

ITEM: 6.11	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A063/23 170 ARNOLD AVE, THORNHILL
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THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:

\*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/condition
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
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
Applicant				Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome



PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
Applicant reapplied for minor variance application therefore A252/22 was closed and reassigned file number A063/23.	Minor Variance Application <b>A252/22</b> was adjourned by the Committee of Adjustment to December 8, 2022, sine die to permit time for the applicant to address Development Planning recommendations.





**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A063/23  
170 ARNOLD AVE, THORNHILL**

<b>ITEM NUMBER:</b> 6.11	<b>CITY WARD #:</b> 5
<b>APPLICANT:</b>	Noah Tenser & Clara Serruya
<b>AGENT:</b>	Weston Consulting (Ryan Guetter & James Todd)
<b>PROPERTY:</b>	170 Arnold Ave, 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 a proposed single family dwelling, cabana and two driveways.

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

**The subject lands are zoned R1E(EN) and subject to the provisions of Exception 14.408 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	The total of both side yards shall be not less than 6.0 metres. [Section 14.408]	To permit a total of both side yards to be 5.0 metres.
2	A maximum building height of 8.66 metres is permitted. [Section 4.5]	To permit a maximum building height of 9.72 metres.
3	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 26.3%.
4	A maximum of 1 driveway per lot shall be permitted. [Section 6.7.2]	To permit a maximum of 2 driveways.
5	A maximum accessory structure coverage of 67.0 m <sup>2</sup> is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m <sup>2</sup> .

	Zoning By-law 1-88	Variance requested
6	The building height shall be measured from the average finished grade at the front of the building to the highest part point of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, June 1, 2023

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

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

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



HEARING INFORMATION
To speak electronically, pre-registration is required by completing the <a href="#">Request to Speak Form</a> on-line and submitting it to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> no later than NOON on the last business day before the meeting.
<b>THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</b>

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	May 18, 2023	
Date Applicant Confirmed Posting of Sign:	May 10, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Refer to cover letter.	
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:  *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.	No	
<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.  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.		
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:	TBD



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>	
<p>The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.</p> <p>As the proposed dwelling in the subject property is 452.02m2, 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. (Condition attached)</p> <p>Development Engineering (DE) staff reached out to the applicant and discussed concerns regarding a potential for increased stormwater runoff caused by the 6.3% additional hardscaping. To address this concern, the Applicant revised their proposal to include permeable paver walkways to reduces surface runoff.</p> <p>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 the culvert work link provided above for more information.</p> <p>The Development Engineering (DE) Department does not object to the variance application A062/23 subject to the following condition:</p>	
<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/applicant shall submit a Lot Grading 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
See recommended condition of approval.	
<b>PFH Recommended Conditions of Approval:</b>	Obtain a tree removal permit from the forestry division.

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.</p>	
<b>Development Finance Recommended Conditions of Approval:</b>	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
<b>BCLPS Recommended Conditions of Approval:</b>	None



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

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
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 Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	TBD
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner/applicant shall submit a Lot Grading 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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
3	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Obtain a tree removal permit from the forestry division

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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.
<b>APPROVALS:</b> 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.

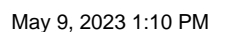


IMPORTANT INFORMATION – PLEASE READ	
<p><b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>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.</p> <p>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</p> <p>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.</p>	
<p><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>	



**SCHEDULE A: DRAWINGS & PLANS**







LEGEND

HAZARDOUS TREE

TREE REMOVAL NOT REQUIRING PERMIT

TREE REMOVAL REQUIRING PERMIT

TREE REQUIRING PERMIT TO INJURE

TREES TO BE PROTECTED

LIGHT OR HAND HELD EQUIPMENT IN THIS AREA DURING DEMOLITION AS PER ARBORIST REPORT

8FT. HIGH PLYWOOD TREE PROTECTION

4FT. HIGH SNOW FENCE ON WOOD FRAME, TREE PROTECTION

LOCATION OF TREE PROTECTION WARNING SIGN

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5	A maximum accessory structure coverage of 67.0 m <sup>2</sup> is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m <sup>2</sup> .

#	Zoning By-law 1-88	Variance requested
6	The building height shall be measured from the average finished grade at the front of the building to the highest part point of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.

# TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MARCH 17 2023  
PROJECT NO. 2161

RICHARD WENGLE

ARCHITECT INC.

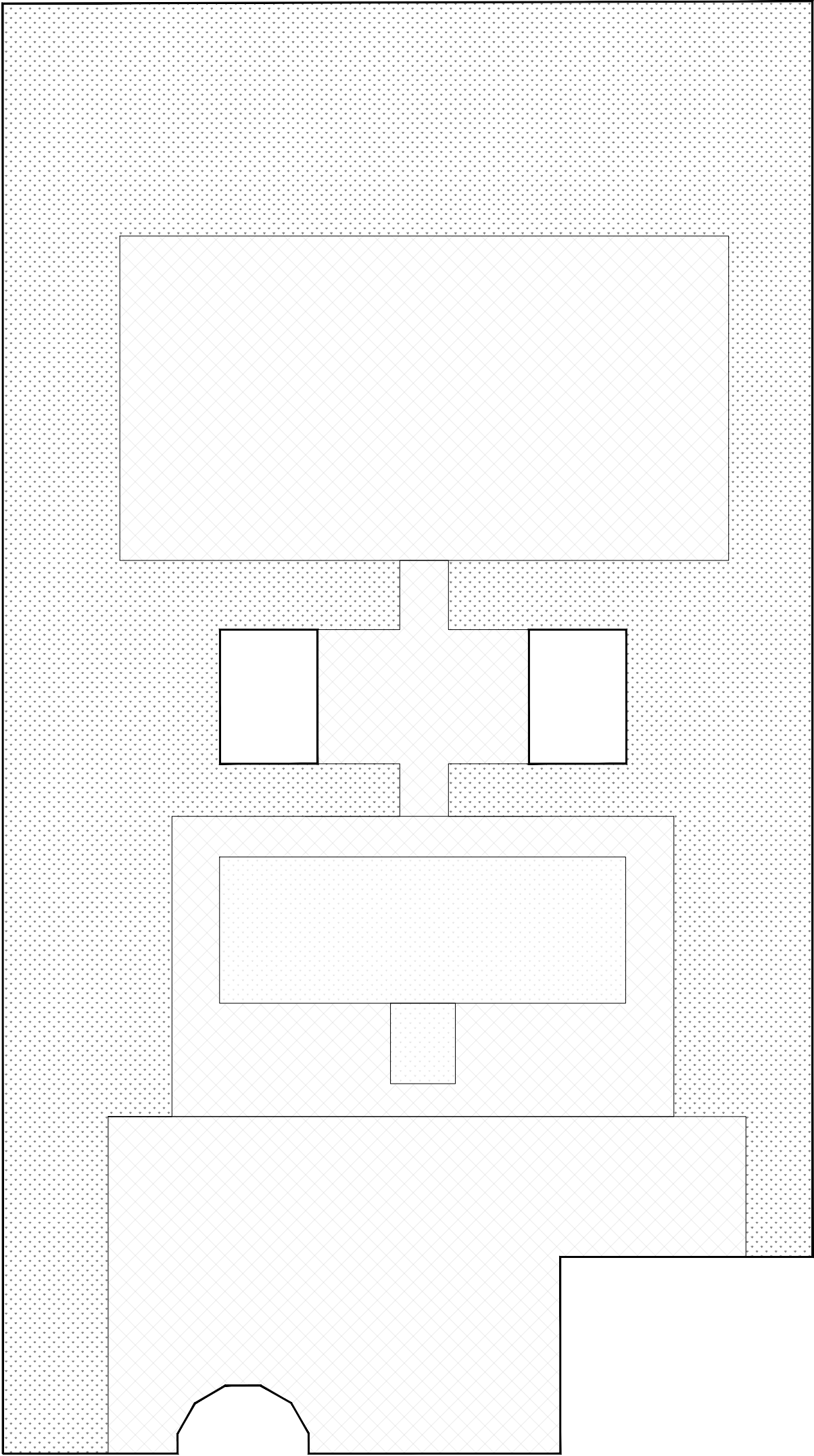
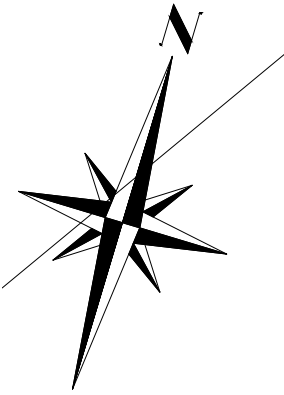
SITE PLAN

SCALE 1/32" = 1'-0"





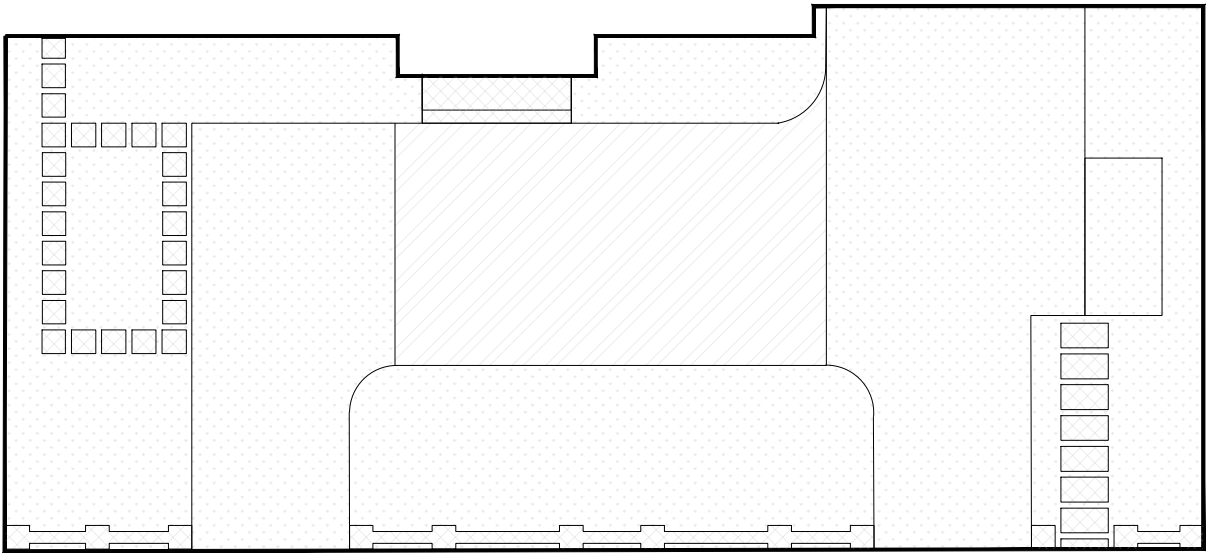









REAR YARD AREA: 1540.74 SM-135 SM =1405.74 SM

-  HARD LANDSCAPED AREA  
690.00 SM
-  SOFT LANDSCAPED AREA  
850.74 SM (60.5%)



FRONT YARD AREA: 399.64 SM

-  HARD PAVED SURFACES (DRIVEWAY)  
67.77 SM (16.96%) OF FRONT YARD
- LANDSCAPE OPEN SPACE PROVIDED  
331.87 SM (83.04%) OF FRONT YARD

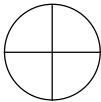
-  HARD LANDSCAPED AREA:  
28.34 SM
-  SOFT LANDSCAPED AREA:  
303.53 SM (91.46%)



RICHARD WENGLE  
ARCHITECT INC.

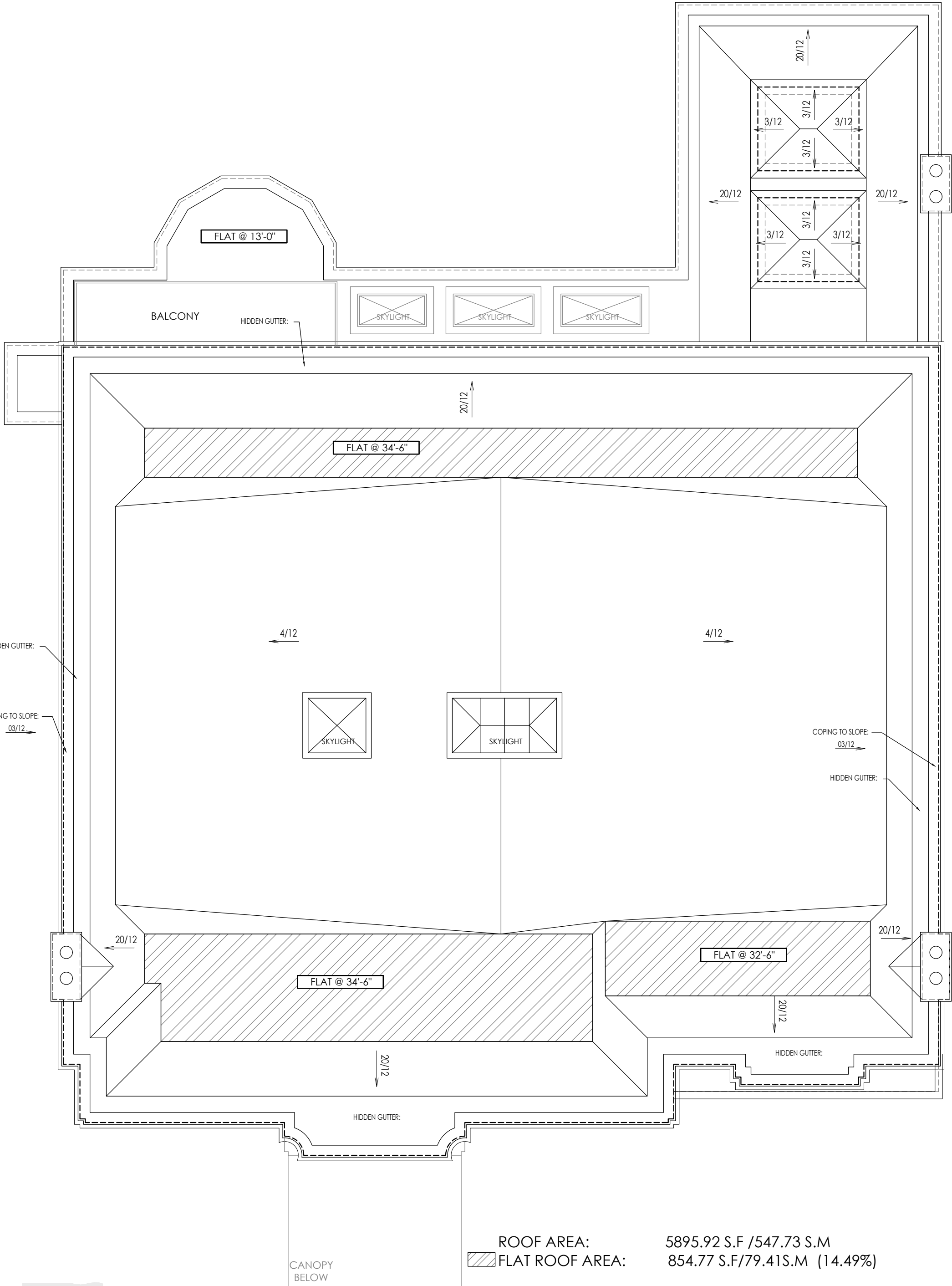
TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MARCH 17 2023  
PROJECT NO. 2161



LANDSCAPE  
CALCULATION  
SCALE 1/16" = 1'-0"

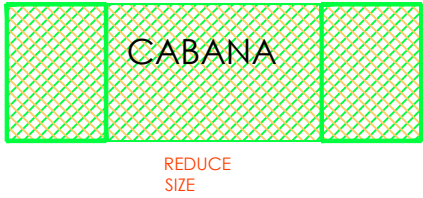
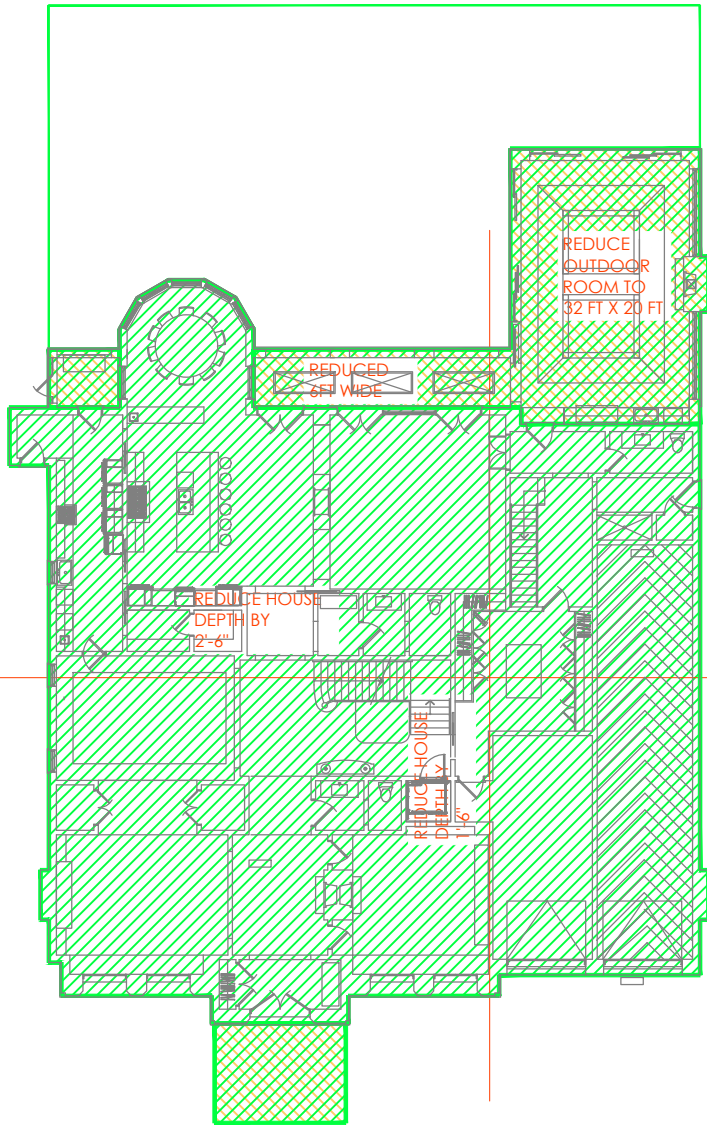




## TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MAY 05 2023  
2161



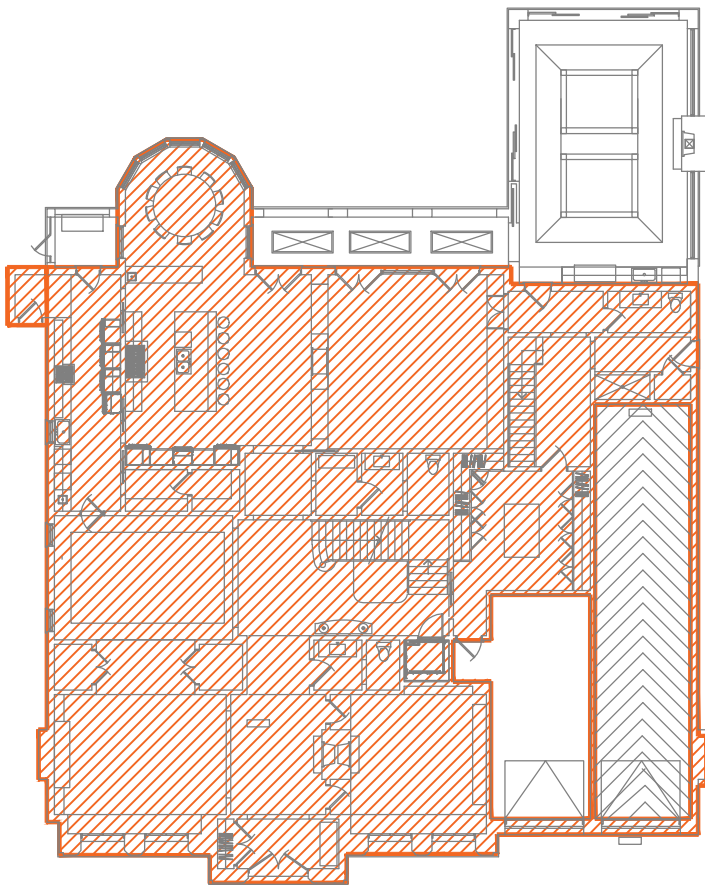


LOT AREA = 29901.30 ft². (2777.83 m²) PERMITTED COVERAGE : 20%	
HOUSE COVERAGE AREA:	5794.89 S.F (538.35.S.M) (19.38%)
OUTDOOR COVERED TERRACE AREAS:	1042.04 S.F (96.81 S.M) (3.48%)
[TOTAL:	6836.93 S.F (635.16 S.M) (22.87%)]
CANOPY PROJECTION :	190.0 S.F (17.65 S.M) (0.64 %)
CABANA COVERAGE:	825.78 S.F (76.72 S.M) (2.76%)*
TOTAL COVERAGE:	7852.71 S.F (729.53 S.M) (26.26%)*

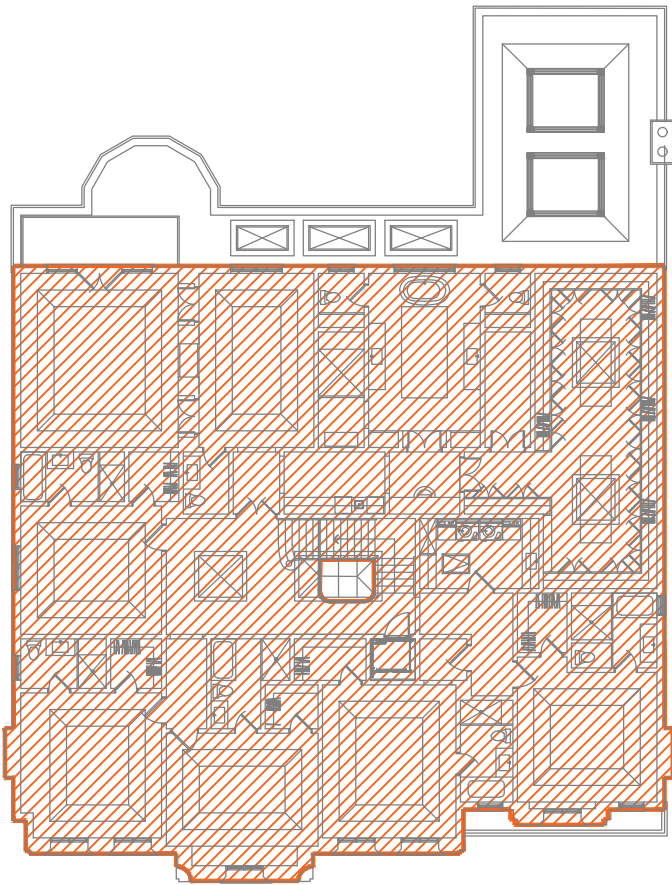
\*VARIANCE REQUESTED

#5

#3



GROUND FLOOR GFA = 4865.66 S.F. (452.02 m²)



SECOND FLOOR GFA= 5490.51 S.F. (510.07 m²)

TOTAL GFA AREA = 10, 356.17 S.F. (962.09 m²) (34.63%)
LOT AREA = 29901.30 FT². (2777.83 M²)

TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MAY 05 2023  
2161



RICHARD WENGLE  
ARCHITECT INC.



AREA CALCULATIONS  
SCALE:N/A



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3	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 26.3%.
4	A maximum of 1 driveway per lot shall be permitted. [Section 67.2]	To permit a maximum of 2 driveways.
5	A maximum accessory structure coverage of 67.0 m <sup>2</sup> is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m <sup>2</sup> .
Zoning By-law 1-88		
6	The building height shall be measured from the average finished grade at the front of the building to the highest part of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.



**RICHARD WENGLE**  
ARCHITECT INC.

## TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO

MAY 05 2023

2161

FRONT ELEVATION



SCALE:  $1/8" = 1'-0"$



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#	Zoning By-law 1-08	Variance requested
6	The building height shall be measured from the average finished grade at the front of the building to the highest part of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.





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3	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 26.3%.
4	A maximum of 1 driveway per lot shall be permitted. [Section 6.7.2]	To permit a maximum of 2 driveways.
5	A maximum accessory structure coverage of 67.0 m² is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m².

#	Zoning By-law 1-88	Variance requested
6	The building height shall be measured from the average finished grade at the front of the building to the highest part of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.



RICHARD WENGLE  
ARCHITECT INC.

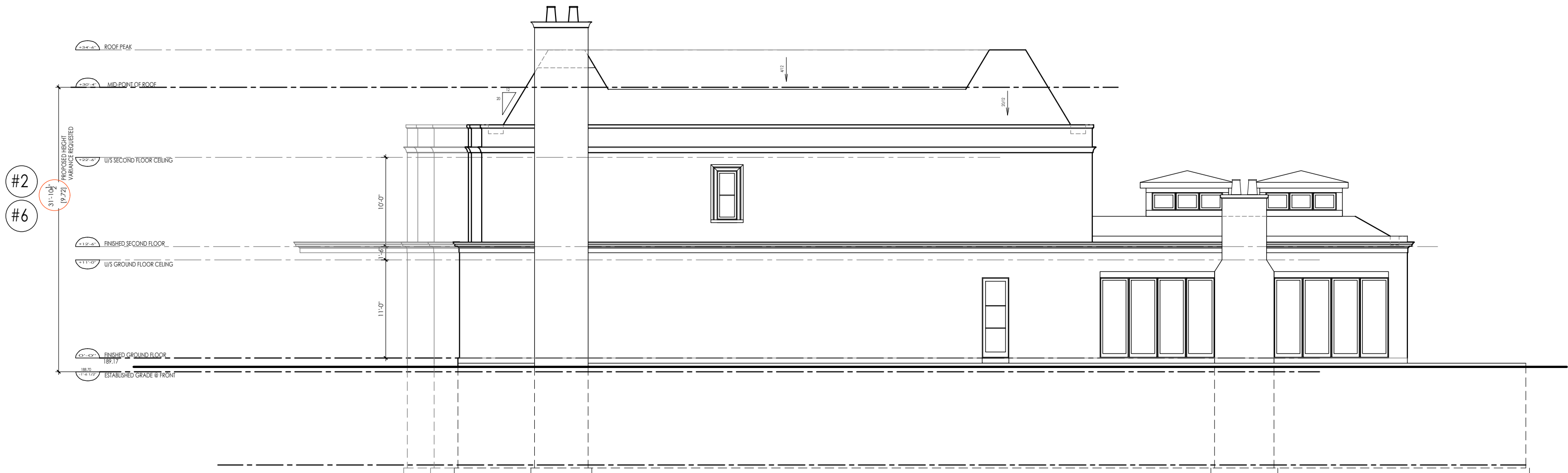
TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MAY 05 2023  
2161

WEST ELEVATION  
SCALE: 3/32" = 1'-0"



#	Zoning By-law 01-2021	Variance requested
1	The total of both side yards shall be not less than 6.0 metres. [Section 14.408]	To permit a total of both side yards to be 5.0 metres.
2	A maximum building height of 8.66 metres is permitted. [Section 4.5]	To permit a maximum building height of 9.72 metres.
3	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 26.3%.
4	A maximum of 1 driveway per lot shall be permitted. [Section 6.7.2]	To permit a maximum of 2 driveways.
5	A maximum accessory structure coverage of 67.0 m <sup>2</sup> is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m <sup>2</sup> .
6	The building height shall be measured from the average finished grade at the front of the building to the highest part point of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.



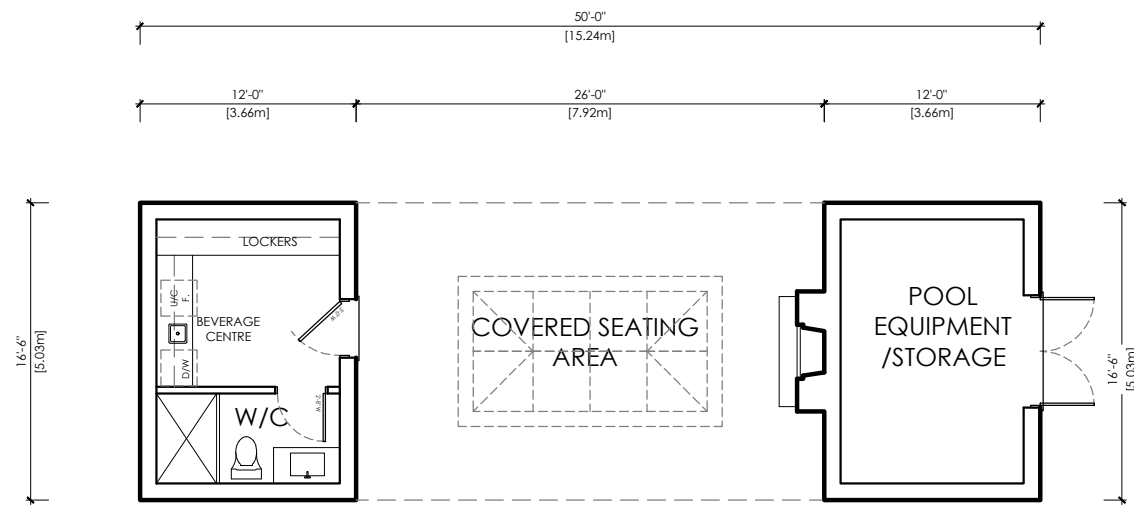
RICHARD WENGLE  
ARCHITECT INC.

# TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MAY 05 2023  
2161

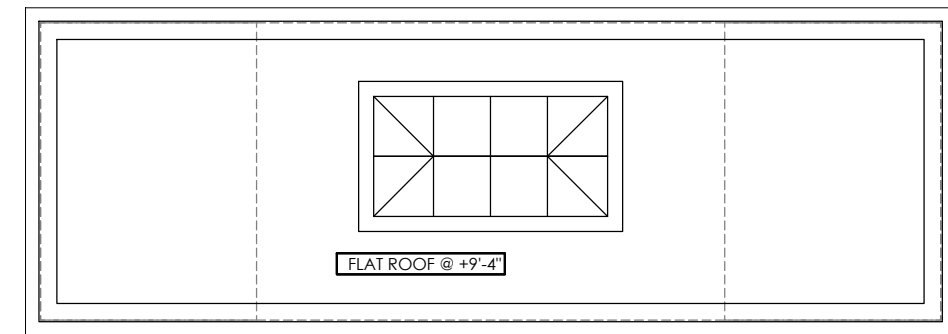
EAST ELEVATION  
SCALE: 3/32" = 1'-0"



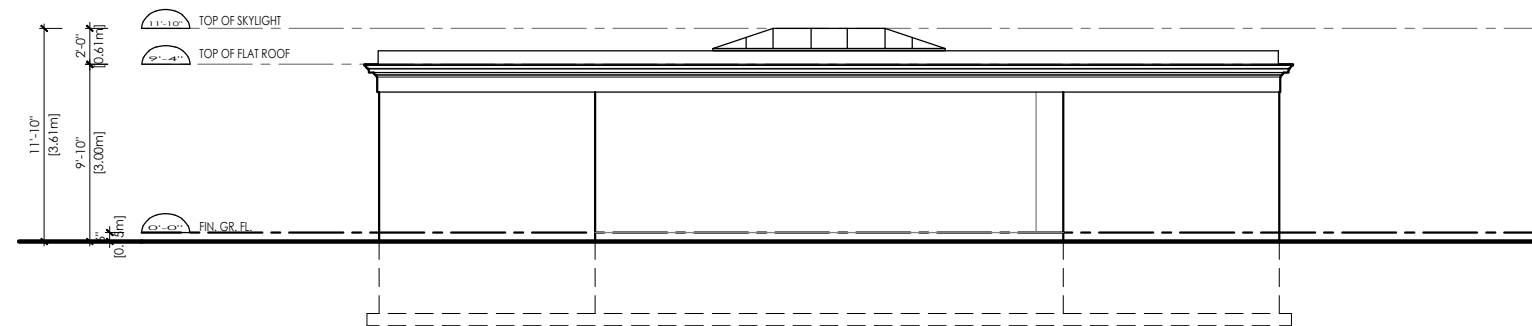


FLOOR PLAN

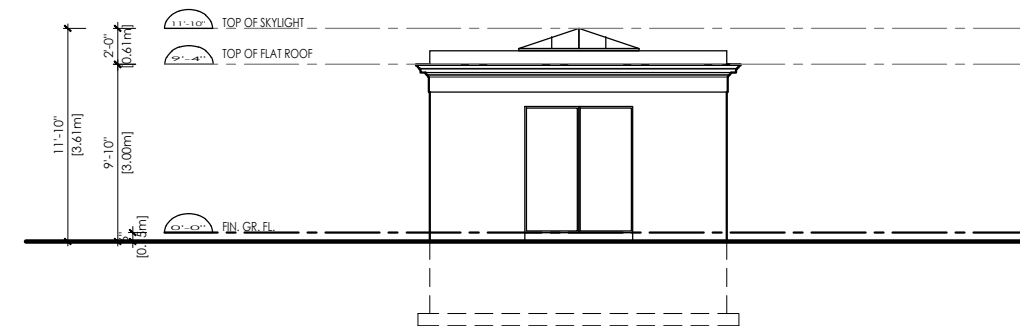
FLOOR AREA: 22.32 SM EACH.  
TOTAL=44.64 SM



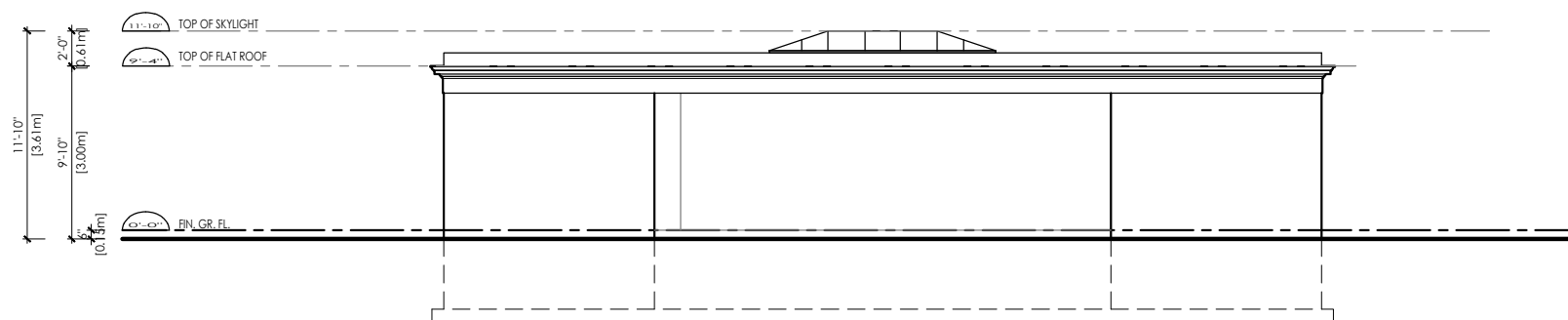
ROOF PLAN



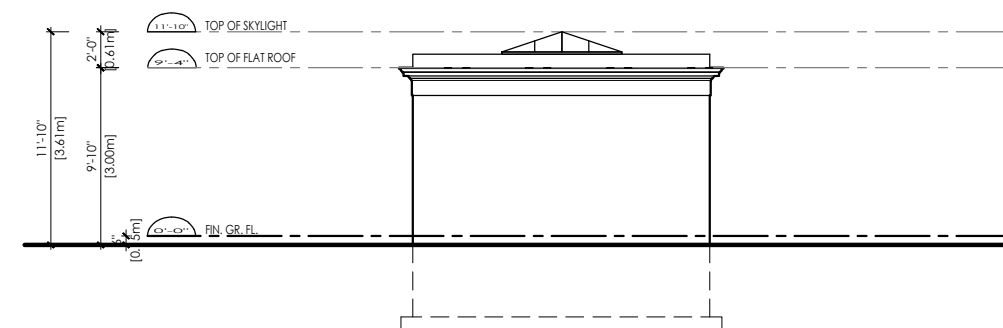
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



RICHARD WENGLE  
ARCHITECT INC.

## TENSER/SERRUYA RESIDENCE

170 ARNOLD AVENUE  
THORNHILL, ONTARIO  
MAY 05 2023  
2161

ACCESSORY  
STRUCTURE-CABANA  
SCALE: 3/32" = 1'-0"



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received 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 Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application Under Review
Building Standards (Zoning)	X	X		General Comments



**Date:** May 2<sup>nd</sup> 2023

**Attention:** **Sarah Scauzillo**

**RE:** Request for Comments

**File No.:** **A063-23**

**Related Files:**

**Applicant** Weston Consulting

**Location** 170 Arnold Avenue



**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

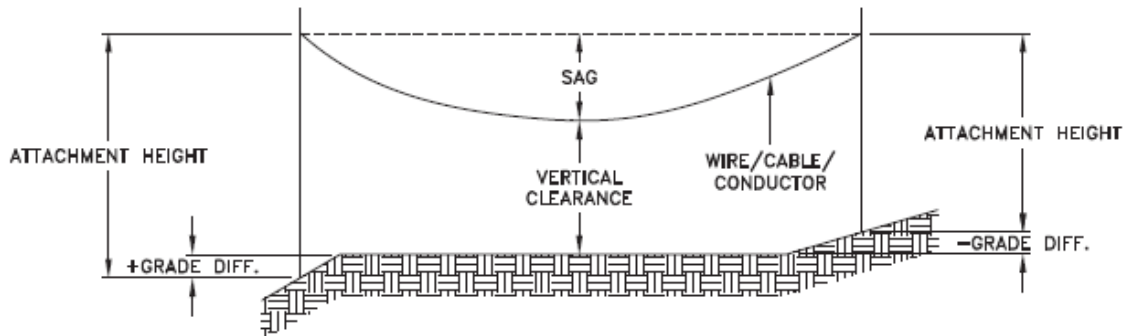
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

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



LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 + GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

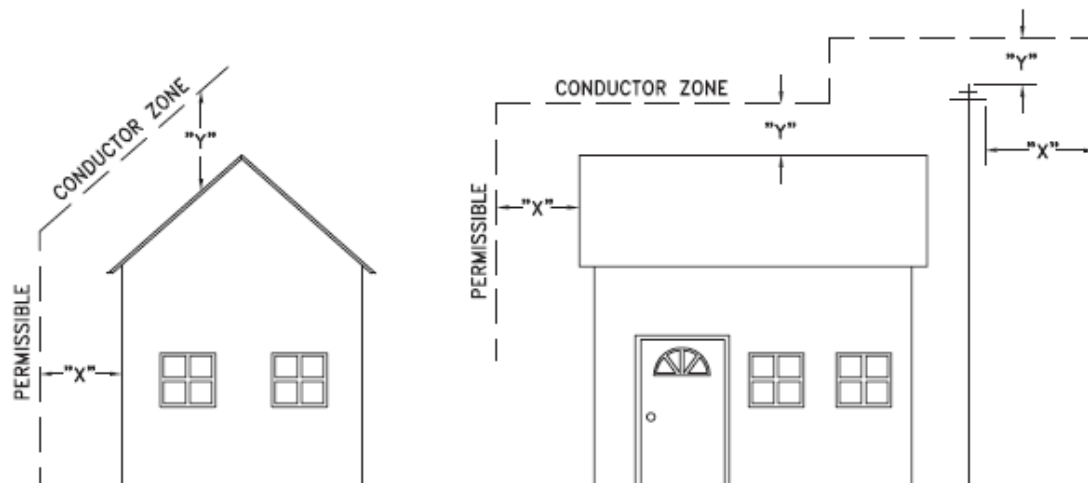
**Certificate of Approval**

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09  
 Name Date

P.Eng. Approval By: Joe Crozier





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES  
OF CONDUCTORS FROM BUILDINGS OR OTHER  
PERMANENT STRUCTURES (CONDUCTORS NOT  
ATTACHED TO BUILDINGS)**

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM,  
Adobe PDF

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	



**To:** Committee of Adjustment  
**From:** Sarah Scauzillo, Building Standards Department  
**Date:** April 27, 2023  
**Applicant:** Weston Consulting  
**Location:** 170 Arnold Avenue  
PLAN RP3319 Lot 26  
**File No.(s):** A063/23

**Zoning Classification:**

The subject lands are zoned R1E(EN) and subject to the provisions of Exception 14.408 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The total of both side yards shall be not less than 6.0 metres. [Section 14.408]	To permit a total of both side yards to be 5.0 metres.
2	A maximum building height of 8.66 metres is permitted. [Section 4.5]	To permit a maximum building height of 9.72 metres.
3	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 26.3%.
4	A maximum of 1 driveway per lot shall be permitted. [Section 6.7.2]	To permit a maximum of 2 driveways.
5	A maximum accessory structure coverage of 67.0 m <sup>2</sup> is permitted. [Section 4.1.3]	To permit a maximum accessory structure coverage of 76.72m <sup>2</sup> .

	Zoning By-law 1-88	Variance requested
6	The building height shall be measured from the average finished grade at the front of the building to the highest part point of the roof surface. [Section 2.0]	To permit the building height of 9.72 metres measured from the average finished grade at the front of the building to the mid-point of the roof surface.

**Staff Comments:**

Zoning By-law 01-2021	
1	A maximum driveway width of 9.0 metres is permitted [Table 6-11]
2	The minimum required front yard setback is 8.88 metres based in accordance with Section 4.5. Canopies are permitted to encroach a maximum of 0.6 metres into the required front yard.
3	The canopies are not considered accessory structures and shall not be included in the accessory structure coverage calculation.

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

**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.



**From:** [Development Services](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] FW: A063/23 (170 Arnold Avenue) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, May 4, 2023 11:02:38 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[CIRC\\_A063\\_23.pdf](#)

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Hello,

The Regional Municipality of York has completed its review of minor variance application A063/23 (170 Arnold Avenue) and has no comment.

Thank you,

**Maryam Ahmed, B.U.R.PL.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 x74528 | [maryam.ahmed@york.ca](mailto:maryam.ahmed@york.ca) | [www.york.ca](http://www.york.ca)

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**Our Mission: Working together to serve our thriving communities – today and tomorrow**

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter



Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive West  
Vaughan, Ontario  
L6A 1T1

April 5, 2023  
File: 11352

**Attn: David Harding, Senior Planner**

**Re: A252/22 Minor Variance Application  
170 Arnold Avenue  
City of Vaughan**

Weston Consulting is the planning consultant for the owner of the property municipally described as 170 Arnold Avenue (herein referred to as the "Subject Lands"). This letter has been prepared in support of the resubmission of the minor variance applications, in order to permit an increase in lot coverage, accessory lot coverage, and building height, respectively.

### **Description of the Subject Lands**

The subject lands are located on the north side of Arnold Avenue, east of Franklin Avenue. The lands are legally described as LT 26 PL 3319 VAUGHAN ; VAUGHAN. The Subject Lands have an approximate area of 2785 square metres, and a frontage of 30.44 metres along Arnold Avenue. The lot is currently occupied by one residential dwelling surrounded by existing trees.

### **Surrounding Context**

The subject lands are situated within an existing subdivision comprised of single detached residential dwellings surrounding the subject lands to the south, west and east. More specifically, the following land uses surrounding the subject lands includes:

North: Immediately north of the subject lands includes Hefhill Park, a city park with open space, and tennis courts

South: A subdivision of single detached family dwellings abut the subject lands to the south.

East: A subdivision of single detached family dwellings abut the subject lands to the east.

West: Single detached family dwellings in a subdivision abut the subject lands to the west.

### **History of the Minor Variance Application**

The proposed Minor Variance application was considered before the City of Vaughan Committee of Adjustment on December 8, 2022. The following were the proposed variances sought:

#	Zoning By-law 001-2021	Variance Requested
1	Maximum permitted encroachment into a required yard by a permanent canopy is 0.6m. [Table 4-1]	To permit a permanent canopy (covered porte Cochere) to encroach 7.79m into the required front yard.



2	The maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0m <sup>2</sup> , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 151.49m <sup>2</sup> of the proposed accessory building and structure (cabana and permanent canopy).
3	Maximum permitted lot coverage is 20% [Table 7-3]	To permit a maximum lot coverage of 29.97% (including principal building, covered porte cochere, and cabana)
4	The maximum building height shall be 8.66 m [Section 4.5.1.b]	To permit a maximum height of 11.0m for the replacement dwelling.

#	Zoning By-law 1-88	Variance Requested
5	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling units on the lot [Section 4.1.c]	To permit an accessory structure (covered porte cochere) in the front yard.
6	Minimum required front yard is 9.79m. [Schedule A, Footnote 11 and Section 4.1.1.c]	To permit a minimum front yard of 1.09m to an accessory structure (covered porte cochere).
7	Maximum permitted lot coverage is 20% [Schedule A]	To permit a maximum lot coverage of 29.95% (including principal building, cabana and porte cochere)
8	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) of 67 square metres, whichever is lesser. [4.1.1.a]	To permit a cabana with a maximum lot area coverage of 98.51 square metres.

The Committee deferred the application, and suggested that revisions be made to the proposed development to satisfy City Planning Staff. Accordingly, we have since modified the proposal and have had several discussions with staff to address their concerns. Below are the details of the new site plan, and list of requested variances.

### Purpose of the Minor Variance Application

The purpose of this Minor Variance Application request is outlined in the table below:

#	Zoning By-law 001-2021	Variance Requested
1	Maximum permitted encroachment into a required yard by a permanent canopy is 0.6m. [Table 4-1]	To permit a permanent canopy to encroach 1.4 metres into the required front yard.
2	The maximum lot coverage of all accessory buildings and residential accessory structures excluding accessory detached garage shall be 10% or 67 m <sup>2</sup> , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 94.37 m <sup>2</sup> of the proposed accessory building and structure (cabana and front yard canopy).
3	Maximum permitted lot coverage is 20% [Table 7-3]	To permit a maximum lot coverage of 26.26% (including principal building, canopy and cabana).
4	The maximum building height shall be 8.66m [Section 4.5.1.b]	To permit a maximum height of 9.72m for the replacement dwelling.



#	Zoning By-law 1-88	Variance Requested
5	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling units on the lot [Section 4.1.c]	To permit an accessory structure (canopy) in the front yard.
6	Minimum required front yard is 9.79m. [Schedule A, Footnote 11 and Section 4.1.1.c]	To permit a minimum front yard of 8.38 metres.
7	Maximum permitted lot coverage is 20% [Schedule A]	To permit a maximum lot coverage of 26.26% (including principal building, canopy and cabana).
8	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) of 67 square metres, whichever is lesser. [4.1.1.a]	To permit a maximum lot coverage of 94.37m <sup>2</sup> of the proposed accessory building and structure (cabana and canopy).

Below is a table that outlines the changes made between the first submission and subsequent submission.

#	Zoning By-law 001-2021	First Submission	Second Submission
1	Maximum permitted encroachment into a required yard by a permanent canopy is 0.6m. [Table 4-1]	To permit a permanent canopy (covered porte Cochere) to encroach 7.79m into the required front yard.	To permit a permanent canopy to encroach 1.4 metres into the required front yard.
2	The maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0m <sup>2</sup> , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 151.49m <sup>2</sup> of the proposed accessory building and structure (cabana and permanent canopy).	To permit a maximum lot coverage of 94.37 m <sup>2</sup> of the proposed accessory building and structure (cabana and front yard canopy).
3	Maximum permitted lot coverage is 20% [Table 7-3]	To permit a maximum lot coverage of 29.97% (including principal building, covered porte cochere, and cabana)	To permit a maximum lot coverage of 26.26% (including principal building, canopy and cabana).
4	The maximum building height shall be 8.66 m [Section 4.5.1.b]	To permit a maximum height of 11.0m for the replacement dwelling.	To permit a maximum height of 9.72m for the replacement dwelling.

#	Zoning By-law 1-88	First Submission	Second Submission
5	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling units on the lot [Section 4.1.c]	To permit an accessory structure (covered porte cochere) in the front yard.	To permit an accessory structure (canopy) in the front yard.
6	Minimum required front yard is 9.79m. [Schedule A, Footnote 11 and Section 4.1.1.c]	To permit a minimum front yard of 1.09m to an accessory structure (covered porte cochere).	To permit a minimum front yard of 8.38 metres.
7	Maximum permitted lot coverage is 20% [Schedule A]	To permit a maximum lot coverage of 29.95% (including principal building, cabana and porte cochere)	To permit a maximum lot coverage of 26.26% (including principal building, canopy and cabana).



8	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) of 67 square metres, whichever is lesser. [4.1.1.a]	To permit a cabana with a maximum lot area coverage of 98.51 square metres.	To permit a maximum lot coverage of 94.37m <sup>2</sup> of the proposed accessory building and structure (cabana and canopy).
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Is the general intent and purpose of the Official Plan maintained?

The Subject Lands are designated *Low-Rise Residential* in the City of Vaughan Official Plan. Section 9.2.2.1.c lists the permitted uses in this designation, which includes residential uses such as detached dwellings. The proposed development seeks to build a single-detached dwelling on the Subject Lands, being a permitted use as per the City of Vaughan's Official Plan. As a result, the proposed development maintains the general intent and purpose of the Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

The Subject Lands are zoned *Single Family Detached (R1V)* based on the City of Vaughan's Zoning By-law 1-88 and R1-E as per the City of Vaughan's Zoning By-law 001-2021. Permitted uses within both the R1V zone and R1-E zone includes single family detached dwellings. The proposed development will develop a single detached dwelling. The general intent of the variances being sought is intended to facilitate the development of a single detached family home.

The purpose of the proposed canopy is to provide for a sheltered space for the occupant's vehicles, while respecting the existing front yard setback requirement to the greatest extent possible. The canopy is a revision of the initially proposed porte cochere and has been setback further from the front yard by 7.24 metres.

The accessory lot coverage is intended to grant the aforementioned canopy, as well as the cabana situated in the rear yard of the Subject Lands. The accessory lot coverage has been reduced from the initial application, from 151.49 m<sup>2</sup> to 94.37 m<sup>2</sup>.

The height of the proposed dwelling is proposed to be 9.72 metres. The proposed height is only 1 metre above the City's Zoning By-law requirement, and therefore maintains the intent and purpose of the Zoning By-law.

In all other respects, the proposed development complies with the City of Vaughan's Zoning By-law 1-88 and 001-2021. Accordingly, the general intent and purpose of the Zoning By-law is maintained.

Is the variance desirable for the property?

The proposed variances, are intended to accommodate a permitted use within the Official Plan and Zoning By-laws. The proposed variances will facilitate the development of a single detached dwelling within an existing residential subdivision, and will maintain consistency with the surrounding neighbourhood context.



Are the variances minor in nature?

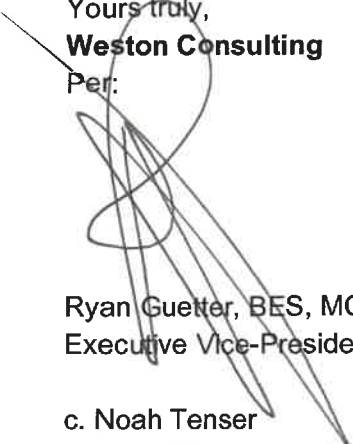
The variances being sought are minor in nature. The proposed variances will not pose any negative impacts to the neighbouring properties with respect to shadowing or massing, as a result of the height of the building, nor does the canopy feature encroach substantially into the front yard of the lands. The proposed variances will remain consistent with the existing residential neighbourhood.

**Concluding Remarks**

Based on the information provided in this letter, and the other materials accompanying this application, it is our opinion that the proposed Minor Variance applications represents good planning and has merit. We also understand that the proposed revisions as outlined herein address planning staff's previous concerns.

We request that the application be scheduled for the next available Committee of Adjustment Hearing date. Please do not hesitate to contact the undersigned at extension 241 or James Todd at extension 345 should there be any questions regarding this submission.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Executive Vice-President

c. Noah Tenser  
Naomi Tannis, Richard Wengle Architects