



File: A107/19

Applicant: Mohammad [redacted] &
Soheyla [redacted]

Address: 22 Uplands Ave Thornhill

Agent: Kourosh Kiani

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	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
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)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: A134/07 (see next page for details)



Minor Variance Application

Agenda Item:

A107/19

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, November 14, 2019

Applicant: Mohammad [REDACTED] & Soheyla [REDACTED]

Agent: Kourosh Kiani

Property: 22 Uplands Ave Thornhill

Zoning: The subject lands are zoned R1V and subject to the provisions of Exception 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 single family dwelling. Relief is also being requested to permit an existing pool.

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

By-law Requirement	Proposal
1. A minimum lot frontage of 30 metres is required.	1. To maintain a minimum lot frontage of 28.04 metres.
2. A minimum front yard setback of 12.28 metres is required.	2. To permit a minimum front yard setback of 9.89 metres to the covered porch attached to the dwelling.
3. A minimum exterior side yard setback of 9.0 metres is required.	3. To permit a minimum exterior side yard setback of 4.57 metres to the dwelling.
4. A maximum lot coverage of 20% is permitted.	4. To permit a maximum lot coverage of 23.36%. (22.7% dwelling; 0.65% porch)
5. A maximum building height of 9.5 metres is permitted.	5. To permit a maximum building height of 10.58 metres to the highest point of the roof.
6. An inground swimming pool shall be located entirely in the rear yard.	6. To permit the inground swimming pool to not be entirely in the rear yard.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A134/07	Lot frontage 28.0m; exterior side yard 4.6m; front yard 12.1m; lot coverage 22.5%	Approved May 17, 2007

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

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

Adjournment History: 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 November 4, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	Purchased 2010

Applicant has advised that they cannot comply with By-law for the following reason(s): Current provisions of the zoning by-law do not allow for a reasonably desired design.

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 original setback of the existing dwelling was 13.628 metres, less 10% requires a minimum front yard setback of 12.28 metres.

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

Please be aware than an air conditioning unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010: Low-Rise Residential

The Owner is requesting permission to construct a two-storey single-detached dwelling unit with the above variances. The existing dwelling will be demolished.

The existing lot frontage of 29.04 metres is a technical variance as this is an existing condition and there are no changes to the lot (Variance #1).

The proposed front yard setback of 9.89 metres is only to the covered porch and stairs. The front yard setback to the main dwelling wall is 11.78 metres which is keeping with the character and built form of the area (Variance #2).

The proposed exterior side yard setback of 4.57 metres to the main dwelling is consistent with the existing house. The proposed dwelling will maintain the existing exterior side yard setback while keeping the existing mature trees along Vistaview Boulevard (Variance #3)

The proposed lot coverage of 23.36% (Main Dwelling 22.7% and Porch 0.65%) is historically consistent with what the Development Planning Department has supported. The proposed lot coverage is appropriate for the neighborhood (Variance #4).

The proposed maximum building height of 10.58 metres is minor and will be compatible with the scale of dwellings in the neighborhood (Variance #5). The existing inground swimming is not entirely in the year yard as it is 0.88 metres away from the year wall of the dwelling and is minor in nature.

The Owner submitted an Arborist Report prepared by DA White Tree Care dated July 18, 2019 amended August 23, 2019. The Urban Design and Cultural Heritage Division of the Development Planning Department and Parks, Forestry and Horticulture Operations has reviewed the submitted Arborist Report and is satisfied.

The Development Planning Department 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.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.

The Development Engineering (DE) Department does not object to variance application A107/19 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/servicing 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.
2. The owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed driveway location does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deem relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

Parks Development:

No comment no concerns

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

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)

Minor Variance A134/07

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	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/servicing approval prior to any work being undertaken on the property. 2. The owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed driveway location does not conflict with existing street

	Department/Agency	Condition
		furniture, neighboring access, road alignment and/or anything else deem relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

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 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

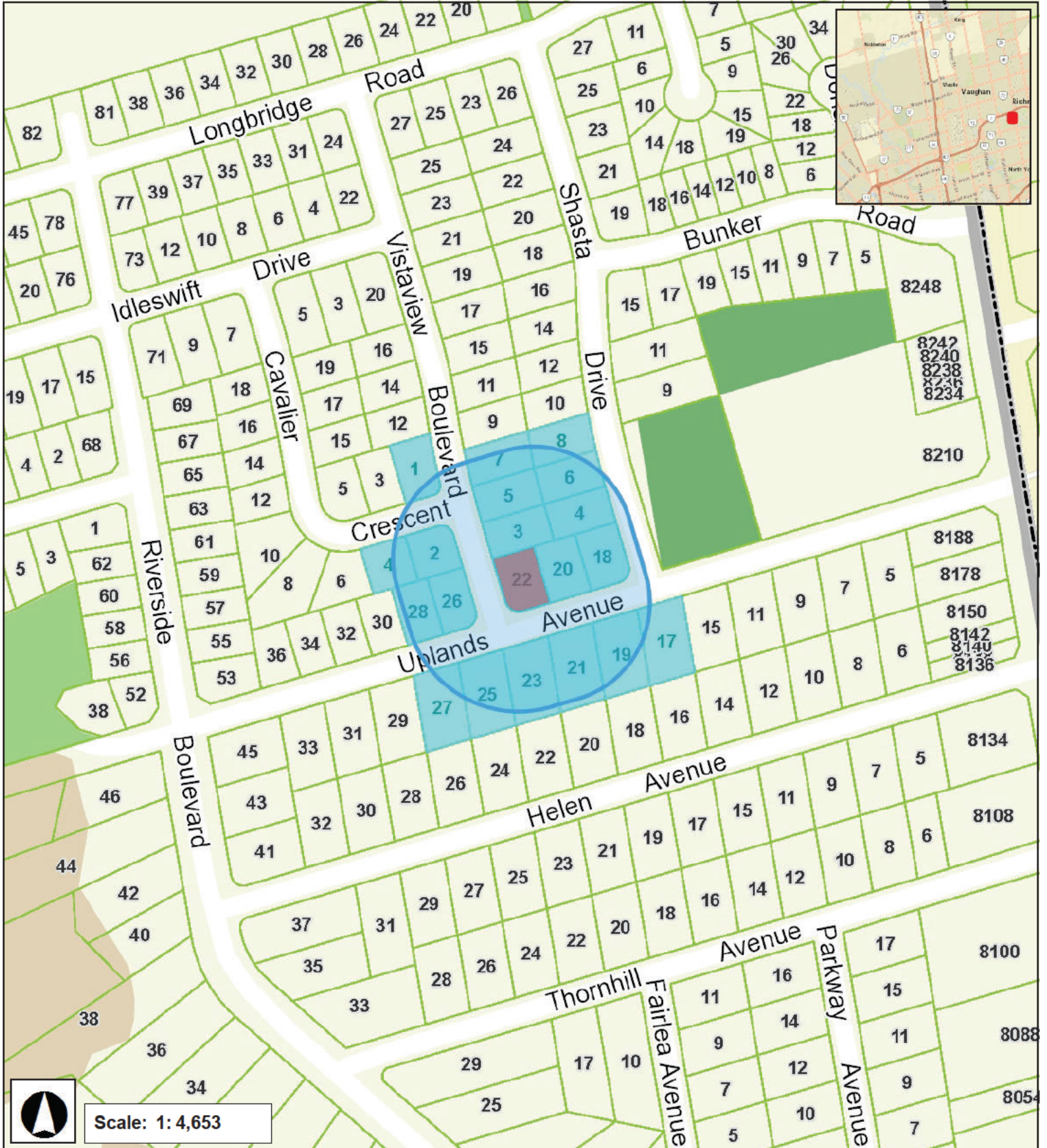
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

**Location Map
Sketches**



LOCATION MAP A107/19

22 UPLANDS AVENUE, THORNHILL

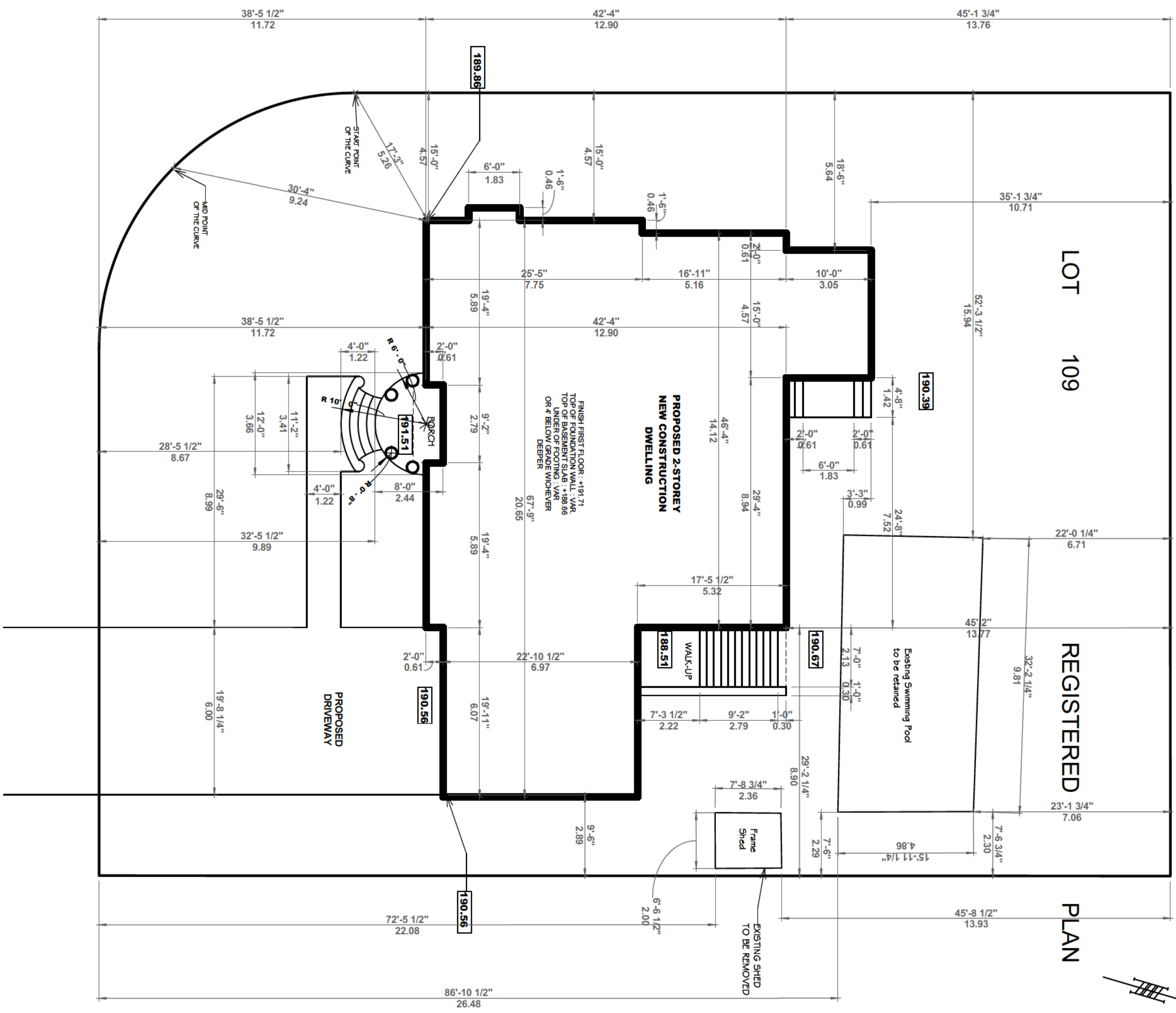


Zoning Data Matrix

R1V	Proposed
Lot #	109
Plan #	M-681
Lot Area	11393.85 s.f. - 1058.52 m ²
Building Area (Coverage)	2661.69 s.f. - 247.28 m ² (23.36%)
Main Floor Area	2177.43 s.f. - 202.29 m ²
Second Floor Area	2618.85 s.f. - 243.30 m ²
Gross Floor Area	4796.29 s.f. - 445.59 m ²

FRONT YARD CALCULATION

Front Yard Area	3421.63 s.f. - 317.88 m ²
Driveway Area	796.31 s.f. - 73.98 m ²
Porch and Walkway Area	233.03 s.f. - 21.65 m ²
Landscape Open Space Area	2625.34 s.f. - 243.9 m ² (76.72%)
Soft Landscaping Area	2392.27 s.f. - 222.25 m ² (91.12%)



LOT 109 REGISTERED PLAN M-681

notes:

designed by:
ALI SHAKERI
 T.416.821.3960
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 M2N 3B4 TORONTO, ONTARIO

revisions:
 JUNE 11, 2019-issued for COA1

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.


project:
22 UPLANDS AVENUE

drawing:
SITE PLAN

scale: **3/32" = 1'-0"** page: **A 11**

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C., TO BE A DESIGNER

Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998



notes:

designed by:

ALI SHAKERI
 T. 416 8213960
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 M2N 3B4 TORONTO, ONTARIO

revisions:

JUNE 11, 2019-issued for COA1
 AUG 01, 2019-issued for COA2

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REVISIONS OF THE ONTARIO BUILDING CODE.
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5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL AND ENGINEER PRIOR TO CONSTRUCTION.


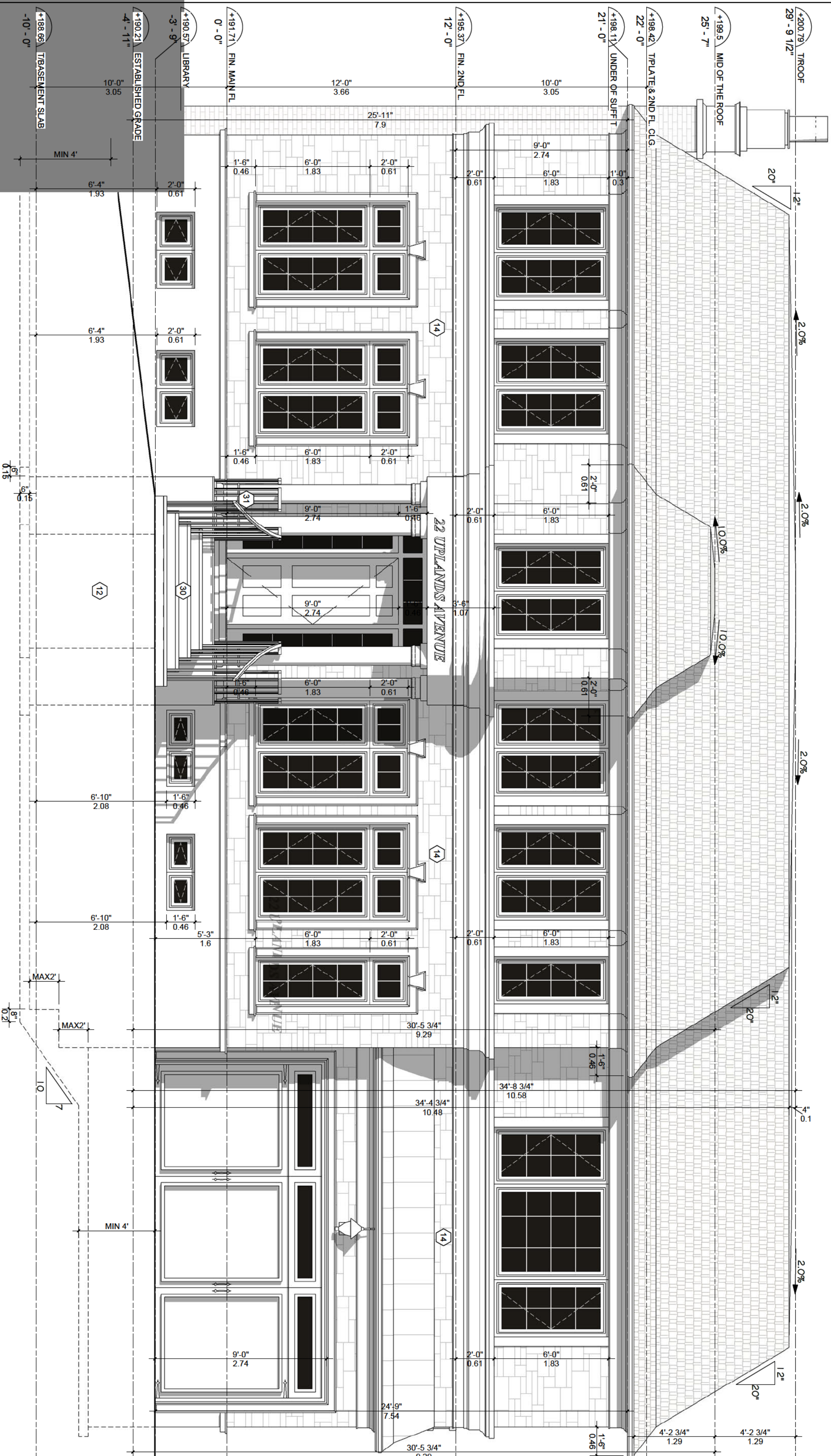
project:
22 UPLANDS AVENUE

drawing:
MAIN ELEVATION(SOUTH)

scale: **1/4" = 1'-0"** page: **A 06**

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 109
REGISTERED PLAN M-681
CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)
 SCALE 1:200

0 5 10 20 METERS
 © COPYRIGHT
 PEARSON & PEARSON SURVEYING LTD. 2018
 Ontario Land Surveyors

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Part 2
 1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES WAS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.

2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES, ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.

3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

4. AS WE ARE UNAWARE AT THIS TIME OF THE OWNERSHIP OR AGE OF FENCES, WE ARE UNABLE TO COMMENT AS TO ANY ENCROACHMENTS TO PROPERTY LINES. THE PRESENT POSITION OF THE FENCES WITH RESPECT TO THE PROPERTY LINES ARE SHOWN ON THE SURVEY PLAN.

5. No. 22 UPLANDS AVENUE - SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS SET OUT IN INSTRUMENT No. T55989852.

Bearing Note
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF UPLANDS AVENUE SHOWN ON REGISTERED PLAN M-681 AS HAVING A BEARING OF N73°32'00"E.

Benchmark
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK. ELEVATION = 183.204m
 BENCHMARK : 105070099

Legend

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
P	DENOTES IRON PIPE
B	DENOTES IRON BAR
W	DENOTES WOODEN WINDISS
WT	DENOTES WOODEN TOWER
PC	DENOTES POINT OF CURVATURE
PRDN	DENOTES PRODUCTION
S	DENOTES SET
M	DENOTES MEASURED
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST
RP	DENOTES REGISTERED PLAN M-681
P1	DENOTES P.L.S., DATED JUNE 17, 1985, BY E. W. BOWYER, O.L.S.
EMR	DENOTES E.M. BOWYER O.L.S.
WGS	DENOTES W. S. GIBSON, O.L.S.
BFB	DENOTES BOARD FENCE
WF	DENOTES WROUGHT IRON FENCE
OLF	DENOTES ORNATE LINK FENCE
CL	DENOTES CHAIN LINK FENCE
STN	DENOTES STAKES TO STONE
FR	DENOTES FRANK
OHV	DENOTES OVERHEAD WIRES
UP	DENOTES UTILITY POLE
MH	DENOTES MANHOLE
FH	DENOTES FIRE HYDRANT
CH	DENOTES CHAIN
DS	DENOTES DOOR SILL ELEVATION
DS	DENOTES DOOR SILL ELEVATION
DS	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
DS	DENOTES CONFEROUS TREE WITH TRUNK DIAMETER
DS	DENOTES

ALL BUILDING TES ARE TAKEN FROM BRICK FACE UNLESS OTHERWISE NOTED.

Surveyor's Certificate

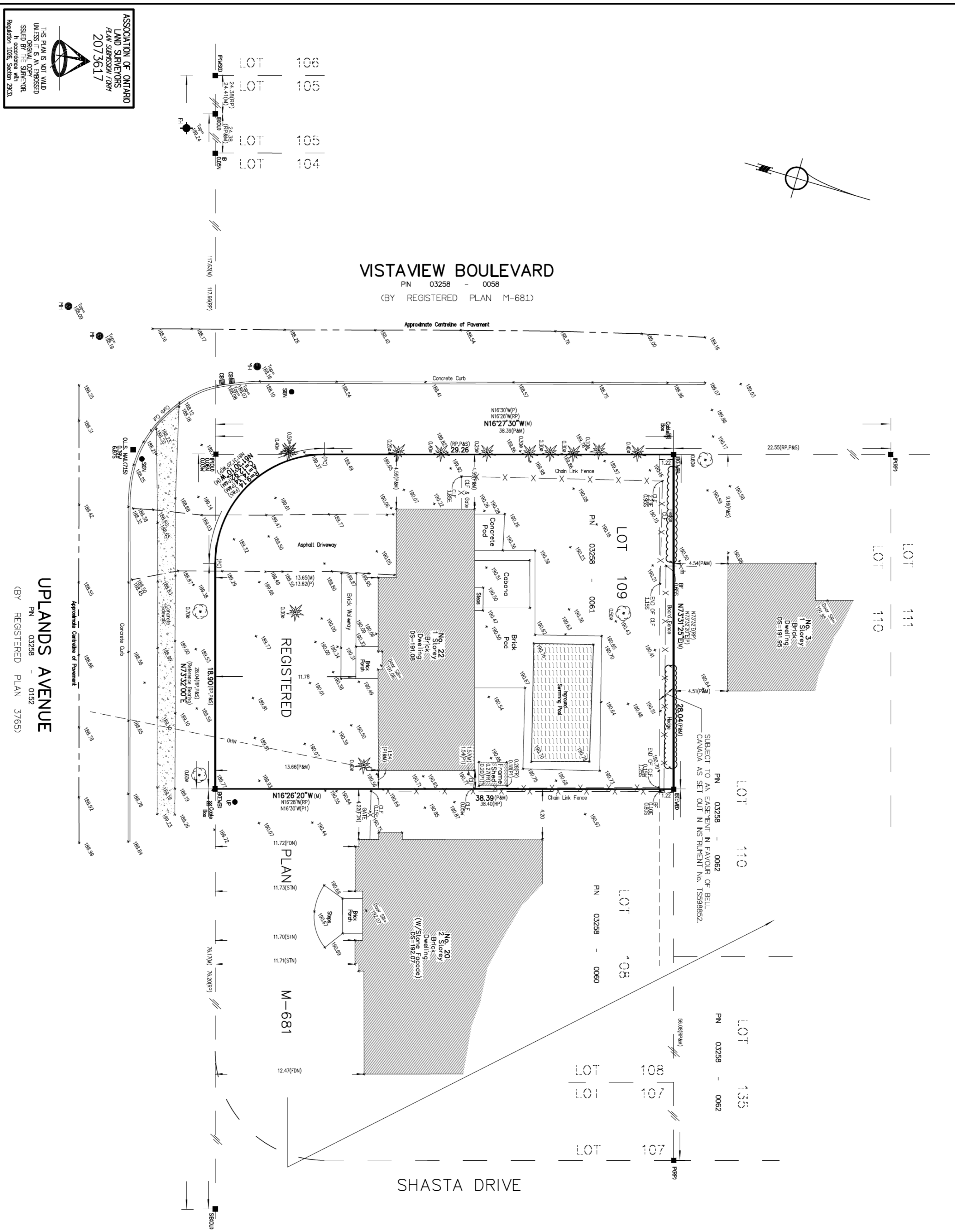
I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF NOVEMBER, 2018.

December 7, 2018
 Date

10933 JANE STREET, SECOND FLOOR, MARKHAM, ONTARIO, L3B 1S1
 O. : (416) 907-7127
 E. : michael@pearsonandpearson.com
 DRAWING : 1653-UplandsAvenue22-SRP-RDVG
 CALC. BY FX DRAWN BY AS CHECKED BY MP/AM

PRELIMINARY

Michael J. Bower
 Ontario Land Surveyor

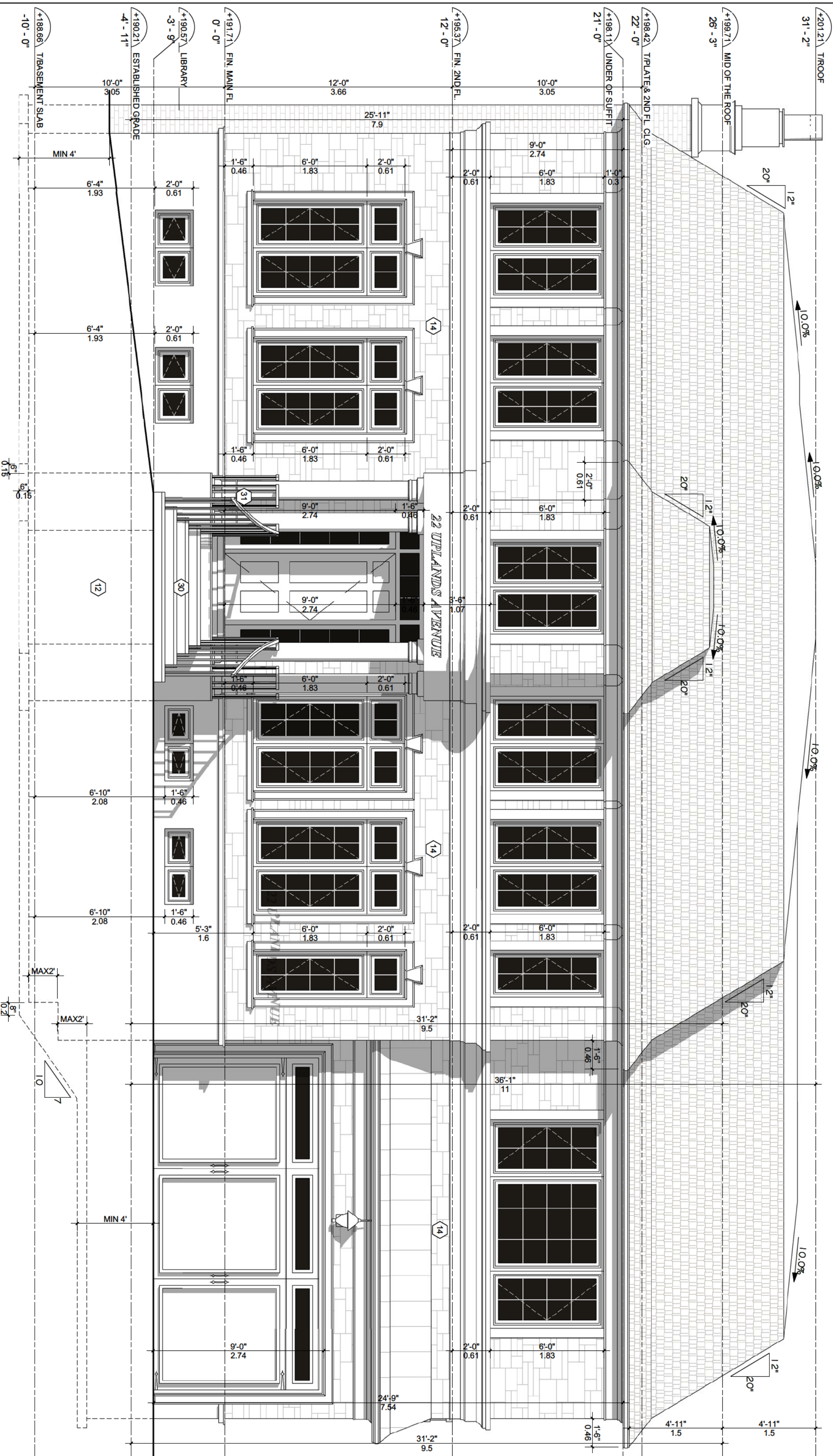


ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SURVEYOR/COMP
 2073617

THIS PLAN IS NOT VALID
 UNLESS IT IS APPROVED
 ORIGINALLY BY THE SURVEYOR
 REGISTERED UNDER SECTION 29(3)

UPLANDS AVENUE
 PIN 03258 - 0152
 (BY REGISTERED PLAN 3765)

notes:



designed by:
ALI SHAKERI
 T.416 8213960
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 M2N 3B4 TORONTO, ONTARIO

revisions:
 JUNE 11, 2019-issued for COA1

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE TO CONSTRUCTION.
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project:
22 UPLANDS AVENUE

drawing:
MAIN ELEVATION(SOUTH)

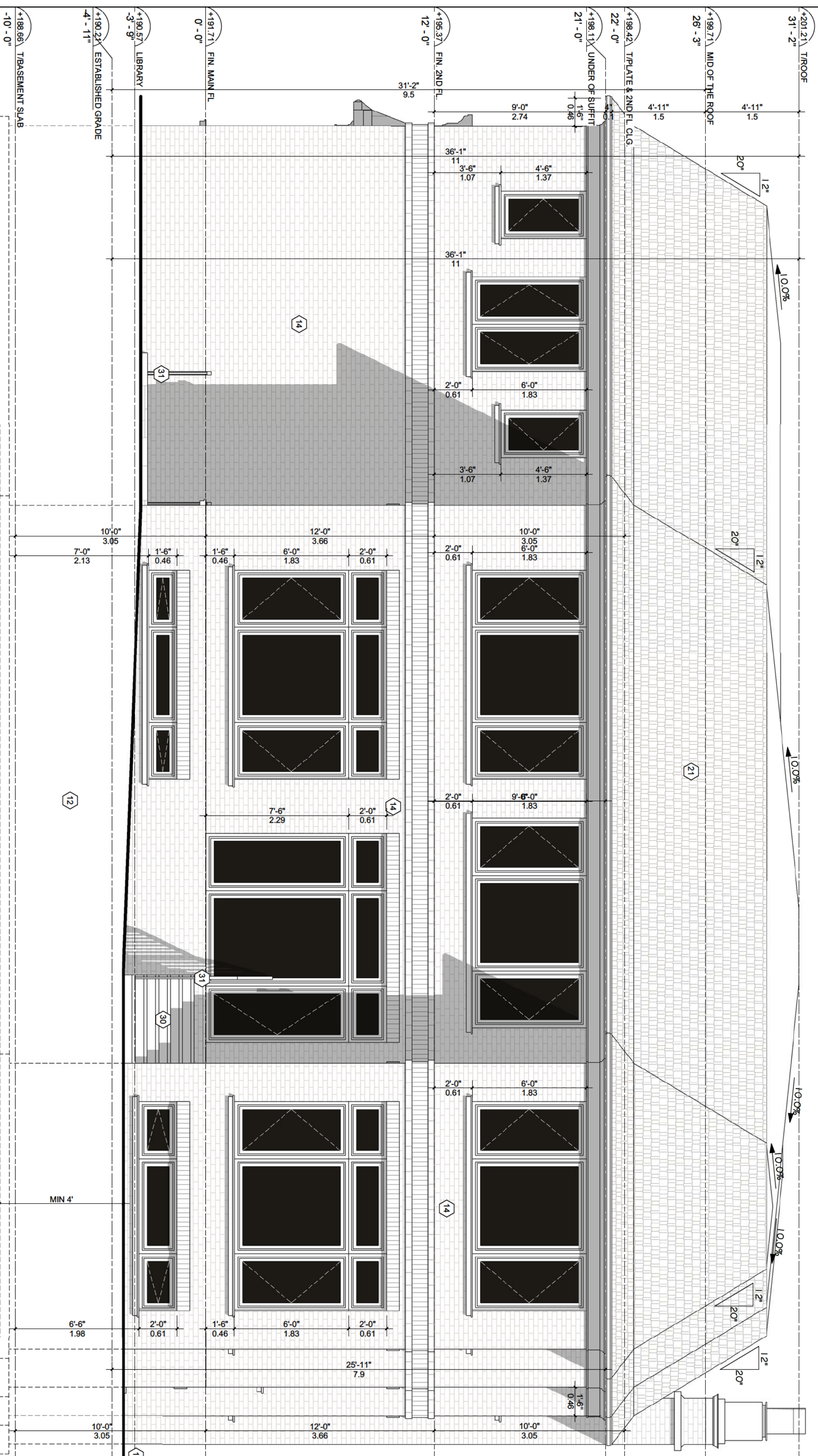
scale: **1/4" = 1'-0"** page: **A 06**

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Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
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notes:



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project:
22 UPLANDS AVENUE

drawing:
REAR ELEVATION(NORTH)

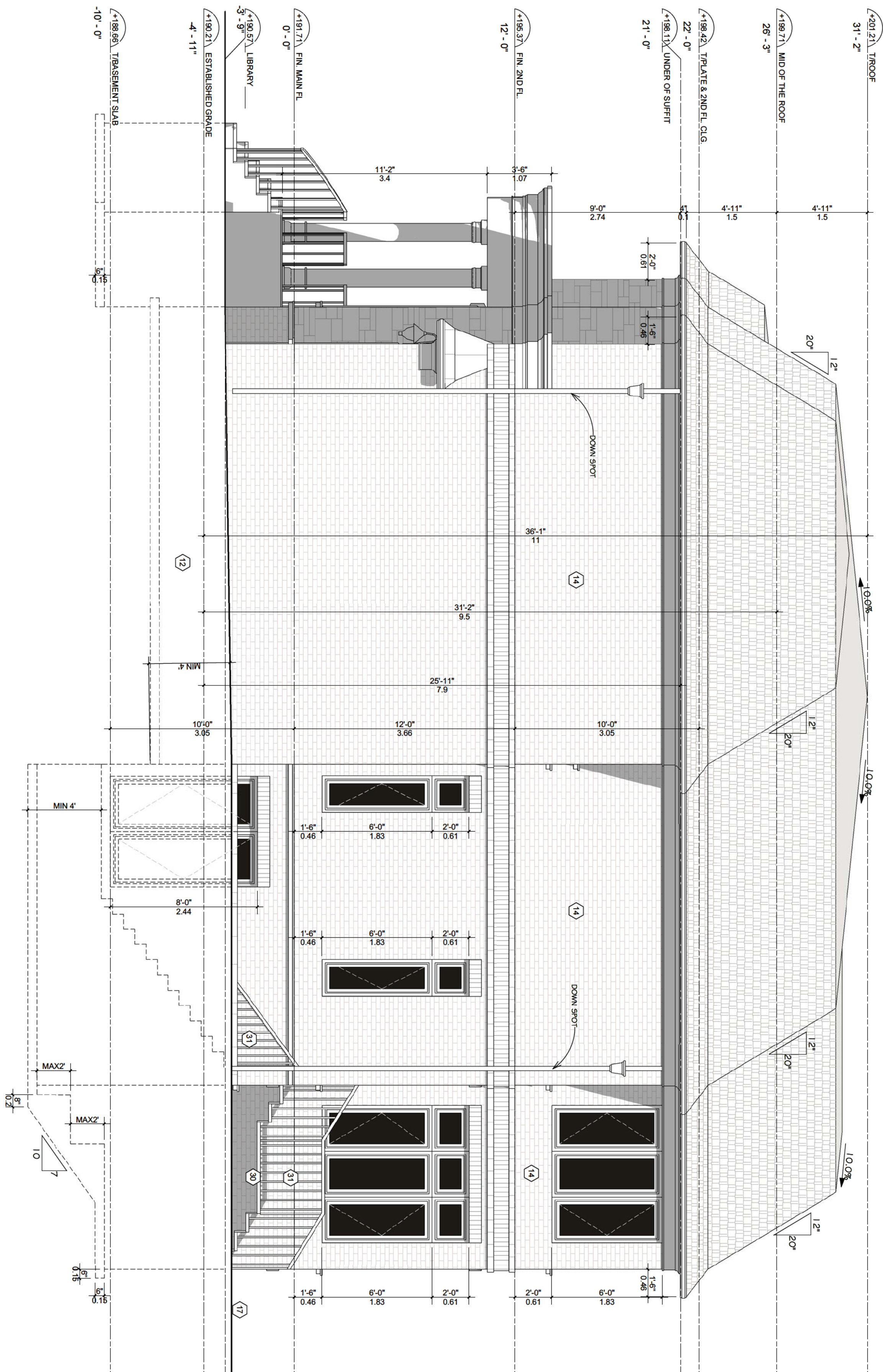
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Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998



- GLAZED AREAS:
1. AREA OF EXPOSED BUILDING FACE: 1316.57 SQ.FT.
 2. PROPOSED GLAZED AREA: 42.94 SQ.FT. (3.2%)



notes:

designed by:

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326 SHEPPARD AVENUE EAST,
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project:
22 UPLANDS AVENUE

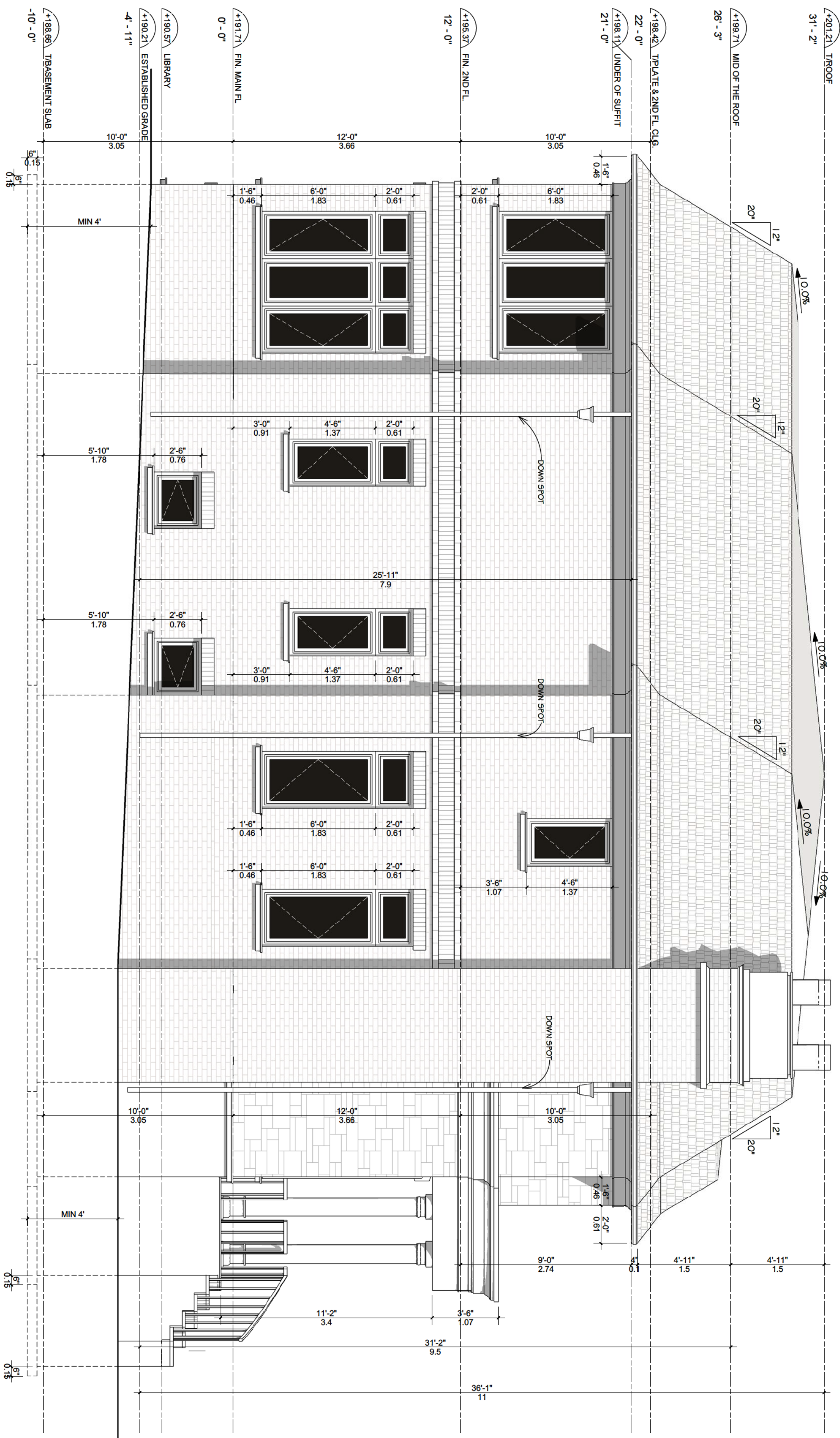
drawing:
SIDE ELEVATION(EAST)

scale: **1/4" = 1'-0"** page: **A 08**

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Ali Shakeri
BCIN#24574
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BCIN#30998





notes:

designed by:

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 T. 416 8213960
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 M2N 3B4 TORONTO, ONTARIO

revisions:
 JUNE 11, 2019-issued for COA1

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON FINDING AND RESOLVED BEFORE COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.


project:
22 UPLANDS AVENUE

drawing:
SIDE ELEVATION(WEST)

scale: **1/4" = 1'-0"** page: **A 9**

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C., TO BE A DESIGNER

Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998



notes:

designed by:

ALI SHAKERI
T. 416 8213960
ARCICA INC.
326 SHEPPARD AVENUE EAST,
M2N 3B4 TORONTO, ONTARIO

revisions:

JUNE 11, 2019-issued for COA1
AUG 01, 2019-issued for COA2

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REVISIONS OF THE ONTARIO BUILDING CODE PRIOR TO CONSTRUCTION.
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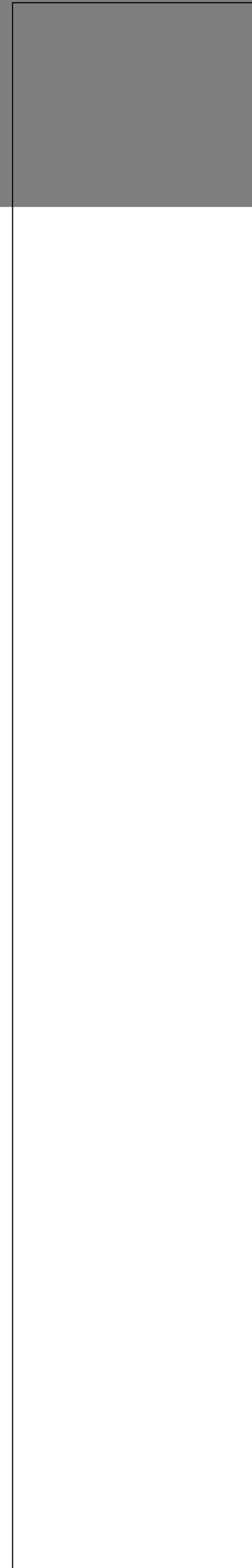
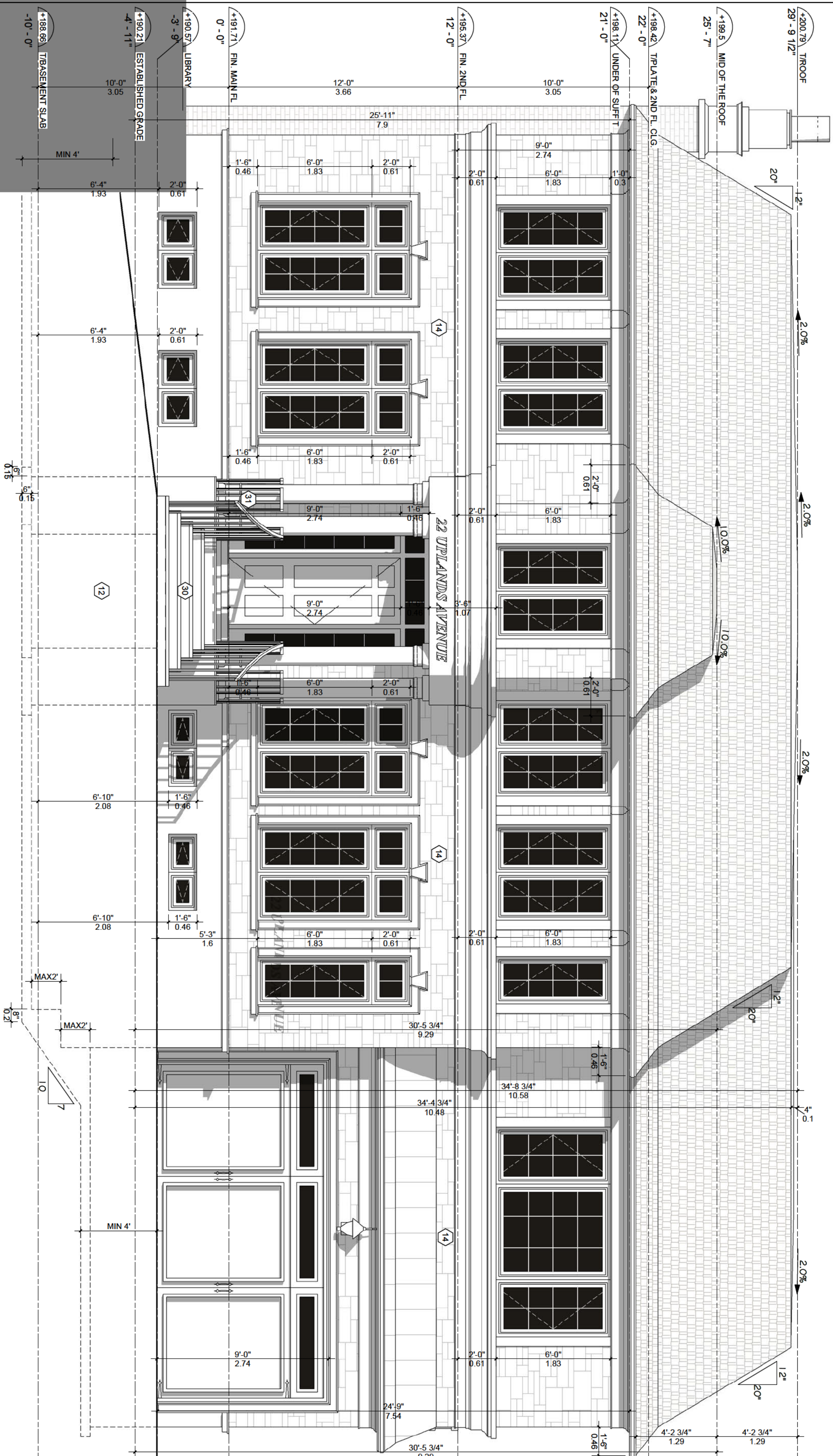
project:
22 UPLANDS AVENUE

drawing:
MAIN ELEVATION(SOUTH)

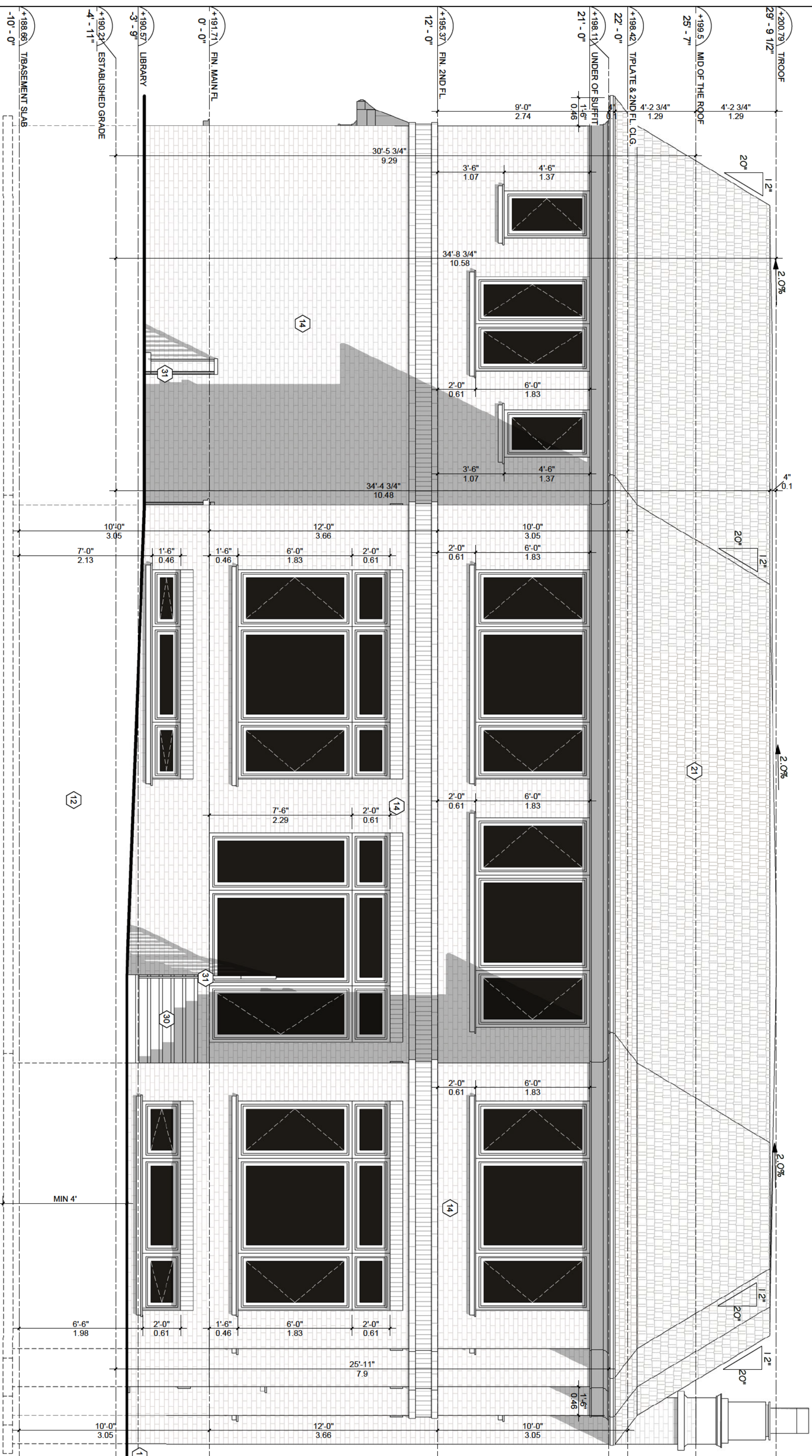
scale: **1/4" = 1'-0"** page: **A 06**

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998
Ali Shakeri



notes:



designed by:

ALI SHAKERI
 T. 416 8213960
ARCICA INC.
 326 SHEPPARD AVENUE EAST,
 M2N 3B4 TORONTO, ONTARIO

revisions:

JUNE 11, 2019-issued for COA1
 AUG 01, 2019-issued for COA2

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Project: **22 UPLANDS AVENUE**

Drawing: **REAR ELEVATION(NORTH)**

Scale: **1/4" = 1'-0"** Page: **A 07**

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

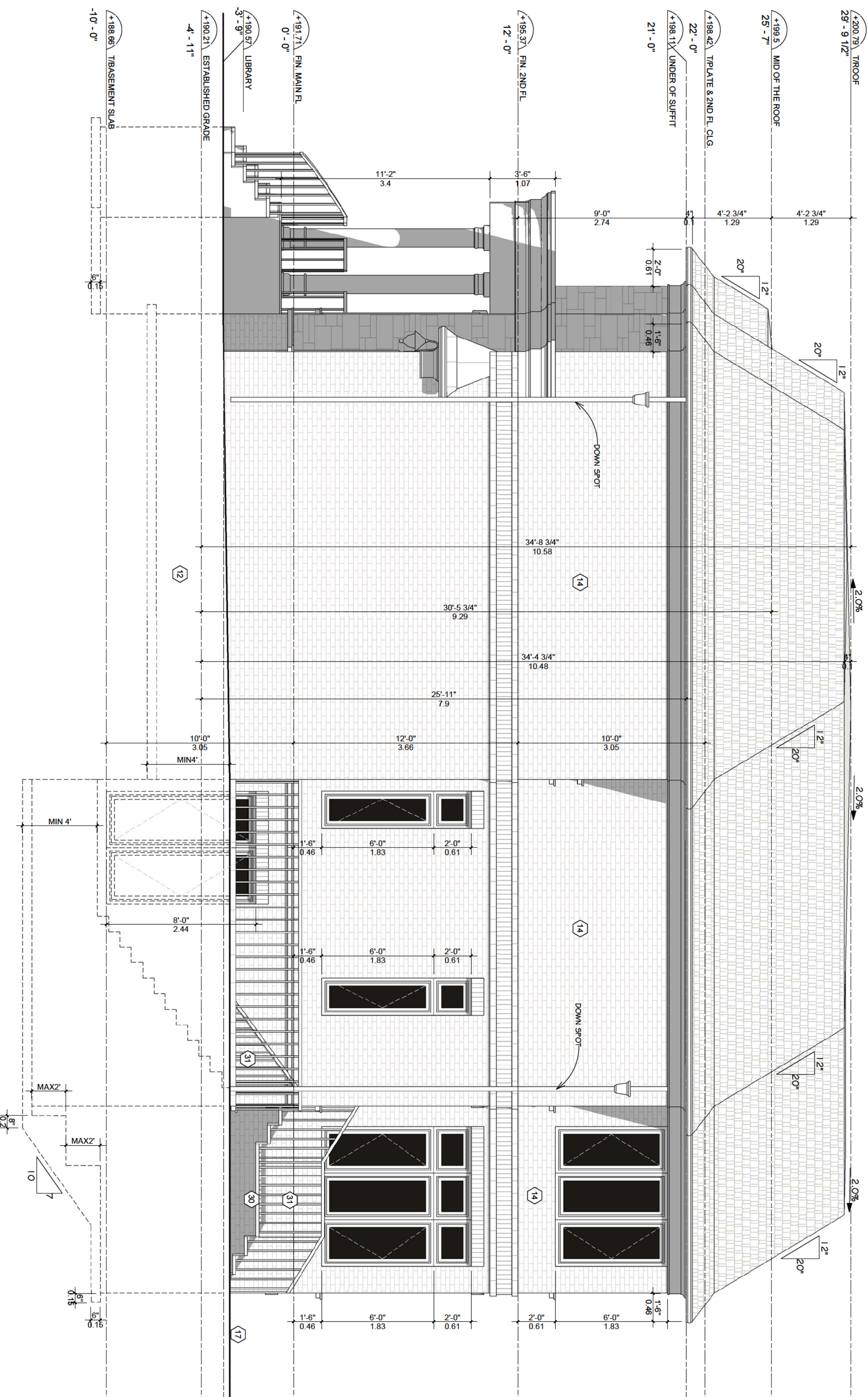
Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998



notes:

GLAZED AREAS:

- 1. AREA OF EXPOSED BUILDING FACE: 1318.57 SQ.FT.
- 2. PROPOSED GLAZED AREA: 42.94 SQ.FT. (3.2%)



designed by:

ALI SHAKERI
T.416.8213960
ARCICA INC.
326 SHEPPARD AVENUE EAST,
M2N 3B4 TORONTO, ONTARIO

revisions:

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project: 22 UPLANDS AVENUE

drawing: SIDE ELEVATION(EAST)

scale: 1/4" = 1'-0"
page: A 08

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

All Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998



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

Attwala, Pravina

Subject: FW: Minor Variance A107-19 - 22 Uplands Avenue

From: Shahid, Sadaf <Sadaf.Shahid@york.ca>

Sent: August-15-19 1:34 PM

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

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: Minor Variance A107-19 - 22 Uplands Avenue

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Should you have any questions or concerns, please contact Sadaf Shahid, Assistant Planner at ext. 73012 or by email at sadaf.shahid@york.ca.

Best,

Sadaf Shahid | Planning Assistant

Planning and Economic Development Branch, Corporate Services Dept.

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

O: 1-877-464-9675 ext. 73012 | sadaf.shahid@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Please consider the environment before printing this email.

Attwala, Pravina

Subject: FW: 22 Uplands Avenue - TRCA

From: kourosh kiani [REDACTED]
Sent: July-23-19 11:04 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: Fwd: 22 Uplands Avenue - TRCA

FYI

Sent from my iPhone

Begin forwarded message:

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Date: July 15, 2019 at 10:03:40 AM EDT
To: [REDACTED]
Subject: 22 Uplands Avenue

Good morning,

The property 22 Uplands Avenue is fully outside of TRCA's Regulated Area.

Please let me know if you require anything further.

Thank you,

Anthony Syhlonyk, MPlan
Planner I
Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272
E: Anthony.Syhlonyk@trca.ca
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A134/07

NOTICE OF DECISION

FILE NO: A134/07

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **MICHAEL SMITH & BELINDA MORALE**, with respect to Part of Lot 33, Concession 1, (Lot 129, Plan No.M-681, municipally known as 22 Uplands Avenue, Thornhill.)

The subject lands are zoned *R1V, Old Village Residential Zone* and subject to the provisions of *Exception 9(662)* under By-law 1-88 as amended.

The applicants are requesting variances to permit the construction of a two storey addition to a one storey single family detached dwelling, with attached garage, as follows:

Proposal:

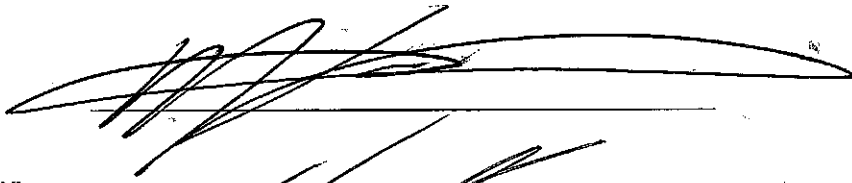
1. To maintain an existing lot frontage of 28.0 metres.
2. To permit an exterior side yard setback of 4.6 metres.
3. To permit a front yard setback of 12.1 metres.
4. To permit a maximum lot coverage of 22.5 %.

By-Law Requirements:

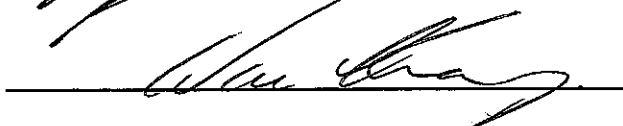
1. A minimum lot frontage of 30.0 metres is required.
2. A minimum exterior side yard setback of 9.0 metres is required.
3. A minimum front yard setback of 12.28 metres is required.
4. A maximum lot coverage of 20.0 % is permitted.

Sketch is attached illustrating the request.

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. A134/07 – MICHAEL SMITH & BELINDA MORALE, be **APPROVED**, in accordance with the sketches attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,
Chair,

ABSENT

L. Fluxgold,
Vice Chair,

J. Cesario

J. Cesario,
Member,

D. H. Kang

D. H. Kang,
Member,

M. S. Panicali

M. S. Panicali,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Todd Coles

Todd Coles
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment,
City of Vaughan

DATE OF HEARING:

MAY 17, 2007

LAST DATE OF APPEAL:

JUNE 6, 2007

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON JUNE 6, 2007. Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

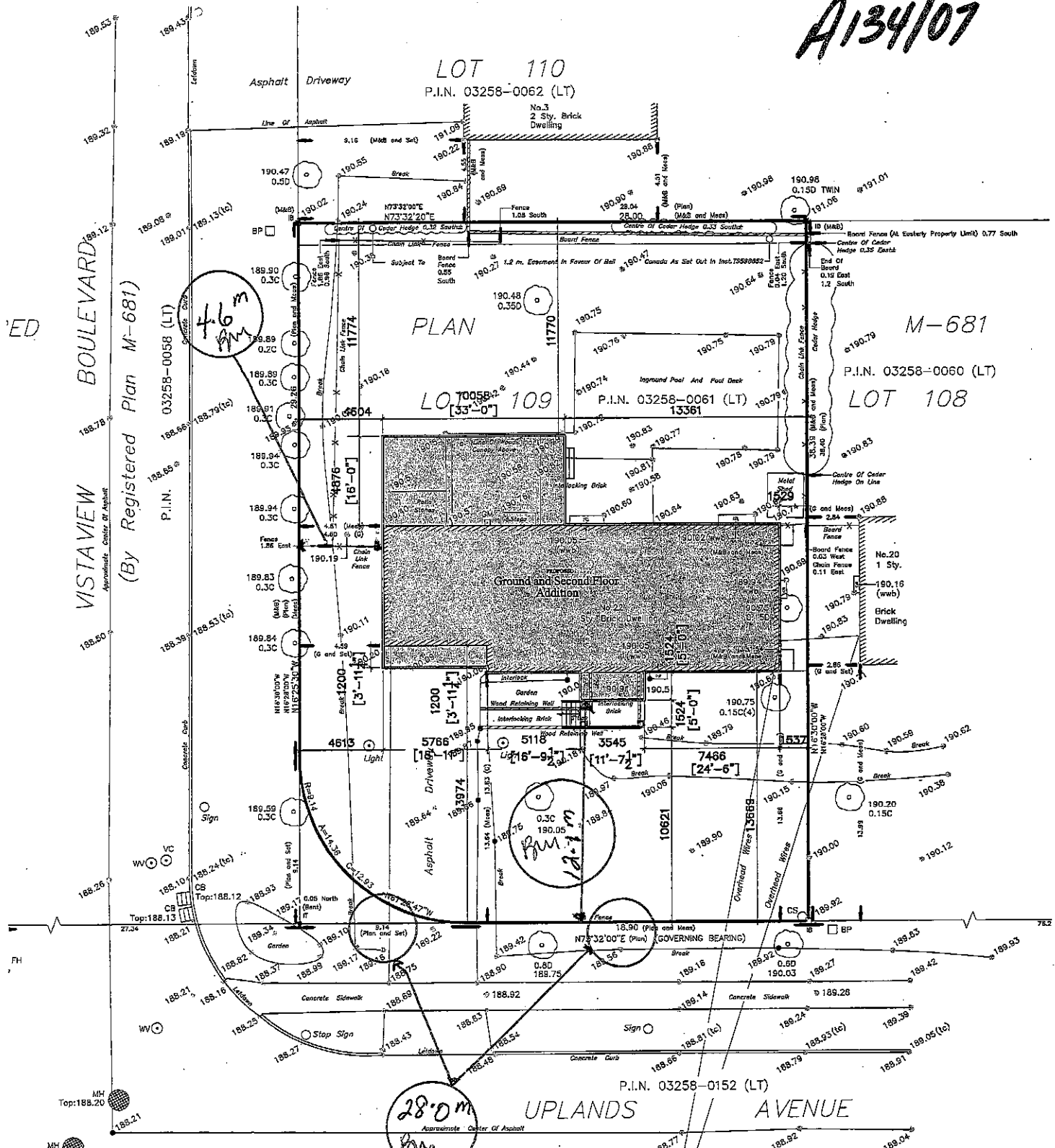
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above.

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

***** JUNE 6, 2008 *****

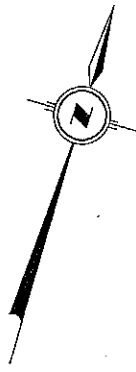
A134/07



SITE STATISTICS

- ZONED : R1V
 LOT AREA: 11,388 FT² / 1,058 M²
- GROSS FLOOR AREA
- EXISTING GROUND FLOOR: 1400 FT² / 130.06M²
 - PROPOSED GROUND FLOOR: 593 FT² / 55.08M²
 - TOTAL GROUND FLOOR AREA: 1,993 FT² / 185.14 M²
 - PROPOSED SECOND FLOOR: 2471 FT² / 229.55M²
 - TOTAL G.F.A.: 4464 FT² / 414.70 M²
- COVERAGE
- EXISTING : 1802 FT² / 167.40 M² = 15.82%
 PROPOSED : 2,529 FT² / 234.94 M² = 22.20%
 MAXIMUM ALLOWABLE AS PER BY-LAW = 20%

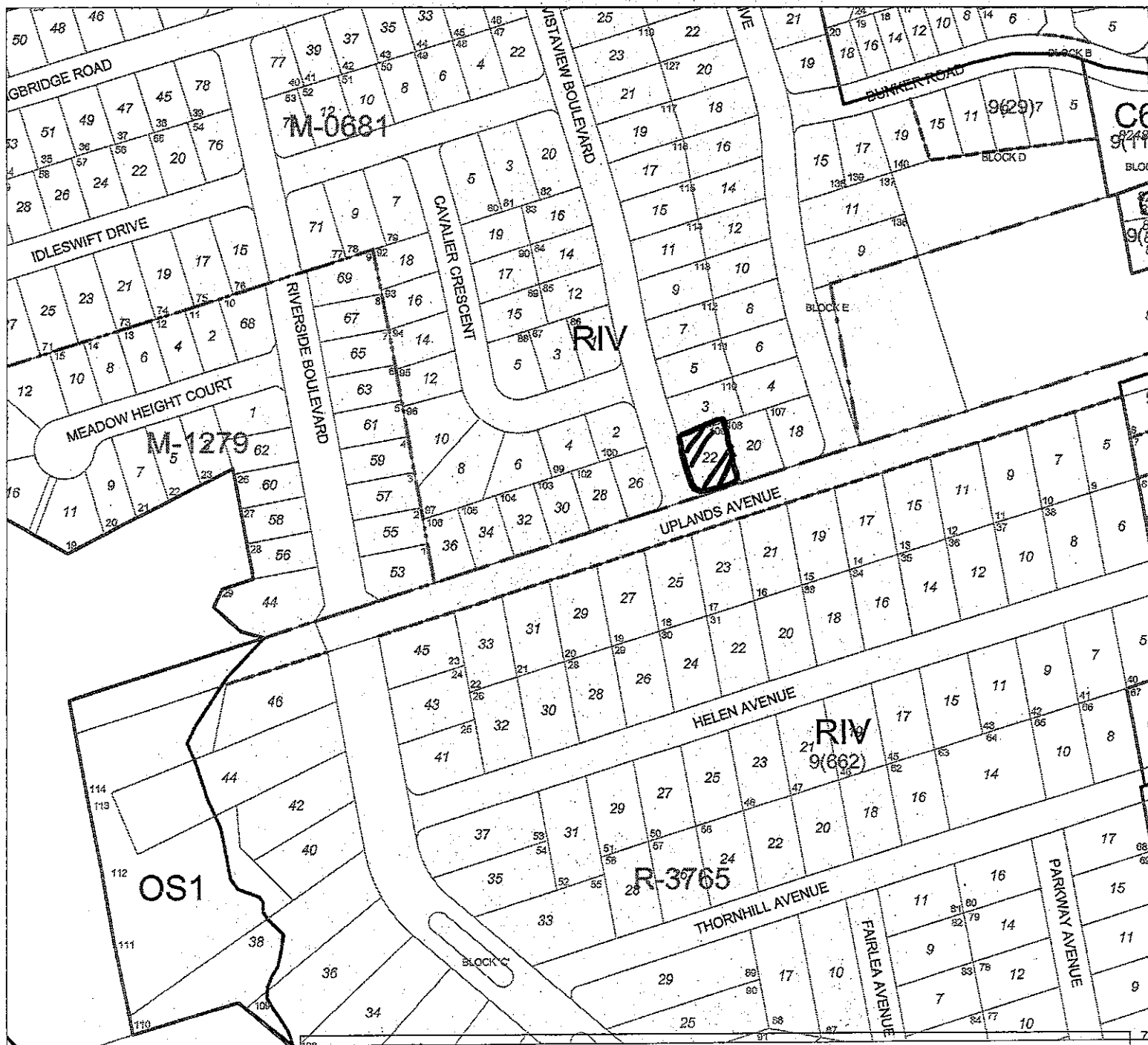
22.5%
 for



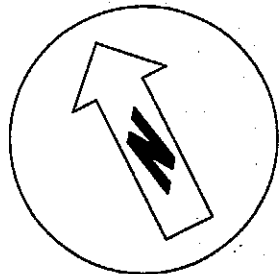
TORONTO
 20 Martin Ross Avenue,
 Toronto, ON M3J 2K3
 (416) 665-6060
 (416) 665-1234
 BCDN 2806
 www.kirkorarchitects.com

Drawing Title
SITE PLAN
 PHASE 11
 Project
Proposed Addition & Alterations To
22 Uplands Ave. - City of Vaughan
 Vaughan, Ontario


S.M.	Drawn by 4/9/2007	Plot Date
	Checked by	Revised
1:300	Scale	Drawing No.
07-032	Project No.	SP-01
07032 - siteplan.dwg	File Name	



City of Vaughan
The City Above Toronto



COMMITTEE OF ADJUSTMENT

File No.:	A134/07
Applicant	MICHAEL SMITH & BELINDA MORALE
	Subject Area MUNICIPALLY KNOWN AS: 22 UPLANDS AVAE., THORNHILL