



File: A080/19

Applicant: Monica Coluccio and Michael Mordini

Address: 41 Abell Ave Woodbridge

Agent: Ida Evangelista

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
CP Rail	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 11

A080/19

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, July 25, 2019
Applicant:	Monica Coluccio & Michael Mordini
Agent:	Ida Evangelista
Property:	41 Abell Ave Woodbridge
Zoning:	The subject lands are zoned R2 Residential Zone Two under By-law 1-88 as amended.
OP Designation:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" (Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan)
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit the construction of a proposed detached garage and existing wood deck.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum interior side yard setback of 1.2 metres is required.	1. To permit a minimum interior side yard setback of 0.80 metres to the accessory building.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 3.5 metres to the accessory building.
3. A minimum interior side yard setback of 1.2 metres is required.	3. To permit a minimum interior side yard setback of 0.15 metres to the deck and to the stairs.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on July 10, 2019

Applicant confirmed posting of signage on June 15, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	1960 (purchased March 2016)

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing situation. Rebuild existing garage as it is not structurally sound and is unsafe.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 16-003879 for Single Detached Dwelling - Alteration, Issue Date: Oct 02, 2017
Building Permit No. 19-000823 for Detached Garage - New, Issue Date: (Not Yet Issued)
Building Permit No. 16-003879 for Single Detached Dwelling - Addition, Issue Date: Mar 06, 2017

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" (Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan)

The Owner is requesting permission to continue construction of a detached garage in the rear yard and maintenance of a rear yard deck and below grade stairs in the interior side yard with the above-noted variances.

Development Planning and Development Engineering staff visited the subject property on June 17, 2019. Staff noted that the existing deck and stairs had been recently rebuilt. The Owner submitted a revised sketch for review.

Variances #1 and #2 are considered minor in nature as the garage is sufficiently located away from the side yard to allow for drainage and has a sufficient rear yard setback which will not have adverse impacts on adjacent properties. Variance #3 is minor in nature given that the top of the deck adjacent to the interior lot line is less than a foot above grade and the below-grade stairs are existing and are not covered. The Development Engineering Department has no objections for Variance #3 as the deck is elevated and does not conflict with the drainage path along the property line and has no objection to the existing below-grade stairs.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

Cultural Heritage staff has no concern with this Minor Variance application.

Development Engineering:

The Development Engineering (DE) Department has reviewed the minor variance to permit a minimum interior side yard setback of 0.15 metres to an existing deck and has no concerns. The deck is elevated and does not conflict with the Engineering's typical 0.6m setback for the drainage path along the property line.

The Development Engineering (DE) Department does not object to variance application A080/19 subject to the following condition(s):

The Owner/applicant shall submit the final Lot grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks Development:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
CP Rail - No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

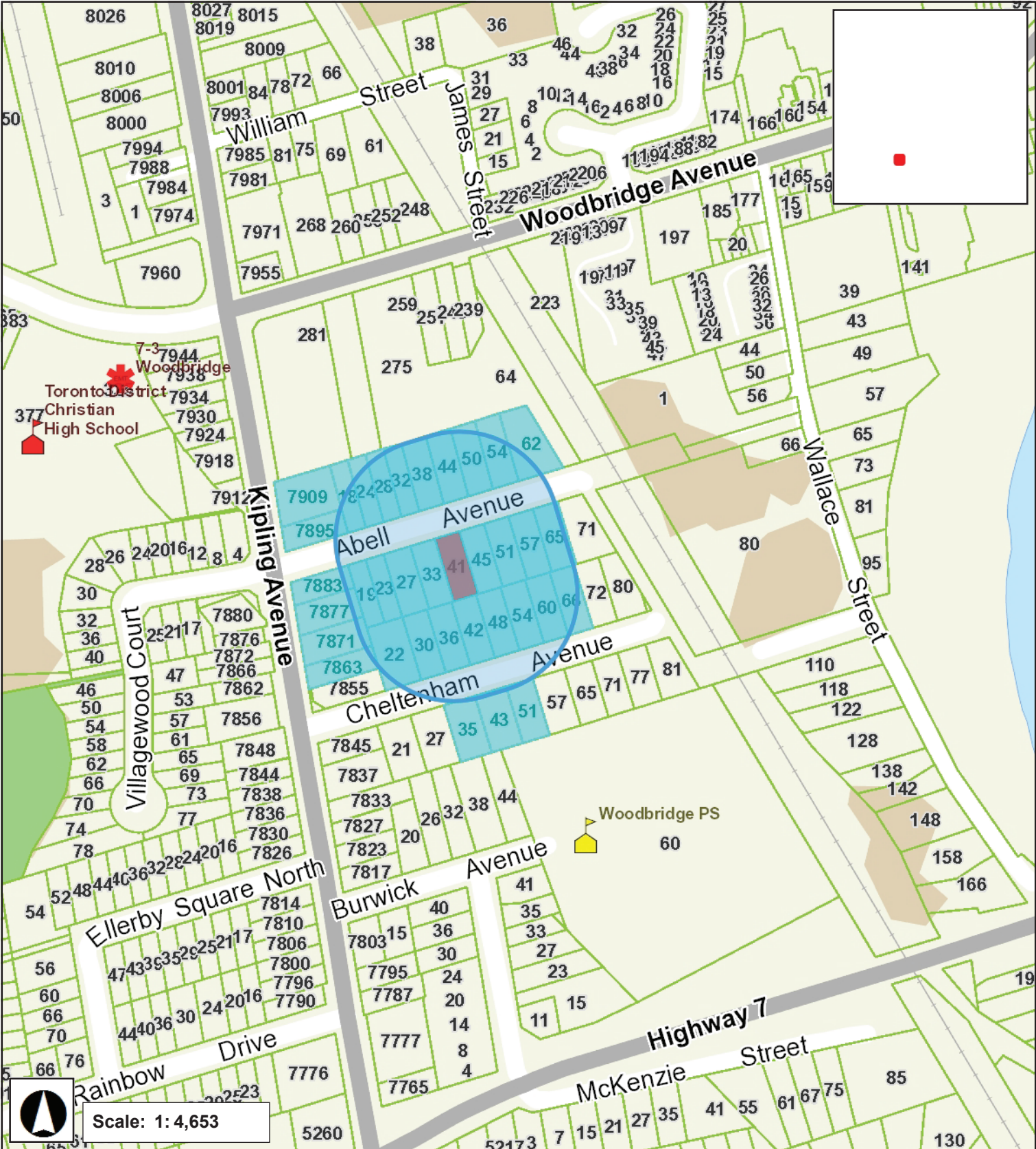
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP A080/19

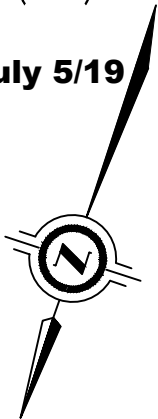
41 ABELL AVENUE, WOODBRIDGE



Revised July 9/19 to concur with bldg comments

SKETCH OF SURVEYOR
TOWN OF VAUGHAN
LOT 22 AND PARTS OF LOTS 21 AND 32
REG. PLAN 2524
NORTH YORK (ON)

Revised July 5/19



A080/19

PROPOSED
GARAGE
(21'-0"x31'-0")

0.8m

30'-10" (9.4m)

2'-7" (0.8)

DRIVEWAY

140'-0" [42.67]

140'-0" [42.67]

EXISTING
GARAGE

NEW WOOD
DECK

20'-7" [6.27]

N.41
EXISTING 2 STOREY
HOUSE

17'-0" [5.18]

26'-4" [8.03]

55'-0"(16.76)

VARIANCE TO LOT
LINE
APPROXIMATELY
6"-7"

0.15m

N.45

N

GPF Design Services Inc. 2572,
Eglinton Avenue West Toronto,
Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N28087

4.	Revised	19-06-27	
3.	Revised	19-06-19	
2.	Revised	19-05-24	
1.	ISSUED FOR PERMIT	18-11-15	
No.	Description	Date	By
REVISIONS			

CLIENT:
PROJECT: 41 ABELL AVE.
VAUGHAN, ON

SHEET TITLE: SITE PLAN

SCALE: 3/32"=1'-0"

A0

ABELL AVENUE
(DEDICATED BY REGISTERED PLAN 2524)

SKETCH SHOWING TOPOGRAPHY
FOR SITE DEVELOPMENT PURPOSES OF
PART OF LOTS 21 AND 23 AND
ALL OF LOT 22
REGISTERED PLAN 2524
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:150

GUIDO PAPA SURVEYING
A DIVISION OF J. D. BARNES LIMITED

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

NOTE:
BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM
OFFICE RECORDS AND IS SUBJECT TO A LEGAL SEARCH AND
FINAL SURVEY.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS NOT TO BE USED FOR MORTGAGE
OR TRANSACTION PURPOSES.

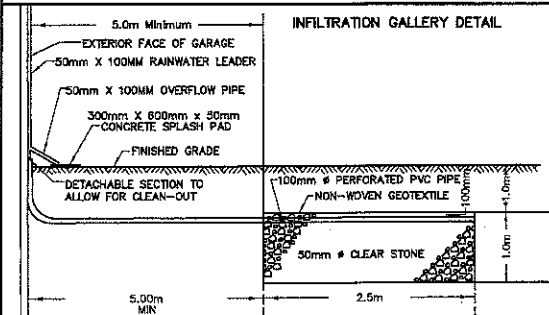
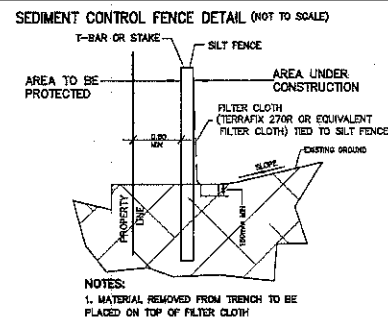
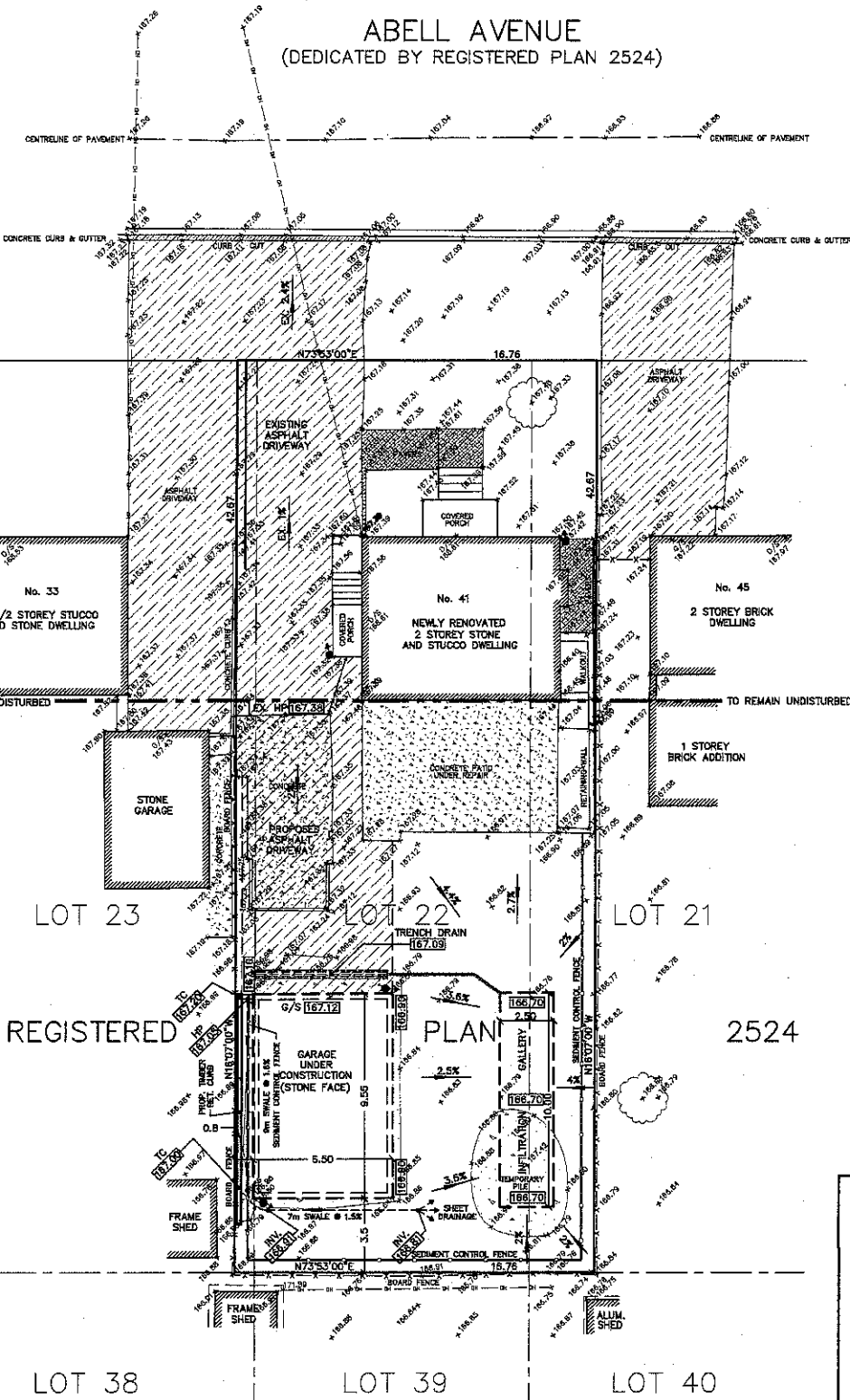
GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC AND
ARE DERIVED FROM THE CITY OF VAUGHAN CONTROL MONUMENT
NO. 10519980176 - ELEVATION = 186.971 METRES.

LEGEND:
CS DENOTES CATCH BASIN
MH SAN MANHOLE SANITARY
MH STM MANHOLE STORM
FTE FINISHED FLOOR
INV INVERT
D/S DOOR SILL
G/S GARAGE SILL
FH FIRE HYDRANT
WV WATER VALVE
100.00 EXISTING ELEVATION
100.00 PROPOSED ELEVATION
DECIDUOUS TREES
CONIFEROUS TREES
DOWNSPOUT

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THIS GRADING PLAN AND HAVE
DETERMINED THAT THE PROPOSED GRADES WILL NOT
ADVERSELY AFFECT THE ADJACENT PROPERTIES.


FEBRUARY 15, 2019
DATE

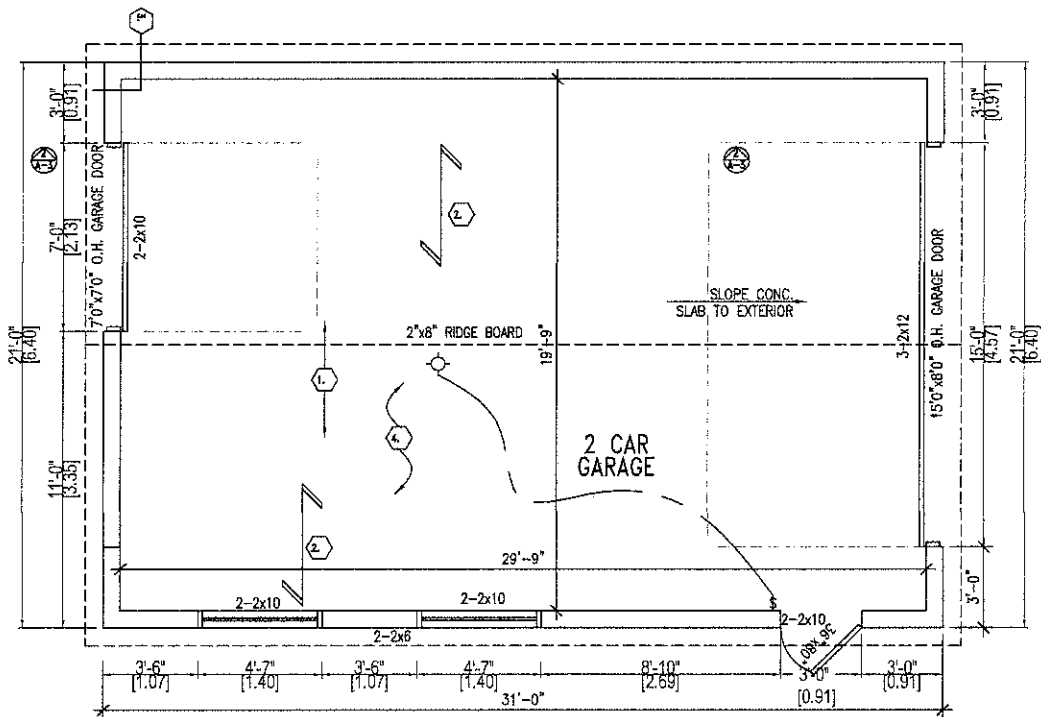
VALERIO E. PAPA
ONTARIO LAND SURVEYOR
(this is NOT an original copy
unless embossed with a seal)



INFILTRATION GALLERY CAPACITY CALCULATIONS
 $Q = f \times A$
3,600,000
(MCE SWM Design Manual Section 4.9.3)
 f = Longevity Factor = 0.75
 P = Percolation Rate = 30mm/hr (assumed -
to be confirmed by geotechnical consultant during
construction excavation)
 $Area = 10m \times 2.5m$
 $Q = 0.156 L/s$ (infiltration)
 $Q_{5-year} = 7.6 L/s$ [VAUGHAN 5-year STORM EVENT]
[829.6/((1+4)^{0.25})]
Rear Area + Garage of Roof Top = 0.043 ha
Weighted Runoff Coefficient = 0.56
Storage Req'd = 8.9m³
Storage Provided = $W \times L \times H$ + Stone Voids
= $2.5m \times 10.0m \times 1.0m \times 40\%$
= $10m^3 > 8.9m^3$

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1	AS PER CITY'S REQUEST	APPROVED	MARCH 25, 2019
NO.	REVISIONS	DATE	
CITY OF VAUGHAN LOT GRADING PLAN		DETACHED 2 CAR GARAGE	
C/O FRAMECON INC. (MIKE MORDINI)			
		V.G.P. DESIGNED V.G.P. CHECKED 15/02/2019 15/02/2019 TEL: (416) 291-1111 FAX: (416) 291-1112 10-15-251-00	
GUIDO PAPA SURVEYING A Division of J.D. Barnes Limited 2100 SHEPPARD AVENUE EAST, SUITE 101, SCARBOROUGH, ONTARIO M1S 4T6 WWW.JDBARNES.COM		SURVEYING MAPPING etc.	



1. GARAGE SLAB:
4" (100) 32MPa (4640psi) CONC. SLAB WITH
5-BK AIR ENTRAINMENT ON OPT. 4" (100)
COARSE GRANULAR FILL WITH COMPACTED
SUB-BASE OR COMPACTED NATIVE FILL. SLOPE
TO FRONT @ 1% MIN.
2. 2"x8" SPR.#2 @ 16" O.C. ROOF RAFTERS W/
2"x6" SPR.#2 @ 16" O.C. CLG. RAFTERS
3. STUCCO SIDING
1/2" EXT. GRADE SHEATHING
2x6 WOOD STUDS @ 16" O.C.
1/2" DRYWALL
4. No. 210 (10.25 kg/m²) ASPHALT SHINGLES,
3/8" (9.5) PLYWOOD SHEATHING ON ROOF
FRAMING AS NOTED

GPF Design Services Inc. 2572,
Eglinton Avenue West Toronto,
Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N28087

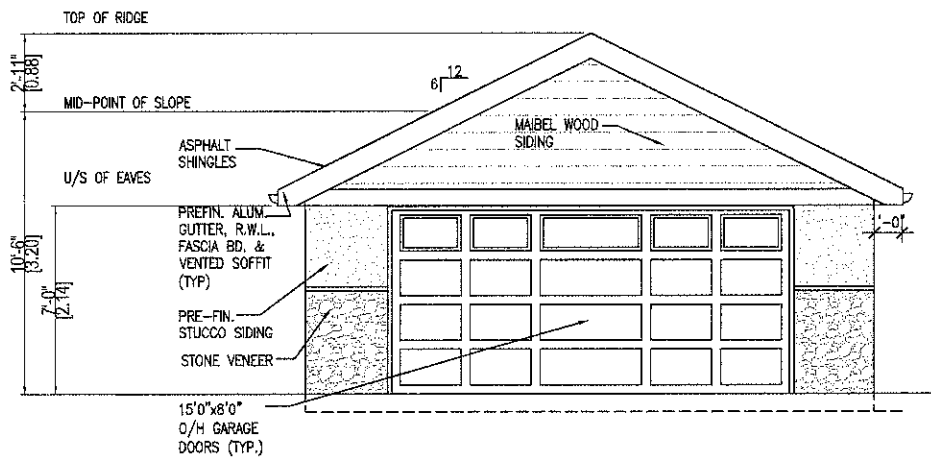
4.			
3.			
2.	Revised	19-05-24	
1.	ISSUED FOR PERMIT	18-11-15	
No.	Description	Date	By
REVISIONS			

CLIENT:
PROJECT: 41 ABELL AVE.
VAUGHAN, ON

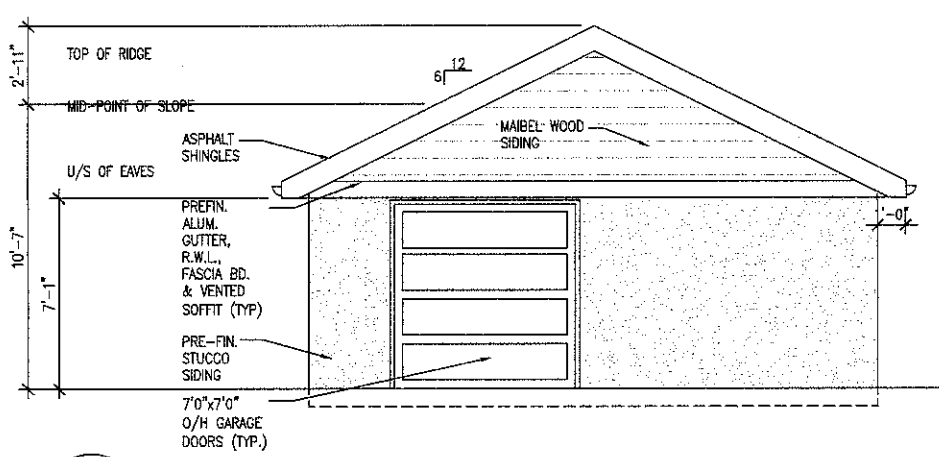
SHEET TITLE: GARAGE PLAN

SCALE: $\frac{3}{16}" = 1'-0"$

A1



1 NORHT ELEVATION
A2 SCALE: 3/16" = 1'-0"



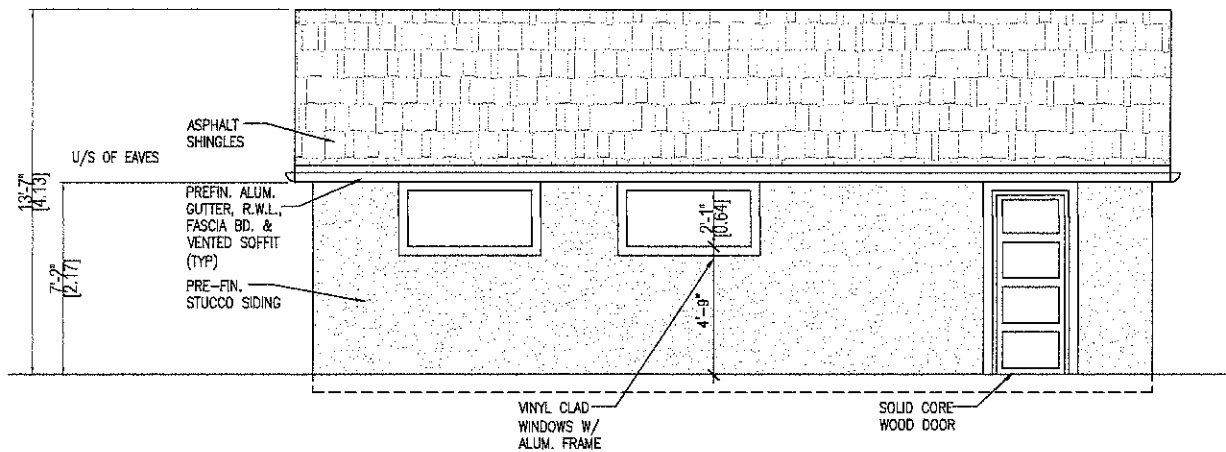
2 SOUTH ELEVATION
A2 SCALE: 3/16" = 1'-0"

GPF Design Services Inc. 2572,
Eglinton Avenue West Toronto,
Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N28087

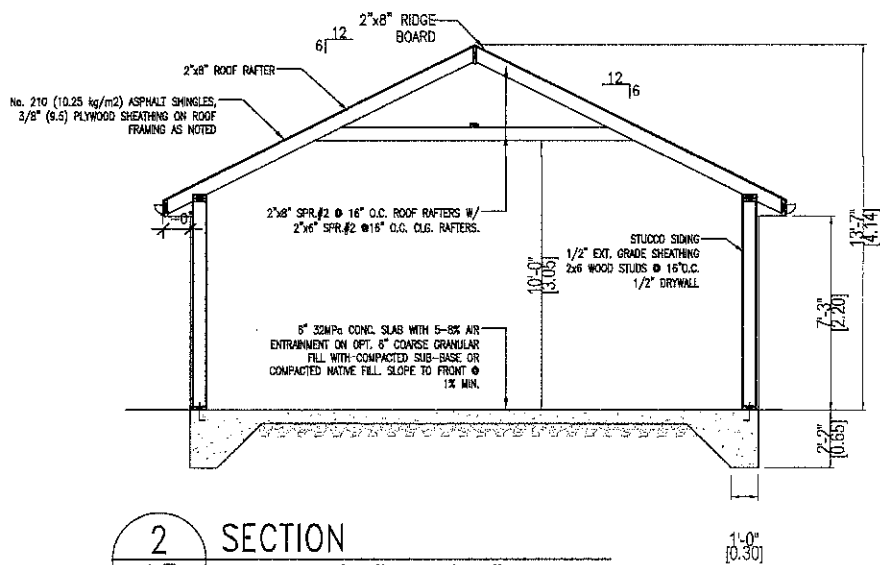
No.	Description	Date	By
4.			
3.			
2.	Revised	19-05-24	
1.	ISSUED FOR PERMIT	18-11-15	

CLIENT:
PROJECT: 41 ABELL AVE.
VAUGHAN, ON

SHEET TITLE: ELEVATIONS
SCALE: 3/16" = 1'-0"
A2



1 EAST ELEVATION
A3 SCALE: 3/16" = 1'-0"



2 SECTION
A3 SCALE: 3/16" = 1'-0"

GPF Design Services Inc. 2572,
Eglinton Avenue West Toronto,
Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343
B.C.I.N28087

No.	Description	Date	By
4.			
3.			
2.	Revised	19-05-24	
1.	ISSUED FOR PERMIT	18-11-15	
REVISIONS			

CLIENT:
PROJECT: 41 ABELL AVE.
VAUGHAN, ON

SHEET TITLE: ELEVATION & SECTION

SCALE: 3/16" = 1'-0"

A3

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- CP Rail - No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

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

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A080/19 - REQUEST FOR COMMENTS

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>

Sent: June-07-19 11:22 AM

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

Subject: RE: A080/19 - REQUEST FOR COMMENTS

No comments.



Josie Tomei SR/WA

Specialist Real Estate Sales & Acquisitions

905-803-3429

800-1290 Central Parkway West

Mississauga, ON L5C 4R3

Attwala, Pravina

Subject: FW: A080/19 - REQUEST FOR COMMENTS
Attachments: A080-19 - Circulation.pdf

From: Development Services <developmentservices@york.ca>

Sent: June-14-19 3:43 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: FW: A080/19 - REQUEST FOR COMMENTS

Good Afternoon Pravina

The Regional Municipality of York has completed its review of the above minor variance application and has no comment.

Regards,
Gabrielle

Gabrielle Hurst MCIP, RPP, C. Tech

Associate Planner | Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence