

Discussion Points for Neighbourhood Meeting held on September 19th 2023 at 6:30pm

Variance 1

The reason for this variance is due to living space below the rear porch (washroom, change room and storage). This was to avoid the need for a cabana. Had we not built underneath the rear porch the porch would be permitted to encroach into the rear yard by 1.50m. the projection is 0.98m (3'-3")

Variance 2

The portion of site plan shaded in blue is what complies with the maximum lot coverage of 313.91 m² (3379sf).

The portion hatched in red is what does not comply 1.97% or 15.43m² (166sf)

The reason for needing the additional coverage is to avoid the need for a cabana. The home owners wanted all items contained within the house footprint. The rear porch is a one storey element with a flat roof that has minimal impact on the massing.

Variance 3

The building height variance is a technical variance as the city considers this roof to be a flat roof even though visually from the street it is sloped (the ratio of flat vs sloped is more than 50%). The new by-law speaks to building height in two different ways.

With there being an existing dwelling on the site the max. building height permitted is the existing height of the dwelling plus 3.0m or 8.50m whichever is greater.

The applicable zone for the by-law permits a maximum building height of 9.50m

The existing house is a bungalow and therefore the City has determined that the max. building height is 8.50m. We have designed the house so that the midpoint of the roof is 8.50m but with the roof being deemed flat by the zoning, our building height is measured to the top of the roof which is at 9.47m.

Referring to the streetscape;

I have overlaid our proposal onto the sites for 145 and 151 using the finished ground floor as the basepoint. As you can see by the green shaded areas the overall massing of our house is much lower in overall building height.

This is because the houses at 145 and 151 are considered to have sloped roofs which means their building height is measured to the midpoint. The top of roof for both 145 and 151 are greater than 9.50m in building height.

Variance 4 and 7 NEW AND OLD

Are technical variances as they relate to the location of the pool equipment. The by-law allows the pool equipment to encroach 1.50m past the minimum rear yard setback. In this case the pool equipment is located 7.80m past the minimum rear setback

The pool equipment is located on an open concrete pad and will not be contained in a structure. Planting will be used to screen the pool equipment.

Variance 5 and 8 NEW AND OLD

Relates to the projection of the window wells into the side yard. My clients wished to have larger basement windows to allow natural light into the basement. Due to grading conditions this required a deeper window well. The basement windows could be reduced in depth to minimize this variance but we would be sacrificing natural light into the basement.

Variance 6 OLD

Again, is a technical variance. With having living space (cold cellar) below the front porch it is no longer permitted to encroach into the front yard. If we were to eliminate the cold cellar the projection would be permitted. The front porch is a one storey element with a flat roof. This was designed to have minimal impact on the streetscape. 0.81m (2'-8")

We have worked with the existing side yard setbacks on the site as to not impede into the side yards. Setback on the north is 1.83m and 1.55m on the south side

Window wells are only located on the north side of the house as to keep a clear path of travel along the south side.

We have spoken with and worked with the City Planning department and urban design to design a house that the city supports and that our clients are happy with.

IAN ROBERTSON DESIGN

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ON. L4K 3N3

Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON, L6A 1T1



Application CAV A113/23 concerning 133 Donhill Cres.

The undersigned



Best Regards,

ATTENDES THE NEIGHBOURHOOD MEETING CONCERNING
APPLICATION CAV A113/23

Owner	Address	Date	Email/Phone
S. Coppola	35 Donhill Cres	Sep. 19/23	
D. Coppola	35 Donhill Cres	Sep. 19/23	
L. VIGI RICCELI	41 DONHILL	Sep. 19	
ANA CIZZI	139 Donhill		
JACK	29 Donhill	Sep. 19	
Belinda Fox	29 Donhill	Sep. 19	

This meeting is being held without prejudice

IAN ROBERTSON DESIGN

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CONCORD, ON. L4K 3N3

Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON, L6A 1T1

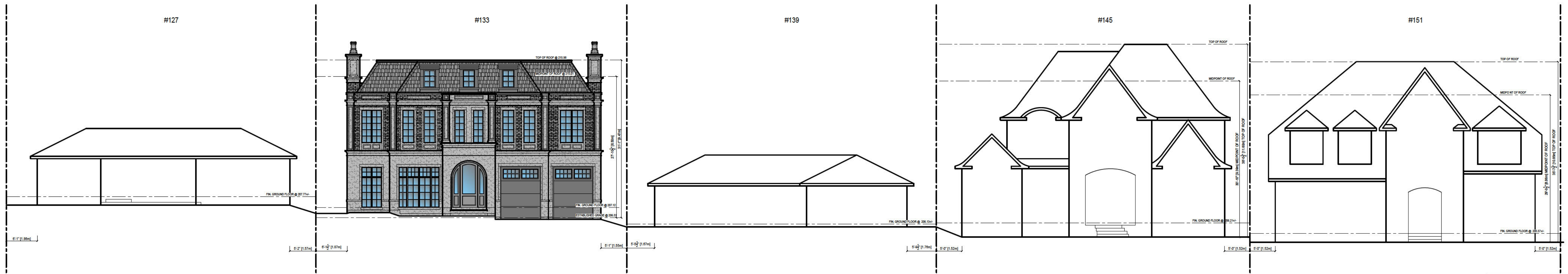
Support for application CAV A113/23 concerning 133 Donhill Cres.

The undersigned supports the application to construct a new two storey dwelling.

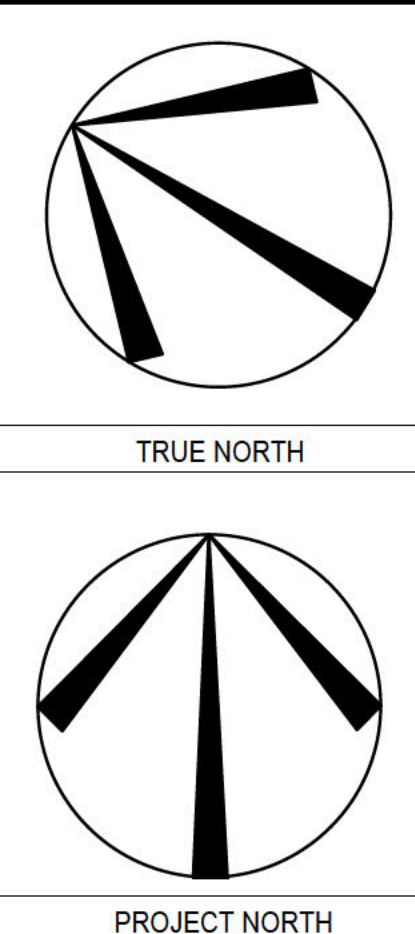
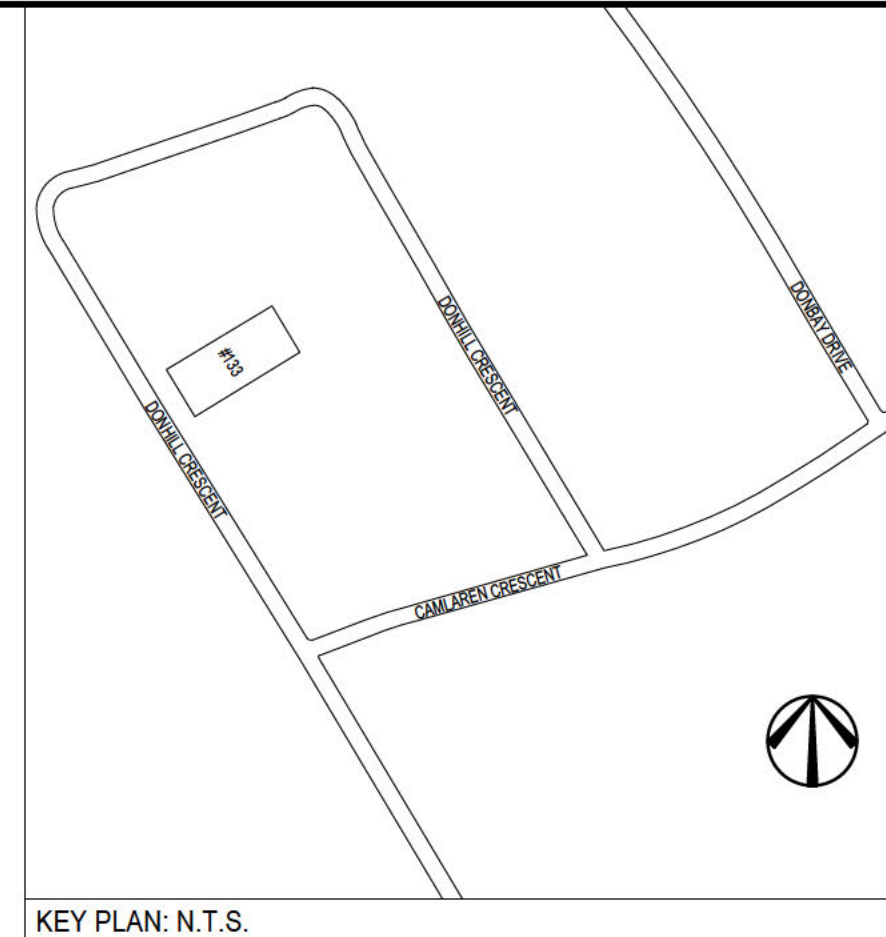
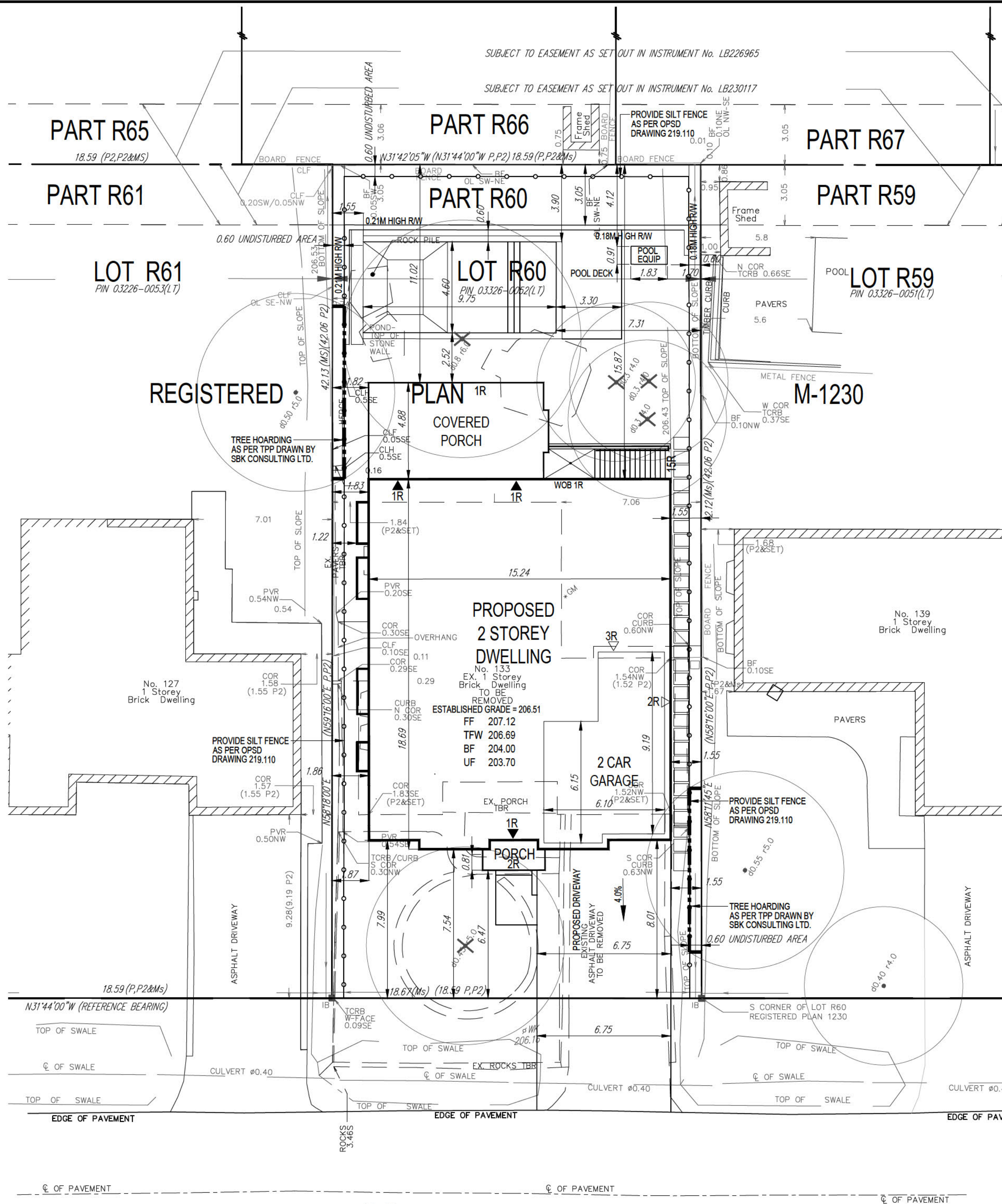
Best Regards,

Owner	Address	Date	Email/ Phone
JOSEPH SAMPAGNA	106 DONHILL CR	Sept 16/23	
Stephanie Garpo	151 Donhill CR	Sept 16/23	
Jerry Jella	121 Donhill CR	Sept 16/23	
Adam Palumbo	127 Donhill Cres	Sept 16/23	
Natalie Commisso	145 Donhill Cres	Sept 19/23	

STREETSCAPE OF DONHILL CRESCENT



SABRINA & CARLO TENUTA	
LOT R60	
133 DONHILL CRESCENT, CITY OF VAUGHAN	
STREETSCAPE	
DATE	09/18/23
BY	MF
PROJECT NO.	23-02
SCALE	3/32" = 1'-0"
PAGE	1 OF 1



LEGEND

ST	STORM CONNECTION	2%	PROP. SWALE
SA	SANITARY CONNECTION	11%	PROPOSED 3:1 SLOPE
W	WATER CONNECTION	+	ENGINEERED FILL LOT
H	HYDRO CONNECTION	+	TRANSFORMER
DB	DOUBLE CATCH BASIN	+	CABLE TV PEDESTAL
CB	CATCH BASIN	+	BELL PEDESTAL
HY	HYDRANT	+	HYDRO METER
VC	VALVE AND CHAMBER	+	GAS METER
SL	STREET LIGHT	+	AIR-CONDITIONING UNIT
VB	VALVE AND BOX	+	TELECOM. JUNCTION BOX
SM	SANITARY MANHOLE	+	SUMP PUMP
SO	STORM MANHOLE	+	EXTERIOR DOOR LOCATION
CM	COMMUNITY MAIL BOX	+	EXTERIOR DOOR LOCATION
DL	DOWNPOUT LOCATION	+	GRADE PERMITTING
FF	FISHED FLOOR ELEVATION	○	WINDOWS PERMITTED
TFW	TOP OF FOUNDATION WALL	REV.	REVERSE PLAN
BF	FISHED BASEMENT SLAB	WOB	WALK-OUT BASEMENT
UF	UNDERSIDE OF FOOTING	WOD	WALK-OUT DECK
UFR	UNDERSIDE OF FOOTING	x 100.00	PROPOSED GRADE
UR	UNDERSIDE OF FOOTING	100.00	EXISTING GRADE
TR	TO BE REMOVED	+	FLOOR DRAIN
(EST)	ESTABLISHED GRADE	+	TREE HOARDING
			DISTING. CORNER GRADES

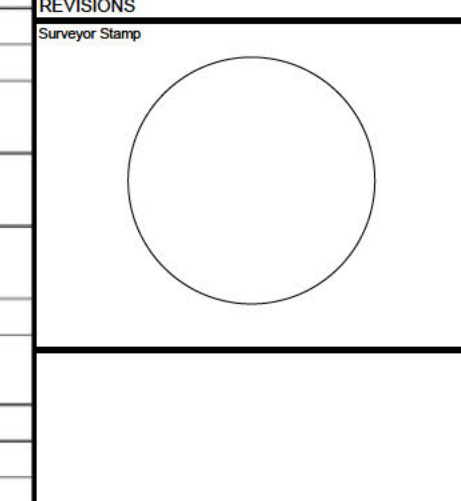
IAN ROBERTSON DESIGN GENERAL NOTES

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3. ALL CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IAN ROBERTSON DESIGN HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
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SITE DATA	ZONING	
	BY-LAW 001-2021	PROPOSED
ZONE	R1B (EN)	
LOT FRONTAGE	18.0 M	18.67 M
LOT AREA	600M2	784.78 M
FRONT YARD SETBACK	7.28 M	6.47 M (PORCH) 7.54 M (HOUSE)
SIDE YARD SETBACK	1.50 M	1.83 M (NORTH) 1.55 M (SOUTH)
REAR YARD SETBACK	12.0 M	15.87 M (HOUSE)
GROUND FLOOR AREA		11.02 M (PORCH)
GROSS FLOOR AREA		227.52 M2
LOT COVERAGE		511.71 M2
NOT INCL. PORCH	40% (313.91 M2)	35.85% (281.31 M2)
LOT COVERAGE OF PORTICO		0.56% (4.37 M2)
LOT COVERAGE OF REAR PORCH		5.56% (43.66 M2)
TOTAL COVERAGE	40%	41.97% (329.34 M2)
BLDG HEIGHT TO PEAK	8.50 M	9.47 M
BLDG HEIGHT TO MIDPOINT		8.51 M
DRIVEWAY WIDTH	9.0 M	6.75 M
CHIMNEY PROJECTION	0.6 M	0.00 M
WINDOW WELL SETBACK		1.22 M (NORTH)
FRONT YARD AREA		141.51 M2
DRIVEWAY AREA		51.96 M2
WALKWAY & STEP AREA		5.43 M2
FRONT YARD LANDSCAPING	50% (70.75 M2)	141.51 - 51.96 = 89.55 M2 (63.28%)
FRONT YARD SOFT LANDSCAPING	60% (42.45 M2)	89.55 M2 - 5.43 M2 = 84.12 M2 (118%)
REAR YARD AREA		241.18 M2
HARDSCAPE AREA (POOL/ RET. WALL/ POOL EQUIP./ POOL DECK)		83.12 M2
REAR YARD SOFT LANDSCAPING	60% (144.71 M2)	241.18 - 83.12 = 158.06 M2 (65.54%)

REVISIONS

#	Description	Date	By
4	REV. AS PER CITY COMMENTS	08/08/23	MF
3	ISSUED FOR COORD.	06/09/23	BM
2	ISSUED FOR COORD.	05/11/23	BM
1	ISSUED FOR DISCUSSION	04/24/23	BM



Client: **CARLO & SABRINA TENUTA**

Project: **133 DONHILL CRES. CITY OF VAUGHAN**

Sheet Title: **SITE PLAN**

Municipal Address: **133 DONHILL CRES.**
 Lot No: **LOT R60**
 Drawn by: **MF** Checked by: **BM**
 Project No: **23-02** Plan #: **M-1230**
 Scale: **1:150** Date: **03/08/23** Page: **SP-1**

DONHILL CRESCENT
 (DEDICATED BY REGISTERED PLAN 6087)
 PIN 03326-0271(LT)