

ITEM: 6.32	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A336/22 32 Firglen Rdg Woodbridge
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/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 checked="" type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

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

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A336/22
32 Firglen Rdge Woodbridge**

ITEM NUMBER:	CITY WARD #: 2
APPLICANT:	Sudhir & Versha Madan
AGENT:	Hosein Hassanpour & Margaret Dima
PROPERTY:	32 Firglen Rdge Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential", Volume 2, Section 11.11 Woodbridge Centre Secondary Plan
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed balcony.

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 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Minimum rear yard of 12.0m is required. [Section 7.2.1, Table 7-2]	To permit a minimum rear yard of 7.72m.
2	Uncovered platform, with a floor height greater than 1.2 m as measured above grade and including access stairs is permitted to encroach 2.4m into the required rear yard. [Section 4.13, Table 4-1]	To permit an access stair (included with the uncovered platform) to encroach 3.01m into the required rear yard.
3	Balcony, for single detached dwelling is permitted to encroach 1.5m into a required rear yard. [Section 4.13, Table 4-1]	To permit a balcony to encroach 1.8 m into the required rear yard.
4	Maximum building height of 9.5m is permitted.	To permit a building height of 10.82m.

HEARING INFORMATION

DATE OF MEETING: Thursday , March 2, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:
Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

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.

INTRODUCTION

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

Date Public Notice Mailed:	February 17, 2023
Date Applicant Confirmed Posting of Sign:	February 16, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	According to existing by law, 7.5 meter set back, the project is in compliance with the by law. but if the 12 meter setback to be considered, a major part of the property cannot be utilized and it does not seem fair to the property owner considering the cost of land. based on the location of the property, utilizing a balcony is extremely convenient and creates an appealing feature for the building, and creates no harm to the property and does not cover the actual "land". The ground floor and foundation walls are within the boundaries specified by the by law and there is no encroachment. it is just a balcony.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*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.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	General Comments
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
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That a revised Arborist Report listing all trees to be removed, preserved and injured be submitted to the satisfaction of the Development Planning Department. 2. That a Landscape Plan be submitted to the satisfaction of the Development Planning Department.
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

A grading permit will not be required for the proposed dwelling, as the applicant has already obtained approval from The Development Engineering Department in July of 2022.

The Development Engineering (DE) Department does not object to the variance application A336/22.

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition	
PFH Recommended Conditions of Approval:	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	
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 comment received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS

No comment received to date	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning Joshua.cipolletta@vaughan.ca	1. That a revised Arborist Report listing all trees to be removed, preserved and injured be submitted to the satisfaction of the Development Planning Department. 2. That a Landscape Plan be submitted to the satisfaction of the Development Planning Department.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

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.

3	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
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IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: 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.

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

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

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

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

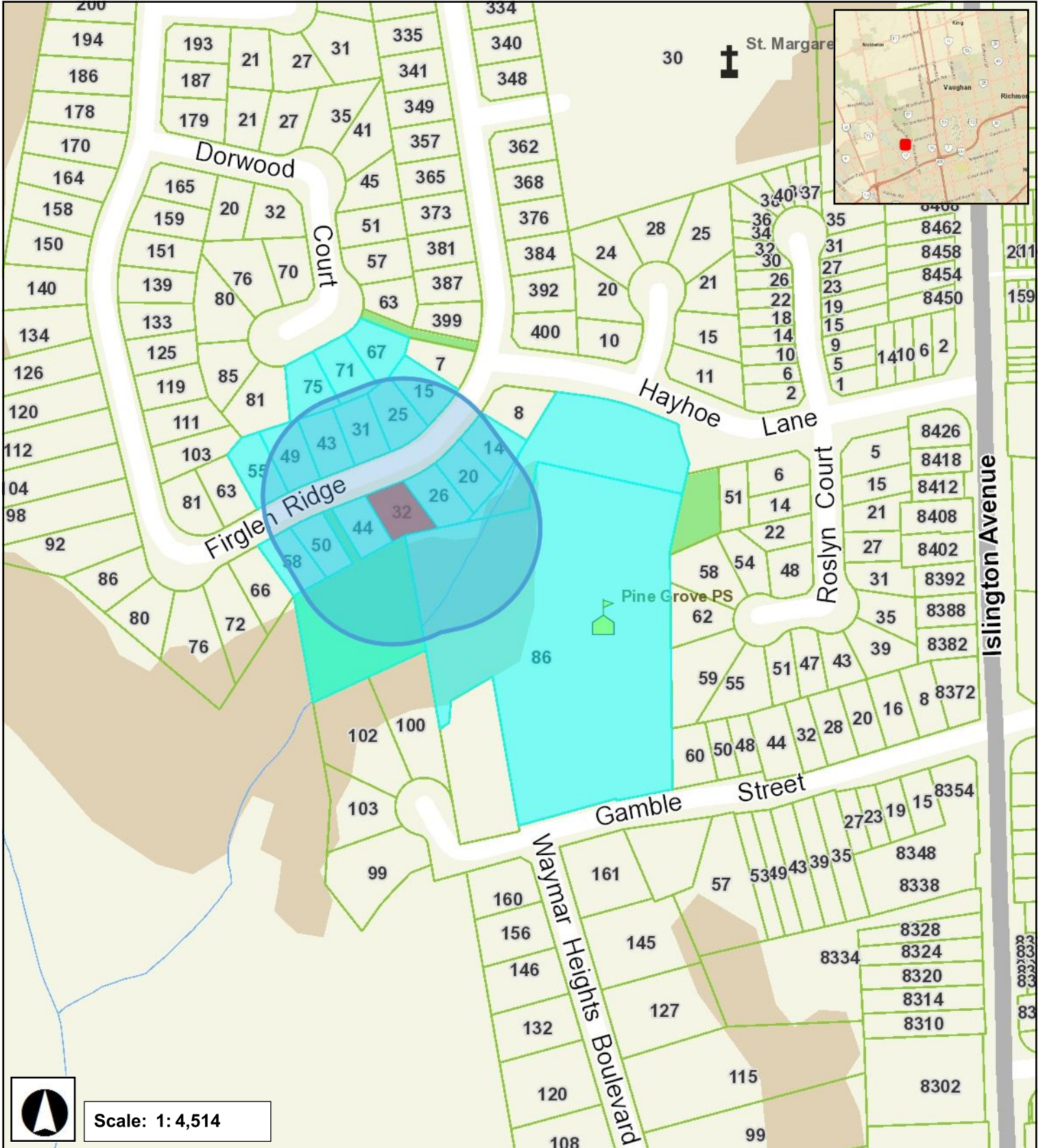
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A336/22

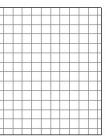
32 FIRGLEN RIDGE, WOODBRIDGE



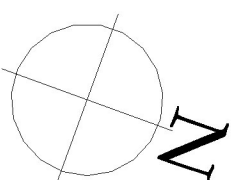
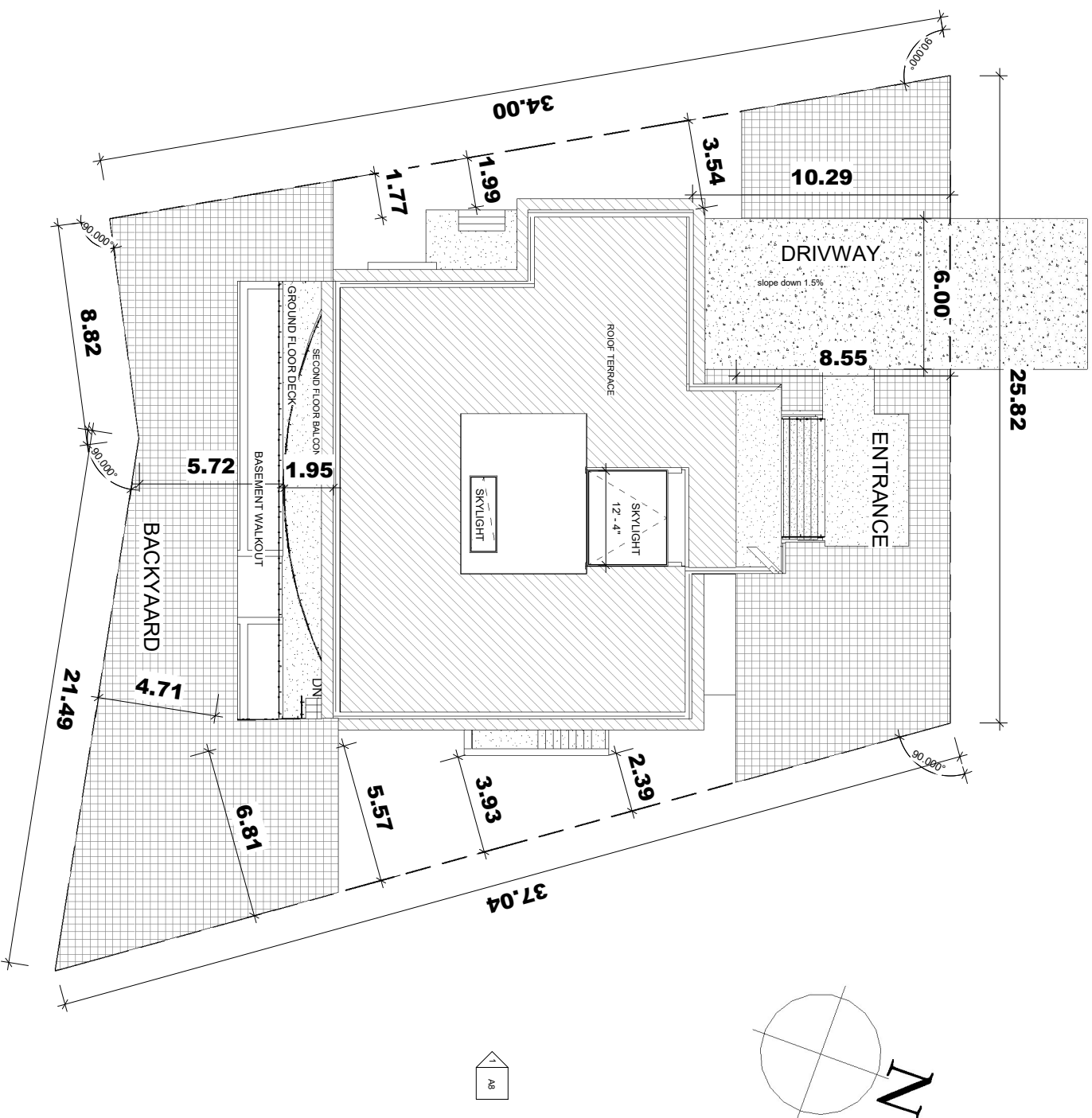
AREA OF THE FRONT YARD= 219.27 S.M.
 AREA OF HARDSCAPE = 97 S.M.
 AREA OF SOFT LANDSCAPE = 122 S.M. > 50%

AREA OF THE BACKYARD= 254.97 S.M.
 AREA OF THE WALK OUT = 59 S.M.
 AREA OF SOFT LANDSCAPE = 196 S.M. > 50%

AREA OF THE PROPERTY = 930.406 S.M.
 AREA COVERED WITHOUT BALCONY = 275 S.M.
 PERCENTAGE OF LAND COVERAGE = 29.55%
 AREA OF THE BALCONY = 25.71 S.M.
 LAND COVERAGE INCLUDING BALCONY = 300.71 S.M.
 PERCENTAGE OF LAND COVERAGE INCLUDING BALCONY = 32.2%



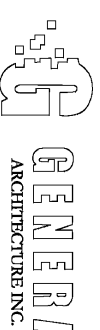
FRONT AND BACK YARD
 SOFT LANDSCAPE



No.	Date	Issued for



Revision	Date of Revision	Issued	Revision Detail

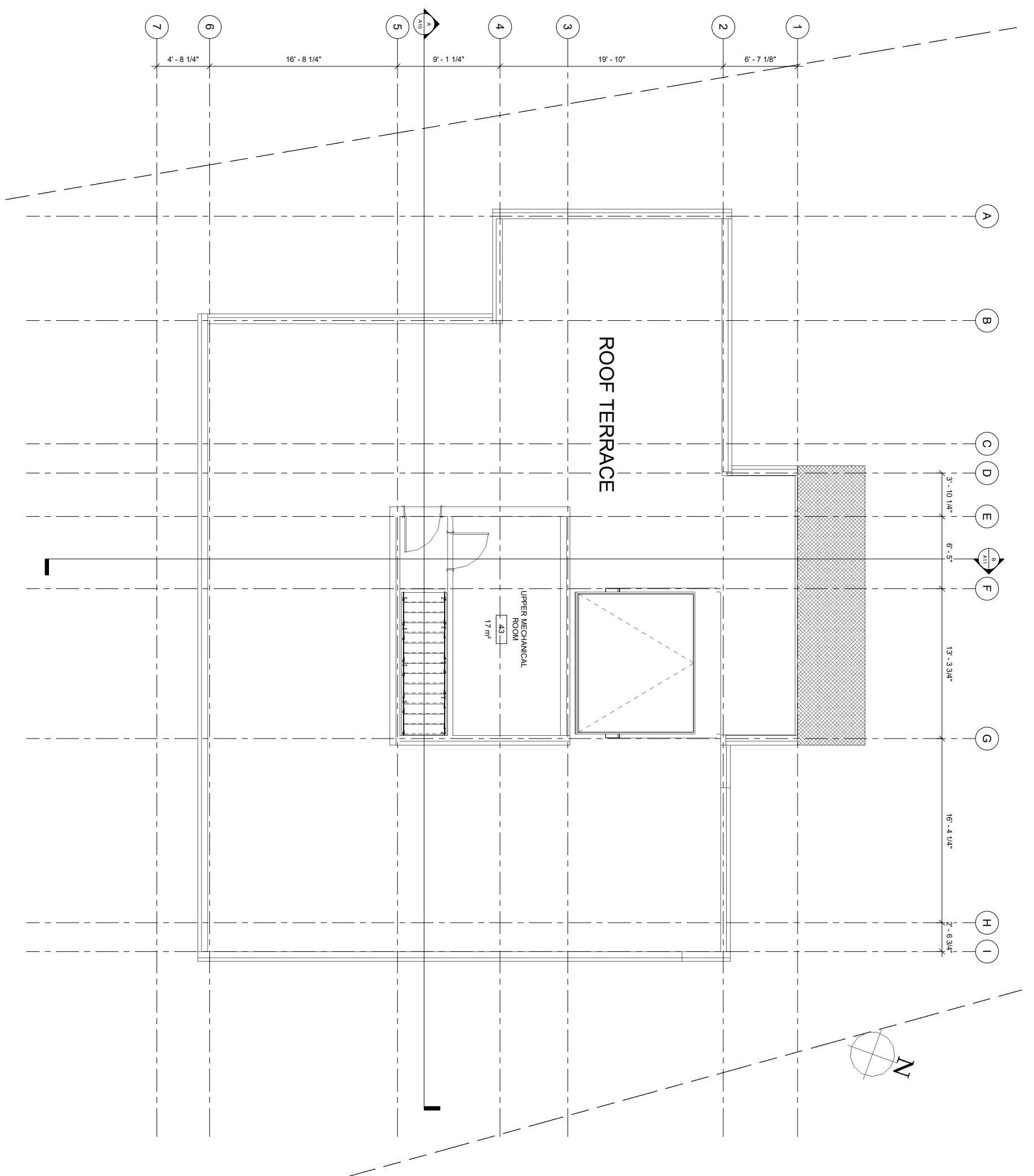


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 Hossein Hassampour
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 hossein@genera.ca | genera.ca
 (416) 593-5199

Project Title
 32 FIRGLEN RIDGE

SOFT LANDSCAPE
 PLAN

Project No	0001	Drawing Number	A1-1
File No		Revision Suffix	
Scale	1 : 100	Date	24/01/23
		Drawn by	Author
		Checked by	Checker



No.	Date	Issued for



Revision	Date of Revision	Issued	Revised Detail

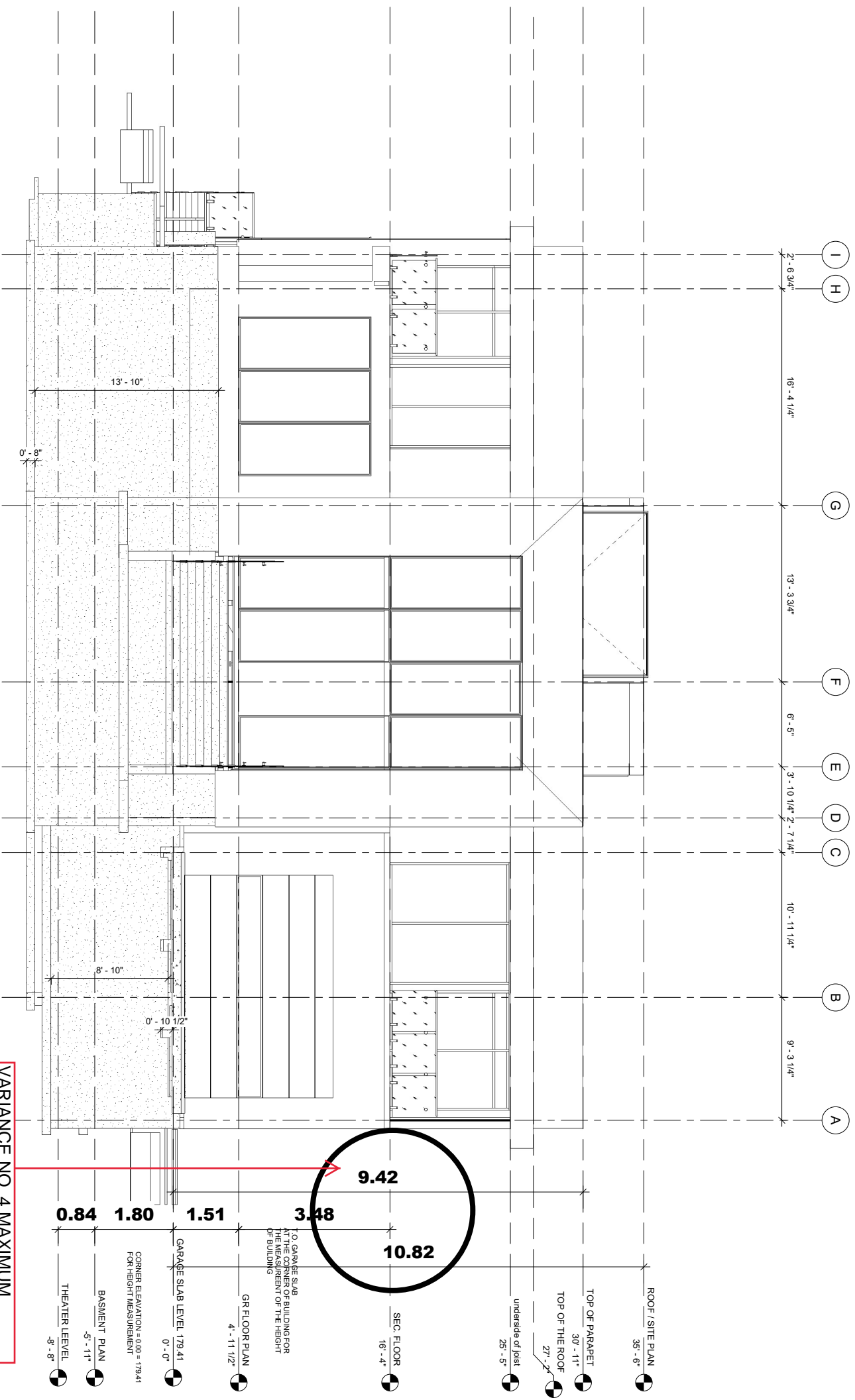


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Project Title
 32 FIRGLEN RIDGE

MECHANICAL ROOM PLAN

Project No	0001	Drawing Number	A5
File No		Revision Suffix	
Scale	1/4" = 1'-0"	Drawn by	Author
		Checked by	



VARIANCE NO. 4 MAXIMUM HEIGHT OF BUILDING

No.	Date	Issued for



Revision	Date of Revision	Issued	Revision Description

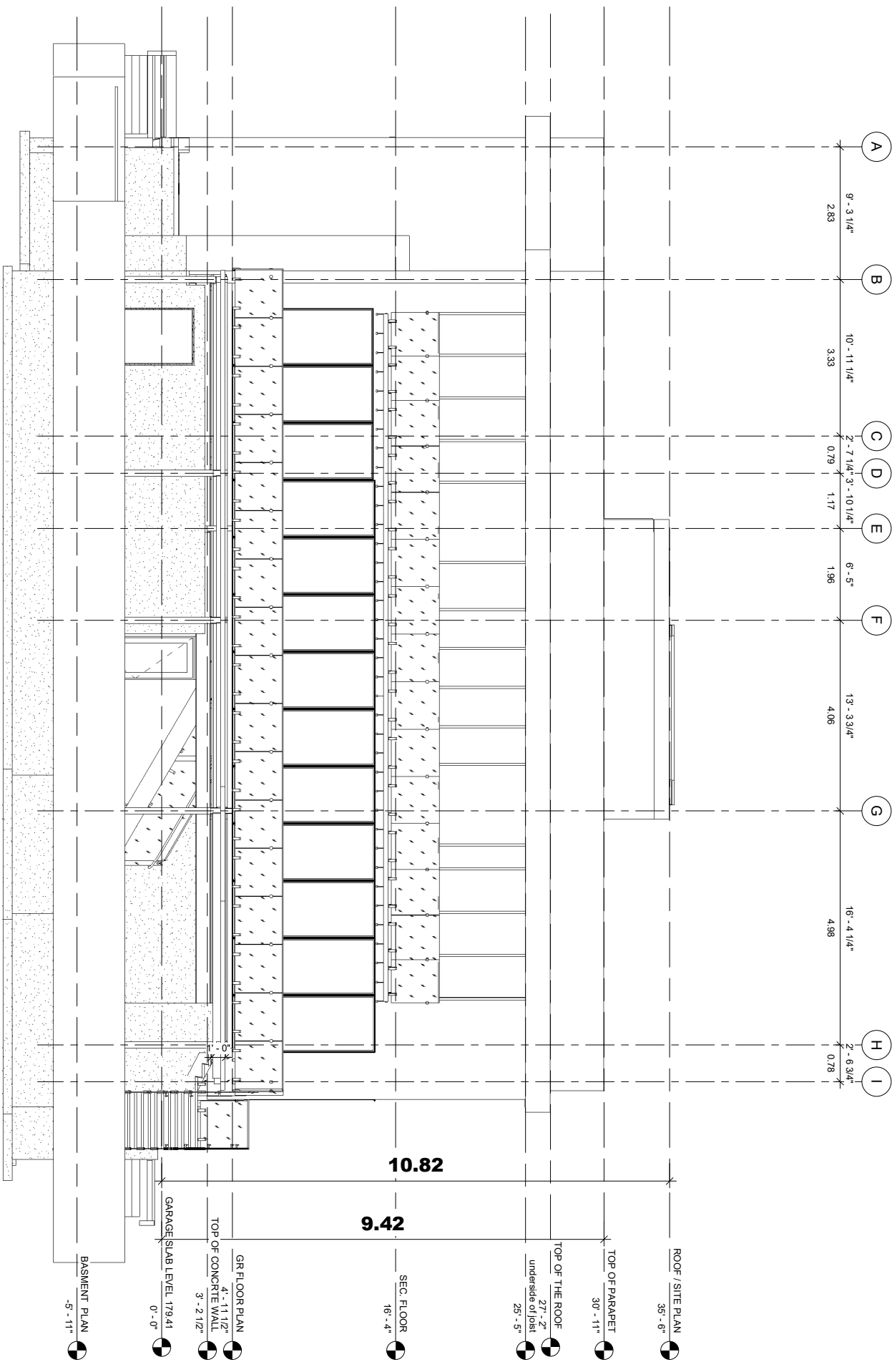


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Project Title
 32 FIRGLEN RIDGE

NORTH ELEVATION

Project No	0001	Drawing Number	A6
File No		Revision Suffix	
Scale	1/4" = 1'-0"	Date	24/01/23
		Drawn by	Author
		Checked by	Checker



No.	Date	Issued for



Revision	Date of Revision	Issued	Revised Detail

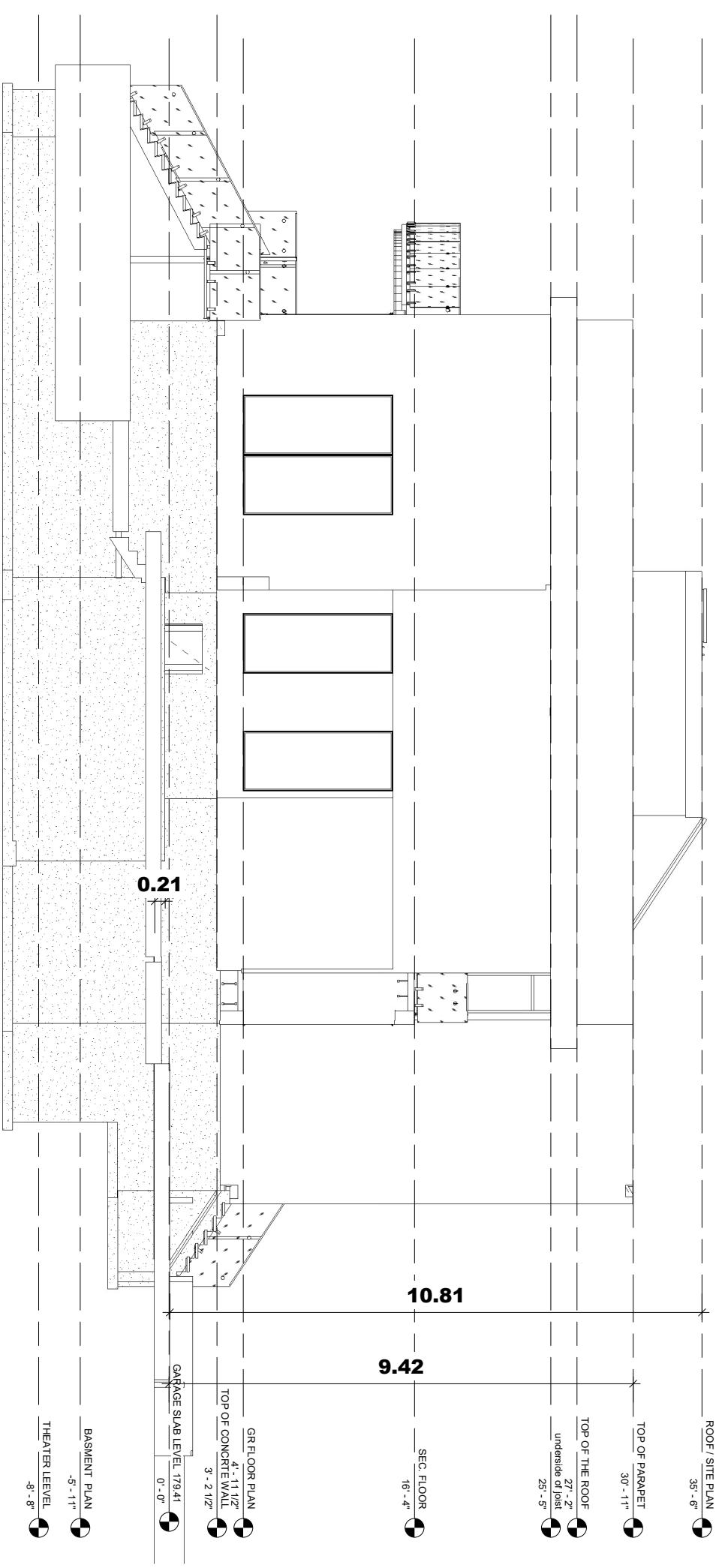
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Project Title
 32 FIRGLEN RIDGE

SOUTH ELEVATION

Project No	0001	Drawing Number	A7
File No		Revision Suffix	
Scale	1/4" = 1'-0"	Date	24/01/23
Drawn by		Checked by	
Author		Checker	



No.	Date	Issued for



Revision	Date of Revision	Issued	Revised Detail

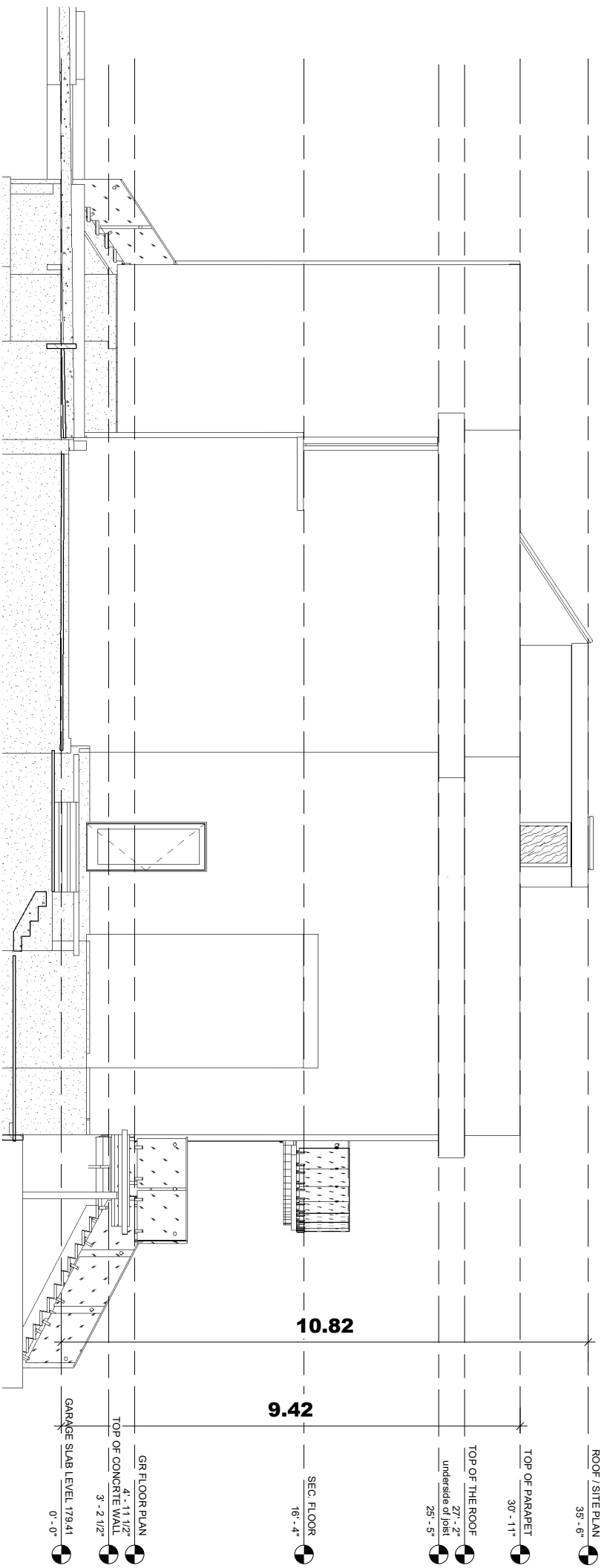


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Project Title
 32 FIRGLEN RIDGE

EAST ELEVATION

Project No	0001	Drawing Number	A8
File No		Revision Suffix	
Scale	1/4" = 1'-0"	Date	24/01/23
Drawn by	Author	Checked by	Checker



No.	Date	Issued for



Revision	Date of Revision	Issued	Revised Detail



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Project Title
32 FIRGLEN RIDGE
WEST ELEVATION

Project No	0001	Drawing Number	A9
File No		Revision Suffix	
Scale	1/4" = 1'-0"	Date	24/01/23
		Drawn by	Author
		Checked by	Checker

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: February 16, 2023
Name of Owners: Sudhir & Versha Madan
Location: 32 Firglen Ridge
File No.(s): A336/22

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

1. To permit a minimum rear yard of 7.72 m.
2. To permit an access stair (included with the uncovered platform) to encroach 3.01 m into the required rear yard.
3. To permit a balcony to encroach 1.8 m into the required rear yard.
4. To permit a building height of 10.82 m.

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

1. A minimum rear yard of 12.0 m is required.
2. An uncovered platform, with a floor height greater than 1.2 m as measured above grade and including access stairs is permitted to encroach 2.4 m into the required rear yard.
3. A balcony, for a single detached dwelling is permitted to encroach 1.5 m into a required rear yard.
4. A maximum building height of 9.5 m is permitted.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential", Volume 2, Section 11.11 Woodbridge Centre Secondary Plan

Comments:

The Owners are proposing to demolish the existing single detached dwelling and construct a new dwelling. Relief is requested to permit the construction of a rear-yard deck with access stairs, second floor balcony, and increase the dwelling's height with the above noted variances.

A walkout basement design is proposed. The deck and stairs facilitate access between the main floor and rear yard amenity space. The balcony off the second floor, designed in continuous arc stretching across most of that floor, proposes no stair access to the rear yard. The Development Planning Department has no objection to Variances 1, 2 and 3 for the proposed reduction to the minimum rear yard setback and encroachments, as they will not pose any significant visual impact to nor impact the function of the abutting residential and conservation uses. The dwelling's rear yard setback of 7.72 m is consistent with the setback established by the current dwelling. The proposed setback continues to maintain an appropriate area for access, drainage, and vegetated amenity space and will not impact the abutting properties. There rear lot line has an inward pointing angle, which creates a pinch-point from which effects where the setbacks are measured. The depth of the rear yard expands on either side of the pinch-point.

The Development Planning Department has no objection to Variance 4 for the increased building height of 10.82 m, as the increased height is only utilized by a rooftop mechanical room located in the centre of the roof. A skylight approximately 2/3 the length of the mechanical room, is proposed to the immediate north of said room. The skylight in combination with the rooftop parapets, will help screen the mechanical room from the street. As such, the height variance is not anticipated to have any adverse impacts to the streetscape.

In support of the application, the Owners submitted an Arborist Report prepared by Redbud Forestry Consultants, dated August 3, 2022. The report inventoried 13 trees, of which 2 are proposed to be removed. Urban Design staff recommended a revision to the Arborist Report and Tree Preservation Plan. A condition to this effect is recommended as a Condition of Approval.

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-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following conditions:

Conditions of Approval:

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

1. That a revised Arborist Report listing all trees to be removed, preserved and injured be submitted to the satisfaction of the Development Planning Department.
2. That a Landscape Plan be submitted to the satisfaction of the Development Planning Department.

Comments Prepared by:

Michelle Perrone, Planning Technician
David Harding, Senior Planner

To: Committee of Adjustment
From: Punya Marahatta, Building Standards Department
Date: January 26, 2023
Applicant: Sudhir & Versha Madan
Location: 32 Firglen Ridge
 PLAN M1701 Lot 42
File No.(s): A336/22

Zoning Classification:

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Minimum rear yard of 12.0m is required. [Section 7.2.1, Table 7-2]	To permit a minimum rear yard of 7.72m.
2	Uncovered platform, with a floor height greater than 1.2 m as measured above grade and including access stairs is permitted to encroach 2.4m into the required rear yard. [Section 4.13, Table 4-1]	To permit an access stair (included with the uncovered platform) to encroach 3.01m into the required rear yard.
3	Balcony, for single detached dwelling is permitted to encroach 1.5m into a required rear yard. [Section 4.13, Table 4-1]	To permit a balcony to encroach 1.8 m into the required rear yard.
4	Maximum building height of 9.5m is permitted.	To permit a building height of 10.82m.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 22-110388 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)
 Building Permit No. 22-136353 for Single Detached Dwelling - Residential Demolition, Issue Date:
 Oct 13, 2022

Other Comments:

General Comments	
1	The applicant shall be advised that Comprehensive Zoning By-law 001-2021 has come into full force and effect and therefore any deficiencies identified under Zoning By-law 1-88 are no longer applicable.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

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.

Date: January 12th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A336-22**

Related Files:

Applicant Sudhir & Versha Madan

Location 32 Firglen Ridge



Discover the possibilities

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), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

January 30, 2023

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

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

Dear Christine:

**Re: Minor Variance Application A336.22
Plan M-1701 Lot 42
32 Firglen Ridge
City of Vaughan, Region of York
Owner: Sudhir and Versha Madan
Agent: Hosein Hassanpour**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on January 30, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under By-Law 01-2021:

By-Law 01-2021:

- To permit a minimum rear yard setback of 7.63 m, whereas a minimum interior side yard setback of 12 m is required.

The noted variances are being requested to facilitate the construction of a replacement residential dwelling and deck.

Ontario Regulation 166/06

The subject lands are partially located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River that is located to the rear (south) of the site. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA issued a permit for the construction of the subject replacement dwelling on August 17, 2022 (TRCA Permit No. C-220996).

Based on a review of the plans submitted with this variance application, there are minor differences between the plans submitted and the plans approved as a part of the TRCA Permit C-220996. The submitted plans have a rear yard setback of 7.63 m (25') whereas the approved plans have a rear yard setback of 9.6 m (31'6") consistent with the current footprint of the dwelling.

TRCA requires the applicant to submit a permit revision application prior to initiating construction. Information about the permit revision process is attached in Appendix A.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 (Minor Variance – Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA provides conditional approval to the approval of Minor Variance Application A336.22 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Appendix 'A': TRCA Permit Revision Requirements

As noted above, TRCA requires that

To initiate the permit revision process, a digital copy of the following materials must be submitted to TRCA:

1. Complete Re-Issuance / Revision Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Pursuant to Ontario Regulation 166/06):
<https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/12/23114825/TRCA-Development-Permit-Revision-Re-issuance-Application-Form.pdf>
2. The following revised plans / drawings:
 - a. Site Plan
 - b. Grading Plan
 - c. Erosion and Sediment Control Plan
3. Permit Revision fee of \$497.50 (Permit revision – 50% of current Works on Private Residential Property)

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A336/22 (32 Firglen Ridge) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, January 25, 2023 11:49:03 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

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

Many thanks,

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

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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				