



File: A139/19

Applicant: Josephine Palermo

Address: 38 Keeleview Ct Concord

Agent: Frasca Giorgio

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	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
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: None.

Background History: None.



Minor Variance
Application

A139/19

Agenda Item: 07

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing:

Thursday, November 14, 2019

Applicant:

Josephine Palermo

Agent:

Frasca Giorgio

Property:

38 Keeleview Court, Concord ON

Zoning:

The subject lands are zoned R1V, Residential under By-law 1-88 as amended.

OP Designation:

Vaughan Official Plan 2010: Low-Rise Residential.

Related Files:

None.

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed one-storey rear addition located at the rear of the existing dwelling.

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

By-law Requirement	Proposal
1. A maximum lot coverage of 20% is permitted.	1. To permit a maximum lot coverage of 25.53 % (dwelling 24.75% porch 0.78%).

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

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on October 30, 2019

Applicant confirmed posting of signage on October 22, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	1981

Applicant has advised that they cannot comply with By-law for the following reason(s): We believe the variance is too restrictive.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

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

The applicant shall be advised that the Office, as shown on the Ground Floor Plan, shall not be used for the use of a Home Occupation, as defined in Zoning By-law 1-88.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010: Low-Rise Residential.

The Owner is requesting permission to construct a one-storey addition to the rear of the existing property with the above noted variance. The existing dwelling will be maintained.

The proposed lot coverage of 25.53% (existing dwelling 19.28%, addition 5.47%, porch 0.78%) is historically not consistent with what the Development Planning Department has supported in areas zoned "R1V Residential Zone". The subject property proposed a main dwelling lot coverage of 24.75%.

The Development Planning Department is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Official Plan and Zoning By-law, and is not desirable for the appropriate development of the land.

The Development Planning Department recommends **refusal** of the Minor Variance Application.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A139/19 subject to the following condition(s):

1. The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks Development:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department: Prepared by: Andre Clifton

no commentsNo Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None.

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 have been recommended:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.

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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

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

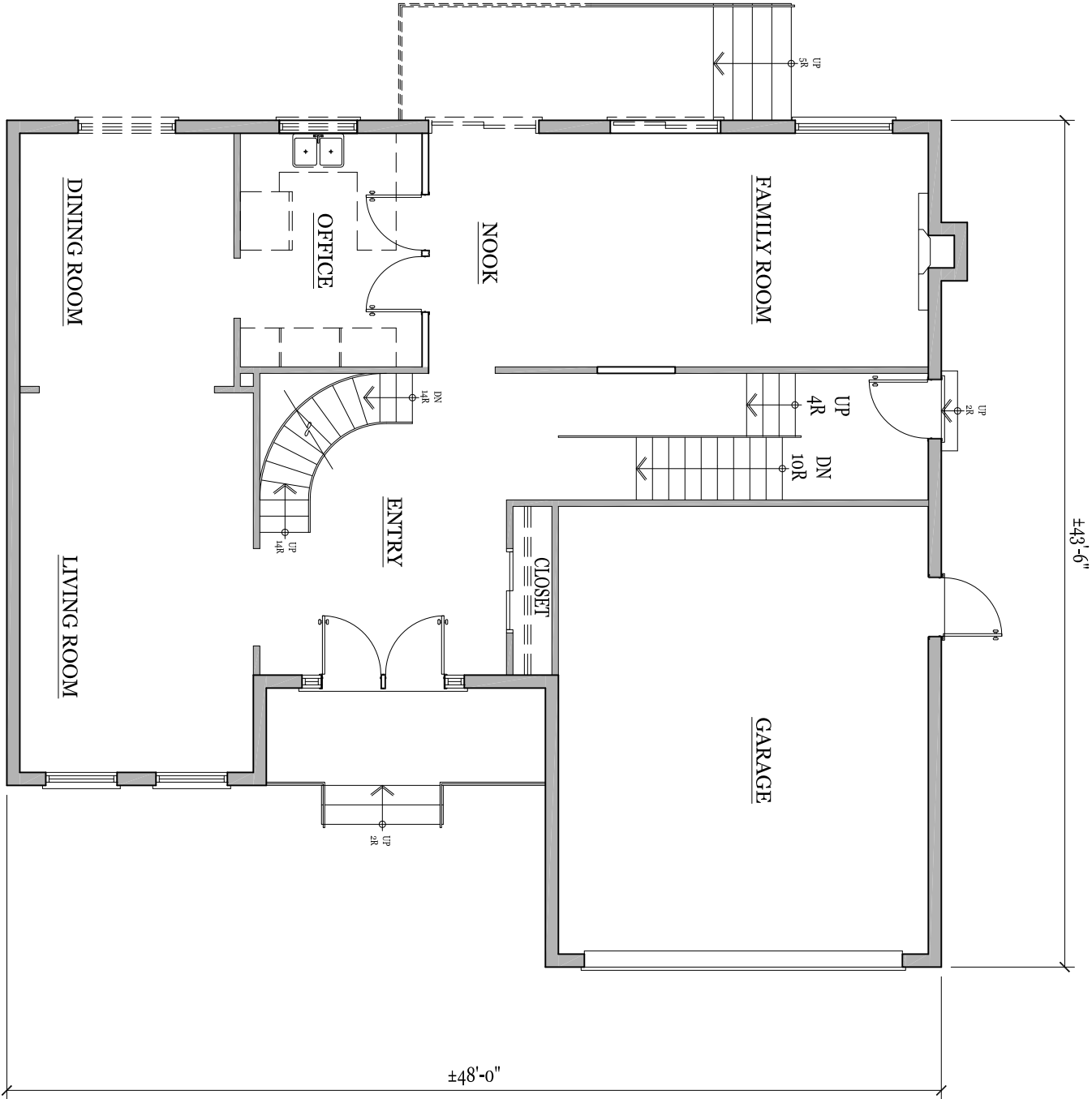
T 905 832 8585 Extension 8394
E CofA@vaughan.ca

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.

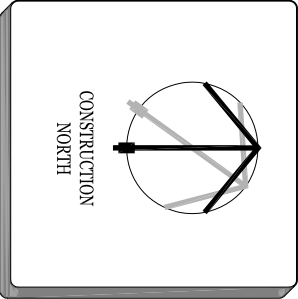
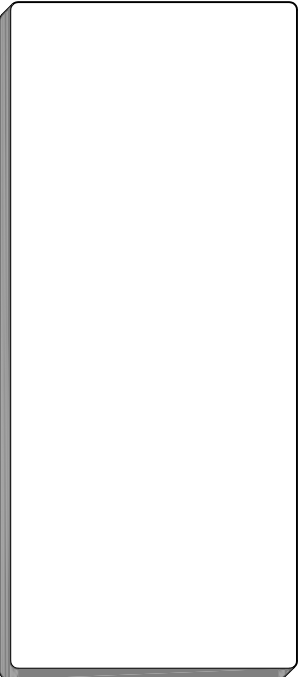
Location Map
Sketches

LEGEND	
<div></div>	EXISTING BUILDING
<div></div>	DEMOLITION
<div></div>	PROPOSED WALL






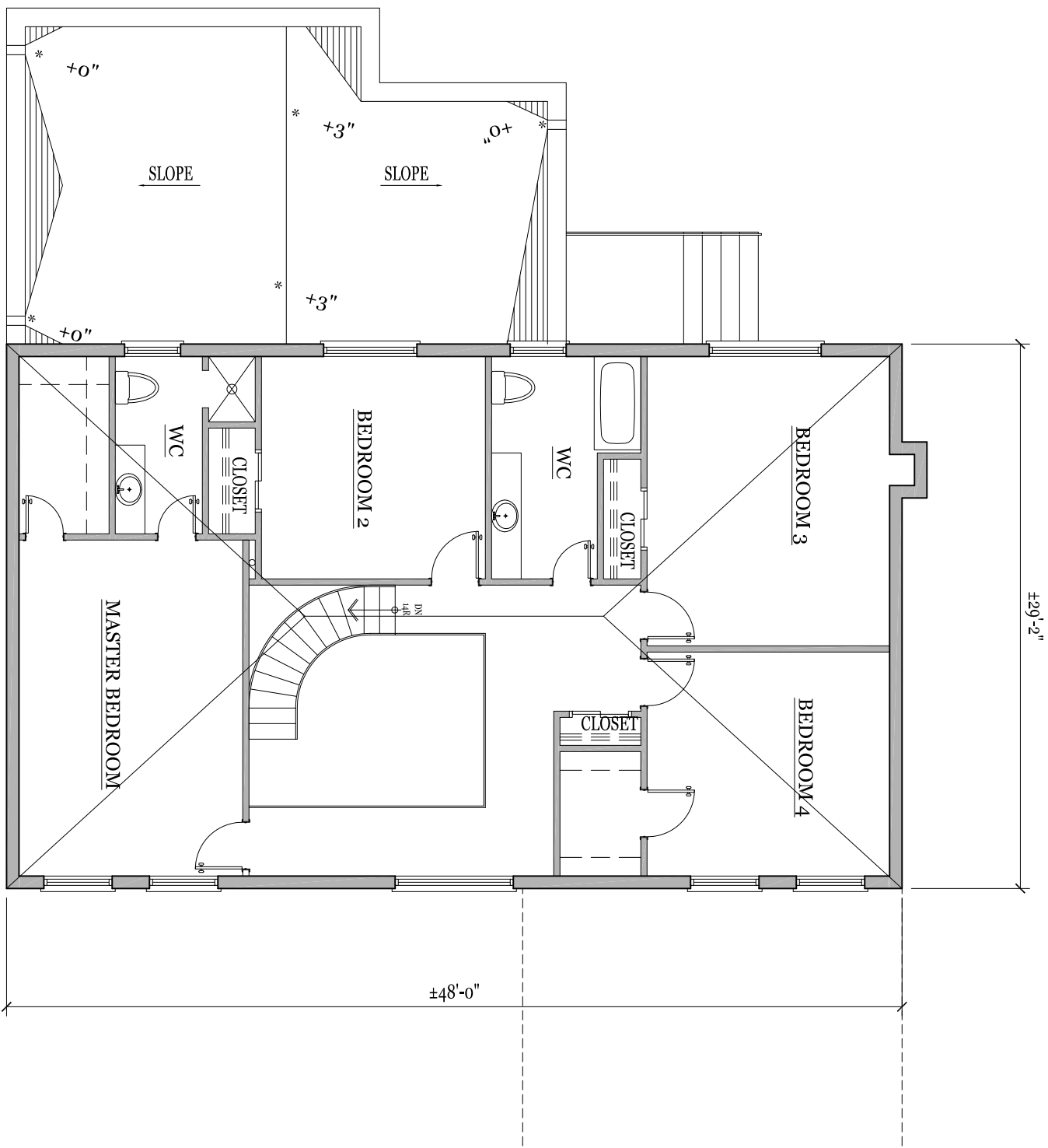
PROPOSED 1 STOREY REAR ADDITION & INTERIOR RENOVATION	
Project:	Project #:
38 KEELEVIEW CT. CONCORD, ON L4K 2A7	19021

No.	Description	Date	By
3.	ISSUED FOR CoFA (03)	SEP 10, 2019	SG
2.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019	SG
1.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019	SG



EXISTING
GROUND FLOOR PLAN &
DEMOLITION PLAN
SCALE 1/8"=1'-0"

LEGEND	
	EXISTING BUILDING
	DEMOLITION
	PROPOSED WALL



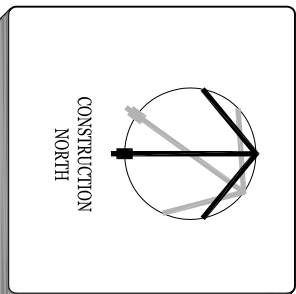
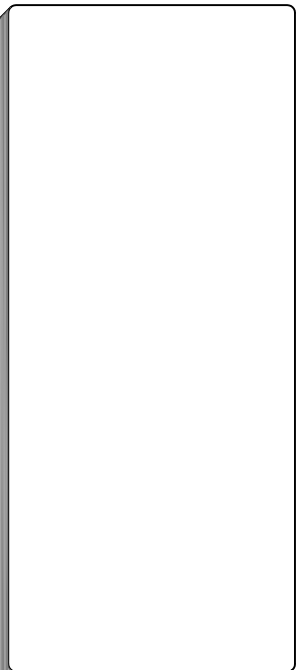
ROOF AREA	
FLAT ROOF AREA**	46.45 SM (500 SF)
* SLOPED ROOF AREA : Slope more than or equal to 1.0 vertical unit for every 4.0 horizontal units, * FLAT ROOF AREA : Slope less than 1.0 vertical unit for every 4.0 horizontal units,	

PROPOSED
1 STOREY REAR ADDITION & INTERIOR
RENOVATION

Project: Project #:



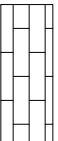

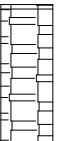
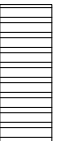
38 KEELEVIEW CT.
CONCORD, ON L4K 2A7
19021

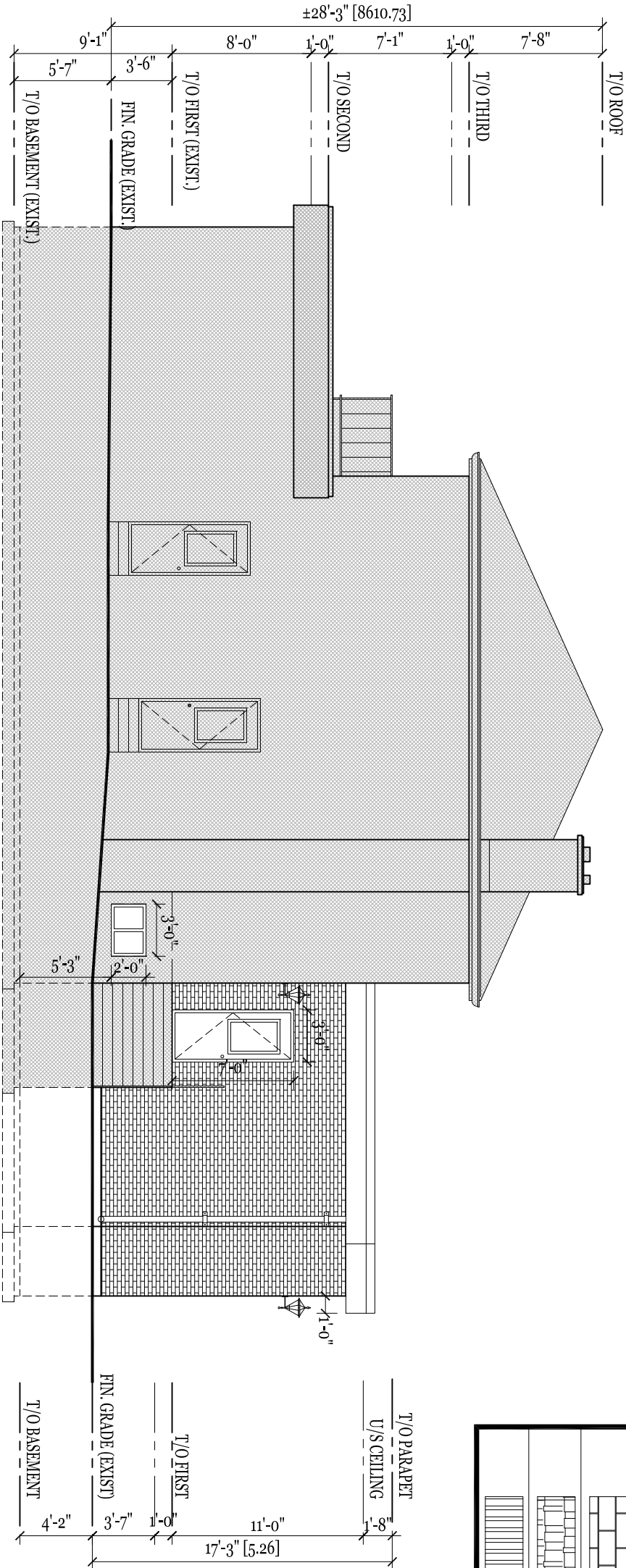
3.			
2.	ISSUED FOR CoLA (03)	SEP 10, 2019	SG
1.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019	SG
No.	Description	Date	By



ROOF PLAN

SCALE 1/8"=1'-0"

LEGEND	
CONSTRUCTION SYMBOLS, NOTES AND INFORMATION	
	EXISTING TO REMAIN
	PROPOSED
	3 1/2" BRICK VENEER
	3 1/2" STONE VENEER
	ASPHALT SHINGLES
	SIDING



PROPOSED

1 STOREY REAR ADDITION & INTERIOR RENOVATION

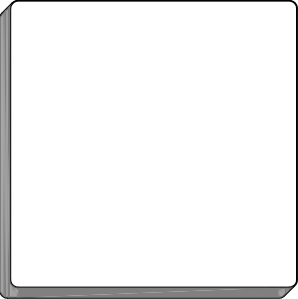
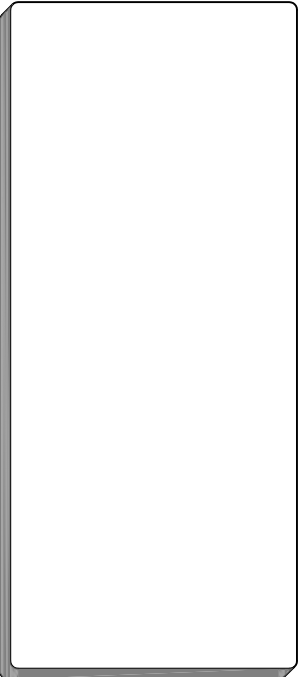
Project:

38 KELEVIEW CT.
CONCORD, ON L4K 2A7

Project #:



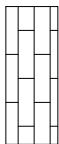
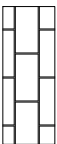
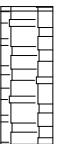

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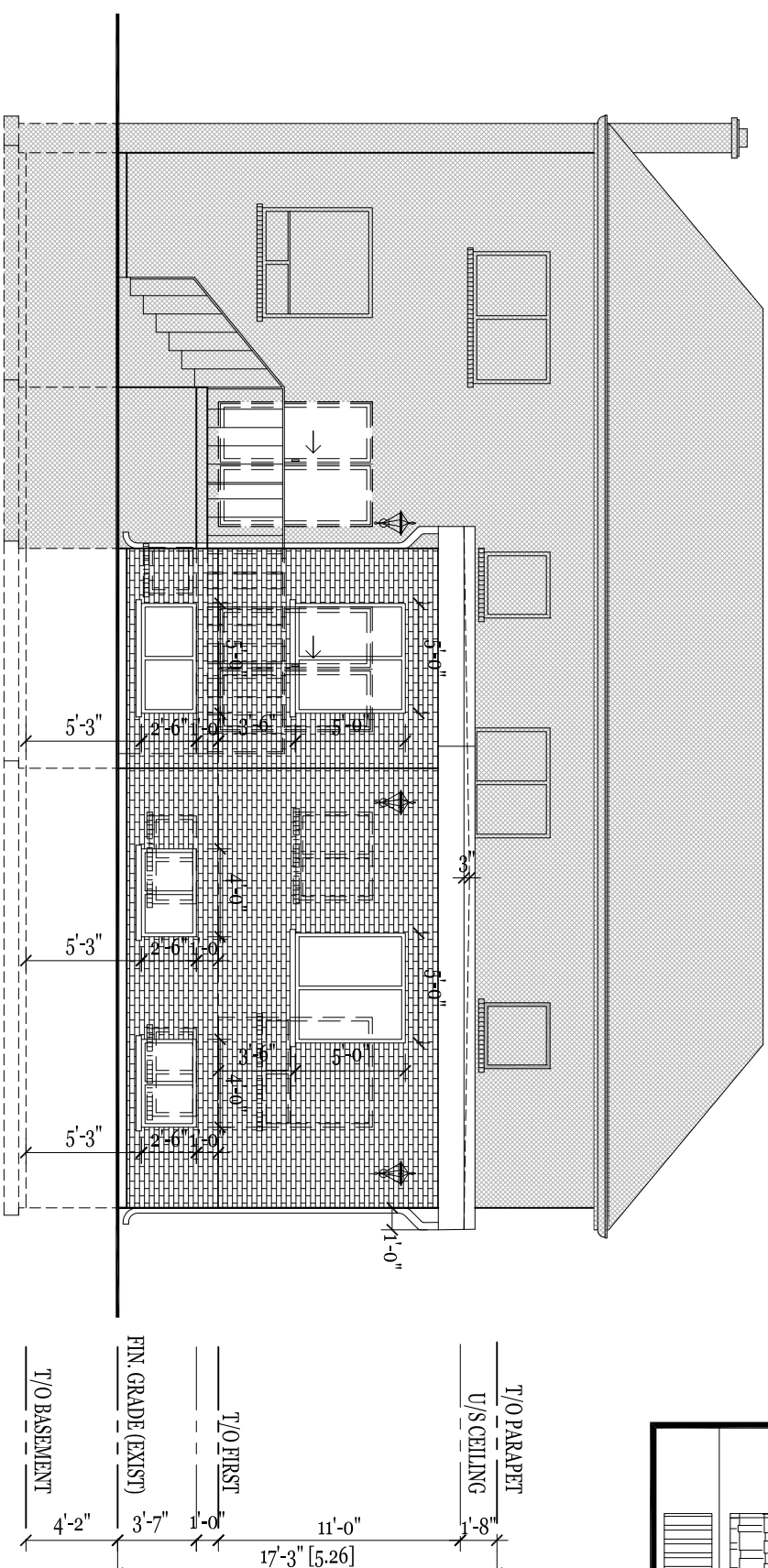
No.	Description	Date	By
3.	ISSUED FOR COFA (02)	SEP 10, 2019	SG
1.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019	SG



LEGEND

CONSTRUCTION SYMBOLS, NOTES AND INFORMATION

	EXISTING TO REMAIN
	PROPOSED
	3 1/2" BRICK VENEER
	3 1/2" STONE VENEER
	ASPHALT SHINGLES
	SIDING



WEST ELEVATION

SCALE 1/8"=1'-0"

$$\frac{1}{A9}$$

PROPOSED 1 STOREY REAR ADDITION & INTERIOR RENOVATION

Project:

Project #:

38 KEELEVIEW CT.
CONCORD, ON L4K 2A7




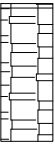

19021

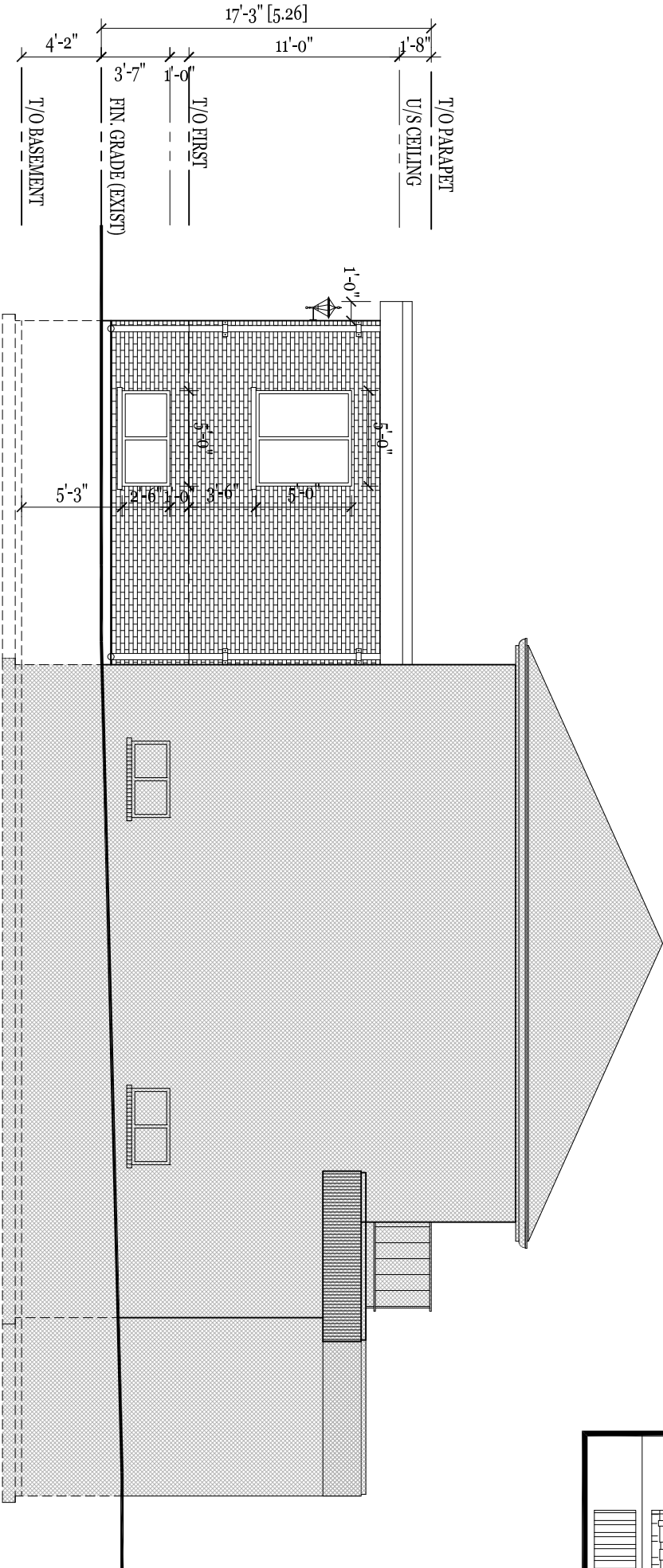
3.		
2.	ISSUED FOR COFA (02)	SEP 10, 2019
1.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019
No. Description	Date	By

FRASCA
Design & Planning

Residential - Retail - Commercial

2781 HIGHWAY 7, SUITE 201 VAUGHAN, ON, L4K 1W1 416.272.2024
2010giorgio@gmail.com & giorgio@frascadesignandplanning.com

LEGEND	
CONSTRUCTION SYMBOLS, NOTES AND INFORMATION	
	EXISTING TO REMAIN
	PROPOSED
	3 1/2" BRICK VENEER
	3 1/2" STONE VENEER
	ASPHALT SHINGLES
	SIDING



PROPOSED

1 STOREY REAR ADDITION & INTERIOR RENOVATION

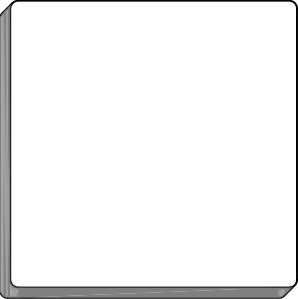
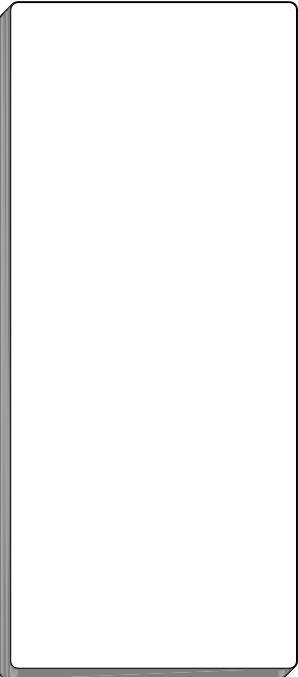
Project:

38 KELEVIEW CT.
CONCORD, ON L4K 2A7

Project #:

19021

No.	Description	Date	By
3.	ISSUED FOR COFA (02)	SEP 10, 2019	SG
2.	ISSUED FOR REVIEW CLIENT (01)	AUGUST 15, 2019	SG



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.

None.

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



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

Providence, Lenore

Sent: October-17-19 11:43 PM
Subject: FW: A139-19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

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

Sent: October-11-19 9:01 AM

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

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

Subject: RE: A139-19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Good Morning Lenore,

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

Regards,

Gabrielle