



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A040/22**

AGENDA ITEM NUMBER: 17	CITY WARD #: 4
APPLICANT:	Pala Builders Inc.
AGENT:	Brandon Rossi
PROPERTY:	509 Marc Santi Blvd, Maple - Townhouse 1 (Block 214, Part 87 65R-39757.)
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP2010"): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-Law is being requested to permit the existing townhouse and lot size for Townhouse #1 located on Block 214, Part 87, 65R-39757.

**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 Recieved to Date
Development Planning	<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 type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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
Public	Niral V. Merchant	48 Apple Grove Court	04/06/2022	Letter of Opposition

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
A040/22**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 17	CITY WARD #: 4
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AGENT:	Brandon Rossi
PROPERTY:	509 Marc Santi Blvd, Maple - Townhouse 1 (Block 214, Part 87 65R-39757.)
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-Law is being requested to permit the existing townhouse and lot size for Townhouse #1 located on Block 214, Part 87, 65R-39757.

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

The subject lands are zoned RT-905, Townhouse Residential Zone, and subject to the provisions of Exception 14.905 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum Lot area of 162 m2 is required (Table 7-7).	To permit a minimum lot area of 136.65m2.
2	A minimum front yard of 4.5 metres is required (Table 7-7).	To permit a minimum front yard of 4.38 metres.
3	A minimum Rear yard of 7.5 metres is required (Table 7-7).	To permit a minimum Rear yard of 0.78 metres.
4	A minimum Exterior side yard of 3.0 metres is required (Table 7-7, note 3).	To permit a minimum Exterior side yard of 0.71 metres.
5	A minimum Exterior side yard abutting a sight triangle shall be 3.0 metres (Table 7-7, note 3).	To permit a minimum exterior side yard of 0.78 metres abutting a sight triangle.
6	A maximum Lot coverage of 50% is required (Table 7-7, bylaw 01-2022).	To permit a maximum lot coverage of 59.96% (57.18% dwelling, 2.78% covered structures)
7	To permit hard landscape to be 0 metres from a lot line (Table 4-1).	Hard landscape shall be 0.6 metres from a lot line.

The subject lands are zoned RT1 9(1264), Residential Townhouse Zone, and subject to the provisions of Exception 9(1264) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
8	A minimum Front yard of 4.5 metres is required (Schedule A3)	To permit a minimum Front yard of 4.38 metres.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday , April 14, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Request to Speak Form](#) to cofa@vaughan.ca by **noon** on the last business day prior to the hearing.

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. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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

Date Public Notice Mailed:	March 29, 2022	
Date Applicant Confirmed Posting of Sign:	March 17, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	<p>Clerical error was made in the site specific amending by-law.</p> <p>The approved site plan shows 4.38m front yard setback for this unit and the draft amending by-law showed same.</p> <p>However, when the final by-law was executed, this provision was mistakenly removed.</p>	
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.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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:	None	

COMMITTEE OF ADJUSTMENT COMMENTS

Committee of Adjustment Recommended Conditions of Approval: None

BUILDING STANDARDS (ZONING) COMMENTS

Stop work orders and orders to comply: There are no outstanding Orders on file

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

Building Standards Recommended Conditions of Approval: None

DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval: None

DEVELOPMENT ENGINEERING COMMENTS

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City’s Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition.

The Development Engineering (DE) Department does not object to variance application A040/22 subject to the following condition(s):

Development Engineering Recommended Conditions of Approval: The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 50% to 59.96% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comments at this time

PFH Recommended Conditions of Approval: Forestry: None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval: None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval: None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval: None

FIRE DEPARTMENT COMMENTS

No comment no concerns

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

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 50% to 59.96% in order to mitigate potential impacts on the municipal storm water system.

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.

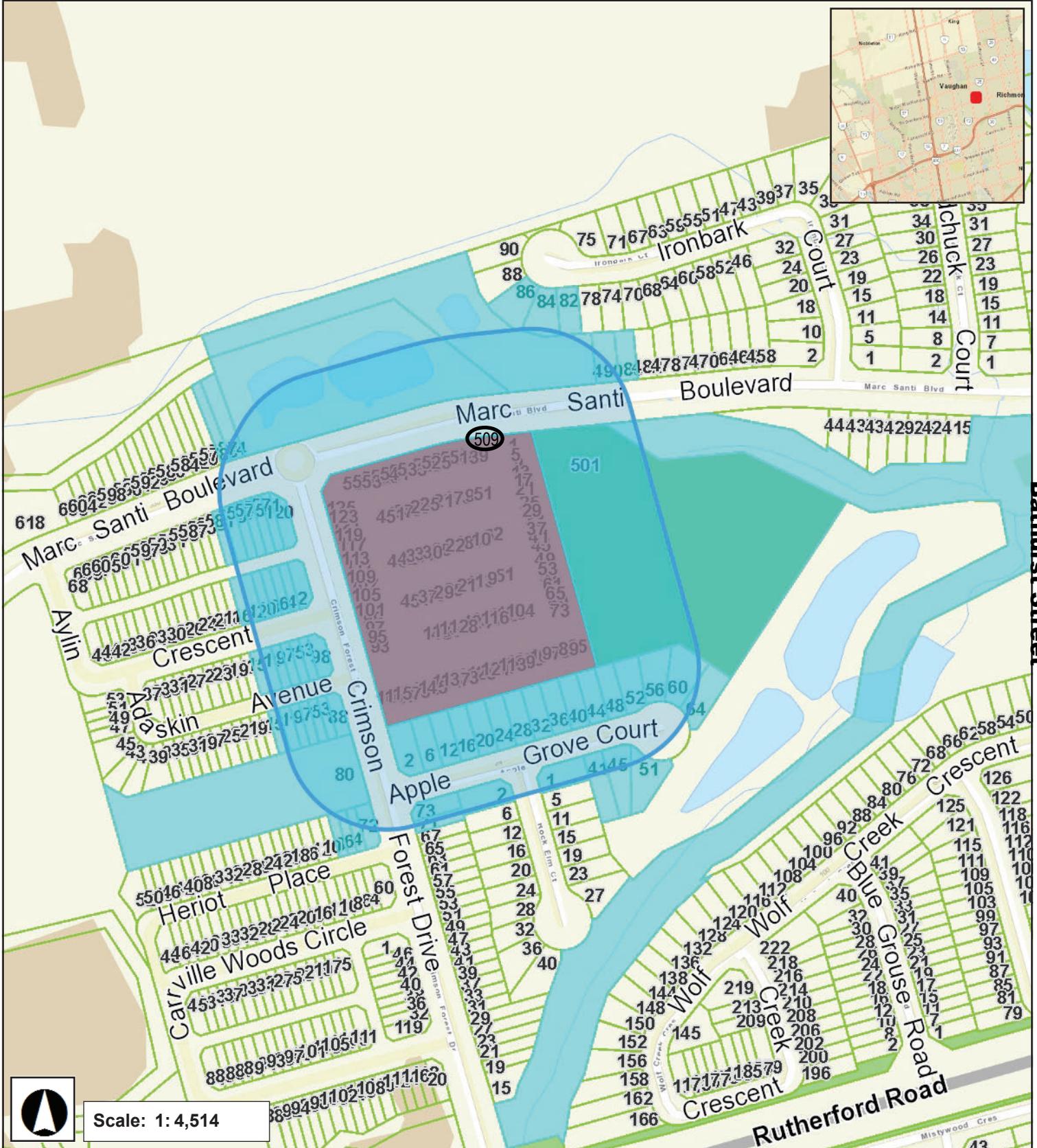
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A040/22

509 MARC SANTI BLVD, MAPLE

Major Mackenzie Drive



NOTE:
SANITARY & STORM INVERTS NOT AVAILABLE AT THIS TIME. SCHAEFFER & ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY ISSUES WHICH MAY ARISE.

RECEIVED

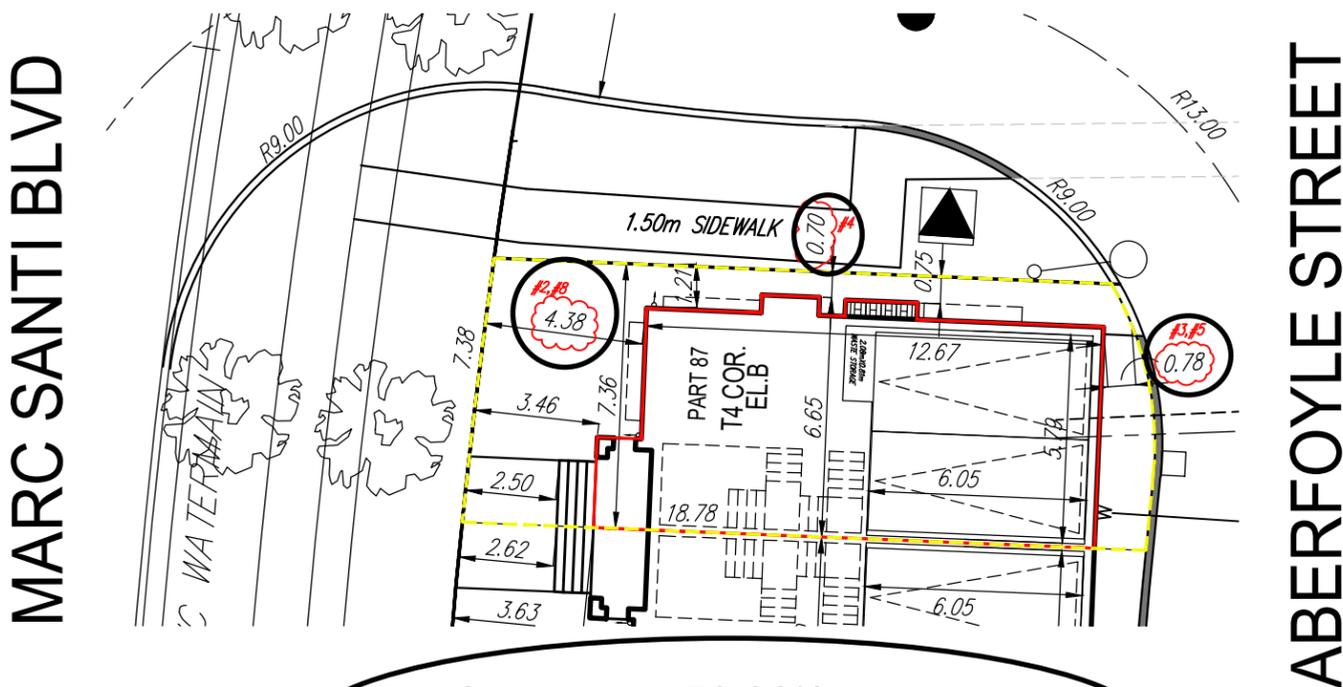
By RECEIVED at 2:44 pm, Mar 10, 2022

A040/22



ZONING			
#	SITE DATA	BY-LAW 01-2021	PROPOSED
	ZONE	RT-905	
1	LOT AREA	162 sq. m.	136.65 sq. m.
2	FRONT YARD SETBACK	4.5m	4.38m
3	REAR YARD SETBACK	7.5m	0.78m
4	EXTERIOR SIDE YARD SETBACK	3.0m	0.71m
5	EXTERIOR SIDE YARD SETBACK (ABUTTING A SIGHT TRIANGLE)	3.0m	0.78m
6	LOT COVERAGE INCL. DWELLING & GARAGES	50%	81.94sq. m. (59.96%)
7	HARD LANDSCAPE (DISTANCE FROM A LOT LINE)	0m	0.6m
		BY-LAW 1-88	PROPOSED
	ZONE	RT1 9(1264)	
8	FRONT YARD SETBACK	4.5m	4.38m

RATTENBURY ROAD



Lot Coverage = 59.96%
Hard Landscape 0.6m from a lot line

AVERAGE GRADE = 206.58
BUILDING HEIGHT = 9.77m

ONE RISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ONE RISER DESIGNS PRIOR TO COMMENCEMENT OF WORK.
2. ONE RISER DESIGNS. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED BY BUILDER PRIOR TO POURING FOOTINGS.
4. ONE RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ONE RISER DESIGNS. THIS DRAWING IS NOT TO BE SCALED.

LEGEND	
--- STORM CONNECTION	⊗ VALVE AND BOX
--- SANITARY CONNECTION	● SANITARY MANHOLE
--- WATER CONNECTION W/ FROST COLLAR	○ STORM MANHOLE
--- WATER CONNECTION	☒ COMMUNITY MAIL BOX
H HYDRO CONNECTION	○ DOWNSPOUT LOCATION
□ DOUBLE CATCH BASIN	2.0% PROP. SWALE
□ CATCH BASIN	▨ PROPOSED 3:1 SLOPE
○ HYDRANT	* ENGINEERED FILL LOT
⊗ VALVE AND CHAMBER	▲ TRANSFORMER
○ STREET LIGHT	⊗ CABLE TV PEDESTAL
	■ BELL PEDESTAL
	⊗ AIR-CONDITIONING UNIT
	○ SUMP PUMP
	○ TREE
	--- WOOD FENCE
	--- CHAIN LINK FENCE
	--- SEDIMENT (SILT) FENCE
	--- TFW @ PLANTER HEIGHT
	FF FINISHED FLOOR ELEVATION
	TW TOP OF FOUNDATION WALL
	BS FINISHED BASEMENT SLAB
	UF UNDERSIDE OF FOOTING
	UFR UNDERSIDE OF FOOTING @ REAR OF HOUSE
	UFF UNDERSIDE OF FOOTING @ FRONT OF HOUSE
	▲ EXTERIOR DOOR LOCATION
	△ EXTERIOR DOOR LOCATION GRADE PERMITTING
	○ WINDOWS PERMITTED
	REV. REVERSE PLAN
	WOB WALK-OUT BASEMENT
	WOD WALK-OUT DECK
	x 100.00 PROPOSED GRADE
	100.00 EX EXISTING GRADE

REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIM. ENGINEER REVIEW	MAY.11.20	NP
2	REVISED AS PER ENGINEER COMMENTS	JUNE.25.20	NP
3	REVISED AS PER ENGINEER COMMENTS	AUG.24.20	NP
4	LOT COVERAGE FOR PART 87 ADDED	MAR.2.22	KR

ONE RISER DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 5N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

Sheet Title: **BLOCK 20 (PART 87 - PART 92)**

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code for design the work shown on the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 2.2.1 OF THE BUILDING CODE

IAN ROBERTSON 27816
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 2.2.1.4 OF THE BUILDING CODE

1 RISER DESIGNS Inc. 32026

Client: **TREASURE HILL HOMES**

Project: **PALA BUILDERS INC. BLOCK 214 CITY OF VAUGHAN**

Plan #: _____ Lot #: _____

Drawn by: **NP** Checked by: **KR**

Scale: **1:200** Date: **MAY.20**

Project #: **17-49**

BLK. 20

PLAN OF SURVEY OF
 ALL OF BLOCK 214
 PLAN 65M-4004
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

- NOTES**
1. THIS PLAN IS A PART OF THE PLAN OF SURVEY OF BLOCK 214, PLAN 65M-4004, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK.
 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.
 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.
 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.
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 8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.
 9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.
 10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF APRIL, 2004.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan of survey as the same appears in my office, and that the same was made by me or under my supervision and in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and that the same was made on the 15th day of April, 2004.

DATE: APRIL 15, 2004

 SURVEYOR

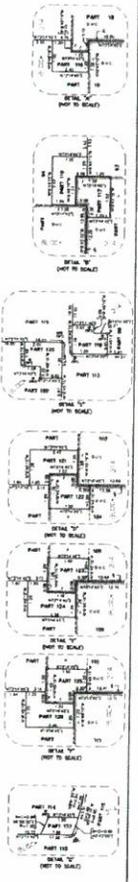
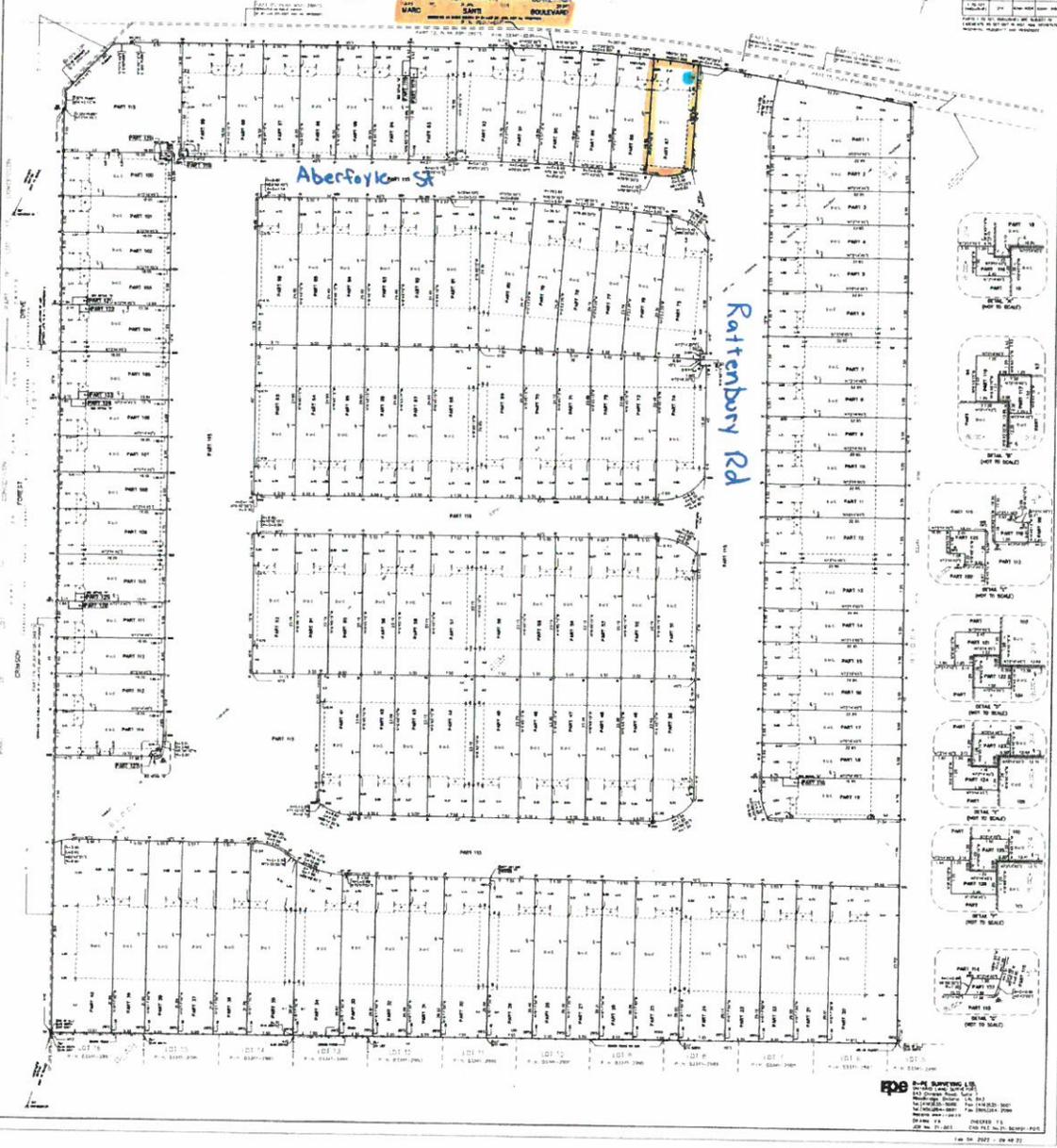
PLAN 65M-4004

PROJECT AND SHEET

NO.	DATE	DESCRIPTION
1	2004	PLAN OF SURVEY OF BLOCK 214, PLAN 65M-4004, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK.

ALL DIMENSIONS IN METERS
 METRIC DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CONVEYANCE
 MARRIAGE TALENTS
 SALES
 POSSESSIONS



SPS
 S. P. SURVEYING LTD.
 2100 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 4T8
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW: WWW.SPSURVEYING.COM

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2022

Name of Owner: Pala Builders Inc.

Location: 509 Marc Santi Boulevard, Townhouse 1

File No.(s): A040/22

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a minimum lot area of 136.65 m².
- 2) To permit a minimum front yard of 4.38 m.
- 3) To permit a minimum Rear yard of 0.78 m.
- 4) To permit a minimum Exterior side yard of 0.71 m.
- 5) To permit a minimum exterior side yard of 0.78 m abutting a sight triangle.
- 6) To permit a maximum lot coverage of 59.96%.
- 7) Hard landscape shall be 0.6 m from a lot line.

By-Law Requirement(s) (By-law 01-2021):

- 1) A minimum Lot area of 162 m² is required (Table 7-7).
- 2) A minimum front yard of 4.5 m is required (Table 7-7).
- 3) A minimum Rear yard of 7.5 m is required (Table 7-7).
- 4) A minimum Exterior side yard of 3.0 m is required (Table 7-7, note 3).
- 5) A minimum Exterior side yard abutting a sight triangle shall be 3.0 m (Table 7-7, note 3).
- 6) A maximum Lot coverage of 50% is required (Table 7-7, bylaw 01-2022).
- 7) To permit hard landscape to be 0 m from a lot line (Table 4-1).

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

- 8) To permit a minimum front yard of 4.38 m.

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

- 8) A minimum front yard setback of 4.5 m is required. [Schedule A3]

Official Plan:

Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"

Comments:

The Owner is requesting to permit the proposed development of a townhouse legally known as Block 214, Part 87, on Registered Plan 65M-4004, with the above noted variances.

The Owner submitted Zoning By-law Amendment File Z.17.037 and Site Development File DA.18.046 to facilitate the development of 114, 3-storey townhouse dwellings to be served by private common road. The recommendation report prepared by the Development Planning Department included site-specific provisions that applied to the entirety of development which Council approved with conditions on June 12, 2019. However, it was subsequently identified that the implementing Zoning By-law excluded the provision permitting a front yard setback of 4.37 m for Blocks 16-18 and Blocks 19-20 (Variance 8). Zoning By-law Amendment File Z.17.037 and Site Development File DA.18.046 were approved by Council before the enactment date of the Comprehensive Zoning Bylaw 001-2021; however, as Minor Variance Application A044/22 was submitted subsequently and is not currently covered by the transition provisions, Variances 1 to 7 have also been identified under By-law 001-2021 but pose no changes to the approved development.

The Development Planning Department has no objection to the Variances, as the development remains consistent to what has been reviewed and approved through Zoning By-law Amendment File Z.17.037 and Site Development File DA.18.046.

The Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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 condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

Date: March 21st , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A040-22**

Related Files:

Applicant Pala Builders Inc.

Location 509 Marc Santi Blvd.



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

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: March-10-22 3:43 PM

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

Subject: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

From: York Plan <yorkplan@trca.ca>

Sent: March-13-22 11:48 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: March-17-22 11:08 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: City of Vaughan Request for Comments: A040/22 (509 Marc Santi Blvd)

Good morning Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Niral V. Merchant	48 Apple Grove Court	04/06/2022	Letter of Opposition

Pravina Attwala

Subject: FW: [External] A040/22

-----Original Message-----

From: Niral Merchant

Sent: April-06-22 5:23 PM

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

Subject: [External] A040/22

Dear Committee of Adjustment,

As a neighbour whose property abuts directly to the south this townhouse development (48 Apple Grove Court), I am AGAINST the variances requested on this application.

The townhouse development is already very dense. The loss of land, sight-lines and incremental traffic that will be added to our area is already very voluminous.

The plan proposed variances do not uphold the general intent and purpose of the bylaw, nor the official plan. For example, the 3rd variance request is to move from a minimum yard of 7.5 m to 0.78m. This is a 90% reduction in the rear yard. Similarly, variance #4 requests to move from 3m on the exterior side to 0.71m.

If you allow these variances, the sheer size of the buildings (height) will mean that this development will be towering over play space, walkways and areas that the community enjoys.

I ask you to please turn down this variance request.

Kind regards,

Niral V. Merchant

Resident of Vaughan

48 Apple Grove Court, Maple ON L6A 4C3