



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A255/21**

AGENDA ITEM NUMBER: 4	CITY WARD #: 5
APPLICANT:	Hooman Eshghi
AGENT:	Nikol Paar
PROPERTY:	9 Parkway Avenue, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling with underground parking garage.

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 Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/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 type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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
Public	Karl Blumfald	Not provided	01/31/2022	Letter of Opposition

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
A255/21**

AGENDA ITEM NUMBER: 4	CITY WARD #: 5
APPLICANT:	Hooman Eshghi
AGENT:	Nikol Paar
PROPERTY:	9 Parkway Ave Thornhill ON
ZONING DESIGNATION:	The subject lands are zoned R1V 9(662) and subject to the provisions of Exception under By-law 1-88 as amended. The subject lands are zoned R1E(EN) and subject to the provisions under bylaw 001-2021.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling with underground parking garage.

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

The subject lands are zoned R1E(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted coverage is 20%. Section 7.2.2 table 7.3	To permit a lot coverage of 24.62% = 372.15 m2
2	The maximum building height is 9.0m. Section 4.5 (1)	To permit a building height of 9.43m
3	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 14.403.2.2	To permit a setback of 1.90m south and 1.55m north with an accumulated total of 3.45m.

The subject lands are zoned R1V – Rural Residential and subject to the provisions of Exception 9(662) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 662 (b) ii)	To permit a setback of 1.90m south and 1.55m north with an accumulated total of 3.45m.
5	The maximum permitted coverage is 20%. Schedule A	To permit a lot coverage of 22.94% = 346.74m2. (22.937% dwelling; .003% porch
6	The maximum permitted building height is 9.5m.	To permit a building height of 10.96m.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, February 10, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca by noon on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an

HEARING INFORMATION

Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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:	January 28, 2022
Date Applicant Confirmed Posting of Sign:	January 24, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Design requirement as per client
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

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

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	The Owner shall submit a landscape plan showing the location of three (3) additional trees to be planted on-site which will be reviewed and approved to the satisfaction of the Development Planning Department.
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DEVELOPMENT ENGINEERING COMMENTS

As the proposed dwelling in the subject property is 355.95 m2, 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 #1 attached)

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition #2 attached)

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

https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx for more information.

The Development Engineering (DE) Department does not object to variance application A255/21 subject to the following conditions:

Development Engineering Recommended Conditions of Approval:

1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing 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 DEPPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 24.62% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

Applicant/owner shall amend the arborist report to the satisfaction of the forestry division. (If applicable).

Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (If applicable).

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

Arborist recommendations are to be followed as outlined in the Arborist Report.

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE COMMENTS

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.

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.

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

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.

DEVELOPMENT FINANCE COMMENTS

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

No comments or concerns

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 or concerns

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	Development Planning & 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 roberto.simbana@vaughan.ca	The Owner shall submit a landscape plan showing the location of three (3) additional trees to be planted on-site which will be reviewed and approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> The Owner/applicant shall submit the revised Lot Grading and/or Servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 24.62% in order to mitigate potential impacts on the municipal storm water system.

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.

IMPORTANT INFORMATION – PLEASE READ

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.

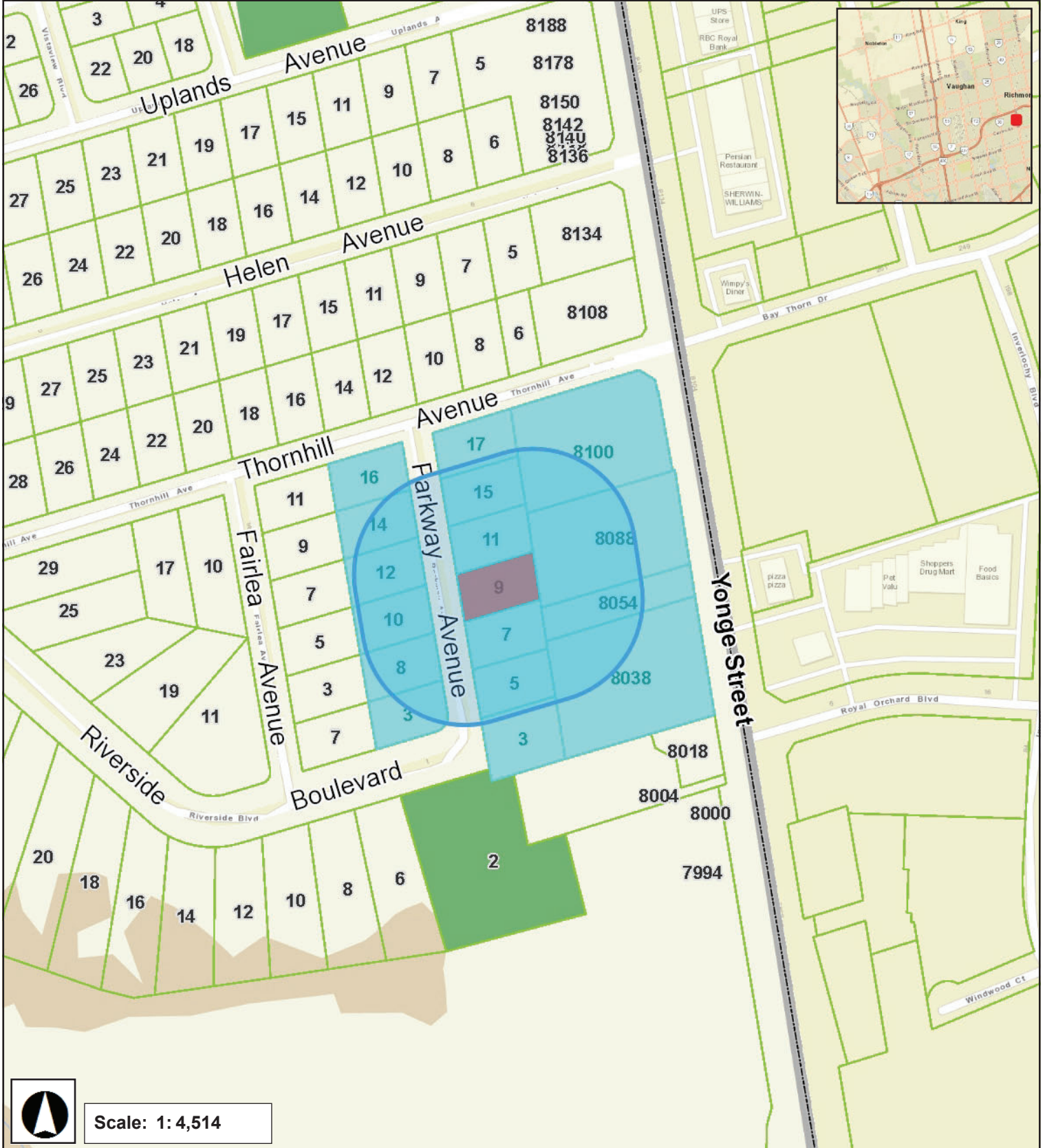
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A255/21

9 PARKWAY AVENUE, THORNHILL

Highway 7



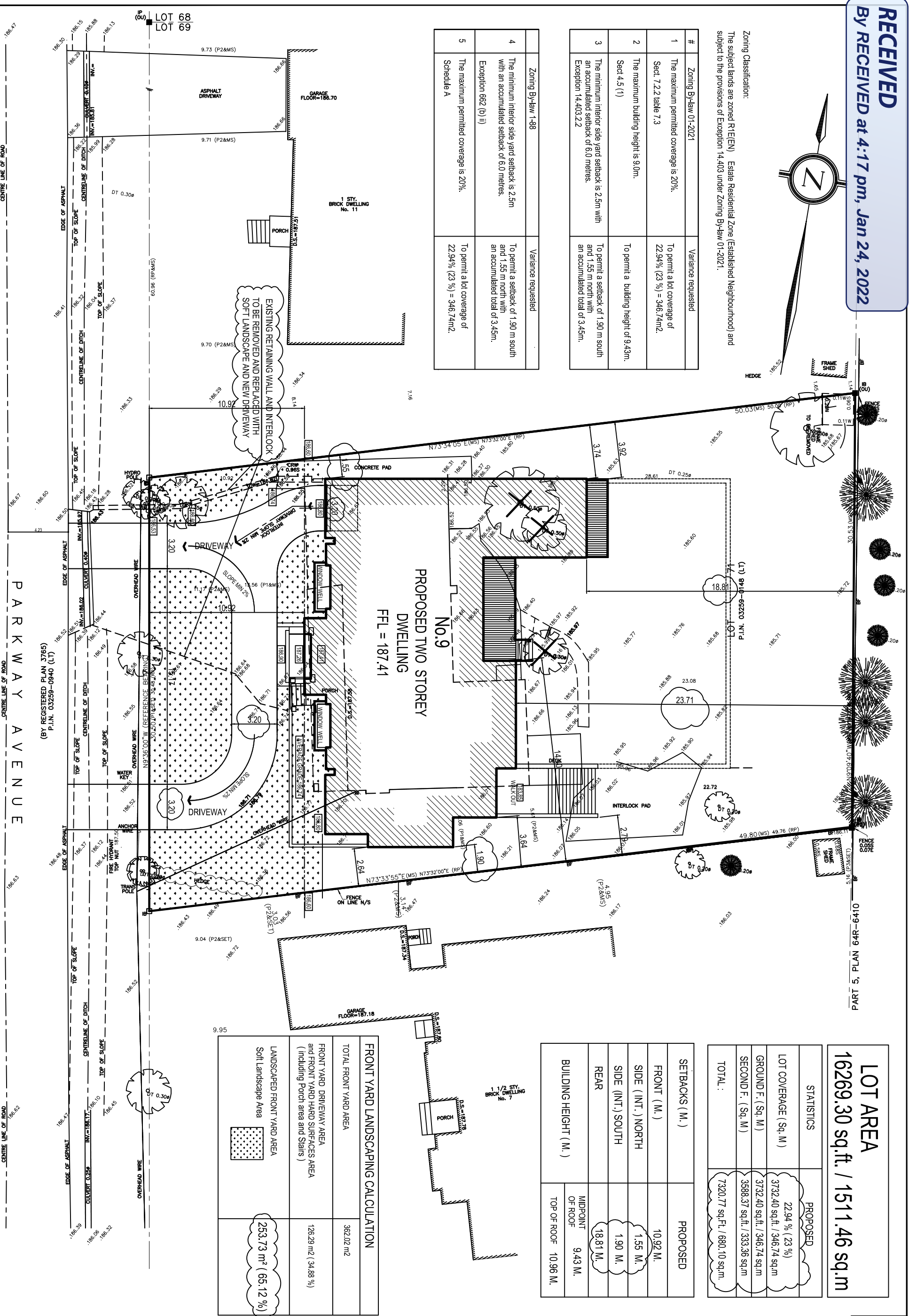
RECEIVED
 BY RECEIVED at 4:17 pm, Jan 24, 2022



Zoning Classification:
 The subject lands are zoned R1(E)N Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted coverage is 20%. Sect. 7.2.2 table 7.3	To permit a lot coverage of 22.94% (23%) = 346,74m ² .
2	The maximum building height is 9.0m. Sect. 4.5 (1)	To permit a building height of 9.43m.
3	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 14.403.2.2	To permit a setback of 1.90 m south and 1.55 m north with an accumulated total of 3.45m.

4	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 662 (b) (i)	To permit a setback of 1.90 m south and 1.55 m north with an accumulated total of 3.45m.
5	The maximum permitted coverage is 20%. Schedule A	To permit a lot coverage of 22.94% (23%) = 346,74m ² .



LOT AREA
 16269.30 sq.ft. / 1511.46 sq.m

STATISTICS	PROPOSED
LOT COVERAGE (Sq. M)	22.94% (23%)
GROUND F. (Sq. M)	3732.40 sq.ft. / 346,74 sq.m
SECOND F. (Sq. M)	3732.40 sq.ft. / 346,74 sq.m
TOTAL:	3588.37 sq.ft. / 333.36 sq.m
	7320.77 sq.ft. / 680.10 sq.m.

SETBACKS (M.)	PROPOSED
FRONT (M.)	10.92 M.
SIDE (INT.) NORTH	1.55 M.
SIDE (INT.) SOUTH	1.90 M.
REAR	1.81 M.
BUILDING HEIGHT (M.)	MIDPOINT OF ROOF 9.43 M. TOP OF ROOF 10.96 M.

FRONT YARD LANDSCAPING CALCULATION	
TOTAL FRONT YARD AREA	362.02 m ²
FRONT YARD DRIVEWAY AREA and FRONT YARD HARD SURFACES AREA (Including Porch area and Stairs)	126.29 m ² (34.88%)
LANDSCAPED FRONT YARD AREA Soft Landscape Area	235.73 m ² (65.12%)

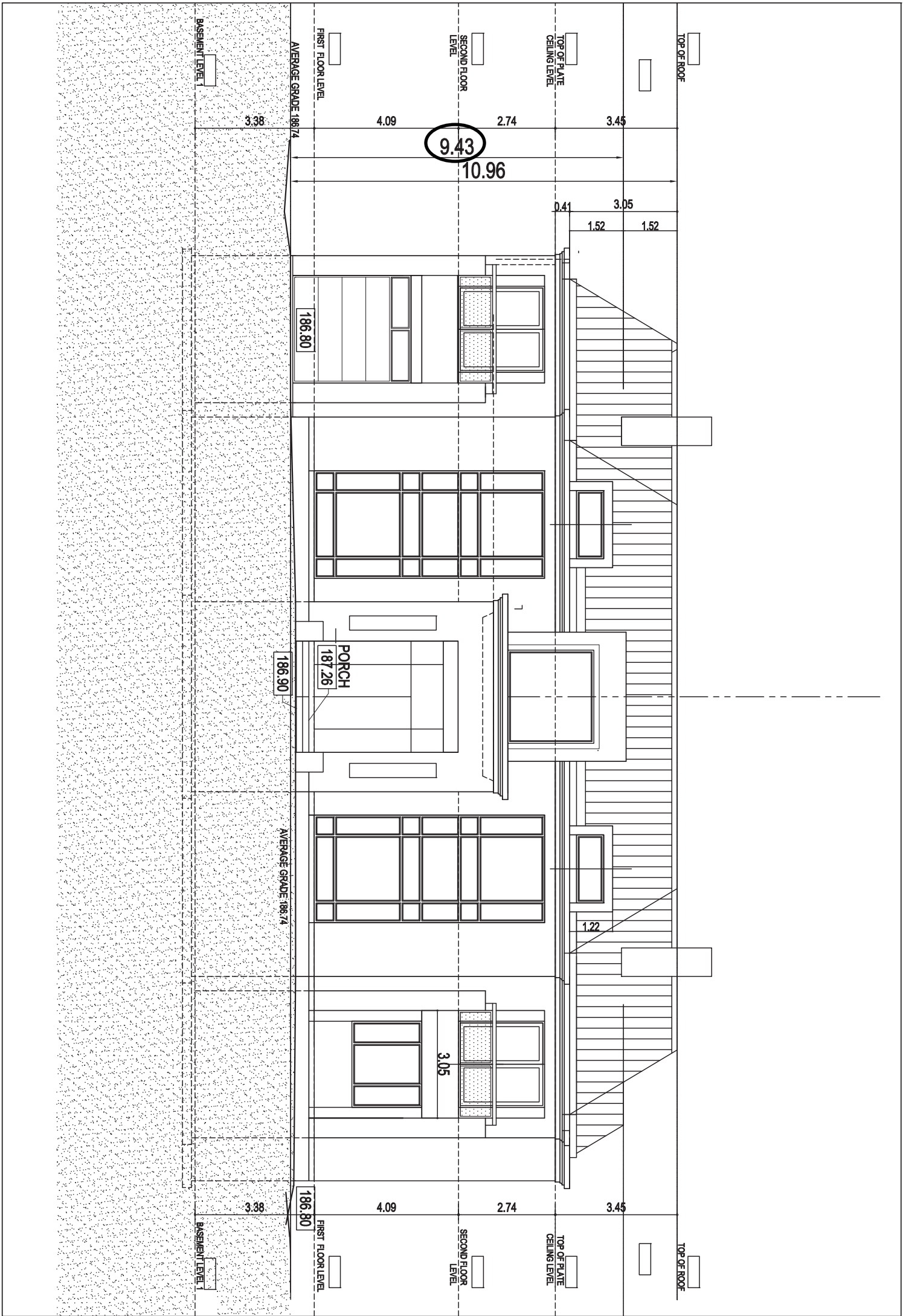
16,01 m² (7.22%)

PROJECT: No. 9
 PARKWAY AVENUE
 2 STOREY DWELLING
 DRAWN: PROPOSED
 SITE PLAN
 Scale 1:250

PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO, ONT. M2H 4W2
 WWW.PAARDDESIGN.COM
 416.463.2108

07 OCTOBER 2021
A01

A255/21



PROJECT: No. 9
PARKWAY AVENUE
2 STOREY DWELLING

PROPOSED
FRONT ELEVATION
SCALE: 1:100



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS				
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: February 10, 2022
Name of Owner: Hooman Eshghi
Location: 9 Parkway Avenue
File No.(s): A255/21

Proposed Variance(s) (By-law 01-2021):

1. To permit a lot of coverage of 24.62% (372.15 m²).
2. To permit a building height of 9.43 m.
3. To permit a setback of 1.90 m south and 1.55 m north with an accumulated total of 3.45 m.

By-Law Requirement(s) (By-law 01-2021):

1. The maximum permitted coverage is 20%. [Sect. 7.2.2 table 7.3]
2. The maximum building height is 8.5 m. [Sect. 4.5 (1)]
3. The minimum interior side yard setback is 2.5m with an accumulated setback of 6 m. [Exception 14.403.2.2]

Proposed Variance(s) (By-law 1-88):

4. To permit a setback of 1.90 m south and 1.55 m north with an accumulated total of 3.45 m.
5. To permit a lot of coverage of 22.94% (346.74 m²).
6. To permit a building height of 10.96 m.

By-law Requirement(s) (By-law 1-88):

4. The minimum interior side yard setback is 2.5 m with an accumulated setback of 6 m. [Exception 662 (b) ii)]
5. The maximum permitted coverage is 20%. [Schedule A]
6. The maximum permitted building height is 9.5 m. [Schedule A]

Official Plan:

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

Comments:

The Owner is requesting permission to construct a two-storey single-detached dwelling with the above noted variances.

At the request of the Development Planning Department the Owner has reduced the maximum lot coverage from 23.64% to 22.94% (Variance #5), ensuring the main dwelling remains compatible with other 2-storey dwellings in the area. Additionally, the lot coverage of 24.62% (Variance #1) under By-law 01-2021 includes the area beneath the eaves which in this instance will not contribute to the overall massing of the home. With respects to a maximum building height (Variances #2 and #6), the discrepancy in distance comes from By-law 01-2021 taking the height between the eaves and ridge rather than to the top of the deckline (By-law 1-88). Development Planning staff is the opinion the increases in height and coverage are consistent with other approvals in the area and maintains the existing character of the neighbourhood.

In regards to Variance #3 and #4, the reductions in interior side yard are reasonable and similar in distance to other properties along Parkway Avenue (i.e., A128/14 – 5 Parkway Avenue), thus remaining in line with the existing streetscape and curb appeal.

In support of the application, the Owner submitted a Tree Inventory and Preservation Plan Report and Planting Plan, prepared by Kuntz Forestry Consulting Inc., dated January 24, 2022, and January 31, 2022. Urban Design has reviewed the material and confirmed the Owner has yet to provide three (3) trees to total 15 replacement trees. A condition to this effect is included.

The Development Planning Department 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, subject to the condition below.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. The Owner shall submit a landscape plan showing the location of three (3) additional trees to be planted on-site which will be reviewed and approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

Date: January 12th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A255-21**

Related Files:

Applicant Hooman Eshghi

Location 9 Parkway Ave.



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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A255/21 (9 PARKWAY AVENUE) - REQUEST FOR COMMENTS

From: York Plan <yorkplan@trca.ca>
Sent: January-13-22 2:56 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>
Subject: [External] RE: A255/21 (9 PARKWAY AVENUE) - REQUEST FOR COMMENTS

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me at your convenience.

Have a great day,
Mark

Mark Howard, BES, MLA, MCIP, RPP
Senior Planner – Vaughan Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269
E: mark.howard@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: [External] RE: A255/21 (9 PARKWAY AVENUE) - REQUEST FOR COMMENTS

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

Sent: January-14-22 10:08 AM

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

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

Subject: [External] RE: A255/21 (9 PARKWAY AVENUE) - REQUEST FOR COMMENTS

Good morning Pravina,

The Regional Municipality of York has reviewed the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Karl Blumfald	Not provided	01/31/2022	Letter of Opposition

Pravina Attwala

Subject: FW: [External] Minor Variance Application A255/21 (9 Parkway Avenue)

From: Karl

Sent: January-31-22 4:05 PM

To: Christine Vigneault <Christine.Vigneault@vaughan.ca>

Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] Minor Variance Application A255/21 (9 Parkway Avenue)

Objections to the proposed variance-Zoning By-law 01-2021

Item #

2) the building height of 9.0m should stand as it already overshadows adjacent and surrounding properties. To allow 9.43 only exacerbates this circumstance.

3) the minimum interior side yard set back of 2.5m should stand. These are 100' estate lots and the requested adjustment to the set back will substantially alter all outward appearances. The lots will take on a more standard subdivision appearance with minimal side yard set backs.

If there is anything further required please do not hesitate to contact me directly.

Thank you,

Karl Blumfald