

ITEM: 6.1	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A040/23 108 ESTHER CRESCENT, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
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 checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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 **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.

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A040/23
108 ESTHER CRESCENT, THORNHILL**

ITEM NUMBER: 6.1	CITY WARD #: 5
APPLICANT:	Avraham and Shoshana Kutner
AGENT:	Idels Architect Incorporated
PROPERTY:	108 Esther Crescent, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed second storey addition located at the rear of existing dwelling, ground floor addition located at the front of the existing dwelling and the existing front yard landscaping.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.269 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard shall be 7.5 m. Exception 14.269, Schedule T-9	To permit a minimum rear yard of 6.53m.
2	The maximum permitted lot coverage is 45% of the lot area. Exception 14.269, Schedule T-9	To permit a maximum lot coverage of 51.2%.
3	The minimum required parking space length is 5.7m. Section 6.3.1 Table 6-1	To permit a minimum parking space length of 5.55m.
4	The minimum required front landscaping where the lot frontage is 12.0m or greater is 50%. Section 4.19 2 b	To permit a minimum front yard landscaping of 45 % on a lot with a lot frontage of 12.0 or greater. (Based on applicants figures)

HEARING INFORMATION

DATE OF MEETING: Thursday, November 16, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: 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

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

HEARING INFORMATION

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	November 02, 2023
Date Applicant Confirmed Posting of Sign:	October 30, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Adding a two-storey addition in the rear resulted in a non-complying coverage.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

Due to the size of the proposed addition to existing residence on the subject property, which measures 27.5 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.

The Owner/Applicant's proposed 40.4 m² stone patio involves increasing the Lot Coverage on the subject property. This addition of hardscape could potentially affect the City's Storm Water management system. Development Engineering highly recommends that the Owner/Applicant incorporate Low-Impact Development (LID) measures, such as bioswales, permeable pavers, rain gardens, rain barrels, etc., to minimize the impact on the stormwater system. If additional information is needed, please reach out to the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A040/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Obtain a tree permit from the Forestry division

PFH Recommended Conditions of Approval:	Obtain a tree permit from the Forestry division
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No Comments Received to Date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No Comments Received to Date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No Comments Received to Date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	Obtain a tree permit from the Forestry division

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

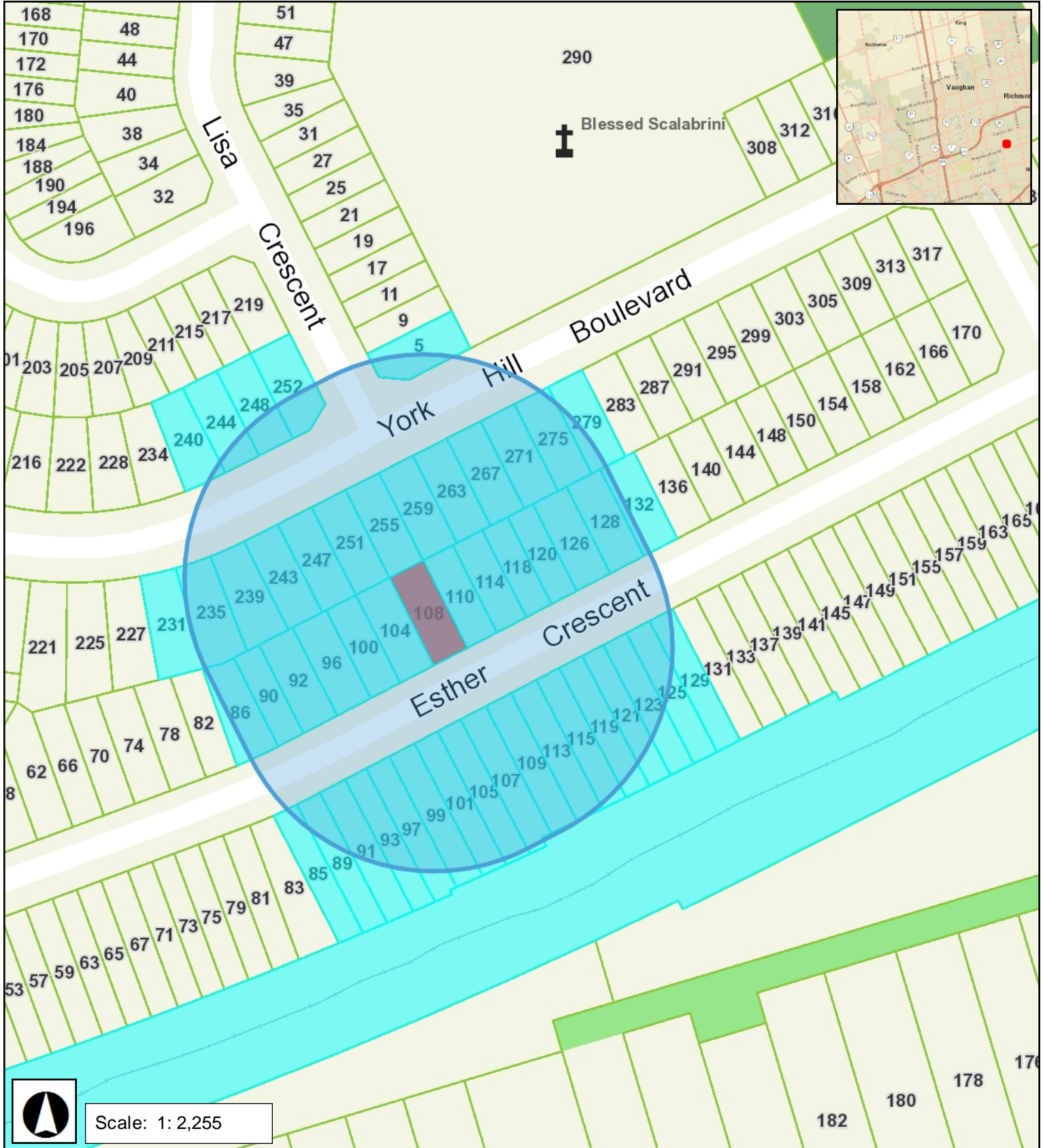
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

108 Esther Crescent, Thornhill

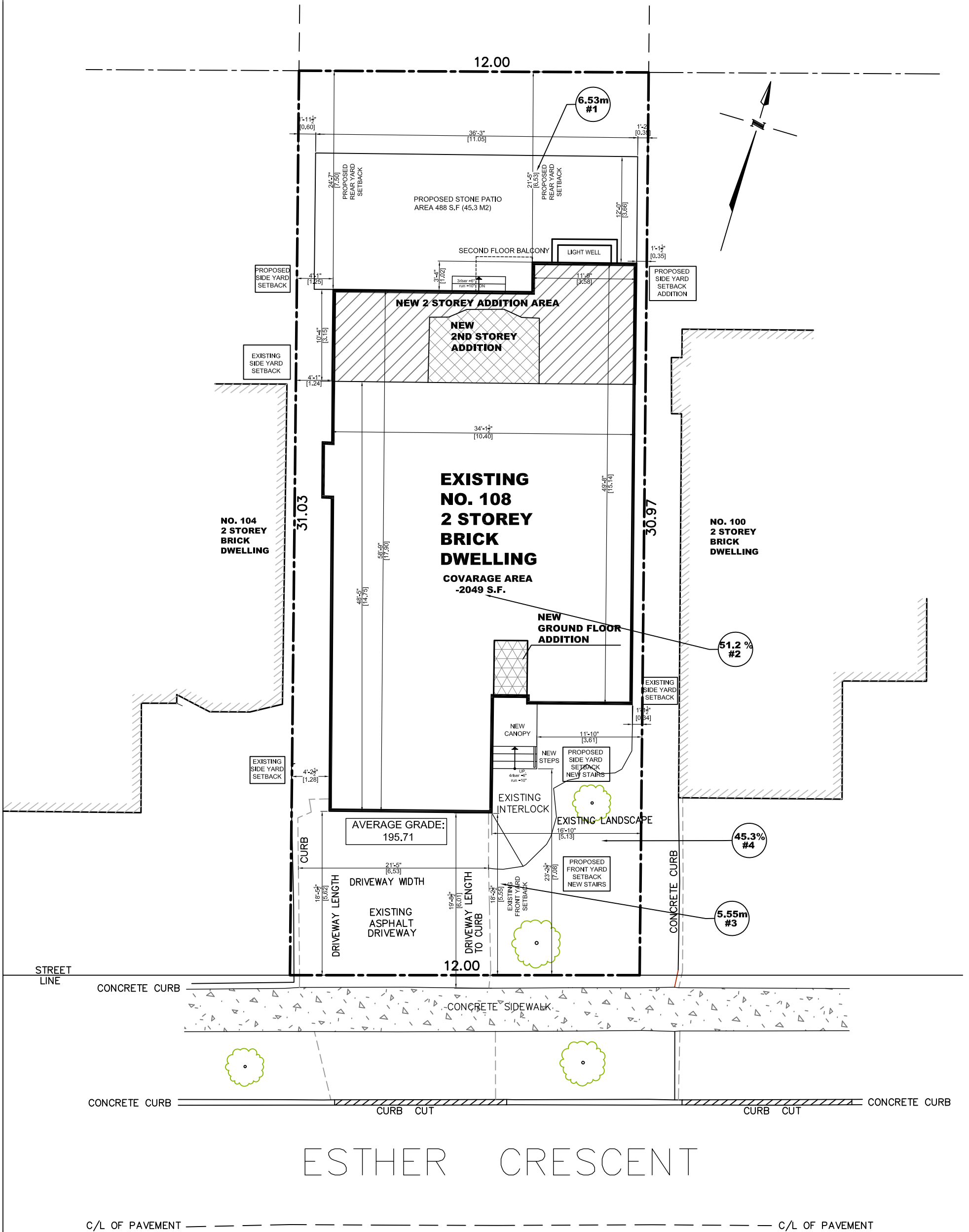


Received

October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



1 SITE PLAN
A1 SC: 3/32" = 1'-0"

iai
IDELS ARCHITECT INC.

80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-0632 fax: (905) 886-7064
email: richard@idelsarchitect.com

PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

DRAWING TITLE
SITE PLAN

DATE: 12/09/2023

SCALE: AS NOTED

DRAWN: A.G.

CHECKED: R.I.

SHEET NO.: **A1**

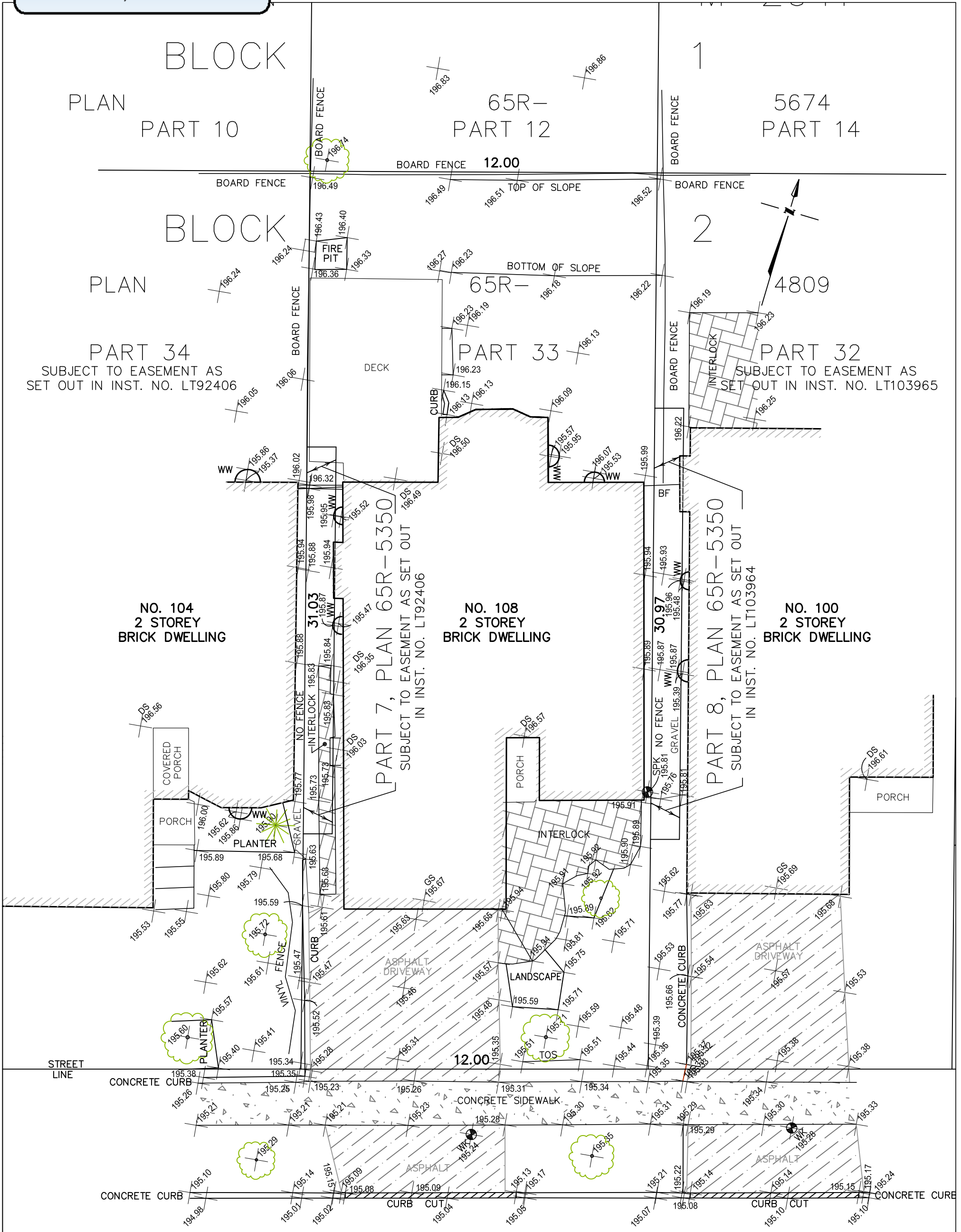
REVISION / ISSUE	DATE
ISSUED FOR COA	22/02/2023
COA CLARIFICATION	13/03/2023
COA CLARIFICATION	17/04/2023
COA CLARIFICATION	21/04/2023
COA CLARIFICATION	03/05/2023
RE-ISSUED FOR COA	20/09/2023
COA FINAL	11/10/2023

Received


October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



1 SURVEY
A00 SC: 3/32" = 1'-0"

 <p>80 NORTH MEADOW CRESCENT THORNHILL, ONTARIO L4J 3B1 tel: (905) 886-0632 fax: (905) 886-7064 email: richard@idelsarchitect.com</p>	PROJECT TITLE: SINGLE FAMILY RESIDENCE RENOVATION 108 ESTHER CRESCENT AVE., VAUGHAN, ON	DRAWING TITLE:	DATE:	SHEET NO.:
			SCALE:	
	REVISION / ISSUE	DATE	DRAWN:	
	ISSUED FOR COA	22/02/2023	CHECKED:	

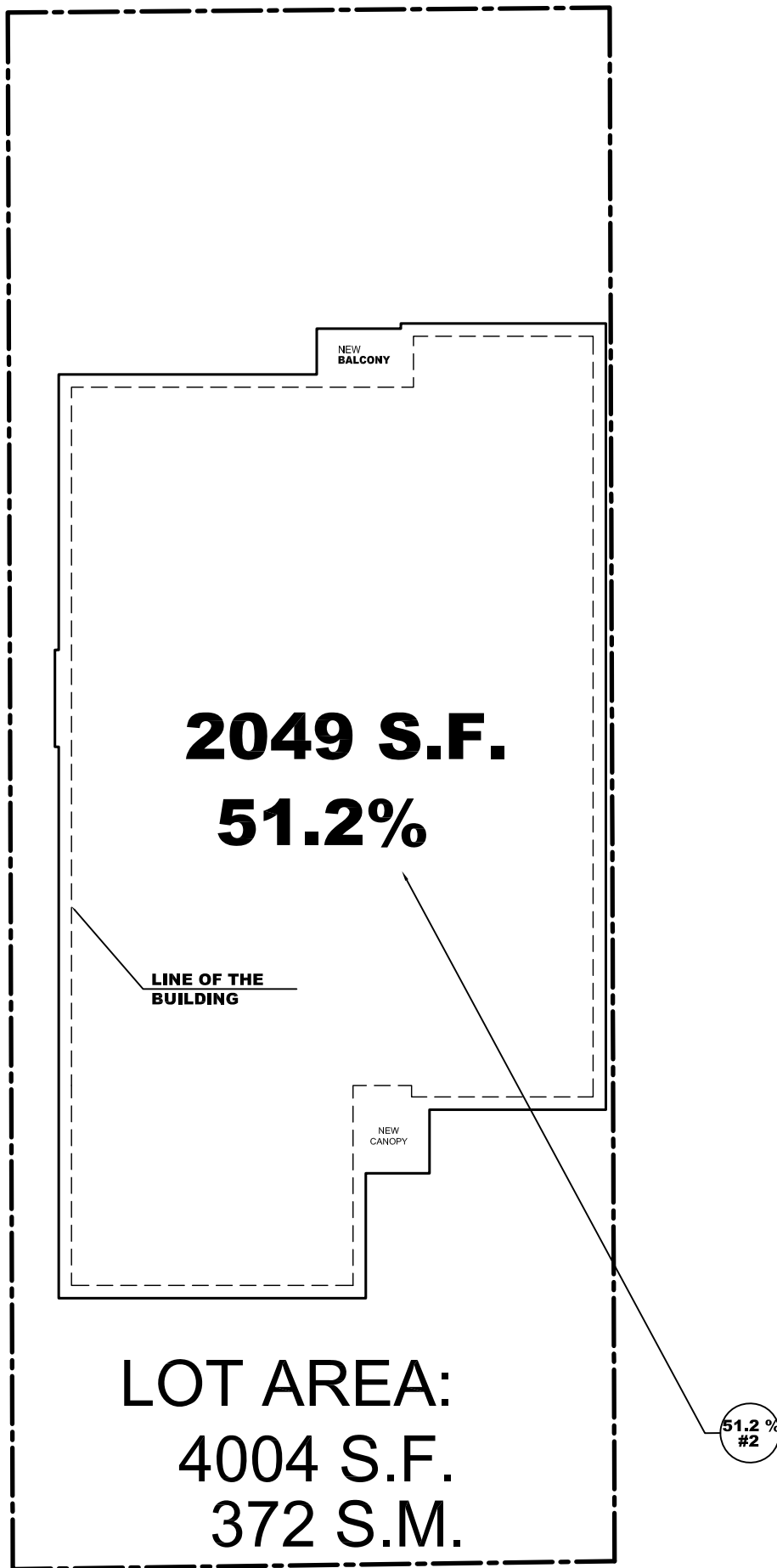
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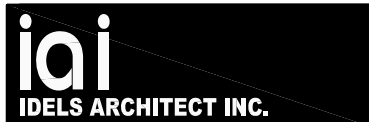
October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



1 COVERAGE DIAGRAM
A1A SC: 3/32" =1'-0"



80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-0632 fax: (905) 886-7064
email: richard@idelsarchitect.com

PROJECT TITLE:
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108 ESTHER CRESCENT AVE., VAUGHAN, ON

REVISION / ISSUE	DATE
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COA FINAL	11/10/2023

DATE:	12/09/2023
SCALE:	AS NOTED
DRAWN:	A.G.
CHECKED:	R.I.

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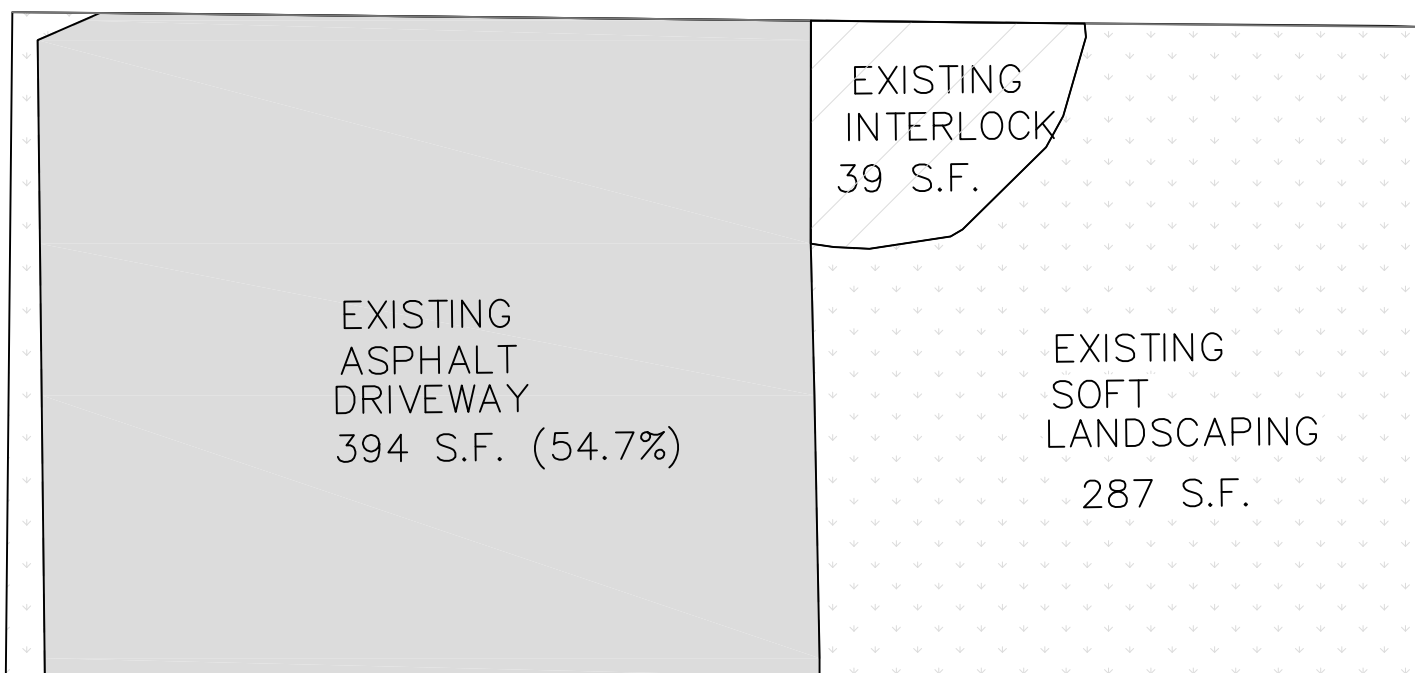
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Received

October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



TOTAL AREA FRONT LANDSCAPING - 720 S.F.

DRIVEWAY - 394 S.F. (54.7 %)
LANDSCAPING - 326 S.F. (45.3%)
SOFT - 287 S.F. (88%)
HARD - 39 S.F. (12%)

45.3%
#4

108 ESTHER CRESCENT

1 FRONT LANDSCAPING CALCULATION
A1B SC: 3/32" = 1'-0"



80 NORTH MEADOW CRESCENT
 THORNHILL, ONTARIO L4J 3B1
 tel: (905) 886-0632 fax: (905) 886-7064
 email: richard@idelsarchitect.com

PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
 108 ESTHER CRESCENT AVE., VAUGHAN, ON

DRAWING TITLE
FRONT LANDSCAPING

DATE: 12/09/2023

SHEET NO.:

SCALE: AS NOTED

DRAWN: A.G.

CHECKED: R.I.

A1B

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**PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT****A040/23**

DEVELOPMENT DATA			
108 ESTHER CRESCENT, THORNHILL			
ZONING- (CITY OF VAUGHAN BY-LAW)			
	METRIC	IMPERIAL	REMARKS
LOT AREA	371.7 S.M.	4001 S.F.	
FOOTPRINT AREA	190.4 S.M.	2049 S.F.	
COVERAGE		51.2%	
BASEMENT TOTAL	139.3 S.M.	1499 S.F.	
EXISTING	111.8 S.M.	1203 S.F.	
NEW	27.5 S.M.	296 S.F.	
MAIN FLR. TOTAL	142.1 S.M.	1530 S.F.	
EXISTING	107.9 S.M.	1161 S.F.	
NEW	34.3 S.M.	369 S.F.	
SECOND FLOOR	149.2 S.M.	1606 S.F.	
EXISTING	112.8 S.M.	1214 S.F.	
NEW	36.4 S.M.	392 S.F.	
LOT FRONTAGE	12 m	39' 4 1/2"	
BUILDING HEIGHT	7.31 m	24' 0"	EXISTING
1ST FLR HEIGHT	.86	2' 9 1/2"	EXISTING
PARKING	1		EXISTING
SETBACKS			
FRONT	5.55 m	18'-2 1/2"	EXISTING
REAR	6.53 m	21'-5"	
EAST SIDE	.34 m	1'-1 1/2"	EXISTING
WEST SIDE	1.25 m	4'-1"	
FRONT YARD LANDSCAPE			EXISTING

**51.2 %
#2****6.53m
#1****45.3%
#4****1 ZONING STATISTICS****A2**

80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
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SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

DRAWING TITLE

DATE: 12/09/2023

SHEET NO.:

SCALE: AS NOTED

DRAWN: A.G.

CHECKED: R.I.

A2

REVISION / ISSUE

DATE

ISSUED FOR COA
COA CLARIFICATION
COA CLARIFICATION
RE-ISSUED FOR COA
COA FINAL

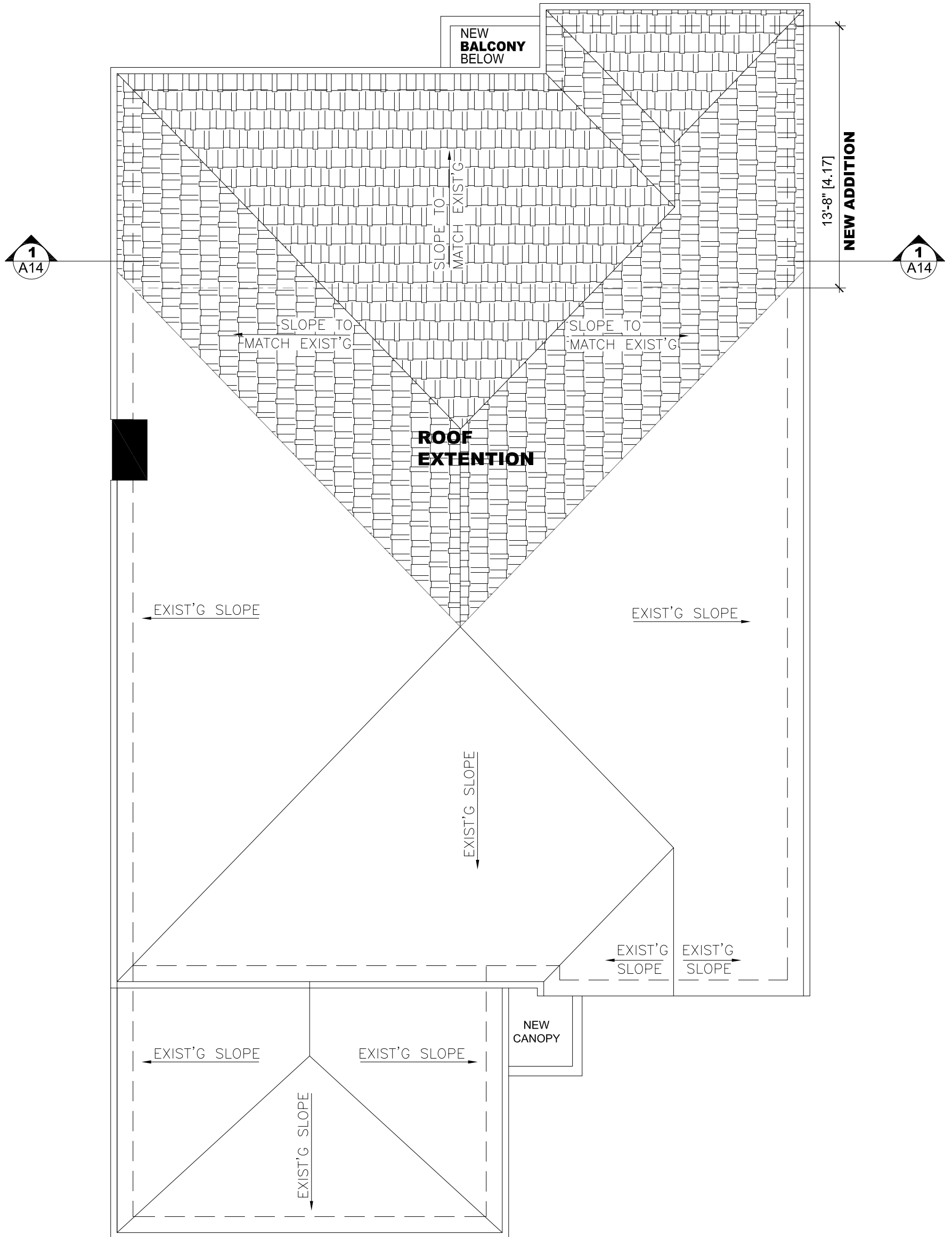
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20/09/2023
11/10/2023

Received

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PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



1 ROOF PLAN
A9 SC: 3/16" = 1'-0"



80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-0632 fax: (905) 886-7064
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108 ESTHER CRESCENT AVE., VAUGHAN, ON

DRAWING TITLE
ROOF PLAN

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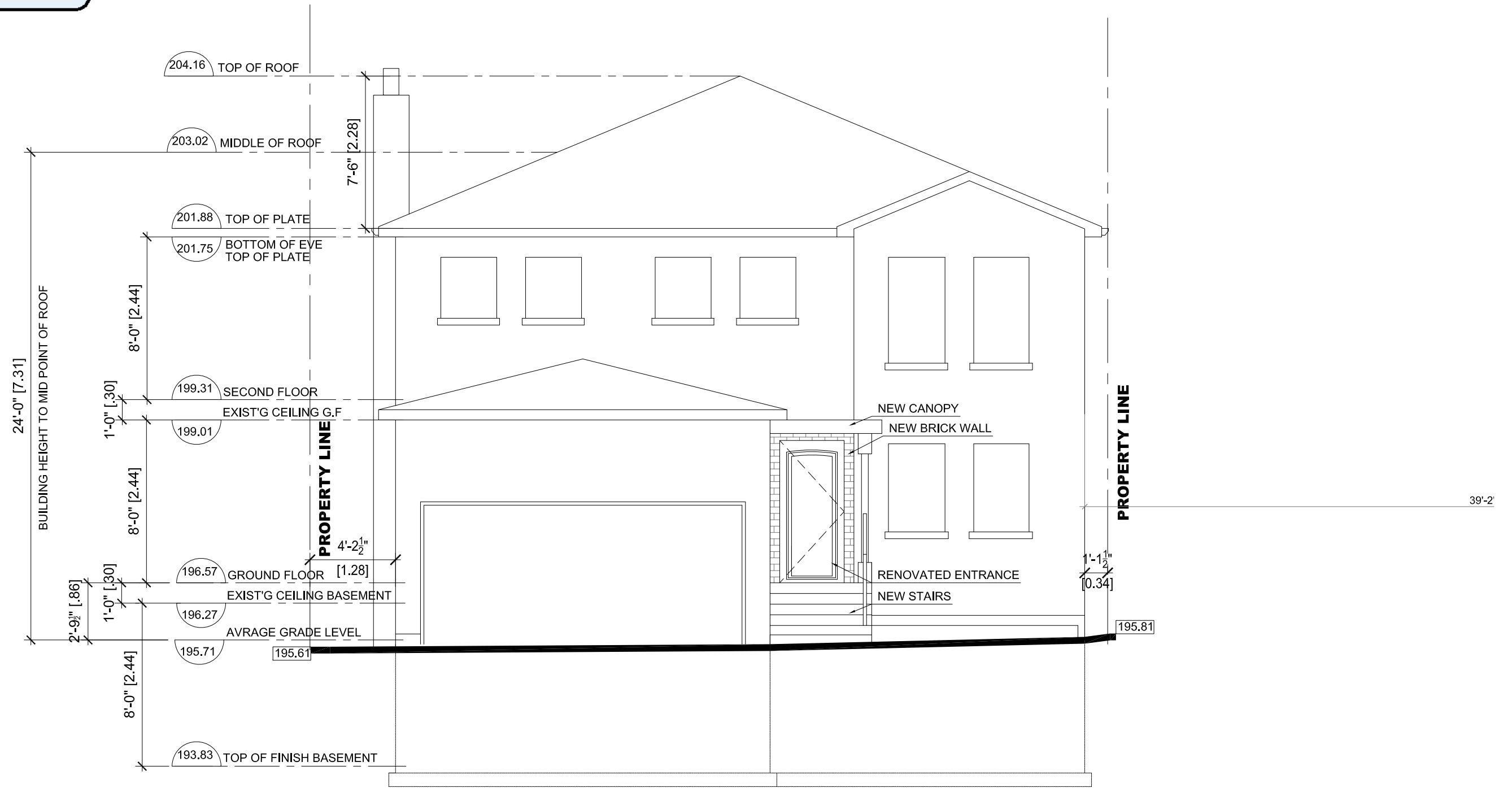
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Received

October 20, 2023

**PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT**

A040/23



1 FRONT ELEVATION
A10 SC: 3/16" = 1'-0"



PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

APPLICANT'S NAME:
Richard Idels

DRAWING TITLE:
FRONT (SOUTH) ELEVATION

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2023-02-22
2. COA CLARIFICATION	2023-04-21
3. RE-ISSUED FOR COA	20/09/2023

DATE:
12/09/2023

SCALE:
AS NOTED

DRAWN:
A.G.

CHECKED:
RI

SHEET NO.:

A10

Received

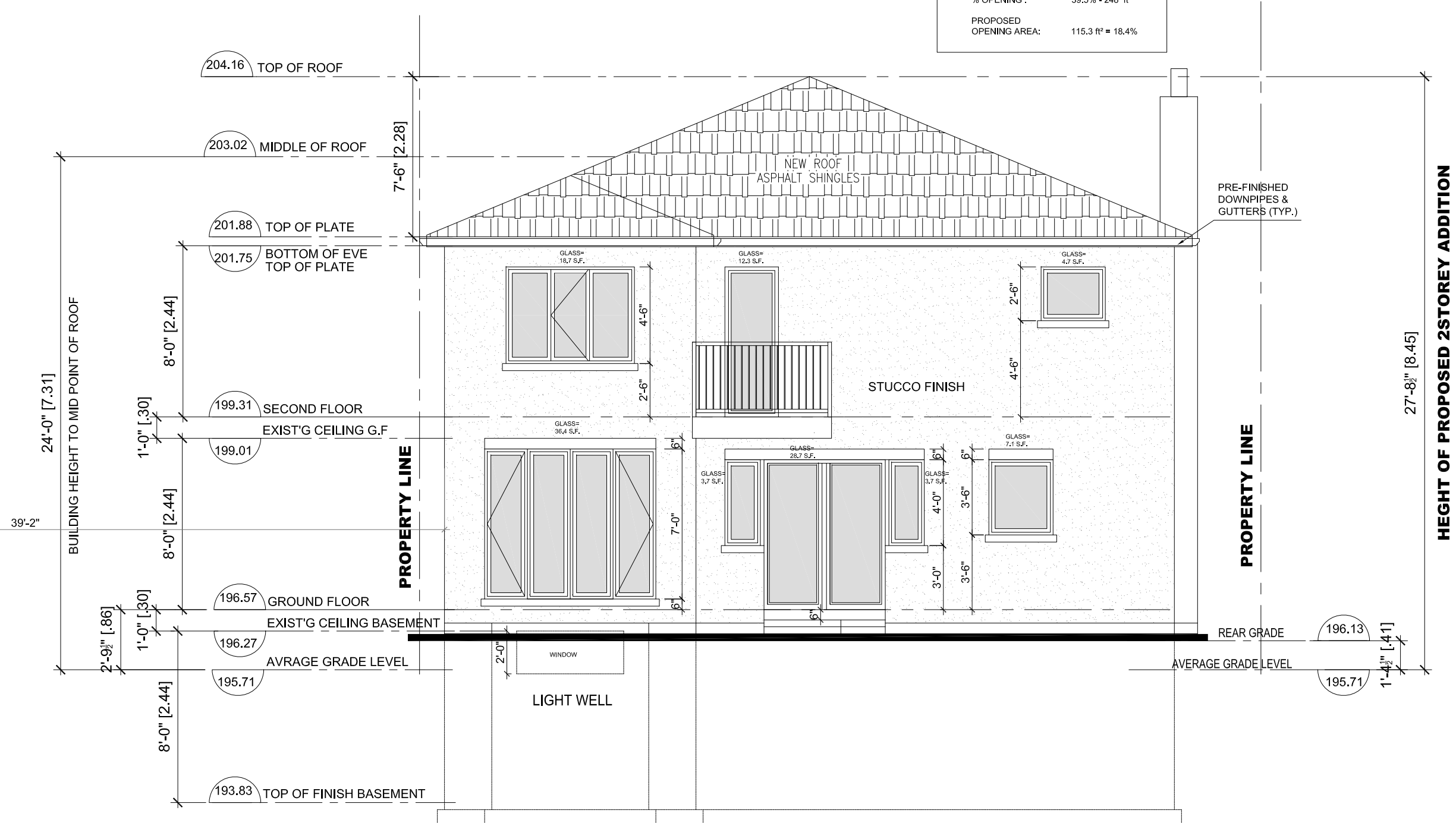
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A040/23

NORTH ELEVATION

EXPOSED WALL AREA:	628 ft ² = 58.3m ²
ALLOWED % OPENING :	39.5% - 248 ft ²
PROPOSED OPENING AREA:	115.3 ft ² = 18.4%



1 REAR ELEVATION
A11 SC: 3/16" = 1'-0"



PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

APPLICANT'S NAME:
Richard Idels

DRAWING TITLE:
REAR (NORTH) ELEVATION

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2023-02-22
2. COA CLARIFICATION	2023-04-21
3. RE-ISSUED FOR COA	20/09/2023

DATE:
12/09/2023

SCALE:
AS NOTED

DRAWN:
A.G.

CHECKED:
RI

SHEET NO.:

A11

Received

October 20, 2023

**PLANS PREPARED AND VARIANCES
IDENTIFIED BY APPLICANT**

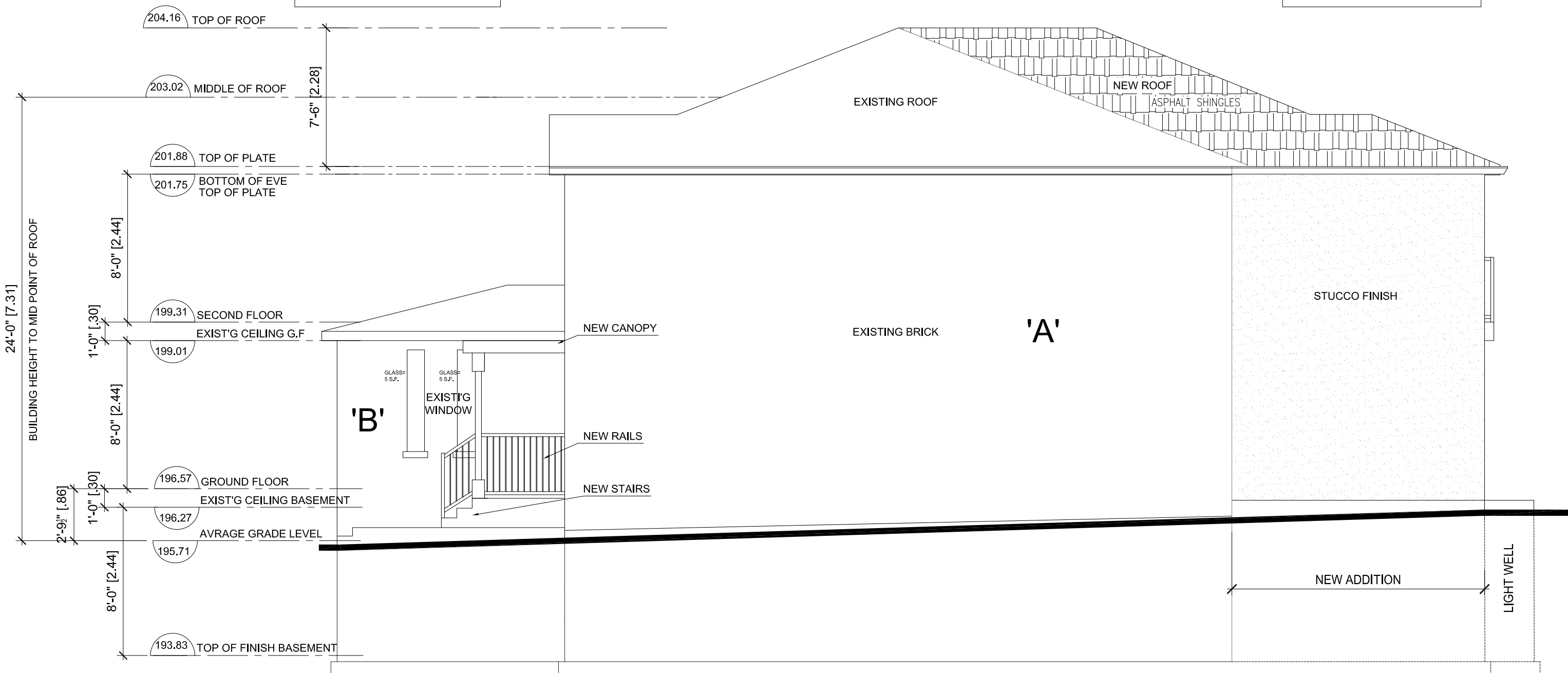
A040/23

EAST ELEVATION 'B'

EXPOSED WALL AREA:	134 ft ² = 12.5m ²
ALLOWED % OPENING :	85.6% - 115 ft ²
PROPOSED OPENING AREA:	10 ft ² =7.5% (EXISTING)

EAST ELEVATION 'A'

EXPOSED WALL AREA:	955 ft ² = 88.7m ²
ALLOWED % OPENING :	0% - 0 ft ²
PROPOSED OPENING AREA:	0 ft ² =0%



**1 EAST ELEVATION
A12 SC: 3/16" =1'-0"**

iai
IDELS ARCHITECT INC.

80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-0632 fax: (905) 886-7064
email: richard@idelsarchitect.com

PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

APPLICANT'S NAME:
Richard Idels

DRAWING TITLE
SIDE (EAST) ELEVATION

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2023-02-22
2. COA CLARIFICATION	2023-04-21
3. RE-ISSUED FOR COA	20/09/2023

DATE:
12/09/2023

SCALE:
AS NOTED

DRAWN:
A.G.

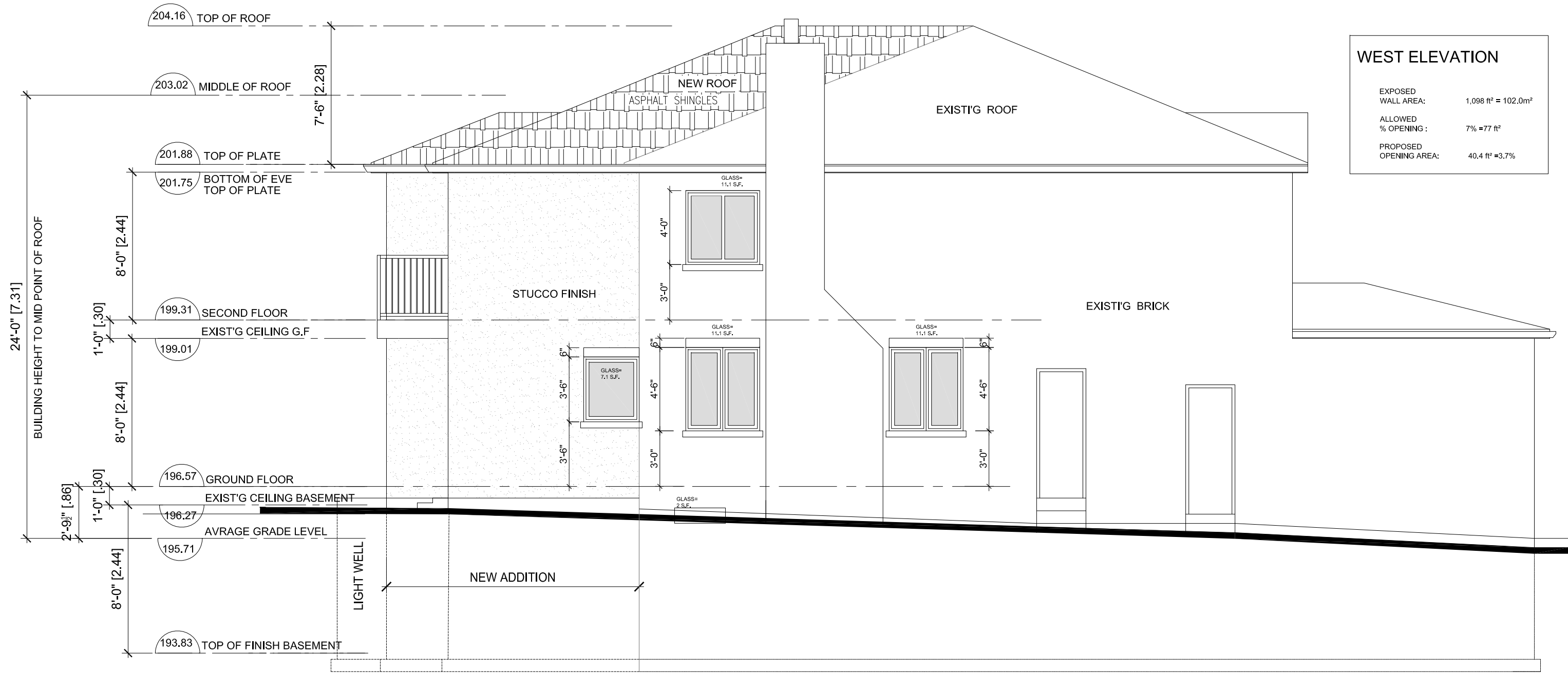
CHECKED:
RI

SHEET NO.:
A12

Received
October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



WEST ELEVATION

EXPOSED WALL AREA:	1,098 ft ² = 102.0m ²
ALLOWED % OPENING :	7% = 77 ft ²
PROPOSED OPENING AREA:	40.4 ft ² = 3.7%

1 WEST ELEVATION
A13 SC: 3/16" = 1'-0"



PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

APPLICANT'S NAME:
Richard Idels

DRAWING TITLE
SIDE (WEST) ELEVATION

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2023-02-22
2. COA CLARIFICATION	2023-04-21
3. RE-ISSUED FOR COA	20/09/2023

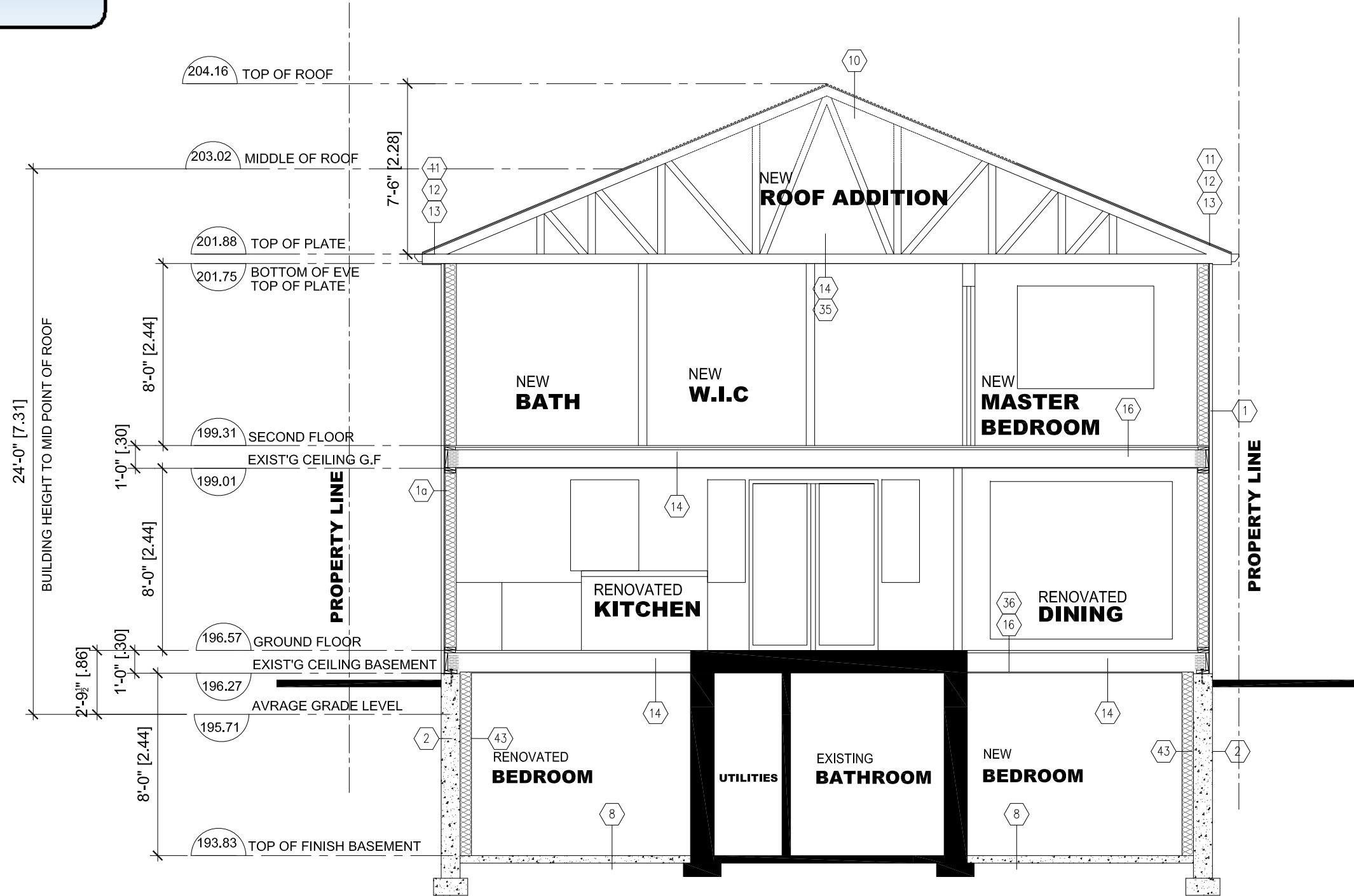
DATE:	12/09/2023	A13
SCALE:	AS NOTED	
DRAWN:	A.G.	
CHECKED:	RI	

Received

October 20, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A040/23



1 SECTION
A14 SC: 3/16" = 1'-0"



PROJECT TITLE:
SINGLE FAMILY RESIDENCE RENOVATION
108 ESTHER CRESCENT AVE., VAUGHAN, ON

APPLICANT'S NAME:
Richard Idels

DRAWING TITLE:
BUILDING SECTION 1-1

REVISION / ISSUE	DATE
1. ISSUED FOR COA	2023-02-22
2. COA CLARIFICATION	2023-04-21
3. RE-ISSUED FOR COA	20/09/2023

DATE:
12/09/2023

SCALE:
AS NOTED

DRAWN:
A.G.

CHECKED:
RI

SHEET NO.:

A14

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

Date: June 1st 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A040-23**

Related Files:

Applicant Kutner Avraham/Shoshana

Location 108 Esther 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:

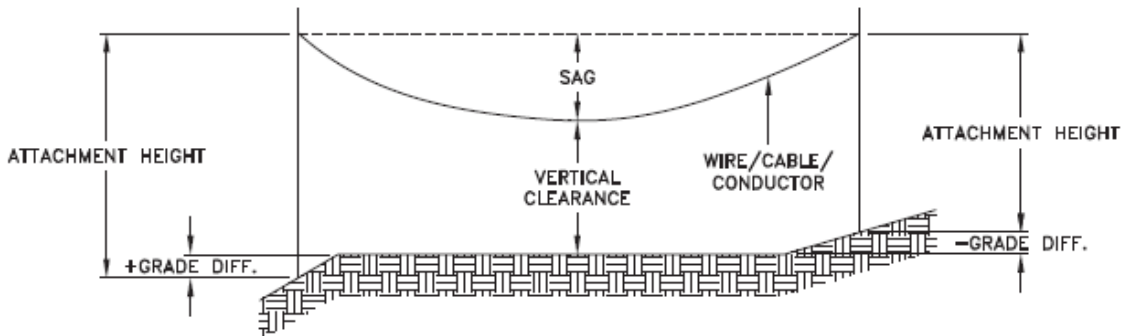
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: 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 AND BICYCLES ONLY</u>	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"

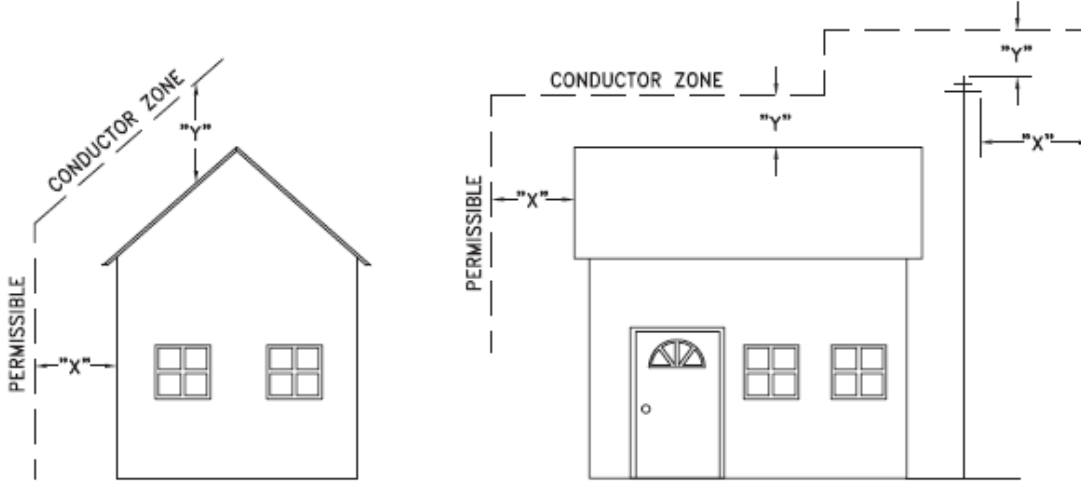
REFERENCES

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 CLEARANCE 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).

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)

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: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: October 19, 2023
Applicant: Avraham And Shoshana Kutner
Location: 108 Esther Crescent, Thornhill
 PLAN M2041 Part of Block 2 PLAN RS65R4809 Part 33
File No.(s): A040/23

Zoning Classification:

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.269 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard shall be 7.5 m. Exception 14.269, Schedule T-9	To permit a minimum rear yard of 6.53m.
2	The maximum permitted lot coverage is 45% of the lot area. Exception 14.269, Schedule T-9	To permit a maximum lot coverage of 51.2%.
3	The minimum required parking space length is 5.7m. Section 6.3.1 Table 6-1	To permit a minimum parking space length of 5.55m.
4	The minimum required front landscaping where the lot frontage is 12.0m or greater is 50%. Section 4.19 2 b	To permit a minimum front yard landscaping of 45 % on a lot with a lot frontage of 12.0 or greater. (Based on applicants figures)

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 10m²

Other Comments:

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

--	--

Conditions of Approval:

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

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: October 24, 2023
Name of Owners: Avraham & Shoshana Kutner
Location: 108 Esther Crescent
File No.(s): A040/23

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

1. To permit a minimum rear yard of 6.53 m.
2. To permit a maximum lot coverage of 51.2%.
3. To permit a minimum parking space length of 5.55 m.
4. To permit a minimum front yard landscaping of 45.56% on a lot with a lot frontage of 12.0 or greater.

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

1. The minimum required rear yard shall be 7.5 m.
2. The maximum permitted lot coverage is 45% of the lot area.
3. The minimum required parking space length is 5.7 m.
4. The minimum required front landscaping where the lot frontage is 12.0 m or greater is 50%.

Official Plan:

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

Comments:

The Owners are requesting permission to construct additions to the single detached dwelling and recognize the existing parking configuration with the above noted variances. A 2-storey addition is proposed to the rear, and a ground floor addition with porch is proposed in the front.

Upon recommendations from the Development Planning Department, the Owners have reduced the size of the rear addition in order to maintain the required 7.5 m rear yard setback for the majority of the dwelling's rear walls. The addition is "L-shaped", with the longest portion of the "L" abutting the dwelling's existing rear wall. The Development Planning Department has no objection to Variance 1 for the 0.97 m reduction to the rear yard setback as it is only the short portion of the "L" addition that requires relief and projects furthest into the rear yard. A modest balcony is also proposed within the interior corner of the L-shaped addition. The reduced setback is minor in nature, will not pose a significant visual impact to nor impact the function and privacy of the abutting rear yard uses and also maintains an appropriate area for access and drainage. The reduction will also not severely impact the rear yard's ability to function as an outdoor amenity and recreational space.

The Development Planning Department has no objection to Variance 2 for the increased lot coverage. The existing dwelling along with a small proposed ground floor addition and covered canopy (front porch), has a lot coverage of 43.8%. The 2-storey addition adds an additional 7.4%, resulting in a total lot coverage of 51.2%. The 2-storey addition adds an extra 27.5 m². The proposed lot coverage is minor in nature, is consistent with previous approvals in the City, is 6.2% or about 23.13 m² more than the current requirement and will not pose a significant adverse visual impact to the surrounding properties.

The Development Planning Department has no objection to Variance 3 as the reduction to the parking space length is minor in nature, recognizes the depth of the existing driveway, and has been reviewed by the Transportation Division of the Development Engineering Department who have no objection.

The Development Planning Department has no objection to Variance 4 for the

reduction in front yard landscaping, as the reduction is minor in nature and will not cause adverse impacts to the existing streetscape. The 4.44% reduction to the front yard landscaping is due to a combination of the new front canopy, the existing front interlock patio as well as the slightly wider driveway. The patio and driveway are proposed to be maintained. The existing driveway width complies with the requirements under By-law 001-2021.

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

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

From: [Stephen Bohan](#)
To: [Committee of Adjustment](#)
Cc: [Kristen Regier](#)
Subject: [External] RE: A040/23 (108 Esther Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, June 1, 2023 10:36:13 AM
Attachments: [image001.png](#)

Hello,

The subject property is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

TRCA has no comments on the application.

Regards,

Stephen Bohan

Senior Planner

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E: stephen.bohan@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A040/23 (108 Esther Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, June 6, 2023 5:03:44 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance and has no comment. Please provide us with a copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | 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

None

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None