

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A050/22
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AGENDA ITEM NUMBER: 19	CITY WARD #: 2
APPLICANT:	Orges Shkreli
AGENT:	Brandon Bell - Planrite Consulting
PROPERTY:	95 Claudia Avenue, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "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 construction of a proposed pool, cabana and shed.

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"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval/No 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 type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no 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
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	



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A050/22

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 19	CITY WARD #: 2
APPLICANT:	Orges Shkreli
AGENT:	Brandon Bell - Planrite Consulting
PROPERTY:	95 Claudia Avenue, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed pool, cabana and shed.

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

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.176 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line.[Section 4.1.2.b.]	To permit a Residential accessory structure to be located a minimum of 0.61 metres to the rear lot line (Cabana).
2	A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line.[Section 4.1.2.b.]	To permit a Residential accessory structure to be located a minimum of 0.66 metres to the Interior side lot line (Cabana).
3	A residential accessory structure shall not be located closer to an Exterior side lot line than the principal dwelling on the lot [Section 4.1.2.c]	To permit a residential accessory structure to be located closer to the Exterior side lot line than the principal dwelling on the lot (Shed).
4	In any residential zone, the maximum height of any accessory building and residential accessory structure shall be 3.0 metres. [Section 4.1.4.1]	To permit a maximum height of 3.32 metres for a residential accessory structure (Cabana).
5	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres [Section 4.21.3]	To permit a minimum setback of 1.01 metres to the rear lot line for a swimming pool.
6	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling [Section 4.21.5]	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling.

The subject lands are zoned R4 – Residential Zone and subject to the provisions of Exception 9(328) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	An accessory structure shall be located in the Rear yard [Section 4.1.1 c)]	To permit an accessory structure in the Exterior side yard (Shed).
8	A minimum Rear yard of 7.5 metres is required [Schedule T-63]	To permit a minimum rear yard of 0.61 metres (Cabana).
9	A minimum interior side yard of 1.2 metres is required [Schedule T-63]	To permit a minimum interior side yard of 0.66 metres (Cabana).
10	A minimum Exterior side yard of 4.5 metres is required [Schedule T-63].	To permit a minimum Exterior side yard of 1.2 metres (Shed).
11	A private swimming pool shall be not nearer to any rear lot line than 1.5 metres [Section 4.1.1 i)]	To permit a private swimming pool to be located 1.01 metres to a rear lot line.
12	A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling of unit on the lot (4.5 metres).[Section 4.1.1 i)]	To permit a private swimming pool to be located 1.54 metres to the exterior side lot line.

#	Zoning By-law 1-88	Variance requested
13	Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Feature wall = 1.84 metres in height).[Section 4.1.1 k]	To permit an architectural design element (Feature wall) to be setback 1.13 metres.
14	Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Privacy Fence = 2.54 metres in height).[Section 4.1.1 k]	To permit an architectural design element (Privacy Fence) to be setback 0.66 metres.

HEARING INFORMATION	
DATE & TIME OF HEARING:	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 Public Deputation 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 30, 2022	
Date Applicant Confirmed Posting of Sign:	March 25, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	<p>Subject property is a corner lot, so significant portion of the open space area is located within the exterior side yard. The proposal appropriately utilizes the open space of the rear yard to safely accommodate the pool, but requires variances to permit the location of the pool and cabana.</p> <p>To locate the pool equipment safely and to reduce visual and noise impact to the neighbors, it will be located within the proposed shed along the westerly exterior side yard, which the zoning bylaw does not permit.</p> <p>Having a separate shed will reduce the size of the cabana located in the rear yard and spaces out the massing more appropriately.</p>	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	YES	

COMMITTEE OF ADJUSTMENT COMMENTS	
*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.	
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 Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
Stop work orders and orders to comply: There are no outstanding Orders on file	
Building Permit(s) Issued: Building Permit No. 21-126516 for Single Detached Dwelling - Alteration, Issue Date: (Not Yet Issued)	
Building Permit No. 21-126516 for Single Detached Dwelling - Addition, Issue Date: Nov 26, 2021	
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. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.	
Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the final elevations for the accessory structure be approved to the satisfaction of the Development Planning Department.

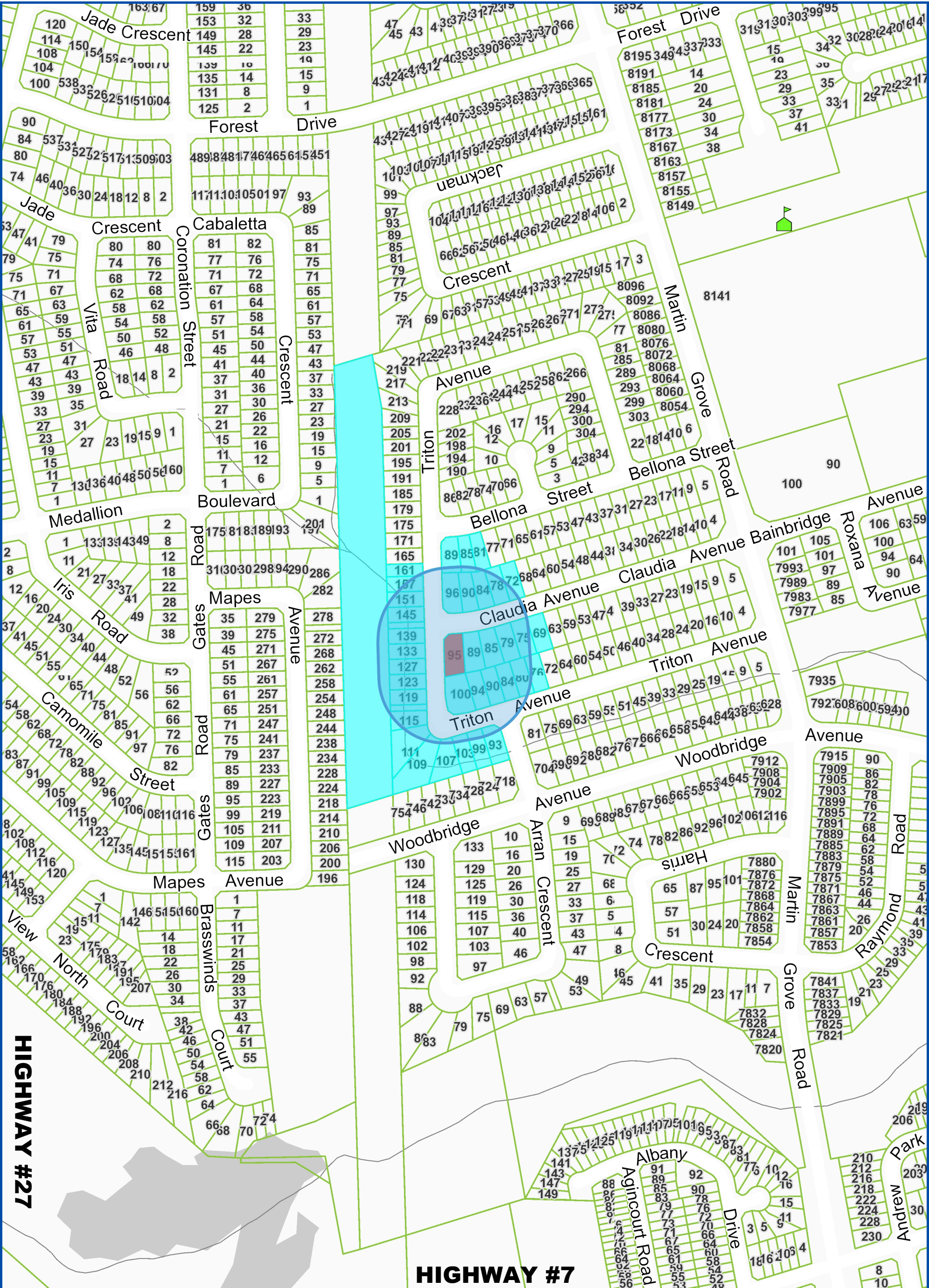
DEVELOPMENT ENGINEERING COMMENTS	
As the proposed Cabana in the subject property is 28.18 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition.	
The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.	
The Development Engineering (DE) Department does not object to variance application A050/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at

DEVELOPMENT ENGINEERING COMMENTS		
	DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.	
PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS		
Parks: Forestry: Forestry has no comment. Horticulture:		
PFH Recommended Conditions of Approval:	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 comments 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	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 Planning joshua.cipolletta@vaughan.ca	That the final elevations for the accessory structure be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

IMPORTANT INFORMATION – PLEASE READ
<p>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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p>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.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>
<p>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.</p>

H

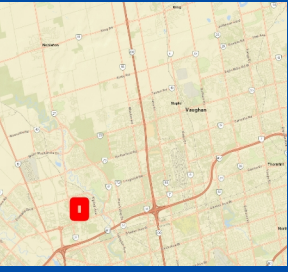
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HIGHWAY #27

HIGHWAY #7

Map Information:



Title:

95 CLAUDIA AVENUE, WOODBRIDGE

NOTIFICATION MAP - A050/22

Disclaimer:

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



Scale: 1:4,812

0 0.08 km



Created By:

Infrastructure Delivery
Department

March 29, 2022 10:49 AM

Projection:
NAD 83
UTM Zone
17N

DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, section and shall be responsible for rectifying any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon receipt. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

#	Zoning By-law 01-2021 Variance requested
1	To permit a Residential accessory structure to be located a minimum of 0.61 metres to the rear lot line (Cabana).
2	To permit a Residential accessory structure to be located a minimum of 0.66 metres to the Interior side lot line (Cabana).
3	To permit a residential accessory structure to be located closer to the Exterior side lot line than the principal dwelling on the lot (Shed).
4	To permit a maximum height of 3.32 metres for a residential accessory structure (Cabana).
5	To permit a minimum setback of 1.01 metres to the rear lot line for a swimming pool.
6	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling.

#	Zoning By-law 1-88 Variance requested
7	To permit an accessory structure in the Exterior side yard (Shed).
8	To permit a minimum rear yard of 0.61 metres (Cabana).
9	To permit a minimum interior side yard of 0.66 metres (Cabana).
10	To permit a minimum Exterior side yard of 1.2 metres (Shed).
11	To permit a private swimming pool to be located 1.01 metres to a rear lot line. 111
12	To permit a private swimming pool to be located 1.54 metres to the exterior side lot line.
13	To permit an architectural design element (Feature wall) to be setback 1.13 metres.
14	To permit an architectural design element (Privacy Fence) to be setback 0.66 metres.

PROPOSED 1.8m WOODEN
SELF LATCHING AND SELF
CLOSING POOL GATE

SHED ON CONCRETE PAD
FOR POOL EQUIPMENT TO
BE VENTILATED

0.30m EAVES
OVERHANG

EX. 1.8m WOODEN
FENCE

TRITON AVE

Revised
March 29, 2022

NOTES/DISCLAIMER:

LOT PLAN BEED ON SCANNED SURVEY. SURVEY MAY HAVE DEFICIENCIES
MUST CONSTRUCT WITHIN ALL TOWN/CITY BYLAWS. IT IS THE
RESPONSIBILITY OF THE OWNER AND/OR APPLICANT TO ENSURE THE
ACCURACY OF INFORMATION PROVIDED AND COMPLIANCE WITH ALL
APPLICABLE BY-LAWS AND/OR REGULATIONS. ALL SETBACKS MUST BE
MEASURED FROM THE WATER'S EDGE OF THE POOL. ALL RETAINING WALLS
SHALL NOT EXCEED 1m IN HEIGHT

CONTRACTORS MUST STAY
0.6m AWAY FROM PROPERTY
LINE. POOL TO BE MIN. 1.5m
AWAY FROM PROPERTY LINE

WATER FEATURE WALL. REFER TO D1 FOR DETAILS

SMALLEST SETBACK FROM
POOL TO LOT LINE IS 1.54m

0.61m
#13

1.2m
#10

1.54m
#12

#3
#7

CLAUDIA AVE

EXISTING DWELLING

#

1.01m
#5, #11

0.61m
#1, #8

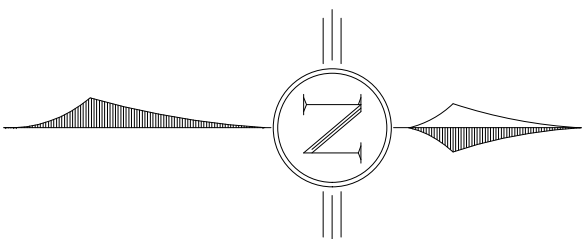
0.66m
#2, #9
#14

AMENITIES, TV, ETC. REFER
TO D2 FOR DETAILS

PROPOSED 3.33m ENCLOSED
CHANGE ROOM/WASHROOM
(ATTACHED TO CABANA)
REFER TO D2 FOR DETAILS

FEATURE WALL. REFER TO D1 FOR DETAILS

BACK LANDSCAPE AREA	
LOT AREA= 792.12 m ²	
REAR YARD AREA= 217.30 m ²	
<hr/>	
SOFT LANDSCAPING	
SOD= 7.23 m ²	
POOL= 55.74 m ²	
SOIL MULCH= 53.59 m ²	
TOTAL SOFT LANDSCAPING= 116.57 m ²	
% SOFT LANDSCAPING= 116.57/217.30= 53.6%	
<hr/>	
HARD LANDSCAPING	
PAVERS= 87.73 m ²	
WALLS/STEPS= 13.00 m ²	
TOTAL HARD LANDSCAPING= 100.73 m ²	
% HARD LANDSCAPING= 100.73/217.30= 46.4%	



Legend	
	Main Level
	Step Up/DWN
Hard Landscaping	
	Interlock
	Slur
	Retaining Wall
	Pool Capping
	Architectural Concrete
Soft Landscaping	
	Grass
	Soil / Mulch
Elevations	
	Existing Spot Elevation
	Proposed Spot Elevation
	Benchmark Elevation
	Top of Wall Elevation
	Bottom of Wall Elevation
	Top of Step Elevation
	Roof / Peak
	Existing Fencing
	Property Line
	0.6m Construction Limits

Project:
95 Claudia Ave
Vaughan, ON, Canada

Owner:

SUBMISSION PLAN

Scale: 1:150
Date: Mar 17, 2022
Dwn by: HP
Proj. no.: _____

S1

LANDDESIGN
CANADA INC.

647.784.1118

LANDDESIGN CANADA INC. - STOUFFVILLE, ON CANADA - WWW.LANDDESIGNCANADA.COM -
INSTAGRAM: LANDESIGNCANADAINC PH 647.784.1118

INSTAGRAM - LANDDESIGNCANADA INC
LANDDESIGNCANADA.COM

Legend	
	Main Level
	Step UP/DOWN

Legend	
	Hard Landscaping
	Interlock
	Slab
	Retaining Wall
	Pool Coping
	Architectural Concrete
	Soft Landscaping
	Grass
	Soil / Mulch
	Existing Spot Elevation
	Proposed Spot Elevation
	Benchmark Elevation
	Top of Wall Elevation
	Bottom of Wall Elevation
	Top of Step Elevation
	Road Peak
	Existing Fencing
	Property Line
	0.6m Construction Limits

Project:
95 Claudia Ave
Vaughan, ON, Canada

Owner:

Drawing: SUBMISSION PLAN

Scale: 1:150
Date: Mar 28, 2022
Dwn by: HP
Proj no.: S1

LANDDESIGN
CANADA INC.

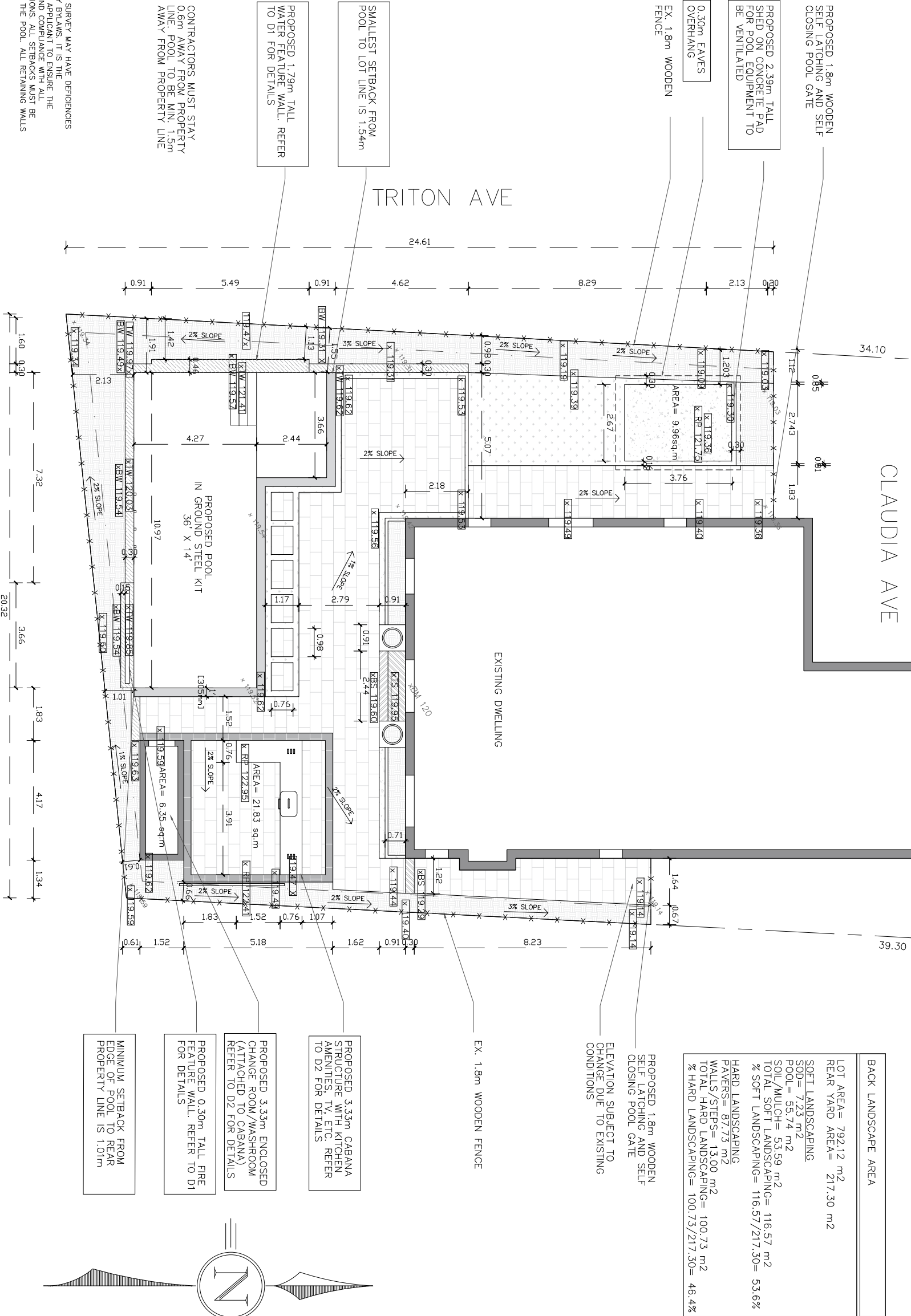
6 4 7 . 7 8 4 . 1 1 8
INSTAGRAM: LANDESIGNCANADAINC
LANDESIGNCANADA.COM

DO NOT SCALE DRAWINGS

Note:
1) The designer is not responsible for checking all dimensions, specifications, action site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
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NOTES/DISCLAIMER:
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Revised
March 29, 2022



DO NOT SCALE DRAWINGS

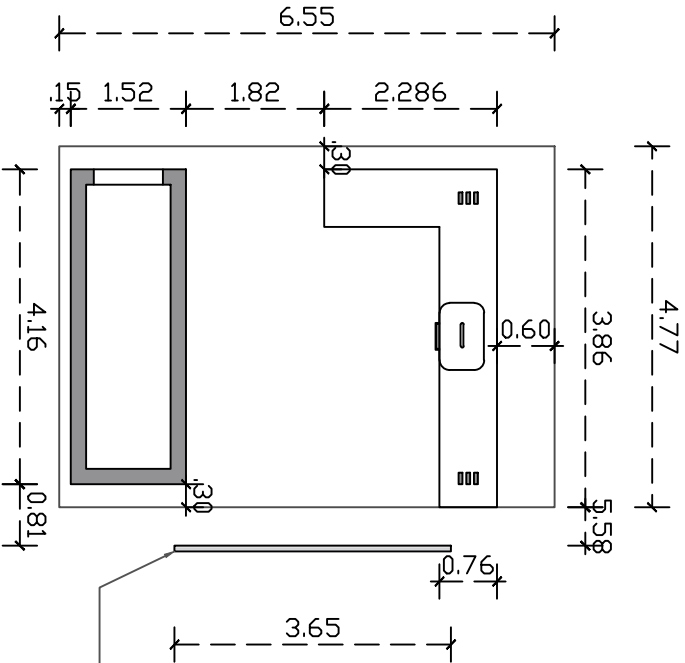
Note: The designer is not responsible for checking all dimensions, specifications, action site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

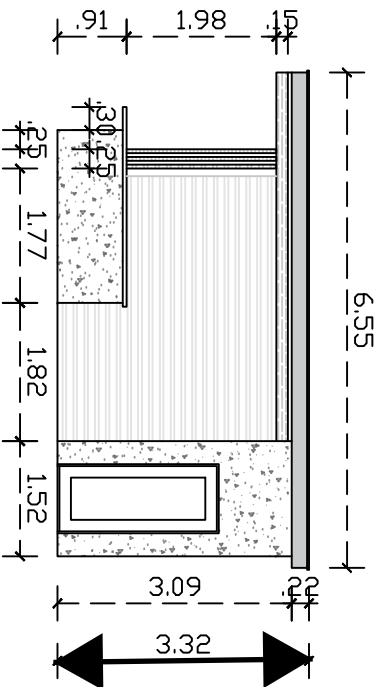
3) All works to be in accordance with the Ontario Building Code.

A050/22

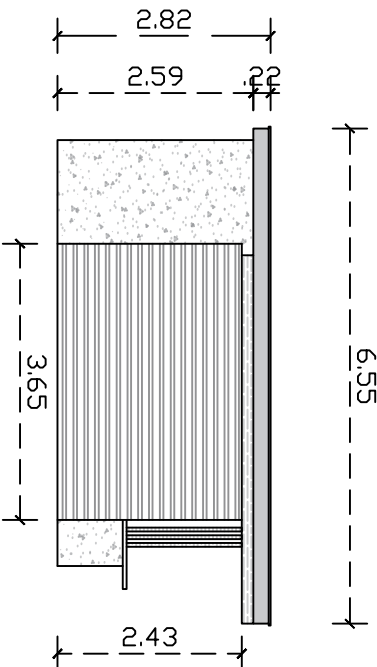
STRUCTURE PLAN



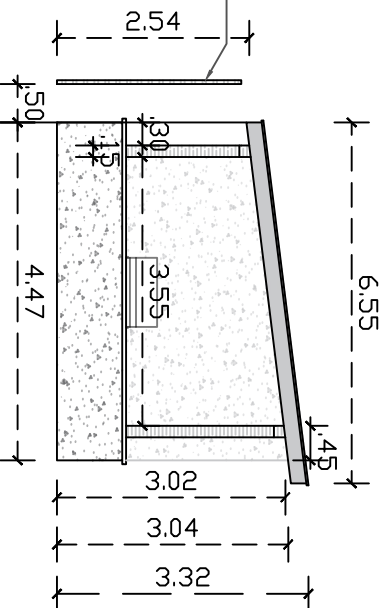
FRONT ELEVATION



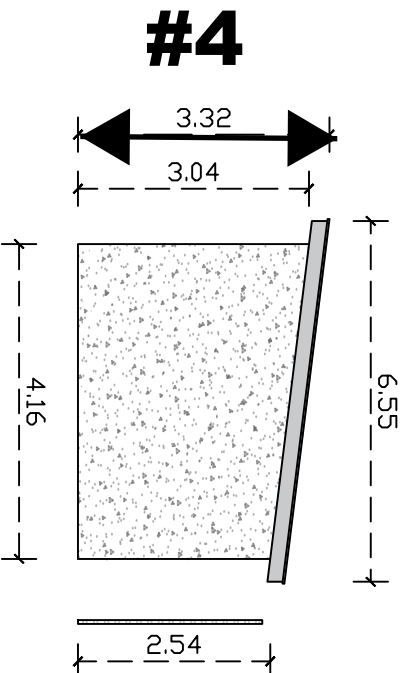
BACK ELEVATION



HOUSE SIDE ELEV.



FENCE SIDE ELEV.



NOTES/DISCLAIMER:

LOT PLAN BASED ON SCANNED SURVEY, SURVEY MAY HAVE DEFICIENCIES MUST CONSTRUCT WITHIN ALL TOWN/CITY BYLAWS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR APPLICANT TO ENSURE THE ACCURACY OF INFORMATION PROVIDED AND COMPLIANCE WITH ALL APPLICABLE BY-LAWS AND/OR REGULATIONS. ALL SETBACKS WITH ALL BE MEASURED FROM THE WATER'S EDGE OF THE POOL. ALL RETAINING WALLS SHALL NOT EXCEED 1m IN HEIGHT

Key Plan

Legend

- Main Level
- Step UP/DOWN
- Hard Landscaping
- Interlock
- Slab
- Retaining Wall
- Pool Coping
- Architectural Concrete
- Soft Landscaping
- Grass
- Sod / Mulch

NO. 05

- Existing Spot Elevation
- Proposed Spot Elevation
- BM
- Top of Wall Elevation
- Bottom of Wall Elevation
- Top of Step Elevation
- RP
- Existing Fencing
- Property Line
- 0.6m Construction Limits

Project:

95 Claudia Ave
Vaughan, ON, Canada

Owner:

Drawing: DETAIL PLAN

Scale: 1:100

Date: Oct 21, 2021

Drawn by: MB

Proj. no.: _____

D1

LANDDESIGN CANADA INC.

6 4 7 . 7 8 4 . 1 1 8

INSTAGRAM: LANDDESIGNCANADAINC
LANDDESIGNCANADA.COM







SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Choose an item.
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: April 14, 2022

Name of Owner: Orges Shkreli

Location: 95 Claudia Avenue

File No.(s): A050.22

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

1. To permit a Residential accessory structure to be located a minimum of 0.61 metres to the rear lot line (Cabana).
2. To permit a Residential accessory structure to be located a minimum of 0.66 metres to the Interior side lot line (Cabana).
3. To permit a residential accessory structure to be located closer to the Exterior side lot line than the principal dwelling on the lot in the location as shown on the site plan.
4. To permit a maximum height of 3.32 metres for a residential accessory structure (Cabana).
5. To permit a minimum setback of 1.01 metres to the rear lot line for a swimming pool.
6. To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling in the location as shown on the site plan.

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

1. A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line.
2. A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line.
3. A residential accessory structure shall not be located closer to an Exterior side lot line than the principal dwelling.
4. In any residential zone, the maximum height of any accessory building and residential accessory structure shall be 3.0 metres.
5. The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres.
6. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.

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

7. To permit an accessory structure in the Exterior side yard (Shed).
8. To permit a minimum rear yard of 0.61 metres (Cabana).
9. To permit a minimum interior side yard of 0.66 metres (Cabana).
10. To permit a minimum Exterior side yard of 1.2 metres (Shed).
11. To permit a private swimming pool to be located 1.01 metres to a rear lot line.
12. To permit a private swimming pool to be located 1.54 metres to the exterior side lot line.
13. To permit an architectural design element (Feature wall) to be setback 1.13 metres.
14. To permit an architectural design element (Privacy Fence) to be setback 0.66 metres.

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

7. An accessory structure shall be located in the Rear yard.
8. A minimum Rear yard of 7.5 metres is required.
9. A minimum interior side yard of 1.2 metres is required.
10. A minimum Exterior side yard of 4.5 metres is required.
11. A private swimming pool shall be not nearer to any rear lot line than 1.5 metres.
12. A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling of unit on the lot (4.5 metres).
13. Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Feature wall = 1.84 metres in height).

14. Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Privacy Fence = 2.54 metres in height).

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owner is requesting to permit the construction of a pool, feature wall, cabana and shed with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 8, 9, 13 and 14 for the proposed cabana, feature wall and privacy fence as the reduction in setbacks will not impact the abutting properties. The proposed rear yard setback of 0.61m and side yard setback of 0.66m for the cabana maintains an appropriate area for access and drainage.

The Development Planning Department has no objection to Variance 4 for the proposed cabana as the variance in height is minor in nature and will not pose a significant visual impact to the adjacent properties.

The Development Planning Department has no objection to Variance 3, 7 and 10 for the proposed shed as the reduction in setbacks will not impact the abutting properties. The subject property is located on a corner lot and the shed is located in what is effectively used as a rear yard.

At the request of the Development Planning Department, the Owner increased the rear yard setback to the pool to 1.01 m to allow for safe access around the pool area. Where the pool extends closer to the exterior lot line than the dwelling, it is within the area that is effectively used as a rear yard. The Development Planning Department has no objection to Variances 5, 6, 11 and 12 for the proposed pool setbacks and location.

Accordingly, the Development Planning Department can support the required 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 the final elevations for the accessory structure be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I

Chris Cosentino, Senior Planner

Date: March 24th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A050-22**

Related Files:

Applicant Orges Shkreli

Location 95 Claudia Avenue

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alecrautilities.com

Mitchell Penner

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

Email: Mitchell.Penner@alecrautilities.com

Lenore Providence

Subject: FW: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

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

Sent: March-24-22 10:41 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

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

Gabrielle

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

Lenore Providence

Subject: FW: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

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

Sent: March-22-22 10:47 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

Hello Lenore,

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
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Lenore Providence

Subject: FW: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

From: York Plan <yorkplan@trca.ca>

Sent: March-22-22 10:36 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A050/22 - 95 Claudia Ave, Woodbridge - City of Vaughan Request for Comments

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. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me 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)



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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