

File: A167/21
Applicant: Saveria (Sylvia) Conforti
Address: 35 Goodman Cr Maple
Agent: 3 Sixty Architect Inc.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of 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		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<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		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: September 30, 2021 (see next page for details)

Background History: N/A

Staff Report Prepared By: Pravina Attwala
 Hearing Date: Thursday, October 28, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



Minor Variance Application

Agenda Item: 16

A167/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , October 28, 2021 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.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Saveria (Sylvia) Conforti

Agent: 3 Sixty Architect Inc.

Property: **35 Goodman Cr Maple**

Zoning: The subject lands are zoned R1V under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1. The maximum Lot Coverage shall be 20%. [4.1.9, Schedule A]	1. The maximum proposed Lot Coverage is 25.5%. (23% dwelling; 2.5% covered rear porch, front door overhang & cold room)
2. The maximum Building Height shall be 9.5 metres. [4.1.9, Schedule A]	2. The maximum proposed Building Height is 9.9 metres.
3. The minimum required front yard is 11.01 metres. [4.1.9, Schedule A, Note 11]	3. The minimum proposed front yard is 10.16 metres.

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

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
September 30, 2021	N/A	Adjourned	To permit time for staff to review the revised proposal.

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on October 06, 2021

Applicant has confirmed posting of signage October 19, 2021.

Property Information	
Existing Structures	Year Constructed
Dwelling	1959 (Purchased 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): (insert from application) 20% lot coverage does not allow for living characteristics and conditions that the owner is accustomed to. Minimum requirement for hip roof is 4.12 slope which resulted in exceeding the maximum 9.6m requirement.

Committee of Adjustment recommended conditions of approval: None

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.

Please note the following:

- For the purposes of calculating the required Building Height, any roof with a slope of less than 4:12 is interpreted as a flat roof.
- Sills, belt courses, cornices, eaves, gutters, canopies, and chimney pilasters are permitted to project a maximum of 0.5 metres into a required yard. [3.14 a]]
- A retaining wall (including one forming a window well) which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. [4.1.1 j]]
- Central Air Conditioner and/or Heat Pump Units shall comply with the requirements of 3.14 h).

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

Building Inspections (Septic):

No comments received to date

Development Planning:

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

The Owner is requesting permission to construct a two-storey single family dwelling in an established large-lot neighbourhood. At the request of the Development Planning Department, the Owner has increased the previously proposed 9 m front yard setback to 10.16 m to reduce its impact onto the existing streetscape while remaining compatible with the surrounding neighbourhood. The Development Planning Department has supported a maximum 23% lot coverage for two-storey single family dwellings in the area. Exceptions where greater lot coverage have been supported included covered, unenclosed porches in the total lot coverage calculation. The single-family dwelling has a proposed maximum lot coverage of 23% (main dwelling) and the remaining 2.5% lot coverage is associated with the proposed covered unenclosed rear porch and front door overhang which is considered non-livable area and will not impact the massing or character of the streetscape. The proposed maximum building height of 9.9 m represents a reasonable increase in height that will not negatively impact the overall streetscape and is consistent with previous approvals in the area.

In support of this application, the Owner has submitted an Arborist Report/Tree Protection Plan prepared by Lothlorien Garden Consulting, dated June 16, 2021, to evaluate the impact of the proposal on the existing vegetation. The Urban Design Division of the Development Planning Department has reviewed the Arborist Report/Tree Protection Plan and are generally satisfied. All preservation/mitigative measures identified in the Arborist Report will be handled by Parks, Forestry and Horticulture Operations Department through the tree permit process.

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.

Development Engineering:

As the proposed dwelling in the subject property is 188.62 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 proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition.

The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx for more information.

The Development Engineering (DE) Department does not object to variance application A167/21 subject to the following condition(s):

1. The Owner/applicant shall submit the final 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.
2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.5% in order to mitigate potential impacts on the municipal storm water system.

Parks, Forestry and Horticulture Operations -

Recommended condition of approval:

Applicant/owner shall apply for a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.

By-Law and Compliance, Licensing and Permit Services:

No comments no concerns.

Development Finance:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.
4. That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Fire Department:

No comments no concerns.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence (22 Malaren Road)

Applicant Correspondence (response to 22 Malaren Road)

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 **adjourn** this application the following condition(s) is required: None

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 Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall submit the final 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. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.5% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x 3614 Zachary.Guizzetti@vaughan.ca	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

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.

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.

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

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

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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 shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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 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.

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.

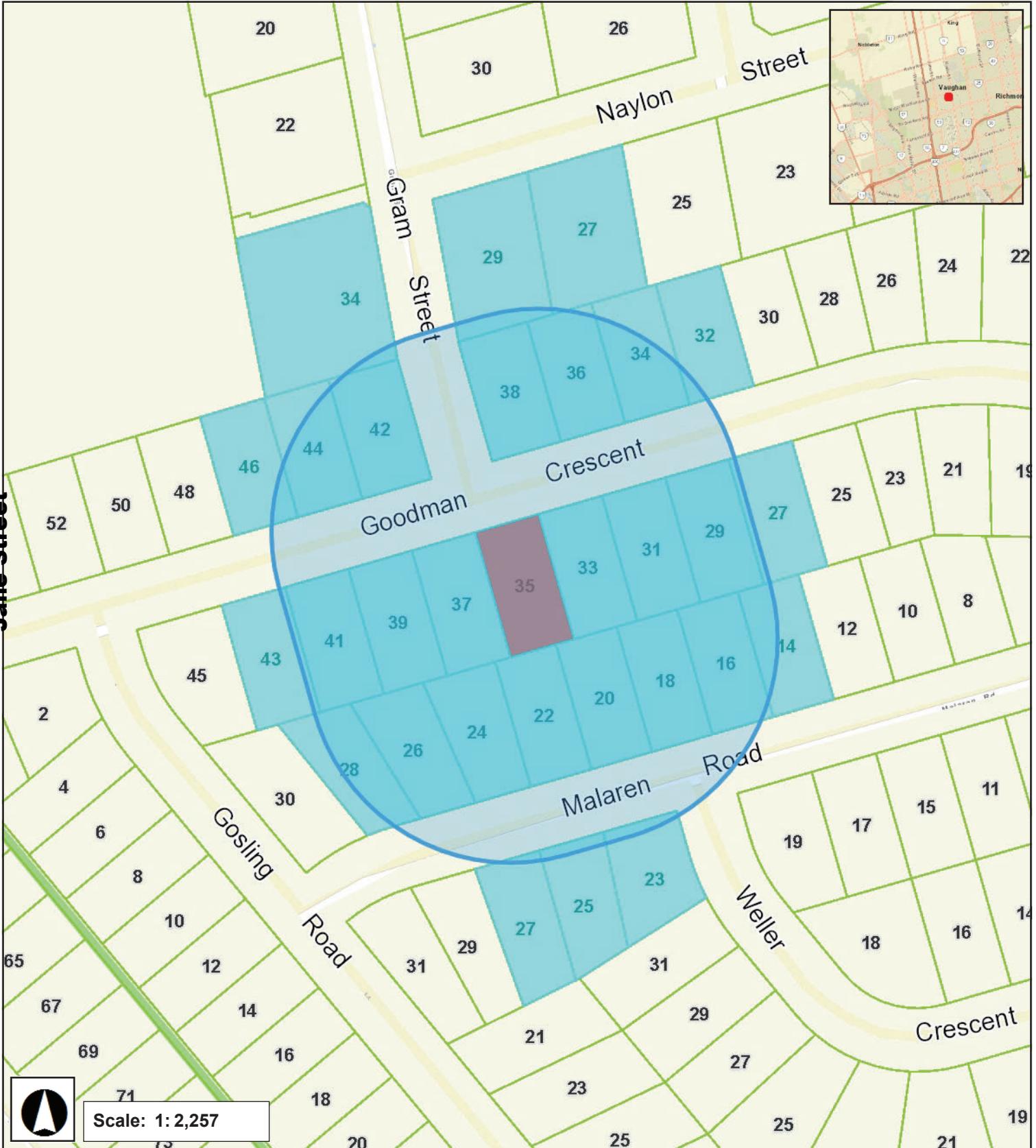
Location Map
Plans & Sketches



LOCATION MAP - A167/21

35 GOODMAN CRESCENT, MAPLE

Major Mackenzie Drive



Scale: 1: 2,257

Rutherford Road

September 10, 2021 5:11 PM

SITE STATISTICS

2012 O.B.C. Classification – Group C Res
2012 O.B.C. Table 9.10.2.1.

ZONING R1 V By-Law 1-88

LOT AREA = 865.32 m2 (9,314.56 ft2)

TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT
DONALD E. ROBERTS LTD. ONTARIO LAND SURVEYORS
111 RAILSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M3A 1B2,
(416) 755-5320 REF. NO. 18-9328

NUMBER OF STORIES TWO

GROSS FLOOR AREAS:

FIN BSMNT AREA = 11.78 m2 (126.8 ft2)
MAIN FLOOR = 188.62 m2 (2030.36 ft2)
SECOND FLOOR = 188.62 m2 (2030.36 ft2)
TOTAL NEW G.F.A. = 377.24 m2 (4060.72 ft2)

	PROPOSED	REQUIRED
COVERAGE		
PROPOSED DWELLING COVERAGE = 199.4 m2 (2146.5 ft2) INCLUDES GARAGE & ENTRANCE TOWER DOES NOT INCLUDE CHIMNEY BREAST	23.0 %	
FRONT DOOR OVERHANG = 2.3 m2 (25.0 ft2)		
REAR COVERED EXTERIOR PORCH = 15.4 m2 (165.75 ft2)		
COLD ROOM IN ADDITION TO AREA COVERED BY FRONT DOOR OVERHANG = 3.5 m2 (38.0 ft2)		
PROPOSED OVERALL LOT COV = 220.66 m2 (2375.25 ft2)	25.5 %	20.0 %
SET BACKS		
PROPOSED FRONT YARD SETBACK = 10.16m TO CONC DECK = 10.8m TO GARAGE		11.01 m
PROPOSED SOUTH (REAR) YARD = 15.51m		7.5m
PROPOSED EAST SIDE YARD = 1.52m & 2.69m		1.5m
PROPOSED WEST SIDE YARD = 4.93 m		1.5 m
BUILDING HEIGHT		
PROPOSED FROM AVERAGE GRADE = 9.9 m TO MID-POINT OF ROOF		9.5 m MAX
DRIVEWAY		
WIDTH = 6.0 m		6.0 m MAX
FRONT YARD AREA		
AREA OF FRONT YARD = 188.19 m2 (TOTAL)		
AREA OF DRIVEWAY = 57.75 m2		
AREA OF HARD LANDSCAPE = 7.37 m2		
AREA OF SOFT LANDSCAPE = 123.07 m2		
FRONT YARD LANDSCAPED AREA = 130.44 m2 = 69.31%		50%
FRONT YARD SOFT LANDSCAPED AREA = 123.07 m2 = 65.4% (94.3% OF REQ'D FRONT LANDSCAPE)		60.0%
REAR YARD AREA		
AREA OF REAR YARD = 3511.93 sq.ft. 326.26 m2 (TOTAL)		
AREA OF WALK-UP STAIR = 13.94 m2		
AREA OF WINDOW WELL = 3.44 m2		
AREA OF HARD LANDSCAPE = 32.5 m2		
AREA OF SOFT LANDSCAPE = 276.38 m2 = 84.7%		60.0%

LOT COVERAGE = 25.5%
(23% dwelling; 2.5% covered structures)



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3sixty@3sixtyarchitect.ca
@3sixty.architect

No.	DATE:	REVISION
1	May 24/2021	Issued for C of A App
2	Aug 11/2021	Re-issued for C of A App
3	Sept 14/2021	Re-issued for C of A App
4	Oct 7/2021	Re-issued for C of A App

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PROJECT: **35 GOODMAN CRES**
LOT 107 RP 5590
Vaughan, Ontario

TITLE: **SITE STATISTICS**

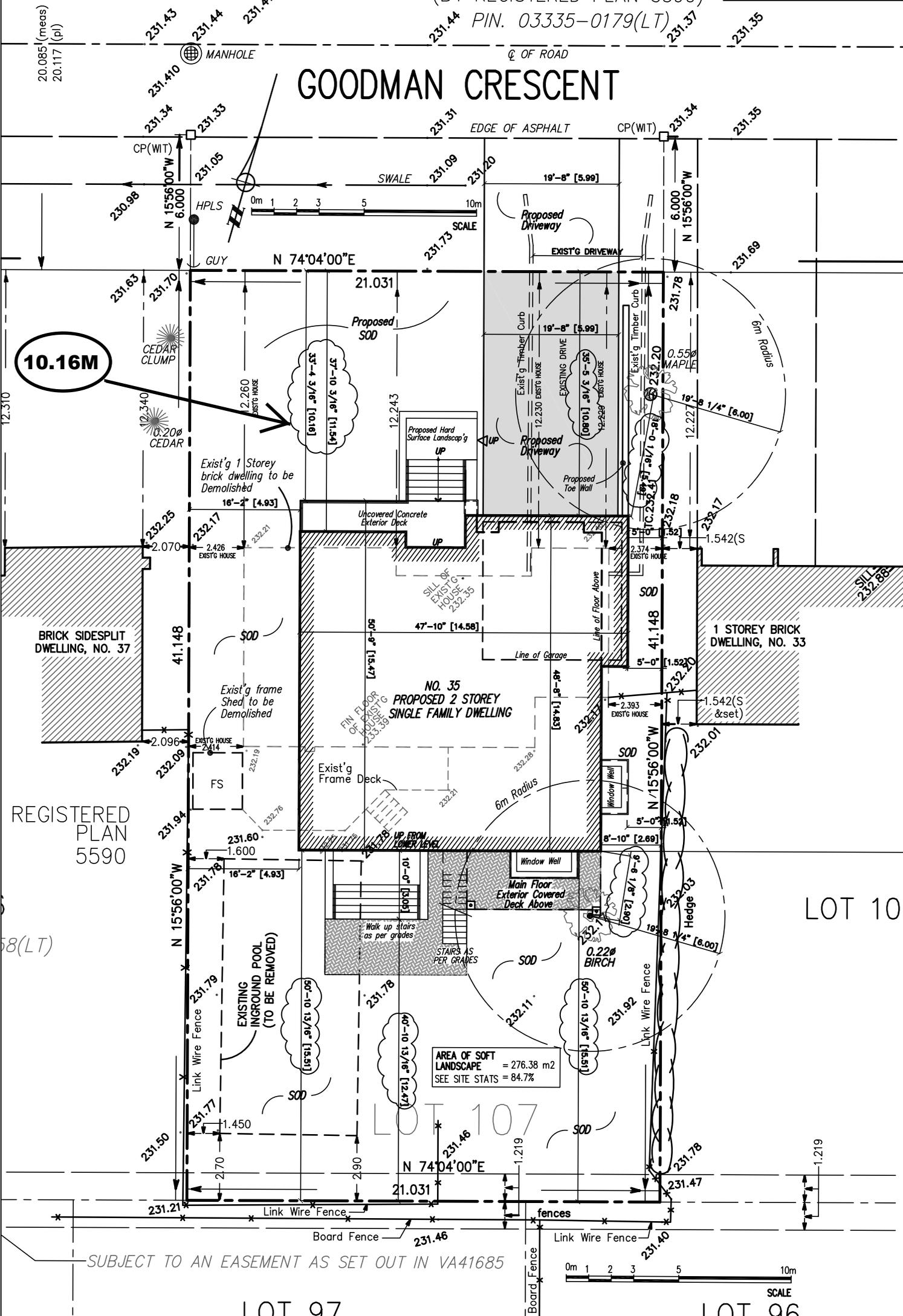
DRAWN BY: JC	PROJECT NO.: 0239
CHECKED BY: JC	DRAWING NO.:
DATE: May, 2021	A2
SCALE: NTS	

REVISED OCT. 7/21

MANHOLE

(BY REGISTERED PLAN 5590)
PIN. 03335-0179(LT)

A167/21



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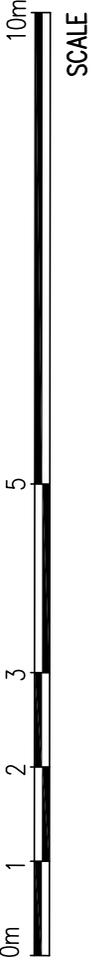
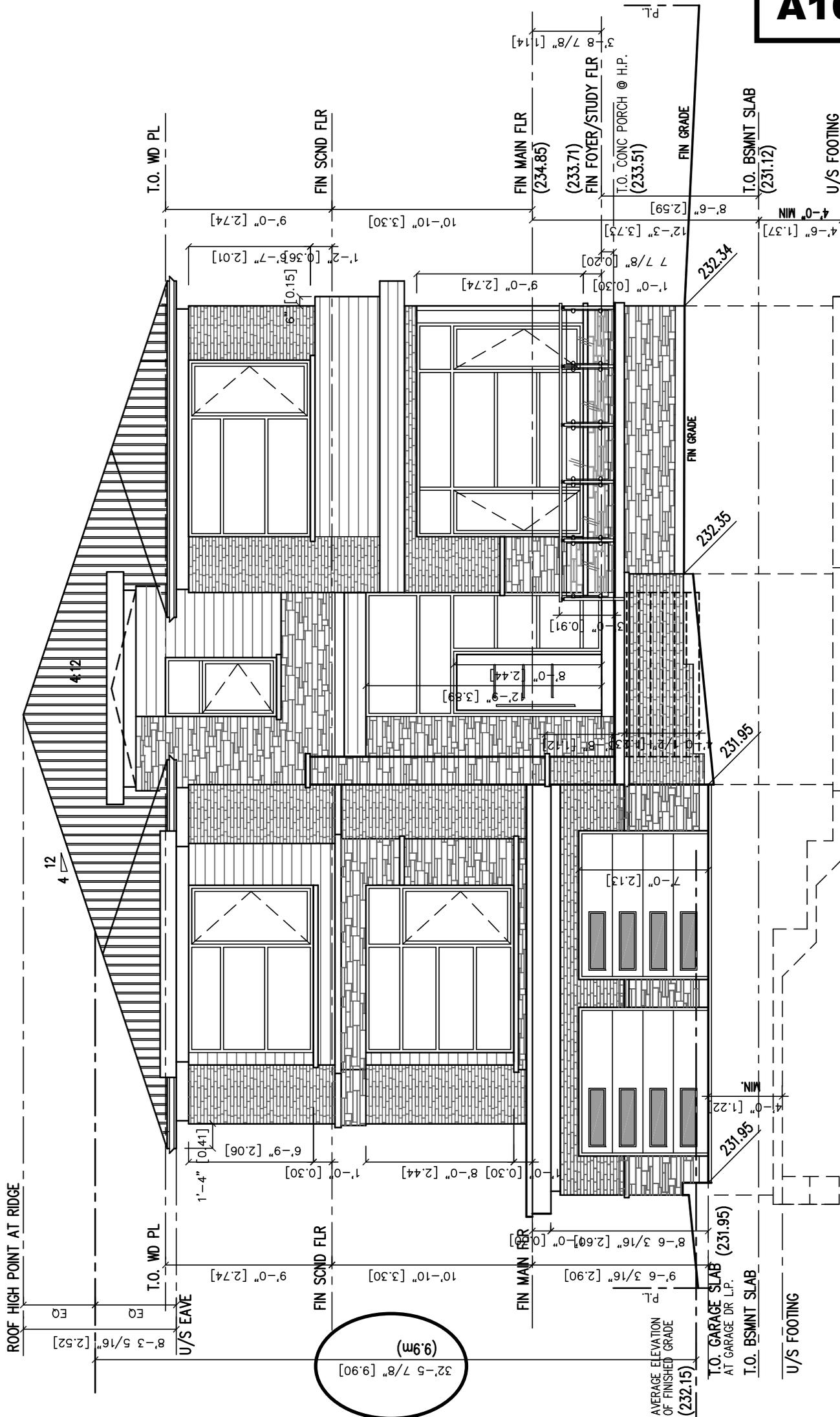
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PROJECT: **35 GOODMAN CRES**
LOT 107 RP 5590
Vaughan, Ontario

TITLE: **PROPOSED SITEPLAN**

DRAWN BY: **JC** PROJECT NO.: **0239**
CHECKED BY: **JC** DRAWING NO.:
DATE: **May, 2021**
SCALE: **NTS**

A1



35 GOODMAN CRES
 FRONT ELEVATION (NORTH)
 August 10, 2021

36ixty
 architect inc.

3 Sixty architect inc.
 175 Slave Crescent
 Richmond Hill, Ontario L4C 0S8

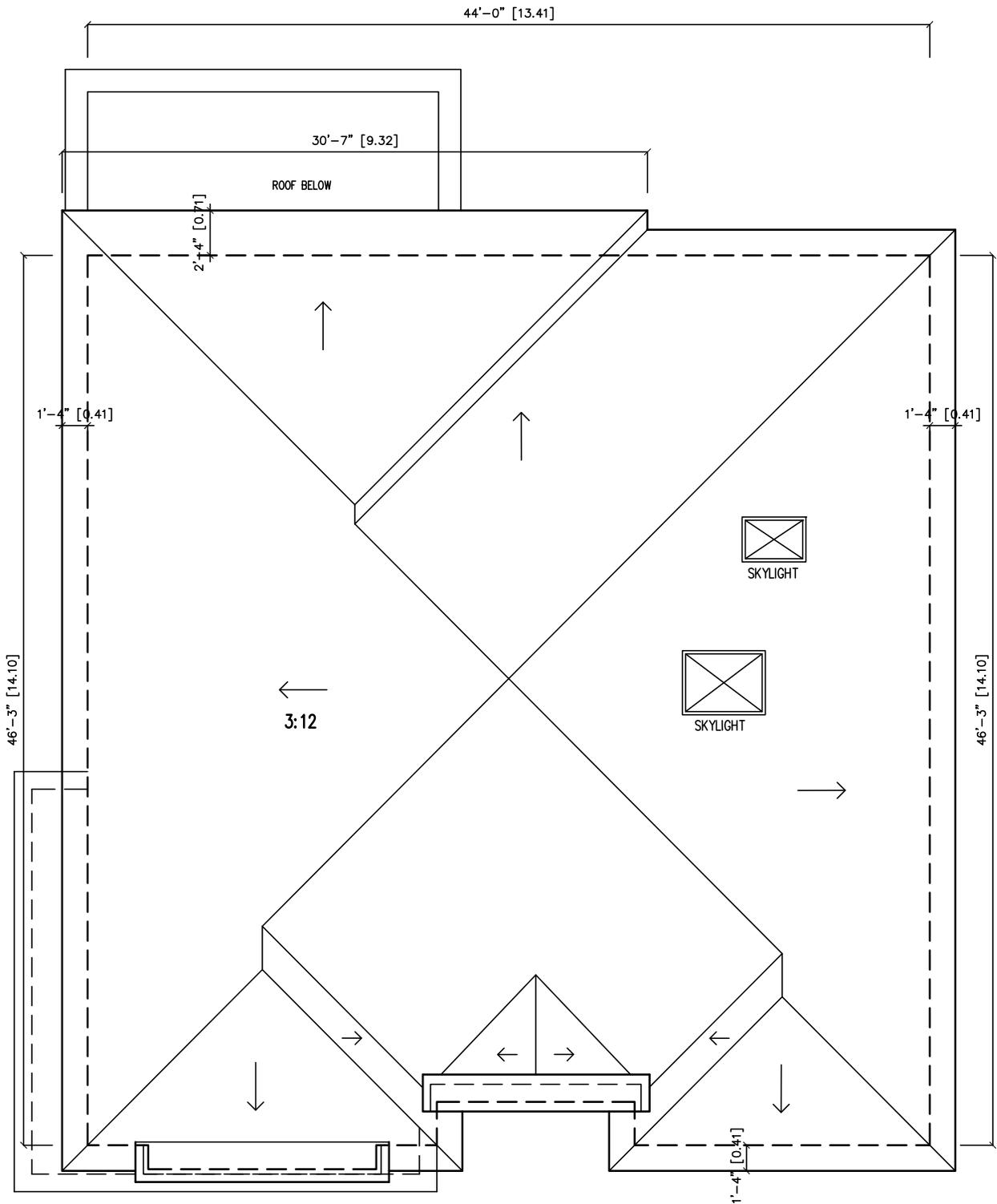
416-587-1073 647-898 3447

3sixty@3sixtyarchitect.ca
 @3sixty.architect

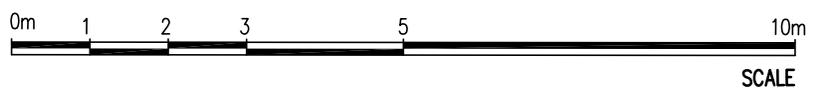
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PROJECT: 35 GOODMAN CRES LOT 107 RP 5590 Vaughan, Ontario	
TITLE: FRONT ELEVATION	
DRAWN BY: JC	PROJECT NO.: 0239
CHECKED BY: JC	DRAWING NO.:
DATE: May, 2021	A7
SCALE: NTS	



ROOF PLAN
May 18, 2021



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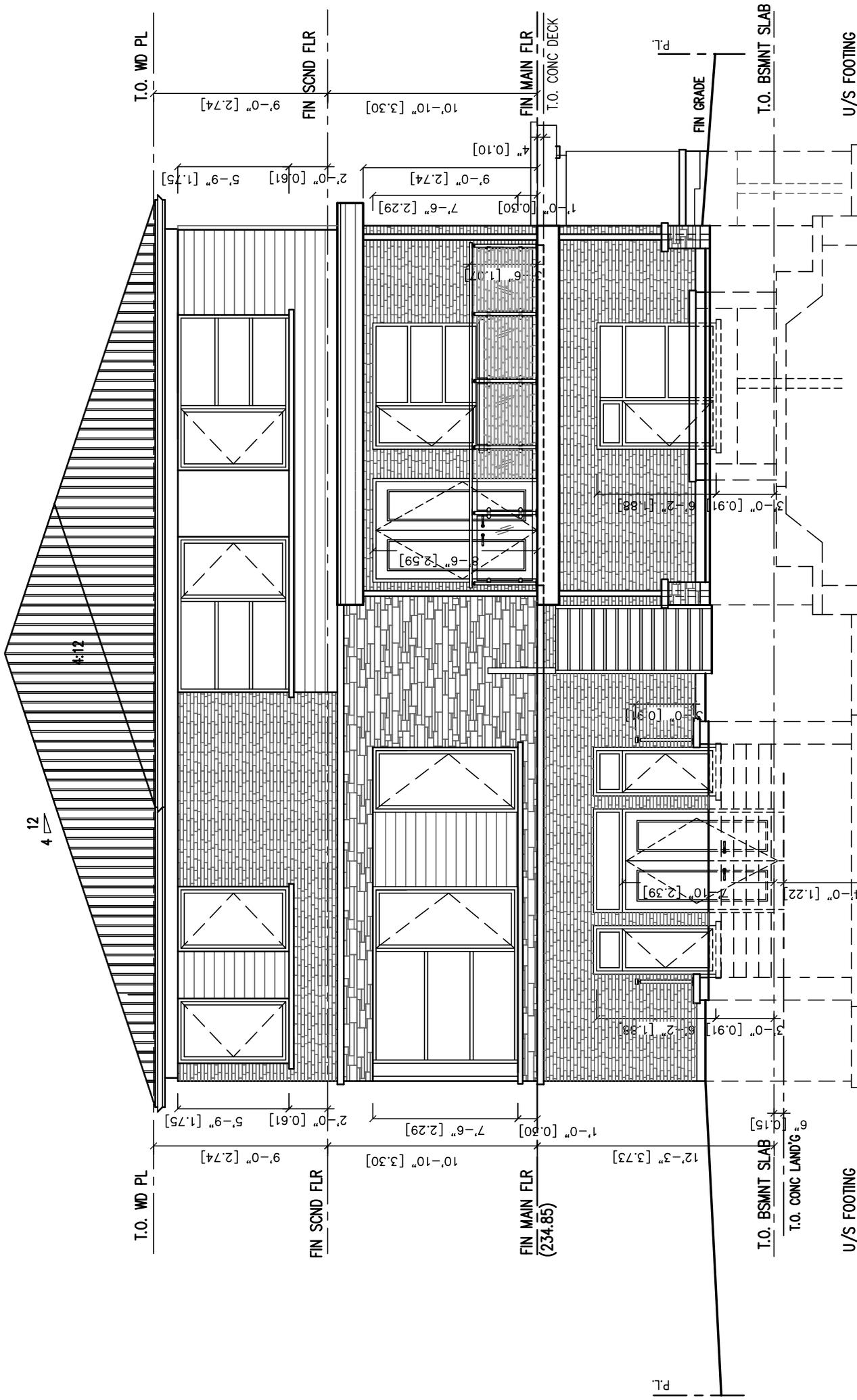
PROJECT: **35 GOODMAN CRES**
LOT 107 RP 5590
Vaughan, Ontario

TITLE: **ROOF PLAN**

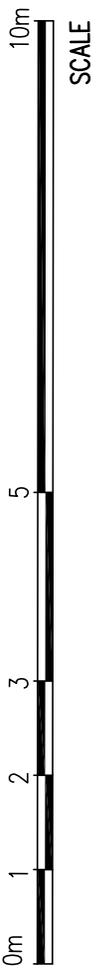
DRAWN BY: **JC**
CHECKED BY: **JC**
DATE: **May, 2021**
SCALE: **1/8"=1'-0"**

PROJECT NO.: **0239**
DRAWING NO.:

A6



35 GOODMAN CRES
 REAR ELEVATION (SOUTH)
 August 10, 2021



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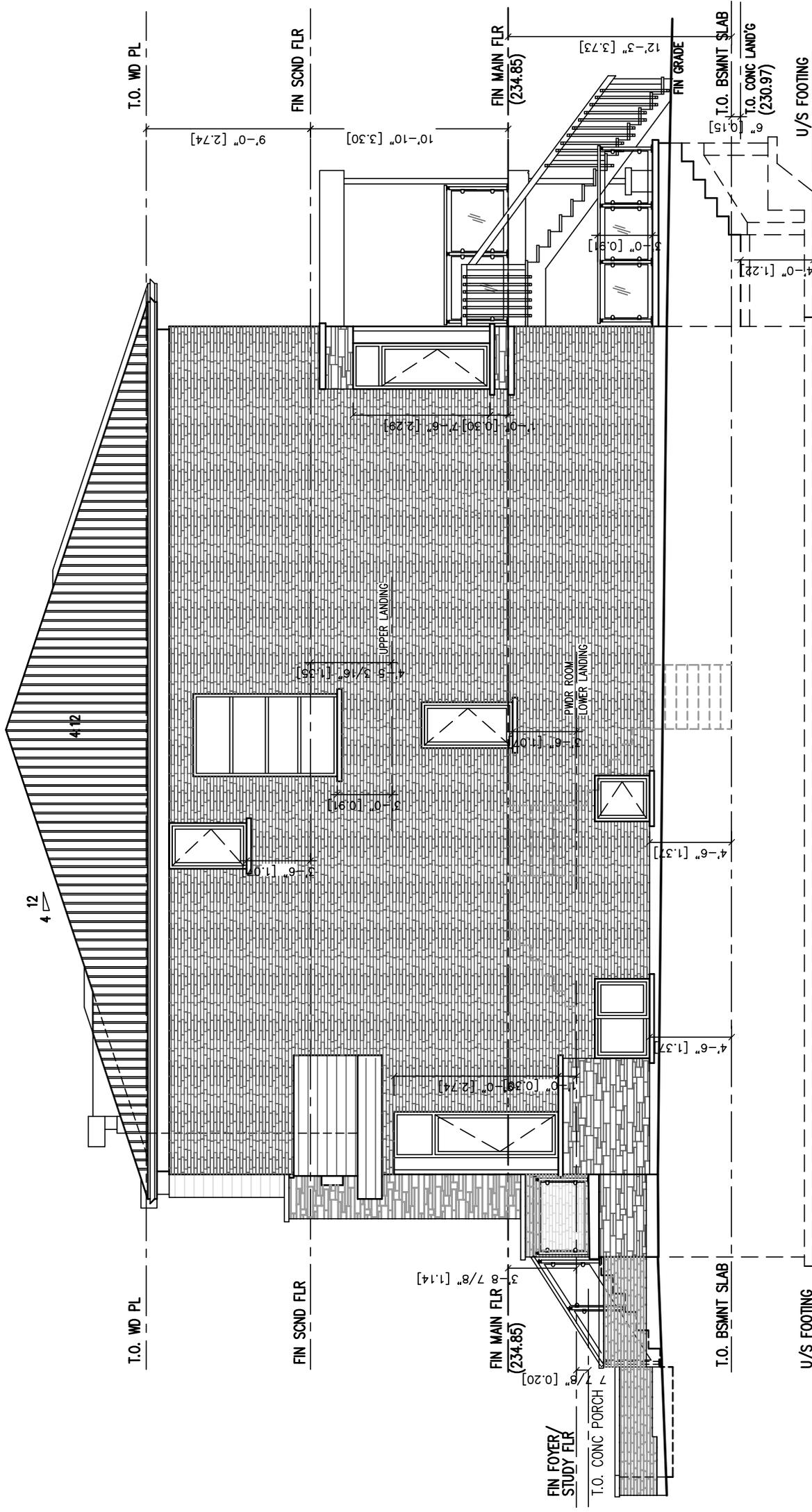
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PROJECT: **35 GOODMAN CRES**
LOT 107 RP 5590
 Vaughan, Ontario

TITLE: **REAR ELEVATION**

DRAWN BY: **JC**
 CHECKED BY: **JC**
 DATE: **May, 2021**
 SCALE: **NTS**

PROJECT NO.: **0239**
 DRAWING NO.:
A8



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3		

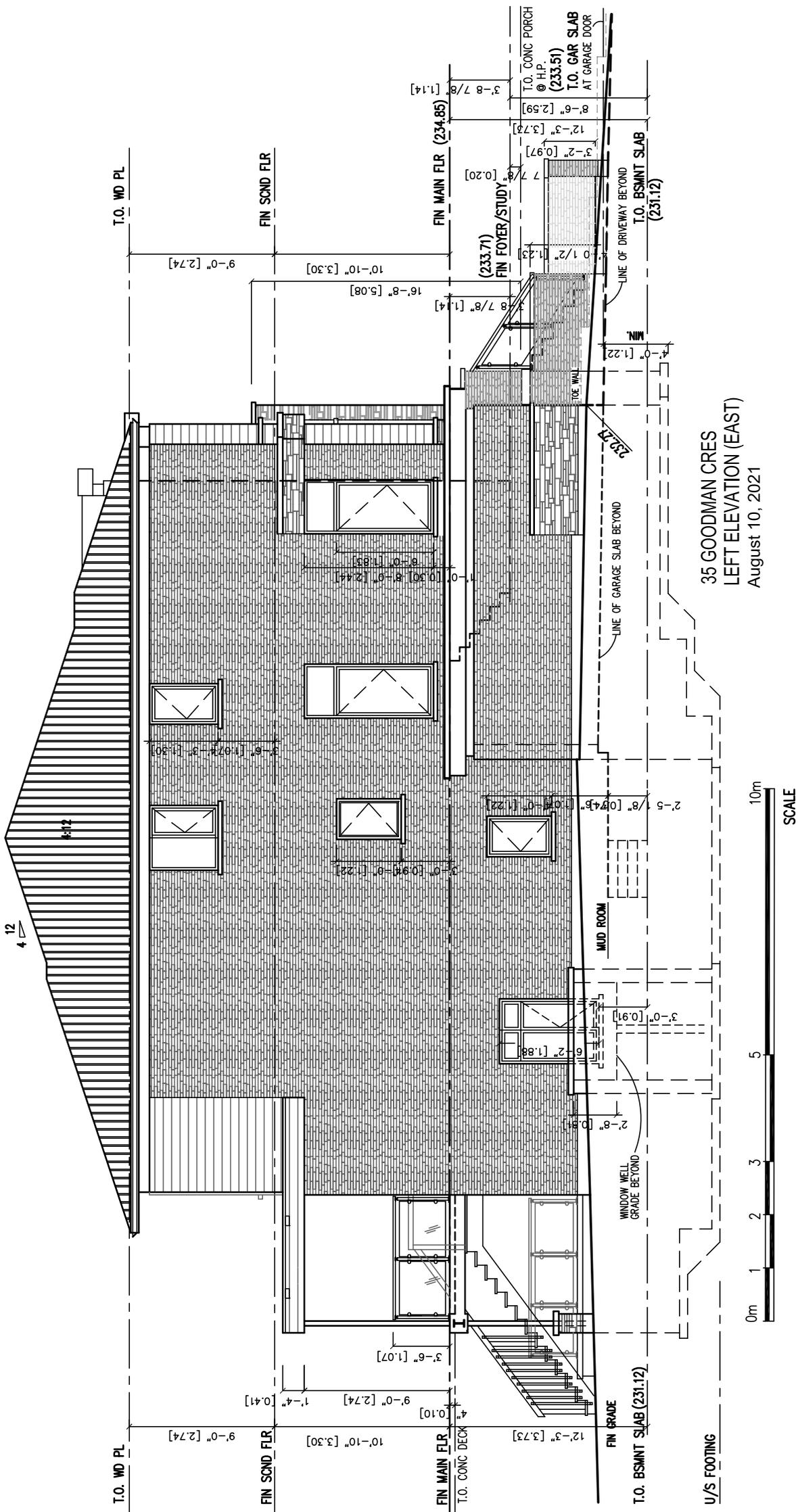
DRAWINGS MUST NOT BE SCALED.
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PROJECT: **35 GOODMAN CRES**
LOT 107 RP 5590
 Vaughan, Ontario

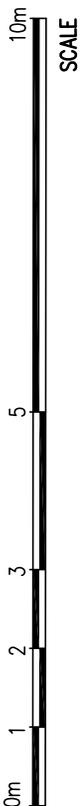
TITLE: **RIGHT ELEVATION**

DRAWN BY: **JC**
 CHECKED BY: **JC**
 DATE: **May, 2021**
 SCALE: **NTS**

PROJECT NO.: **0239**
 DRAWING NO.:
A9



35 GOODMAN CRES
LEFT ELEVATION (EAST)
August 10, 2021



3 Sixty architect inc.
175 Slave Crescent
Richmond Hill, Ontario L4C 0S8
416-587-1073 647-898 3447
3sixty@3sixtyarchitect.ca
@3sixty.architect

No.	DATE:	REVISION
1	May 24/2021	Issued for C of A App
2	Aug 11/2021	Re-issued for C of A App
3		

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PROJECT: 35 GOODMAN CRES LOT 107 RP 5590 Vaughan, Ontario	
TITLE: LEFT ELEVATION	
DRAWN BY: JC	PROJECT NO.: 0239
CHECKED BY: JC	DRAWING NO.:
DATE: May, 2021	A10
SCALE: NTS	

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.

Public Correspondence (22 Malaren Road)

Applicant Correspondence (response to 22 Malaren Road)

Pravina Attwala

Subject: FW: [External] Re: A167/21 - Correspondence Received
Attachments: 22 Malaren.pdf; SURVEY 18.9328.pdf

From: John Coppa
Sent: October-20-21 11:54 AM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Cc: Sylvia ; Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: [External] Re: A167/21 - Correspondence Received

Hi Pravina,

Re: David and Alessandra Pompeo-22 Malaren Rd

The Owner/Applicant has assured our office that any discrepancy with existing fences will be addressed during the landscape portion of construction and will follow the signed Surveyors Real Property Report dated September 20, 2018, (attached for your reference) which represents a legal and current representation of the lot boundaries. This report indicates a lot depth of 41.148m (135 feet)

All architectural site planning has been based on a lot depth of 135 feet (not 138 feet) and any required minor variances that have been reviewed by the City Zoning department reflect same

Please let us know if you have any further concerns or comments

Thanks you

regards

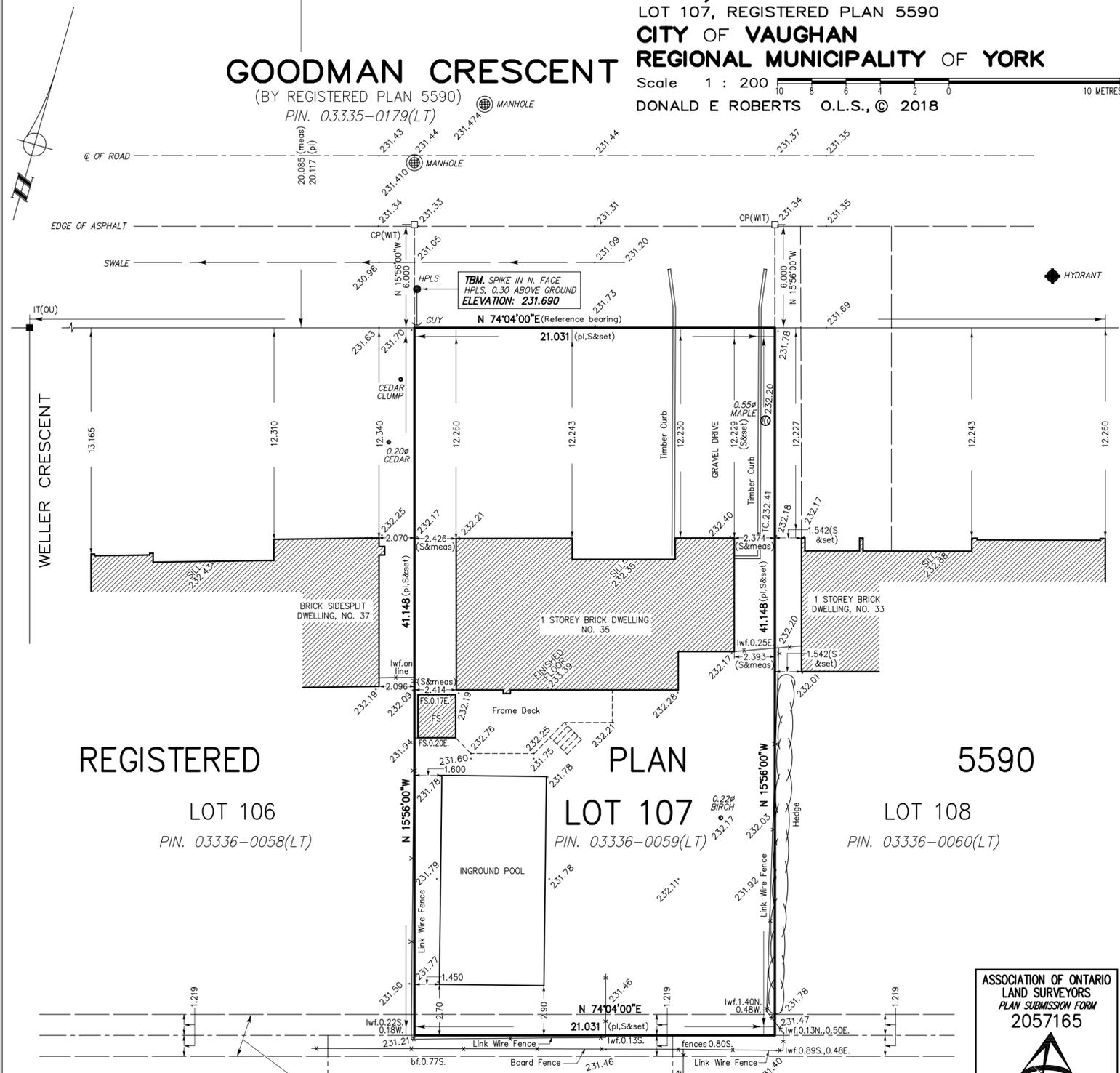
John Coppa B.Arch., OAA, MRAIC
3 Sixty architect inc.

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 107, REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
 Scale 1 : 200
 DONALD E ROBERTS O.L.S., © 2018

GOODMAN CRESCENT
 (BY REGISTERED PLAN 5590)
 PIN. 03335-0179(LT)



REGISTERED

PLAN

5590

LOT 106
 PIN. 03336-0058(LT)

LOT 107
 PIN. 03336-0059(LT)

LOT 108
 PIN. 03336-0060(LT)

BENCH MARK
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BM. NO. 25-5
 DESCRIPTION: CITY OF VAUGHAN PUBLIC LIBRARY AT MERINO RD. JUST W. OF
 KEELE ST. 0.400m E. OF SW. CORNER, 0.200m BELOW BRICKWORK ON S.
 FACE. #8 MERINO RD. ELEVATION: 161.325m

SUBJECT TO AN EASEMENT AS SET OUT IN VA41685

LOT 97
 PIN. 03336-0079(LT)

LOT 96
 PIN. 03336-0078(LT)

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2057165

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR.
 In accordance with
 Regulation 1026, Section 29(3).

NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GOODMAN CRESCENT, AS SHOWN ON REG. PLAN 5590, HAVING A BEARING OF N 74°04'00"E.

□ DENOTES	SURVEY MONUMENT SET	lwf	DENOTES	LINK WIRE FENCE
■	SURVEY MONUMENT FOUND	bf	"	BOARD FENCE
SIB	STANDARD IRON BAR	OU	"	ORIGIN UNKNOWN
IB	IRON BAR	WT	"	WITNESS
CC	CUT CROSS	FS	"	FRAME SHED
CP	CONCRETE PIN WITH WASHER	TC	"	TOP OF CURB
IT	IRON TUBE			
pl	REGISTERED PLAN 5590			
S	F. SCHAEFFER O.L.S., SURVEY DATED SEPTEMBER 4, 1959			
HPLS	HYDRO POLE, LIGHT STANDARD			

BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM,
- THE SURVEY WAS COMPLETED ON THE 4th DAY OF SEPTEMBER, 2018.

DATE SEPTEMBER 20th, 2018

Donald E. Roberts
 DONALD E. ROBERTS
 ONTARIO LAND SURVEYOR

© COPYRIGHT 2018 DONALD E. ROBERTS O.L.S.

PART 2:

- FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
- SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT VA41685.

THIS SURVEY WAS PREPARED FOR: WILLIAM MAURO

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
 111 RAILSIDE ROAD, SUITE 304, TORONTO ONTARIO, M3A 1B2, (416) 755-5320

DRAWN	J.H.	REF NO.
CHECKED	D.E.R.	18-9328
DATE	september 19, 2018	
SCALE	1 : 200	

Pravina Attwala

Subject: FW: Public Correspondence - Minor Variance Application A167/21
Attachments: Schedule A.pdf; A167-21 - Notice of Hearing (37 Goodman Crescent, Maple)_APDD22Malaren.pdf; my property.jpg

From: Alessandra M. Pompeo [REDACTED]
Sent: Wednesday, October 20, 2021 10:41 AM
To: coa@vaughan.ca; david pompeo [REDACTED]
Subject: [External] Property boundaries for 35 Goodman Cr. - Minor Variance Application A167/21

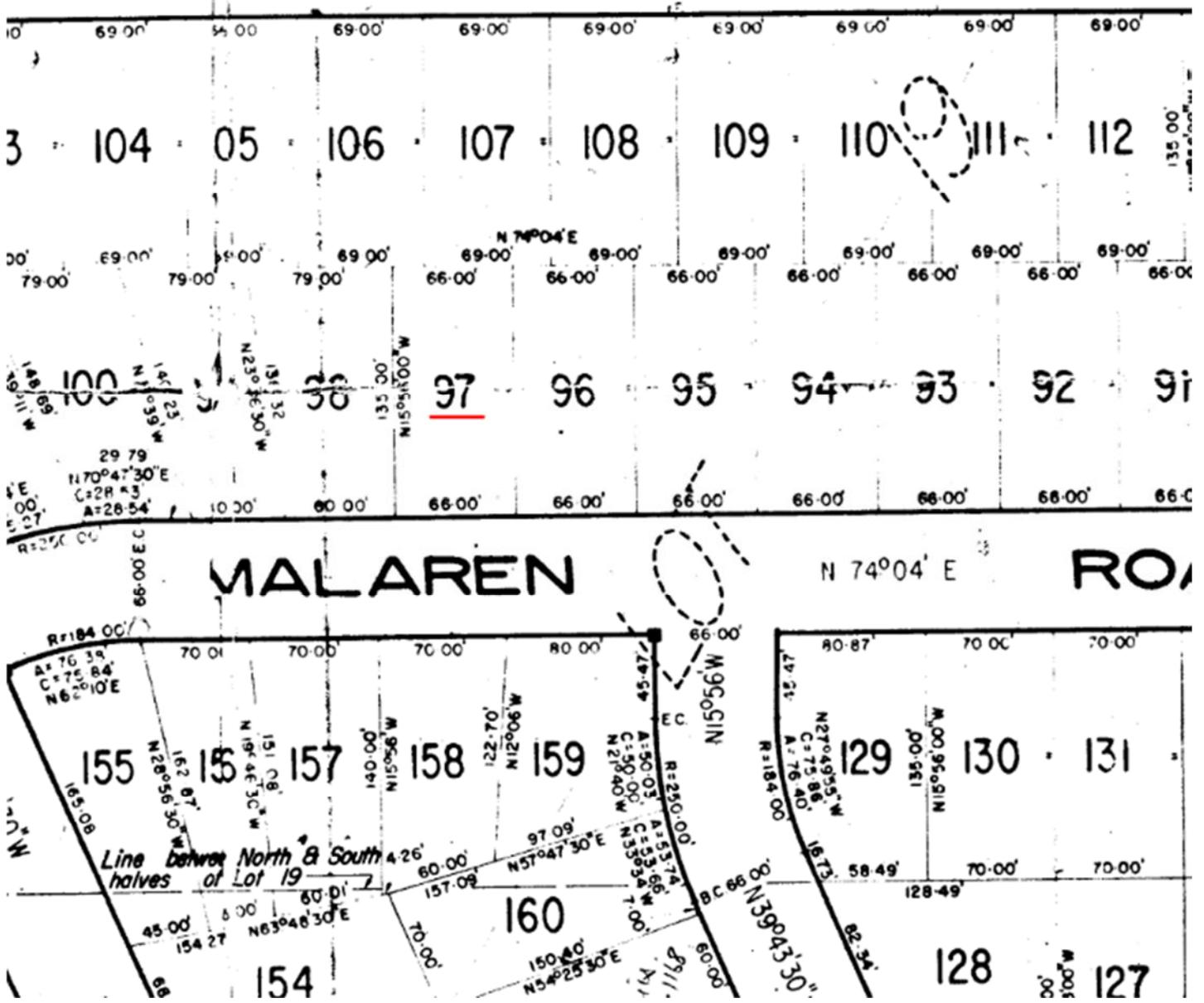
Good morning, Committee of Adjustment,

Our names are David and Alessandra Pompeo, we live at 22 Malaren Rd. which backs onto 35 Goodman Cr.

We have received notice in the mail of a public hearing (rescheduled) to Oct. 28 at 6 p.m. regarding the Minor Variance Application A167/21 and would like to bring to the Committee notice of land encroachment of approximately three feet from 35 Goodman Cr. onto our property.

Referencing the attached JPEG showing an aerial view of the properties, it is noted that the fence from 35 Goodman Cr. is pushed over onto our property about three feet. Confirmation of this encroachment can be seen from the large wood survey pole at the corner of our properties which clearly shows the existing wood fence from 53 Goodman Cr. is encroaching three feet.

Seeing as though 35 Goodman Cr. already received an Ontario survey of the property, we wanted to ensure that the property land depth is captured as per original lot lines assigned which should be 135 feet (lot number 107) as per the plan sketch from 1959 below and not the actual 138* feet (including three-foot encroachment). Note that our property (lot number 97) is 135 feet in depth as well. We also want to bring this to the attention of the planner in case home plans were made according to lot depth of 138* feet instead of the actual 135 feet.



We also understand from the plans attached that the pool will be demolished and would like an official response from the 35 Goodman Cr. planner on how the property will recede three feet* and what the plans are for the property's existing wood fence which is in encroachment.

If these are matters which can be discussed at this committee, please advise and we will be prepared for that.

Please do not hesitate to contact us at any time with questions.

Respectfully,

Alessandra and David Pompeo

*approximate

35 Goodman Cr.

R-1V

22 Malaren Rd.

Total: 3.11 ft



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.-

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Date: August 25th , 2021

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A167-21**

Related Files:

Applicant Saveria (Sulvia) Conforti

Location 35 Goodman Cres



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

From: [Hurst, Gabrielle](#)
To: [Pravina Attwala](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: REQUEST FOR COMMENTS - A167/21 (35 GOODMAN CRESCENT)
Date: Tuesday, August 31, 2021 2:50:09 PM

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

Gabrielle

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

From: pravina.attwala@vaughan.ca <pravina.attwala@vaughan.ca>
Sent: Monday, August 23, 2021 4:09 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca
Cc: pravina.attwala@vaughan.ca; christine.vigneault@vaughan.ca
Subject: REQUEST FOR COMMENTS - A167/21 (35 GOODMAN CRESCENT)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please advise.

The deadline to submit comments on this application is September 20, 2021.

Should you have any questions or require additional information, please contact Pravina Attwala, Administrative Coordinator, Committee of Adjustment at CofA@vaughan.ca.

Regards
Pravina Attwala
Administrative Co-ordinator, Committee of Adjustment
905-832-8585, ext. 8002 pravina.attwala@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

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