

June 18, 2024

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

**Re: Minor Variance Applications File No.(s): A062/24
142 Fifth Avenue
City of Vaughan, Woodbridge, ON L4L 6Z3**

This cover letter has been prepared in support of the proposed applications on behalf of our Client Ali Sirzad Bagheri Sadr, and is to be reviewed in Minor Variance Applications regarding 142 Fifth Avenue, City of Vaughan. This proposal is to legalize the already built cabana and utility room for the pool area in the backyard of the existing dwelling.

DESCRIPTION OF SUBJECT SITE AND PROPOSAL

To permit a minimum of 24.9% of the rear yard in excess of 135 sqm to be comprised of soft landscaping.

Our client intends to provide interlocking in the backyard to allow convenient access to the pool area and cabana while pushing the grass area close to the lot boundary.

To permit a minimum rear yard of 1.17 metres and side yard of 0.78 metres and 3.22 metres height for Cabana.

the variances concern the rear and side setbacks due to the space constraints near to the ground pool area. Also, for the building height, the variance is expected to be minor with a sloped roof.

To Permit a side yard of 0.5 metres for utility room.

Since the utility room is small additional portion to the existing building on the side, intended to provide facilities for the pool area, the side setback of this addition does not meet the requirement.

These variances arise due to the lack of sufficient space for what the owner needs for their backyard. This proposal is intended to create a recreational area for the family to spend quality time together.

Recently, the proposal has been submitted for permits with the following application numbers: 23-0138400 for the Cabana and 23-139714 for the utility room.

In conclusion, we believe these variances are minor in nature and necessary to enhance the backyard for family leisure."



**PROPOSED RESIDENCE FOR
142 FIFTH AVE**

All Buildings

	PROPOSED	PROPOSED
Lot Area	750.30 S.M.	8076.21 S.F.
Existing Building Area	194.30 S.M.	2091.43 S.F.
Cabana Area	37.36 S.M.	402.13 S.F.
Swimming Pool Utility Room Area	7.86 S.M.	84.60 S.F.
Total Area	239.52 S.M.	2761.01
Coverage % Of Total Buildings	31.92%	

**PROPOSED RESIDENCE FOR
142 FIFTH AVE**

Accessory Building

	PROPOSED	PROPOSED
Lot Area	750.30 S.M.	8076.21 S.F.
Cabana Area	37.36 S.M.	402.13 S.F.
Swimming Pool Utility Room Area	7.86 S.M.	84.60 S.F.
Total Area	45.22 S.M.	486.73
% Of Total Accessory Building	6.02 %	

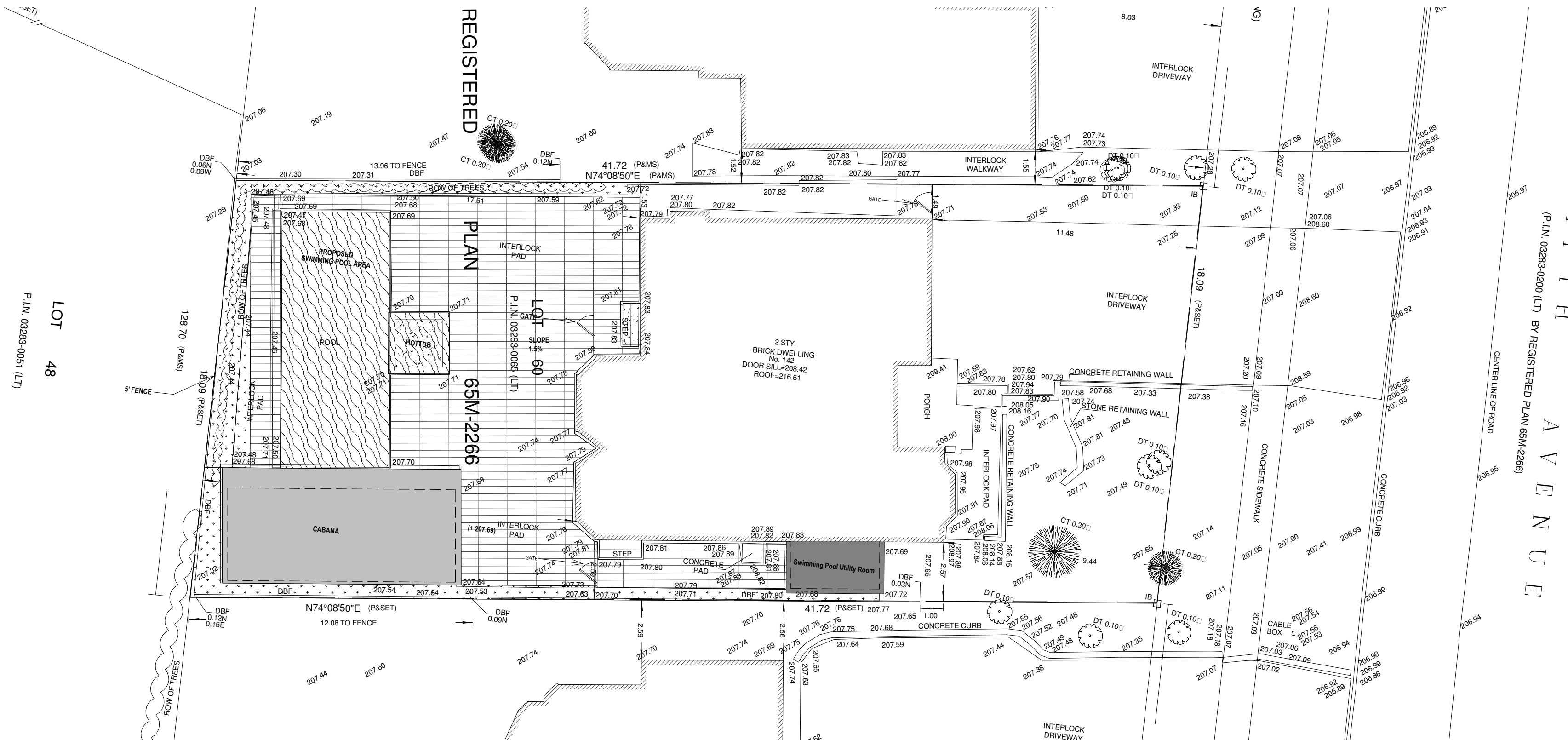
**PROPOSED RESIDENCE FOR
142 FIFTH AVE**

ZONING DATA MATRIX

	PROPOSED	PROPOSED
Lot Area	750.30 S.M.	8076.21 S.F.
Frontage	18.09 m	59.35 ft
Existing Building Area	194.30 S.M.	2091.43 S.F.
Rear Yard Setback/Cabana	1.17 m	3.83 ft
Side Yard Setback/Cabana	0.78 m	2.55ft
Height/Cabana	3.22 m	10' - 6 1/2" ft
Length/Cabana	9.68 m	31.75 ft
Side Yard Setback/Utility Room	0.50 m	1.64 ft
Height/Utility Room	2.86 m	9.38 ft
Length/Utility Room	3.82 m	12.53 ft
Rear Yard Area	305.10 S.M.	3283.37 S.F.
Pool Area	58.44 S.M.	629.06 S.F.
Interlocking Area	151.52 S.M.	1630.94S.F.
Cabana Area	37.36 (building) + (15.44 S.M. open area)	568.33 S.F.
Grass Area	42.35 S.M.	455.85 S.F.
Rear Yard Soft Landscaping Area	100.79 S.M.	1084.90 S.F.
% Rear Soft Landscaping over 135 SM	24.9%	

24.9%

Variance #6



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Issue	Rev	Date	Issue / Revision	By
4		2024-04-20	ISSUED FOR COA	
3		2024-03-06	ISSUED FOR ZONING	

PMP Design Group
Exclusive Residential Design

ADDRESS: 1090 Don Mills Rd., #506, North York, ON M3C 3R6
T: 416-200-9998

NAME: MEHRAN HEYDARI
BCIN: 39428

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.)

FIRM NAME: P.M.P. DESIGN GROUP
BCIN: 41993

Project :
142 FIFTH AVE
VAUGHAN, ON

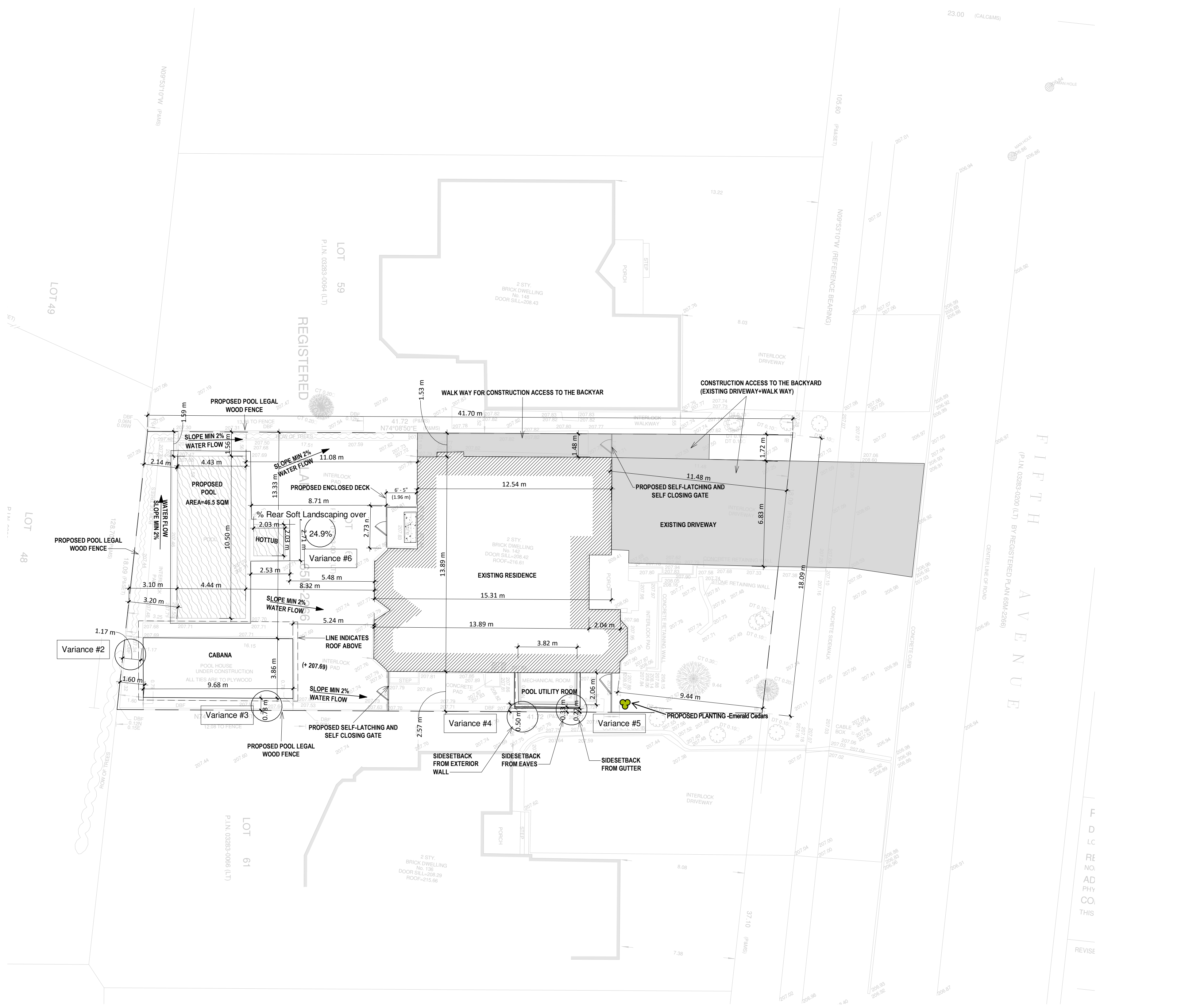
Drawing Name :
COVER SHEET

Proj noProject Number Date : 11/24/20

Drawn by : A.M Scale : As indicated

Checked by : ME.HE

Drawing No :
A00



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142 FIFTH AVE
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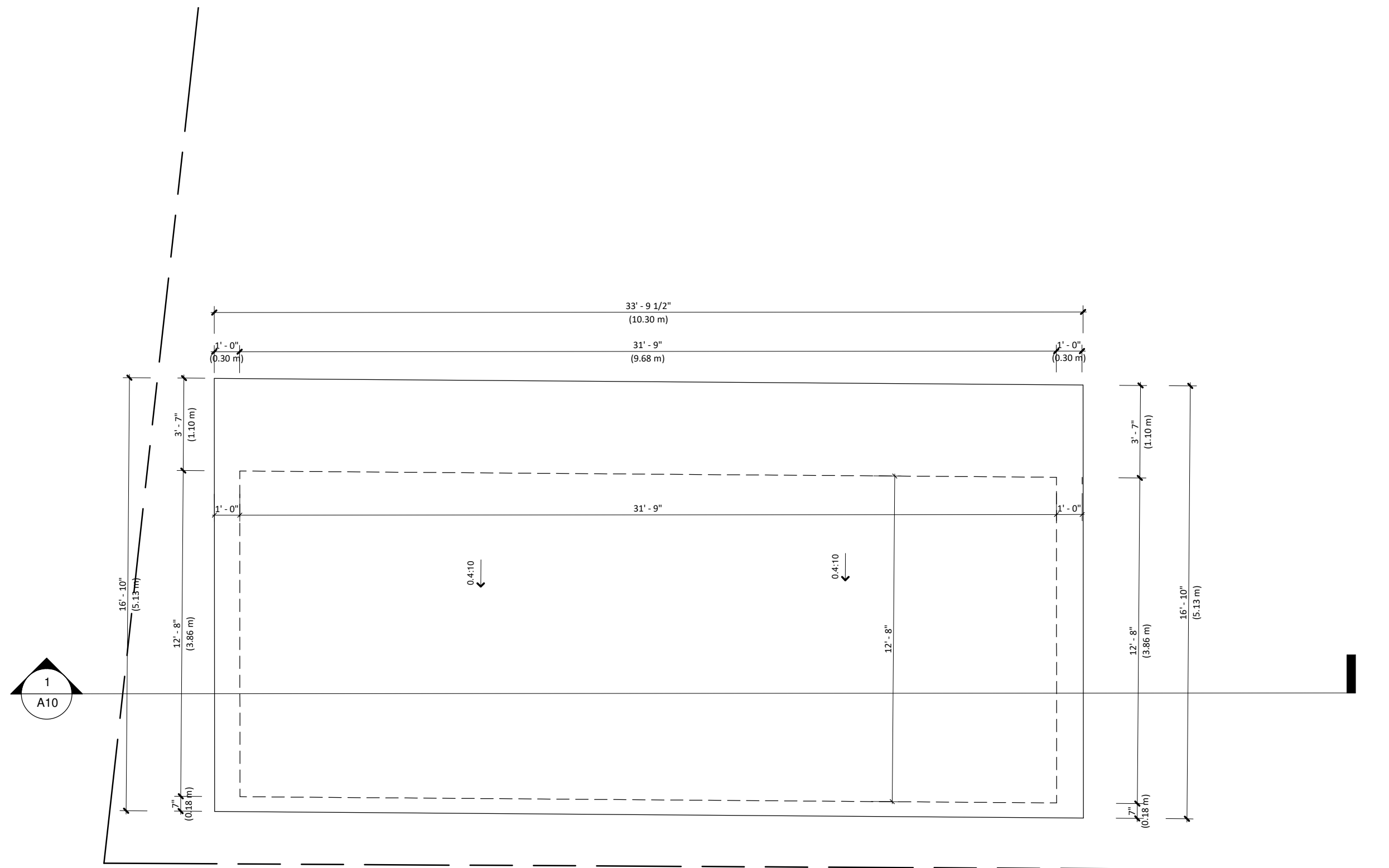
Drawing Name:

SITE PLAN

Proj no	Project Number	Date:	2027-03-03
Drawn by:	A.M	Scale:	1 : 150
Checked by:	ME.HE		

Drawing No:

A01



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 BCIN: 41993

Project :

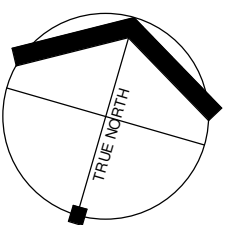
142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

**ROOF PLAN
(CABANA)**

Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

Drawing No :

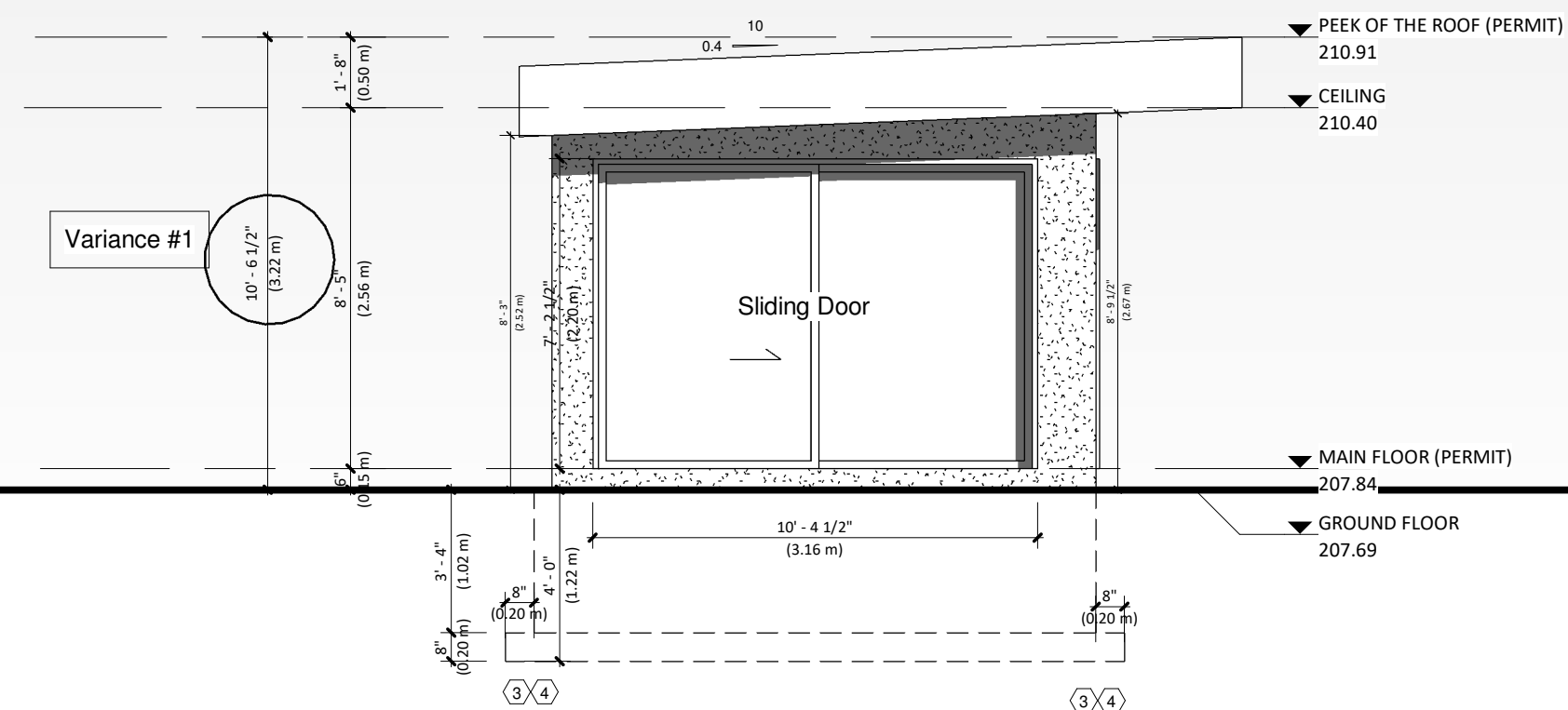


A05

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 T: 416-200-9998

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 BCIN: **39628**
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 FIRM NAME: **P.M.P. DESIGN GROUP**
 BCIN: **41993**

Project :
142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :
FRONT ELEVATION (CABANA)

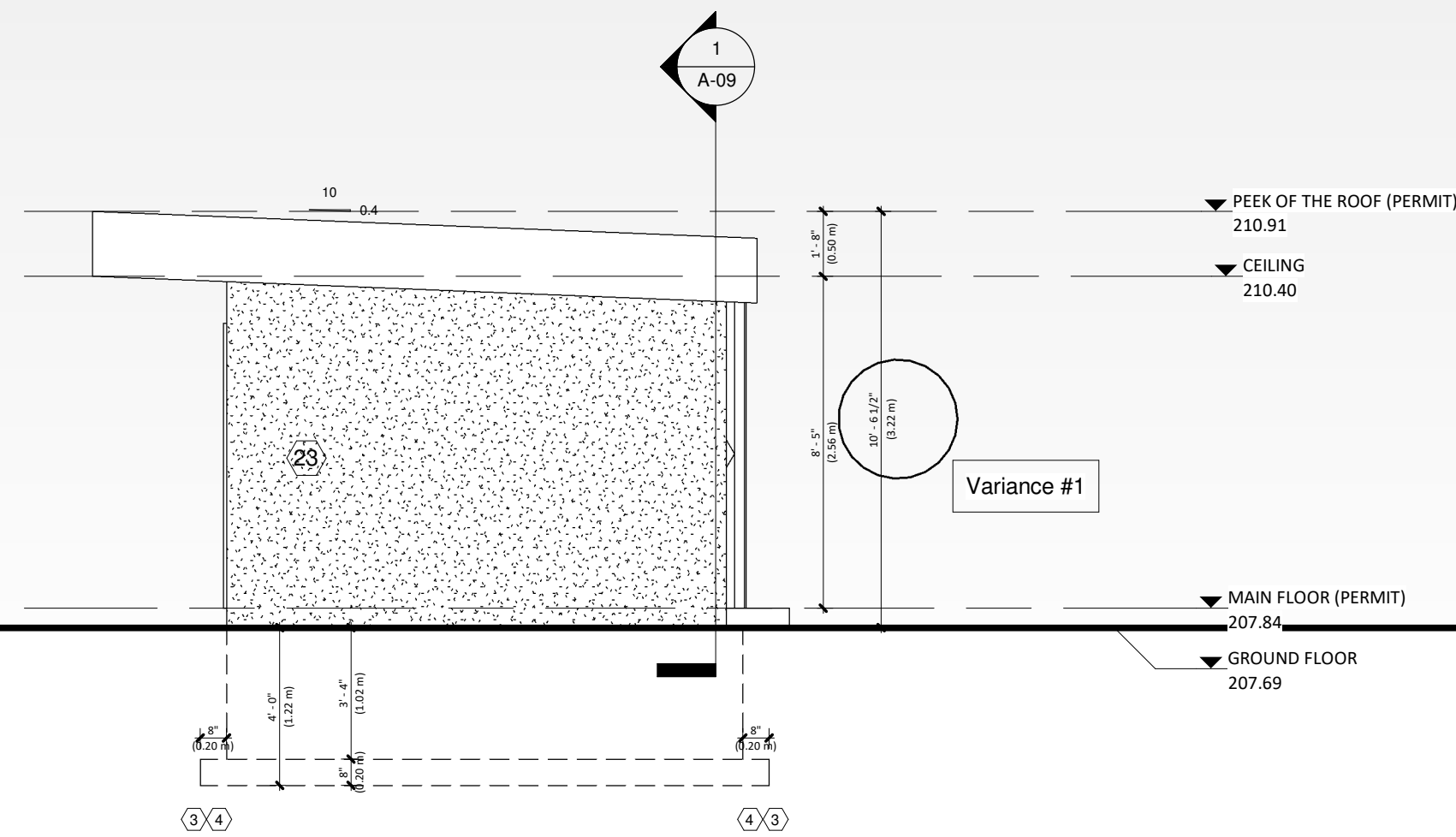
Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

Drawing No :
A06

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NAME: MEHRAN HEYDARI
 BCIN: 39428

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FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

**REAR ELEVATION
 (CABANA)**

Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

Drawing No :

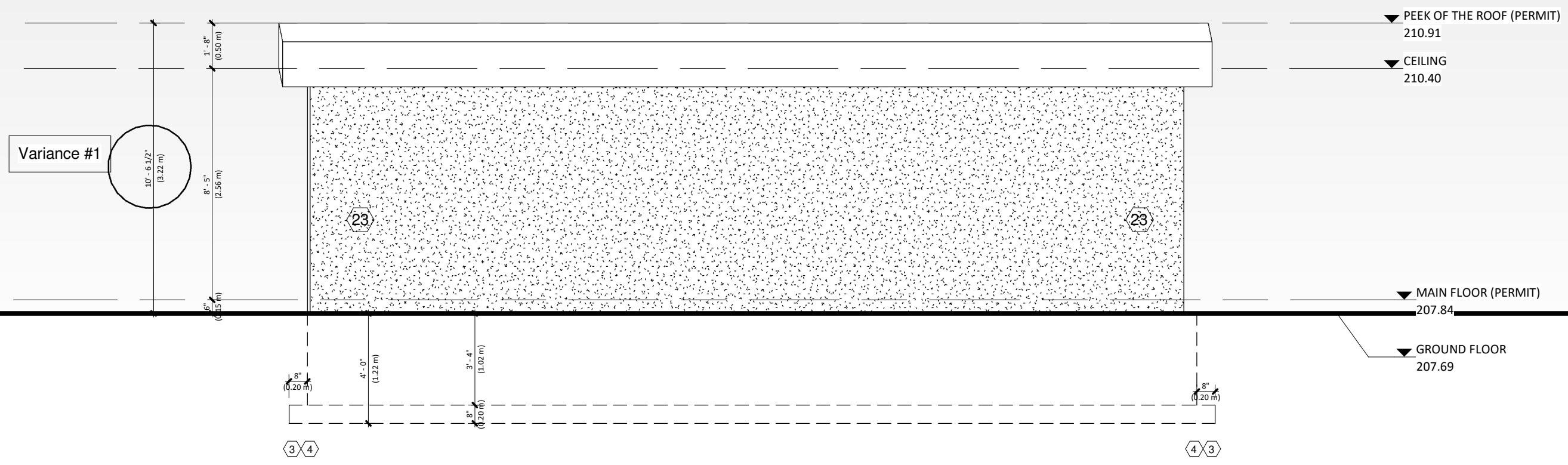
A07

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GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 379.15 S.F.
 2. MAXIMUM ALLOWED GLAZED AREA: 26.54 S.F. (%7.00)
 3. PROPOSED GLAZED AREA: 0.00 S.F. (%0.00)



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Issue:	Rev:	Date:	Issue / Revision:

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 T: 416-200-9998

NAME: **MEHRAN HEYDARI**
 BCIN: **39428**

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FIRM NAME: **P.M.P. DESIGN GROUP**
 BCIN: **41993**

Project :

142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

**LEFT SIDE ELEVATION
 (CABANA)**

Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

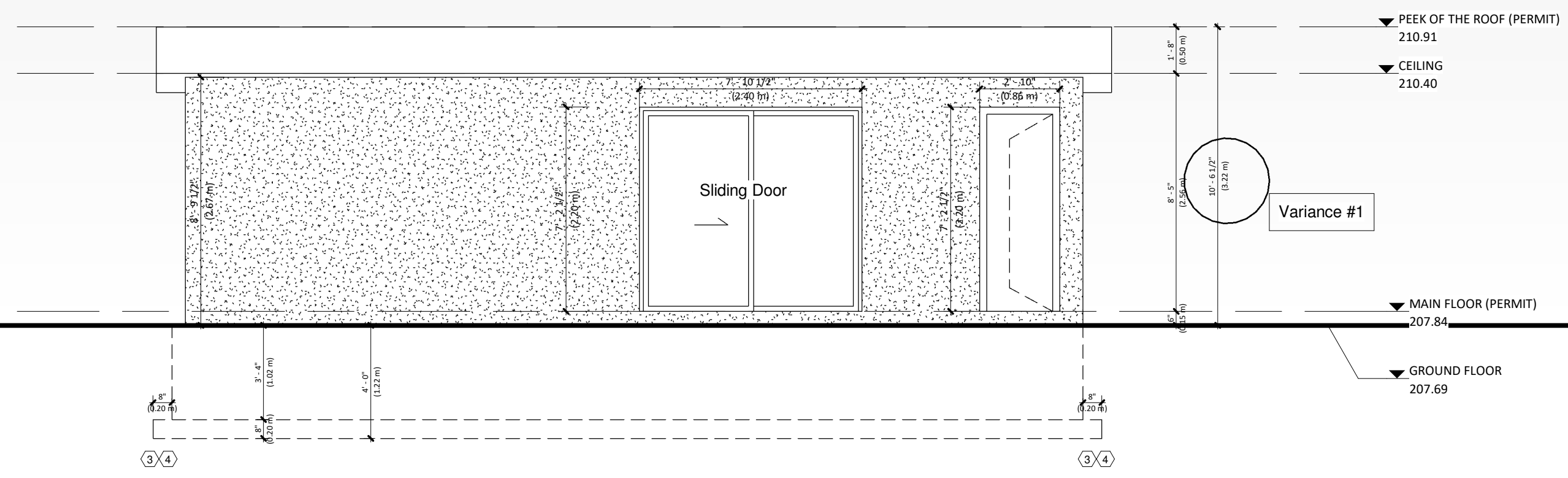
Drawing No :

A08

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142 FIFTH AVE
 VAUGHAN, ON

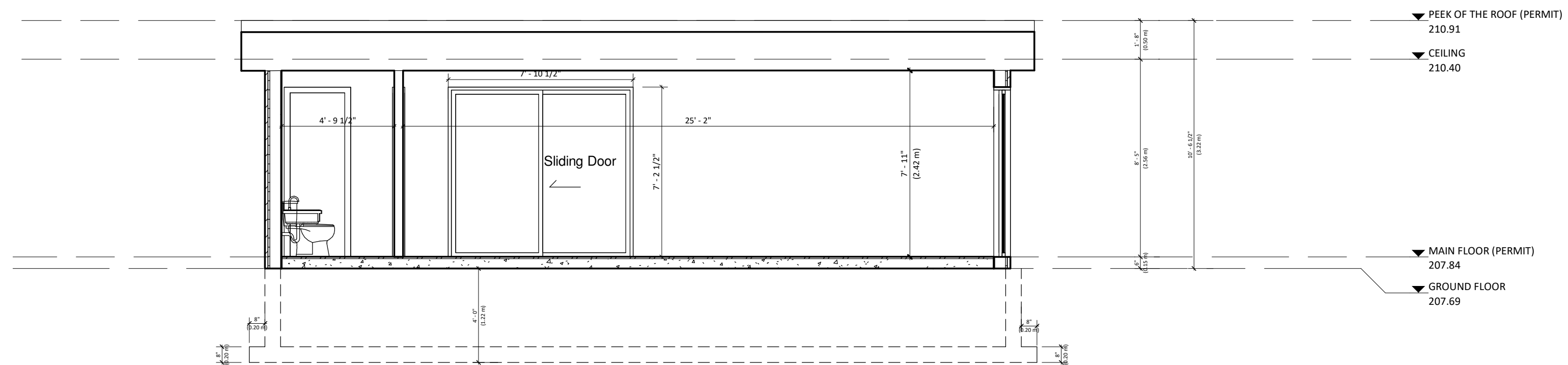
Drawing Name :

RIGHT SIDE ELEVATION (CABANA)

Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

Drawing No :

A09



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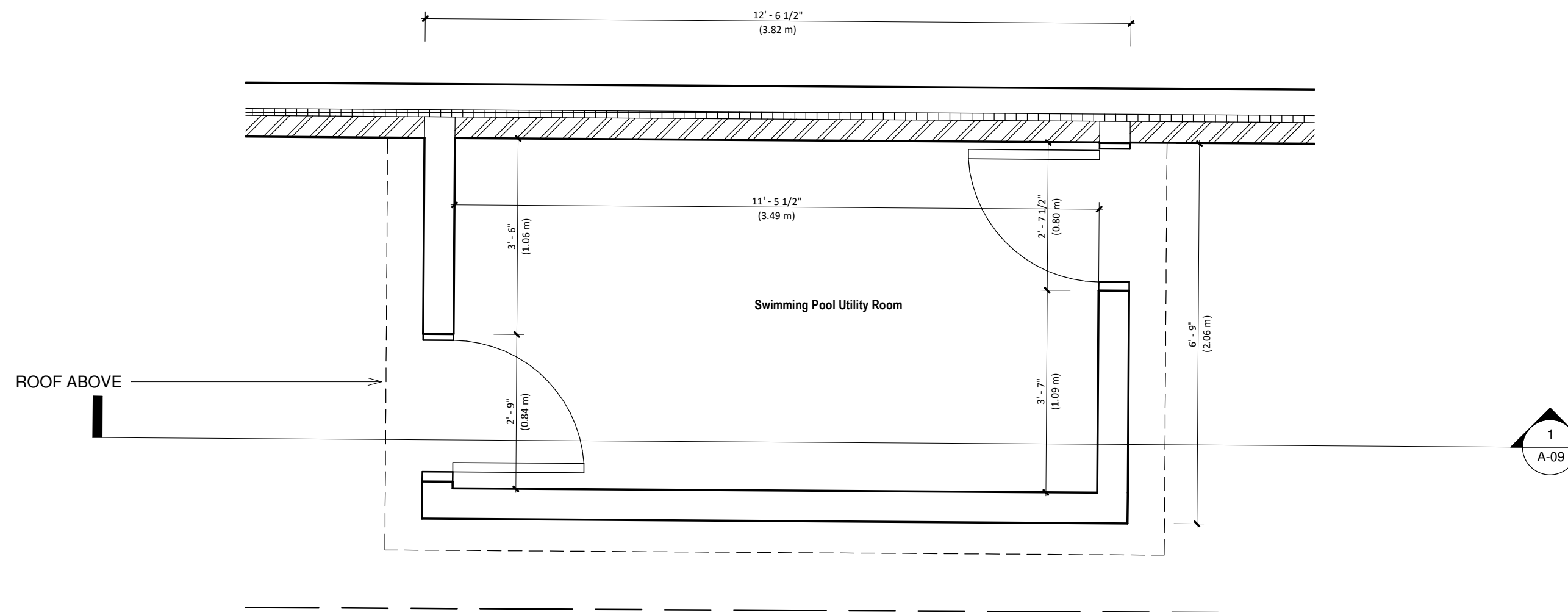
Drawing Name :

SECTION A-A
(CABANA)

Proj no	Project Number	Date :	11/24/20
Drawn by :	A.M	Scale :	1 : 50
Checked by :	ME.HE		

Drawing No :

A10



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Issue:	Rev:	Date:	By:

PMP Design Group
Exclusive Residential Design

ADDRESS: 1090 Don Mills Rd. #506, North York, ON M3C 3R6
 T: 416-200-9998

NAME: MEHRAN HEYDARI
 BCIN: 39428

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

**FLOOR PLAN
 (UTILITY ROOM)**

Proj no	Project Number	Date :	10/25/23
Drawn by :	A.M	Scale :	1 : 25
Checked by :	ME.HE		

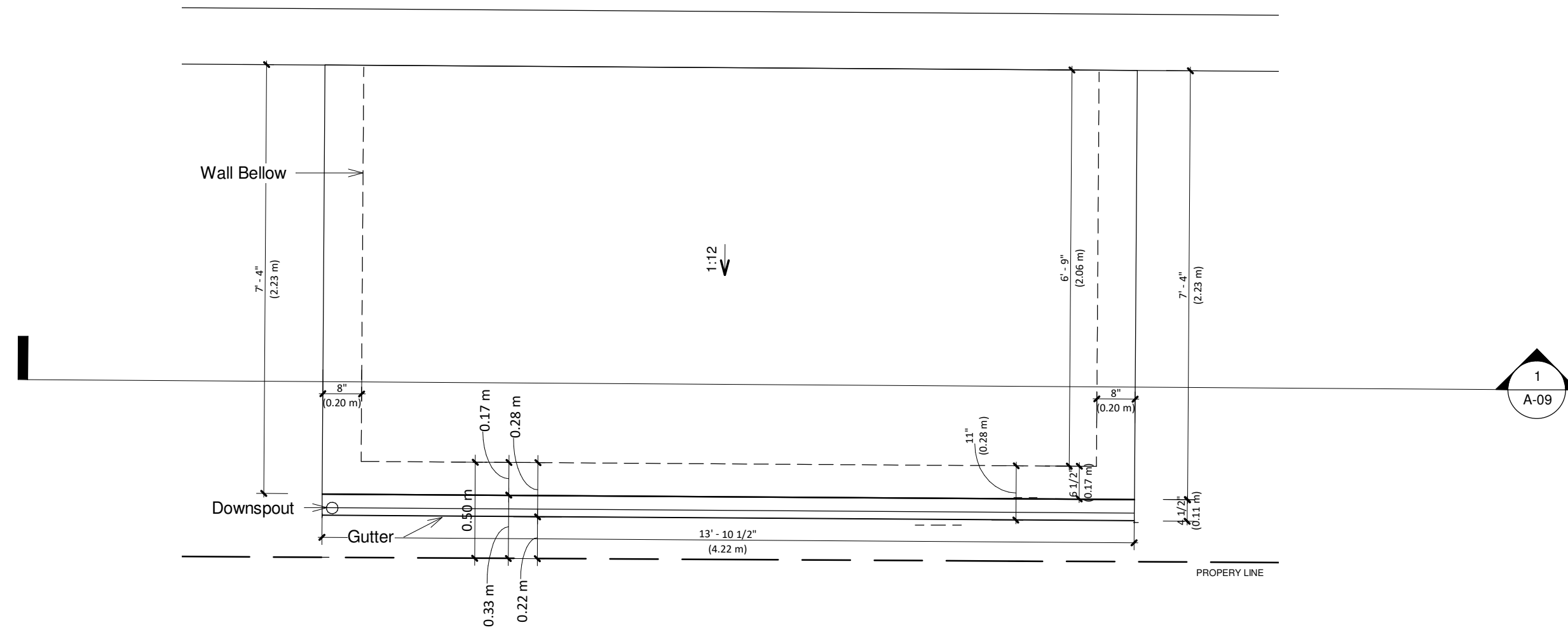
Drawing No :

A-04

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4	2024-04-20	ISSUED FOR COA
Issue:	Rev:	Date:
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		By

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ADDRESS: 1090 Don Mills Rd. #506, North York, ON M3C 3R6
 T: 416-200-9998

NAME: MEHRAN HEYDARI
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FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

ROOF PLAN
(UTILITY ROOM)

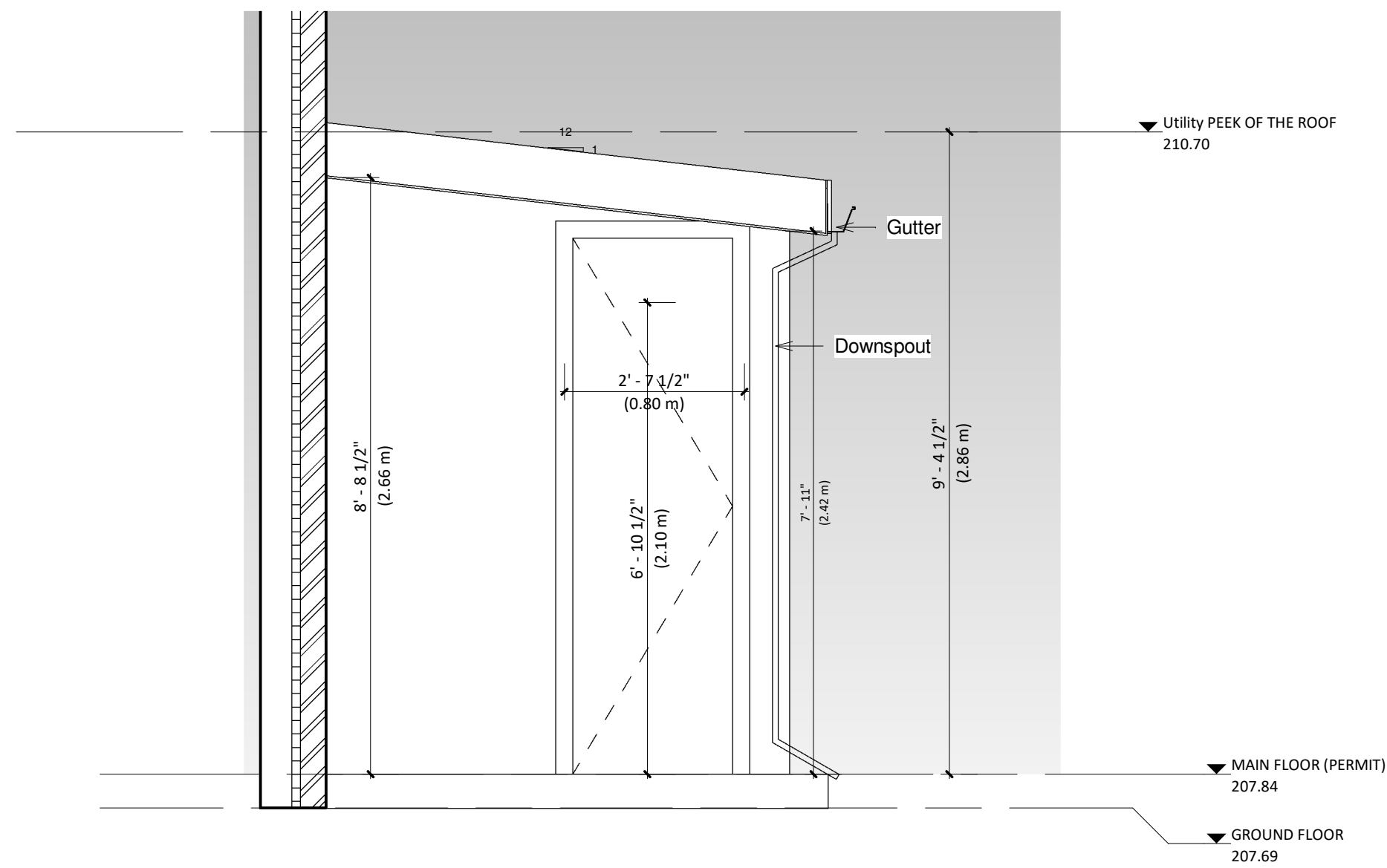
Proj noProject Number Date : 10/25/23

Drawn by : A.M Scale : 1 : 25

Checked by : ME.HE

Drawing No :

A-05



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NAME: MEHRAN HEYDARI
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FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

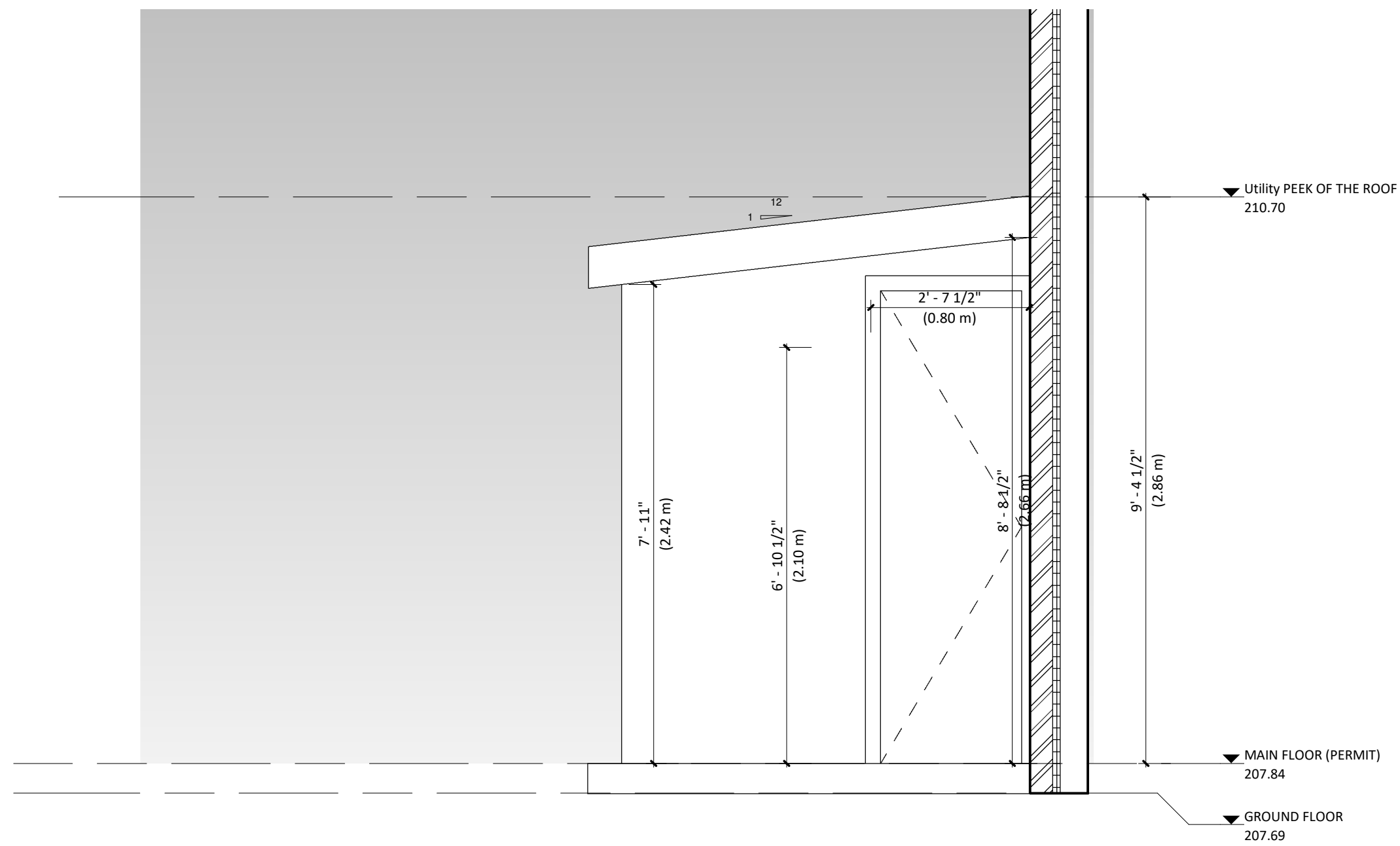
Drawing Name :

**FRONT ELEVATION
 (UTILITY ROOM)**

Proj no	Project Number	Date :	10/25/23
Drawn by :	A.M	Scale :	1 : 25
Checked by :	ME.HE		

Drawing No :

A-06



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Issue:	Rev:	Date:	Issue / Revision:

PMP Design Group
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NAME: MEHRAN HEYDARI
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REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF THE 2006 O.B.C (OR 2.17.5.1. OF THE 1997 O.B.C)

FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

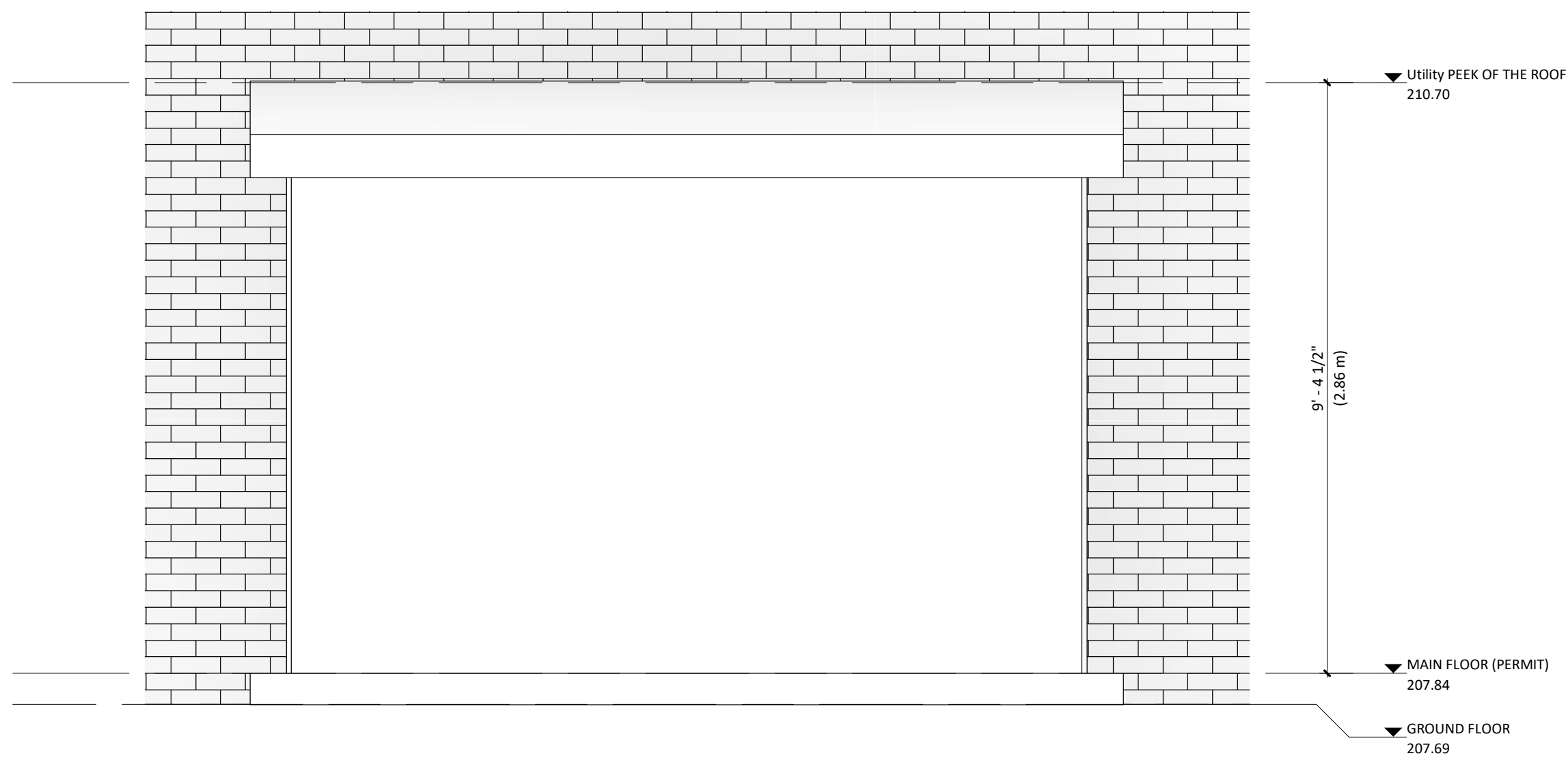
Drawing Name :

**REAR ELEVATION
 (UTILITY ROOM)**

Proj no	Project Number	Date :	10/25/23
Drawn by :	A.M	Scale :	1 : 25
Checked by :	ME.HE		

Drawing No :

A-07



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NAME: MEHRAN HEYDARI
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FIRM NAME: P.M.P. DESIGN GROUP
 BCIN: 41993

Project :

142 FIFTH AVE
 VAUGHAN, ON

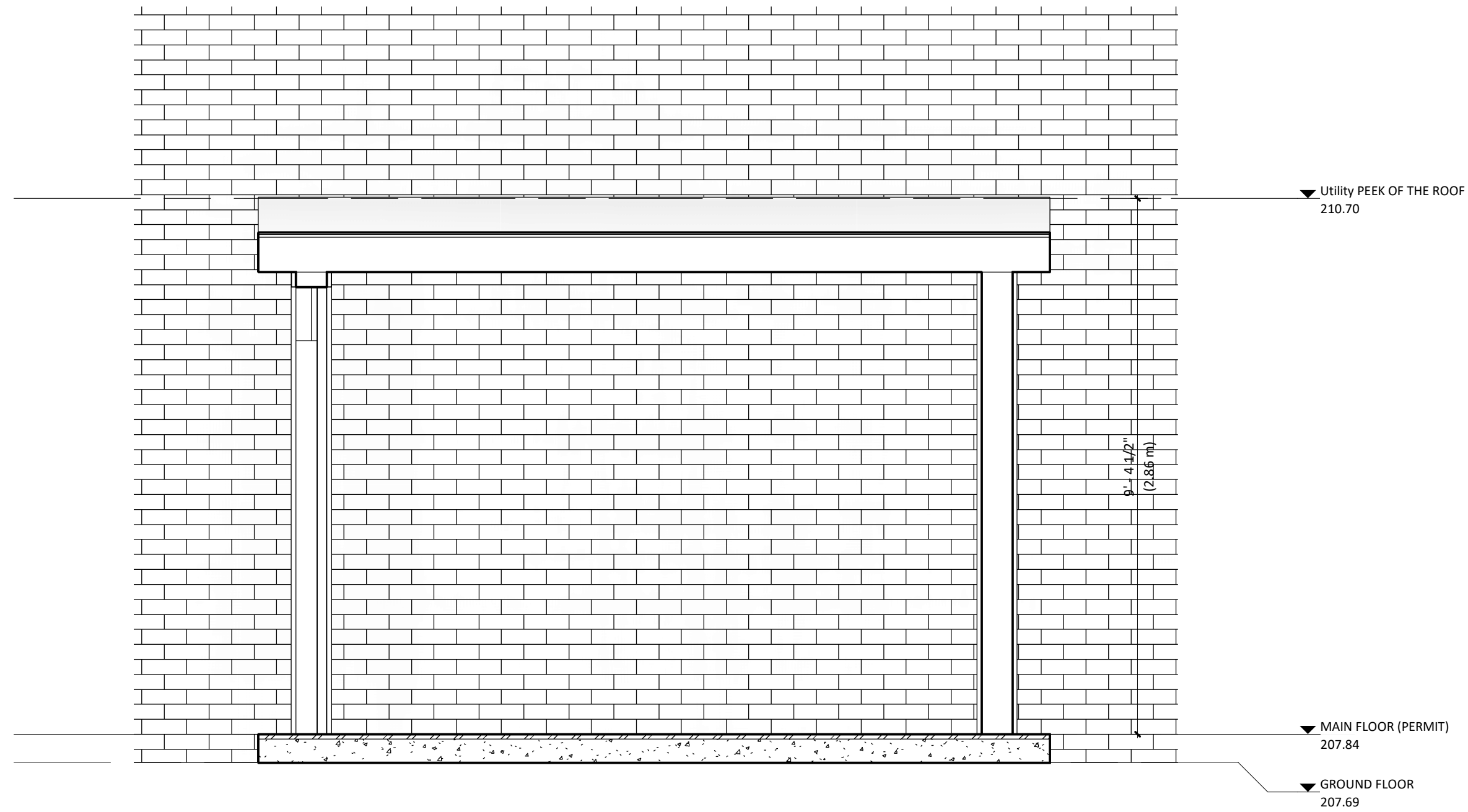
Drawing Name :

**RIGHT SIDE ELEVATION
 (UTILITY ROOM)**

Proj no	Project Number	Date :	10/25/23
Drawn by :	A.M	Scale :	1 : 25
Checked by :	ME.HE		

Drawing No :

A-08



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 T: 416-200-9998

NAME: **MEHRAN HEYDARI**
 BCIN: **39628**

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FIRM NAME: **P.M.P. DESIGN GROUP**
 BCIN: **41993**

Project :

142 FIFTH AVE
 VAUGHAN, ON

Drawing Name :

SECTION A-A
(UTILITY ROOM)

Proj no	Project Number	Date :	10/25/23
Drawn by :	A.M	Scale :	1 : 25
Checked by :	ME.HE		

Drawing No :

A-09