

**ITEM #6.9:**

**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A145/22  
35 McMorran Cr Thornhill**

**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.*

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

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Public	Olga Shebanova	40 McMorran Crescent	06/07/2022	Letter of Support
Public	Edna Benzaquen	53 McMorran Crescent	06/07/2022	Letter of Support
Public	Chaya Rosenberg	28 McMorran Crescent	06/07/2022	Letter of Support
Public	Marni Dishy	44 McMorran Crescent	06/07/2022	Letter of Support
Public	David Kaufman	63 McMorran Crescent	06/07/2022	Letter of Support

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

Public	Aviv Lavee	67 McMorran Crescent	06/07/2022	Letter of Support
Public	Jin Hau	31 McMorran Crescent	06/07/2022	Letter of Support
Public	Michael Corman	23 McMorran Crescent	06/07/2022	Letter of Support
Public	Laura Farbstein	43 McMorran Crescent	06/07/2022	Letter of Support
Public	Resident	46 McMorran Crescent	06/07/2022	Letter of Support
Public	Gail Cooper	45 McMorran Crescent	06/07/2022	Letter of Support
Public	Wayne Tanaka	36 McMorran Crescent	06/07/2022	Letter of Support
Public	Sergio Bell	7 McMorran Crescent	06/07/2022	Letter of Support
Public	Kelven Kwong	32 McMorran Crescent	06/07/2022	Letter of Support
Public	Margam Bagherzadeh	46 Milner Gate	06/07/2022	Letter of Support
Public	Bathshewa Schochet	42 Milner Gate	06/07/2022	Letter of Support
Public	Elena Vantraub	50 Milner Gate	06/07/2022	Letter of Support
Public	Hedwa Katz	39 McMorran Crescent	06/07/2022	Letter of Support

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

July 7, 2022	Accommodate statutory public notice
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A145/22  
35 Mcmorran Cr Thornhill**

**FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment**

<b>ITEM NUMBER: 6.9</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Yonatan Colman
<b>AGENT:</b>	Richard Idels
<b>PROPERTY:</b>	35 Mcmorran Cr Thornhill
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed two storey addition to the existing single family dwelling.

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

**The subject lands are zoned R4 (EN) and subject to the provisions of Exception 14.268 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 45% is permitted. [Section 14.268]	To permit a maximum lot coverage of 51.7%. (46.5% dwelling; 4.4% eaves/soffit; 0.8% front canopy)
2	A minimum rear yard setback of 5.1 metres to the proposed deck is required. [Section 4.13 and Section 14.268]	To permit a minimum rear yard setback of 4.3 metres to the proposed deck.
3	Where there is no garage a minimum side yard of 2.7 metres or a minimum front yard of 11.0 metres is required. [Section 14.268]	To permit a minimum side yard of 0.16 metres and a minimum front yard of 5.1 metres where there is no garage.
4	A minimum parking space dimension of 2.7 metres x 5.7 metres is required. [Section 6.3]	To permit a minimum parking space dimension of 2.7 metres x 5.1 metres.
5	A maximum driveway width of 6.0 metres is permitted. [Section 6.7.3]	To permit a maximum driveway width of 6.25 metres

**The subject lands are zoned R4 and subject to the provisions of Exception 9(467) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
6	A maximum lot coverage of 45% is permitted. [Schedule T-08]	To permit a maximum lot coverage of 46.5%.
7	A minimum rear yard setback of 5.7 metres to the proposed deck is required. [Section 3.14 and Schedule T-08]	To permit a minimum rear yard setback of 4.3 metres to the proposed deck.
8	Where there is no garage a minimum side yard of 2.7 metres or a minimum front yard of 11.0 metres is required. [Schedule T-08]	To permit a minimum side yard of 0.16 metres and a minimum front yard of 5.1 metres where there is no garage.
9	A minimum parking space dimension of 2.7 metres x 6.0 metres is required. [Section 2.0]	To permit a minimum parking space dimension of 2.7 metres x 5.7 metres.
10	A maximum driveway width of 6.0 metres is permitted. [Section 4.1.4]	To permit a maximum driveway width of 6.25 metres
11	No parking shall be permitted in the front yard except on a properly constructed and surfaced driveway used to gain direct access to a	To permit parking in the front yard on a properly constructed and surfaced driveway that is not used to gain direct access to a

Zoning By-law 1-88	Variance requested
garage or carport, or rear or side yard parking space. [Section 4.1.4]	garage or carport, or rear or side yard parking space.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday , July 28, 2022

**TIME:** 6:00 p.m.

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

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

#### 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](mailto: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](mailto: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

<b>Date Public Notice Mailed:</b>	July 18, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	July 15, 2022
<b>Applicant Justification for Variances:</b> *As provided by Applicant in Application Form	<ol style="list-style-type: none"> <li>1. The squaring of the house to match the existing corner points would result in exactly 45% coverage as per Zoning By-law 1-88. However the new Zoning By-law 001-2021 calculates the coverage including the existing and the proposed roof overhangs. This in itself slates this project for COA for the reason of coverage.</li> <li>2. The owners are a young family with 4 children and it may grow in the future, therefore the program for the second floor was central to this design. In order to accommodate the needs of this family with regards to the children's bedrooms and bathrooms, we have enlarged the second floor by cantilevering it over the existing driveway. This design decision resulted in increasing the coverage by 1.5% as per the Zoning By-law 1-88.</li> <li>3. The conversion of the garage triggered clause 5 from T-8 form [the base of the side yard setback regulations in both Zoning By-laws]. It stipulates an enlarged side yard or front yard setback if there is no garage attached to the dwelling. This creates our second variance regarding the setbacks despite keeping the existing setbacks for our ground floor and the second floor additions. The garage conversion is needed for creating a large mudroom as well as the garden shed storage. The existing back yard is already very small and it would be not recommended to install a garden shed there.</li> </ol>
<b>Adjournment Requests (from staff):</b> *Adjournment requests provided to applicant prior to issuance of public notice	None

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>	No
<p>*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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>	
<p><b>Adjournment Fees:</b> 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.</p> <p>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.</p>	
<b>Committee of Adjustment Comments:</b>	General Comments
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

### BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
<b>Building Standards Recommended Conditions of Approval:</b>	None

### DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments. <span style="background-color: yellow;">Application Under Review</span>	
<b>Development Planning Recommended Conditions of Approval:</b>	

### DEVELOPMENT ENGINEERING COMMENTS

<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The Development Engineering (DE) Department does not object to the variance application A145/22.	
<b>Development Engineering Recommended Conditions of Approval:</b>	None

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition	
<b>PFH Recommended Conditions of Approval:</b>	Applicant to provide tree protection plan for trees located on subject site and municipally owned ROW.

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns	
<b>Development Finance Recommended Conditions of Approval:</b>	None

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns	
<b>BCLPS Recommended Conditions of Approval:</b>	None

### BUILDING INSPECTION (SEPTIC) COMMENTS

No comment received to date	
<b>Building Inspection Recommended Conditions of Approval:</b>	None

## FIRE DEPARTMENT COMMENTS

No comment no concerns

**Fire Department Recommended Conditions of Approval:**

None

## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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 Planning <a href="mailto:michelle.perrone@vaughan.ca">michelle.perrone@vaughan.ca</a>	Application under review
2	Parks, Forestry and Horticulture Operations <a href="mailto:andrew.swedlo@vaughan.ca">andrew.swedlo@vaughan.ca</a>	Applicant to provide tree protection plan for trees located on subject site and municipally owned ROW.

## 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.

## IMPORTANT INFORMATION – PLEASE READ

**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**

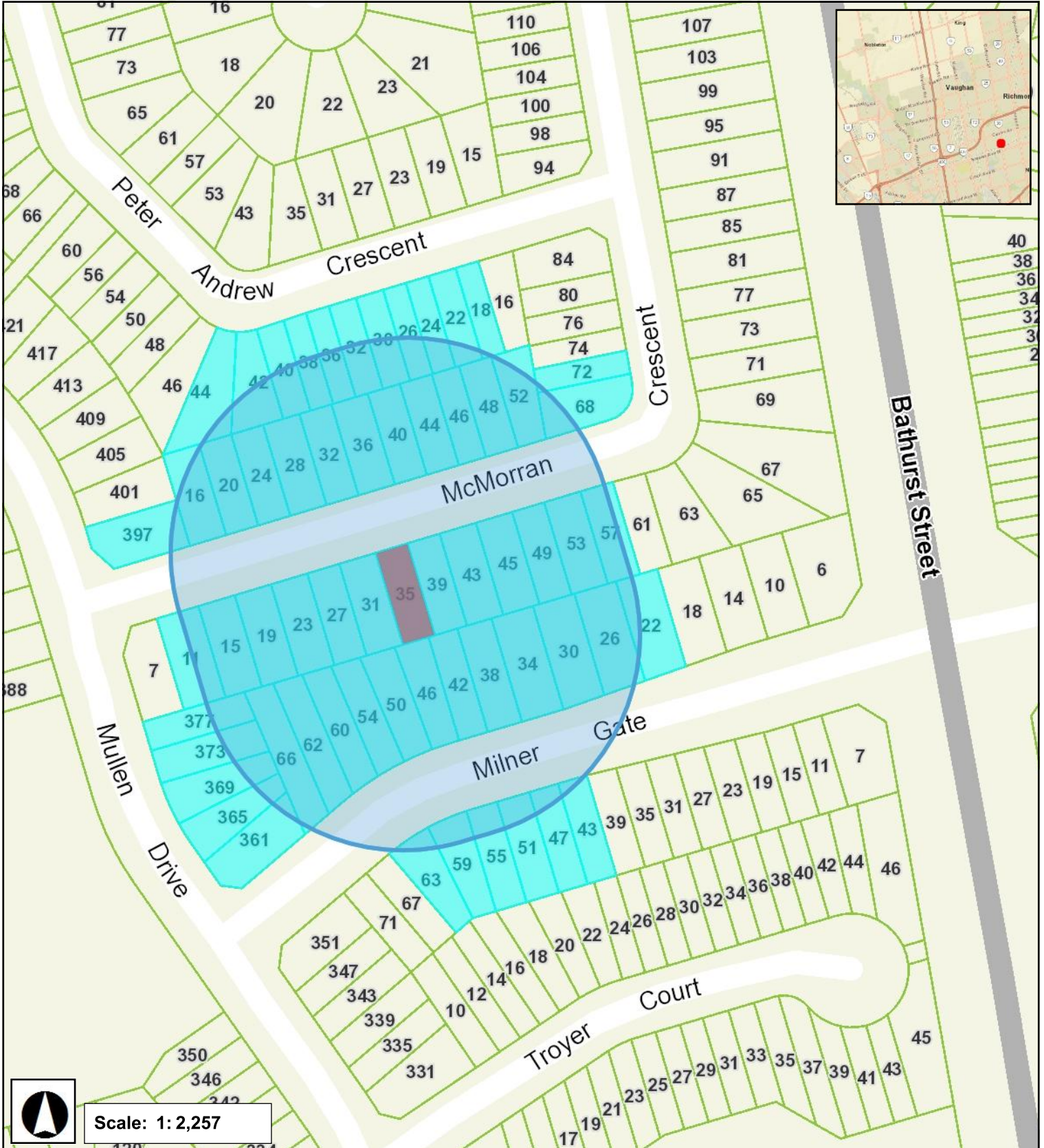




# LOCATION MAP - A145/22

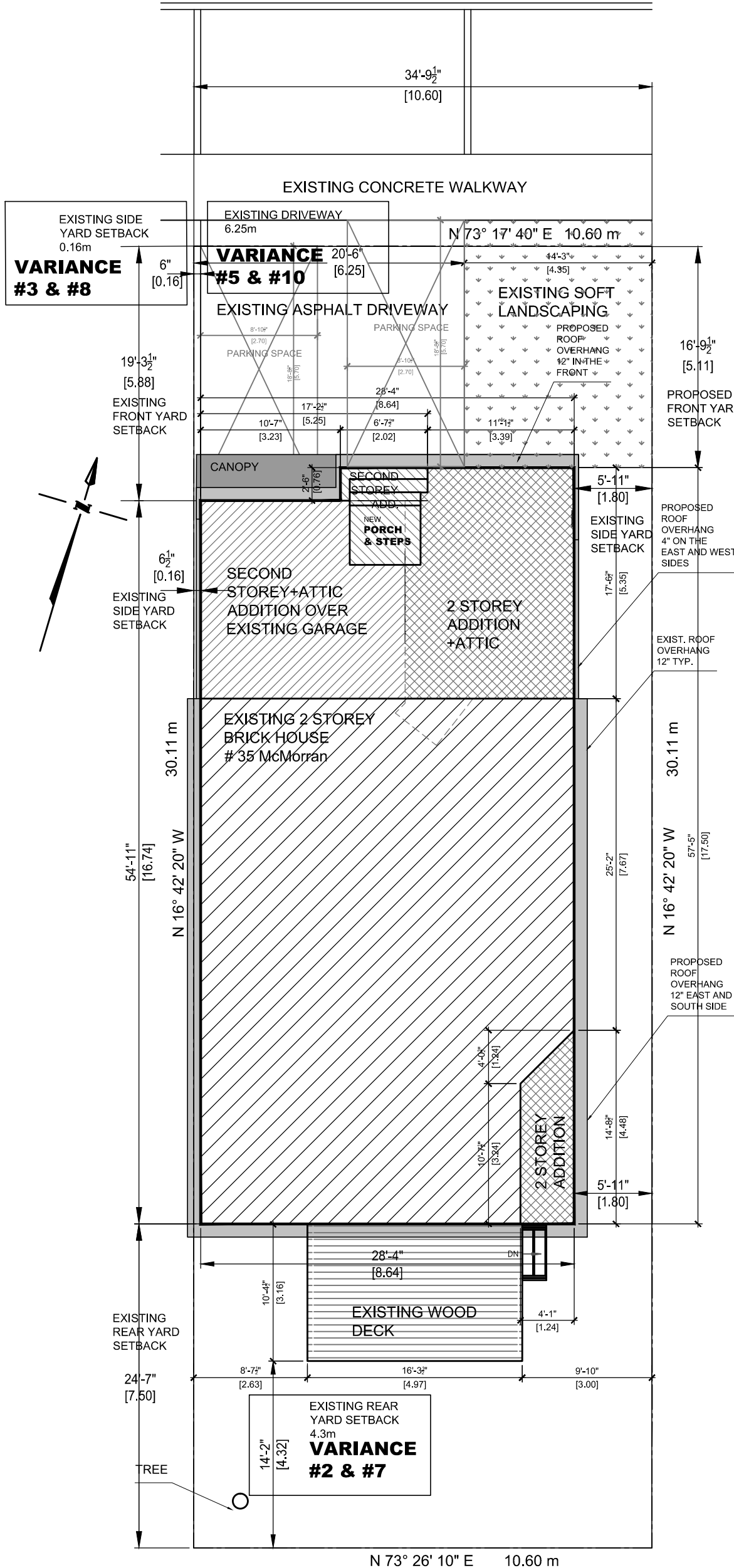
35 MCMORRAN CRESCENT, THORNHILL

**HIGHWAY 7**



**PLANS PREPARED BY APPLICANT**

McMorran ave



PARKING SPACE REDUCTION TO 5.1m  
**VARIANCE #4 & #9**

EXISTING DRIVEWAY DOES NOT LEAD TO GARAGE  
**VARIANCE #11**

**LOT AREA**  
3,437 sf = 319.3 M2

**EXIST. HOUSE AREA**  
1,311 sf = 121.8 M2

**NEW ADDITION AREA**  
289 sf = 26.9 M2

**TOTAL HOUSE AREA**  
1,600 sf = 148.6 M2

**ROOF OVERHANGS**  
151 sf = 14 M2

**CANOPY**  
27 sf = 2.5 M2

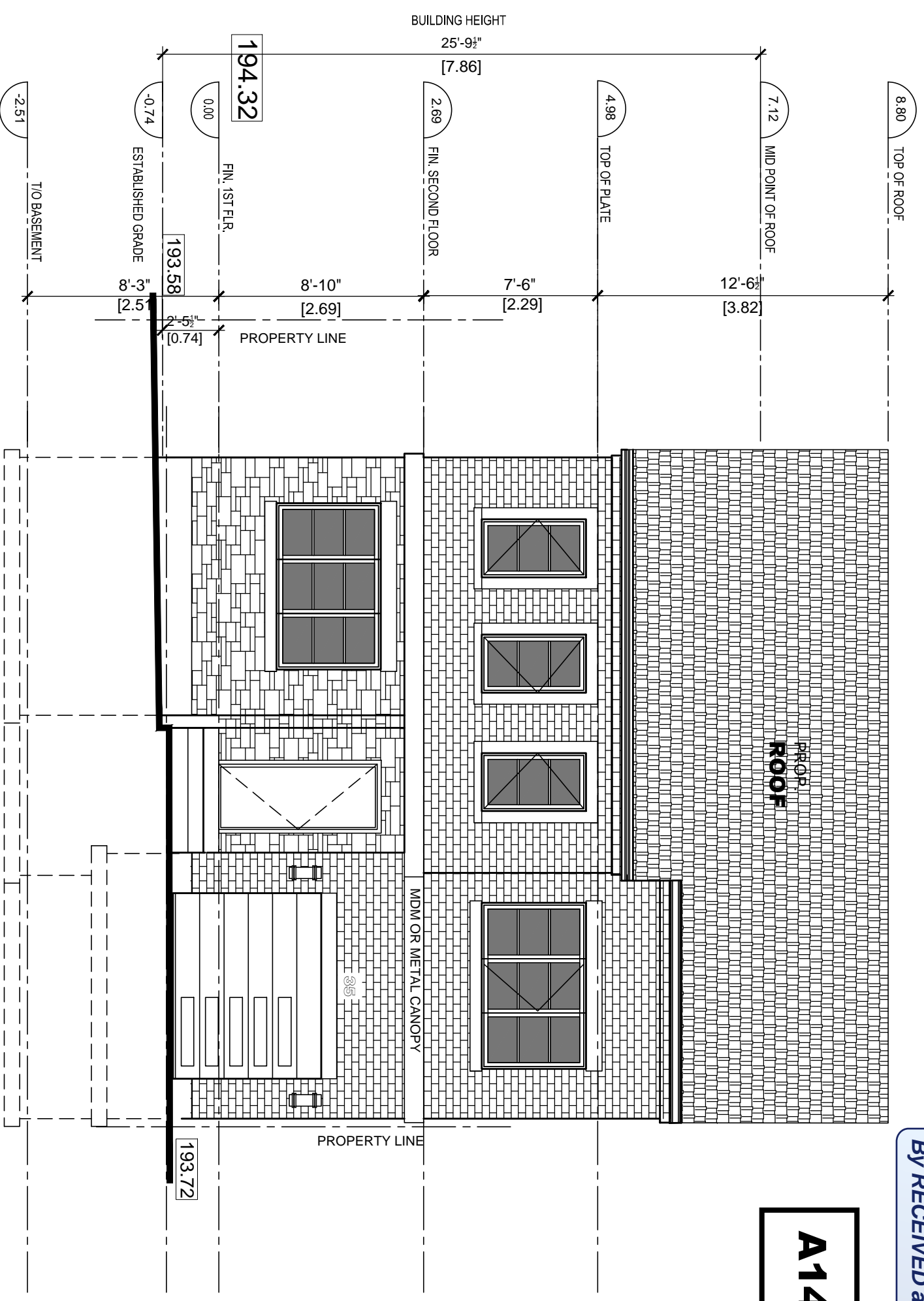
**TOTAL 178 sf = 16.5 M2**

**COVERAGE 51.7% WITH ROOF OVERHANGS**  
148.6+16.5 = 165.1 M2  
**VARIANCE #1**

**COVERAGE 46.5% WITHOUT ROOF OVERHANGS**  
148.6 M2  
**VARIANCE #6**

**RECEIVED**  
By RECEIVED at 12:34 pm, Jun 21, 2022

**A145/22**



**iqi**  
IDELS ARCHITECT INC.  
80 NORTH MEADOW CRESCENT  
THORNHILL, ONTARIO L4J 3R1  
tel: (905) 896-0632 fax: (905) 896-7064  
email: rchord@idelsarchitect.com

PROJECT TITLE:  
**ADDITION AND RENOVATION**  
35 McMORRAN CRESC., THORNHILL, ON L4J 1Z4

APPLICANT'S NAME:  
**R**  **rd**  **Id**  **s**

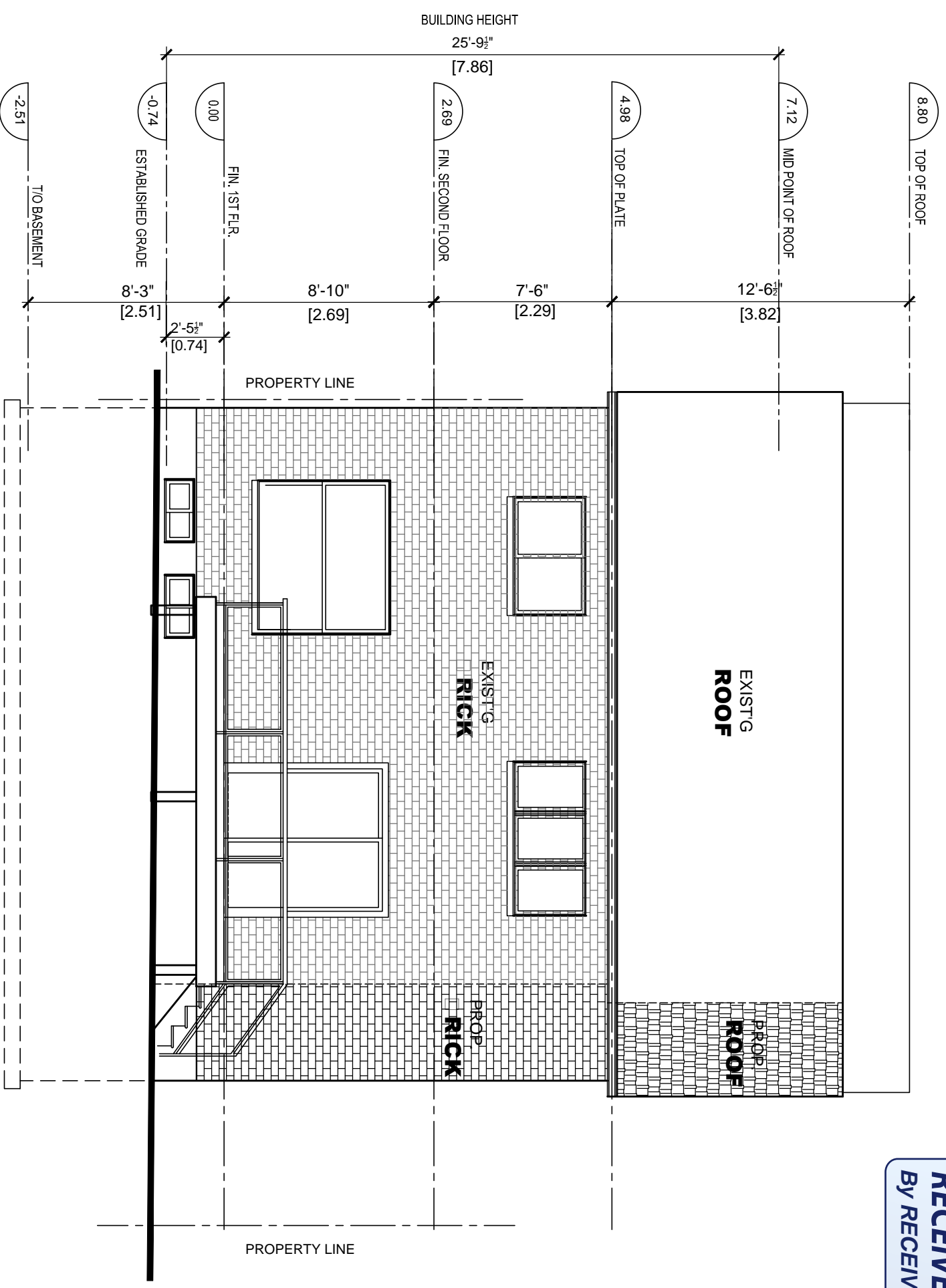
DRAWING TITLE  
**FRONT NORTH ELEVATION**

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2022-05-12

DATE: MAY 12, 2022  
SCALE: 3/16" = 1'-0"  
DRAWN: MK  
CHECKED: RI

SHEET NO.:  
**A7**

**RECEIVED**  
By RECEIVED at 12:34 pm, Jun 21, 2022



**iqi**  
**IDELS ARCHITECT INC.**  
80 NORTH MEADOW CRESCENT  
THORNHILL, ONTARIO L4J 3R1  
tel: (905) 896-0632 fax: (905) 896-7064  
email: rick@idelsarchitect.com

PROJECT TITLE:  
**ADDITION AND RENOVATION**  
35 McMORRAN CRESC., THORNHILL, ON L4J 1T4

APPLICANT'S NAME:  
**Rick Idels**

DRAWING TITLE:  
**REAR SOUTH ELEVATION**

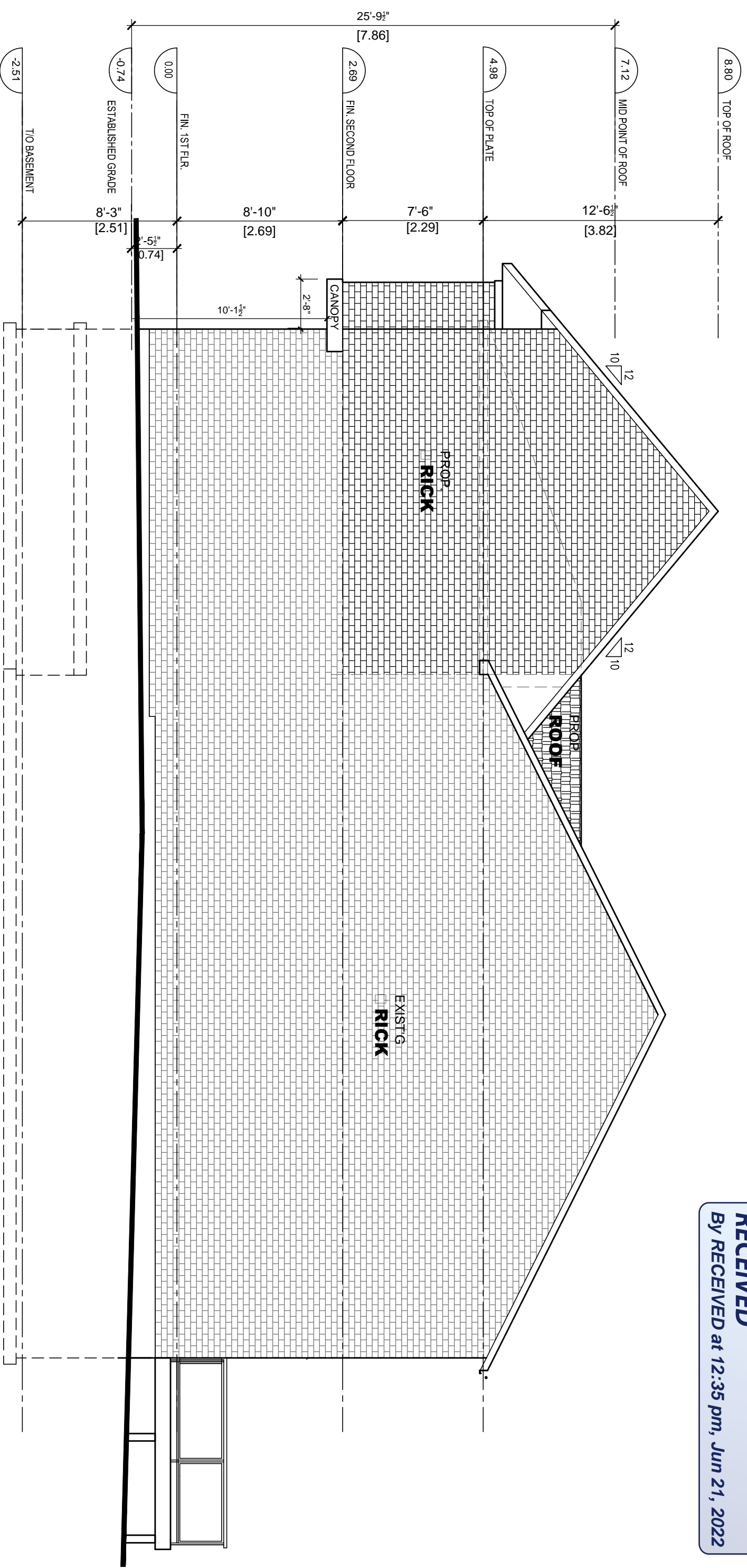
REVISION / ISSUE  
1. ISSUED FOR COA

DATE  
2022-05-12

DATE: MAY 12, 2022  
SCALE: 3/16" = 1'-0"  
DRAWN: MK  
CHECKED: RI

SHEET NO.:  
**A8**

**RECEIVED**  
By RECEIVED at 12:35 pm, Jun 21, 2022



**iq!**  
**IDELS ARCHITECT INC.**  
80 NORTH MEADOW CRESCENT  
THORNHILL, ONTARIO L4J 3R1  
tel: (905) 886-0632 fax: (905) 886-7064  
email: rick@idelsarchitect.com

PROJECT TITLE:  
**ADDITION AND RENOVATION**  
35 McMORRAN CRES., THORNHILL, ON L4J 1T4

APPLICANT'S NAME:  
**RICK IDELS**

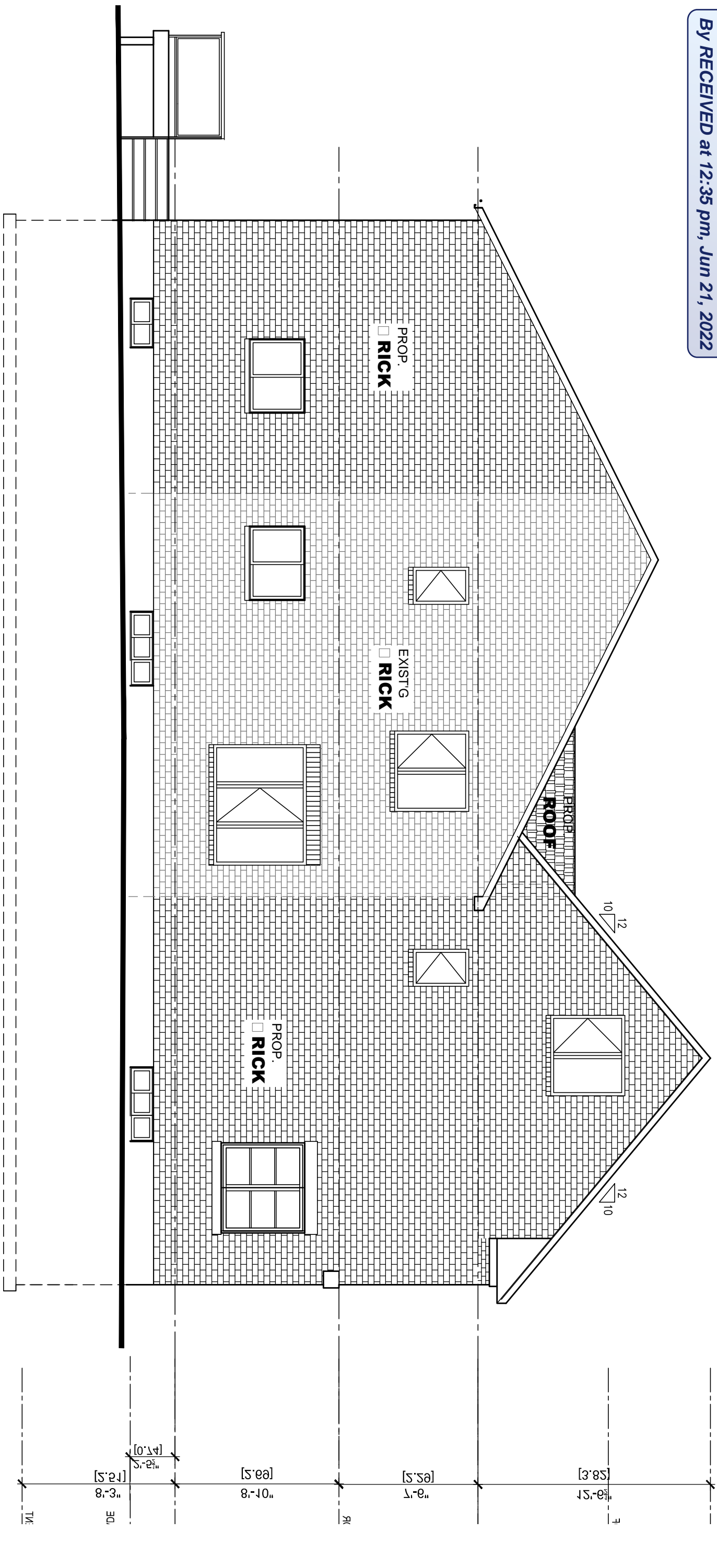
DRAWING TITLE:  
**SIDE WEST ELEVATION**

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2022-05-12

DATE: MAY 12, 2022  
SCALE: 3/16" = 1'-0"  
DRAWN: MK  
CHECKED: RI

SHEET NO.:  
**A9**

**RECEIVED**  
 BY RECEIVED at 12:35 pm, Jun 21, 2022



**iqi**  
 IDELS ARCHITECT INC.  
 80 NORTH MEADOW CRESCENT  
 THORNHILL, ONTARIO L4J 3R1  
 tel: (905) 896-0632 fax: (905) 896-7064  
 email: richard@idelsarchitect.com

PROJECT TITLE:  
**ADDITION AND RENOVATION**  
 35 McMORRAN CRES., THORNHILL, ON L4J 1T4

APPLICANT'S NAME:  
**Rick Idels**

DRAWING TITLE:  
**SIDE EAST ELEVATION**

REVISION / ISSUE  
 1. ISSUED FOR COA

DATE  
 2022-05-12

DATE: MAY 12, 2022  
 SCALE: 3/16" = 1'-0"  
 DRAWN: MK  
 CHECKED: RI

SHEET NO.:  
**A10**

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

**To:** Committee of Adjustment  
**From:** Sarah Scauzillo, Building Standards Department  
**Date:** July 12, 2022  
**Applicant:** Yonatan Colman  
**Location:** PLAN RS66R12262 Part 15  
 PLAN M1934 Part of Block 36  
 PLAN RS66R12262 Part 16 municipally known as  
 35 Mcmorran Crescent  
**File No.(s):** A145/22

**Zoning Classification:**

The subject lands are zoned R4 (EN) and subject to the provisions of Exception 14.268 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 45% is permitted. [Section 14.268]	To permit a maximum lot coverage of 51.7%.
2	A minimum rear yard setback of 5.1 metres to the proposed deck is required. [Section 4.13 and Section 14.268]	To permit a minimum rear yard setback of 4.3 metres to the proposed deck.
3	Where there is no garage a minimum side yard of 2.7 metres or a minimum front yard of 11.0 metres is required. [Section 14.268]	To permit a minimum side yard of 0.16 metres and a minimum front yard of 5.1 metres where there is no garage.
4	A minimum parking space dimension of 2.7 metres x 5.7 metres is required. [Section 6.3]	To permit a minimum parking space dimension of 2.7 metres x 5.1 metres.
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#	Zoning By-law 1-88	Variance requested
6	A maximum lot coverage of 45% is permitted. [Schedule T-08]	To permit a maximum lot coverage of 46.5%.
7	A minimum rear yard setback of 5.7 metres to the proposed deck is required. [Section 3.14 and Schedule T-08]	To permit a minimum rear yard setback of 4.3 metres to the proposed deck.
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9	A minimum parking space dimension of 2.7 metres x 6.0 metres is required. [Section 2.0]	To permit a minimum parking space dimension of 2.7 metres x 5.7 metres.
10	A maximum driveway width of 6.0 metres is permitted. [Section 4.1.4]	To permit a maximum driveway width of 6.25 metres
11	No parking shall be permitted in the front yard except on a properly constructed and surfaced driveway used to gain direct access to a garage or carport, or rear or side yard parking space. [Section 4.1.4]	To permit parking in the front yard on a properly constructed and surfaced driveway that is not used to gain direct access to a garage or carport, or rear or side yard parking space.



**Staff Comments:****Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

<b>Zoning By-law 01-2021</b>	
1	Eaves and gutters are permitted to encroach up to 0.5 metres into a required yard but shall <b>not</b> encroach beyond the property line [Section 4.13, By-law 001-2021 as amended].

<b>Zoning By-law 1-88</b>	
2	Eaves and gutters are permitted to encroach up to 0.5 metres into a required yard but shall <b>not</b> encroach beyond the property line [Section 3.14, By-law 1-88a.a.].

<b>General Comments</b>	
3	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**Date:** June 3<sup>rd</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A145-22**

**Related Files:**

**Applicant** Yonatan Colman

**Location** 35 Mcmorran Crescent



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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

## Pravina Attwala

---

**Subject:** FW: [External] RE: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENT)

---

**From:** Gordon, Carrie <carrie.gordon@bell.ca>

**Sent:** June-03-22 11:17 AM

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

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

**Subject:** [External] RE: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENT)

Hello Pravina,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

*Carrie Gordon*



Associate, External Liaison  
Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

## Pravina Attwala

---

**Subject:** FW: [External] FW: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENTS)  
**Attachments:** CIRC\_A145\_22.pdf; SCHEDA\_A145\_22.pdf

---

**From:** Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity  
**Sent:** June-03-22 3:57 PM  
**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>  
**Subject:** [External] FW: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENTS)

Hello Pravina,

Thank you for circulating CN the proposed project mentioned in subject. CN Rail does not have any comments concerning this application.

Best regards

**Ashkan Matlabi**, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



E : [proximity@cn.ca](mailto:proximity@cn.ca)  
T : 1-438-459-9190  
1600, René-Lévesque Ouest, 11e étage  
Montréal (Québec)  
H3H 1P9 CANADA  
[wsp.com](http://wsp.com)

## Pravina Attwala

---

**Subject:** FW: [External] RE: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENT)

---

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

**Sent:** June-07-22 2:58 PM

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

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

**Subject:** [External] RE: A145/22 (35 MCMORRAN CRESCENT - REQUEST FOR COMMENT)

Good afternoon Pravina,

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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Public	Olga Shebanova	40 McMorran Crescent	06/07/2022	Letter of Support
Public	Edna Benzaquen	53 McMorran Crescent	06/07/2022	Letter of Support
Public	Chaya Rosenberg	28 McMorran Crescent	06/07/2022	Letter of Support
Public	Marni Dishy	44 McMorran Crescent	06/07/2022	Letter of Support
Public	David Kaufman	63 McMorran Crescent	06/07/2022	Letter of Support
Public	Aviv Lavee	67 McMorran Crescent	06/07/2022	Letter of Support
Public	Jin Hau	31 McMorran Crescent	06/07/2022	Letter of Support
Public	Michael Corman	23 McMorran Crescent	06/07/2022	Letter of Support
Public	Laura Farbstein	43 McMorran Crescent	06/07/2022	Letter of Support
Public	Resident	46 McMorran Crescent	06/07/2022	Letter of Support
Public	Gail Cooper	45 McMorran Crescent	06/07/2022	Letter of Support
Public	Wayne Tanaka	36 McMorran Crescent	06/07/2022	Letter of Support
Public	Sergio Bell	7 McMorran Crescent	06/07/2022	Letter of Support
Public	Kelven Kwong	32 McMorran Crescent	06/07/2022	Letter of Support
Public	Margam Bagherzadeh	46 Milner Gate	06/07/2022	Letter of Support
Public	Bathshewa Schochet	42 Milner Gate	06/07/2022	Letter of Support
Public	Elena Vantraub	50 Milner Gate	06/07/2022	Letter of Support
Public	Hedwa Katz	39 McMorran Crescent	06/07/2022	Letter of Support

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
Committee of Adjustment  
File Number – A145/22

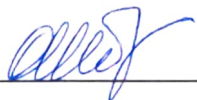
To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Olga Shebanova

Signature: 

Address: 40 McMorran Cres





June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Edna Benzouen

Signature: Edna Benzouen

Address: 53 McMorran Crescent  
Thornhill, ON  
L4J 2T4

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Chaya Rosenberg

Signature: Chaya Rosenberg

Address: 28 McMORRAN

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Narni Dishy

Signature: Narni Dishy

Address: 44 McMorran cres.

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: David Kaufman

Signature: 

Address: 63 McMorran Cr

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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To whom it may concern:

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Thank you,

Yours truly,

Name:

Aviv Lavee

Signature:

Aviv Lavee

Address:

67 McMorran Cres.

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Jin Han

Signature: 

Address: 31 McMorran Crescent

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
Committee of Adjustment  
File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Michael Corman

Signature: Michael Corman

Address: 23 Mc MORRAN Cres  
L4S2T4

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
Committee of Adjustment  
File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Laura Farbstein

Signature: Laura Farbstein

Address: 43 McMorran Cres.  
Thornhill, Ont. L4J 2T4



June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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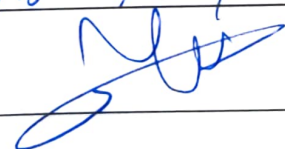
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Thank you,

Yours truly,

Name: Moti Matiyahu

Signature: 

Address: 46. McMorran cres

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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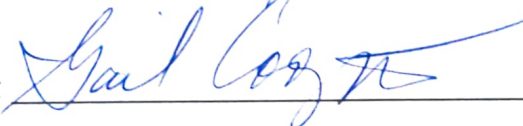
To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Gail COOPER.

Signature: 

Address: 45 McMorran Cres.

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
Committee of Adjustment  
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To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: WAYNE TANAKA

Signature: 

Address: 36 McMORRAN CRES!

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Sergio Belp

Signature: 

Address: 7 McMorran Cr.

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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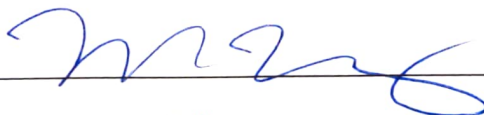
To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Kelvin Kwong

Signature: 

Address: 32 McMorran Crescent

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
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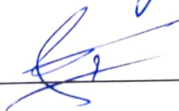
To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Margam Bagherzadeh

Signature: 

Address: 46 Milner Gate

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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Ward 5  
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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: BATHSHEWA SCHOCHEIT

Signature: 

Address: 42 MILNER GATE

June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Elena Elena Vandrav

Signature: 

Address: 50 Milner Gate



June 7, 2022

City of Vaughan  
Urban Development Services  
City Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Committee of Adjustment

**Re: 35 McMorran Crescent, Thornhill**  
Ward 5  
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File Number – A145/22

To whom it may concern:

This is to inform the Committee that we have no objections to any of the variances requested for the renovation at 35 McMorran Crescent. We have seen the plans and are supportive of this application.

Thank you,

Yours truly,

Name: Heelwa Katz

Signature: Heelwa Katz

Address: 39 McMorran Cres.