



File: A227/18

Applicant: Junjie Meng

Address: 12 Quail Run Blvd, Maple

Agent: Nicholas Tozzi

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	Recommend Adjournment	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

A227/18

Agenda Item: 5

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing:

Thursday, May 2, 2019

Applicant:

Junjie Meng

Agent:

Nicholas Tozzi

Property:

12 Quail Run Blvd, Maple

Zoning:

The subject lands are zoned RR, Rural Residential zone and subject to the provisions of Exception 9(415) under By-law 1-88 as amended.

OP Designation:

VOP 2010: "Oak Ridges Moraine Contryside"

Related Files:

None

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1) The minimum rear yard setback of 15 metres is required.	1) To permit a minimum rear yard setback of 12.09 metres to a dwelling.
2) The maximum permitted lot coverage is 10%.	2) To permit a maximum lot coverage of 24.3%.
3) The maximum permitted building height is 9.5 metres.	3) To permit a maximum building height of 9.72 metres.
4) The maximum permitted eave encroachment is 0.5 metres.	4) To permit a maximum eave encroachment of 0.61 metres.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 18, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Please refer to the attached letter for design rationale (Justification Letter, Schedule B)

Adjournment Request: Applicant was advised that additional information (tree preservation plan and grading plan) required (Planning and Development Engineering) on April 16, 2019.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit(s) Issued:

Building Permit No. 18-003019 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: (Not Yet Issued)

Building Permit No. 18-001137 for Single Detached Dwelling - Residential Demolition, Issue Date: May 18, 2018

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Building Inspections (Septic):

No comments or concerns

Development Planning:

The Owner is requesting permission to construct a single-detached dwelling with the above noted variances.

The Development Planning Department has concerns with the requested lot coverage of 24.3% where 10% is permitted, and request that the lot coverage be reduced to be more consistent with the area.

Additionally, the subject lands contain existing mature trees which may be impacted by the proposed development. The Owner has submitted an Arborist Report to which the Urban Design and Cultural Heritage Division has reviewed and provided comments to Owner. A Tree Preservation Plan remains outstanding.

The Development Planning Department recommends that the application be adjourned until such a time that revisions are made to the proposed lot coverage and the Owner submits a Tree Preservation Plan, which is to be reviewed and approved to the satisfaction of the Urban Design and Cultural Heritage Division.

The Development Planning Department recommends adjournment of the application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department has reviewed the Minor Variance Application A227/18 for 12 Quail Run Boulevard and has no objections.

Parks Development:

Trucks are currently driving over the roots of City trees. Protection is required on all City Trees according to Vaughan's latest specifications dated April 7, 2016, as per By-Law (052-2018)

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Justification Letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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 are recommended: N/A

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson**

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

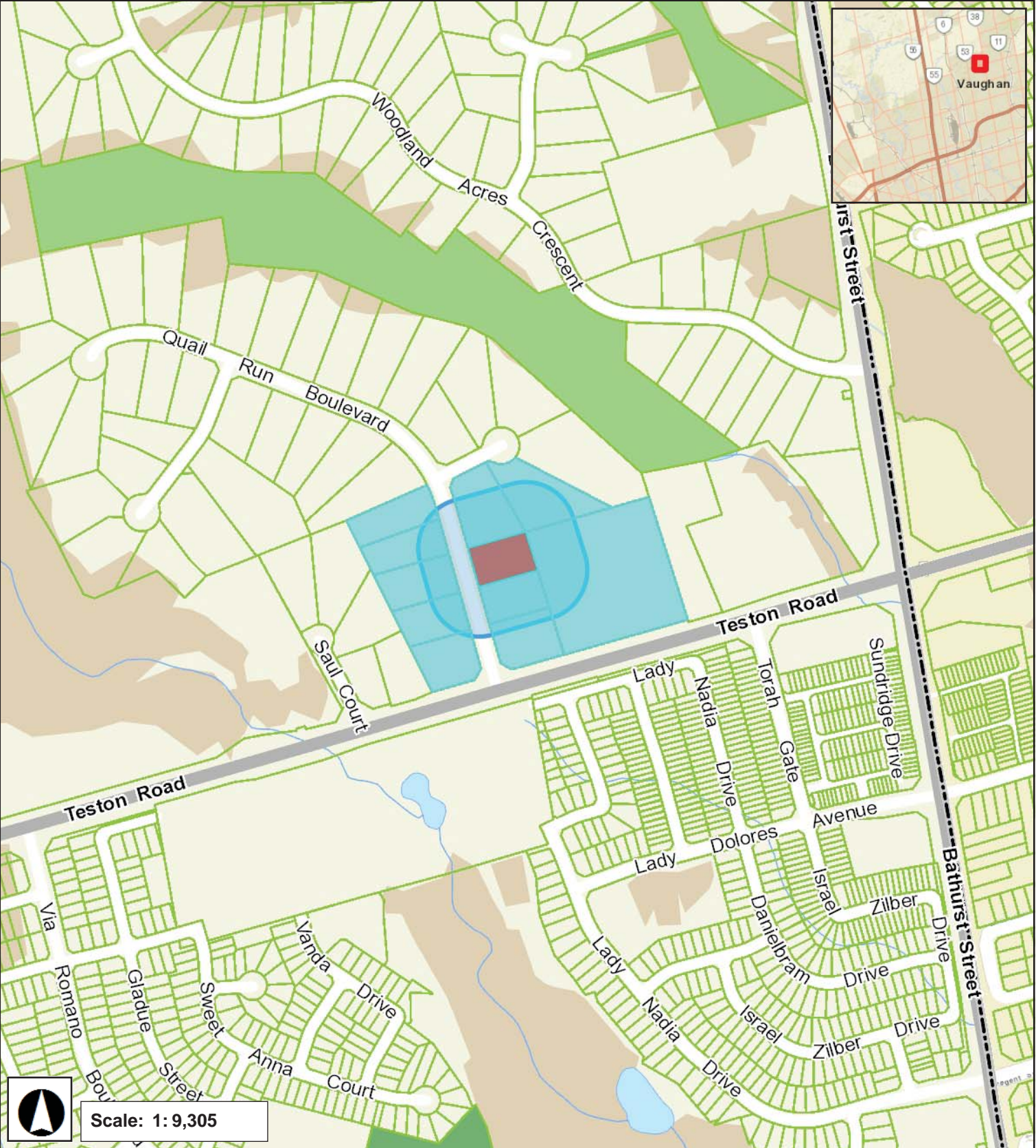
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



A227/18 - Buffer Map

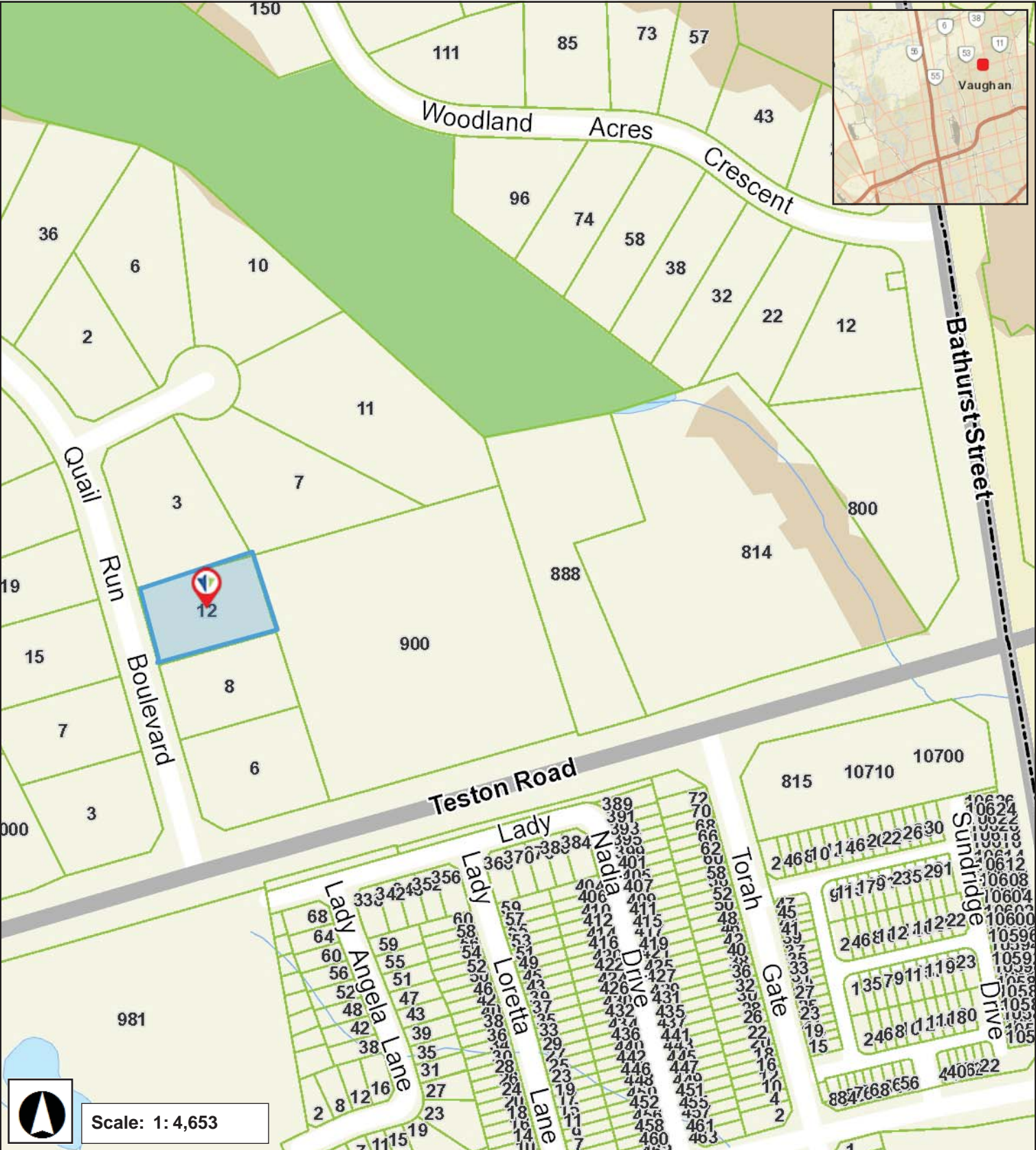
12 Quail Run Blvd, Vaughan





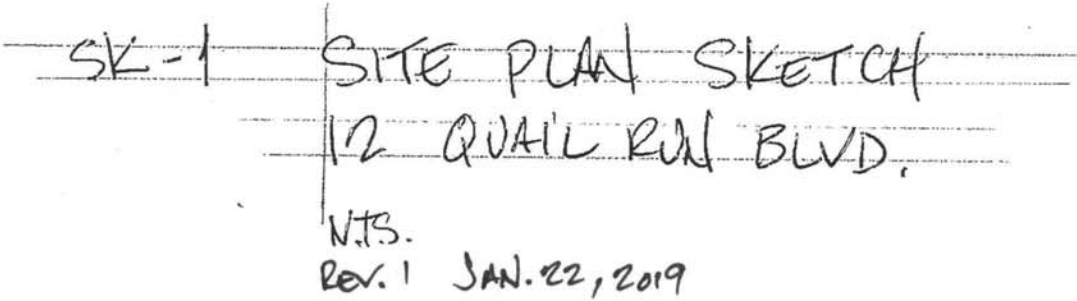
A227/18 - Location Map

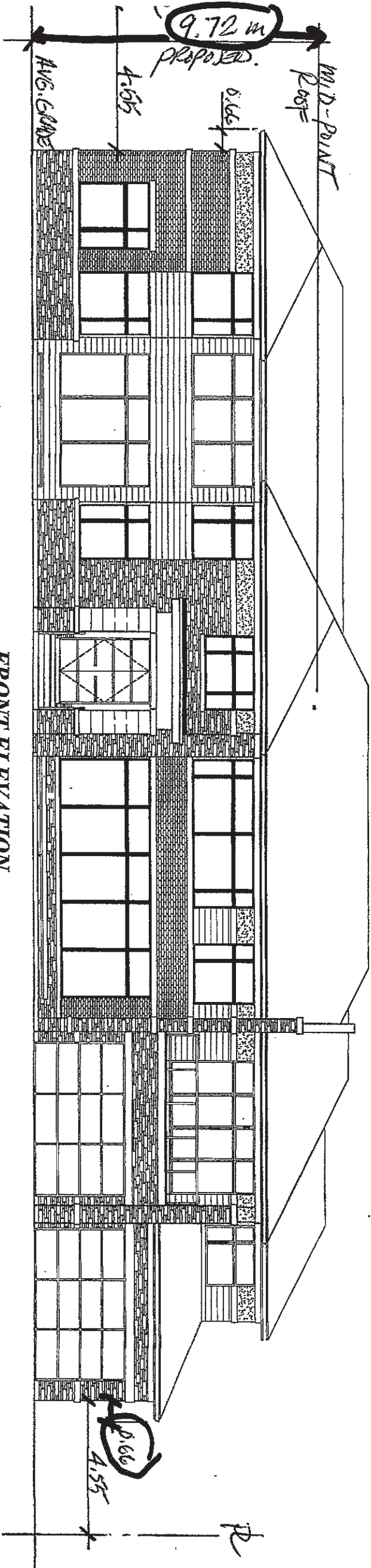
12 Quail Run Blvd, Vaughan



Scale: 1:4,653

A227/18





FRONT ELEVATION

SK-2 ELEVATION SKETCH

12 QUAIL RUN BLVD. N.Y.S.

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Justification Letter

Attachment to Committee of Adjustment Application

12 Quail Run Blvd.

Design Rationale prepared by Max Lagace, Creative Design Group Canada Inc.

The proposed residence for 12 Quail Run is a modern and contemporary interpretation of a "Prairie Style" home. An architectural design style made popular by famous American architect, Frank Lloyd Wright. In keeping with the distinctive elements, the proposed home has low pitched roof slopes and large overhanging eaves. The exterior cladding will feature careful integration of brick and stone masonry, as well as stucco and wood accents, in order to provide additional visual interest. The home is articulated along the street facade to provide visual relief of the front wall and mitigate the overall width of the building. The proposed home has an upscale character and style that is sophisticated and has an understated elegance, so that it may blend into the community and without seemingly being out of place.

1.0) Deficiency: As per Bylaw 1-88 a.a., the proposed building height of 9.72 metres does not comply with the permitted building height of 9.5 metres.

>>>> Increased height is due to the tall ceilings throughout the home. Given the modern influences and open floor plan, tall ceilings are not only desirable, but proportionally required so that the rooms feel balanced.

2.0) Deficiency: The rear yard setback shall be 15 metres as per Schedule A of Bylaw 1-88 a.a., whereas 12.09 metres to the pool enclosure has been identified on the site plan.

>>>> The main rear wall of the proposed home is over 25m away from the rear lot line. Only the rear wall of the indoor pool section of the house is requiring the variance. The proposed design aims not to project the garage forward, and therefore, slightly recessed back from the main front wall. This positioning of the garage has led the indoor pool section to be setback farther and closer to the rear lot line. The pool section is reduced in height to a single storey, and given the absence of neighbours across the back lot line and rows of coniferous trees lining the perimeter of the lot, it is believe the visual impact will be minimal.

3.0) Deficiency: A lot coverage of 10% is allowed in a Rural Residential zone as per Schedule A of By-law 1-88 a.a.. The site statistics for this lot show the lot coverage to be 24% which does not comply.

>>>> The proposed coverage percentages appear large on paper. However, the owners believe the proposed residence is in keeping with the size of other upscale homes in the neighbourhood. It should be noted the proposed home sits back from the street and respects the established sideyard setbacks. The coverage numbers are elevated in part due to covered loggia and indoor pool building. As land is scarce, and given provincial mandate to increase density, we believe the proposed design provides a balanced approach to sought-after square footage in modern upscale homes, while respecting the established character of the neighbourhood.

4.0) Deficiency: Eaves and gutters may encroach into the interior yard setback 0.5 metres as per Section 3.14 a) of By-law 1-88. However the submitted drawings indicated a projection of 0.66 metres and 0.60 metres.

>>>>As previously mentioned above, and in keeping consistency with the style and all other eaves projection dimensions around the home, we are seeking a small variance with respect to eaves encroachment.

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

To: Hurst, Gabrielle
Subject: RE: A227-18 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-17-19 2:08 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A227-18 - Request for Comments

Good Afternoon Adriana,
The Regional Municipality of York has completed its review of the above Minor Variance and has no comment.
Regards,

Gabrielle Hurst, BAA MCIP.RPP. C.Tech

Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Attwala, Pravina

Subject: FW: Request for Comments

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Sent: January-14-19 2:13 PM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: Request for Comments

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Applications for Minor Variance:

A226/18 – 1 Raymond Dr., Thornhill, ON.

A227/18 – 12 Quail Run Blvd., Maple, ON.

A228/18 – 71 Sterling Cr., Maple, ON.

The properties listed above appear to be located outside of the MTO Permit Control Area, and therefore an MTO Building & Land Use Permit from this office is not required. At this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Paul Nunes | Corridor Management Officer

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | paul.nunes@ontario.ca



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