

ITEM: 6.10	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A154/24
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Report Date: November 8, 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"/>	Recommend Approval w/Conditions
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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"/>	Recommend Approval w/Conditions
Development Finance	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>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comments Received to Date

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
Public	Julie Risi Careri & John Careri	31 Helen Avenue	11/04/2024	Letter of Opposition
Applicant				Cover Letter/Planning Justification Report

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p><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>
N/A	N/A

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

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 A154/24**

CITY WARD #:	5
APPLICANT:	Gholamali Tafteh & Rouhangiz Vakili
AGENT:	Adam Layton & Jyutika Bhise (Goldberg Group)
PROPERTY:	37 Riverside Boulevard, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	B011/24, A153/24 & A154/24
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed dwelling on the severed land subject to Consent Application B011/24.

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 lot coverage in the R1E Zone shall be 20% [Table 7-3].	To permit a maximum lot coverage of 23% .
2	The maximum building height shall be 8.5 m [Section 4.5.1.b.]. (See note 1 below).	To permit a maximum building height of 11.0 m .
3	The minimum front yard shall be 37.8 m . [Table 7-3, Note 1]. (See note 2 below)	To permit a minimum front yard of 11.28 m .

HEARING INFORMATION

DATE OF MEETING: Thursday, November 14, 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.

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:	October 31, 2024
Date Applicant Confirmed Posting of Sign:	October 29, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The contemplated development maintains all the necessary setbacks as prescribed by the zoning by-law and the increase in height is a product of the existing terrain of the lands.
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:	That Consent Application B011/24 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

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:	That the Owner(s) 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	
<p>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. The Owner/Applicant shall contact Transportation and Fleet Management Services if there is any work required related to the driveway culvert. Please visit the Culvert Installation page at City of Vaughan website for more information. The Owner/Applicant shall apply and obtain the necessary 'Curb Cut/Reinstating Permit' through the Transportation and Fleet Management Services. Please visit the Curb Cut Permits page at the City of Vaughan website to learn how to apply for the Curb Cut/ Reinstating Permit. As the proposed dwelling in the subject property is 320.44 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</p>	

DEVELOPMENT ENGINEERING

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

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 for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: [Service Connections | City of Vaughan](#) for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.

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. The Minor Variance applications A153/24 and A154/24 shall be approved in conjunction with or following the approval of consent application B011/24.

PARKS, FORESTRY & HORTICULTURE (PFH)

A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018. If entering into a TPA (Tree protection Agreement) with Development Planning, Forestry will waive the private property tree removal permit requirement.

PFH Recommended Conditions of Approval:

None

DEVELOPMENT FINANCE

No comment no concerns

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date

BCLPS Recommended Conditions of Approval:

TBD

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	That Consent Application B011/24 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Alyssa.pangilinan@vaughan.ca	That the Owner(s) 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.
3	Development Engineering jonal.hall@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks. 2. 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 The Minor Variance applications A153/24 and A154/24 shall be approved in conjunction with or following the approval of consent application B011/24.

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 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.

IMPORTANT INFORMATION

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.

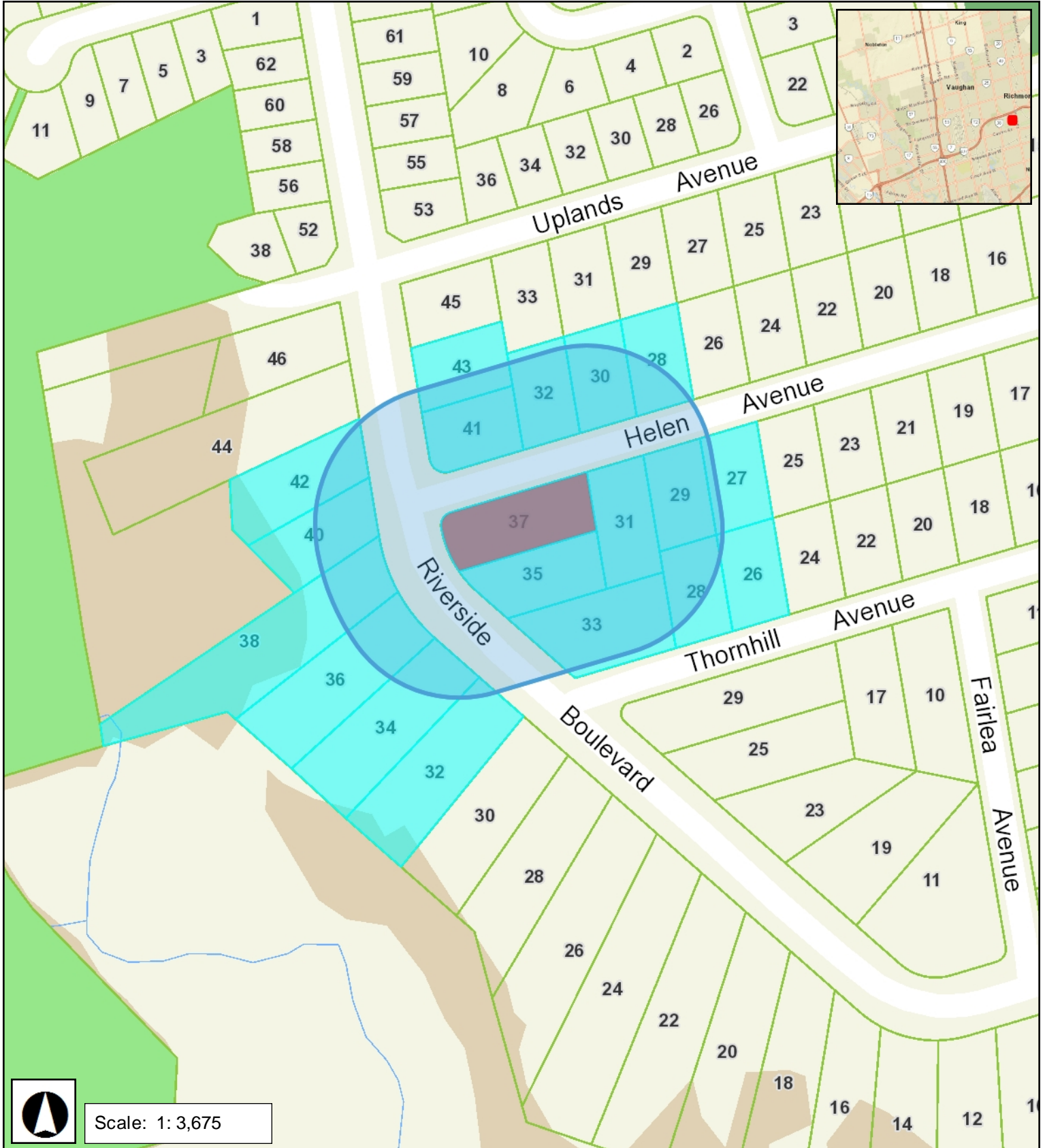
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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



PROPSOAL TO SEVER LOT AND CONSTRUCT TWO NEW 2-STOREY SINGLE FAMILY DWELLINGS

37 Riverside Blvd, Thornhill, ON L4J 1H5

LOT 53 REGISTERED PLAN 3765
(FORMERLY THE TOWN OF VAUGHAN)



Cell: 6477207025
6477206050

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Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET - PROJECT INFORMATION
A0.01	SURVEY
A0.02	SITE PLAN
A1.01	SITE PLAN_LOT A
A1.02	BASEMENT FLOOR PLAN_LOT A
A1.03	MAIN FLOOR PLAN_LOT A
A1.04	SECOND FLOOR PLAN_LOT A
A1.05	ROOF PLAN_LOT A
A1.06	FRONT ELEVATION (NORTH)_LOT A
A1.07	SOUTH ELEVATION_LOT A
A1.08	EAST ELEVATION_LOT A
A1.09	WEST ELEVATION_LOT A
B1.01	SITE PLAN_LOT B
B1.02	BASEMENT FLOOR PLAN_LOT B
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B1.09	EAST ELEVATION_LOT B

Lot Area		
Name	Area (Metric)	Area (Imperial)
EXISTING LOT TO BE SEVERED	2351.10 m ²	25307 ft ²
LOT A - RETAINED	957.41 m ²	10305 ft ²
LOT B - SEVERED	1393.70 m ²	15002 ft ²

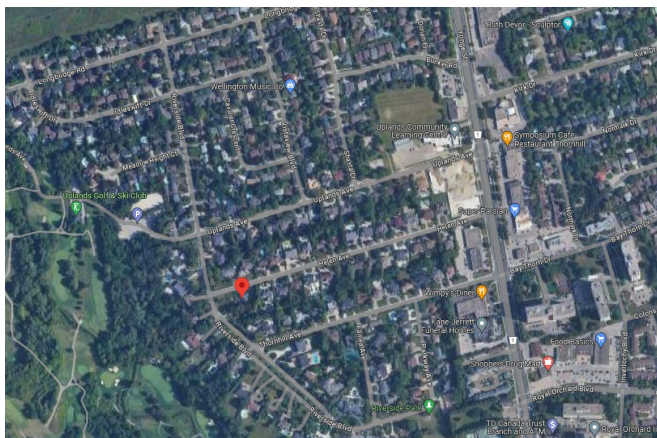
ZONING BY-LAW 001-2021 (REFER TO 4.5 ESTABLISHED NEIGHBOURHOOD "-EN" SUFFIX) - R1E (x403) Schedule E-441

	Allowed	Additional Requirement	Lot A	Lot B
Minimum Lot Frontage (m)	30		32.74	30.52
Minimum Lot Area (m ²)	845		957.41	1393.70
Minimum Front Yard (m)	9	(1)(4)	9	11.28
Minimum Rear Yard (m)	9	*	9.5	13.64
Minimum Interior Side Yard (m)	2.5	**	7.20 & 3.99-5.18	2.5
Minimum Exterior Side Yard (m)	9		N/A	9
Maximum Height (m)	9.5 ***		11	11

(1) The minimum front yard shall be the existing front yard less than 10% or 9.0 m, whichever is greater
(4) Where a private garage faces a front lot line or an exterior side lot line, the minimum specified setback to the private garage shall be 5.7 m
* The minimum rear yard shall be 9.0 m (Exception 403 - 14.403.2)
** The minimum interior side yard for all lots with a frontage of 27.5 m or greater shall be 1.5 m if the building height is less than 6 m or 2.5 m if the building is 6.0 m high or greater (Exception 403 - 14.403.2)
*** As per 'EN' provisions of 4.5:
Maximum height is the more restrictive of:
1) the requirement of the Zone; or
2) the existing height plus 3m, but not less than 8.5m

9 m
A153/24 - Variance #3

11 m
A153/24 - Variance #2



LOCATION MAP

Gross Floor Area Lot A (Retained)		
Name	Area(Metric)	Area(Imperial)
SECOND FLOOR LOT A	205.940 m ²	2216.72 ft ²
MAIN FLOOR LOT A	215.698 m ²	2321.75 ft ²
Grand total: 2	421.637 m ²	4538.47 ft ²

Basement Gross Floor Area Lot A (Retained)		
Name	Area(Metric)	Area(Imperial)
BASEMENT LOT A	222.337 m ²	2393.22 ft ²
Grand total: 1	222.337 m ²	2393.22 ft ²

Gross Floor Area Lot B (Severed)		
Name	Area(Metric)	Area(Imperial)
MAIN FLOOR LOT B	313.273 m ²	3372.04 ft ²
SECOND FLOOR LOT B	294.857 m ²	3173.82 ft ²
Grand total: 2	608.130 m ²	6545.86 ft ²

Basement Gross Floor Area Lot B (Severed)		
Name	Area(Metric)	Area(Imperial)
BASEMENT LOT B	323.502 m ²	3482.15 ft ²
Grand total: 1	323.502 m ²	3482.15 ft ²

TAFTEH FAMILY

Project:

SINGLE FAMILY DWELLING

37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:

COVER SHEET - PROJECT INFORMATION

Drawn: SHB Sheet No:

Checked: SHB

Project No: 23-10

Date: OCT 2023

Scale: 12" = 1'-0"

A0.00

HELEN AVENUE

(BY REGISTERED PLANNING ENGINEER)

PIN 03258-0184 (L)

RETAINED LOT A

957.41 m² [182.11]
10305 ft²

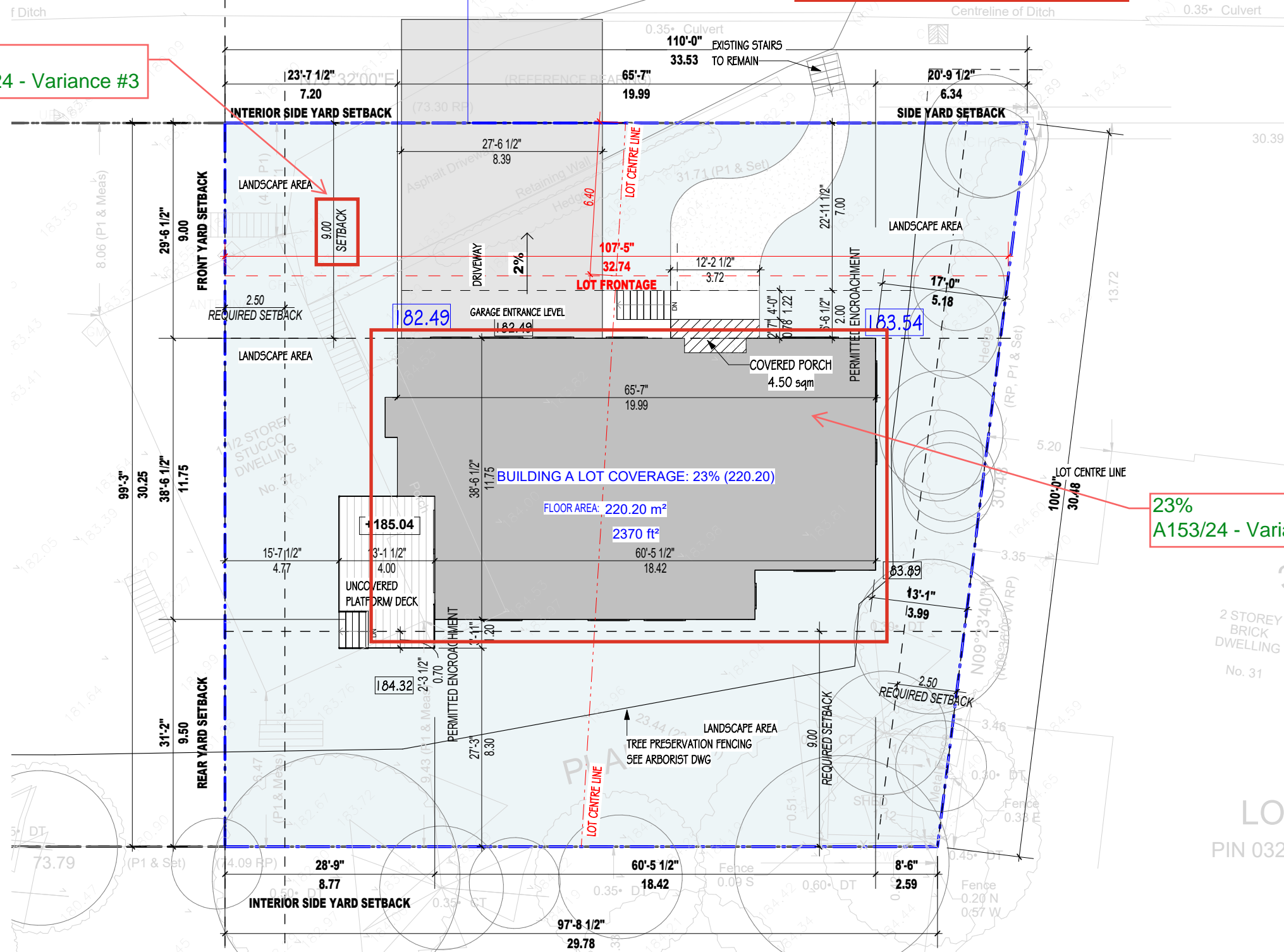
ESTABLISHED GRADE:
(183.54 + 182.49) / 2 = 183.01

YARD ANALYSIS LOT A		
ITEM NAME	AREA (METRIC)	AREA (IMPERIAL)
FRONT YARD	296.70 m ²	3194 ft ²
HARD LANDSCAPE (FRONT YARD) 74%	221.31 m ²	2382 ft ²
SOFT LANDSCAPE (FRONT YARD) 81.9%	181.36 m ²	1952 ft ²
REAR YARD	306.00 m ²	3293 ft ²
SOFT LANDSCAPE (REAR YARD) 98%	302.00 m ²	2470 ft ²

LOT COVERAGE:
DWELLING + COVERED PORCH = TOTAL
215.70 m² + 4.50 m² = 220.20 m²
22.53% + 0.47% = 23%

23%
A153/24 - Variance #1

9 m
A153/24 - Variance #3

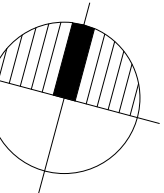


23%
A153/24 - Variance #1



Cell: 6477207025
6477206050

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TAFTEH FAMILY

Project:

SINGLE FAMILY DWELLING

37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:

SITE PLAN_LOT A

Drawn: SHB Sheet No:

Checked: SHB

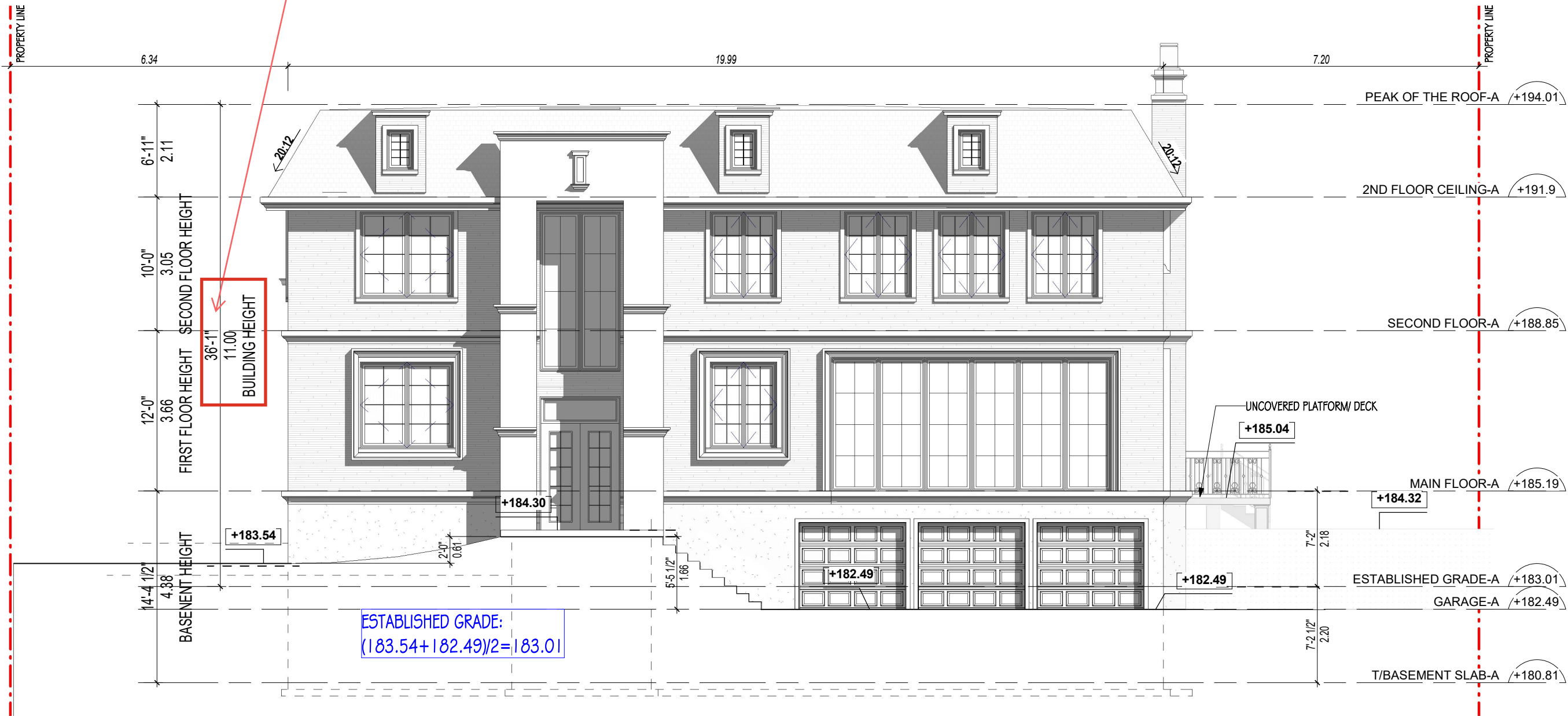
Project No: 23-10

Date: OCT 2023

Scale: 1 : 200

A1.01

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TAFTEH FAMILY

Project:
SINGLE FAMILY DWELLING
37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:
FRONT ELEVATION (NORTH)_LOT A

Drawn: SHB Sheet No:

Checked: SHB

Project No: 23-10

Date: OCT 2023

Scale: 1 : 100

A1.06

PROPSOAL TO SEVER LOT AND CONSTRUCT TWO NEW 2-STOREY SINGLE FAMILY DWELLINGS

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(FORMERLY THE TOWN OF VAUGHAN)



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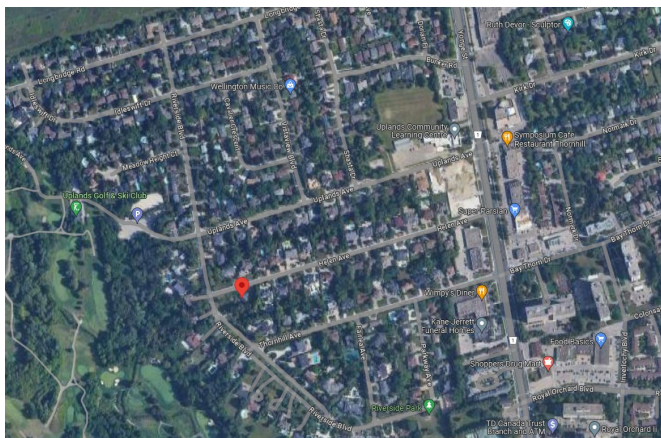
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_R1E (x403) Schedule E-441**

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11.28 m
A154/24 - Variance #3

11 m
A154/24 - Variance #2



LOCATION MAP

Gross Floor Area Lot A (Retained)		
Name	Area(Metric)	Area(Imperial)
SECOND FLOOR LOT A	205.940 m ²	2216.72 ft ²
MAIN FLOOR LOT A	215.698 m ²	2321.75 ft ²
Grand total: 2	421.637 m ²	4538.47 ft ²

Basement Gross Floor Area Lot A (Retained)		
Name	Area(Metric)	Area(Imperial)
BASEMENT LOT A	222.337 m ²	2393.22 ft ²
Grand total: 1	222.337 m ²	2393.22 ft ²

Gross Floor Area Lot B (Severed)		
Name	Area(Metric)	Area(Imperial)
MAIN FLOOR LOT B	313.273 m ²	3372.04 ft ²
SECOND FLOOR LOT B	294.857 m ²	3173.82 ft ²
Grand total: 2	608.130 m ²	6545.86 ft ²

Basement Gross Floor Area Lot B (Severed)		
Name	Area(Metric)	Area(Imperial)
BASEMENT LOT B	323.502 m ²	3482.15 ft ²
Grand total: 1	323.502 m ²	3482.15 ft ²

TAFTEH FAMILY

Project:
SINGLE FAMILY DWELLING
37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:
COVER SHEET - PROJECT INFORMATION

Drawn: SHB Sheet No:
Checked: SHB
Project No: 23-10
Date: OCT 2023
Scale: 12" = 1'-0"

A0.00

PLOT DATE: 2024-10-08 11:19:48 PM



Cell: 6477207025
6477206050

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YARD ANALYSIS LOT B		
ITEM NAME	AREA (METRIC)	AREA (IMPERIAL)
FRONT YARD	389.94m ²	4197ft ²
HARD LANDSCAPE (FRONT YARD) 70.7%	275.97m ²	2970.5ft ²
SOFT LANDSCAPE (FRONT YARD) 82.4%	227.65 m ²	2450 ft ²
REAR YARD	452.7 m ²	4872.8ft ²
SOFT LANDSCAPE (REAR YARD) 86%	391 m ²	4036 ft ²

SEVERED LOT B
1393.70 m²
15002 ft²

ESTABLISHED GRADE:
 $178.70 + 177.74 / 2 = 178.22$

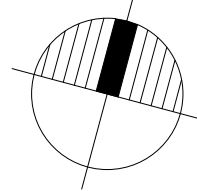
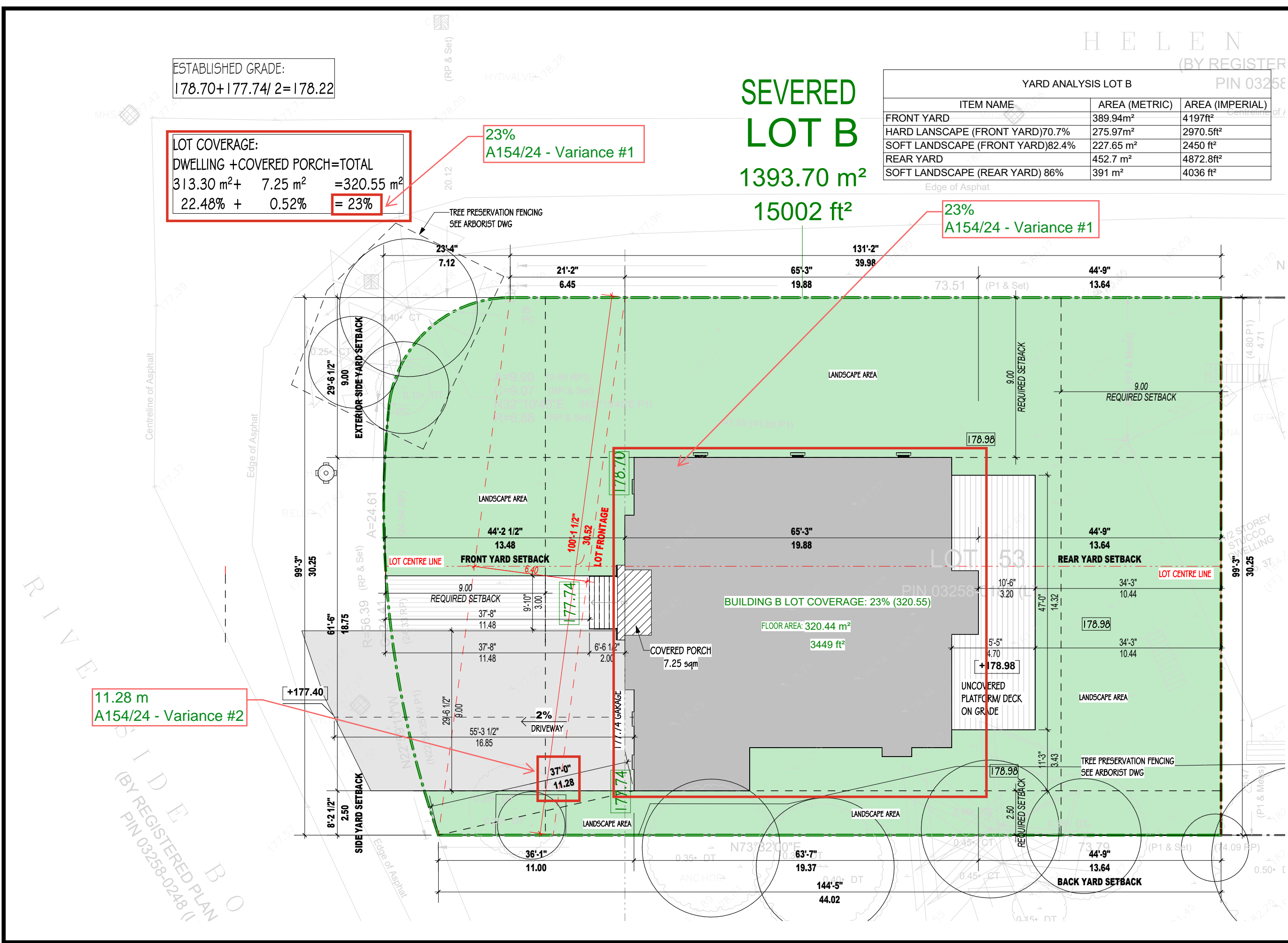
LOT COVERAGE:
DWELLING + COVERED PORCH = TOTAL
313.30 m² + 7.25 m² = 320.55 m²
22.48% + 0.52% = 23%

23%
A154/24 - Variance #1

23%
A154/24 - Variance #1

11.28 m
A154/24 - Variance #2

PLOT DATE: 2024-10-08 11:20:40 PM



TAFTEH FAMILY

Project:
SINGLE FAMILY DWELLING
37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:
SITE PLAN_LOT B

Drawn: SHB Sheet No:
Checked: SHB
Project No: 23-10
Date: OCT 2023
Scale: 1 : 200

B1.01

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TAFTEH FAMILY

Project:
SINGLE FAMILY DWELLING
37 RIVERSIDE BLVD.
VAUGHAN, ONTARIO

Sheet Title:
FRONT ELEVATION (WEST)_LOT B

Drawn: SHB Sheet No:
Checked: SHB
Project No: 23-10
Date: OCT 2023
Scale: 1 : 100

B1.06

**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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comments Received to Date

Date: October 1st 2024
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B011-24**
Related Files:
Applicant: Goldberg Group
Location 37 Riverside Blvd



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

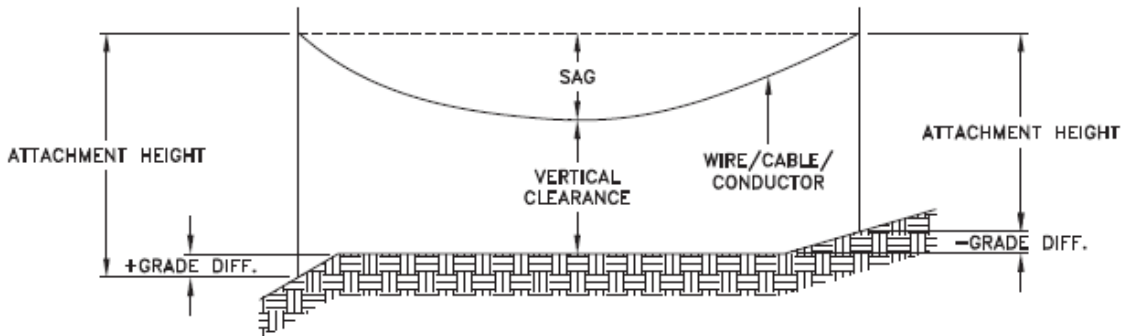
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

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 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.

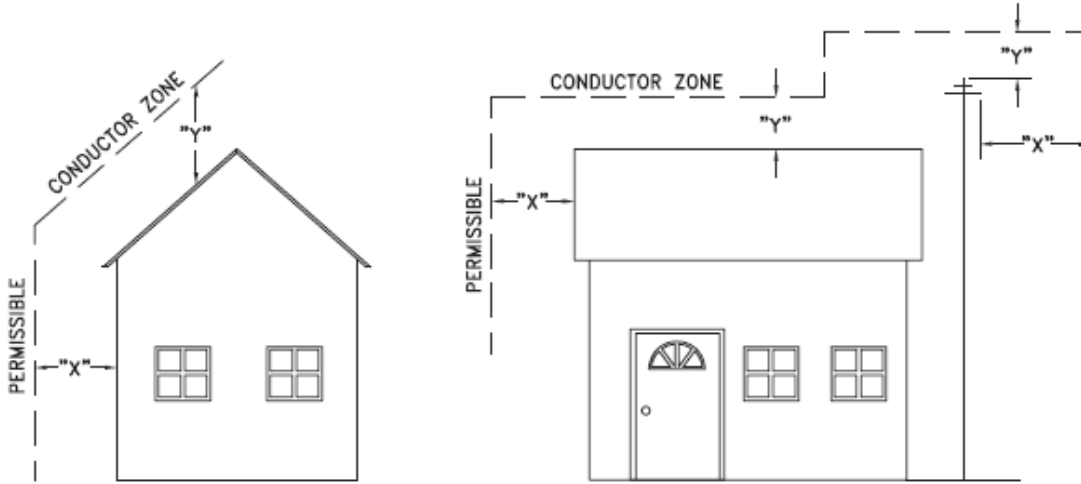
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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 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).

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: <i>D. Dadwani</i>	

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

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: October 9, 2024
Applicant: Goldberg Group
Location: 37 Riverside Boulevard – Lot B
 PLAN RP3765 Lot 53
File No.(s): A154/24

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 lot coverage in the R1E Zone shall be 20% [Table 7-3].	To permit a maximum lot coverage of 23% .
2	The maximum building height shall be 8.5 m [Section 4.5.1.b.]. (See note 1 below).	To permit a maximum building height of 11.0 m .
3	The minimum front yard shall be 37.8 m . [Table 7-3, Note 1]. (See note 2 below)	To permit a minimum front yard of 11.28 m .

Staff Comments:

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

There are no outstanding Orders on file

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:

Zoning By-law 01-2021	
1	The existing building height has not been provided. However, it appears the existing building height is currently less than 8.5m based on the survey which indicates the dwelling is 1 ½ storeys.
2	The minimum front yard shall be the existing front yard less 10% or 9.0 m, whichever is greater [Table 7-3, Note 1]. Based on the survey provided, the existing front yard setback is 42.03m , therefore the minimum front yard shall be 37.8m .

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.

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 11, 2024
Name of Owner: Gholamali Tafteh and Rouhangiz Vakili
Location: 37 Riverside Boulevard
File No.(s): B011/24, A153/24, A154/24

Proposal

The Owners have submitted Consent Application, File B011/24 to subdivide the Subject Lands into two (2) parcels and have applied for two (2) Minor Variance Applications, Files A153/24 and A154/24, to permit the construction of two (2) new single detached dwellings on the retained and severed lands respectively. The existing single detached dwelling would be demolished.

B011/24

The submitted Consent Application, File B011/24 proposes to sever a new 1,393.7 m² residential lot fronting onto Riverside Boulevard identified as "Lot B" on the submitted sketch and retain a 957.41 m² lot fronting onto Helen Avenue identified as "Lot A" The below-noted Variances are required to facilitate the development of two (2) new single detached dwellings on the proposed lots.

A154/24 – Lot B (Severed Lands)

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

1. To permit a maximum lot coverage of 23%.
2. To permit a maximum building height of 11.0 m.
3. To permit a minimum front yard of 11.28 m.

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

1. The maximum lot coverage in the R1E Zone shall be 20%.
2. The maximum building height shall be 8.5 m.
3. The minimum front yard shall be 37.8 m.

A153/24 – Lot A (Retained Lands)

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

4. To permit a maximum lot coverage of 23%.
5. To permit a maximum building height of 11.0 m.
6. To permit a minimum front yard of 9.0 m.

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

4. The maximum lot coverage in the R1E Zone shall be 20%.
5. The maximum building height shall be 8.5 m.
6. The minimum front yard shall be 37.8 m.

Official Plan:

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

Comments:

Provincial Planning Statement, 2024

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2024 (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. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The Development Planning Department is of the opinion that the proposed development is consistent with the policies of the PPS. Policy 2.3.1. speaks to Settlement areas being the focus of development based on densities and land uses which efficiently use land. Policy 2.2.1 focuses on the need for municipalities to plan for a diverse range of housing and densities to meet projected market-based and affordable housing needs for current and future residents. The City's Official Plans has outlined policies for appropriate growth and housing opportunities through intensification. The policies establish what forms of intensification are appropriate in particular

areas across the City. The application proposes an additional residential lot which increases density, while adding to the housing stock in the area. Therefore, the proposal is consistent with the PPS.

York Region Official Plan, 2022

The Subject Lands are designated “Community Area” by Map 1A – Land Use of the York Region Official Plan (‘YROP’), 2022. 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 proposed residential dwelling conforms to the policies of the YROP 2022 as residential uses are permitted within Community Areas.

Vaughan Official Plan, 2010

The Subject Lands are designated “Low-Rise Residential” by the Vaughan Official Plan (‘VOP 2010’) and are subject to the Established Large Lot Neighbourhood (‘LLN’) policies as per Schedule 1B. Within “Established Community Areas” and LLNs, development is subject to a series of compatibility criteria. Policy 9.1.2.3 lists the criteria as a series of elements determined to reinforce the character of LLNs (‘character elements’). The Retained Lands propose a frontage of 32.74 m and 30.52 m for the Severed Lot, both of which comply with the minimum requirements of the zoning by-law. The proposed frontages maintain the existing character of the immediate neighbourhood. Furthermore, 10.1.2.34. states that land severance may be considered, pursuant to Section 53 of the Planning Act. Policy 10.1.2.46. lists the criteria of assessing consent application in addition to the matters set out in Section 51(24) of the Planning Act. The Development Planning Department is of the opinion that the proposed severance is compatible with the surrounding area, have appropriate access, and can be serviced.

Comprehensive Zoning By-law 001-2021

The Subject Lands are zoned R1E(EN) - Second Density Residential Zone (Established Neighbourhood) and is subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended. The EN suffix applies to residential areas where the existing built form exceeded the minimum residential zone requirements for height, front, exterior, and interior side yard setbacks.

Relief is being sought for lot coverage, building height, and front yard for both the proposed retained and proposed severed lands.

The Development Planning Department has no objections to Variances 1 and 4 for the proposed increase to lot coverage. The coverage breakdown for the severed lands (Lot B) is as follows: 22.48% for the proposed dwelling, and 0.52% for the proposed covered porch. The breakdown for retained lands (Lot A) is as follows: 22.53% for the proposed dwelling, and 0.47% for the proposed covered porch. In 2004, Vaughan City Council directed Development Planning staff to undertake a comprehensive study and review of the redevelopment occurring in certain established neighbourhoods. The objective was to establish development criteria to guide the future development of established neighbourhoods with existing built form and character. As a result of the report, a maximum 23% lot coverage for 2-storey detached dwellings was determined to be appropriate for the area. The coverage relates to the enclosed space of and attached to the dwelling. Additional lot coverage above the maximum may be considered for accessory structures, and covered but unenclosed porches. The lot coverage of the proposed two-storey dwelling meets the 23% lot coverage allowance of the study, and the additional lot coverage associated with proposed covered porches is moderate given their position, scale, and design. The proposed lot coverage meets the character and scale of the Old Thornhill residential neighbourhood.

The Development Planning Department has no objections to Variances 2 and 5 for the proposed dwelling height of 11 m for each dwelling. The Subject Lands are subject to the Established Neighbourhood provisions of the By-law which state the maximum building height should be the existing building height, plus 3.0 m. The existing dwelling is a raised bungalow that is less than 8.5 m in height or 1.5 storeys. The proposed building height is measured at grade to the peak of the roof on both dwellings. Similar building heights have been previously approved in the surrounding area. The proposed dwelling heights will be in keeping with the existing built form in the immediate neighborhood as there are a range of bungalows and 2-storey dwellings.

The Development Planning Department has no objections to Variances 3 and 6 for the reduced front yards for each of the proposed dwellings. The Established Neighbourhood provisions in the By-law also speak to front yard requirements in which the front yard shall be less 2.0 m of the existing front yard. Due to the placement of the existing dwelling, the front yard is 42.03 m, requiring a new front yard of 37.8 m. The severed lot proposes a front yard of 11.28 m which is measured from the garage to the front property line. The 9 m front yard of the retained lot is measured from the north dwelling wall to the front property line. Similar reductions have been approved in the surrounding area. The front yard reduction for the retained lot, which is shallower, also allows for it to maintain a deeper rear yard. The proposed front yards will continue to maintain the character of the neighborhood.

An Arborist Report prepared by Kuntz Forestry Consulting Inc., dated May 7, 2024, and revised on August 9, 2024, was submitted in support of the application. The report inventoried and outlined protection requirements for 29 trees. Urban Design Staff have reviewed the Arborist Report and have no objections to the proposal.

The Development Planning Department is of the opinion that the proposal meets the intent of the Provincial Planning Statement, York Region Official Plan, Vaughan Official Plan and complies with the Zoning By-law, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

Accordingly, the Development Planning Department can support the requested variances 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.

Condition of Approval:

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

1. That the Owner(s) 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:

Alyssa Pangilinan, Planner 1
David Harding, Senior Planner
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B011/24- 37 Riverside Blvd - REQUEST FOR COMMENTS - CITY OF VAUGHAN -Agency Circulation
Date: Monday, September 30, 2024 2:07:18 PM
Attachments: [image002.png](#)

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.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Julie Risi Careri & John Careri	31 Helen Avenue	11/04/2024	Letter of Opposition
Applicant				Cover Letter/Planning Justification Report

From: [REDACTED]
To: [Committee of Adjustment Mailbox](#)
Cc: [John Careri](#)
Subject: [External] File A153/24, A154/24 (37 Riverside Blvd.)
Date: Monday, November 4, 2024 2:34:22 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.

Subject: Opposition to Severance Request for 37 Riverside Boulevard (File A153/24, A154/24)

Dear Members of the Committee of Adjustment,

We are the current owners residing at 31 Helen Avenue and would like to address the severance request for 37 Riverside Boulevard. Our home is adjacent to this property, and we wish to express our strong opposition to the proposal to sever such a beautiful lot.

Our neighborhood is rich in history, with many homes dating back to the 1950s, situated on spacious, golf-view estate-sized lots. Uplands is a special community, and it is vital that we preserve the character of our area, especially for lots like this one. If new construction is to occur, it should be approached with the utmost respect for the neighborhood's heritage. A 100x100 lot would be the smallest in the vicinity and would not enhance the area's value. Furthermore, such a small lot does not allow for any substantial landscaping, which significantly contributes to property value and neighborhood appeal. To provide context, our home next door is 100x200, and here's a brief overview of current lot sizes in the area:

- 5 Helen Ave-29 Helen Avenue : 100x160 (165)
- 29 Helen Ave: 100x160 (165)
- 35 Riverside Ave (next to subject property): 100x243, 114x174 (irregular)
- 33 Riverside Ave (two properties over from subject): 100x243, 114x174 (irregular)
-

As you move north toward Highway 407 along Riverside Blvd, the lots may become smaller, but they will still remain larger than the subject property:

- 41 Riverside Blvd: 100x160
- 43 Riverside Blvd: 110x160
- 45 Riverside Blvd: 110x160
- 53 Riverside Blvd: 86.73x137.52
- 55 Riverside Blvd: 72x137.52

(Note: As you head south on Riverside Blvd the lots become even larger than the subject property and offer stunning west golf course views)

37 Riverside Boulevard is a corner lot, located on one of the most prestigious streets in the Uplands neighborhood. The corner lots in our area are currently characterized by beautifully constructed gated homes that are recognized as estate properties. Therefore, this severance request is not in line with the standards and character of the Uplands community, particularly along Riverside Boulevard.

Thank you for considering our perspective on this matter. We would appreciate it if you could confirm the receipt of this message.

Sincerely,

Julie Risi Careri and John Careri
31 Helen Avenue



ADAM LAYTON, MCIP, RPP
alayton@goldberggroup.ca
(416) 322-6364 EXT. 2101

September 9, 2024
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1
Canada

Attn: Christine Vigneault, Secretary Treasurer, Committee of Adjustment

Dear Ms. Vigneault

Re: Application for Consent to Sever and Minor Variance
37 Riverside Boulevard
Lot 53 Registered Plan 3765
Gholamali Tafteh and Rouhangiz Vakili

1. Introduction

Goldberg Group acts on behalf of Gholamali Tafteh and Rouhangiz Vakili the 'Owners' of the property municipally described as 37 Riverside Boulevard, and legally described as 'Lot 53 Registered Plan 3765' in the City of Vaughan (the 'subject site'). On behalf of our Client, we herewith submit for the Committee's consideration an application for Consent to Sever to create a new residential lot. A concurrent application for Minor Variance relief is also provided to permit increased building height and lot coverage on both the retained lot (Lot A) and severed lot (Lot B).

The subject site is currently occupied by a 1.5-storey single detached dwelling, located towards the east of the property placed at an angle to the lot line, with driveway access from Helen Avenue. The Owners propose to demolish the existing dwelling and construct two (2) new dwellings on each of the created lots.

In support of the Consent to sever and Minor Variance applications for the subject site, the following materials are provided:

Consent to Sever

1. Completed City of Vaughan Authorization Form
2. Completed City of Vaughan Permission to Enter and Acknowledge of Public Information
3. Completed City of Vaughan Sworn Declaration Form
4. Completed City of Vaughan Septic Form
5. Architectural Plans prepared by Paya Group dated October 2023
6. Topological Boundary Plan of Survey prepared by Barich Grenkle Surveying Ltd. Dated November 2, 2017

7. Tree Protection Plan and Arborist Report, prepared by Kuntz Forestry, revised August 9, 2024;
8. Completed City of Vaughan Tree Declaration Form
9. Draft R -Plan prepared by Barich Grenkie Surveying Ltd.

Minor Variance Application for Retained (Lot A) and Severed (Lot B)

1. Completed City of Vaughan Variance Chart for Retained (Lot A) and Severed (Lot B)
2. Completed City of Vaughan Structure Size Chart for Retained (Lot A) and Severed (Lot B)
3. Structure Size Chart for Retained (Lot A) and Severed (Lot B)
4. Completed City of Vaughan Authorization Form
5. Completed City of Vaughan Permission to Enter and Acknowledge of Public Information
6. Completed City of Vaughan Sworn Declaration Form
7. Completed City of Vaughan Septic Form
8. Architectural Plans prepared by Paya Group dated October 2023
9. Topological Boundary Plan of Survey prepared by Barich Grenkle Surveying Ltd. Dated November 2, 2017
10. Tree Protection Plan and Arborist Report, prepared by Kuntz Forestry, revised August 9, 2024;
11. Completed City of Vaughan Tree Declaration Form
12. Site plan and building elevations showing location of variances requested.

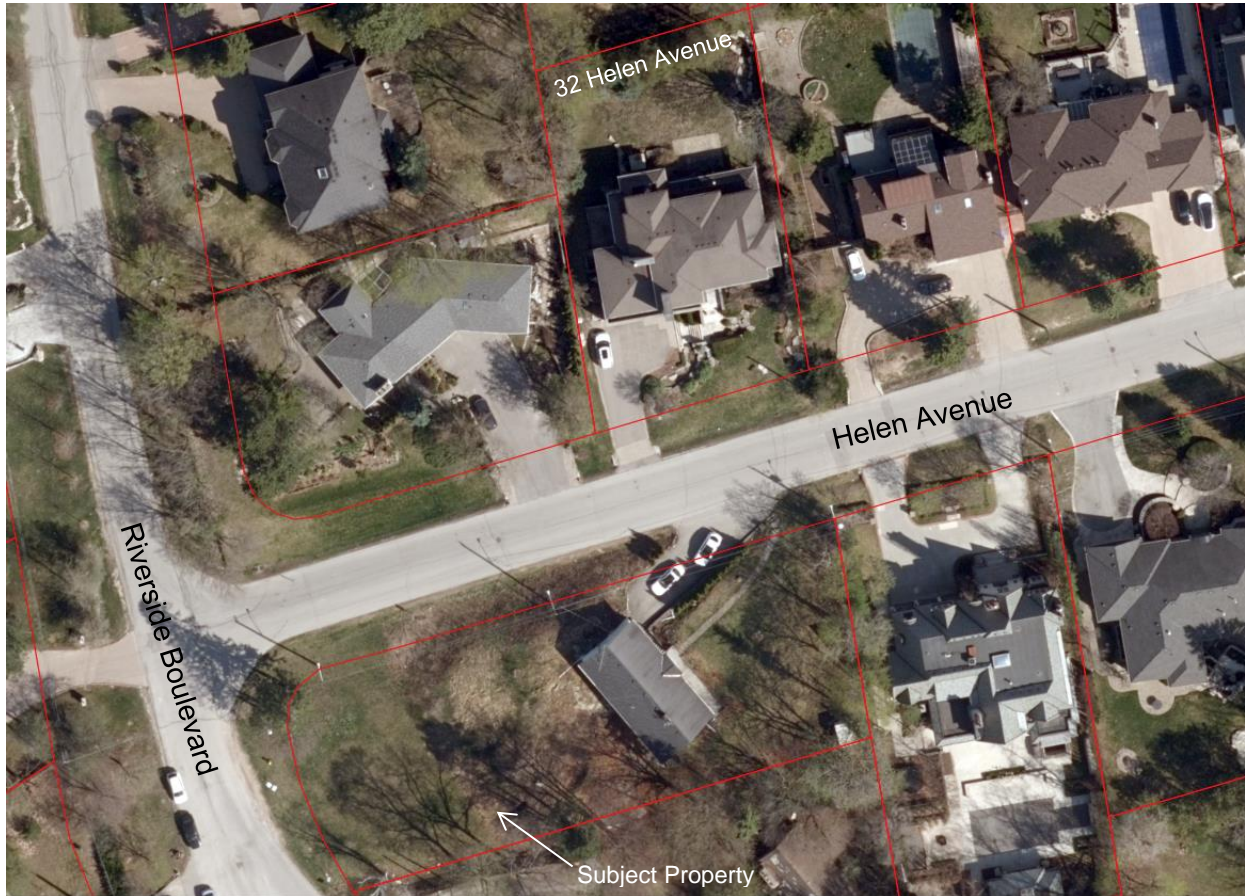
2. Location, Description of the Subject Site and Area Context

The subject property is located at the southeast corner of the intersection of Riverside Boulevard and Helen Avenue, approximately 478 metres west of Yonge Street in Thornhill Community of the City of Vaughan. The neighborhood is characterized by low rise detached residential housing.

The subject property has lot area of approximately 2351.10 square metres (0.58 acres) with a frontage of approximately 30 metres (99 feet) along Riverside Boulevard, and approximately 80 metres (264.5 feet) along Helen Avenue. This lot is one of the largest lots on the street and is underutilized. The subject property slopes gradually towards Riverside Boulevard and relatively sharply towards Helen Avenue with the highest elevation at the location of the existing structure. Currently the property supports a single detached dwelling which will be demolished as a part of proposed development **(Figures 1 and 2)**.

The existing detached dwelling unit is positioned at an angle to the street, thus inconsistent with the present streetscape. The immediate surroundings consist of similar built form to the proposed development, with the area experiencing reinvestment in the form of many replacement dwellings which creates a pattern of custom built, larger dwellings on well landscaped lots co-existing with the original vintage dwellings. As seen in the images below, the subject site is currently located across the street from a newer 2-storey replacement dwelling (32 Helen Avenue) **(Figure 3)**, and there are other nearby lots with similar conditions **(Appendix A)**.

Figure 1: Context Aerial Photograph



Source: YorkMaps, 2024

Figure 2: Existing Dwelling



Source: Google Street View, 2024

Figure 3: 32 Helen Avenue



Source: Google Street View, 2024

3. Proposed Development

The proposed development severs the existing subject site and creates two new residential lots, each to support a new 2-storey detached dwelling with integral garages. The retained lot (Lot A) is proposed to have an area 957.41 square metres (+/-10,305 square feet) and a frontage of 33.53 metres (+/-110 feet), while the severed lot (Lot B) would have an area of 1,393.70 square metres (+/-15,002 square feet) and a frontage of 30.52 metres (+/- 99.25 feet) (**Figure 4 and 5**). The retained lot (Lot A) will continue to be accessed from Helen Avenue while the severed lot (Lot B) is proposed to have entrance via Riverside Boulevard.

Figure 4: Severance Plan

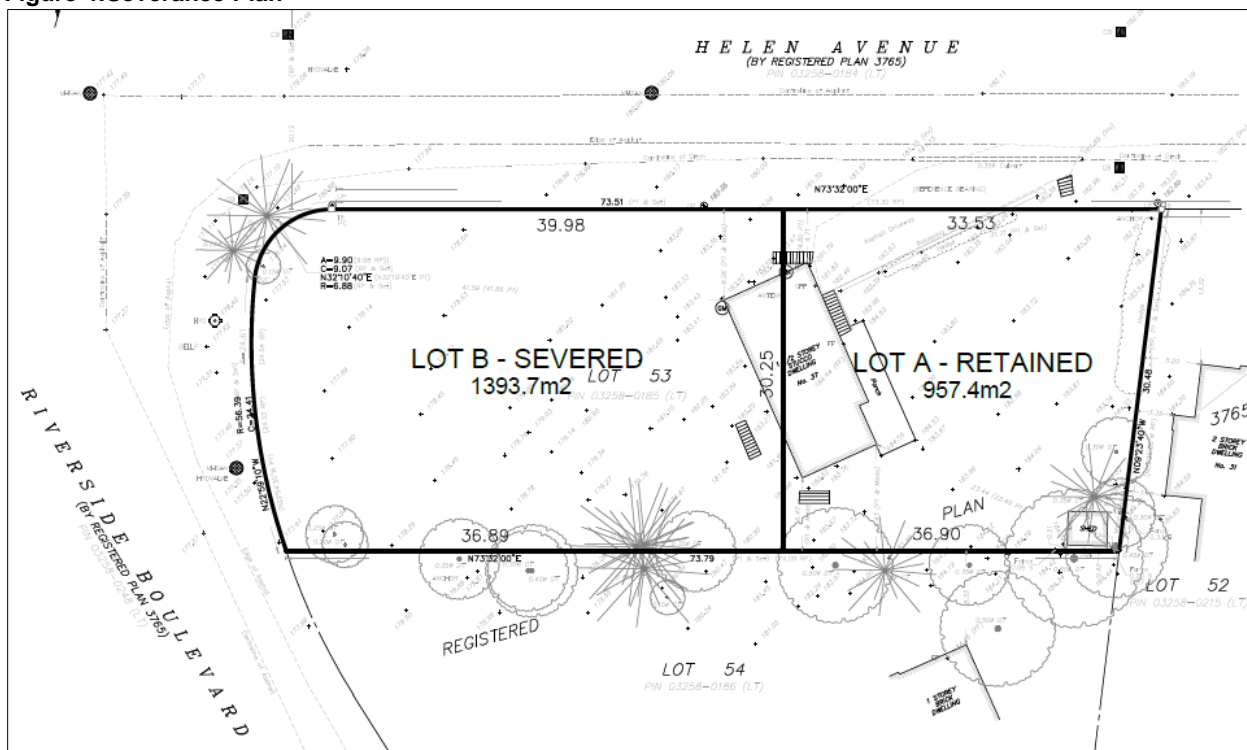
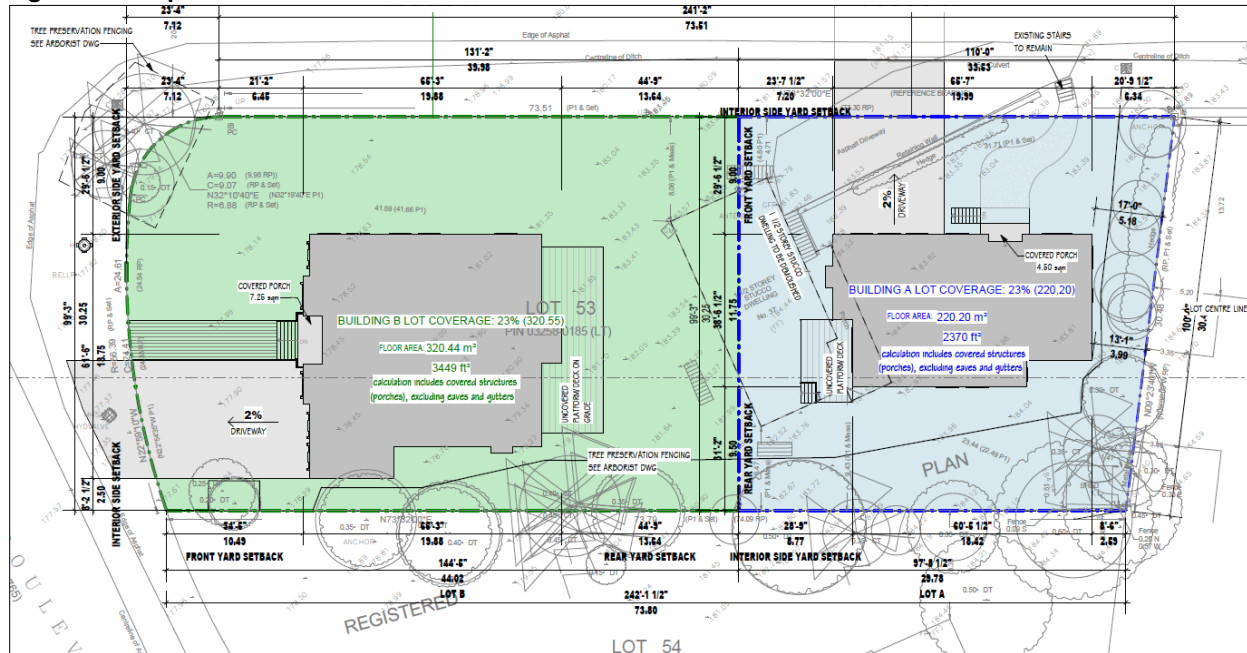


Figure 53: Proposed Site Plan



Retained lot (Lot A)

The design of the structure in retained lot (Lot A) maintains the sloped topography of the site which results in the integral garage being located in the basement and an elevated covered porch access by 7 risers to the pedestrian entrance to access the first floor of the house off Helen Avenue and comprises of a typical layout.

The overall height of the proposed building is 11 metres, taken from *established grade* to the top of the roof. The structure is setback 9 metres from the front yard (north), a minimum of 3.99 metres from the east side yard 9.5 metres from the rear yard (south) and 7.2 metres from the west side yard.

Severed lot (Lot B)

The severed lot (Lot B) is generally flat but gradually slopes towards Riverside Boulevard. A main pedestrian entrance is provided from Riverside Boulevard, which includes a covered porch accessing the main level of the house comprised of a typical layout.

The overall height of the proposed building is 11 metres, taken from *established grade* to the top of the roof. The structure is setback 13.45 metres on an average from the front yard (west), a minimum of 2.5 metres from the south side yard 13.64 metres from the rear yard (east) and 9 metres from the north side yard.

A Tree Protection Plan and Arborist Report has been prepared by Kuntz Forestry Consulting Inc., which suggests a strategy to protect all the existing vegetation on site suggests, with the exception of two (2) dead trees – one on retained lot (Lot A) and one on the public right of way near the severed lot (Lot B).

4. Planning Policy

The City of Vaughan Official Plan

The City of Vaughan Official Plan (City OP) identifies the subject property as being within the *Community Area* in Schedule 1. This is predominantly envisioned *low-rise residential* dwellings with local amenities including community gardens, schools, and other temporary uses like model homes and sales offices. Section 2.2.3.2 of the City OP states,

“That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)”

Schedule 13 of the City OP identifies the land use of the area as *low-rise residential*. These areas are planned to consist of buildings no more than three (3) storeys. Residential units, home occupations, private daycare and small-scale convenience retail stores are permitted within these areas. The contemplated development consists of two (2) *Low-Rise Residential* dwelling units.

Section 9.2.3.1. defines detached house as “a *Low-Rise Residential* building, up to three storeys in height, situated on a single lot and not attached to any other residential building.” It further elaborates the guidelines for massing and scale of new detached houses as,

“In Established Community Areas where Detached Houses and Semi-Detached Houses exist, the scale, massing, setback and orientation of new Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved houses of the same type in the immediate area. Variations are permitted for the purposes of minimizing driveways. (OPA #15)”

The area is identified as being within an *Established Large Lot Neighborhood*, with a minimum lot frontage of *30m+ (100 f+)* in Schedule 1B. This designation provides policies which aim to maintain the character of the established large lot neighborhoods. In this regard, policies are provided with respect to minimum lot frontage, lot area, lot configuration, front and rear yards dwelling type, building height and massing and lot coverage based on the current zoning defined as a part of the City of Vaughan Comprehensive Zoning By-law 001-2021 (Zoning by-law).

Zoning by-law

The subject property is identified to be within the *First Density Residential Zone (R1E (EN))* subject to exception 403 within Citywide Comprehensive Zoning by-law 001-2021. The R1E zoning provides a required minimum lot frontage of 30 metres, and a minimum lot area of 845 square metres.

Additionally, the *Established Neighborhood* (EN) suffix to the residential zone provides additional provisions related to building height, and interior side and front yard setbacks.

Exception 403 outlines building requirements for properties identified in figure E-741, which includes the subject site. Relevant to the consideration of this proposal, the exception provides a requirement for a minimum 9.0 meter rear yard and limits the project of a garage to a maximum of 4.5 metres projection of garage. A further restriction allows only one dwelling unit per lot.

The development standards of the two proposed lots/dwellings are summarized in the table below:

	City of Vaughan Zoning By-law – 001 - 2021	Retained Lot (Lot A)	Severed Lot (Lot B)	Compliance	
		(Part 1, Lot 53 Registered Plan 3765 City of Vaughan)	(Part 2, Lot 53 Registered Plan 3765 City of Vaughan)	Lot A	Lot B
Lot Frontage (m)	30	33.53	30.52	✓	✓
Lot Area (m ²)	845	957.41	1393.70	✓	✓
Building Height (m)	9.5 ⁽¹⁾	11	11	✗	✗
Front Yard (m)	9	9	13.48	✓	✓
Rear Yard (m)	9 ⁽²⁾	9.5	13.64	✓	✓
Interior Side Yard (m)	1.5	2.5 (minimum)	3.99 (minimum)	✓	✓
Exterior Yard (m)	9	-	9	✓	✓
Lot Coverage	20% ⁽³⁾	23%	23%	✗	✗

Notes:

1. Based on the Established Neighborhood guidelines section 4.5.1 of City of Vaughan Zoning By-law – 001 – 2021.
2. Based on the exception 403 section 14.403.2 of the Bylaw.
3. Section 7.2.2 additional requirements to table 7-3(2) of the Bylaw.

5. Consent to Sever

The proposed development contemplates the severance of the subject property into two (2) lots. As mentioned before, the zoning by-law requires a lot area of a minimum of 845 square metres and a lot frontage of more than 30 meters following the *Established Large Lot Neighborhood* guidelines. Following these provisions, the retained lot (Lot A) has a lot area of 957.41 square metres and a frontage of 33.53 metres. Similarly, severed lot (Lot B) has a lot area of 1393.70 square metres and a frontage of 30.52 metres. Thus, the created lots conform with the Zoning by-law.

6. Minor Variance

As demonstrated in the above table, the proposed development complies with the provisions of the Zoning By-law in terms of lot frontage, total area, landscape requirements and all setbacks.

The Zoning By-law defines *Established Grade* “Means the average level of the ground at the front of a building or structure.” For the subject properties the established grade is considered as the average grade level at *lot frontage*. The established grade for retained lot (Lot A) is defined at 183.27 metres and that for severed lot (Lot B) is defined at 178.22 metres.

Relief is required from the provisions of the By-law for each of the proposed dwellings with respect to the following sections:

Height of the Building

A minor variance is required with respect to the maximum building height.

Section 4.5 of the Zoning by-law outlines the requirements for a lot in Residential zone *Established Neighborhood* suffix “-EN” shown on Schedule A and outlines the maximum height, interior yard and front yard requirements.

Section 4.5.1

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 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.*

The by-law allows for a height of 9.5 metres from the *established grade*. The proposed structure has a building height of 11 metres from the established grade which is at 183.27 metres for Retained Lot A and at 178.22 metres for Severed Lot B. The height of the structure is measured from the *established grade* to the peak of the roof.

Maximum Lot Coverage

A minor variance is required with respect to the lot coverage mention in the Zoning by-law:

Section 7.2.2 – Lot and Building Requirements for RE and R1 Zones Table 7-3 and additional requirements to Table 7-3 (2):

The maximum lot coverage (%) for R1E is 20%;

The maximum lot coverage in the R1E Zone shall be 23% provided the maximum height does not exceed 9.5 m. ⁽⁰⁸⁰⁻²⁰²⁴⁾

The proposed maximum lot coverage is 23% for a lot area of 957.41 square metres (+/-10,305 square feet) for retained lot (Lot A) and 23% for a lot area of 1,393.70 square metres (+/-15,002 square feet) for the severed lot (Lot B) with the height of the structure 11 metres from the established grade for each of the lots.

7. Four Tests of the Planning Act

The Planning Act provides the following tests to be considered in the review of an application for Minor Variance relief. The following section provides our opinion with respect to how each of these has been satisfied in the consideration of the proposed development.

Test 1: Conformity to the general intent of the Official Plan:

The subject property is identified as being within the *Low-rise Residential* land use designation within the City of Vaughan Official Plan 2010. These areas are intended to support low-rise housing stock along with community facilities. The proposed development contemplates two (2) single detached dwellings which are proposed to have a height of 11 metres from *established grade* and are considered as low-rise development.

Furthermore, the subject property is identified within Policy 9.1.2.3 – Vaughan’s *Established Large Lot Neighbourhoods* characterized by exclusively detached houses on generally large lots with frontages exceeding 30 metres. The contemplated development consists of two (2) single detached dwellings which is consistent with the dwelling type of the neighborhood. It maintains a lot frontage greater than 30 metres and meets the lot frontage provisions, on both the retained lot (Lot A) and severed lot (Lot B). The contemplated development is consistent with the lot area and lot configuration of the existing lotting fabric of the neighborhood. The proposed front and side yards for both the severed (Lot B) and retained (Lot A) are maintained and are consistent with the character of existing streetscape. Rear yard setbacks of the contemplated development are consistent with the existing pattern to minimize visual intrusion on the adjacent residential lots. Additionally, the existing trees at the rear of retained lot (Lot A) and side yard of the severed lot (Lot B) are also maintained to aid in visual separation. The contemplated development is consistent with the general building massing and maintains the low-density character ensuring generous opportunities for landscaping areas.

Considering same, the increase in height and coverage does not affect the overall character of the neighborhood and does not over represent overdevelopment the subject property. The increase in height is a product of the terrain of the site but is reflective of the general surrounding massing. Furthermore, sufficient setbacks and existing vegetation is maintained on the property providing privacy to the existing and proposed dwellings. As the existing dwelling is located at an angle to the street, the contemplated development on retained lot (Lot A) regulates the orientation with respect to other built and approved houses on Helen Avenue and the severed lot (Lot B) provides a regular relationship with to Riverside Boulevard and thus enhances the current streetscape.

In this regard, the proposed development and variances conform to the general intent of the Official Plan.

Test 2: Conformity to the general intent of the Zoning By-Law:

The subject property is identified within the *R1E (EN)* Zone which permits a variety of uses, including single detached dwellings, as is proposed. The proposed development maintains the necessary lot frontage, lot area requirements as mentioned in the Zoning by-law and fits within

the existing neighborhood lot pattern. Consistency is maintained with the pattern of streetscape by providing the specified setbacks, lot area, lot frontage and landscaping. Thus, demonstrating that the development is consistent with the City's vision for *Established Large-Lot Neighborhoods*.

The proposed development requests relief to allow for increase in the height requirement from 9.5 metres to 11 metres and increase in the lot coverage from 20% to 23%.

The proposed heights of the structures are a product of the existing terrain of the site and are in keeping with a number of existing dwellings in the immediate and broader surrounding area. Furthermore, the Zoning By-law allows for a coverage of up to 23% for structures less than 9.5 metres in height. As such, the relief requested for increase in height and coverage can be considered technical in nature, as the height of the first and second floor of the proposed dwellings comply with the overall building height requirement prescribed but when measured from established grade, which encompasses part of the basement, the heights exceed the maximum by 1.5 metres. As such, the modest increase in height is indiscernible from the street and will not give rise to any adverse impacts on the streetscape.

The proposed development is consistent with the general massing and character of the structures in the neighborhood and the relief requested are technical and minor in nature and the contemplated development conforms to the general intent and purpose of the Zoning by-law.

Test 3: Is the requested relief minor in nature?

The proposed development optimizes the use of land and existing terrain. The lot coverage of the proposed dwellings is generally in keeping with similar existing dwellings in the immediate and broader surrounding area. More importantly however, the ground plane site planning elements are maintained and are not adversely impacted by the proposed lot coverage. Appropriate setbacks are provided to enable an appropriate and consistent streetscape from the public realm, appropriate building relationships are maintained as are generous rear yard amenity area for each lot.

As demonstrated through the enclosed arborist report, existing healthy trees will be retained on the property indicating that the present-day relationship between adjacent dwellings and the subject site will be maintained in a virtually identical manner.

The variances are considered minor with respect to impact and order of magnitude and will result in a development that is suitable for the subject site. The proposed development reflects and reinforces the range of existing built form styles and scales already established in the neighbourhood. The proposed dwellings are appropriate development for this site and will fit in with the overall character of the neighbourhood. The dwellings will contribute to the stability of the neighbourhood as a single detached neighbourhood, maintaining the general intent and purpose of the Official Plan and the Zoning By-law. Thus, as the impacts are limited only to the subject site, relief through another process would not be required.

Test 4: Are the variances desirable?

It is our opinion that the proposed variances are desirable for the subject property. The existing property has an irregularly placed single dwelling unit. The proposed variances maintain the general intent and purpose of the Official Plan and Zoning by-law, maintain the overall *low-rise residential* character of the neighborhood and are minor in nature. The development of the subject property will ensure investment in the neighborhood and addition to the current housing supply in a compatible manner. The contemplated development will be generously landscaped and add to the overall character of the neighborhood. Further, it will provide continuity streetscape and enhance the streetscape by aligning the structure to the roads. Thus, it can be concluded that the contemplated development is desirable to the surrounding community.

8. Conclusion

This analysis has considered the potential to redevelop the property municipally known as 37 Riverside Boulevard into two (2) new residential lots, each containing a detached dwelling. It is our conclusion that the proposal is in accordance with the vision of the City OP and the requirements of the City Zoning By-law and can thus be considered to be appropriate. It maintains the overall character of the surrounding community and improves continuity in the streetscape.

While relief is required from the provisions of lot coverage and building height, it is our opinion that the relief requested maintains the general intent and purpose of the City Official Plan and Zoning By-law, is minor, and is appropriate and desirable. The resulting built form will be maintaining the character of the established large lot neighborhood while ensuring efficient development of land within the built boundary of the City of Vaughan and the preservation of existing vegetation. The proposed development reflects and reinforces the range of existing built form styles and scales already established in the neighbourhood. The proposed dwelling is an appropriate development for this site and will fit in with the overall character of the neighbourhood.

Individually and cumulatively, it is our opinion that the proposed Minor Variances requested do not bring rise to any adverse planning impacts for the immediate or nearby surrounding neighbourhood. Therefore, the proposed variances satisfy the four tests set out in Section 45(1) of the Planning Act.

We trust that this application package is satisfactory and complete, and we would appreciate, if this would be scheduled for the earliest possible Committee of Adjustment hearing date. If you require additional information or wish to discuss this matter further, please do not hesitate to call the undersigned at (416) 322-6364 ext. 2101 or Jyutika Bhise at ext. 2107.

GOLDBERG GROUP

Yours truly,



Adam Layton, RPP, MCIP

cc. Gholamali Tafteh and Rouhangiz Vakili

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A