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By Christine Vigneault at 12:35 pm, Jul 31, 2024

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ON. L4K 3N3

11 Fairlea Avenue - Committee of Adjustment Presentation

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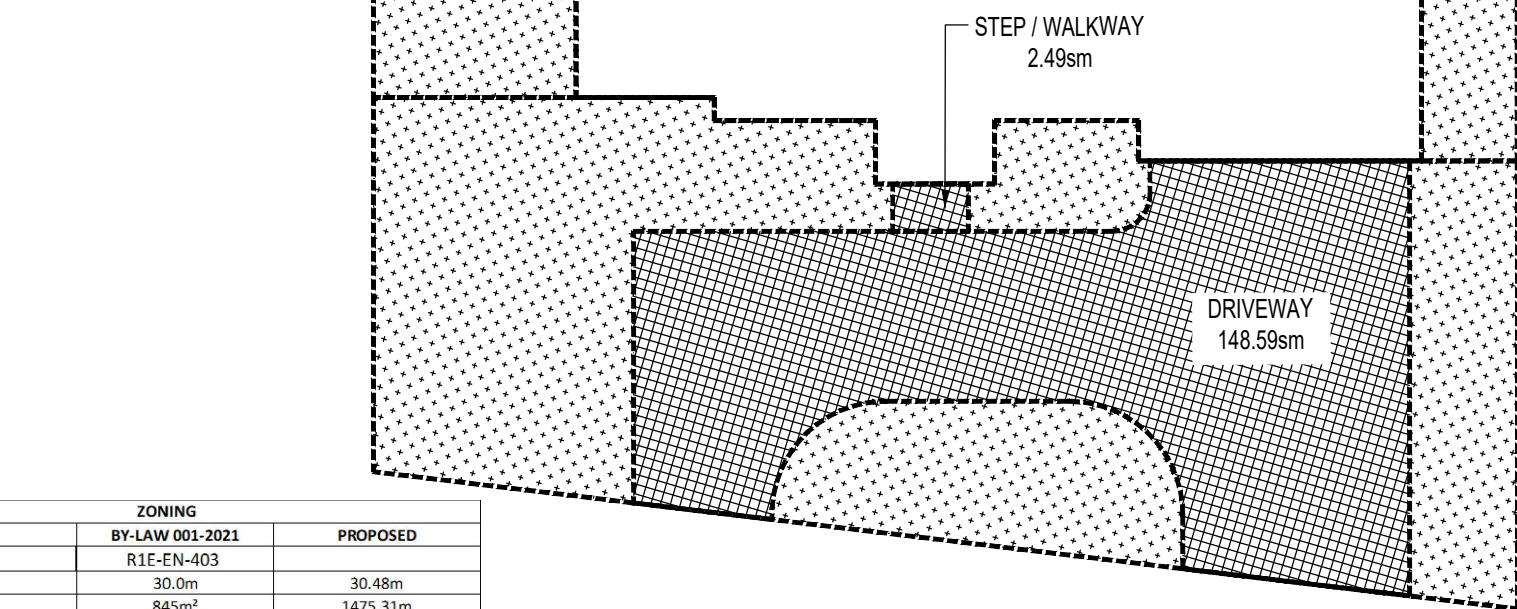
EXT. SIDE YARD AREA = 125.58m²

124.41m² SOFT LANDSCAPING (SOD)

REAR YARD AREA = 563.33m²

559.20m² SOFT LANDSCAPING (SOD)

4.13m² HARD LANDSCAPING (RETAINING WALL)



FRONT YARD AREA = 325.51m²

174.43m² SOFT LANDSCAPING (SOD, HEDGE)

151.08m² HARD LANDSCAPING (STEP / WALKWAY & DRIVEWAY)

ZONING		
SITE DATA	BY-LAW 001-2021	PROPOSED
ZONE	R1E-EN-403	
LOT FRONTAGE	30.0m	30.48m
LOT AREA	845m ²	1475.31m ²
FRONT YARD SETBACK	9.0m	9.14m (PORCH) 10.30m (HOUSE)
INT. SIDE YARD SETBACK	2.5m	2.55m
EXT. SIDE YARD SETBACK	9.0m	5.36m
REAR YARD SETBACK	9.0m	16.44m (PORCH) 19.72m (HOUSE)
GROUND FLOOR AREA		266.63m ²
GROSS FLOOR AREA		581.11m ²
LOT COVERAGE		22.99% (339.19m ²)
NOT INCL. PORCH		
LOT COVERAGE OF FRONT PORCH		0.43% (6.41m ²)
LOT COVERAGE OF COVERED REAR PORCH		1.76% (26.01m ²)
TOTAL COVERAGE		25.18% (371.61m ²)
BLDG HEIGHT TO PEAK	8.5m	10.41m
BLDG HEIGHT TO MIDPOINT		9.43m
DRIVEWAY WIDTH	9.0m	9.66m CUMULATIVE
CHIMNEY PROJECTION	0.6m	0.51m
FRONT YARD AREA		325.51m ²
DRIVEWAY AREA		148.59m ²
WALKWAY & STEP AREA		2.49m ²
FRONT YARD LANDSCAPING	50% (162.75m ²)	325.51*148.59 =176.92m ² (54.35%)
FRONT YARD SOFT LANDSCAPING	60% (97.65m ²)	176.92-2.49 =174.43m ² (107%)
REAR YARD AREA		563.33-135 =428.33m ²
HARDSCAPE AREA (RETAINING WALL)		4.13m ²
REAR YARD SOFT LANDSCAPING	60% (337.99m ²)	428.33-4.13 =424.20m ² (99.03%)

#	Zoning By-law 01-2021	Variance requested
1	Where a lot in a Residential Zone is subject to the zone suffix "-EN" as shown on Schedule A, the maximum building height shall be the existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m. [4.5 #1. b.]	To permit a maximum building height of 10.41 metres.
2	The required minimum exterior side yard shall be 9.0 metres. [14.403 #2. b. & 7.2.2 Table 7 - 3]	To permit a minimum exterior side yard of 5.36 metres.
3	The permitted maximum lot coverage shall not exceed 20% of the lot area. [7.2.2 Table 7 - 3]	To permit a maximum lot coverage of 25.18%.
4	In R1E Zones the maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m.	To permit a maximum cumulative width of both accesses to the circular drive of 9.66 metres as measured at the street line.

THORNHILL AVENUE

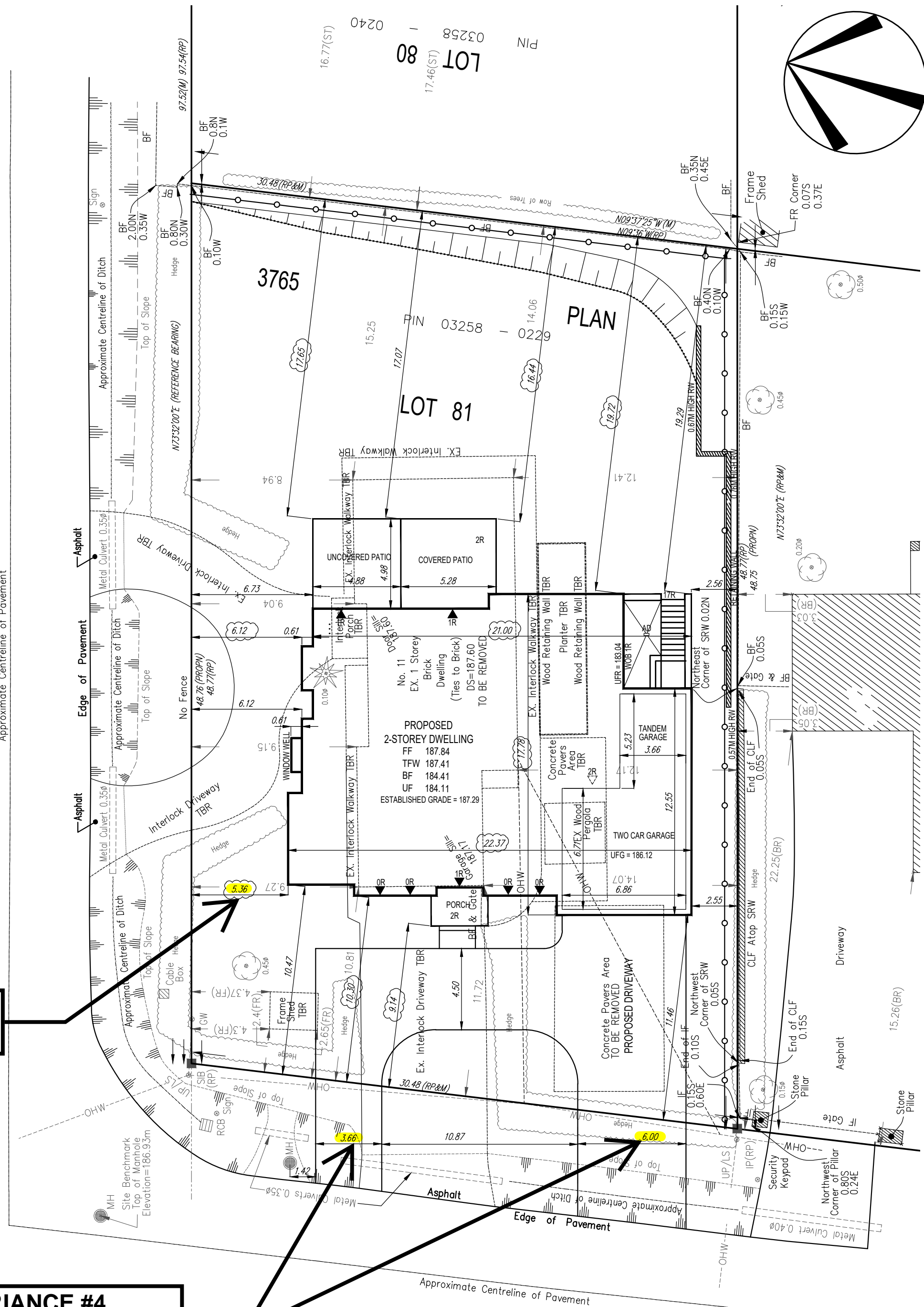
(BY REGISTERED PLAN 3765)
PIN 03258 - 0220

Approximate Centreline of Pavement

VARIANCE #2
5.36M

VARIANCE #4
9.66M CUMULATIVE
(3.66M+6.0M)

VARIANCE #3 - LOT COVERAGE = 25.18%
DWELLING=22.99%, FRONT PORCH=0.43% & REAR PORCH=1.76%

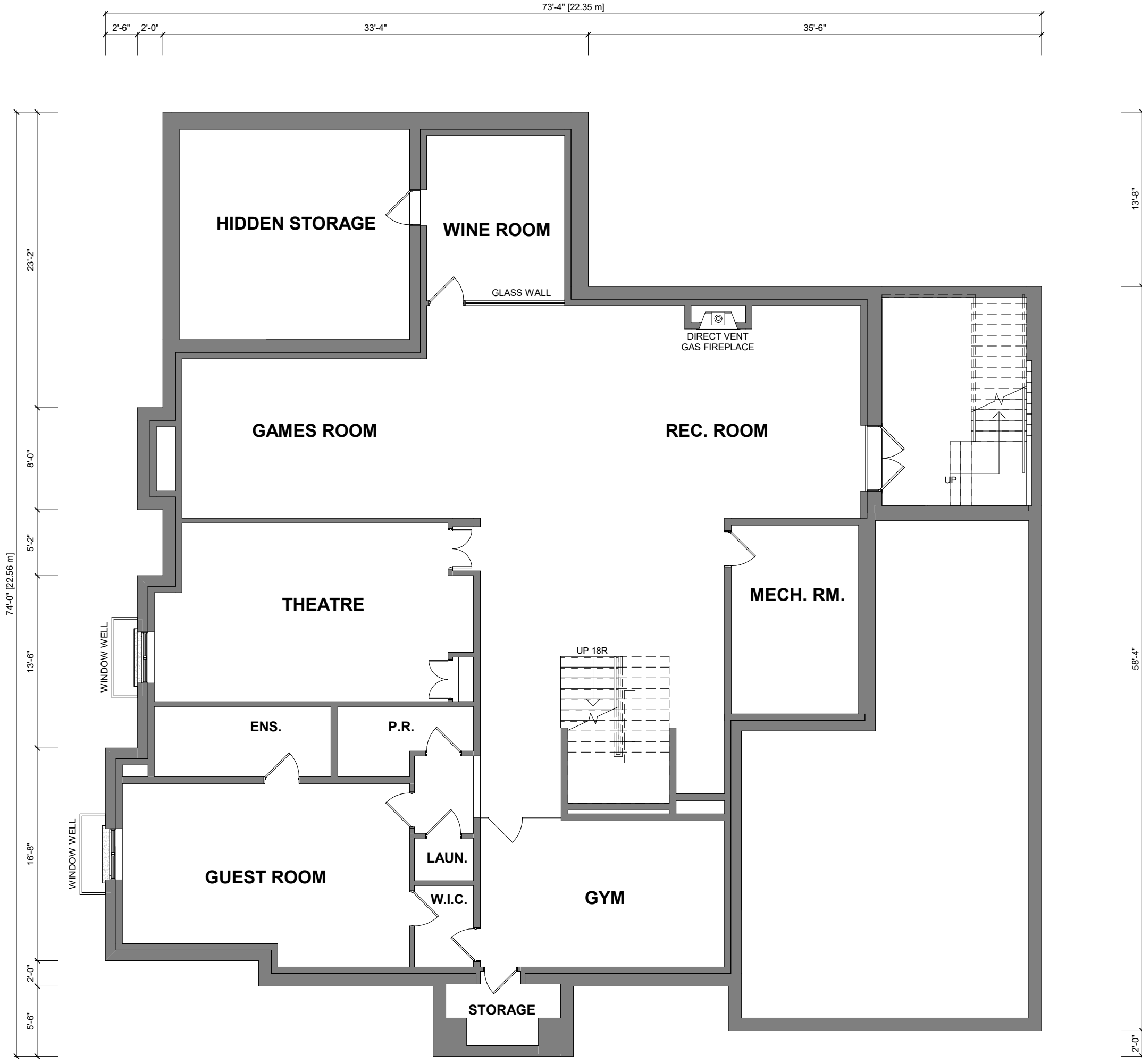


FAIRLEA AVENUE

(BY REGISTERED PLAN 3765)
PIN 03258 - 0228

REVISIONS		CLIENT:	SHEET TITLE:
1	APR 10/24	ISSUED FOR REVIEW	KANG LIN
2	APR 12/24	ISSUED FOR MINOR VARIANCE	SITE PLAN
3	MAY 1/24	REISSUED FOR MINOR VARIANCE	PROJECT NUMBER: 24-01
4	MAY 16/24	REISSUED FOR MINOR VARIANCE	DRAWN BY: MF
5	MAY 29/24	REISSUED FOR MINOR VARIANCE	PROJECT: 11 FAIRLEA AVENUE, CITY OF VAUGHAN
6	JUNE 21/24	REISSUED FOR MINOR VARIANCE	SCALE: 1/8" = 1'-0"
7	JULY 3/24	REISSUED FOR MINOR VARIANCE	DRAWING NO.: 1 OF 1

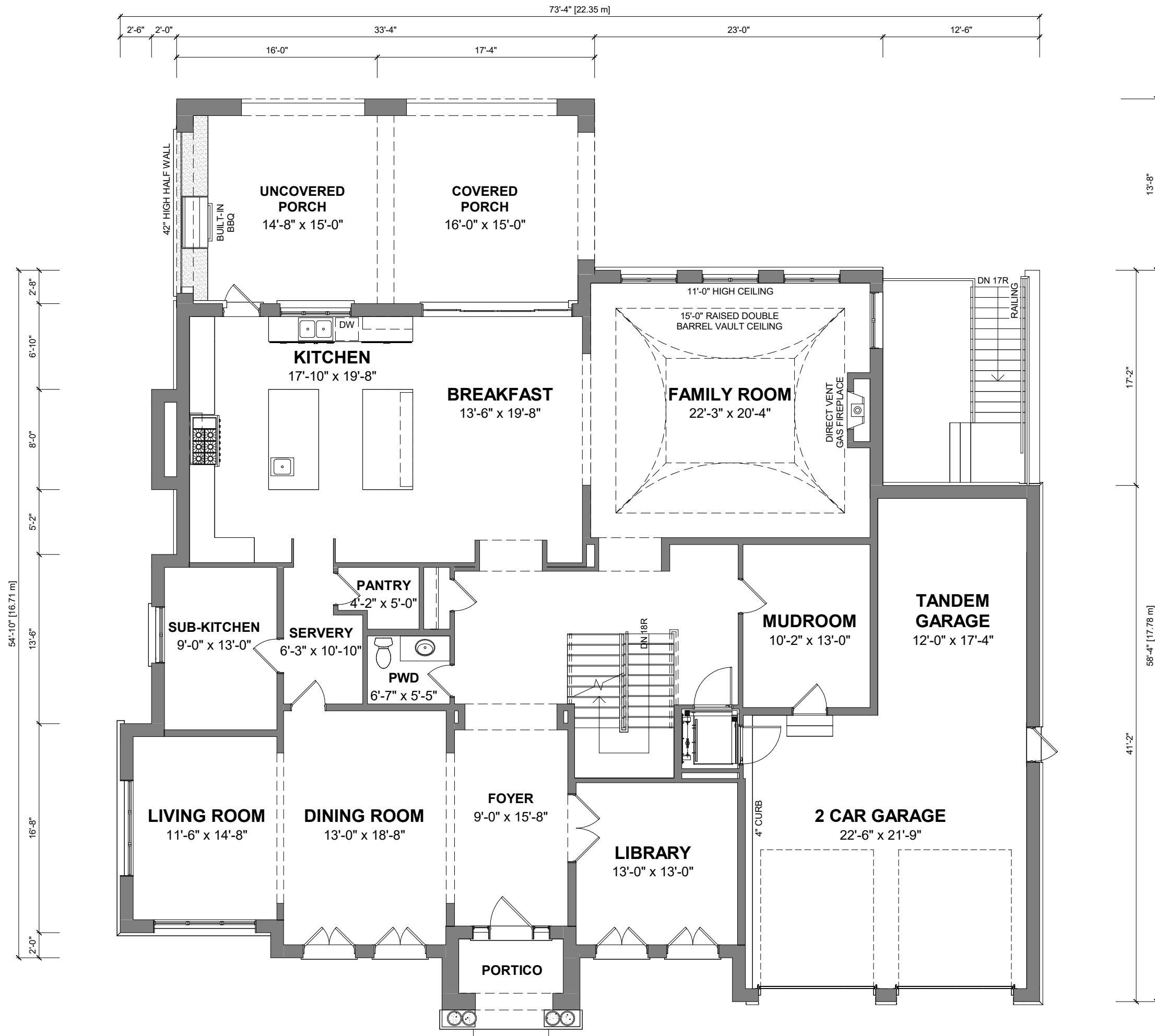
LOT 81
11 FAIRLEA AVENUE
FILE NO. A069/24



FLOOR AREA CALCULATIONS		
GROUND FLOOR AREA	=	2870 Sq. Ft.
SECOND FLOOR AREA	=	3385 Sq. Ft.
TOTAL FLOOR AREA	=	6255 Sq. Ft.
1ST FLOOR OPEN AREAS	=	0 Sq. Ft.
2ND FLOOR OPEN AREAS	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREAS	=	3724 Sq. Ft.
GROSS FLOOR AREA	=	9327 Sq. Ft.
GROUND FLOOR COVERAGE*	=	2870 Sq. Ft.
GARAGE AREA*	=	781 Sq. Ft.
PORTICO AREA	=	69 Sq. Ft.
COVERED PORCH AREA*	=	280 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	4000 Sq. Ft.
	=	371.61 Sq. m.
TOTAL COVERAGE W/O PORCH	=	3651 Sq. Ft.
	=	339.19 Sq. m.
BUILDING AREA (*)	=	3931 Sq. Ft.
	=	365.20 Sq. m.

LOT 81
11 FAIRLEA AVE.
FILE NO. A069/24

REVISIONS	ISSUED FOR REVIEW	Client:	KANG LI	Sheet Title:	BASEMENT PLAN
1	APR. 10/24			Project Number:	24-01
2	APR. 12/24			Drawn By:	MG
3	MAY 1/24			Scale:	1/8" = 1'-0"
4	MAY 1/24			Project:	11 FAIRLEA AVE, CITY OF VAUGHAN
5	MAY 28/24				
6	JUNE 21/24				
7	JULY 3/24				



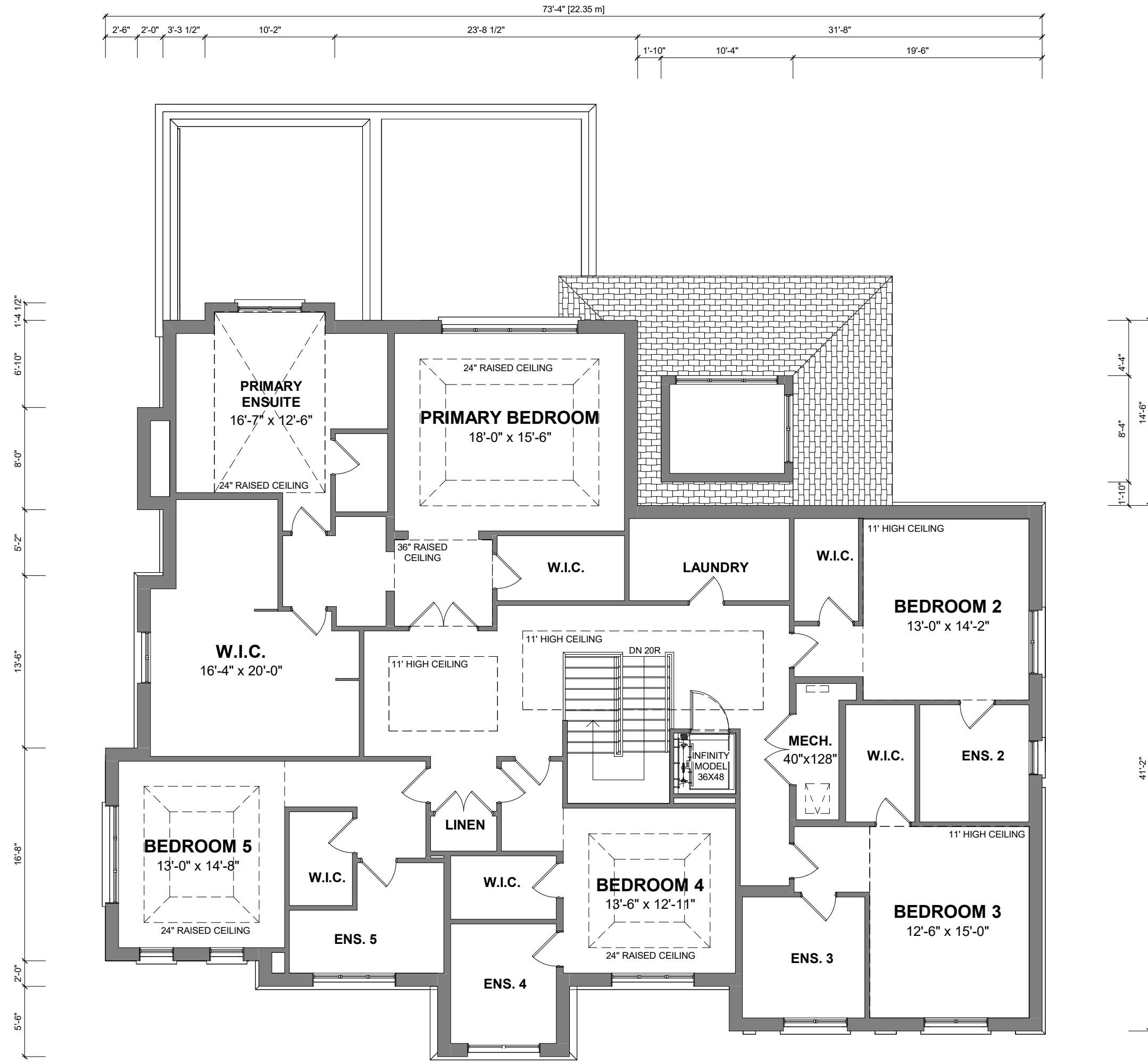
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GROUND FLOOR AREA	=	2870 Sq. Ft.
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2ND FLOOR OPEN AREAS	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREAS	=	3724 Sq. Ft.
GROSS FLOOR AREA	=	9327 Sq. Ft.
GROUND FLOOR COVERAGE*	=	2870 Sq. Ft.
GARAGE AREA*	=	781 Sq. Ft.
PORTICO AREA	=	69 Sq. Ft.
COVERED PORCH AREA*	=	280 Sq. Ft.
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	=	371.61 Sq. m.
TOTAL COVERAGE W/O PORCH	=	3651 Sq. Ft.
	=	339.19 Sq. m.
BUILDING AREA (*)	=	3931 Sq. Ft.
	=	365.20 Sq. m.

LOT 81
 11 FAIRLEA AVE.
 FILE NO. A069/24

Sheet Title: **GROUND FLOOR PLAN**
 Project: **11 FAIRLEA AVE, CITY OF VAUGHAN**
 Drawn By: **MG**
 Project Number: **24-01**
 Scale: **1/8" = 1'-0"**
 Drawing No.: **2 OF 6**

Client: **KANG LI**

REVISIONS	ISSUED FOR REVIEW
1	APR. 10/24
2	APR. 12/24
3	MAY 1/24
4	MAY 2/24
5	MAY 28/24
6	JUNE 21/24
7	JULY 3/24



FLOOR AREA CALCULATIONS		
GROUND FLOOR AREA	=	2870 Sq. Ft.
SECOND FLOOR AREA	=	3385 Sq. Ft.
TOTAL FLOOR AREA	=	6255 Sq. Ft.
1ST FLOOR OPEN AREAS	=	0 Sq. Ft.
2ND FLOOR OPEN AREAS	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREAS	=	3724 Sq. Ft.
GROSS FLOOR AREA	=	9327 Sq. Ft.
GROUND FLOOR COVERAGE*	=	2870 Sq. Ft.
GARAGE AREA*	=	781 Sq. Ft.
PORTICO AREA	=	69 Sq. Ft.
COVERED PORCH AREA*	=	280 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	4000 Sq. Ft.
	=	371.61 Sq. m.
TOTAL COVERAGE W/O PORCH	=	3651 Sq. Ft.
	=	339.19 Sq. m.
BUILDING AREA (*)	=	3931 Sq. Ft.
	=	365.20 Sq. m.

Client: **KANG LI**
 Project: **11 FAIRLEA AVE, CITY OF VAUGHAN**

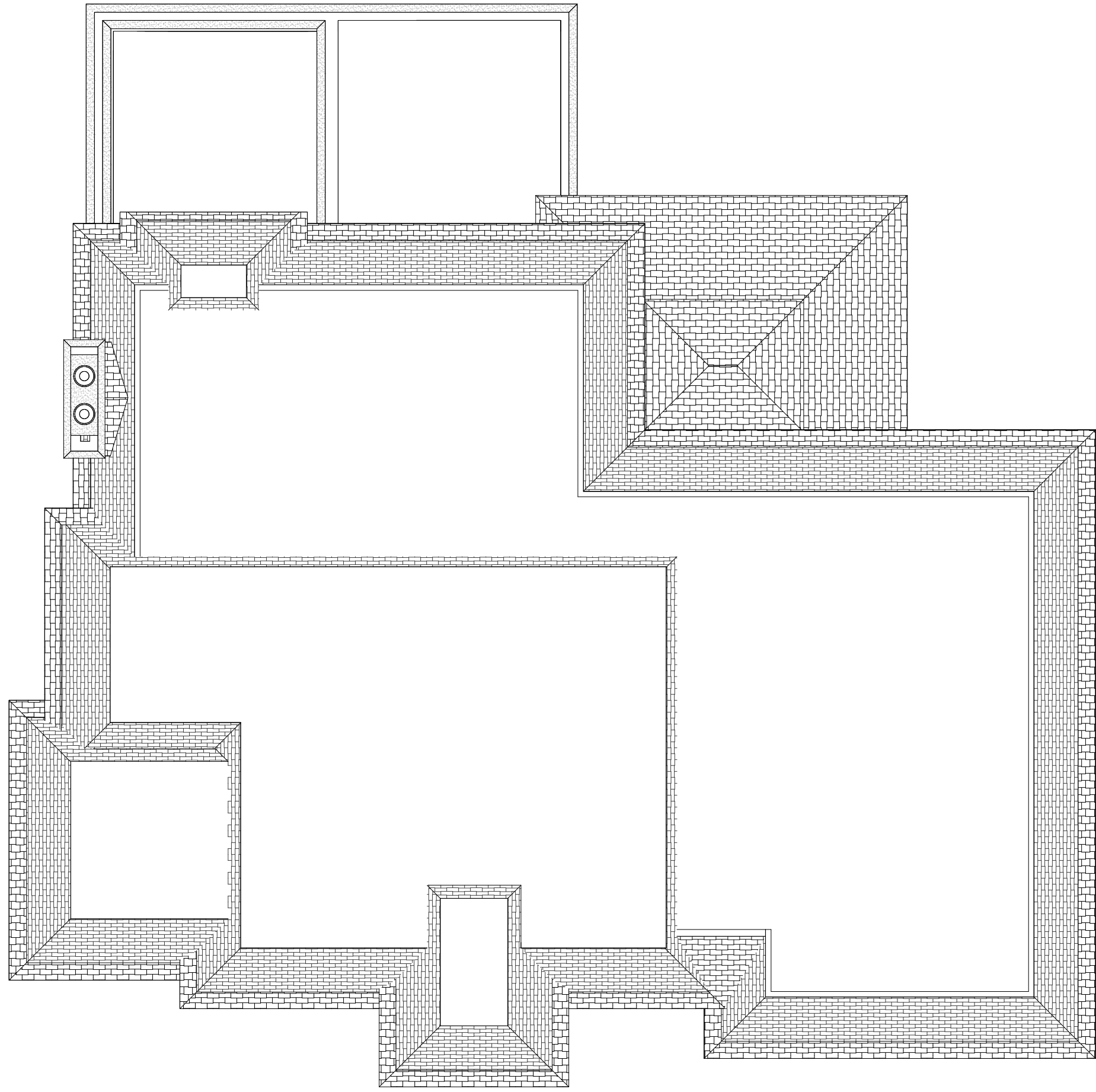
Sheet Title: **SECOND FLOOR PLAN**

Project Number: **24-01**
 Drawn By: **MG**
 Scale: **1/8" = 1'-0"**
 Drawing No.: **3 OF 6**

REVISIONS

1	APR. 10/24	ISSUED FOR REVIEW
2	APR. 12/24	ISSUED FOR MINOR VARIANCE
3	MAY 1/24	REISSUED FOR MINOR VARIANCE
4	MAY 2/24	REISSUED FOR MINOR VARIANCE
5	MAY 28/24	REISSUED FOR MINOR VARIANCE
6	JUNE 21/24	REISSUED FOR MINOR VARIANCE
7	JULY 3/24	REISSUED FOR MINOR VARIANCE

LOT 81
11 FAIRLEA AVE.
FILE NO. A069/24



LOT 81
 11 FAIRLEA AVE.
 FILE NO. A069/24

REVISIONS	ISSUED FOR REVIEW
1	APR. 10/24
2	APR. 12/24
3	MAY 1/24
4	MAY 2/24
5	MAY 28/24
6	JUNE 21/24
7	JULY 3/24

ISSUED FOR REVIEW
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Client: KANG LI

Project: 11 FAIRLEA AVE,
 CITY OF VAUGHAN

Sheet Title: ROOF PLAN
 Project Number: 24-01
 Drawn By: MG
 Scale: 1/8" = 1'-0"
 Drawing No.: 4 OF 6



VARIANCE #1
10.41M

#	Zoning By-law 01-2021	Variance requested
1	Where a lot in a Residential Zone is subject to the zone suffix “-EN” as shown on Schedule A, the maximum building height shall be the existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m. [4.5 #1. b.]	To permit a maximum building height of 10.41 metres.
2	The required minimum exterior side yard shall be 9.0 metres. [14.403 #2. b. & 7.2.2 Table 7 – 3]	To permit a minimum exterior side yard of 5.36 metres.
3	The permitted maximum lot coverage shall not exceed 20% of the lot area. [7.2.2 Table 7 – 3]	To permit a maximum lot coverage of 25.18%.
4	In R1E Zones the maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m.	To permit a maximum cumulative width of both accesses to the circular drive of 9.66 metres as measured at the street line.



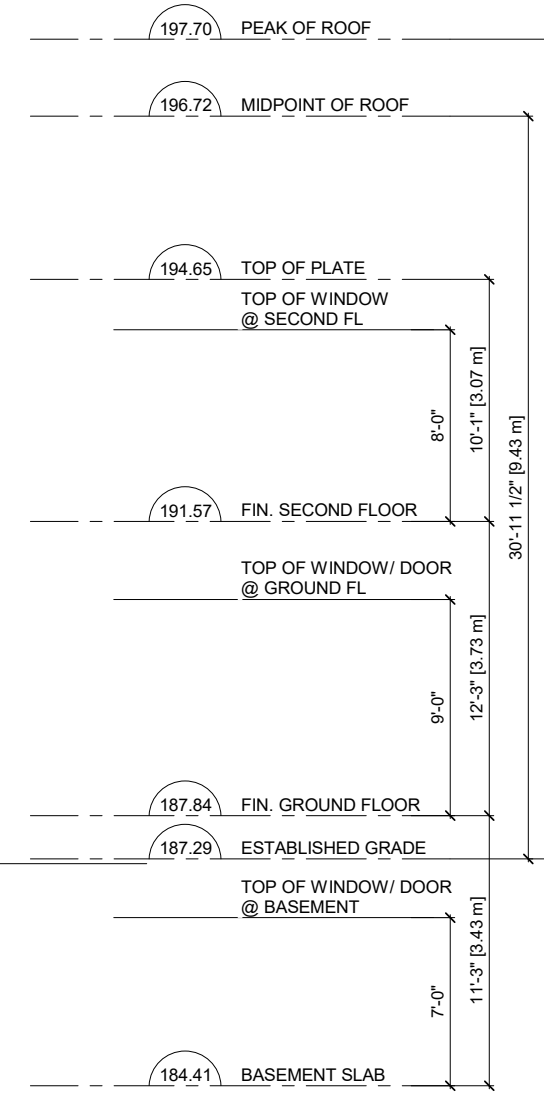
VARIANCE #1
10.41M

Client: **KANG LI**
 Project: **11 FAIRLEA AVE, CITY OF VAUGHAN**
 Project Number: **24-01**
 Drawn By: **MG**
 Scale: **1/8" = 1'-0"**
 Drawing No.: **5 OF 6**

REVISIONS

1	APR. 10/24	ISSUED FOR REVIEW
2	APR. 12/24	ISSUED FOR MINOR VARIANCE
3	MAY 1/24	REISSUED FOR MINOR VARIANCE
4	MAY 2/24	REISSUED FOR MINOR VARIANCE
5	MAY 28/24	REISSUED FOR MINOR VARIANCE
6	JUNE 21/24	REISSUED FOR MINOR VARIANCE
7	JULY 3/24	REISSUED FOR MINOR VARIANCE

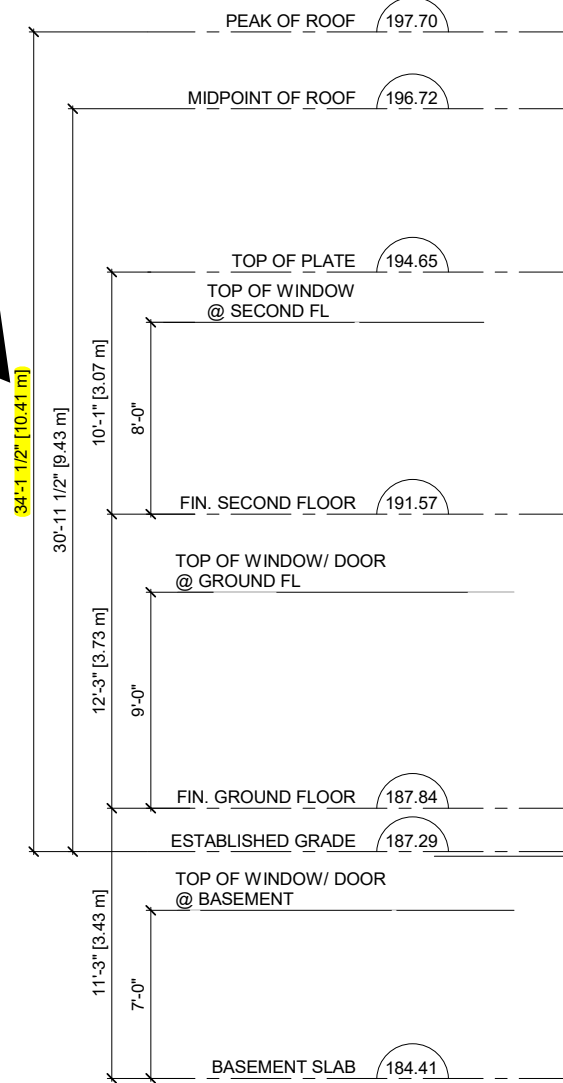
LOT 81
11 FAIRLEA AVE.
FILE NO. A069/24



VARIANCE #1
10.41M

#	Zoning By-law 01-2021	Variance requested
1	Where a lot in a Residential Zone is subject to the zone suffix "-EN" as shown on Schedule A, the maximum building height shall be the existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m. [4.5 #1. b.]	To permit a maximum building height of 10.41 metres.
2	The required minimum exterior side yard shall be 9.0 metres. [14.403 #2. b. & 7.2.2 Table 7 - 3]	To permit a minimum exterior side yard of 5.36 metres.
3	The permitted maximum lot coverage shall not exceed 20% of the lot area. [7.2.2 Table 7 - 3]	To permit a maximum lot coverage of 25.18%.
4	In R1E Zones the maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m.	To permit a maximum cumulative width of both accesses to the circular drive of 9.66 metres as measured at the street line.

VARIANCE #1
10.41M



Sheet Title	LEFT & RIGHT SIDE ELEVATION
Client	KANG LI
Project	11 FAIRLEA AVE, CITY OF VAUGHAN
Drawn By	MG
Project Number	24-01
Scale	1/8" = 1'-0"
Drawing No.	6 OF 6

REVISIONS	ISSUED FOR REVIEW
1	APR. 10/24
2	APR. 12/24
3	MAY 1/24
4	MAY 2/24
5	MAY 28/24
6	JUNE 21/24
7	JULY 3/24

LOT 81
11 FAIRLEA AVE.
FILE NO. A069/24

**Paul Li**

48 St. Quentin Avenue, Toronto, ON M1M 2M8

P: 416 285 4750 C: 647 202 6878

paul@centraltreecare.com www.centraltreecare.com

April 16, 2024

Revised June 18, 2024 for TPP

Planning & Regulatory Services

Attn: Parks & Natural Heritage Planning

#225 East Beaver Creek Rd, 8th Floor

Richmond Hill, ON, L4C 3P4

T (905) 771-8800

Ian Roberson Design

c/o: Michael Fraser

20 Rivermede Road, Unit 101

Concord, ON L4K 3N3

T 905 669 2111

E m.fraser@ianrobertsondesign.ca

Re: 11 Fairlea Avenue (Richmond Hill)

Arborist Report

Central Tree Care Ltd. has been retained by Ian Roberson Design to provide a professional arborist report for the proposed work at 11 Fairlea Avenue.

The nature of the work includes the demolition of all structures on site to facilitate the construction of a new dwelling, garage and driveway.

To facilitate the construction permit(s) are requested for the following protected tree(s):

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	-	-	-
Removal	-	-	1 Hedge
Exemption	-	-	-

If there are any questions, please contact me at paul@centraltreecare.com

Thank you,

Paul Li ON-2968A

Central Tree Care Ltd.

Limitations

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighboring properties were estimated to avoid trespassing.

This report was completed using the following documents:

- Site plan package prepared by Ian Roberson Design., dated March 4, 2024.
- Survey prepared by Pearson and Pearson Surveying LTD., dated February 14, 2024.

If there are any changes to the noted site plan, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented in the attached site plan, has been proposed.

Tree Inventory

Table 1. The visual inspection from the ground only was completed on March 15, 2022. The location of trees marked with asterisk was approximated on the TPP; if there are any disputes regarding the location of the tree then an official survey should be conducted.

#	Species	Latin Name	DBH (cm)	TPZ (m)	Health	Structure	Assessment	Comment	Category
1	Norway maple	<i>Acer platanoides</i>	54	3.6	Fair-good	Fair	Codominant 4m. History of pruning. Not sealed. Surface girdle root present. Mechanical damage at base. Deadwood and hanger in canopy	Fully protect	1
2	Juniper	<i>Juniperus sp.</i>	~10	-	Fair-good	Fair-good	Minor needle browning	Undersized	-
3	White spruce	<i>Picea glauca</i>	~30	2.4	Fair-good	Fair-good	History of pruning. Stubs present. Minor deadwood	Fully protected	2
4	White spruce	<i>Picea glauca</i>	~41	3.0	Fair-good	Fair-good	Minor deadwood	Fully protected	2
5	Walnut	<i>Juglans sp.</i>	~41	3.0	Fair	Fair-good	Codominant 6m above grade. Epicormic growth. Sparse canopy	Fully protected	2
6	Walnut	<i>Juglans sp.</i>	~41	3.0	Fair-good	Fair-good	Codominant 6m above grade. Epicormic growth	Fully protected	2
7	Freeman maple	<i>Acer freemanii</i>	~20	2.4	Fair-good	Fair-good	History of pruning. Growing within hedge	Fully protected	2
H1	Cedar	<i>Thuja occidentalis</i>	~5-11	2.4	Good	Good	Hedge. Requiring partial removal	Permit to remove	5
H2	Cedar	<i>Thuja occidentalis</i>	~5-11	2.4	Good	Good	Healthy	Fully protected	5

#	Species	Latin Name	DBH (cm)	TPZ (m)	Health	Structure	Assessment	Comment	Category
H3	Cedar	<i>Thuja occidentalis</i>	~5-11	2.4	Good	Good	Healthy	Fully protected	5

- Category #:
1. Trees with diameters of 20cm or more, situated on private property on the subject site.
 2. Trees with diameters of 20cm or more, situated on private property, within 6m of subject site.
 3. Trees of all diameters situated on City owned parkland within 6m of subject site.
 4. Trees of all diameters situated within lands designated as a ravine or naturalized area
 5. Trees of all diameters situated within the City road allowance adjacent to the subject site.

Discussion

Please refer to “Recommendations” section for details on tree preservation and tree protection zone (TPZ) hoarding.

Proposed two-storey dwelling

The existing one-storey dwelling is proposed to be demolished on site. A new two-storey dwelling with garage is proposed to be constructed. The garage will be constructed within the west side yard where the existing play area will be required to be demolished to facilitate the proposed construction. The construction of the proposed dwelling and overdig will not encroach any tree or tree’s TPZs. Thus, no permit is required for this proposed work.

Proposed retaining wall

A new set of retaining wall is proposed to be constructed at the south property boundary. The retaining wall is proposed to be constructed approximately 3.2m away from neighbour-owned Tree 6 with its associated overdig and will require an excavation of minimum 1.2m below grade. At this distance and excavation, the proposed work is outside the tree protection zone and no permit is required for this proposed work.

Proposed driveway

To accommodate the newly proposed garage within the southwest corner of the property, a new driveway is proposed to be constructed leading towards Fairlea Avenue. City-owned Hedge 1 is located within the footprint of the existing driveway and approximately 13.3m of the hedge will be required to be removed to facilitate the proposed driveway.

Thus, Hedge 1 will require a permit to be removed.

Fully protected trees

The proposed work will not encroach into the TPZ of the remaining by-law protected trees on or within 6.0m of the subject property, which will be fully protected. Hoarding shall be installed as per the provided TPP prior to the start of construction and shall remain standing during the construction process. After construction is complete, written permission from Urban Forestry must be granted before tree protection hoarding can be modified or removed.

Tree Replacement

As required by the Town of Richmond Hill, the tree replacement ratios are as follows:

DBH of Tree to be Removed	# of Replacement Trees Required
0-19cm	0
20-30cm	1
31-40cm	2
41-50cm	3
51-100cm	4
>100cm	5

Replacement trees should be a minimum size of 60mm stem caliper at the time of planting and should be similar in size and stature to the trees being removed.

Trees being removed due to construction:

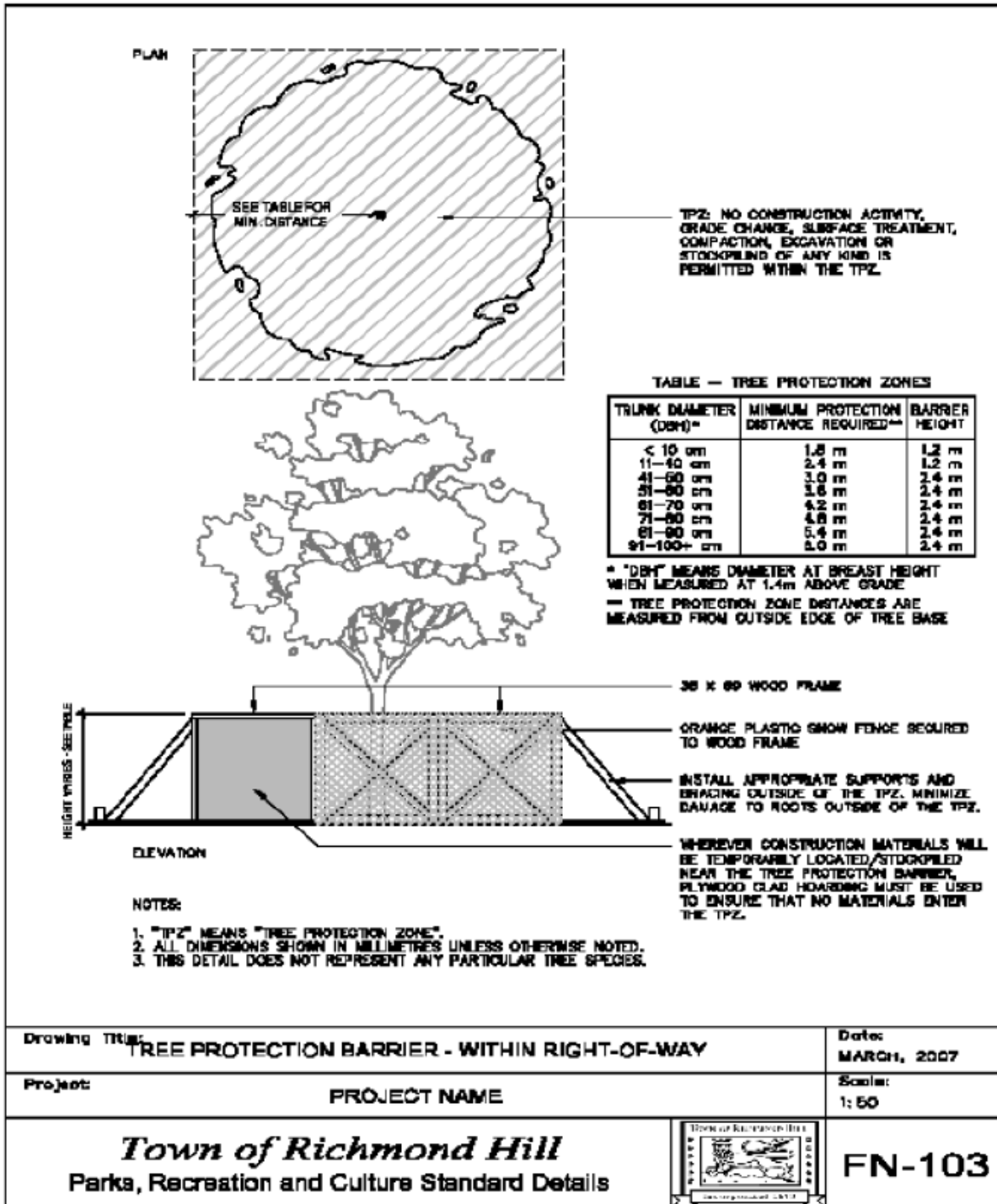
Tree #	Quantity	Category	Replacement ratio	Replacement Trees Required
Hedge 1	13.3m	0-19cm DBH Removal	0:1	0
Total Replacement Trees Required				0

For the removal of 13.3m of a hedge protected under by the City of Richmond Hill, no replacement trees are anticipated to be planted as compensation.

Recommendations

Recommendations for tree protection installation:

Hoarding must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. It must confirm to the recommendations put forth by the Town of Richmond Hill and recommendations within this report. All the protective fencing must be maintained throughout



The construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the forestry planner.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2"X 4" frame work, this is recommended were visibility is an issue This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For minimizing compaction within the TPZ, horizontal plywood hoarding may be used. Horizontal hoarding consists of landscape fabric applied to grade, 30cm layer of mulch, and two layers of plywood secured together above the mulch. Alternatively, steel plates may be installed instead.
- For more information on the construction of a tree protection zone please see the City of Toronto's forestry's web site and go to By-laws and Policies.

Tree protection signage:

- This sign will be mounted on each TPZ and should be a minimum of 40cm x 60cm and made on white gator board.
- The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the Town of Richmond Hill, Urban Forestry Services. For info call Urban Forestry Services at (905) 771-8800, or the project consultant

Implementation of protection:

- All TPZ must be erected before any type of construction commences on the subject site.
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

Photographic Documentation (May 5, 2022):



Figure 1. Front yard of the subject property on Fairlea Avenue (facing northeast).



Figure 2. Front yard of the subject property on Thornhill Avenue (facing south).



Figure 3. Tree 3 and 4 (facing southeast)



Figure 4. Tree 5 (facing south).



Figure 5. Tree 6 (facing south).



Figure 6. Side yard to be demolished for new garage extension (facing west).



Figure 7. City-owned Hedge 1 requiring permit to remove (facing west).



Figure 8. Tree 7 (facing northeast)