

ITEM #: 6.19	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A149/22 201 Grandvista Cr, Woodbridge
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

Please see **Schedule B of this report for a copy of Staff and Agency correspondence.*

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A149/22
201 Grandvista Cr, Woodbridge

FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.19	CITY WARD #: 3
APPLICANT:	Peter Nicoletti and Carla Incer
AGENT:	Square Design Group
PROPERTY:	201 Grandvista Cr, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana in the rear yard.

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

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [4.1.2 1.b.]	To permit the proposed residential accessory structure (cabana) to be 1.68 m from the east interior side lot line.
2	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit the height of the proposed residential accessory structure (cabana) to be a maximum of 3.66 m.
3	The maximum permitted lot coverage is 40%. [7.2.2, Table 7-3]	To permit the maximum lot coverage to be 40.35%. (Cabana 3.2%, Dwelling 37.15%)
4	In the R1A Zone, any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [4.19.1 1]	To permit the portion of the yard in excess of 135.0 m ² to be comprised of a minimum 29% soft landscape.

The subject lands are zoned RV2 – Residential Urban Village Zone Two and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The maximum height of any accessory building or structure measured from the average finished ground level to the nearest part of the roof shall not be more than three (3) metres above finished grade. [4.1.1 b]	To permit the maximum height to the nearest part of the roof to be 3.05 metres.
6	On lands zoned RV2 within the shaded area identified on Schedule "E-1120", the minimum rear yard shall be 10 metres where such yard abuts an OS1 Zone or an OS4 Zone. [9(1024) civ]	To permit the minimum rear yard to be 6.99 metres to the proposed accessory building (cabana).
7	Pool equipment is permitted to encroach a maximum of 1.5 metres into the required rear yard. [3.14 h) ii)]	To permit a maximum encroachment of 3.5 metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, July 7, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

HEARING INFORMATION
PUBLIC PARTICIPATION
If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca If you would like to submit written comments, please quote file number above and submit by mail or email to: Email: cofa@vaughan.ca Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee. Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following: That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	June 24, 2022
Date Applicant Confirmed Posting of Sign:	June 15, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Can not comply with the city by laws for the rear and side yard setback, soft scape percentage in the rear yard, max lot coverage and height of cabana to the U/S of roof.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>As the proposed cabana in the subject property is 32.5 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.</p>	
Development Engineering Recommended Conditions of Approval:	<p>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 to obtain a permit for lot grading and/or servicing prior to any work being undertaken on the property. To apply for a lot grading and/or servicing permit, please contact the Development Engineering Department at DEPermits@vaughan.ca or visit the grading permit link provided above. Once the lot grading and/or servicing permit has been obtained, please contact the COA engineering reviewer to clear this condition.</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: None Forestry: Forestry has no comment at this time. Horticulture: None	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	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 to obtain a permit for lot grading and/or servicing prior to any work being undertaken on the property. To apply for a lot grading and/or servicing permit, please contact the Development Engineering Department at DEPermits@vaughan.ca or visit the grading permit link provided above. Once the lot grading and/or servicing permit has been obtained, please contact the COA engineering reviewer to clear this condition.

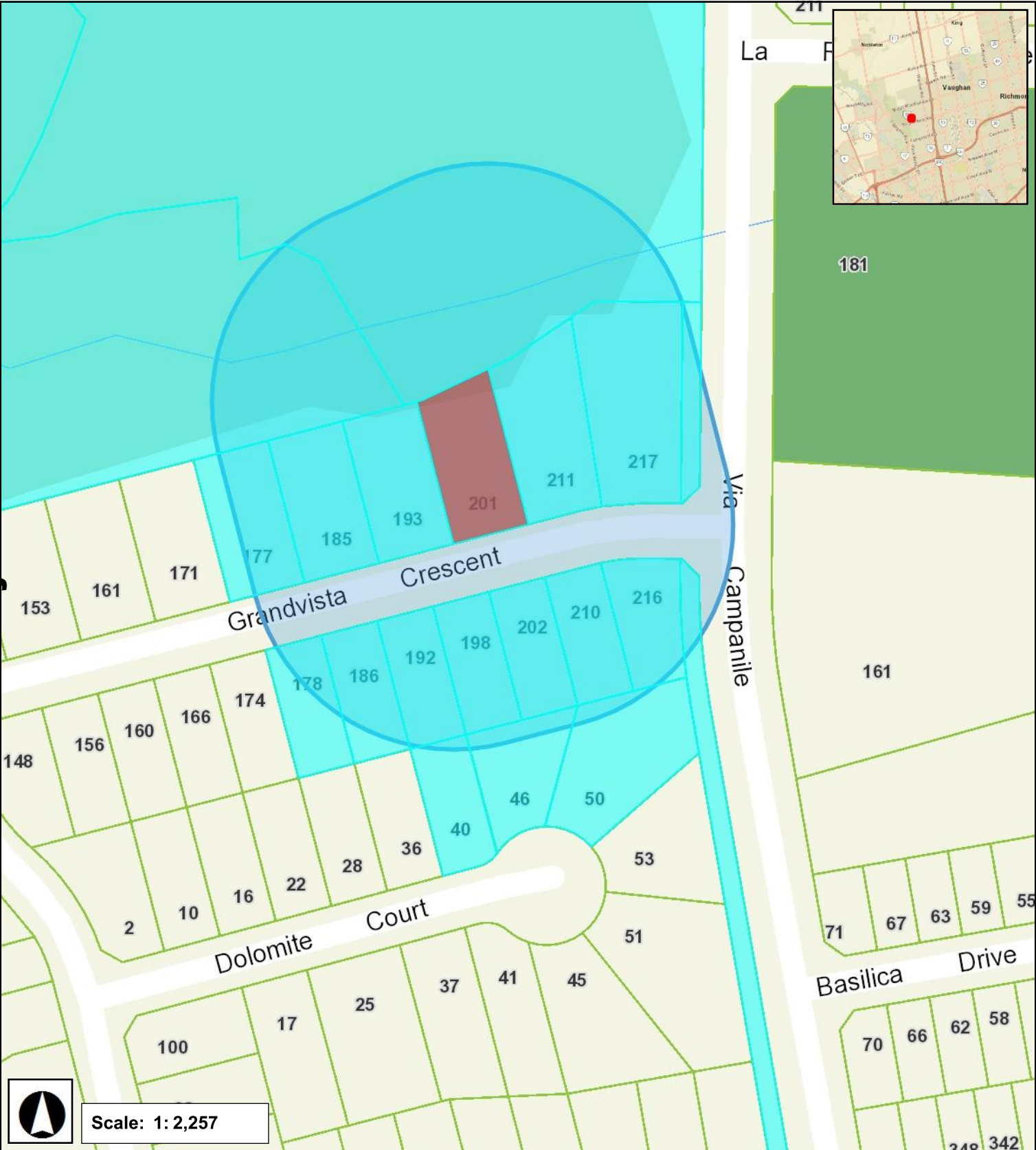
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
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 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.

SCHEDULE A: DRAWINGS & PLANS



A149/22 - Notification Map

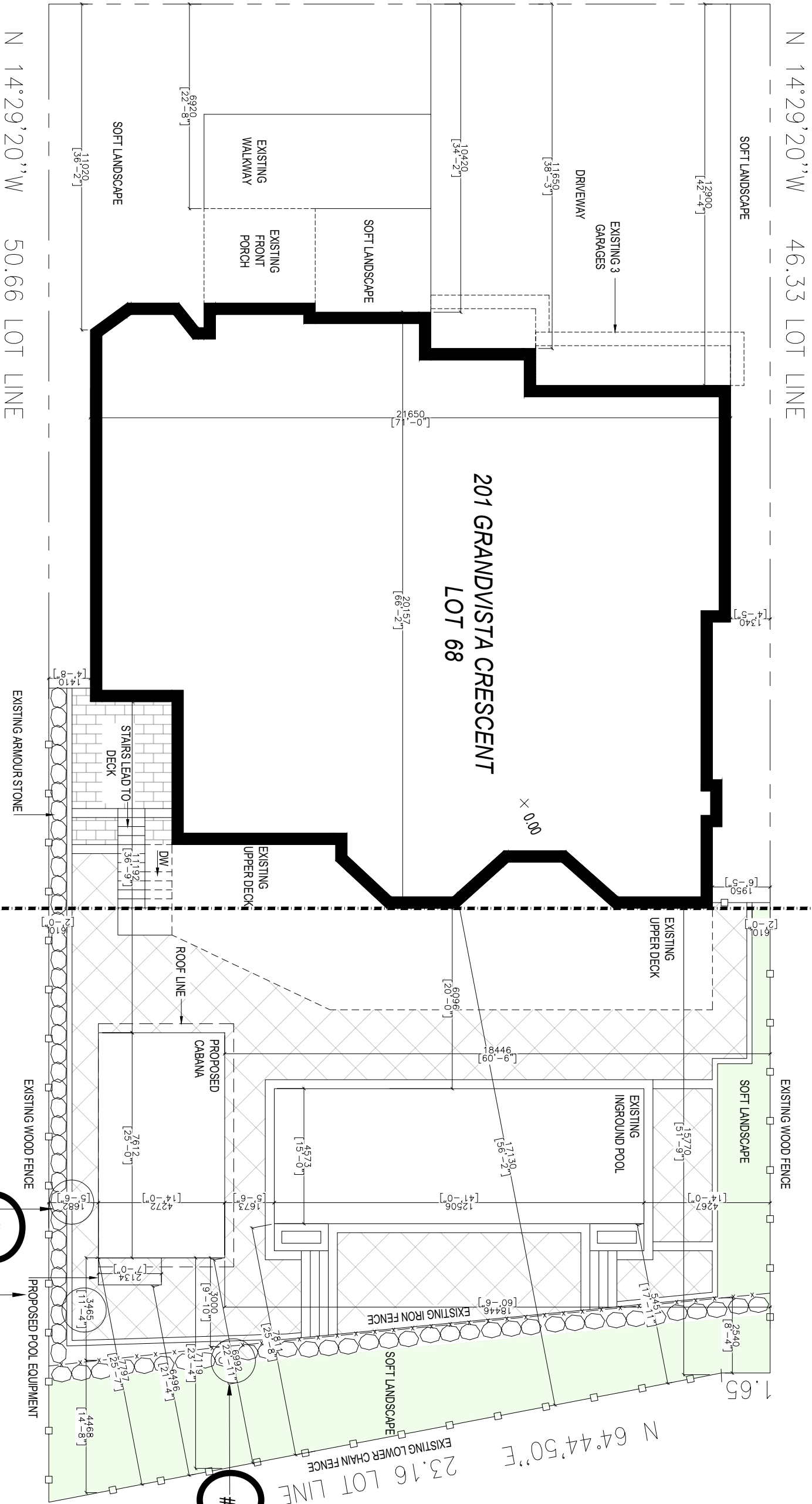
201 Grandvista Cres, Kleinburg



Rutherford Road

June 14, 2022 2:30 PM

GRANDVISTA CRESCENT



1

A1

SITE PLAN

1:150

SITE DEVELOPMENT (BY-LAW 1-88)	
ZONING	M2
LOT AREA	1179 m ²
TOTAL LOT AREA	M2
HOUSE AREA	399 m ²
HOUSE FOOTPRINT	32.5m ²
PROPOSED CABANA	BY LAW
LOT COVERAGE	34%
EXISTING HOUSE	2.7%
CABANA	36.7%
TOTAL COVERAGE	BY LAW
LANDSCAPE AREA REAR YARD (REAR LOT)	433sq m - 135 sq m x 60% = 178.8sq m
REAR YARD AREA	87.4m ²
SOFT LANDSCAPE AREA	345.8m ²
HARD LANDSCAPE AREA	

SITE DEVELOPMENT (BY-LAW 01-2021)	
LOT AREA	M2
HOUSE FOOTPRINT WITH EAVES	438.2m ²
CABANA FOOTPRINT WITH EAVES	37.6m ²
TOTAL LOT COVERAGE	438.2+37.6m ² =475.8m ²
TOTAL LOT COVERAGE %	475.8m ² / 1179 m ² (lot area) = 40.35%

LEGEND

×E 1040

-Proposed Grades

×E 1040

-Existing Grades

▲

-Entrance Door

T.W

-Top Of Wall

B.W

-Bottom Of wall



PROJECT: Proposed Cabana
ON 201 Grandvista Crescent

DRAWING:

Site Plan

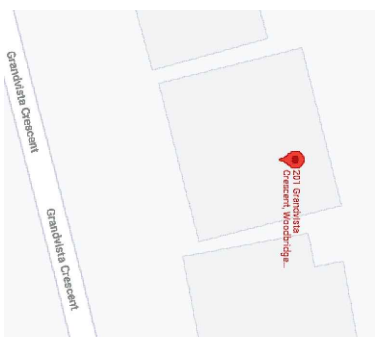
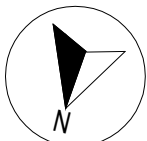
NOTED:

DATE: 2022-01-10

SCALE: AS NOTED

DRAWN BY: REVIEWED BY:

A1



CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

SUBMITTALS

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR CONSTRUCTION

REVISIONS

DESCRIPTION

No.

2022/05/26

2022/05/24

2022/05/24

2022/05/24

2022/05/24

2022/05/24

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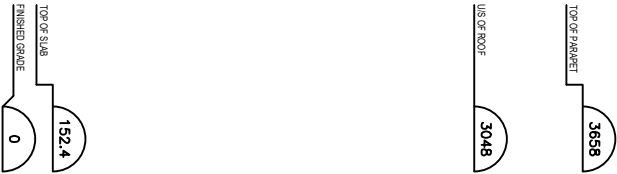
2022/05/24

2022/05/24

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1:50



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A2
1:50



ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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**Square
Design
Group**

PROJECT:
Proposed Cabana
ON
201 Grandvista Crescent
Vaughan

DRAWING:

2022-04-26

SCALE:

DRAWN BY:	REVIEWED BY
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DRAWN BY: **REVIEWED BY**

A2

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Garrett Dvernichuk, Building Standards Department
Date: June 13, 2022
Applicant: Peter Nicoletti Carla Incer
Location: PLAN 65M3812 Lot 68 municipally known as 201 Grandvista Crescent
File No.(s): A149/22

Zoning Classification:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 1.b.]	To permit the proposed residential accessory structure (cabana) to be 1.68 m from the east interior side lot line.
2	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit the height of the proposed residential accessory structure (cabana) to be a maximum of 3.66 m.
3	The maximum permitted lot coverage is 40%. [7.2.2, Table 7-3]	To permit the maximum lot coverage to be 40.35%.
4	In the R1A Zone, any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [4.19.1 1]	To permit the portion of the yard in excess of 135.0 m ² to be comprised of a minimum 29% soft landscape.

The subject lands are zoned RV2 – Residential Urban Village Zone Two and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The maximum height of any accessory building or structure measured from the average finished ground level to the nearest part of the roof shall not be more than three (3) metres above finished grade. [4.1.1 b]	To permit the maximum height to the nearest part of the roof to be 3.05 metres.
6	On lands zoned RV2 within the shaded area identified on Schedule "E-1120", the minimum rear yard shall be 10 metres where such yard abuts an OS1 Zone or an OS4 Zone. [9(1024) civ]]	To permit the minimum rear yard to be 6.99 metres to the proposed accessory building (cabana).
7	Pol equipment is permitted to encroach a maximum of 1.5 metres into the required rear yard. [3.14 h) ii)]	To permit a maximum encroachment of 3.5 metres.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 21-132882, Order to Comply for , Issue Date: Nov 23, 2021

Building Permit(s) Issued:

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

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	Please note that this zoning review was carried out based on the information submitted by the

	applicant. Any Site Plan submitted to obtain a building permit must reference the survey from which the information taken or a reference survey must be provided.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
4	Please note that insufficient information has been provided to calculate the proposed lot coverage in accordance with the definition in the zoning by-law. This report has relied solely on the calculations provided by the applicant. Please note that the applicant takes responsibility for the accuracy of these calculations, and any discrepancy identified during subsequent reviews for this application or building permit application may require additional relief to achieve zoning compliance.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 29, 2022

Name of Owners: Peter Nicoletti and Carla Incer

Location: 201 Grandvista Crescent

File No.(s): A149/22

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

1. To permit the proposed residential accessory structure (cabana) to be 1.68 m from the east interior side lot line.
2. To permit the height of the proposed residential accessory structure (cabana) to be a maximum of 3.66 m.
3. To permit the maximum lot coverage to be 40.35%.
4. To permit the portion of the yard in excess of 135.0 m² to be comprised of a minimum 29% soft landscape.

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

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
3. The maximum permitted lot coverage is 40%.
4. In the R1A Zone, any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape.

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

5. To permit the maximum height to the nearest part of the roof to be 3.05 m (cabana).
6. To permit the minimum rear yard to be 6.99 m to the proposed accessory building (cabana).
7. To permit a maximum encroachment of 3.5 m.

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

5. The maximum height of any accessory building or structure measured from the average finished ground level to the nearest part of the roof shall not be more than 3.0 m above finished grade.
6. On lands zoned RV2 within the shaded area identified on Schedule "E-1120", the minimum rear yard shall be 10 m where such yard abuts an OS1 Zone or an OS4 Zone.
7. Pool equipment is permitted to encroach a maximum of 1.5 m into the required rear yard.

Official Plan:

City of Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential" and "Natural Areas"

Comments:

The Owners are requesting relief to permit the construction of a cabana and pool equipment with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 5 and 6 for the proposed cabana. The reduction in interior side yard setback maintains an appropriate area for access and drainage and is consistent with previous approvals in the neighbourhood. The rear yard of the subject property is at a lower grade than the neighbouring property at 211 Grandvista Crescent, which will mitigate the visual impact of the increased height of the cabana. Environmental Planning staff has reviewed the reduction to the required rear yard and have no objection to the proposed variance. The 6.99 m rear yard also complies with Zoning By-law 01-2021, which was enacted by Vaughan Council on

October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in effect.

The existing dwelling's footprint has a lot coverage of 34%. The cabana's footprint and all building eaves will have a lot coverage of 2.7% and 3.95% respectively. By-law 001-2021 currently includes eaves as part of the lot coverage calculation whereas By-law 1-88 does not. The 0.35% increase to the permitted lot coverage is minor in nature. The building footprint lot coverage of 36.7% would also comply with Zoning By-law 01-2021 once the eaves are removed from the calculation as part of a general housekeeping amendment to be heard at the June 28th, 2022 Council meeting. As such, the Development Planning Department has no objection to Variance 3 for increased lot coverage.

The Development Planning Department has no objection to Variance 4 for the proposed reduction to rear yard soft landscaping as the subject property maintains an appropriate balance of soft landscaping to facilitate drainage on the property. The Development Engineering Department has reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

The Development Planning Department has no objection to Variance 7 for the proposed pool equipment as the proposed encroachment is minor in nature and maintains an appropriate area for access and maintenance. The pool equipment also complies with Zoning By-law 01-2021.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Adriana Bozzo

Subject: FW: [External] RE: A149/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (201 Grandvista Cres, Vaughan)

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

Sent: June-06-22 11:59 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A149/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (201 Grandvista Cres, Vaughan)

Good Morning Adriana,

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

Gabrielle

Gabrielle Hurst MCIP, RPP | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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