

| | |
|------------------|--|
| ITEM: 6.1 | REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A068/24 |
|------------------|--|

Report Date: September 27, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

| Internal Departments <small>*Comments Received</small> | Conditions Required | | Nature of Comments |
|---|---|--|----------------------------------|
| Committee of Adjustment | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Building Standards (Zoning) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Development Planning | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Recommend Approval/No Conditions |
| Development Engineering | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Recommend Approval w/Conditions |
| Forestry | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |

| External Agencies <small>*Comments Received</small> | Conditions Required | | Nature of Comments <small>*See Schedule B for full comments</small> |
|--|---|--|--|
| Alectra | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| TRCA | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |
| Region of York | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |

| PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C) | | | | |
|---|------|---------|--|-------------------------------|
| <p>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.</p> | | | | |
| Correspondence Type | Name | Address | Date Received <small>(mm/dd/yyyy)</small> | Summary |
| Applicant | | | 04/19/2024 | Planning justification report |

| BACKGROUND (SCHEDULE D, IF REQUIRED) | |
|--|--|
| <p style="text-align: center;"><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p> | |
| Application No. (City File) | Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small> |
| None | None |

| ADJOURNMENT HISTORY | |
|--|--|
| <p style="text-align: center;"><small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small></p> | |
| Hearing Date | Reason for Adjournment (to be obtained from NOD_ADJ) |
| None | None |

| SCHEDULES | |
|---------------------------------|---|
| Schedule A | Drawings & Plans Submitted with the Application |
| Schedule B | Comments from Agencies, Building Standards & Development Planning |
| Schedule C (if required) | Public & Applicant Correspondence |
| Schedule D (if required) | Background |



MINOR VARIANCE APPLICATION FILE NUMBER A068/24

| | |
|--|---|
| CITY WARD #: | 5 |
| APPLICANT: | Sasa & Rosamaria Krcmar |
| AGENT: | Paul Raff & Raj Lamichhane (Paul Raff Studio Incorporated Architect) |
| PROPERTY: | 208 Centre Street, Thornhill |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PROPOSAL: | Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling. |

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | The maximum building height permitted is 8.5 metres. [Section 4.5, 1.b.] | To permit a maximum building height of 11.0 metres. |

HEARING INFORMATION

DATE OF MEETING: Thursday, October 3, 2024

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.

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.

INTRODUCTION

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

| | |
|--|---|
| Date Public Notice Mailed: | September 19, 2024 |
| Date Applicant Confirmed Posting of Sign: | September 11, 2024 |
| Applicant Justification for Variances: <small>*As provided in Application Form</small> | Zoning relief for the permitted building height to facilitate the construction of a new two-storey detached dwelling on the subject property. |
| 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.</small> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| COMMENTS: | |
| None | |
| Committee of Adjustment Recommended Conditions of Approval: | None |

BUILDING STANDARDS (ZONING)

| | |
|--|------|
| **See Schedule B for Building Standards (Zoning) Comments | |
| Building Standards Recommended Conditions of Approval: | None |

DEVELOPMENT PLANNING

| | |
|---|------|
| **See Schedule B for Development Planning Comments. | |
| Development Planning Recommended Conditions of Approval: | None |

DEVELOPMENT ENGINEERING

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

The proposed work by the Owner/Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer. As the proposed dwelling/ structure/ cabana in the subject property is 265.8 m2, the Owner/ Applicant needs to obtain a 'Lot Grading Permit' from the 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 the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

| | |
|--|---|
| 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 |
|--|---|

PARKS, FORESTRY & HORTICULTURE (PFH)

| | |
|--|--|
| Recommend condition of Approval: | |
| PFH Recommended Conditions of Approval: | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property |

DEVELOPMENT FINANCE

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.

Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.

| | |
|--|------|
| Development Finance Recommended Conditions of Approval: | None |
|--|------|

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No objection or comments

| | |
|--|------|
| BCLPS Recommended Conditions of Approval: | None |
|--|------|

BUILDING INSPECTION (SEPTIC)

No comments received to date.

| | |
|--|------|
| Building Inspection Recommended Conditions of Approval: | None |
|--|------|

FIRE DEPARTMENT

No comments received to date.

| | |
|--|------|
| Fire Department Recommended Conditions of Approval: | None |
|--|------|

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

| # | DEPARTMENT / AGENCY | CONDITION |
|---|---|---|
| 1 | Development Engineering jonal.hall@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 zachary.quizzetti@vaughan.ca | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property. |
| 3 | TRCA Kristen.Regier@trca.ca | 1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 41/24. |

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

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

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.

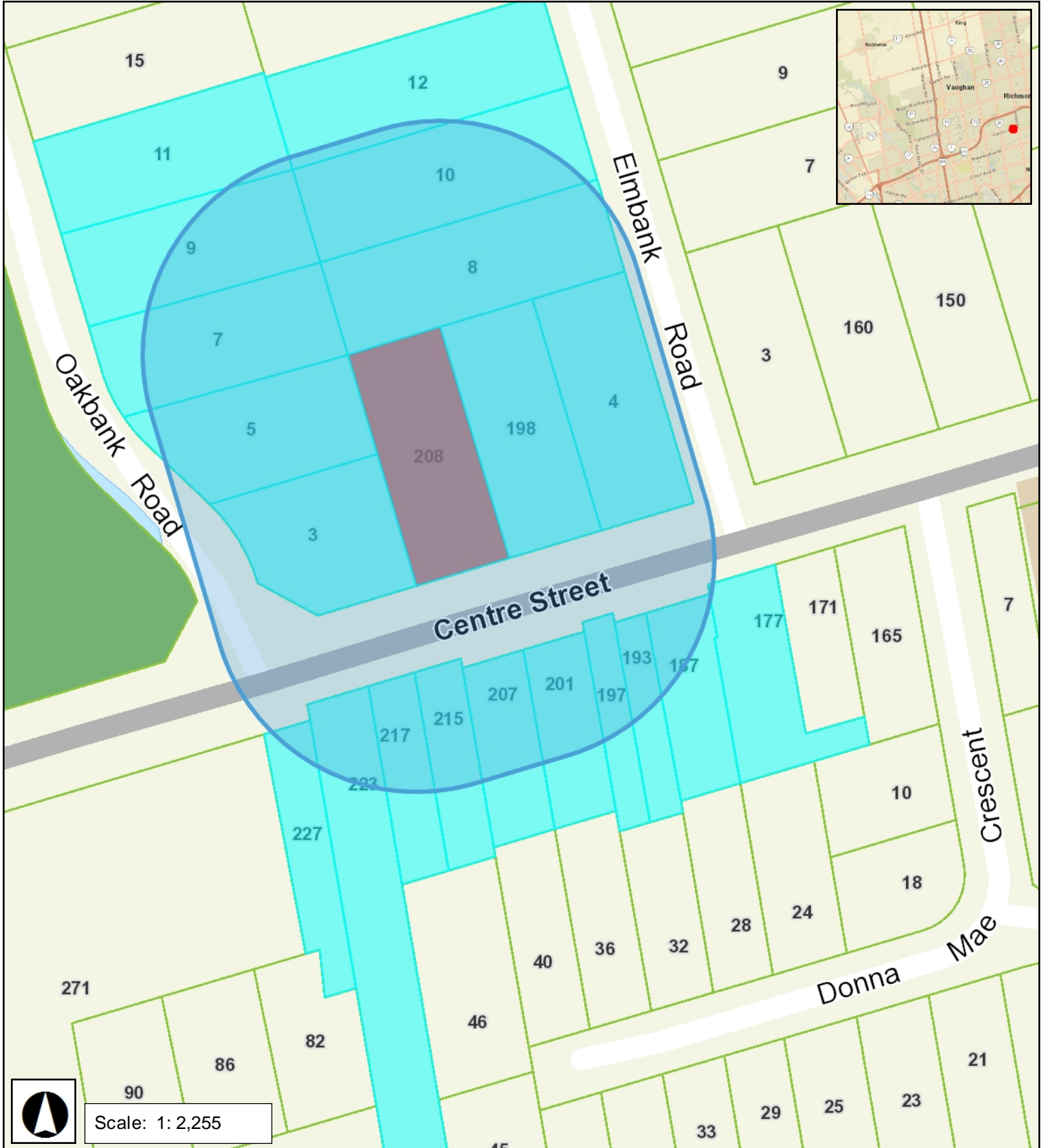
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

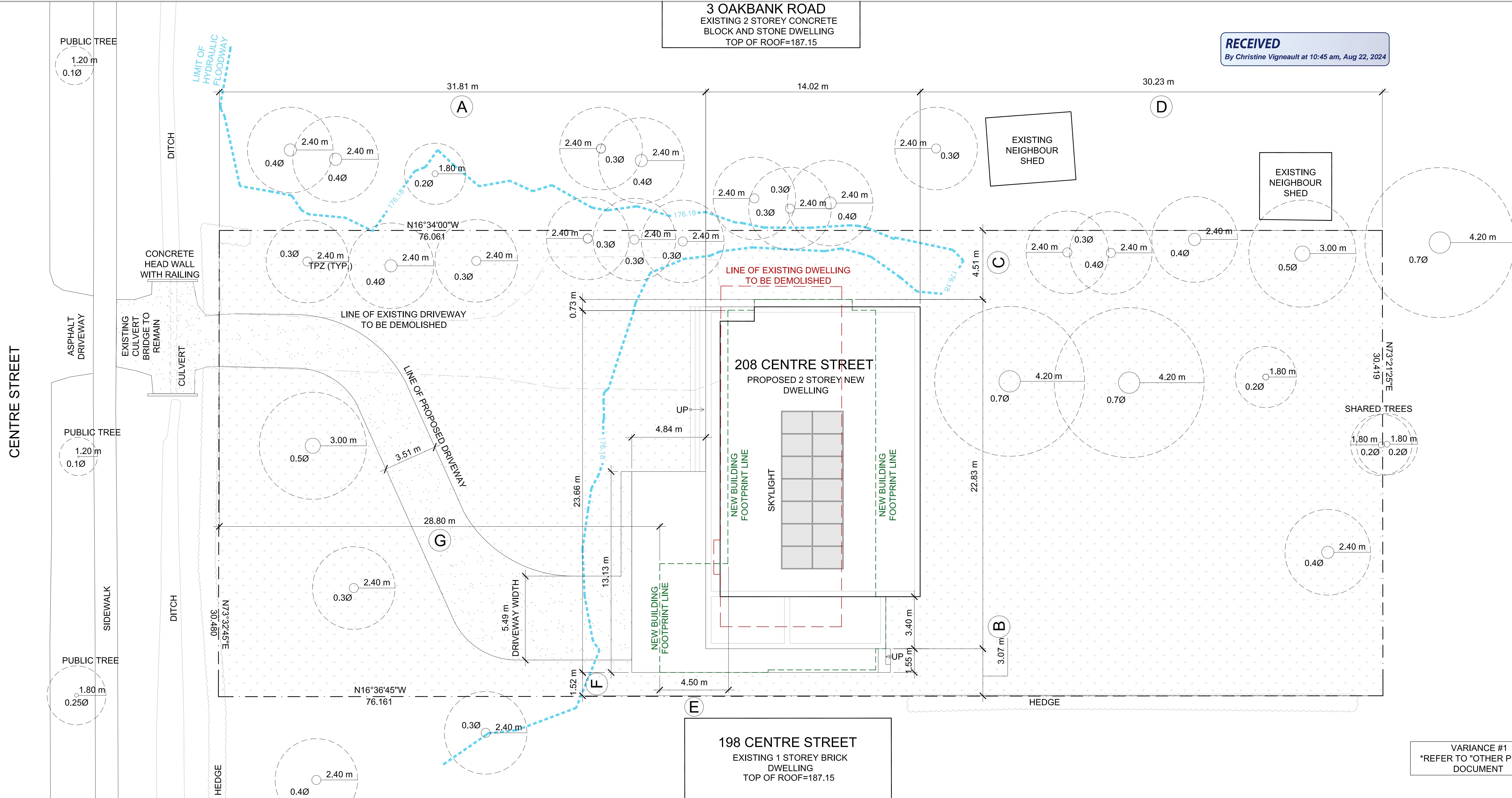
SCHEDULE A: DRAWINGS & PLANS

208 Centre Street, Thornhill



3 OAKBANK ROAD
EXISTING 2 STOREY CONCRETE
BLOCK AND STONE DWELLING
TOP OF ROOF=187.15

RECEIVED
By Christine Vigneault at 10:45 am, Aug 22, 2024



VARIANCE #1
"REFER TO "OTHER PLANS"
DOCUMENT

BUILDING & LOT DATA

| | |
|---|---|
| ADDRESS | 208 CENTRE STREET, THORNHILL |
| WARD | WARD 5 |
| NEIGHBOURHOOD | VICINITY OF YONGE STREET & CENTRE STREET |
| PROPOSED USE | SINGLE FAMILY DWELLING |
| ZONING | R1V OLD VILLAGE RESIDENTIAL ZONE, CITY OF VAUGHAN BYLAW 1-88, SUBJECT TO PROVISIONS OF EXCEPTION 9(662) UNDER BYLAW 1-88 AS AMENDED |
| LOT AREA | 2,317 SQ. M. |
| LOT FRONTAGE | 30.47M |
| LOT DEPTH | 76.11M |
| ESTABLISHED GRADE | 176.43M |
| REGIONAL STORM ELEVATION | 176.75M |
| FLOODWAY LIMIT | 176.18M |
| HEIGHT OF FIRST FLOOR ABOVE REGIONAL STORM=FREEBORD ELEVATION | 177.05M (0.62M ABOVE ESTABLISHED GRADE) |

CITY OF VAUGHAN ZONING INFORMATION

| | ZONING INFORMATION | PERMITTED | PROPOSED |
|-----|--|---|----------------------|
| (A) | MIN. FRONT YARD SETBACK TO STRUCTURE HIGHER THAN 6M (SOUTH) | 20M | 31.81M |
| (B) | MIN. SIDE YARD SETBACK (EAST) | 2.5M, IF ACCUMULATIVE SIDE SEDBACKS 6M MIN | 3.07M |
| (C) | MIN. SIDE YARD SETBACK (WEST) | 2.5M, IF ACCUMULATIVE SIDE SEDBACKS 6M MIN | 4.51M |
| (D) | MIN. REAR YARD SETBACK (NORTH) | 9.0M | 30.23M |
| (E) | MAX. GARAGE WALL PROJECTION FROM FRONT MAIN WALL | 4.5M | 4.50M |
| (F) | MIN. SIDE YARD SETBACK TO STRUCTURE LESS THAN 6M HIGH (EAST) | 1.5M, IF ACCUMULATIVE SIDE SEDBACKS 6M MIN | 1.52M |
| (G) | MIN. FRONT YARD SETBACK TO STRUCTURE LESS THAN 6M HIGH (SOUTH) | 20M | 28.80M |
| | MAX. LOT COVERAGE | 20%=463.6 SQ. M. | 11.5%=265.8 SQ. M |
| | MAX. BUILDING HEIGHT | 11M PER R1E ZONE, 8.5M WITH ESTABLISHED NEIGHBOURHOOD OVERLAY | 11.00M |
| | MIN FRONT YARD SOFT LANDSCAPING | 60%=585.86 SQ. M. | 77.95%=761.15 SQ. M. |
| | MIN REAR YARD SOFT LANDSCAPING | 60%=605.42 SQ. M. | 93.32%=941.65 SQ. M. |

PAUL RAFF STUDIO
Paul Raff Studio Incorporated Architect
703 Bloor Street West Toronto M6G 1L5 Canada
T +1 416 365 7800 F +1 416 352 9954
www.paulraffstudio.com

This drawing is not to be scaled; follow noted dimensions only.
This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications.
The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent.
This drawing is not to be used for construction purposes unless signed by the architect.
All drawings and prints are the property of the architect and must be returned upon completion of the work.

North Arrow:

Project: KCR-001
208 CENTRE STREET
THORNHILL, ON
L4J 1G6

Issued for: COMMITTEE OF ADJUSTMENT

Date: JULY 24, 2024

Issue No.: 2

Scale: 1:125

Drawing Title: SITE PLAN AND STATISTICS

Dwg No.: **A001**

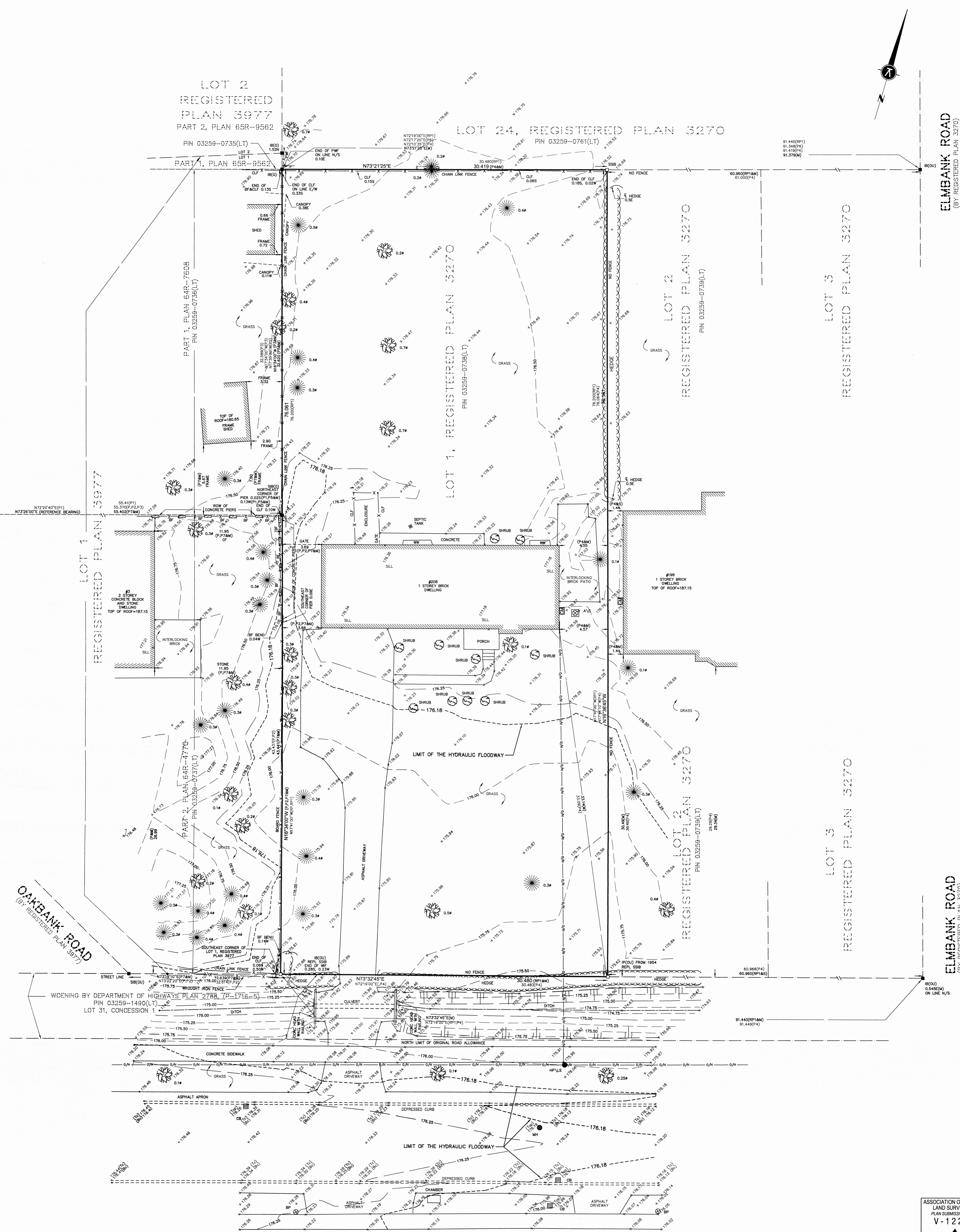
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PART 2 AS SHOWN ON PLAN 64R-4770 (SEE LOT 1, REGISTERED PLAN 3977) PLAN HAVING A BEARING OF N73°26'00"E

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 2-6 HAVING AN ELEVATION OF 192.673 METRES.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (RP) DENOTES REGISTERED PLAN 3977
 - (RP1) DENOTES REGISTERED PLAN 3270
 - (P) DENOTES PLAN OF SURVEY BY W.S. GIBSON & SONS LTD. DATED JANUARY 14, 1976
 - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING LTD. O.L.S. (REFERENCE No. 98-648) NOVEMBER 24, 1998
 - (P2) DENOTES PLAN 64R-4770
 - (P3) DENOTES PLAN 64R-7608
 - (P4) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY G.A. SEXTON LIMITED, O.L.S. DATED MAY 8, 1986.
 - (P5) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING LTD. O.L.S.
 - (P6) DENOTES BUILDING LOCATION SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED MAY 29, 1986.
 - (P7) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED JANUARY 27, 2016.
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (G) DENOTES W.S. GIBSON & SONS LTD. O.L.S.
 - (TW) DENOTES TOP OF WALL
 - DENOTES EXISTING GRADE ELEVATION
 - A/C DENOTES AIR CONDITIONER
 - DENOTES BELL POLE
 - DENOTES CATCH BASIN
 - DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES GAS METER
 - DENOTES HYDRO POLE WITH LAMP STANDARD
 - DENOTES MANHOLE
 - DENOTES FENCE
 - DENOTES HYDRO SERVICE (OVERHEAD)
 - CONC DENOTES CONCRETE
 - OF DENOTES CONCRETE FOUNDATION
 - BF DENOTES BOARD FENCE
 - WF DENOTES WROUGHT IRON FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - PWF DENOTES POST AND WIRE FENCE
 - REPL DENOTES REPLACED WITH
 - WW DENOTES WINDOW WELL
 - ℄ DENOTES CENTRELINE

ALL TIES TAKEN TO BRICK UNLESS NOTED OTHERWISE



- SURVEY REPORT
- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
 - THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
 - COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
 - LAND COMPRISES ALL OF PIN 03259-0738(LT).

TOTAL SITE AREA=0.2317 ha

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 25th DAY OF JUNE, 2021

DATE: JUNE 28, 2021

MALJA KRCMAR
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-12210

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

© COPYRIGHT 2021 KRCMAR SURVEYORS LTD.
This document has been issued in confidence.
Unauthorized reproduction, distribution, alteration or use, in whole or in part, is strictly prohibited.

MUNICIPAL ADDRESS: No 208 CENTRE STREET, VAUGHAN

FIELD: DL: DRAWN: S.D: CHECKED: VK: JOB NO: 21-052

DWG NAME: 21-052S01 PLOT INFO: 13-24 28/Jun/2021 WORK ORDER NO: 34541

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

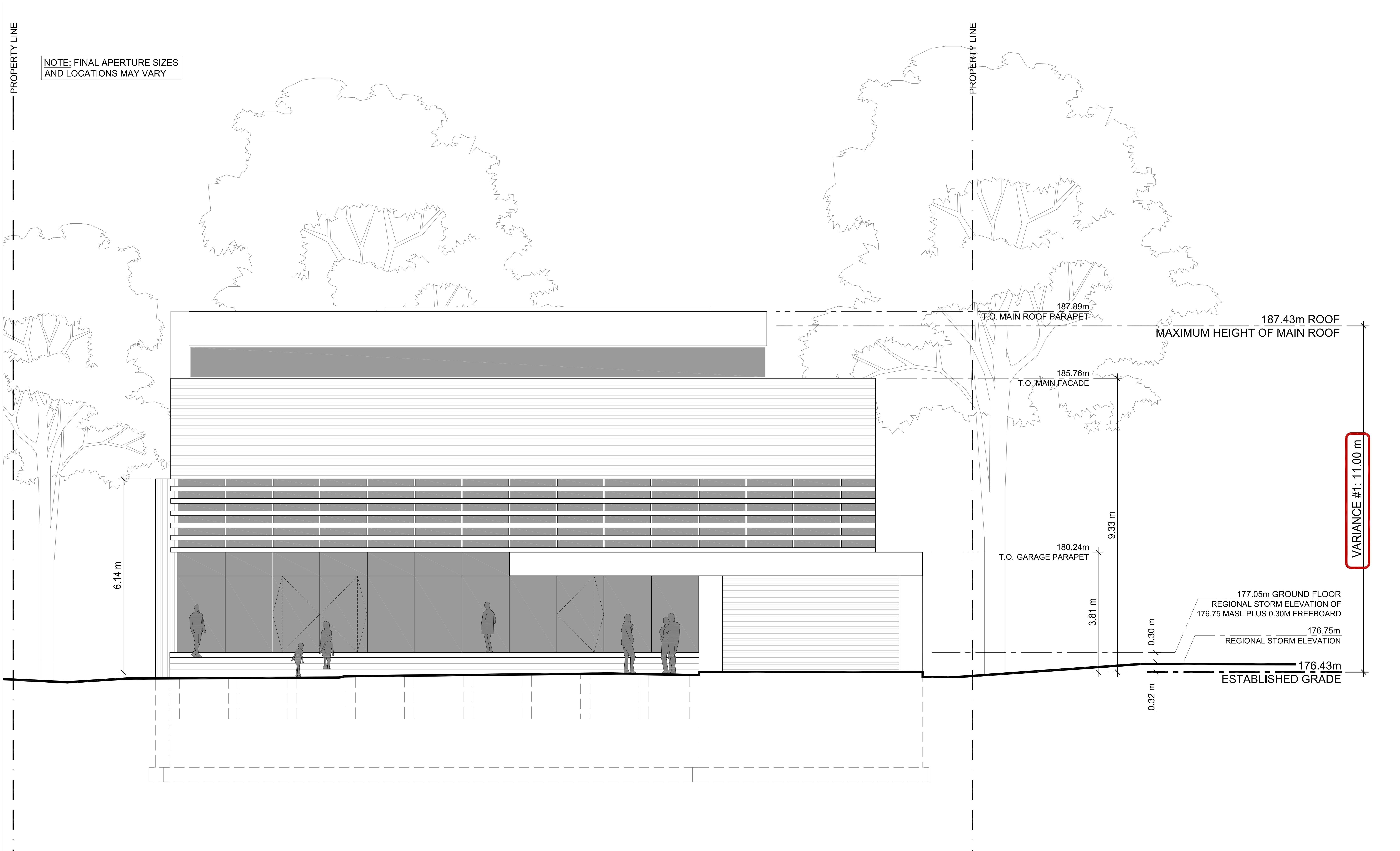
KRCMAR

(KNOWN AS) CENTRE STREET (REGIONAL ROAD No. 7B)
(FORMERLY THORNHILL ROAD - HIGHWAY No. 7)
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 30 AND 31, CONCESSION 1 (VAUGHAN)
PIN 03259-1490(LT)

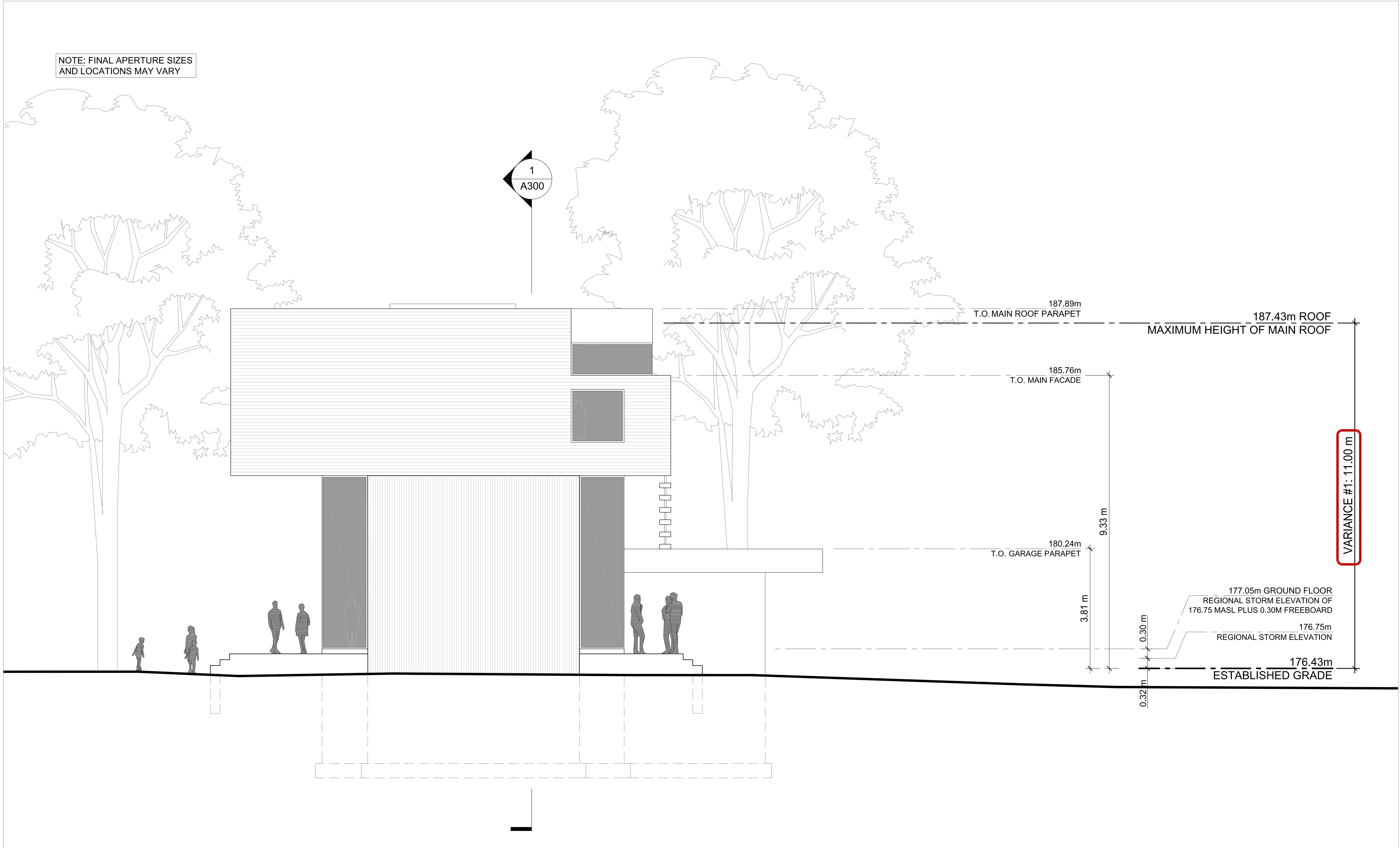
PROPERTY LINE

NOTE: FINAL APERTURE SIZES AND LOCATIONS MAY VARY

PROPERTY LINE



NOTE: FINAL APERTURE SIZES AND LOCATIONS MAY VARY

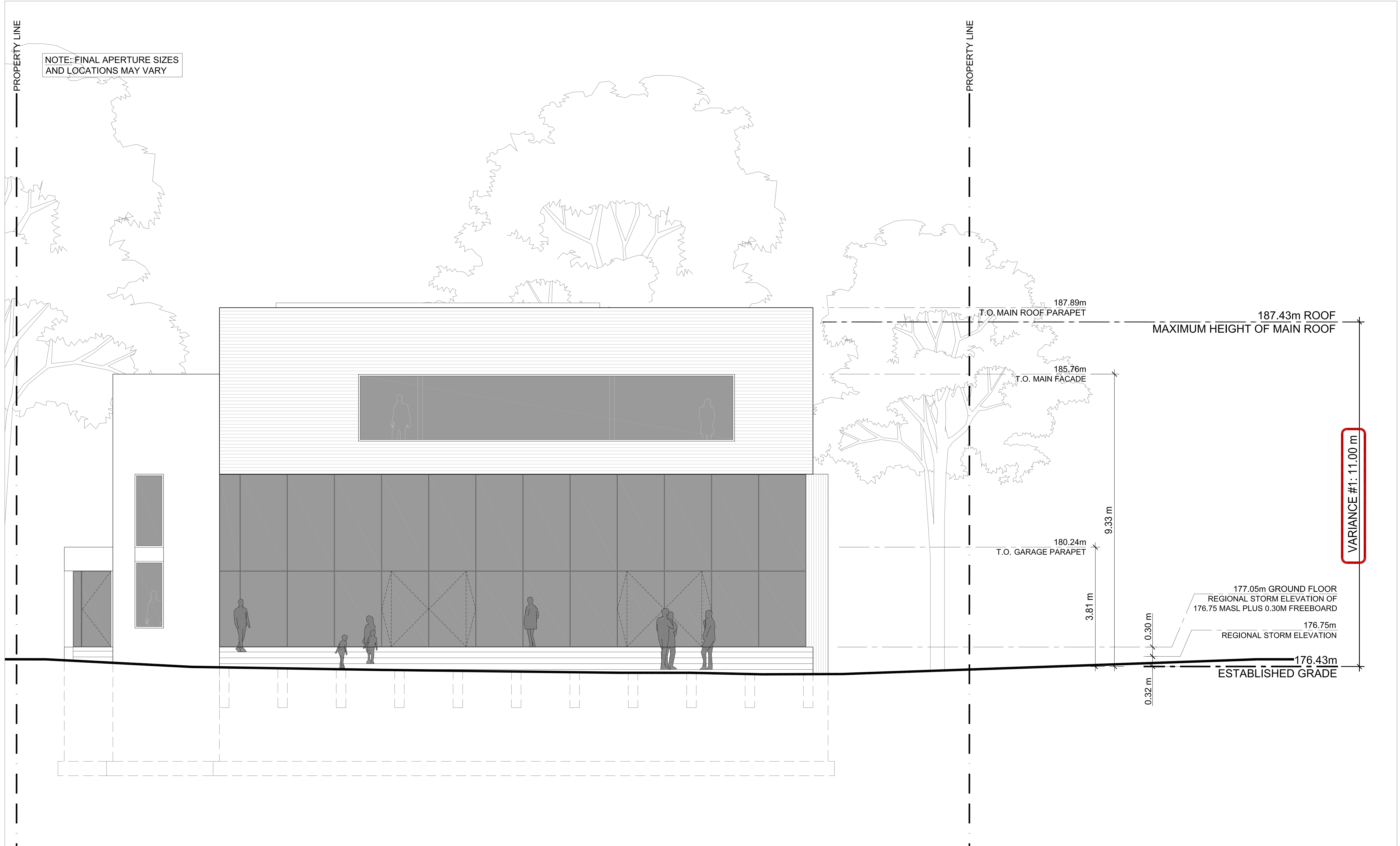


| | | | | | | |
|--|---|--|---|---|--|--|
| <p>PAUL RAFF STUDIO Paul Raff Studio Incorporated Architect 703 Bloor Street West Toronto M5G 1L5 Canada T +1 416 365 7800 F +1 416 352 5954 www.paulraffstudio.com</p> | <p>This drawing is not to be scaled; follow noted dimensions only. This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications. The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent. This drawing is not to be used for construction purposes unless signed by the architect. All drawings and prints are the property of the architect and must be returned upon completion of the work.</p> | | <p>Project: KCR-001 208 CENTRE STREET THORNHILL, ON L4J 1G6</p> | <p>Issued for: COMMITTEE OF ADJUSTMENT</p> <p>Date: JULY 24, 2024</p> | <p>Issue No.: 2</p> <p>Scale: 1:50</p> | <p>Drawing Title: WEST ELEVATION</p> <p>Dwg No.: A201</p> |
|--|---|--|---|---|--|--|

PROPERTY LINE

NOTE: FINAL APERTURE SIZES AND LOCATIONS MAY VARY

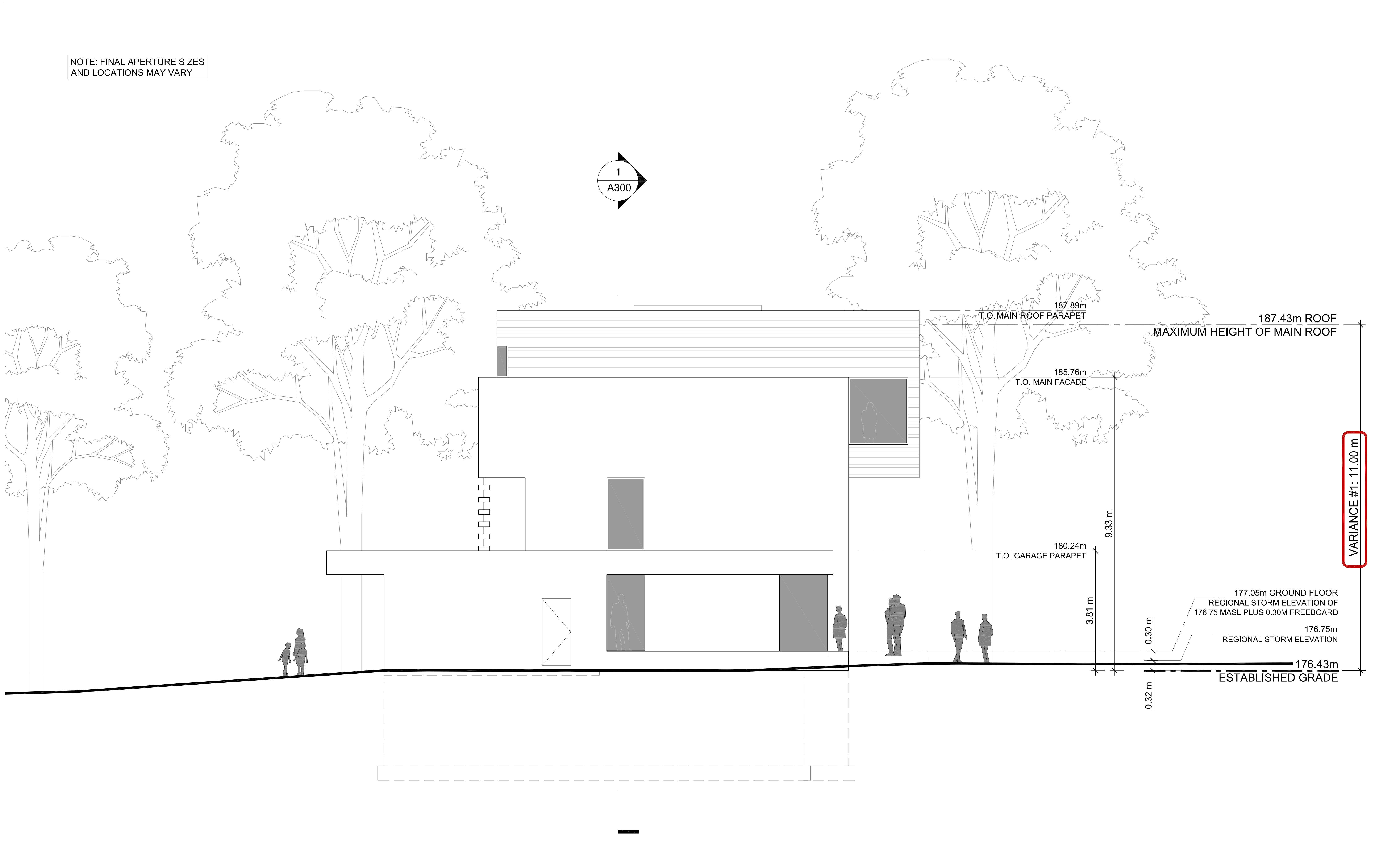
PROPERTY LINE



VARIANCE #1: 11.00 m

| | | | | | | | | |
|--|---|--|---|---|---|----------------------------------|---------------------------------|---|
| <p>PAUL RAFF STUDIO Paul Raff Studio Incorporated Architect 703 Bloor Street West Toronto M5G 1L5 Canada T +1 416 365 7800 F +1 416 352 5954 www.paulraffstudio.com</p> | <p>This drawing is not to be scaled; follow noted dimensions only. This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications. The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent. This drawing is not to be used for construction purposes unless signed by the architect. All drawings and prints are the property of the architect and must be returned upon completion of the work.</p> | | <p>Project: KCR-001 208 CENTRE STREET THORNHILL, ON L4J 1G6</p> | <p>Issued for: COMMITTEE OF ADJUSTMENT</p> | <p>Date: JULY 24, 2024</p> | <p>Issue No.: 2</p> | <p>Scale: 1:50</p> | <p>Drawing Title: NORTH ELEVATION</p> <p>Dwg No.: A202</p> |
|--|---|--|---|---|---|----------------------------------|---------------------------------|---|

NOTE: FINAL APERTURE SIZES
AND LOCATIONS MAY VARY



PAUL RAFF STUDIO
Paul Raff Studio Incorporated Architect
703 Bloor Street West Toronto M5G 1L5 Canada
T +1 416 365 7800 F +1 416 352 5954
www.paulraffstudio.com

This drawing is not to be scaled; follow noted dimensions only.
This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications.
The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent.
This drawing is not to be used for construction purposes unless signed by the architect.
All drawings and prints are the property of the architect and must be returned upon completion of the work.

Project:
KCR-001
208 CENTRE STREET
THORNHILL, ON
L4J 1G6

Issued for:
COMMITTEE OF ADJUSTMENT

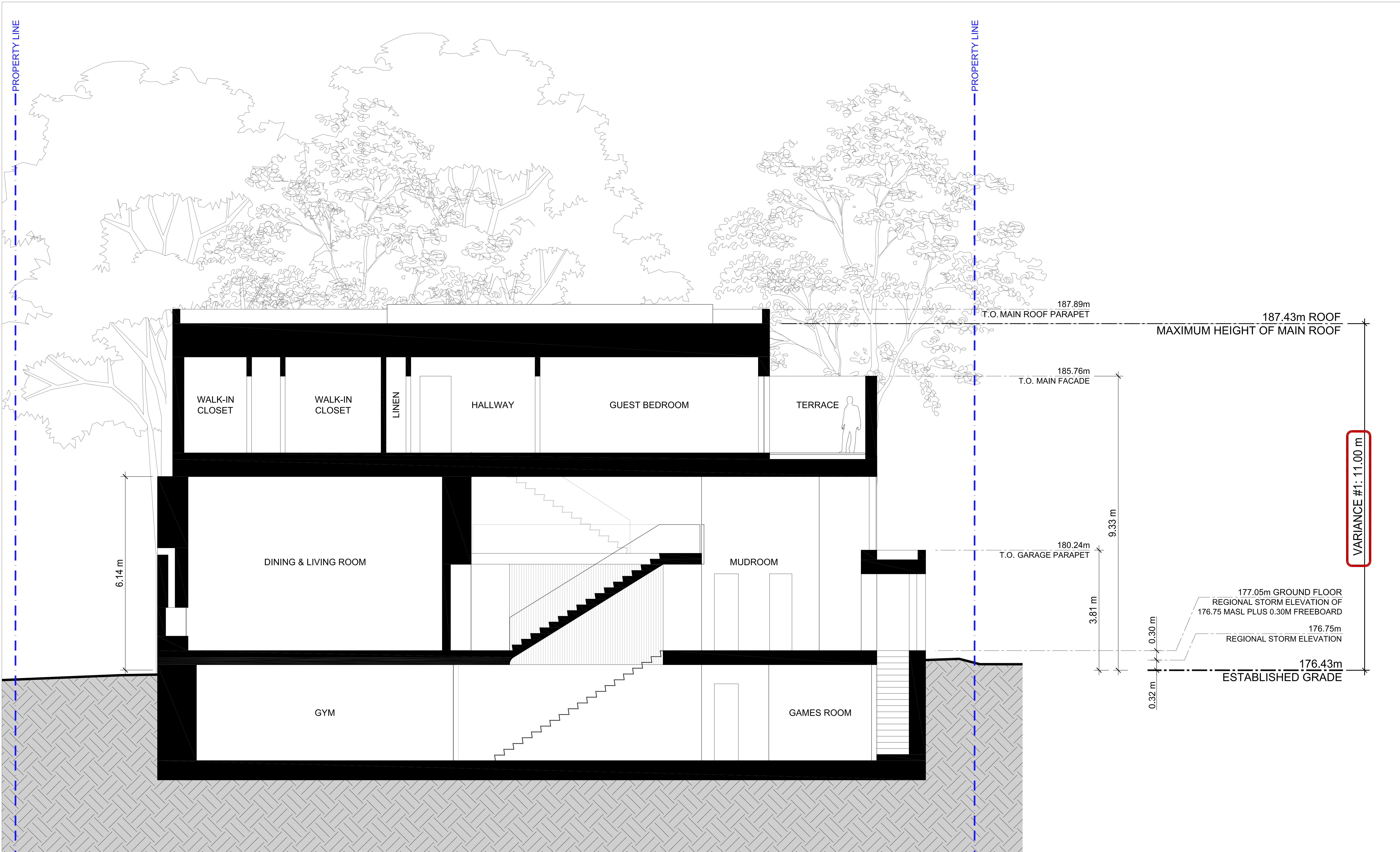
Date:
JULY 24, 2024

Issue No.:
2

Scale:
1:50

Drawing Title:
EAST ELEVATION

Dwg No.:
A203



PAUL RAFF STUDIO
 Paul Raff Studio Incorporated Architect
 703 Bloor Street West Toronto M5G 1L5 Canada
 T +1 416 365 7800 F +1 416 352 5954
 www.paulraffstudio.com

This drawing is not to be scaled; follow noted dimensions only.
 This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications.
 The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent.
 This drawing is not to be used for construction purposes unless signed by the architect.
 All drawings and prints are the property of the architect and must be returned upon completion of the work.

Project:
KCR-001
208 CENTRE STREET
THORNHILL, ON
L4J 1G6

Issued for:
COMMITTEE OF ADJUSTMENT

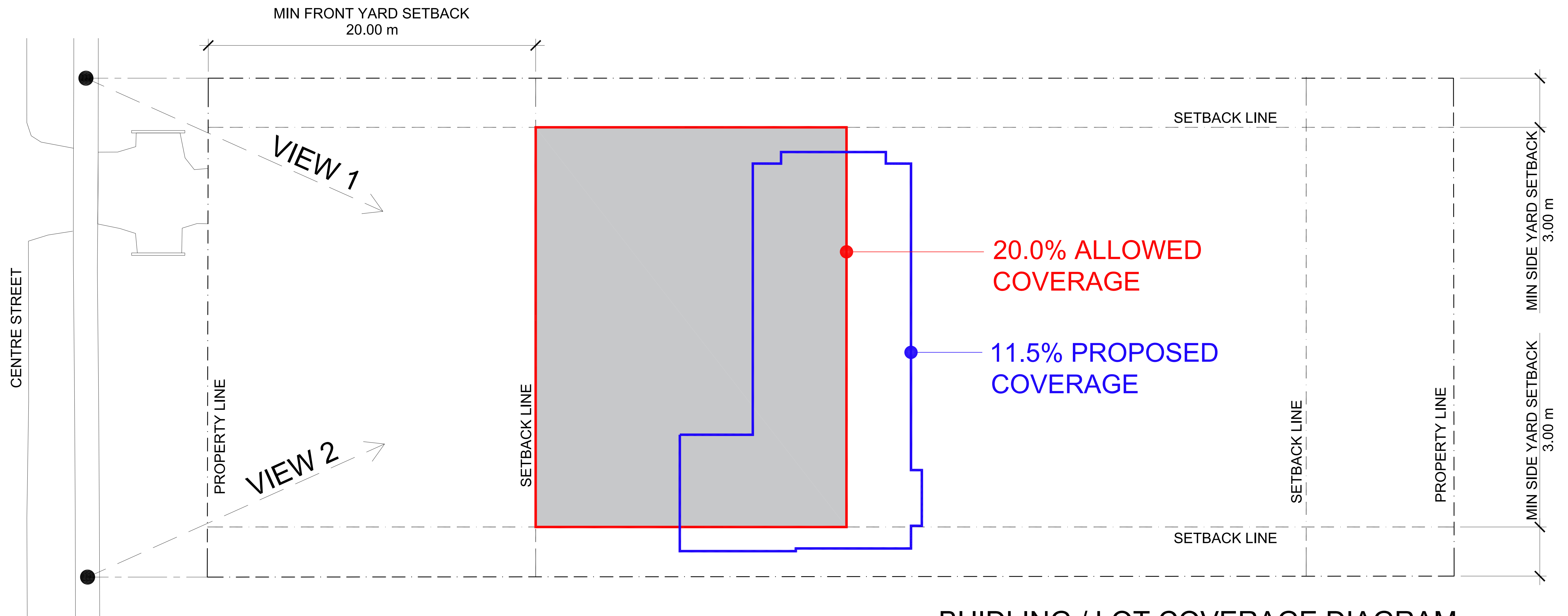
Date:
JULY 24, 2024

Issue No.:
2

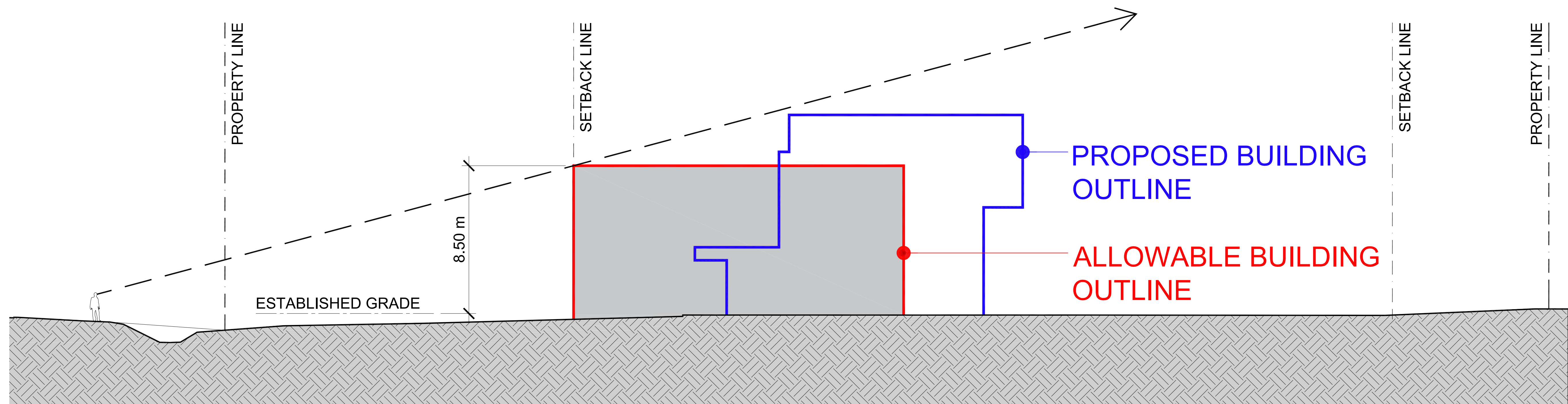
Scale:
1:50

Drawing Title:
TRANSVERSE SECTION
THROUGH MAIN STAIR

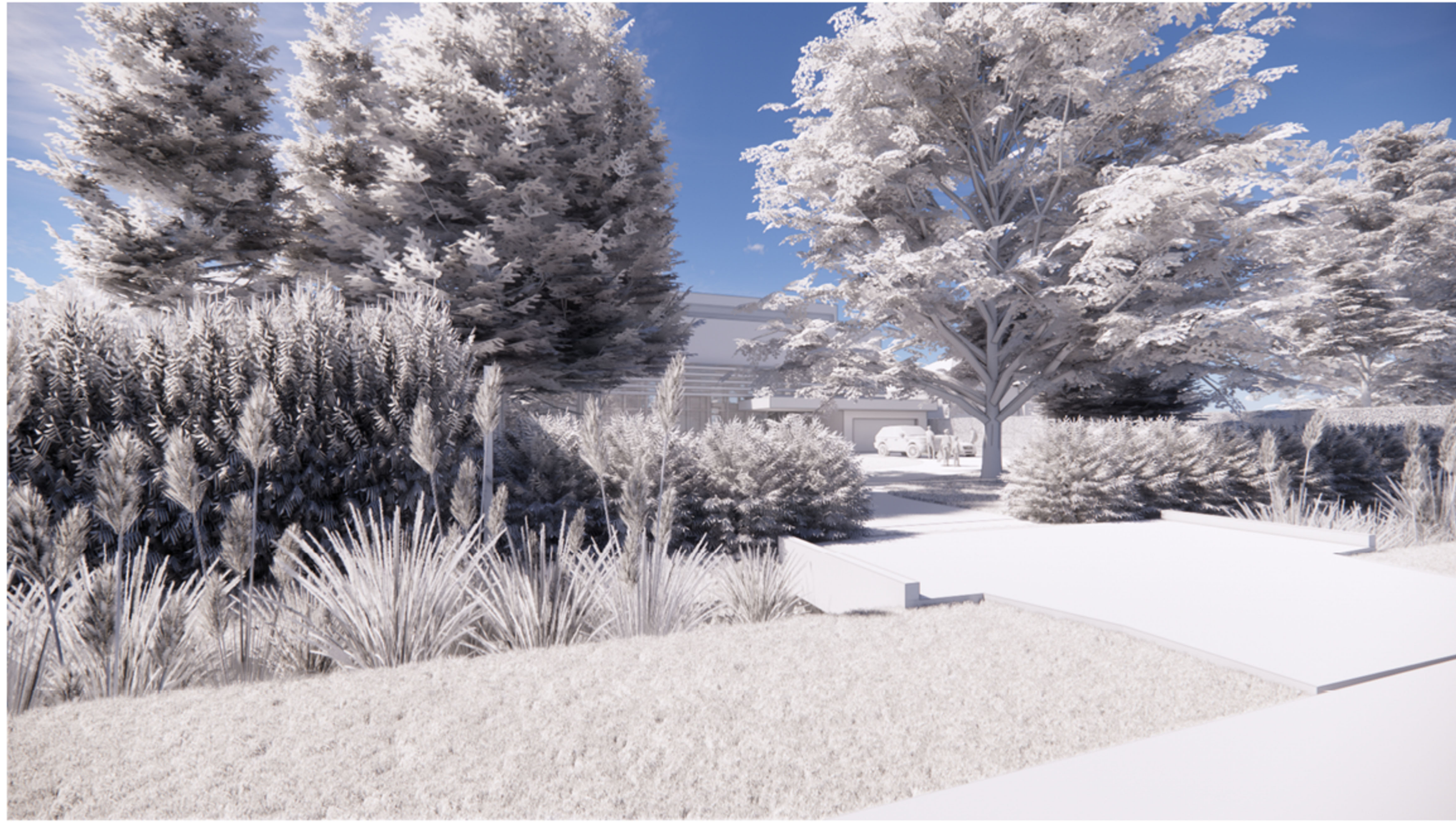
Dwg No.:
A300



BUILDING / LOT COVERAGE DIAGRAM



SIGHT LINE SECTION



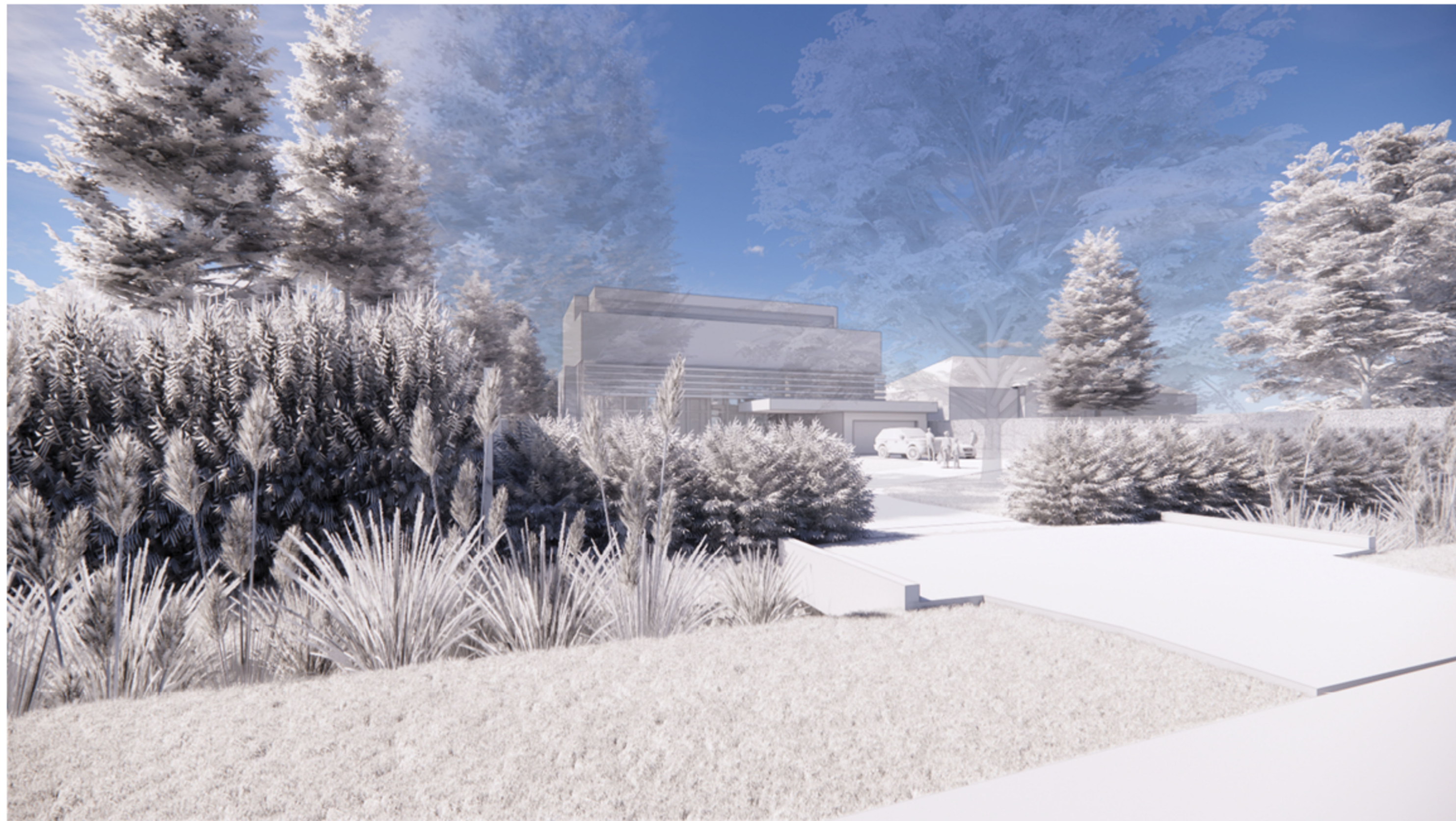
VIEW 1

PEDESTRIAN VIEW FROM STREET: SOUTH WEST CORNER



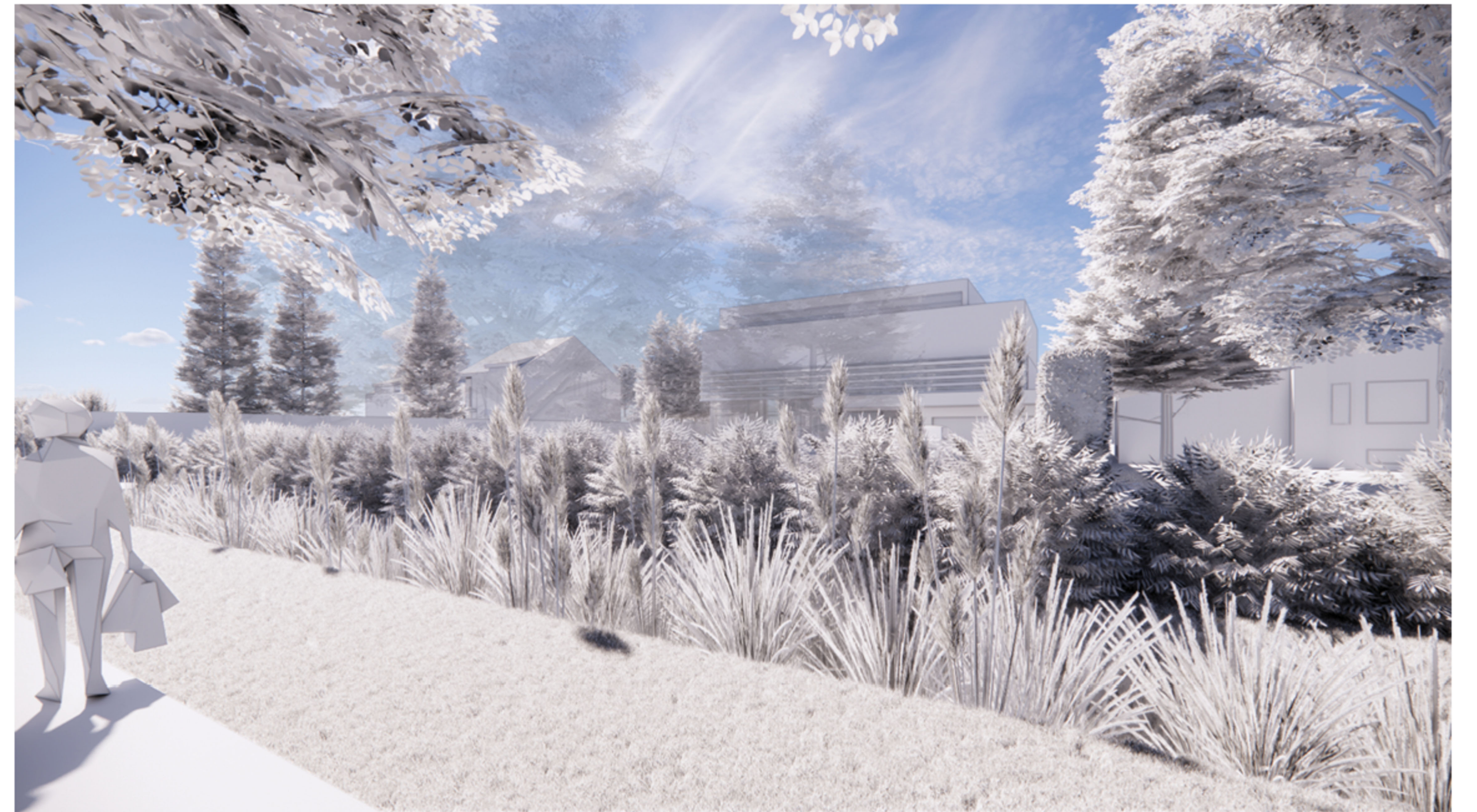
VIEW 2

PEDESTRIAN VIEW FROM STREET: SOUTH EAST CORNER



VIEW 1

PEDESTRIAN VIEW FROM STREET: SOUTH WEST CORNER WITH TREE TRANSPARENCY



VIEW 2

PEDESTRIAN VIEW FROM STREET: SOUTH EAST CORNER WITH TREE TRANSPARENCY

PAUL RAFF STUDIO

Paul Raff Studio Incorporated Architect
703 Bloor Street West Toronto M6G 1L5 Canada
T +1 416 365 7800 F +1 416 352 5954
www.paulraffstudio.com

This drawing is not to be scaled; follow noted dimensions only.
This drawing is to be read and cross referenced with all other drawings, schedules, specifications, and data, including all consultants' and engineers' drawings and specifications.
The contractor shall verify that all dimensions, data and information shown are correct and in accordance with the site prior to the commencement of work. Variations and modifications to the work shown require the written consent of the architect in advance. The contractor shall notify the architect of any discrepancies as they become apparent.
This drawing is not to be used for construction purposes unless signed by the architect.
All drawings and prints are the property of the architect and must be returned upon completion of the work.

| | | | | |
|--|--|------------|--------|---|
| Project: KCR-001 208 CENTRE STREET THORNHILL, ON L4J 1G6 | Issued for: COMMITTEE OF ADJUSTMENT | Issue No.: | Scale: | Drawing Title: VIEWS FROM STREET CENTERLINE |
| Date: JULY 24, 2024 | Issue No.: | 2 | N/A | Dwg No.: |
| | | | | A401 |

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

| Department / Agency <small>*Comments Received</small> | Conditions Required | | Nature of Comments |
|--|------------------------------|--|----------------------------------|
| Building Standards (Zoning) *See Schedule B | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Development Planning | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Recommend Approval/No Conditions |

| External Agencies <small>*Comments Received</small> | Conditions Required | | Nature of Comments <small>*See Schedule B for full comments</small> |
|--|---|--|--|
| Alectra | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| TRCA | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |
| Region of York | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: September 19, 2024
Name of Owner: Sasa and Roasamarie Krcmar
Location: 208 Centre Street
File No.(s): A068/24

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

1. To permit a maximum building height of 11.0 m.

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

1. The maximum building height permitted is 8.5 m.

Official Plan:

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

Comments:

The Owners are seeking relief to permit the construction of a new two-storey detached dwelling, with the above noted variances. The existing dwelling will be demolished.

The Development Planning Department has no objection to Variance 1 for the proposed dwelling height of 11 m. The dwelling will have a flat roof design with a skylight feature atop the main roof. The proposed dwelling height is measured to the flat portion of the main roof. The skylight is considered an ornamental feature and is therefore exempt from the overall height calculation, as per Section 4.7.b of Zoning Bylaw 001-2021. The proposed roof will also have a 0.46 m parapet, which is exempt from the overall height calculation as per Section 4.7.h of the Bylaw, which states that a parapet wall not exceeding 1.5 m in height is also exempt from the height. This property is subject to the Established Neighborhood provisions of the Bylaw, which states the maximum permitted height is tied to the existing building height plus 3 m; in this case a total of 8.5 m. The Subject Lands are located within the TRCA Regulated Area due to the presence of a floodplain on a portion of the site. Flood proofing design measures were required by the TRCA and therefore incorporated into the design of the overall dwelling. The ground floor was consequently raised, causing some increase to the overall height and design of the dwelling. Similar heights have been approved in the immediately surrounding area. The proposed height is in keeping with the general character of the Old Thornhill neighbourhood area.

An Arborist Report prepared by Shady Lane Expert Tree Care Inc., dated July 9, 2024, was submitted in support of the application. The Arborist Report inventoried and outlined protection requirements for 30 trees. Urban Design staff have reviewed the Arborist Report and defer to the City's Forestry Department to determine any further requirements. A majority of the mature trees on site are proposed to be maintained, and the proposed work is anticipated to cause minimal injury to three (3) significant trees. The mature vegetation in the front yard will help provide some visual buffering from the street.

Accordingly, the Development Planning Department can support the requested variance 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:

Alyssa Pangilinan, Planner 1

David Harding, Senior Planner

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: August 27, 2024
Applicant: Weston Consulting
Location: 208 Centre Street
 PLAN RP3270 Lot 1
File No.(s): A068/24

Zoning Classification:

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | The maximum building height permitted is 8.5 metres. [Section 4.5, 1.b.] | To permit a maximum building height of 11.0 metres. |

Staff Comments:

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. |
| 2 | The subject lands may be subject to Ontario Regulation 41/24 (TRCA - Toronto and Region Conservation Authority). |
| 3 | Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard. |

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.

Lenore Providence

Subject: FW: [External] RE: A068/24 (208 Centre Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: Monday, May 27, 2024 1:33 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A068/24 (208 Centre Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Lenore,

The Regional Municipality of York has completed its review of the minor variance application – A068/24 (208 Centre Street) and has no comment.

Please provide us with a digital 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.PI. | 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

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

May 13, 2024

CFN 70450.14
Ex Ref. CFN 68386.01

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A068/24
Part of Lot 31, Concession 1 West of Yonge Street
208 Centre Street
City of Vaughan, Region of York
Applicant: Weston Consulting**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 26, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under By-Law 001-2021:

By-Law 001-2021:

- To permit a maximum building height of 12.85 metres.

The noted variance is being requested to facilitate the construction of a two-storey replacement residential dwelling.

Ontario Regulation 41/24

The subject property is located within TRCA's Regulated Area as it is entirely within a Regional Storm flood plain hazard. In accordance with Ontario Regulation 41/24, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, unstable soils, or bedrock will not be affected.

Background

The subject property at 208 Centre Street is currently developed with a one storey detached dwelling. TRCA staff have been involved in the review of a Concept Development Application (CFN 68386.01) for the subject property regarding the feasibility of a proposed replacement dwelling. Based on TRCA's engineered flood plain mapping and modelling, the Regional Storm flood plain hazard on the subject property reaches an elevation of 176.75 masl. The site is partially within the hydraulic floodway, which is an area of the flood plain where there is a significant risk to life and property during the regulatory storm event given the depths and velocities of the floodwaters.

TRCA staff provided comments on October 20, 2023, noting that TRCA staff conceptually accept the proposed replacement dwelling subject to addressing comments in TRCA's letter and successfully obtaining a TRCA permit pursuant to Ontario Regulation 41/24. The applicant is advised that further details including grading, flood proofing, and ESC measures will be required prior to the issuance of a permit from TRCA. Please refer to TRCA's letter dated October 20, 2023, for more information.

Application-Specific Comments

Based on a review of the plans submitted with this application, TRCA staff have no concerns with the request to permit a greater maximum building height than permitted in Zoning By-law 001-2021.

If additional approvals beyond this Minor Variance is required for this property, please circulate the details to TRCA for review.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 (Minor Variance – Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A068/24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 41/24.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2347 or at joshua.lacaria@trca.ca.

Sincerely,

Joshua Lacaria
Planner
Development Planning and Permits | Development and Engineering Services
joshua.lacaria@trca.ca, 437-880-2347

Date: April 29th 2024

Attention: **Christine Vigneault**

RE:

File No.: **A068-24**

Related Files:

Applicant Weston Consulting

Location 208 Centre Street



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:

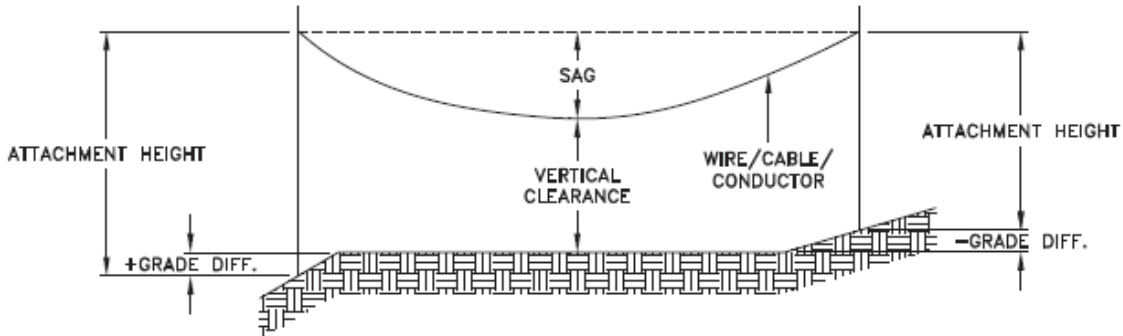
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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" |

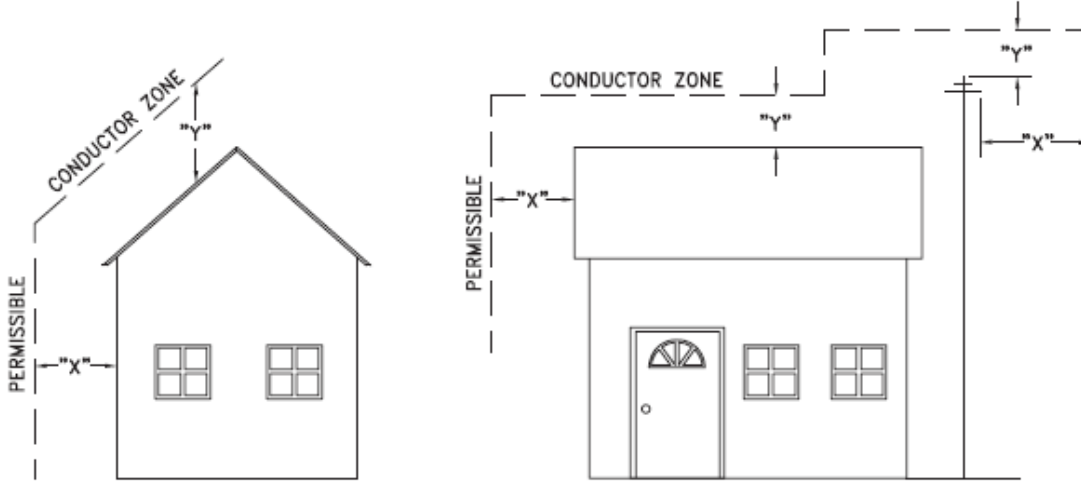
REFERENCES

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
|---------------------|------|---------|-------------------------------|-------------------------------|
| Applicant | | | 04/19/2024 | Planning justification report |

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

April 16, 2024
File 11839

Attn: Christine Vigneault
Manager Development Services & Secretary Treasurer Committee of Adjustment

Re: Minor Variance Application
208 Centre Street
City of Vaughan

Weston Consulting is the planning consultant for the owner of the property municipally addressed as 208 Centre Street in the City of Vaughan (herein referred to as the “Subject Property”). This planning rationale letter has been prepared to support the enclosed minor variance application, which seeks zoning relief for the permitted building height to facilitate the construction of a new two-storey detached dwelling on the subject property. A meeting with the City of Vaughan Planning and Zoning Staff was held on March 21, 2024, to discuss the minor variance application and initial zoning and planning comments on the proposed building height.

Description of the Subject Property and Applicable Land Use Policy

The Subject Property is located on the north side of Centre Street, between Oakbank Road and Elmbank Road. The property is legally described as LT 1 PL 3270 CITY OF VAUGHAN. The Subject Property has an approximate area of 2,317 square metres and a frontage of 30.47 metres along Centre Street. The lot is currently occupied by a single-storey detached residential dwelling.

Surrounding Context

The Subject Property is situated within an existing residential subdivision comprised of single detached residential dwellings to the north, south, east and west. More specifically, the following land uses surround the Subject Lands:

North: A subdivision of single detached family dwellings about the Subject Property to the north. Further north is the Thornhill Club.

South: A subdivision of single detached family dwellings about the Subject Property to the south.

East: A subdivision of single detached family dwellings about the Subject Property to the east.

West: A subdivision of single detached family dwellings about the Subject Property to the west. Oakbank Pond Park is situated further west of the Subject Property and Thornhill Presbyterian Church.

According to Schedule 13 (Land Use) of the Vaughan Official Plan 2010, the Subject Property is designated as a *Low-Rise Residential*, which permits residential uses such as detached houses, semi-detached houses, and townhouses. According to the City of Vaughan Zoning By-law 001-2021, the Subject Property is zoned as *First Density Residential E (R1E)*, with Exception 403, which permits a single detached dwelling.

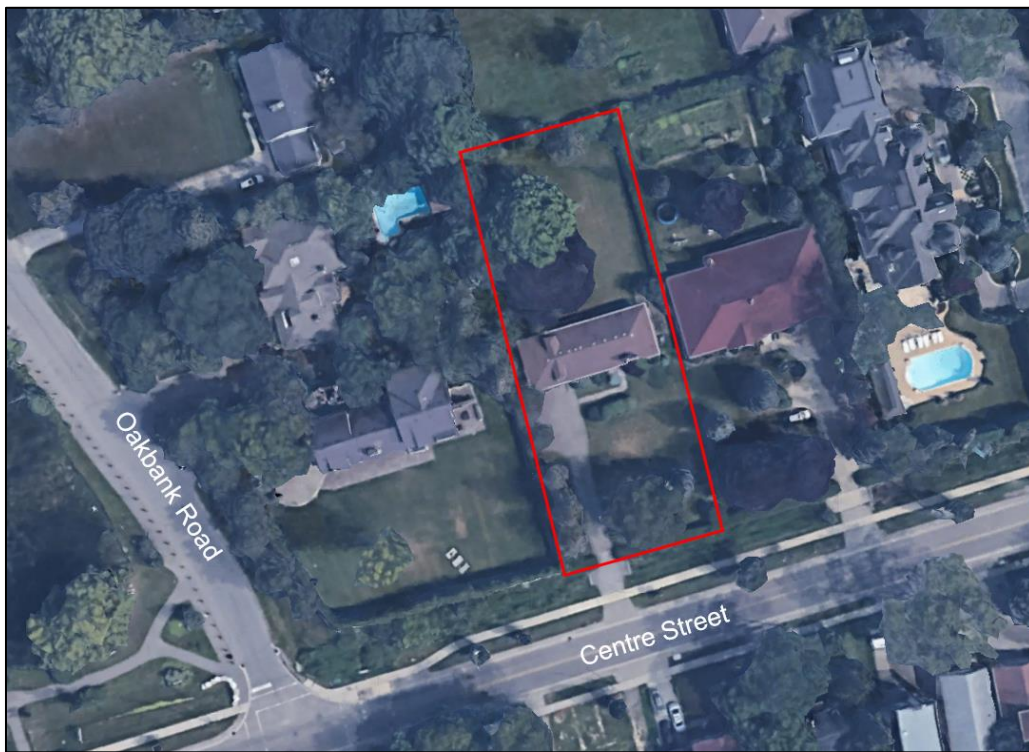


Figure 1: Aerial Photo of the Subject Property

Development Proposal

The property owners intend to demolish the existing dwelling on the subject property in order to construct a new two-storey detached dwelling with a slight reconfiguration of the existing building footprint. The Site Plan, prepared by Paul Raff Studio depicts a single detached dwelling with a ground floor coverage of 265.8 square metres. The proposed building is positioned on the Subject Property almost at the same location as the existing building, providing a front yard setback of 28.8 metres and a rear yard setback of 30.23 metres. Similarly, the side yard setbacks to the east and west are 1.52 metres and 4.50 metres, respectively. The proposed development incorporates a rooftop Clerestory, a fenestrated roof allowing light to enter the home. The rooftop Clerestory is intended to provide skylight and ventilation into the stairwell and central areas of the house. It does not extend above any livable area and, therefore, does not account for a Gross Floor Area calculation. The rooftop Clerestory amounts to 1.65 metres from the top of the parapet and 1.95 metres from the roof, contributing to the overall building height of 12.85 metres. Discussions with City staff took place on March 21, 2024, to provide details regarding the height, placement and design compatibility of the proposed rooftop Clerestory.

A Concept Development Application was submitted to Toronto and Region Conservation Authority (TRCA) on September 6, 2023. Per the comments received from TRCA on October 20, 2023 regarding the floodproofing requirements, the bottom of all building openings needs to be set to a minimum elevation of 177.05 metres from sea level, whereas the established grade of the lands is 176.43m. As a result, the site plan has been updated to ensure that the ground floor of the dwelling is 177.05m above sea level. As a result, an additional 0.62m has been added to the overall height of the building.

The driveway access from Centre Street is proposed to remain at the southwest corner and the existing trees are proposed to be maintained with appropriate tree protection measures.

Purpose of the Minor Variance Application

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

| # | Zoning By-law 001-2021 | Variance Requested |
|---|--|--|
| 1 | The Zoning By-law permits a maximum building height of 8.5m on the Subject Property. | To permit a maximum building height of 12.85m, inclusive of the rooftop Clerestory |

Minor Variance Rationale

Section 45(1) of the *Planning Act* authorizes the Committee of Adjustment to grant minor variances from the regulations of the zoning by-law, provided that an application satisfies the “four tests”: that the variances requested maintain the general intent of the Official Plan and Zoning By-law, that the requested variances are minor in nature and desirable for the appropriate development or use of the lands. The section below will demonstrate that the proposed development and associated requested variance satisfy each test under Section 45 (1) of the *Planning Act*.

1. Is the general intent and purpose of the Official Plan maintained?

The Subject Property is designated as *Low Rise Residential* in the City of Vaughan Official Plan, Schedule 13 – Land Use. Section 9.2.2.1.a of the Vaughan Official Plan (VOP) permits buildings in a low-rise form up to three storeys in areas designated as *Low Rise Residential*. Section 9.2.2.1.c lists the permitted uses in this designation, which includes residential uses such as detached dwellings. The proposed development seeks to build a single-detached dwelling, which is permitted on the Subject Property in conformity with the City of Vaughan’s Official Plan.

Per Schedule 1B of the VOP, the Subject Property is located within Vaughan’s *Established Large-Lot Neighbourhoods*. In accordance with Section 9.1.2.2 of the VOP, new developments need to be designed respecting and reinforcing the existing physical character and use of the surrounding area such as the lot pattern, size and configuration, building types, orientation and setback patterns. Section 9.1.2.2.e requires new developments to respect and reinforce the heights and scale of adjacent and immediately surrounding residential properties. The proposed development maintains the existing lot configuration, size, building orientation, and approximately similar setbacks. The proposed single detached dwelling with a height of 12.85 metres respects the heights and scale of surrounding residential properties by incorporating appropriate massing and positioning of floor levels. As previously noted, the rooftop Clerestory design on the rooftop, which accounted for an increase of building height by 1.65 metres, is intended to increase the building’s energy efficiency by using passive design principles. In particular, its south facing window is oriented toward the winter sun angle to allow solar heat gain to help heat the house, but its opaque top prevents excess heat gain in the summer (when the sun is overhead) to reduce cooling loads. It uses the “stack effect” to provide passive, natural ventilation. Section 9.1.2.2.k of the VOP specifically promotes the environmental sustainability of new developments within the *Established Neighbourhood*:

“the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels). (OPA #15)”

The proposed development is also consistent with the policy direction provided by Section 9.1.2.3 of the VOP for *Established Large-Lot Neighbourhood*, including the lot frontage, lot area, yard setbacks, dwelling types, building height, and lot coverage. As such, it is our opinion that the requested variance maintains the general intent and purpose of the City of Vaughan Official Plan.

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

The Subject Property is zoned *First Density Residential (R1E-403-EN) Exception 403 Established Neighbourhood*, based on the City of Vaughan's Zoning By-law 001-2021. The Zoning By-law implements performance standards to ensure proposed developments are compatible with the surrounding context. Considering the neighbourhood context generally consisting of low-rise single detached dwellings, the proposed new build is compatible with the surrounding area, which is further discussed in this rationale.

The permitted uses within the *R1-E, Exception 403, Established Neighbourhood* zone include a single detached dwelling. The proposed development facilitates the development of a single detached dwelling on the Subject Property with a building height of 12.85 metres. The zoning requirements established in the Zoning By-law ensure that buildings are setback of sufficient distance to maintain the neighbourhood characteristics and provide adequate privacy from adjacent buildings. The proposed development maintains the minimum yard setback and lot coverage requirements while requesting a zoning relief for the maximum permitted height.

The proposed development complies with the majority of the Zoning provisions outlined in By-law 001-2021, except the building height. It is noted that the *First Density Residential (R1E)* zone permits a maximum building height of 11 metres. Section 4.7 of the Zoning By-law 001-2021 includes provisions for Height Exceptions:

- b) *Ornamental architectural features such as, but not limited to a dome or skylight*
- c) *A parapet wall not exceeding 1.5 m in height*

The proposed building height, excluding the parapet wall and rooftop Clerestory, is 10.9 metres, which complies with the height provision for an *R1E* zone. However, the Subject Property being located within an *Established Neighbourhood*, is subject to the following requirements:

4.5 *Established Neighbourhood "-EN" Suffix*

1. *The maximum building height shall be the least (more restrictive) of:*
 - a. *The requirement of the applicable zone; or*
 - b. *The existing building height plus 3.0m, but in no case shall the maximum building height requirement be less than 8.5m*
2. *For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5m in height, the minimum interior side yard shall be the greater (more restrictive) of:*
 - a. *The requirement of the applicable zone;*
 - b. *The existing interior side yard; or*
 - c. *2.2m*

Due to the above provisions and the height of the existing building (approximately 5 metres), the permitted height on the Subject Property is 8.5 metres. It should be noted that the 8.5 metres building height requirement intends to restrict the maximum building height limit below 8.5 metres within an *Established Neighbourhood*. It provides opportunities for building heights up to 11 meters as set for an *R1E* zone and is directed by the heights of the existing buildings on the properties. It is noted that the maximum permitted height for the Subject Property is limited to 8.5 metres due to the height of the existing single-storey building. The additional height due to rooftop Clerestory, which arguably functions as a skylight feature to provide light and ventilation to the stairwell, is carefully designed within a confined area and strategically located at the central portion to minimize its visual appearance from the streetscape and adjacent dwellings.

The building is located and designed in such a manner that the appropriate articulation of massing, setbacks, step backs, architectural features, and orientation are used to minimize the impacts of the proposed height on the surroundings. Notably, the maximum permitted lot coverage for the Subject Property is 20%, whereas 11.5% is proposed to allow for generous setbacks to help mitigate any negative impacts from the proposed height, such as visual appearance and privacy issues to the adjacent buildings. The proposed front yard setback is 31.81 metres, whereas a minimum of 9 metres is required. The proposed front yard setback will mitigate any height protrusions from the street level, as seen in Figure 2 and 3 of this letter. From the pedestrian perspective at the street line, the proposed rooftop Clerestory is not visible from eye level. Furthermore, the proposed retention of the existing matured trees and vegetation on the Subject Property will provide natural screening from the street and adjacent properties. Therefore, the proposed building height will not negatively impact the streetscape and the abutting properties.

As such, it is our opinion that the proposed variance maintains the intent and purpose of the Zoning By-law.

3. Is the variance desirable for the property?

The desirability and appropriateness of the minor variance application can be addressed by assessing the Official Plan policies, Zoning By-law provisions, and the compatibility of the new development within the context of the surrounding area. It is noted that the City of Vaughan is experiencing new infill developments and redevelopment of properties within the *Low Rise Residential* designated lands. Redevelopment of the property represents a similar example with the prevailing modern architectural built form, which is aesthetically pleasant and environmentally sustainable.

The proposed development accommodates permitted use within the Official Plan and Zoning By-law. The proposed variance will facilitate the development of a single detached dwelling within an existing residential subdivision and will not negatively impact the surrounding neighbourhood characteristics. The requested variance is desirable and appropriate for the Subject Property as it conforms to the land use planning policies for the *Low Rise Residential* designation and is consistent with the *Established Neighborhoods* policies. Furthermore, based on comments from the TRCA, the overall established building grade was required to increase to 177.05 metres above sea level, adding an additional 0.62 metres to the overall building height. The proposed development meets all the zoning requirements except for the maximum building height. Therefore, it is our opinion that the requested variance is desirable and appropriate for the redevelopment of the Subject Property.

4. Are the variances minor in nature?

In *Darling v. Brockville (City) Committee of Adjustment (1994)*, the Ontario Municipal Board stated that: *“The applicable test here is not mathematical; the board neither counts the number of variances nor calculates the percentage of difference between each standard and what is proposed to be permitted. The question is one of impact and, in particular, adverse impact: will the variances, taken one at a time and as a whole, have a greater than minor adverse impact on the adjacent properties, uses or area?”* The requested variance is minor in nature as it will not alter the overall physical characteristics of the neighbourhood and impose no significant negative impacts on abutting properties on Centre Street.

The proposed building height will remain consistent with the heights of the existing residential neighbourhood, where there are many examples of building heights of approximately 10 to 11 metres. As seen in Figure 2, the rooftop Clerestory, which contributes to the maximum height of the building, is barely visible from the street view. Rather, at street level, the proposed dwelling appears to have an overall height of 10.9 metres due to the appropriate design, location and size of the rooftop Clerestory, which is consistent with the surrounding building heights of approximately

10 to 11 metres. Additionally, mature trees and vegetation present along the frontage of the Subject Property will further mitigate the visual impact of the rooftop Clerestory on the adjacent dwellings and streetscape. Finally, as seen on Drawing A400, the proposed development exceeds the performance standards outlined in the 001-2021 Zoning By-law, including the lot coverage and front yard setback requirements. While the overall height permission is being exceeded, all other performance standards are being achieved.



Figure 2: Pedestrian View from Street: South West Corner with Tree Transparency



Figure 3: Pedestrian View from Street: South East Corner with Tree Transparency

Submission Materials

In support of the Minor Variance Application, the following materials are enclosed:

1. Variance Chart
2. Structure Size Chart
3. Structure Setback Chart
4. Signed Authorization Form
5. Signed Permission to Enter Form
6. Sworn Declaration Form
7. Tree Declaration Form
8. Building Standards Form
9. Architectural Drawing Package, prepared by Paul Raff Studio, dated April 1, 2024
10. Teranet Property Report
11. TRCA Comments re: Concept Development Application, dated October 20, 2023

Conclusion

Based on the information provided in this letter, the enclosed architectural drawings, and our analysis, it is our opinion that the proposed minor variances have planning merit as they satisfy the four tests for a minor variance approval under Section 45 (1) of the Planning Act and represent good planning. The proposed development is an appropriate form and scale and will not adversely impact adjacent residents or properties. As such, it is our opinion that this application and the requested variance is desirable and appropriate for the subject property and should be considered for approval by the Committee of Adjustment.

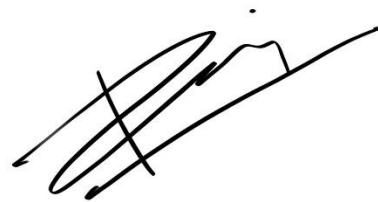
We request that staff review the enclosed materials and schedule the application for the next available Committee of Adjustment Hearing date. Please do not hesitate to contact the undersigned at extension 245 or James Todd at extension 345 should there be any questions regarding this submission.

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President



Raj Lamichhane, BARCH, MPL, MCIP, RPP
Senior Planner

- c. David Harding, City of Vaughan
Joshua Cipolletta, City of Vaughan
Faegheh Gholami, City of Vaughan
Paul Raff, Paul Raff Studio Inc. Architect
Alex Morassut, Paul Raff Studio Inc. Architect

SCHEDULE D: BACKGROUND

| Application No. (City File) | Application Description (i.e. Minor Variance Application; Approved by COA / OLT) |
|-----------------------------|---|
| None | None |