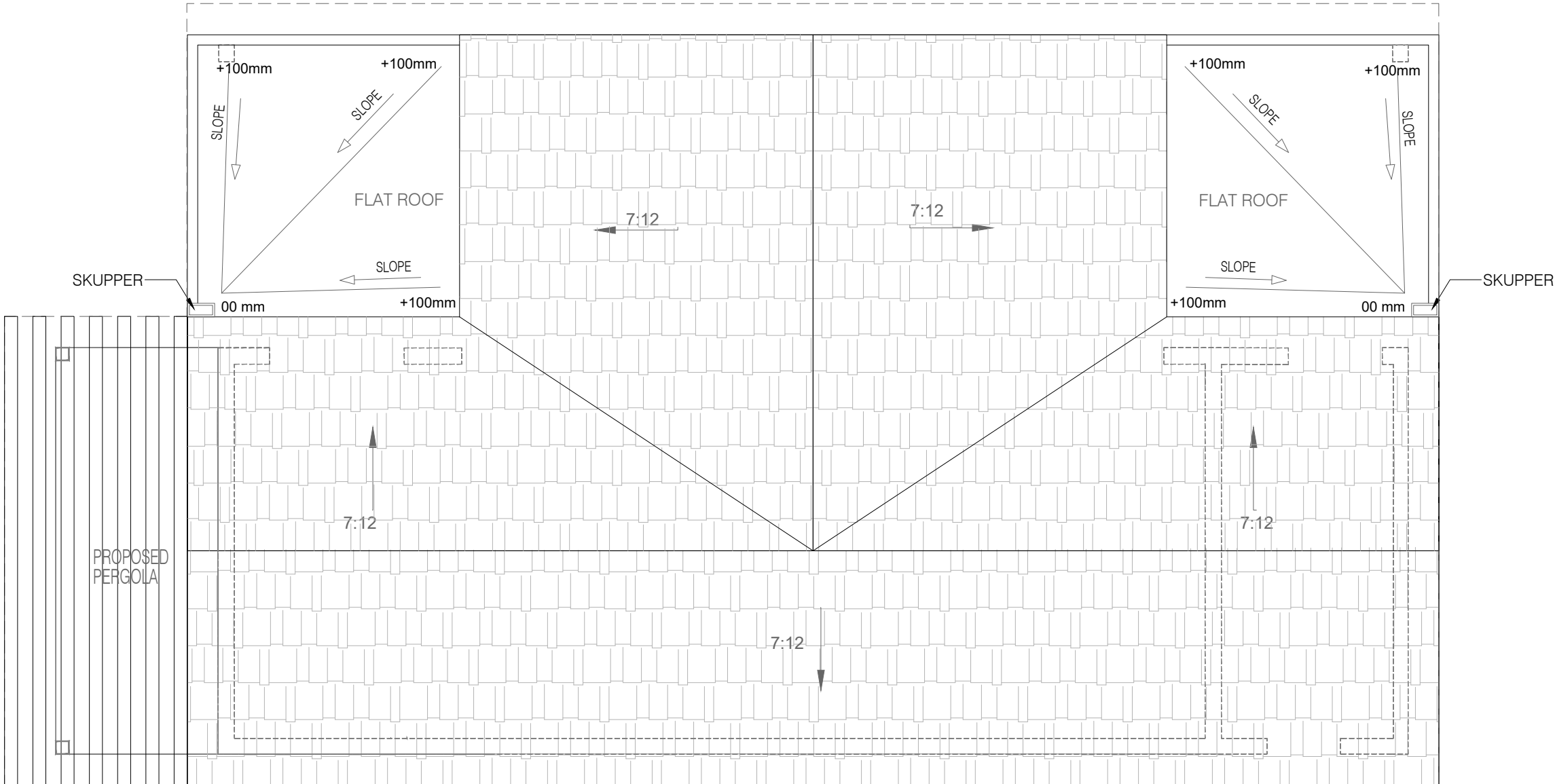
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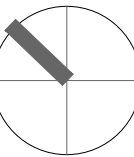
**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING:		DESIGN DRAWINGS PROPOSED ON 60 NAPIER CITY OF VAUGHAN	
DRAWING:		FLOOR PLAN	
PLOTTED:		N/A	
DATE:		PROJECT No:	
23/11/2022		2022-12	
SCALE:		DRAWING No:	
AS NOTED		A 2-6	
DRAWN BY:	REVIEWED BY:		
B.SH	F.C.		



KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-01
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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ARCHITECTS

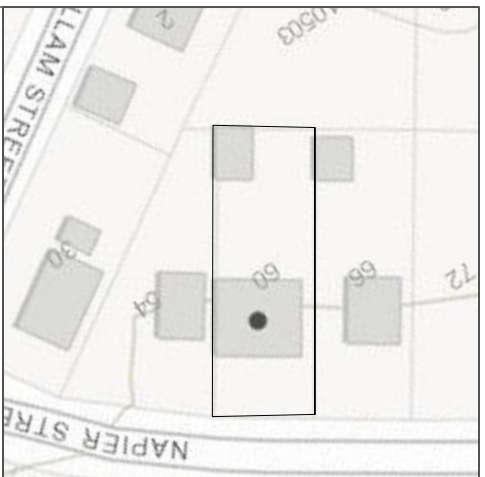
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING: DESIGN DRAWINGS  
PROPOSED  
ON  
60 NAPIER  
CITY OF VAUGHAN

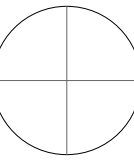
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PLOTTED:	N/A
DATE:	23/11/2022
PROJECT No:	2022-12
SCALE:	AS NOTED
DRAWN BY:	REVIEWED BY:
B.SH	F.C.

A 2-6





KEY PLAN



No.	DESCRIPTION	DATE
1	ISSUED FOR SPA/MV	2022-03-01
2	ISSUED FOR BUILDING PERMIT	2022-03-01
3	ISSUED FOR SITE PLAN APPROVAL	2022-03-01
4	ISSUED FOR SUBMITTALS	2022-03-01

REVISIONS
ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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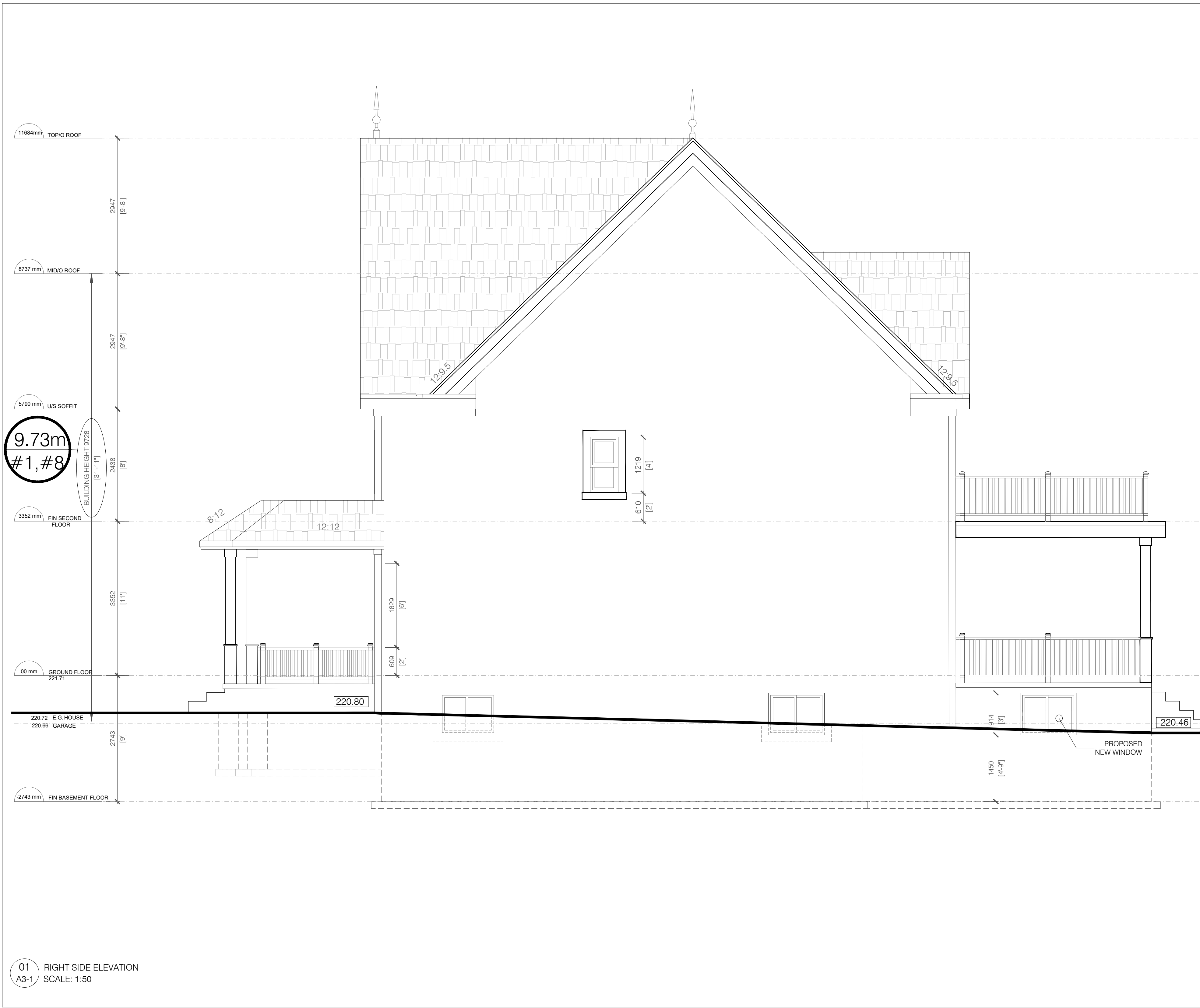
**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING: DESIGN DRAWINGS PROPOSED  
ON: 60 NAPIER  
CITY OF VAUGHAN

DRAWING: FRONT ELEVATION

PLOTTED: N/A	PROJECT No: 2022-12
DATE: 23/11/2022	DRAWING No: A 3-0
SCALE: AS NOTED	
DRAWN BY: B.SH	REVIEWED BY: F.C.



KEY PLAN

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA/MV	2022-03-07

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

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DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE**  
ARCHITECTS

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VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING: DESIGN DRAWINGS PROPOSED ON 60 NAPIER CITY OF VAUGHAN

DRAWING: RIGH SIDE ELEVATION

PLOTTED: N/A

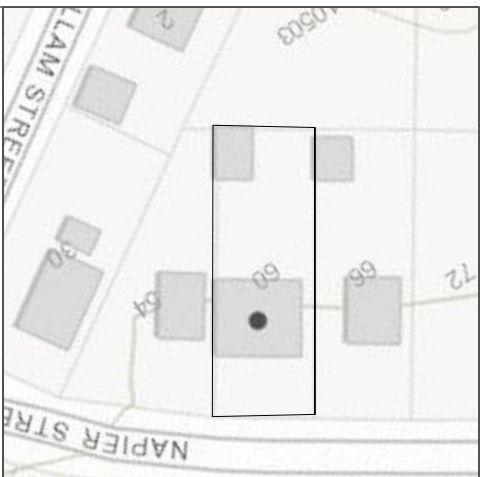
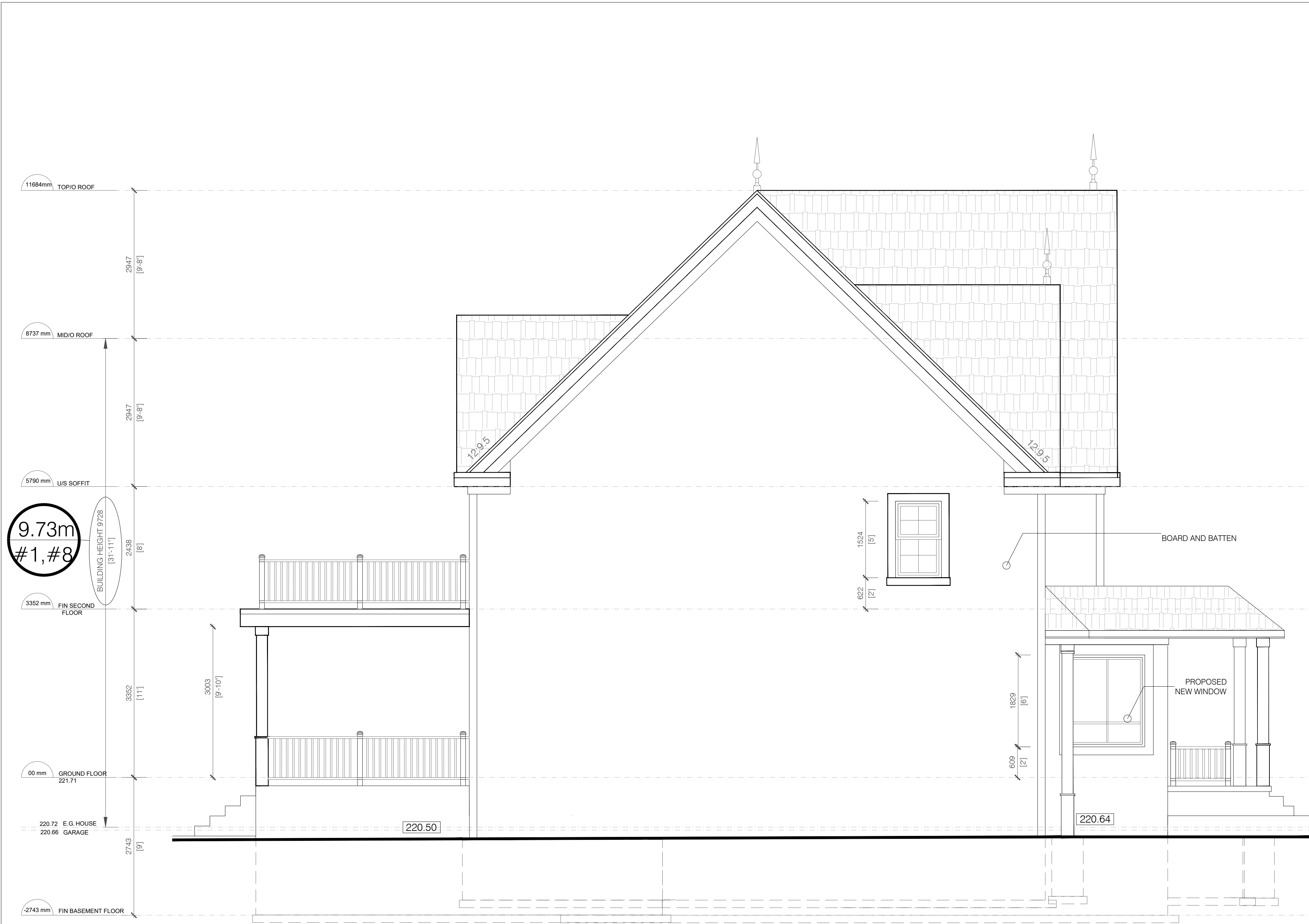
DATE: 23/11/2022 PROJECT No: 2022-12

SCALE: AS NOTED DRAWING No: A 3-1

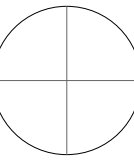
DRAWN BY: B.S.H. REVIEWED BY: F.C.

FILE NAME: 60 NAPIER - WORKING DRAWINGS - 2022RFS - DWG

PLOT SCALE: 1"=



KEY PLAN



No.	DESCRIPTION	DATE
1	ISSUED FOR SPA/MV	2022-03-01
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING:  
DESIGN DRAWINGS  
PROPOSED  
ON  
60 NAPIER  
CITY OF VAUGHAN

DRAWING:  
LEFT SIDE ELEVATION

PLOTTED: N/A

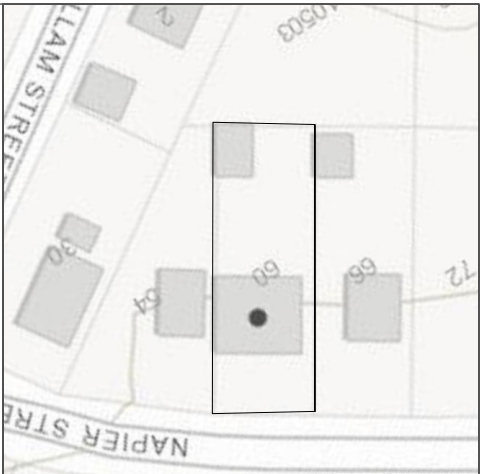
DATE: 23/11/2022 PROJECT No: 2022-12

SCALE: AS NOTED DRAWING No: A 3-2

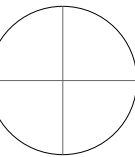
DRAWN BY: B.SH REVIEWED BY: F.C.

01 LEFT SIDE ELEVATION  
A3-2 SCALE: 1:50

FILE NAME: 60 NAPIER - WORKING DRAWINGS - 2022-12.DWG



KEY PLAN



No.	DESCRIPTION	DATE
1	ISSUED FOR SPA/MV	2022-03-07

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA/MV	2022-03-07

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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**FCA**

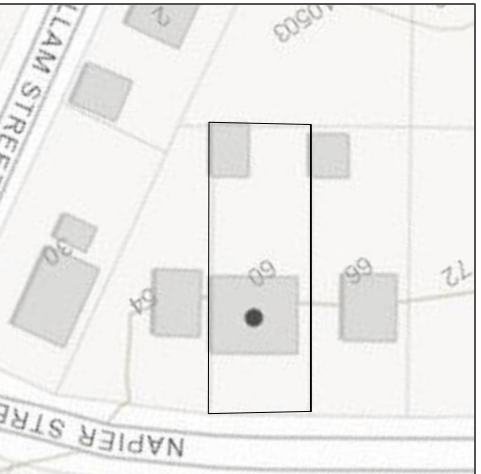
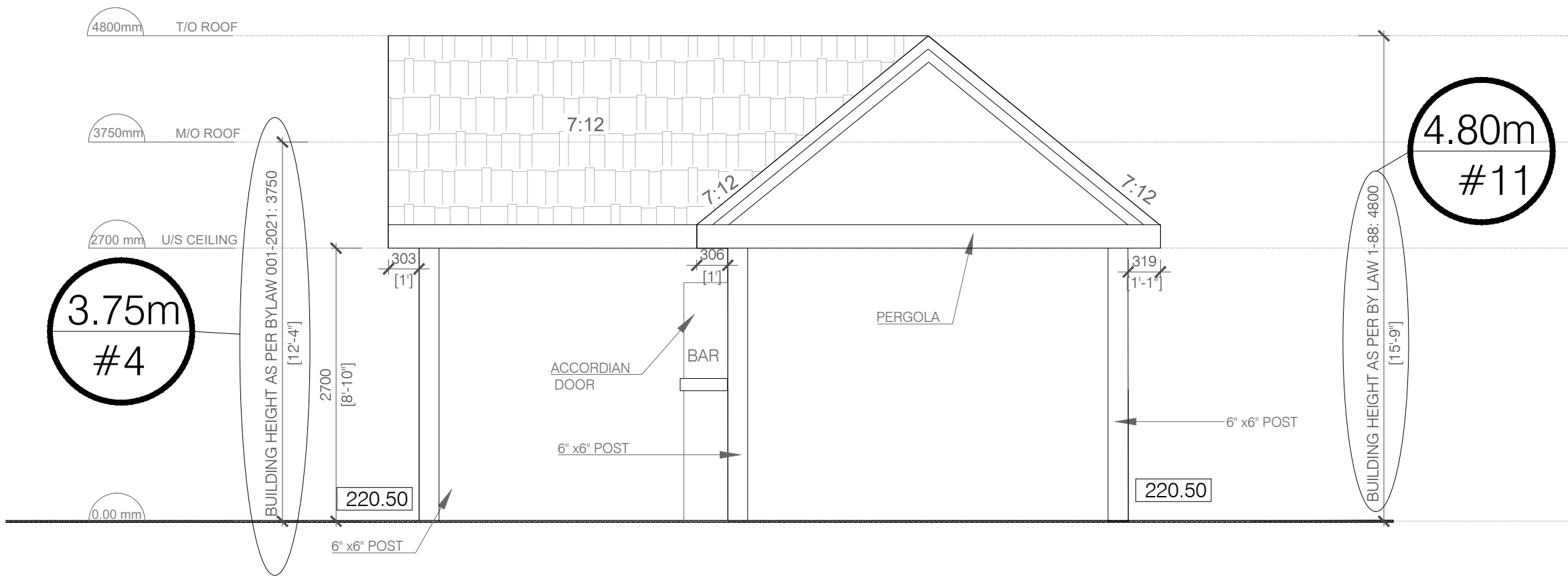
**FAUSTO CORTESE**  
ARCHITECTS

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VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

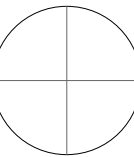
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DRAWING:	REAR ELEVATION
PLOTTED:	N/A
DATE:	23/11/2022
PROJECT No:	2022-12
SCALE:	AS NOTED
DRAWN BY:	REVIEWED BY:
B.SH	F.C.







KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-01
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

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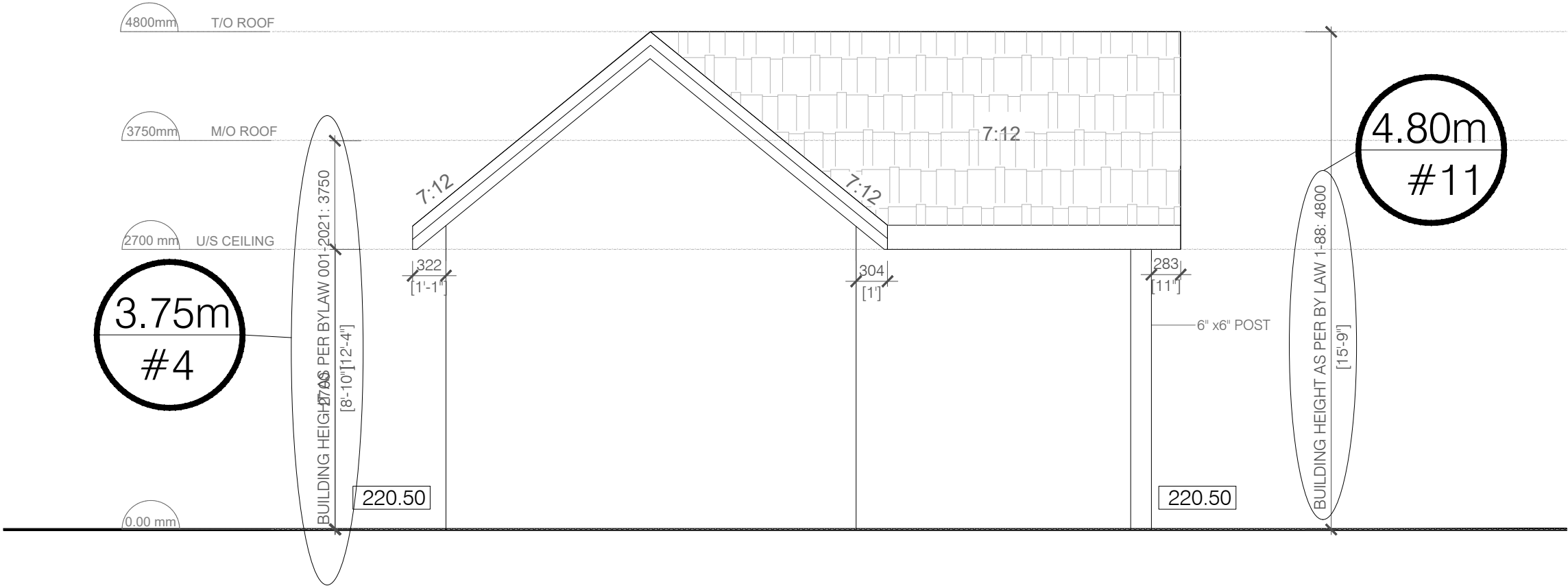
**FCA**

**FAUSTO CORTESE**  
ARCHITECTS

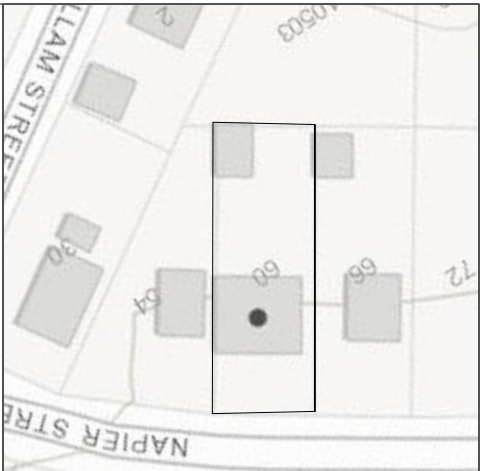
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING: DESIGN DRAWINGS PROPOSED ON 60 NAPIER CITY OF VAUGHAN	
DRAWING: ELEVATION	
PLOTTED: N/A	
DATE: 23/11/2022	PROJECT No: 2022-12
SCALE: AS NOTED	DRAWING No: A 3-5
DRAWN BY: B.SH	REVIEWED BY: F.C.

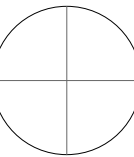
FILE NAME: 60 NAPIER- WORKING DRAWINGS - 2022RFS1.DWG



01 SIDE ELEVATION- EAST  
A3-6 SCALE: 1:50



KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-01
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		

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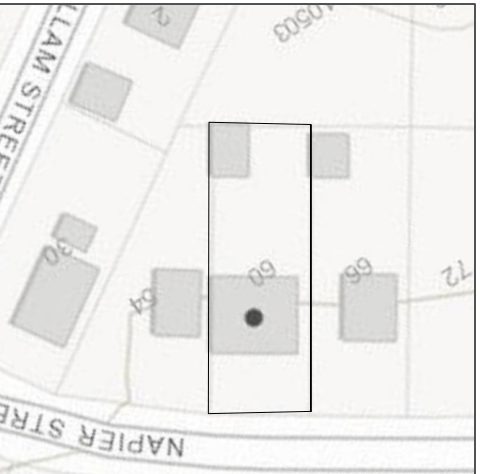
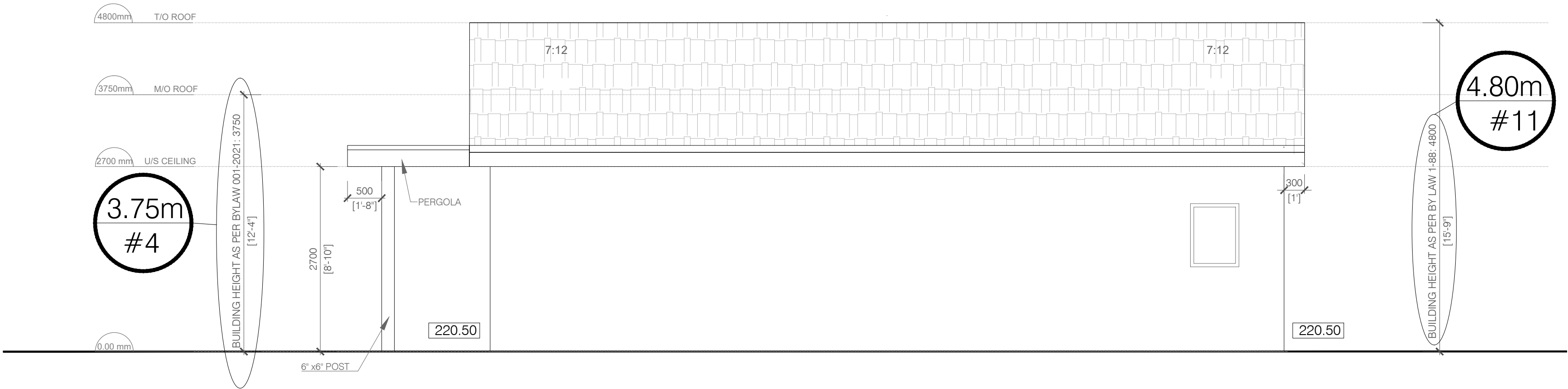
DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE**  
ARCHITECTS

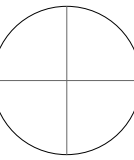
3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING: DESIGN DRAWINGS PROPOSED ON 60 NAPIER CITY OF VAUGHAN	
DRAWING: ELEVATION	
PLOTTED: N/A	
DATE: 23/11/2022	PROJECT No: 2022-12
SCALE: AS NOTED	DRAWING No: A 3-6
DRAWN BY: B.SH	REVIEWED BY: F.C.

FILE NAME: 60 NAPIER - WORKING DRAWINGS - 2022-12.DWG



KEY PLAN



1	ISSUED FOR SPA/MV	2022-03-02
No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

DRAWING:  
DESIGN DRAWINGS  
PROPOSED  
ON  
60 NAPIER  
CITY OF VAUGHAN

DRAWING:	ELEVATION
PLOTTED:	-
DATE:	23/11/2022
PROJECT No:	2022-12
SCALE:	DRAWING No:
AS NOTED	A 3-6
DRAWN BY:	REVIEWED BY:
B.SH	F.C.

FILE NAME: 60 NAPIER - WORKING DRAWINGS - 2022RFS1.DWG  
PLOT SCALE: 1"=

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"/>	General Comments
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
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 Received 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

**From:** [Development Services](#)  
**To:** [Pravina Attwala](#); [Committee of Adjustment](#)  
**Subject:** [External] RE: A260/22 (60 NAPIER STREET) - REQUEST FOR COMMENTS  
**Date:** Thursday, December 1, 2022 5:01:15 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

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Hi Pravina,

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

Many thanks,

**Niranjan Rajevan, M.Pl.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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**To:** Committee of Adjustment  
**From:** Faegheh Gholami, Building Standards Department  
**Date:** January 06.2022  
**Applicant:** Sandra Monardo & Joshua Ferraro  
**Location:** 60 Napier Street  
PLAN RP275 Lot 43  
**File No.(s):** A260/22

**Zoning Classification:**

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum building height of 8.5m is permitted. [4.5]	To permit a maximum building height of 9.73m for the dwelling addition.
2	A minimum interior side yard setback of 2.4m is required to the proposed residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum interior side yard setback of 1.57m to the proposed residential accessory building (Cabana).
3	A minimum rear yard setback of 2.4m is required to the proposed residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum rear yard setback of 1.5 to the proposed residential accessory building (Cabana).
4	A maximum building height of 3.0m is permitted for the proposed residential accessory building (Cabana). [4.1.4.1]	To permit a maximum building height of 3.75m for the proposed residential accessory building (Cabana)
5	The maximum lot coverage of all accessory buildings shall be 67.0 m2. [4.1.3.1]	To permit a maximum lot coverage of 87.56m <sup>2</sup> for the accessory building (Cabana).
6	A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. [Table 4-1]	To permit a maximum rear yard encroachment of 10.5m for the pool equipment.
7	Any portion of a yard (rear yard) in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape. [4.19.1.1]	To permit a minimum rear yard soft landscaping of 46.9% (115.8m <sup>2</sup> ) for the portion of the rear yard in excess of 135.0m <sup>2</sup> .

The subject lands are zoned R1 – Residential under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
8	A maximum building height of 9.5m is permitted. [Schedule A]	To permit a maximum building height of 9.73m for the dwelling addition.
9	A maximum lot coverage of 30% is permitted. [Schedule A]	To permit a maximum lot coverage of 34.6%.
10	A minimum rear yard setback of 7.5m is required to the proposed accessory building and structure (Cabana and Pergola). [Schedule A]	To permit a minimum rear yard setback of 1.5m to the proposed accessory building and structure (Cabana and Pergola).
11	A maximum building height of 4.5m is permitted for the proposed accessory building (Cabana). [4.1.1.b.]	To permit a maximum building height of 4.8m for the proposed accessory building (Cabana)
12	The lot area covered by all accessory buildings shall not exceed 67.0m <sup>2</sup> . [4.1.1.a]	To permit a maximum lot coverage of 87.56m <sup>2</sup> for the accessory building (Cabana).
13	A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. [3.14.H]	To permit a maximum rear yard encroachment of 6.0m for the pool equipment.
14	A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2.b]	To permit a minimum of 46.9% (115.8m <sup>2</sup> ) soft landscaping for the portion of the rear yard in excess of 135m <sup>2</sup> .

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

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

**Conditions of Approval:**

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:** Sandra Monardo & Joshua Ferraro

**Location:** 60 Napier Street

**File No.(s):** A260/22

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

1. To permit a maximum building height of 9.73 m for the dwelling addition.
2. To permit a minimum interior side yard setback of 1.57 m to the proposed residential accessory building (Cabana).
3. To permit a minimum rear yard setback of 1.5 m to the proposed residential accessory building (Cabana).
4. To permit a maximum building height of 3.75 m for the proposed residential accessory building (Cabana).
5. To permit a maximum lot coverage of 87.56 m<sup>2</sup> for the accessory building (Cabana).
6. To permit a maximum rear yard encroachment of 10.5 m for the pool equipment.
7. To permit a minimum rear yard soft landscaping of 35.6% (87.9 m<sup>2</sup>) for the portion of the rear yard in excess of 135.0 m<sup>2</sup>.

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

1. A maximum building height of 8.5 m is permitted.
2. A minimum interior side yard setback of 2.4 m is required to the proposed residential accessory building (Cabana).
3. A minimum rear yard setback of 2.4 m is required to the proposed residential accessory building (Cabana).
4. A maximum building height of 3.0 m is permitted for the proposed residential accessory building (Cabana).
5. The maximum lot coverage of all accessory buildings shall be 67.0 m<sup>2</sup>.
6. A maximum encroachment of 1.5 m into the rear yard is permitted for the pool equipment.
7. Any portion of a yard (rear yard) in excess of 135.0 m<sup>2</sup> shall be comprised of a minimum 60% soft landscape.

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

8. To permit a maximum building height of 9.73 m for the dwelling addition.
9. To permit a maximum lot coverage of 34.6%.
10. To permit a minimum rear yard setback of 1.5 m to the proposed accessory building and structure (Cabana).
11. To permit a maximum building height of 4.8 m for the proposed accessory building (Cabana).
12. To permit a maximum lot coverage of 87.56 m<sup>2</sup> for the accessory building (Cabana).
13. To permit a maximum rear yard encroachment of 6.0 m for the pool equipment.
14. To permit a minimum of 35.6% (87.9 m<sup>2</sup>) soft landscaping for the portion of the rear yard in excess of 135 m<sup>2</sup>.

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

8. A maximum building height of 9.5 m is permitted.
9. A maximum lot coverage of 30% is permitted.
10. A minimum rear yard setback of 7.5 m is required to the proposed accessory building and structure (Cabana).
11. A maximum building height of 4.5 m is permitted for the proposed accessory building (Cabana).
12. The lot area covered by all accessory buildings shall not exceed 67.0 m<sup>2</sup>.
13. A maximum encroachment of 1.5 m into the rear yard is permitted for the pool equipment.
14. A minimum of sixty percent (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" by Schedule 13, "Village Residential" by Volume 2, Section 12.4 Kleinburg Core Site-Specific Policies

**Comments:**

The Owners are proposing alterations to the existing 1.5 storey dwelling. A loggia, pool, and cabana are proposed within the rear yard, which will require the demolition of an existing deck and storage building. The alterations to the dwelling include creating a full second storey, expanding the rear wall to add additional living space, adding a loggia with a second-floor deck above to the new rear wall, and expand the front porch. The Owners have submitted Site Development Application file DA.22.052 to facilitate the development, which is currently under review.

The Development Planning Department has no objection to Variances 1 and 8 for the proposed height increase as the proposed enlarged porch and garage canopy will introduce a roofline that adds a distinctive break in the two-storey wall that would otherwise face the street, adding visual interest and lessening any adverse massing impacts. The single storey porch also assists in mitigating any massing impacts from the added height by enhancing the pedestrian-oriented built form addressing the street. The expansion to the rear wall will not be visible from the street nor are adverse impacts to the abutting properties anticipated. The increase in height is minor in nature, appropriate for the size of the lot and will not have a negative visual impact to the neighbourhood or the existing streetscape. The proposed addition has also been reviewed by the Heritage Vaughan Committee and have been approved by Council on September 28, 2022.

The Development Planning Department has no objection to Variances 2, 3, 4, 10 and 11 for the proposed cabana. The subject property borders a commercial property to the rear. The uses on the commercial property closest to the rear lot line shared with the subject property is a landscaped area and parking lot. The cabana's placement allows for additional screening and separation of uses between the commercial and residential uses and is sufficient to allow for the establishment of a vegetative buffer, if desired, to further screen and buffer the uses from one another. The reduction to the interior side yard setbacks is minor in nature and will not have adverse impacts to the neighbouring properties. Due to the location of the proposed cabana, the increase in height and reduction to the rear yard setback is not anticipated to have adverse massing impacts to the neighbouring property.

The Development Planning Department has no objection to Variances 5 and 12 for the increase in maximum lot coverage for the cabana. The increase in lot coverage is appropriate for the size of the lot and is not anticipated to have adverse impacts to the neighbouring properties.

The Development Planning Department has no objection to Variances 6 and 13 for the proposed pool equipment as the proposal maintains sufficient area for access and maintenance and is not anticipated to adversely impact the neighbouring properties. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained.

The Development Planning Department has no objection to Variances 7 and 14 for the proposed reduction to the rear yard soft landscaping. The amount of rear yard soft landscaping has been reviewed through the Site Development Application process and is considered adequate to maintain an appropriate balance of soft landscaping to facilitate drainage and is not anticipated to have adverse impacts to the neighbouring properties.

The proposed dwelling addition including covered porch, loggia, and cabana will have lot coverages of 21.87%, 3.46 % and 9.33% respectively. The total lot coverage is appropriate for the size of the lot and is not anticipated to pose a significant impact to neighbourhood character. The total lot coverage also 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. As such, the Development Planning Department has no objection to Variance 9 for the increase in lot coverage.

In support of the application, the Owners submitted a Tree Inventory & Protection Plan prepared by The Urban Arborist Inc., dated July 29, 2022. The report inventoried four

trees, one of which is proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

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

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

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

None

**Comments Prepared by:**

Joshua Cipolletta, Planner I

David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				