

ITEM #: 6.12	REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B008/24
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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 checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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.

X

**CORRESPONDENCE LISTED BELOW CONSIDERED AT THE SEPTEMBER 12, 2024 HEARING
FOR APPLICATIONS B008/24, A115/24 AND A116/24:**

****MINOR VARIANCE APPLICATIONS A115/24 & A116/24 HAVE BEEN WITHDRAWN****

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			08/27/2024	Planning Justification Report
Public	Michelle Jorge		08/07/2024	Letter of Concern/Objection
Public	Not Provided		08/28/2024	Letter of Concern/Objection
Public	Franca Porretta on behalf of all opposing residents as per petition	See Petition	09/03/2024	Letter of Concern/Objection with Petition
Public	Tania Marinelli- Crawford		09/06/2024	Letter of Concern/Objection
Public	Corey Crawford		09/06/2024	Letter of Concern/Objection
Public	Helen & Selim Eiraheb		09/10/2024	Letter of Concern/Objection

**CORRESPONDENCE LISTED BELOW CONSIDERED AT THE OCTOBER 3, 2024 HEARING FOR
APPLICATIONS B008/24:**

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

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
None	

ADJOURNMENT HISTORY

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

Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
September 12, 2024	Consent Application B008/24 and Minor Variance Applications A115/24 & A116/24 were adjourned at the request of staff/applicant to the October 3, 2024, Committee of Adjustment Hearing to permit time for the applicant to revise submission. As a result of the adjournment, Minor Variance Applications A115/24 & A116/24 were withdrawn.

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



**REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B008/24**

CITY WARD #:	2
APPLICANT:	Simran Kahlon & Eshmith Firdausi
AGENT:	Francesco Di Sarra
PROPERTY:	50 Pine Ridge Ave, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Chapter 2 - 11.11 Woodbridge Centre Secondary Plan ("WCSP").
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes approximately 1159.2 square metres. The retained parcel is approximately 1159.2 square metres. All existing structures, including the dwelling and basketball court are to demolished.

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.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

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 17, 2024
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	That all existing buildings on the existing lot are demolished and the required demolition permit is to be closed.

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to Consent Application B008/24 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.

PARKS, FORESTRY & HORTICULTURE (PFH)

Recommended Conditions 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 demolition & construction works on the subject property.

REAL ESTATE

Recommended Conditions of Approval:

PFH Recommended Conditions of Approval:

The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.

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:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No 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	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee
2	Building Standards, Zoning Section Niloufar.youssefi@vaughan.ca	That all existing buildings on the existing lot are demolished and the required demolition permit is to be closed.
3	Development Planning Nicholas.delprete@vaughan.ca	That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.
4	Real Estate francesca.laratta@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.
6	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

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:

		2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
7	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 demolition & construction works on the subject property.
8	TRCA Yorkplan@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$1,590 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for development activity for each property pursuant to Conservation Authorities Act – Section 28.

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.

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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.

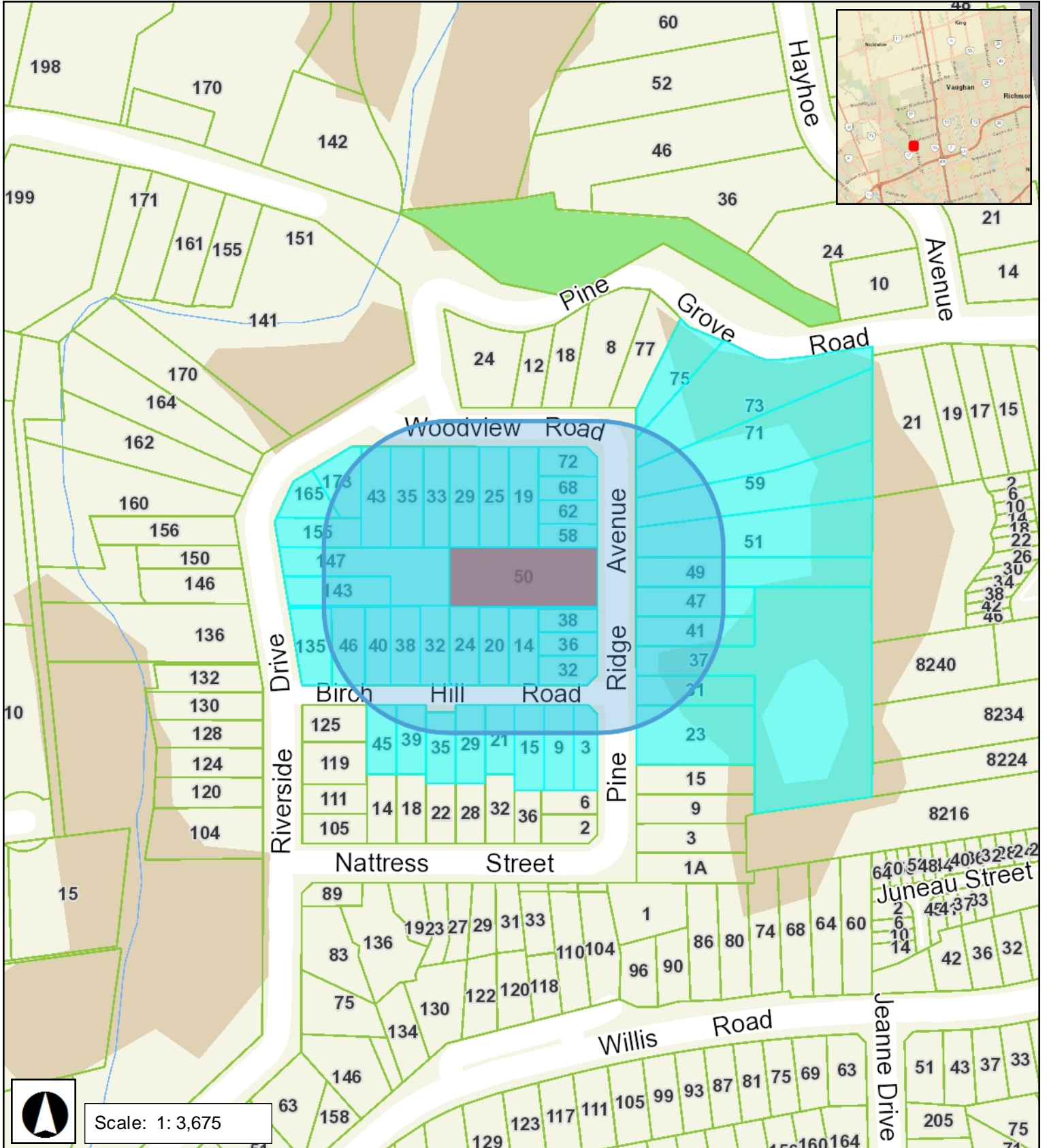
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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



NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs), SCP 10519980182 AND SCP 10519980176, UTM ZONE 17, NAD83(CSRS)(2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999742.

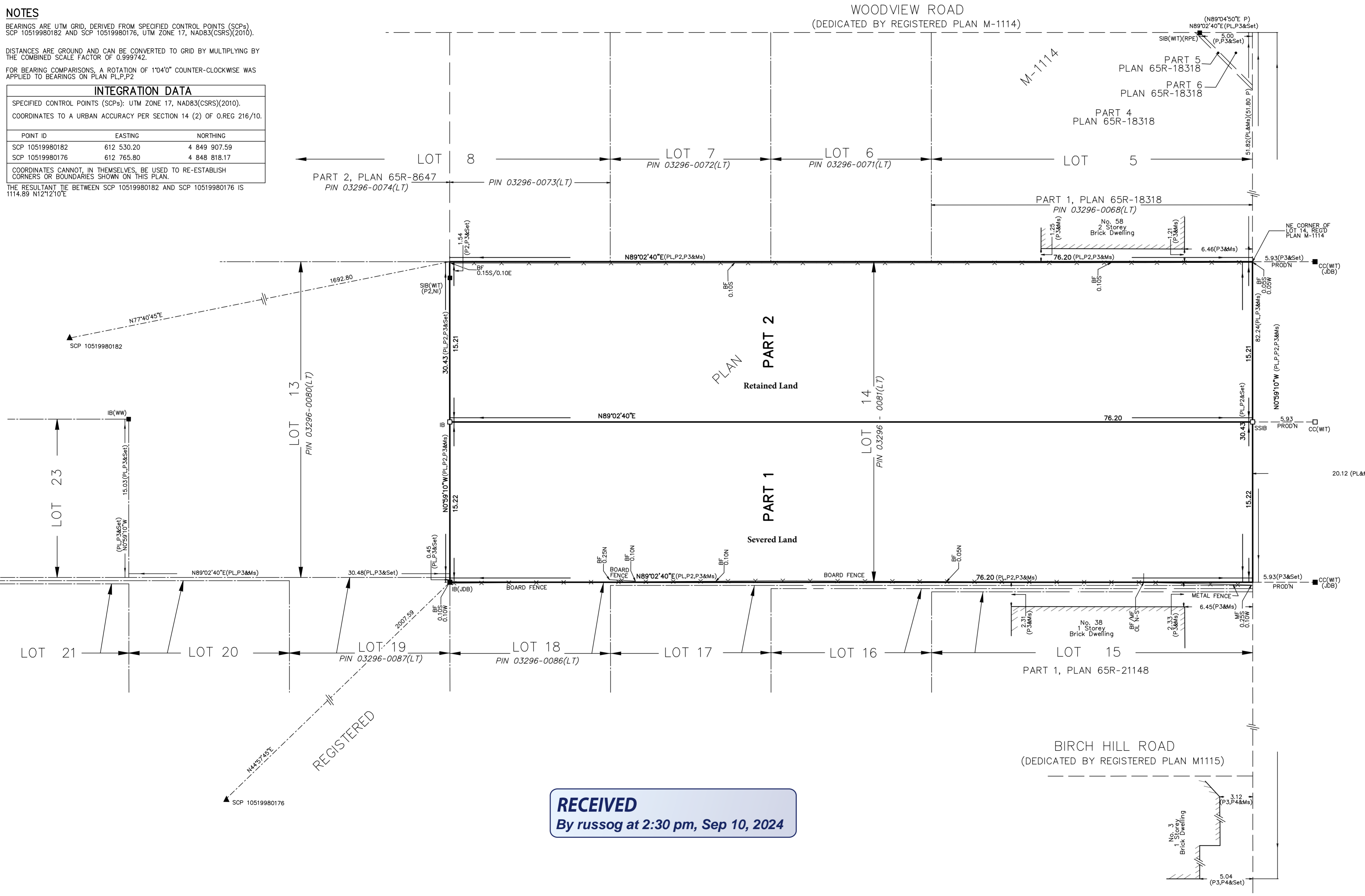
FOR BEARING COMPARISONS, A ROTATION OF 1°04'0" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN PL,P,2

INTEGRATION DATA

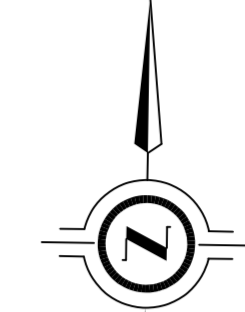
SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83(CSRS)(2010).
COORDINATES TO A URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 10519980182	612 530.20	4 849 907.59
SCP 10519980176	612 765.80	4 848 818.17

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN SCP 10519980182 AND SCP 10519980176 IS 1114.89 N12°12'10"E



SCHEDULE				
PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (sq. m.)
1	14	M-1114	03296-008(LT)	1159.2
2				1159.2



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOT 14
REGISTERED PLAN M-1114
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 200
 THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
GUIDO PAPA SURVEYING
 A DIVISION OF J.D. BARNES LTD.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
⊕	DENOTES	STANDARD IRON BAR
⊖	DENOTES	IRON BAR
⊗	DENOTES	NOT IDENTIFIED
⊙	DENOTES	ORIGIN UNKNOWN
WT	DENOTES	WITNESS
M	DENOTES	MEASURED
PL	DENOTES	PLAN BA-138(REGISTERED PLAN M-1114)
P1	DENOTES	PLAN 65R-18318
P2	DENOTES	PLAN OF SURVEY BY WILDMAN-HADFIELD LTD. DATED MARCH 17, 1980 (PROJECT No. 7859)
P3	DENOTES	SRPP BY GUIDO PAPA SURVEYING A DIVISION OF J.D. BARNES LTD. DATED APRIL 19, 2023 (JOB No. 23-18-468-00)
P4	DENOTES	PLAN 65R-35652
RPE	DENOTES	RADY-PENTEK & EDWARD SURVEYING LTD. O.L.S.
WW	DENOTES	W. WILDMAN O.L.S.
JDB	DENOTES	J.D. BARNES LTD.
BF	DENOTES	METAL FENCE
MF	DENOTES	BOARD FENCE
O/L	DENOTES	ON LINE
N,S,E,W	DENOTES	NORTH, EAST, SOUTH, WEST

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON APRIL 18, 2022.

APRIL 18, 2023
 DATE
 VALERIO G. PAPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

GUIDO PAPA SURVEYING SURVEYING
 A Division of MAPPING
J. D. Barnes Limited GIS

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
H.S.	V.G.P.	23-18-468-00-R
		DATED: 04/18/23

RECEIVED
 By russog at 2:30 pm, Sep 10, 2024



FRANKFRANCO ARCHITECTS
647.749.0557
FRANK@FRANKFRANCO.COM

GENERAL NOTE & TERMS OF USE:
THESE DRAWINGS ARE PROPERTY OF FRANKFRANCO ARCHITECTS (FFA) AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN PERMISSION FROM FFA.
THESE DRAWINGS MUST BE RETURNED TO FFA UPON COMPLETION OF THE WORK.
THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, IF PROVIDED. ALL CONSTRUCTION SHALL ADHERE TO THESE DOCUMENTS AND SHALL CONFORM TO THE ONTARIO BUILDING CODE, ALL APPLICABLE LAWS AND ALL AUTHORITIES HAVING JURISDICTION.
THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ARCHITECT AND ISSUED BY MUNICIPALITY WITH A PERMIT.
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLARIFIED OR INCONSISTENT, UNLESS SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
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ALL RIGHTS RESERVED. NOT TO BE REPRODUCED OR RELEASED IN ANY FORM WITHOUT THE WRITTEN AUTHORIZATION OF FFA.

PROJECT MANAGER FD
DRAWN TB

KAHLON RESIDENCE

50 PINE RIDGE AVE
VAUGHAN, ON L4L 2H9

CONSENT PLAN

1	2024.05.06	PLANNER REVIEW R1
2	2024.09.06	ZONING REVIEW (VARIANCES REMOVED)
3	2024.09.10	CONSENT APPLICATION

NO. DATE ISSUED FOR

A-001 R3

SITE STATISTICS

50 PINE RIDGE AVE, WOODBRIDGE, ON
LOT 14 REGISTERED PLAN M-1114
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

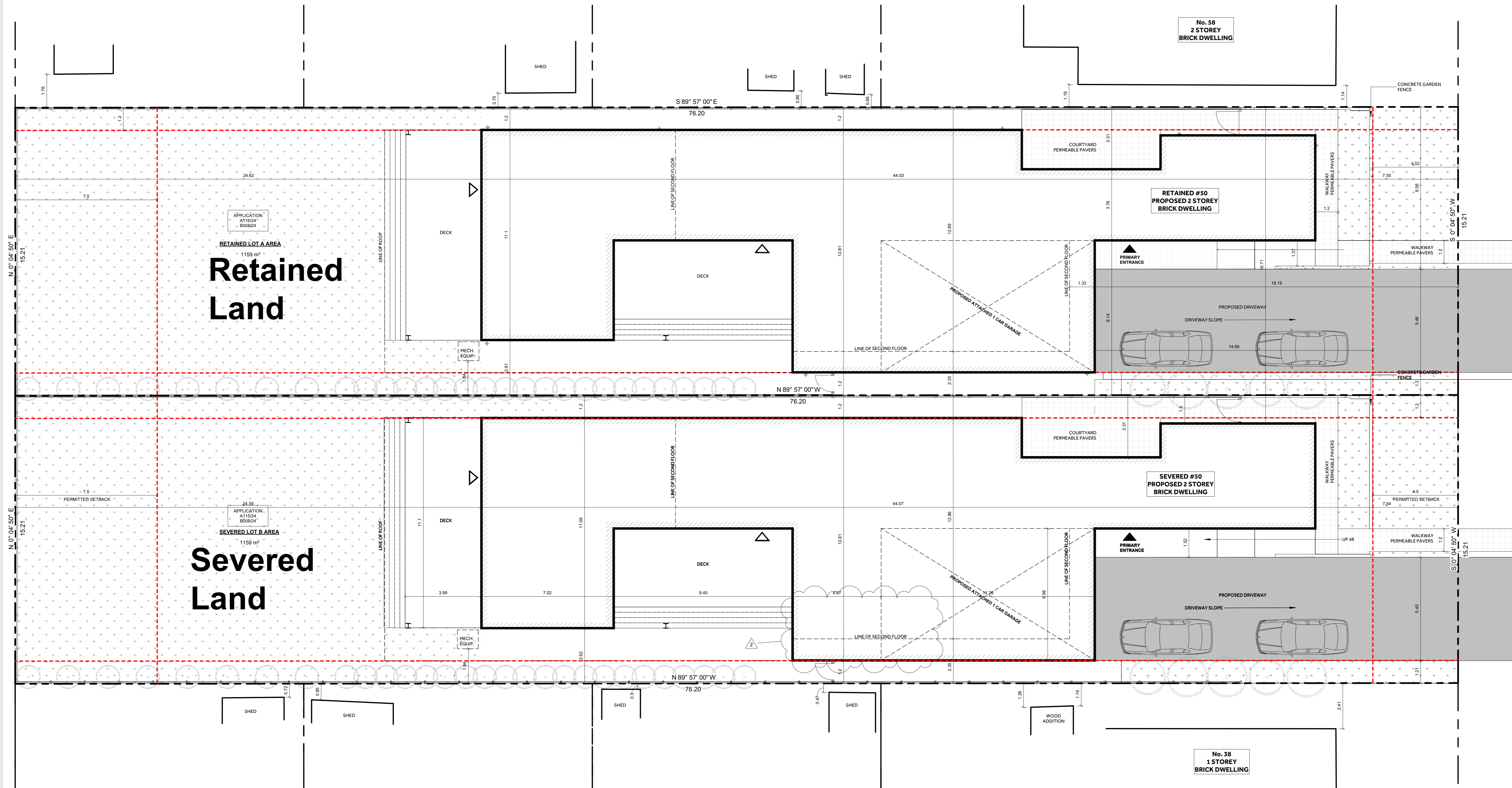
ZONING DESIGNATION
R3 - THIRD DENSITY RESIDENTIAL
RSJEN - THIRD DENSITY RESIDENTIAL (ESTABLISHED NEIGHBOURHOOD)

LOT AREA

1159 m ²	1159.00 m ²
1159 m ²	1159.00 m ²

RECEIVED
By Christine Vigneault at 11:18 am, Sep 13, 2024

Building footprints shown below on the proposed severed and retained parcel are conceptual



**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 checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Alectra	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: Simran Kahlon

Location: 50 Pine Ridge Avenue

File No.(s): B008/24

B008/24

The Owner has submitted Consent Application File B008/24 to subdivide the Subject Lands in two, severing a 1,159 m² residential lot ('Severed Lands') and retaining a 1,159 m² residential lot ('Retained Lands').

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Schedule 2 and "Stable Residential Neighbourhoods" by Schedule 5 – Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP').

Proposal

The Owner is proposing to demolish the existing 1-storey single-detached dwelling, divide the Subject Lands in two through consent application B008/24, and develop a new single-detached dwelling on each lot. The Severed and Retained Lands each propose a lot frontage of 15.21 m and a lot area of 1,159 m². In support of this consent application the Owner submitted a Planning Brief, prepared by FrankFranco Architects which contains a Planning Opinion by Mainline Planning Services. The Development Planning Department has reviewed the brief and agrees with its findings.

Analysis

Provincial Policy Statement 2020

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (the 'PPS'). The PPS provides a policy framework that promotes growth within settlement areas through the effective utilization of existing infrastructure and public service facilities to provide a wide range of housing opportunities. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities, the wise use and management of resources, and protecting public health and safety. Specifically, policy 1.1.3 speaks to Settlement Areas being the focus of development based on densities and land uses which efficiently use land. Similarly, policy 1.4.3 focuses on the need for municipalities to plan for a diverse range of housing options and densities to meet the ever-increasing projected market-based and affordable housing needs of the current and future residents of the regional market area. The City has planned for appropriate housing opportunities through intensification via its Official Plan, which establishes what forms of intensification are appropriate in certain locations. The application proposes an additional residential lot which does increase density and provides additional housing options. Each of the lots proposes one dwelling, further increasing density and housing options. The Development Planning Department is of the opinion the proposed development is consistent with the policies of the PPS.

Growth Plan for the Greater Golden Horseshoe 2019

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and range of housing types. As the Subject Lands are located within a Settlement Area and delineated built-up area, the Growth Plan policies to manage and direct growth within intensification areas with municipal services and infrastructure apply. Section 2.2.1 of the Growth Plan encourages the creation of complete communities through measures like: the efficient

and effective use of land and infrastructure, prioritizing intensification, providing access to transit options and providing a mix of land uses. The application proposes a form of intensification within an existing neighbourhood by facilitating the creation of an additional residential lot. The proposal conforms to the Growth Plan.

York Region Official Plan 2022

The Subject Lands are designated “Community Area” in the York Region Official Plan 2022 (‘YROP’). Within the YROP, Community Areas recognized as area where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human service’s needs, will be located. Policy 4.2.2 states that Community Areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life. The creation of an additional lot to allow for the development of the proposed two (2) residential dwellings is in keeping with the objectives and policies outlined in YROP 2022.

VOP 2010

The Subject Lands are designated “Low-Rise Residential” by Schedule 2 and “Stable Residential Neighbourhoods” by Schedule 5 – Volume 2, Section 11.11 Woodbridge Centre Secondary Plan (‘WCSP’). The Low-Rise Residential designation identifies areas to consist of residential, convenience retail, and institutional related uses in a low-rise form no greater than 3 storeys. The Low-Rise Residential designation permits single detached dwellings and single detached dwellings are proposed. A two-storey dwelling on each lot is proposed. Policies 10.1.2.47.a (i-vi) of VOP 2010, requires regard be had to the local lot pattern (configuration, size, height, etc.) when determining the appropriateness of a consent. The Stable Residential Neighbourhoods designation provides guiding policies for existing neighbourhoods. As the Zoning By-law implements an Official Plan, the zone provisions are to be used as a guide to assess whether the proposed development is appropriate with respect to the Official Plan policies.

Zoning By-law 001-2021

The proposed severed and retained lots are zoned R3(EN) Third Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended. The proposed Retained and Severed Lands each provide an area of 1,159 m² and a lot frontage of 15.21 m. Both the proposed Retained and Severed Lands exceed the minimum lot area (315 m²) and frontage (12 m) requirements within Zoning By-law 001-2021.

The Subject Lands are located in a residential neighbourhood consisting of 2 blocks set into the Humber River valley accessed by Pine Grove Road and Riverside Drive. The 2 blocks are bounded by Riverside Drive in the west, Nattress Street in the south, Pine Ridge Avenue in the east, and Woodview Road in the north. Additional residential lots encircle and front upon the roads comprising the two blocks. The neighbourhood is characterized by lots with a range of frontages and areas containing one and two-storey single detached dwellings of a variety of ages and styles. The Subject Lands are one of the largest lots in the neighbourhood and is the largest lot internal to the two blocks. Lot frontages range between about 12 m to 30 m, with the majority of the lots being between about 12 m to 16 m. Lot areas range between approximately 300 m² to 7,500 m², with the majority of the lots being between about 500 m² to 1000 m².

Both the Severed and Retained Lands propose a lot frontage of 15.21 m and a lot area of 1,159 m², which are greater than most of the lots within the neighbourhood. In relation to the other lots within the same block as the Subject Lands, the frontage is consistent with most lots and the area is greater than all but one lot. The vast majority of lots within the neighbourhood are rectangular in shape, though there are some pie shapes, and other shapes are present as well. The Severed and Retained Lands propose a rectangular lot shape. Additionally, the proposed conceptual dwelling footprints on each of the lots comply with all requirements of the Zoning By-law. Therefore, the proposed lot configurations respect the area, frontage and shape of the existing neighbourhood lot fabric. As such, the proposal conforms to VOP 2010 and complies with the Zoning By-law.

In support of the Application, the Owner submitted a Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., dated July 17, 2023. The report inventoried a total of eight (8) trees on the Subject Lands and neighbouring properties,

two (2) of which are proposed to be preserved through construction. Six (6) trees are proposed to be removed and twelve (12) replacement trees are proposed as a result. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal is consistent with the PPS, conforms to the Growth Plan, conforms to the Official Plan, complies with the Zoning By-law, and conforms to Section 51(24) of the *Planning Act* as required by Section 53(12) of the *Planning Act*.

Recommendation:

The Development Planning Department recommends approval of the Application subject to the following condition of approval:

Condition of Provisional Consent:

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

1. That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.

Comments Prepared by:

Nicholas Del Prete, Planner
David Harding, Senior Planner

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: September 12, 2024
Location: 50 Pine Ridge Avenue (Lot B)
 PLAN M1114 Lot 14
File No.(s): B008/24

Zoning Classification:

The subject lands are zoned R3(EN) - Third Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021 Requirements	Proposal
1	Lot Area: A minimum lot area of 315.0m ² is required for the severed lands [Table 7-4]. A minimum lot area of 315.0m ² is required for the retained lands [Table 7-4].	The proposed lot area of 1159.2 m ² for the severed lands complies with the minimum lot area requirement. The proposed lot area of 1159.2 m ² for the retained lands complies with the minimum lot area requirement.
	2	Lot Frontage: A minimum lot frontage of 12.0 metres is required for the severed lands [Table 7-4]. A minimum lot frontage of 12.0 metres is required for the retained lands [Table 7-4].

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Other Comments:

General Comments	
1	The related minor variance files A115/24 and A116/24 have been withdrawn as the applicant has provided updated drawings to comply with zoning bylaw requirements.
2	A surveyor's certificate of lot areas, frontages, and depth as per the definitions in Section 3.0 of by-law 001-2021 as amended is required in order to confirm compliance with the by-law.

Conditions of Approval:

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

1. That all existing buildings on the existing lot are demolished and the required demolition permit is to be closed.

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

Date: June 22nd 2024
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B008-24**

Related Files:

Applicant: Niloufar Yousefi

Location 50 Pine Ridge Avenue (Lot B)



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Consent Application and have no comments or objections to its approval.
- We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

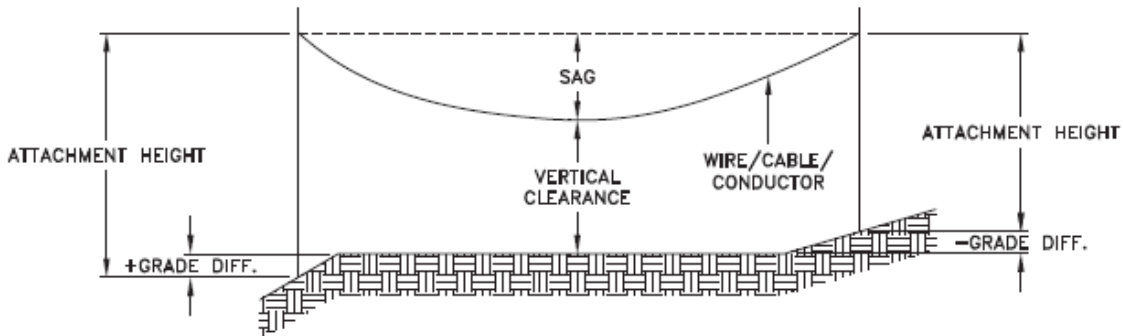
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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.

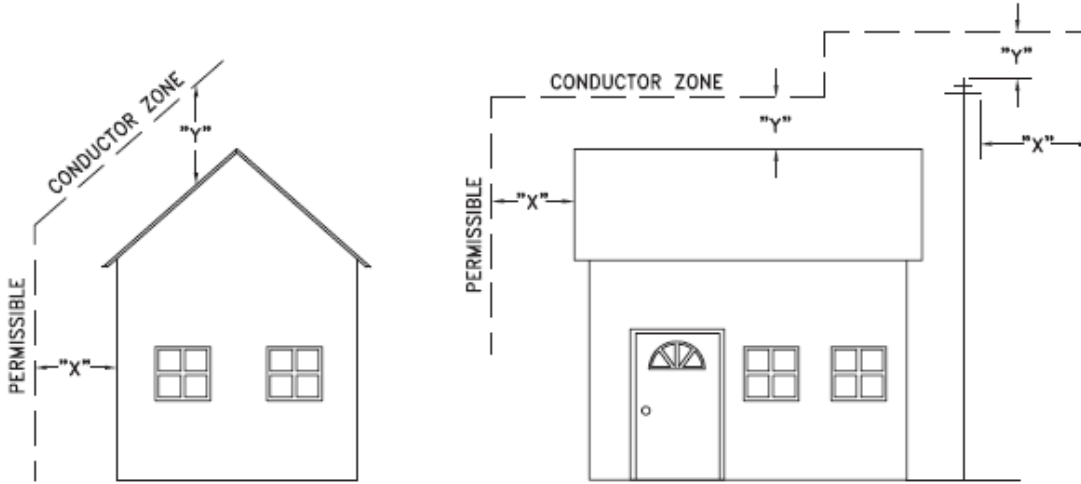
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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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

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 CLEARNACE 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).

CONVERSION TABLE	
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:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

July 26, 2024

PAR-DPP-2024-00152

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

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

Dear Ms. Vigneault:

**Re: Consent Application B008/24
Minor Variance Applications A115/24 & A116/24
50 Pine Ridge Avenue
Lot 14, Plan M1114
City of Vaughan, Regional Municipality of York
Agent: FrankFranco Architects.**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by the Toronto and Region Conservation Authority (TRCA) on July 24, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Applications

B008/24

It is our understanding that the purpose of the above noted application is to request the consent of the Committee of Adjustment to sever an approximately 1159.0 square metre parcel of land from the existing lot (known municipally as 50 Pine Ridge Avenue) leaving a 1159.0 square metre lot to be retained.

A115/24

It is our understanding that the purpose of the above Minor Variance Application is to request the following variance under By-law 001-2024:

- To permit a minimum interior side yard setback of 1.0 metres on the north side;
- To permit a minimum interior side yard setback of 1.0 metres on the south side;
- To permit a maximum gross floor area of the secondary suite for Unit 2 to be 66.6% gross floor area of the principle dwelling; and,
- To permit a maximum gross floor area of the secondary suite for Unit 3 to be 54.5% gross floor area of the principle dwelling.

It is the understanding of TRCA staff that the noted variance is required to facilitate the severance of the total lands and for the creation of a new dwelling.

A116/24

It is our understanding that the purpose of the above Minor Variance Application is to request the following variance under By-law 001-2024:

- To permit a minimum interior side yard setback of 1.0 metres on the north side;
- To permit a minimum interior side yard setback of 1.0 metres on the south side;
- To permit a maximum gross floor area of the secondary suite for Unit 2 to be 66.6% gross floor area of the principle dwelling; and,
- To permit a maximum gross floor area of the secondary suite for Unit 3 to be 54.5% gross floor area of the principle dwelling.

It is the understanding of TRCA staff that the noted variance is required to facilitate the severance of the total lands and for the creation of a new dwelling.

Conservation Authorities Act

The entire subject property (50 Pine Ridge Avenue) is within TRCA's Regulated Area as the existing developed lot is located at the floor of a valley corridor associated with a tributary of the Humber River Watershed. As such, a TRCA permit pursuant to Section 28 of the Conservation Authorities Act is required for any development and site alteration within TRCA's Regulated Area.

Application-Specific Comments

The requested consent and variances will result in the creation of two total lots, two dwellings, and three units per dwelling. TRCA reviewed the above-noted planning applications and are satisfied that the subject property (50 Pine Ridge Avenue) is sufficiently setback from the valley slope (erosion hazard) to the east. Based on the above, TRCA staff have no objection to the requested consent and minor variances.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590 (Consent/Severance/Land Division - 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 Consent Application B008/24, Minor Variance Application A115/24, and Minor Variance Application A116/24, subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,590 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for development activity for each property pursuant to Conservation Authorities Act – Section 28.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-1925 or at cameron.mcdonald@trca.ca

Sincerely,

Cameron McDonald

Cameron McDonald
Planner I
Development Planning and Permits

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

CORRESPONDENCE LISTED BELOW CONSIDERED AT THE SEPTEMBER 12, 2024 HEARING FOR APPLICATIONS B008/24, A115/24 AND A116/24:

****MINOR VARIANCE APPLICATIONS A115/24 & A116/24 HAVE BEEN WITHDRAWN****

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			08/27/2024	Planning Justification Report
Public	Michelle Jorge		08/07/2024	Letter of Concern/Objection
Public	Not Provided		08/28/2024	Letter of Concern/Objection
Public	Franca Porretta on behalf of all opposing residents as per petition	See Petition	09/03/2024	Letter of Concern/Objection with Petition
Public	Tania Marinelli- Crawford		09/06/2024	Letter of Concern/Objection
Public	Corey Crawford		09/06/2024	Letter of Concern/Objection
Public	Helen & Selim Eiraheb		09/10/2024	Letter of Concern/Objection

CORRESPONDENCE LISTED BELOW CONSIDERED AT THE OCTOBER 3, 2024, HEARING FOR APPLICATIONS B008/24:

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

From: [Christine Vigneault](#)
To: [Committee of Adjustment](#)
Subject: RE: [External] File Nos. A115/24 & A116/24 for 50 Pine Ridge Avenue, Lot A & Lot B, PLAN M114.
Date: Tuesday, September 3, 2024 12:19:25 PM

To the Members of the Committee of Adjustment

Our residents **strongly oppose** the variance and zoning requests for File No's A115/24 & A116/24 RE: 50 Pine Ridge Avenue Lot A & Lot B PLAN M114 (**see below document signed by residents**). We believe that if approved, this application will negatively impact our community. There has been a lack of adequate consultation with the community about the proposed variance; to our knowledge, no residents within our neighborhood have received written notice of this application. Therefore, we request that the matter be elevated to the Committee of the Whole for broader consideration. We believe the potential impacts on the community are significant enough to warrant a more comprehensive review by the full municipal council.

Non-Compliance with Official Plan and Zoning By-laws

The applicant's request does not comply with the current Official Plan and Zoning By-laws. The variance requests are inconsistent with the municipality's Official Plan, which sets out the long-term vision and policies for land use. The variances, along with the proposed structure encompassing one primary residence with two secondary residences, go against the established character of the neighborhood, which is predominantly single-family homes.

This neighborhood has maintained this character for over 80 years. We should also take into consideration the intensification approved along the perimeter of this neighborhood, along with the many additional applications awaiting review and approval by Vaughan Council. These high density, approved applications, and those expected to be brought forth to Council, have also, in our opinion, had applicants cite the need for affordable housing. All of these new homes are abutting our neighbourhood.

Impact on Community Character

Allowing these variances will alter the established character of the neighborhood. The neighborhood is predominantly single-family homes, and the introduction of a residential dwelling consisting of a primary residence along with two secondary units will disrupt this character. The existing character of the single-dwelling homes has been consistent for the decades. The intensification already in existence, along with what is waiting to be built, on the perimeter of this small pocket already has the potential for overcrowding, which will strain local infrastructure and services.

Infrastructure and Services

We feel the pressures of intensification within our neighbourhood and our surrounding perimeter. We feel it already exceeded the capacity of existing infrastructure, such as water, sewage, and roads. We are concerned that previously approved density increases may already be at risk of overwhelming these systems, leading to a deterioration of service quality. Our area does not have sidewalks, and residents' driveways are already full of vehicles. Any further increase in density will heighten the potential for parking issues, as additional units typically require more parking spaces. The application is only allowing one parking space per residential unit, which we believe is not sufficient and could lead to on-street parking congestion,

currently not allowed on the majority of our neighboring streets.

Traffic and Safety

Our neighborhood has no sidewalks, meaning pedestrians, young bicycle riders, and dog walkers could face safety risks if these types of homes with a total of three separate living areas consisting of two 3-bedroom units and one 2-bedroom unit are permitted. This poses a significant safety risk, especially for children, pedestrians, and dogs in our small residential zone. We also raise concerns about the ability of emergency services to access the area, as narrow roadways might be congested with additional vehicle parking from this proposed application.

Environmental Concerns

We believe there will be a reduction in green space if these multi-unit dwellings are allowed, leading to a reduction in green spaces, which are important for community well-being and environmental sustainability. There is also the potential for stormwater management issues due to increased impermeable surfaces from additional construction.

Precedent Setting

We are worried about the precedent for future applications. If this application with its requested variances is granted, it could set a precedent, making it difficult to deny future similar requests. This could cumulatively change the character and infrastructure demands of the neighborhood, which has been predominantly single-dwelling residential homes for decades.

Alternative Solutions

We believe that the municipal and provincial mandates to increase the number of homes available have been met several times over by this community with the additional hundreds of homes slated to be built within its surrounding perimeter. Over the past few years, we have witnessed several single-family homes or businesses transitioning to over a thousand additional homes, with many more approved to be built and several additional applications to be heard. We feel that we have adhered to enough development pressures in our small single-dwelling residential neighborhood and trust the Committee of Adjustment members will elevate this matter for broader consideration by the Committee of the Whole.

We appreciate your attention to this matter and look forward to a thoughtful and comprehensive review.

Sincerely

Franca Porretta on behalf of all opposing residents as per petitions below

We the undersigned strongly oppose to the following:

***File No. A116/24 , 50 Pine Ridge Ave (Lot A)
Plan M1114 Lot 14***

Full Name	Address	Email	Signature
Chao Lu	51 Pineridge Ave		[Signature]
SEEM	49 PINE RIDGE		[Signature]
Amy McIntosh	3 Birch Hill Rd		[Signature]
Jackson McIntosh	3 Birch Hill Rd		[Signature]
Anna Larsen	1A Pine Ridge Ave		[Signature]
Grant Larsen	"		[Signature]
Erk Larsen	"		[Signature]
Matt Larsen	"		[Signature]
William Larsen	"		[Signature]
Alexey Sleykov	36 Nattress St		[Signature]
Danny MacAnis	29 NATTRESS ST		[Signature]
Stuart MacAnis	29 NATTRESS ST		[Signature]
MIRIAM Bisol	31 NATTRESS ST		[Signature]
IVANO Bisol	31 NATTRESS ST		[Signature]
CHRISTINA Bisol	31 NATTRESS ST		[Signature]
LOUIS PRATES	73 PINE RIDGE AVE		[Signature]
Domènica Santini	77 Pine Ridge Ave		[Signature]
Fred Santini	77 Pine Ridge Ave		[Signature]
F. Santini	"		[Signature]
S. Santini	"		[Signature]
A. Santini	"		[Signature]
Andrew Tera	"		[Signature]
Eric Choi	18 Woodnew Rd		[Signature]
Junny Kim	18 Woodnew Rd		[Signature]
Youngsook Kim	"		[Signature]
Chuangun Kim	"		[Signature]
LOUIS	28 Nattress		[Signature]
Bruce Wilson	28 Nattress		[Signature]
Vince Buffa	23 Nattress		[Signature]
Chiara Buffa	23 Nattress		[Signature]
Amir Shirazi	27 Nattress		[Signature]
Fatima Kooresh	27 Nattress		[Signature]
Gnantha Bell	63 Riverside Dr		[Signature]
Don Bell	"		[Signature]

Full NAME	ADDRESS	EMAIL	SIGNATURE
G. Scaramuzza	8 WOODVIEW RD		G. Scaramuzza
M. Scaramuzza	8 WOODVIEW RD		M. Scaramuzza
Mina Zhu	24 Woodview Rd		Mina Zhu
Dayong Zhu			Dayong Zhu
Clara De Nino	36 Pine Ridge Ave		Clara De Nino
Richard Zambis			Richard Zambis
Salvatore Caputo			Salvatore Caputo
	143		
	RIVERSIDE DR		
PAUL ANTOIN	136 RIVERSIDE		Paul Antoin
C. Vera Zonas	136 RIVERSIDE		C. Vera Zonas
ANGELO Pilla	19 WOODVIEW RD		Angelo Pilla
Carmela Pilla	19 WOODVIEW RD		Carmela Pilla
NOFRI Pilla	19 WOODVIEW RD		Nofri Pilla
M. PAVICIC	5 RIVERSIDE DR		M. PAVICIC
JOE TROMBINI	22 NATHROSS ST		Joe Trombini
Linda Bertucci	22 NATHROSS ST		Linda Bertucci
Kim Bibas	47 RIVERSIDE DR		Kim Bibas
JACK ANDREASTA	89 RIVERSIDE DR		Jack Andreasta
ROSA ANDREASTA	89 RIVERSIDE DR		Rosa Andreasta
Chloe Masler	19 NATHROSS ST		Chloe Masler
Silvany Masler	19 NATHROSS ST		Silvany Masler
Aidan Masler	19 NATHROSS ST		Aidan Masler
Rachele Carafa	37 Birch Hill Rd		Rachele Carafa
JOSEPH DEL SOLE	49 RIVERSIDE DR		Joseph Del Sole
Frank Defina	33 Woodview Rd		Frank Defina
Cathy Defina	33 Woodview Rd		Cathy Defina
Nabi Yaqeen	35 Birch Hill Rd		Nabi Yaqeen
Sahar Yaqeen	35 Birch Hill Rd		Sahar Yaqeen
Ahmad Yaqeen	35 Birch Hill Rd		Ahmad Yaqeen

We the undersigned strongly oppose the following:

File No: A116/24

Applicant: FrankFranco Architects

Location: 50 Pine Ridge Avenue (Lot A) PLAN M1114 Lot 14

We the undersigned request The Committee of Adjustment Members to elevate this matter (File No: A116/24) to the Committee of the Whole for broader consideration.

Full Name (Please Print)	Address	E-mail	Signature
Lorna Sanders	58 PINE RIDGE AVE	[REDACTED]	[Signature]
ALUM LABRADOR	58 PINE RIDGE AVE	[REDACTED]	[Signature]
ANNET LABRADOR	58 PINE RIDGE	[REDACTED]	[Signature]
ANDREW LABRADOR	58 PINE RIDGE	[REDACTED]	[Signature]
Samantha Cona	68 Pine Ridge Ave	[REDACTED]	[Signature]
Daniel Greer	68 Pine Ridge Ave	[REDACTED]	[Signature]
Carmine Cona	68 Pine Ridge Ave	[REDACTED]	[Signature]
Olivia Cona	68 Pine Ridge Ave	[REDACTED]	[Signature]
Jesse DeRose	68 Pine Ridge Ave	[REDACTED]	[Signature]
Pius Omosefe	9 Birch Hill Rd	[REDACTED]	[Signature]
Ivie Omosefe	9 Birch Hill Rd	[REDACTED]	[Signature]
Mabel Fyannul	9 Birch Hill Rd	[REDACTED]	[Signature]
LEON IMASEKHA	9 Birch Hill Rd	[REDACTED]	[Signature]
Barbareli Alimodi	12 Woodcrest Rd	[REDACTED]	[Signature]
ARIA GHARIB	12 Woodcrest Rd	[REDACTED]	[Signature]
Alicia DeLauro	165 Riverside Dr.	[REDACTED]	[Signature]
Nicholas DeLauro	165 Riverside Dr.	[REDACTED]	[Signature]
Gessy DeLauro	165 Riverside	[REDACTED]	[Signature]
Patricia Cada	72 Pine Ridge Ave	[REDACTED]	[Signature]
Muana Rosata	59 Pine Ridge Ave	[REDACTED]	[Signature]
Domenic Congiusti	59 Pine Ridge Ave	[REDACTED]	[Signature]

We the undersigned strongly oppose the following:

File No: A116/24

Applicant: FrankFranco Architects

Location: 50 Pine Ridge Avenue (Lot A) PLAN M1114 Lot 14

We the undersigned request The Committee of Adjustment Members to elevate this matter (File No: A116/24) to the Committee of the Whole for broader consideration.

Full Name (Please Print)	Address	E-mail	Signature
JOE COLOSIMO	155 RIVERSIDE		ATL.COM
Lora Checca	14 Birch Hill Rd		
Tony Checca	14 "		3.COM
Deanor Checca	14 Birch Hill Rd		
Eric Checca	14 Birch Hill Rd		COM
Vincent Laccaria	26 Neuchatel Ave		
Eugene Chang	38 Pine Ridge		
Abigail Chang	38 Pine Ridge Ave		com
Jean Chang	38 Pine Ridge Ave		
Gino Pezzotto	31 Pine Ridge		amber.ca
Enza Pezzulli	31 Pine Ridge		com Enza Pezzulli
Lucia Minatel	35 Woodview Rd		5.com
CLAUDIO MINATEL	35 Woodview Rd		diagrama.com
Paul Tobia	5 SKYLINE TRAIL		
Danielle Minatel	5 SKYLINE TRAIL		com
Anthony Guglielmi	150 Riverside Dr		com
Sonia Delle Mura	150 Riverside Dr		50M
Michael Guglielmi	150 Riverside Dr		
NICK MORRIS	62 PINE RIDGE		
ANTONELLA MORRIS	62 PINE RIDGE		Antonella Morris
VANESSA KEANE	62 PINE RIDGE		V. Keane
Doree Keane	62 PINE RIDGE		D.Keane

We the undersigned strongly oppose the following:

File No: A116/24

Applicant: FrankFranco Architects

Location: 50 Pine Ridge Avenue (Lot A) PLAN M1114 Lot 14

We the undersigned request The Committee of Adjustment Members to elevate this matter (File No: A116/24) to the Committee of the Whole for broader consideration.

Full Name (Please Print)	Address	E-mail	Signature
LEE CARLONE-SPANO	146 Riverside Dr		com L Lee
JOHN SPANO	146 RIVERSIDE DR		13.com John
NOAH SPANO	146 Riverside Dr.		n Noah
MarcAnthony Spano	146 Riverside Dr.		mail Marc
Lidia Tucci	105 Riverside Dr		m Lidia
Vince Tucci	" "		Vince
Filomena Bujica	24 Birch Hill Rd		com Filomena
Scott Bujica	24 Birch Hill Rd		scott.com Scott
Michelle George	6 Pine Ridge Ave		Michelle
Rosie Parick	51 Riverside Dr		RParick
Natalie Zalkind	51 Riverside Dr		rogers.com Natalie
KIDORI ANNA	18 NATRESS		Kidori
ROB KIDORI	18 NATRESS		Rob
AHMAD YADREEN	35 Birch Hill Rd		YADREEN@GMAIL.COM Ahmad
NABI YADREEN	" "		400.CA Nabi
SALIAA YADREEN	" "		Saliaa
Zaker Akbari	21 Birch Hill Rd		mail.com Zaker
Rachel Lucchetti	32 Pine Ridge Ave		com Rachel
Loris Battiston	32 Pine Ridge Ave		com Loris
MARIO CONA	68 PINE RIDGE AVE		mail.com Mario
Naif Abboud	20 Birch Hill Rd		N.Abboud
Luigi Colosimo	155 RIVERSIDE DR		Luigi

We the undersigned strongly oppose the following:

File No: A116/24

Applicant: FrankFranco Architects

Location: 50 Pine Ridge Avenue (Lot A) PLAN M1114 Lot 14

We the undersigned request The Committee of Adjustment Members to elevate this matter (File No: A116/24) to the Committee of the Whole for broader consideration.

Full Name (Please Print)	Address	E-mail	Signature
Tania Marinelli-Crawford	9 Pine Ridge Ave		
COREY CRAWFORD	9 PINE RIDGE AVE		
Vince Russo	45 Birch Hill		
Michael Gallo & Stephanie	156 Riverside Dr		
John & Tina D'Addese	43 Woodview Rd		
GAETANO ISIDORI	18 NATTRESS		
ANGELA ISIDORI	18 NATTRESS		
LISA ISIDORI	18 NATTRESS		
ANNA ANTA-KIOLI	18 NATTRESS		
CARSON PORRETTA	40 BIRCH HILL RD		
David Zucchet	173 Riverside Dr		
Daniel Zucchet	75 Pine Ridge		
Teresa Mitto	20 Birch Hill		
Clarice Henriques	50 Pine Ridge		
Augustin Henriques	50 Pine Ridge		
Melinda Tadjarino	21 Birch Hill Rd		
Lido Valente	25 Woodview Rd		
Diego Muzzatti	120 Riverside Dr		
Denise Muzzatti	120 Riverside Dr		
Nancy Muzzatti	120 Riverside Dr		
Christina Mastonard	25 Woodview Rd		
Matteo Valente	25 Woodview Rd		

We the undersigned strongly oppose the following:

File No: A116/24

Applicant: FrankFranco Architects

Location: 50 Pine Ridge Avenue (Lot A) PLAN M1114 Lot 14

We the undersigned request The Committee of Adjustment Members to elevate this matter (File No: A116/24) to the Committee of the Whole for broader consideration.

Full Name (Please Print)	Address	E-mail	Signature
Mario Oricco	38 Brock Hill Rd	[REDACTED]	[Signature]
Angela Oricco	38 Brock Hill Rd	[REDACTED]	[Signature]
Emily Anne Congiusti	econgusti@gmail.com	[REDACTED]	[Signature]
Rebecca Congiusti	59 Pine Ridge Ave	[REDACTED]	[Signature]
Shahab Mirbagheri	124 Riverside Dr	[REDACTED]	[Signature]
ALI, ZAD	132 Riverside Dr	[REDACTED]	[Signature]
Cathy Bellissimo	29 Woodview Dr	[REDACTED]	[Signature]
Rachel Ramos	29 Woodview Dr	[REDACTED]	[Signature]
Clementina Anzil	29 Woodview Dr	[REDACTED]	[Signature]
+ Al	41 Pine Ridge Ave	[REDACTED]	[Signature]
Annie Dolcetti	160 Riverside Dr	[REDACTED]	[Signature]
Mike Dolcetti	160 Riverside Dr	[REDACTED]	[Signature]
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
		[REDACTED]	

From: [REDACTED]
To: [Committee of Adjustment](#); [Christine Vigneault](#); [Clerks@vaughan.ca](#)
Subject: [External] RE: B008/24, A115/24, A116/24 (50 Pine Ridge Avenue)
Date: Friday, September 6, 2024 3:06:20 PM

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.

To Whom it May Concern,

I am a lifelong resident of the City of Vaughan and have lived at my current home at 9 Pine Ridge Ave for 5 years. I am very concerned about the Proposed dwelling on the current 50 Pine Ridge Ave. I am aware of the meeting on September 12th and I will attend virtually to express my concerns however I wanted to send an e-mail in advance so you are aware of how all the residents in the community feel about this proposal.

It is VERY clear that the intention is to build low income housing rental units. They can say whatever they want but that is what it will become. The fact that this is even being considered is preposterous. I completely understand the need for affordable housing but our small hamlet is not the place for this. We already have safety concerns because of the 2 entry points that make it very easy to get in and out but this will cause further safety issues.

Aside from safety, there is traffic concerns, infrastructure and services to consider, impact on the community, the precedent it may set for other development and environmental concerns.

Speaking directly to the variances requested, 1.&2. To permit a minimum interior side yard of **1m** on north side. (1m instead of 1.2m) 3. To permit a maximum gross floor area of the secondary suite for Unit 2 to be **66.6%** gross floor area of the principal dwelling. And 4. To permit a maximum gross floor area of the secondary suite for Unit 3 to be **54.5%** gross floor area of the principal dwelling. Allowing all these to pass will allow them to build these 6 units in a spot where only 1 sat on previously! In fact, has the request to sever the land been approved yet? Perhaps this is something that should not be permitted as they should only be allowed to build 3 dwellings on the land and not 6!

The plans that were submitted show that each Unit 1 will have 2 parking spots and Units 2 and 3 will each have 1. This is unreasonable when unit 1 has 5 bedroom, Unit 2 has 3 Bedrooms and Unit 3 has 2 bedrooms. If we consider that each person living in the house has 1 car this could mean potentially 10-14 cars! Where do you propose the extra cars go? We do not have street parking or sidewalks. Visibility, snow removal, safety of our children and pets is at risk.

Please do not allow these variances to pass. It would be a grave mistake and would negatively impact our small community greatly.

Thank you for your time.

Kind Regards,

Tania

TANIA MARINELLI-CRAWFORD

NIMA KITCHEN & BATH

2060 Steeles Ave W, Concord ON L4K 2V1

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Committee of Adjustment](#); [Christine Vigneault](#); Clerks@vaughan.ca
Subject: [External] B008/24, A115/24, A116/24 (50 Pine Ridge Avenue)
Date: Friday, September 6, 2024 4:18:11 PM

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.

To Whom it May Concern,

I am a lifelong resident of the City of Vaughan and have lived at my current home at 9 Pine Ridge Ave for 5 years. I am very concerned about the Proposed dwelling on the current 50 Pine Ridge Ave. I am aware of the meeting on September 12th and I will attend virtually to express my concerns however I wanted to send an e-mail in advance so you are aware of how all the residents in the community feel about this proposal.

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Please do not allow these variances to pass. It would be a grave mistake and would negatively impact our small community greatly.

Corey Crawford

From: [REDACTED]
To: [Committee of Adjustment Mailbox](#)
Subject: [External] File Number B008/24 and File number A115/24
Date: Tuesday, September 10, 2024 4:23:53 PM

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.

To whom it may concern,
Regarding File Number B008/24:

We are consenting to the requested severance of the property under consideration.

Regarding File Number A115/24

We are not consenting to the construction of the two secondary dwelling suites in each of the two proposed dwellings for the following reasons:

1. The neighbourhood is primarily composed of single dwelling units.
2. Having the extra suites will introduce more occupants increasing the congestion on the street
3. Having the extra suites will require more parking with the potential of overflowing to street
4. The neighbourhood has a great number of children where the extra traffic can become hazardous for the children
5. The extra suites have the potential of being rental units which is bound to have negative effect on the property values of our property and of the neighbours

The information presented for this adjustment did not include detailed design of the units in question showing detailed interior design and setbacks of the property around its perimeter.

If you have any questions regarding this email please email us back.

--

Helen & Selim EIRaheb
49 Pine Ridge Avenue
Woodbridge, Ontario
L4L 2H8
[REDACTED]

From:

Cc:

Christine Vigneault; Adriano Volpentesta; Clerks@vaughan.ca; Niloufar Youssefi;

Subject:

[External] Re: File No A115/24 & A116/24 - 50 Pine Ridge Ave (Lot A & Lot B)) PLAN M1114 Lot 14

Date:

Wednesday, August 7, 2024 6:47:55 PM

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.

Members of the Committee of Adjustment,

I am following up on the email below from our neighbour, Ms. Mancuso.

I echo her words below. The impact on our neighbourhood would be colossal.

Furthermore, the fact that the residents were only notified a few weeks ago re a variance, with no prior notification of any sort, is in of itself, non compliant.

There has been a surmounting pressure on Islington Ave. in recent years and the aggressive development cannot be sustained by the land.

It was not that long ago that this neighbourhood was flooded. The greens space and environmental impact cannot be ignored.

Regards,

Michelle Jorge
Sent from my iPhone

From: [REDACTED]
To: [Committee of Adjustment](#); Clerks@vaughan.ca; [Christine Vigneault](#)
Subject: [External] Re: RE: B008/24, A115/24, A116/24 (50 Pine Ridge Avenue)
Date: Wednesday, August 28, 2024 10:29:04 PM

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.

To whom this may concern,

I am a residence of the community Above. I purchased and built a custom home on Pine Ridge Ave 12 years ago. I'm written to voice my opinion about the proposed building permits that were issued to this project.

It is clear that the owner has intent of building units for rent in a community that has existed forever in the PINE GROVE AREA. The community has endured multiple change and growth over the last century, but one constant is it never lost its warmth, charm and it's actually sense of community. Residents in this pocket have been here forever and some of their children have also been able to experience and raise their children in the charm of this cottage like community within the city. The community is not opposed to growth, new builds are welcomed; however, a new build with the intention of having a revolving door of temporary citizens is not what this community desires nor deserve .

Many residents have built custom homes which have elevated the value of the area and the value of the homes in the area. Residents are constantly investigating in the properties in the area to maintain both its charm and value. Allowing a rental property to be build is not only a tragedy but it's also an ethically unstable decision by the city planner.

I'm confused as to why the city planner and the department of permits has allowed this to be build in the center of this community. The city of Vaughn is growing, Woodbridge is expanding north, either have the city planner , plan for these rental units to be part of the new build, blend it in, make it compulsory for the builders to put these structures up within the community they are building, the other option is perhaps make some city properties available to those who want to build rentals, again away from existing communities.

My question is why do city planners, and our government feel like the only way to integrate their housing issues into existing communities.

Over and above all if this, not sure how applications to build can be made forth and approved with communities never knowing until a 12"x 12" sign is posted where everyone is supposed to see it. The process is flawed in this way. No citizen in the community has received any notice of any kind and now we are fighting to save our community .

If a building permit was issued for 2 custom built homes , the community would welcome it; however, it's obvious that this is not the case nor will it ever be. The plans are buried deep and unless you know where and who to speak to, you never know until either it goes to the comity of adjustments and if the build has started . This will create many unwanted issues and in the long run may actually contribute to many negativities within the neighbourhood including the devaluation of all our homes.

Looking forward to meeting and speaking to a few city officials
Regards

SCHEDULE D: BACKGROUND

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