

Analysis:

Zoning By-law 001-2021
Requirements R1A – First Density Residential Zone
4.1 Accessory Uses, Buildings and Structures

<u>Height of Accessory Structure</u>	<u>Required Setback</u>
> 2.8 m [9' 2.25"]	2.4 m [7' 10.5"]

Height of proposed Cabana #2 is 3.36 m above grade [11' 0.25"].

Setback of proposed Cabana #2 is 0.6m [1' 11.6"]. This is 1.8 m [5' 10.8"] closer to the lot line than permitted.

Note this is the same setback required for a cabana that is \leq 2.8 m [9' 2.25"] height.

Table 4.1

<u>Eaves, eaves troughs, gutters</u>	<u>Required Setback</u>
Any required yard	0.5 m [1' 7.7"]

Cabana #2 eaves have an overhang width of 0.33 m [1' 1"].

This is $0.6 - 0.33 = 0.27$ m [10.6"] setback from the lot line. This is 0.23 m [9"] closer to the lot line than is permitted.

The distance from the closest pool edge to the corner of the pool equipment pad is 6.26 m [20' 6.5"]. When Cabana #2 is located according to zoning requirements the distance becomes 4.46 m [14' 5.5"]. This gives plenty of space around the pool.

Discrepancies on Drawings – Cabana #2 Elevations and Sections 22-067 Page 5/5

Drawing shows a 0.76 m [30"] door opening on the south side of the cabana, facing towards the lot line fence. The cabana is less than 24 inches from the fence so the door cannot open all the way.

The same drawing shows a door on the east face opening onto the pool equipment pad – again the door would not be able to open.

It is difficult to judge the sight lines to Cabana #2 from the neighbour's (to the south) home and backyard sitting area as the home is not included in the drawing.

Pool Equipment and Noise Disturbance

Pool equipment is being relocated from inside an existing cabana to outside. Noise is a consideration in this quiet neighbourhood.

Analysis:

By-law 121-2021

9.0 Pump and Filtration Systems

(1) No person shall use or operate or cause to be used or operated any pump, filtration system or similar device for an outdoor swimming pool, hot tub, spa, fountain or water feature, the Noise from which has a level greater than 55 dBA when measured at the Point of Reception or in compliance with Schedule 3, NPC Publication-300 – Stationary and Transportation Sources.

Schedule 6 Offences and Corresponding Administrative Monetary Penalties

Section 9(1) Fine Amount \$500

According to the World Health Organization's Guidelines for Community Noise, 55 dBA is a daytime noise level that people do not find disturbing or annoying.

From "Understanding swimming pool pump noise – The definitive guide (2018) – A typical swimming pool pump runs in the range of 65 – 90 dBA, almost as loud as riding in a subway car. This can be a detriment to a pools outdoor pleasure."

In the decibel scale each time a sound increases by 3 dBAs, it doubles its intensity. Each time it increases by 10 dBA, it multiplies its intensity by 10.

As a comparison the noise limit for air conditioners is 61 dBA. Pool pumps must be 6 dBA less than this which is 4 times less intense.

This backyard plan has pool equipment located on an open pad located 0.6m from the lot line. It shows two pumps. Although noise level is not added linearly, for two pumps to run simultaneously and not go over 55 dBA they each cannot generate noise at more than 52 dBA. This difference is greater than 10 dBA for a typical pool pump in the quietest range; new and operating efficiently. Pool pumps get louder as they age. Current pumps are sealed so lubrication cannot reduce sound levels. Dirty pump baskets and air in the system adds to the noise level, as do operation of pool water heating equipment – conventional natural gas heaters or heat pump water heaters.

As the equipment will be located in the open, and very close to the lot line (point of reception), the noise level will likely exceed 55 dBA and disturb the southerly neighbour, as well as the homeowner in their own backyard. Windows should not have to be kept closed to muffle noise

from pool equipment that operates 24 hours per day from potentially the beginning of April until the end of October.

Additional Considerations / Inquiries

Has the City requested the drainage plans for this backyard saltwater pool. The new by-law does not allow discharge of saltwater onto the street (catch basins), house downspouts and drainage tile, or a neighbour's property. All are discharged or drain to Laurentian Stormwater Management Pond which drains to the East Don River. Salt is a detriment to the flora and fauna in the environmentally significant valleylands south of Laurentian Blvd. circle. This is the optimal time to upgrade the system to meet requirements

Did the City receive a tree cutting permit request for the maple tree that is growing where Cabana 1 is to be located. This tree was planted over 20 years ago and has a diameter over the minimum required. What is the tree replacement plan to ensure Vaughan achieves our urban tree canopy goal?

In Conclusion:

We do not support this minor variance request.

Homeowners purchase homes in the Ravines of Maplewood neighbourhood for the size of the lots and to have space between their neighbours. 341 Laurentian Blvd. has a lot frontage of 95', 201' length (on Cabana #2 side) and 65' back width. This backyard provides plenty of space to locate a cabana and the associated pool equipment while meeting zoning requirements. There is ample leisure and recreational space and opportunity for quiet in the backyard and around the existing pool.

The R1A zoning setbacks should be followed for the height and eaves location of this cabana. There is the option to locate this cabana elsewhere in this large backyard if the homeowner desires additional space around the pool. Alternatively, the height of this cabana can be reduced to a maximum 2.4 m, allowing the 0.6 m setback for the cabana wall or 0.5 m for the cabana eaves.

A recommendation for the homeowner is to locate the swimming pool equipment inside an enclosed structure. As mentioned the typical sound level for one pool pump is 65 dBA and two pool pumps 68 dBA on the quietest side. This is already above the Noise By-law of 55 dBA at the fence. It is not worth risking complaints and the \$500 fine per incidence, nor the disturbance to the enjoyment of their own backyard.

City of Vaughan, Office of the City Clerk, Committee of Adjustment
A320/22 (341 Laurentian Boulevard, Maple) Minor Variance
March 2, 2023 - 6pm

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Sincerely,
Susan Sigrist, Mark Hubbard
27 Matterhorn Rd.
Maple, Ward 1
Feb 27, 2023