



File: A227/18

Applicant: Junjie Meng

Address: 12 Quail Run Blvd, Maple

Agent: Nicholas Tozzi

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		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: May 2, 2019

Background History: N/A



**Minor Variance
Application

A227/18**

Agenda Item: 17

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, July 25, 2019

Applicant: Junjie Meng

Agent: Nicholas Tozzi

Property: 12 Quail Run Blvd, Maple

Zoning: The subject lands are zoned RR, Rural Residential zone and subject to the provisions of Exception 9(415) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Oak Ridges Moraine Countryside"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1) The maximum permitted lot coverage is 10%.	1) To permit a maximum lot coverage of 22.47% (Dwelling + Pool Enclosure = 20.77%, Covered front porch = 0.34%, Covered rear deck = 1.36%)
2) The maximum permitted building height is 9.5 metres.	2) To permit a maximum building height of 9.72 metres.
3) The maximum permitted eave encroachment is 0.5 metres.	3) To permit a maximum eave encroachment of 0.66 metres.

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
May 2, 2019	None	Adjourned	Adjourned to allow a revision of proposed lot coverage.

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 27, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Please refer to the attached letter for design rationale (Justification Letter, Schedule B)

Adjournment Request: None

Building Standards (Zoning Review):

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

Order No. 18-000311, Order to Comply for Construction of a New Single-Family Dwelling has been undertaken prior to obtaining the required building permit., Issue Date: Dec 11, 2018

Building Permit No. 18-003019 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: (Not Yet Issued)

Building Permit No. 18-001137 for Single Detached Dwelling - Residential Demolition, Issue Date: May 18, 2018

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority). The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Oak Ridges Moraine Countryside"

The Owner is requesting permission to continue the construction of a single-detached dwelling with the above noted variances. Development Planning staff conducted a site visit of the subject lands on March 18, 2019.

The Owner has revised the original proposal at the request of the Development Planning Department which reduced the lot coverage from 24.3% to 22.47% and removed a rear yard setback variance to the dwelling.

The Committee of Adjustment approved Minor Variance Application A152/88 on August 31st, 1988 to permit a maximum lot coverage of 19.8% for a 1-storey dwelling. The Owner proposes to replace the 1-storey dwelling with a new 2-storey dwelling and increase the previously approved lot coverage by 2.67% to a total of 22.47%, which is inclusive of the dwelling, attached pool enclosure, covered front porch and covered rear deck.

The surrounding area context mainly consists of large Rural Residential lots that accommodate large single detached dwellings. The subject lands (12 Quail Run Boulevard) is one of the smaller lots in the area. The character of the proposed 2-storey dwelling is compatible with the existing large dwellings in the area. As such, the Development Planning Department has no objection to Variance #1.

The proposed variances to building height and maximum eave encroachment are considered minor changes from the requirements of Zoning By-law 1-88, and as such the Development Planning Department has no objection to Variances #2 and 3.

The subject lands contain mature trees which must be protected during development. As such, the Owner submitted an Arborist Report prepared by From the Ground Up Tree Services, submitted May 2, 2019, which inventoried 58 trees. All trees are to be protected by hoarding with Tree Protection Zones that comply with the City of Vaughan's standards. The Urban Design and Cultural Heritage Division of the Development Planning Department have reviewed the submitted Arborist Report and concur with its recommendations.

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):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A227/18 subject to the following condition:

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:

Trucks are currently driving over the roots of City trees. Protection is required on all City Trees according to Vaughan’s latest specifications dated April 7, 2016, as per By-Law (052-2018).

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment, no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Justification Letter & Letter of Support (8 Quail Run Blvd)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area

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 Brad Steeves 905-832-8585 x 8977 brad.steeves@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

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

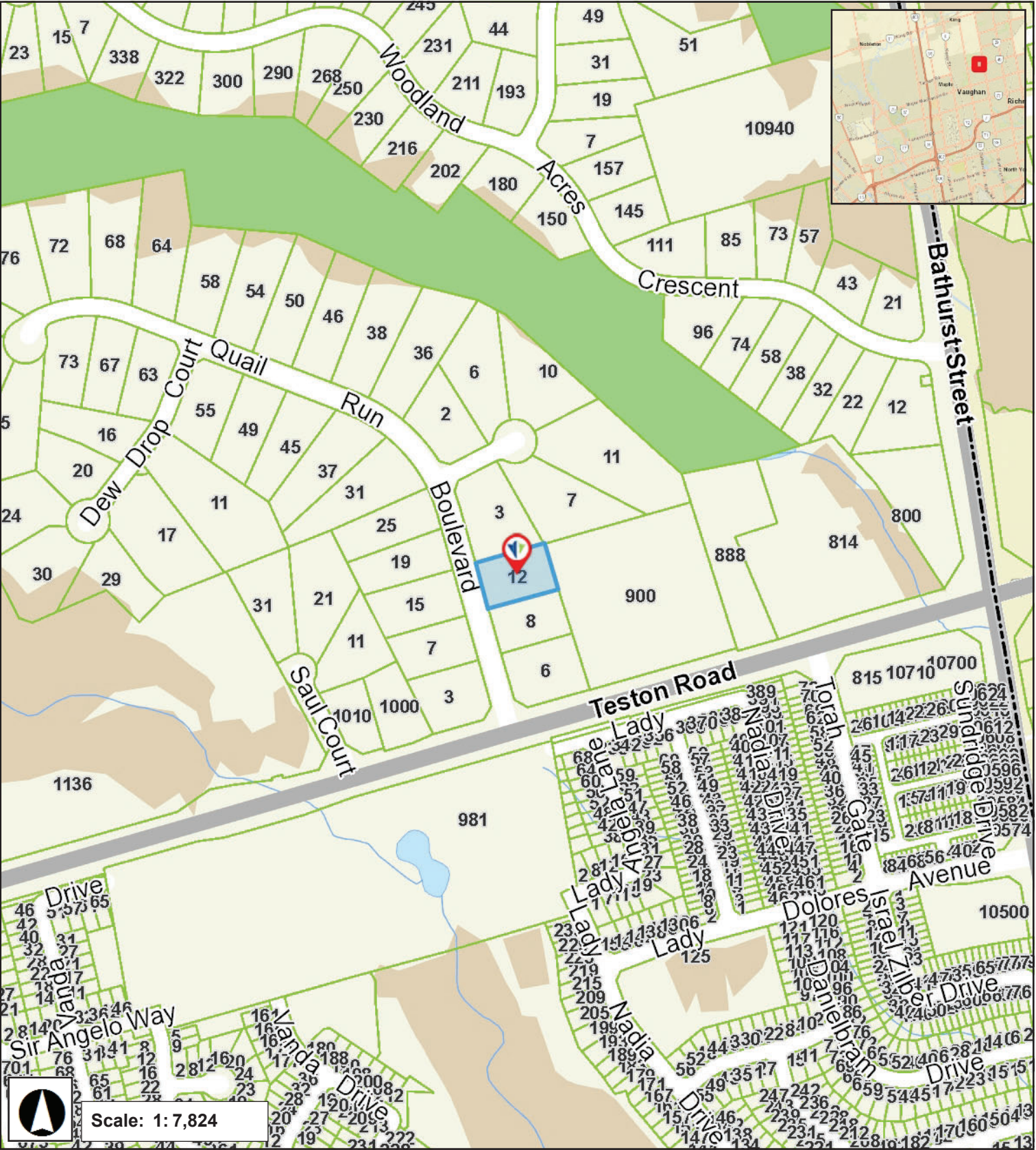
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

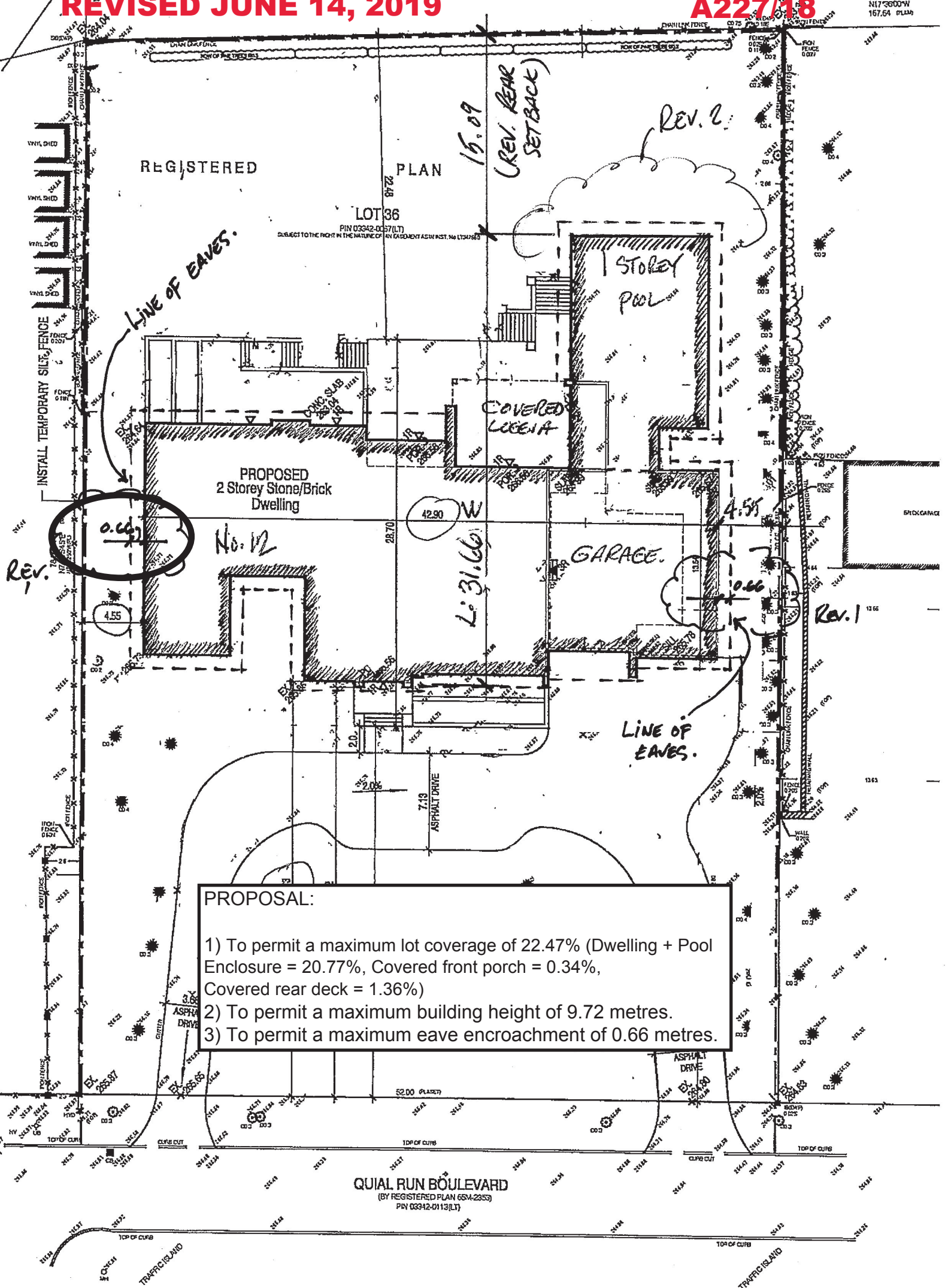
Location Map
Sketches



A227/18 - Location Map

12 Quail Run Blvd, Thornhill



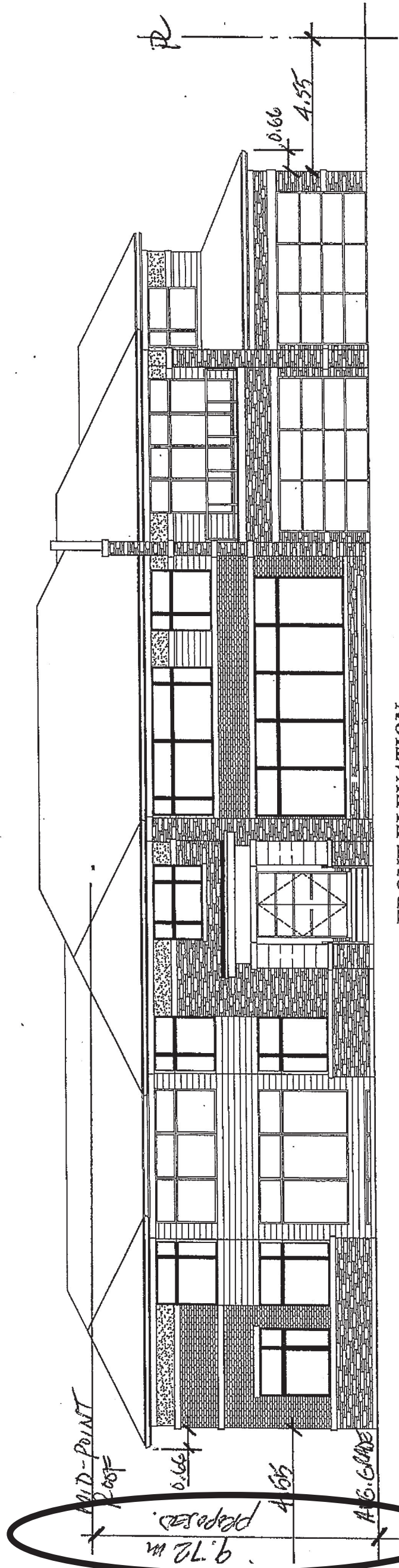


SK-1 SITE PLAN SKETCH
12 QUAIL RUN BLVD.

N.T.S.

REV. 1 JAN. 22, 2019

REV. 2 MAY 14, 2019



FRONT ELEVATION

SK-2 ELEVATION SKETCH

12 QUAIL RUN BLVD. N.S.

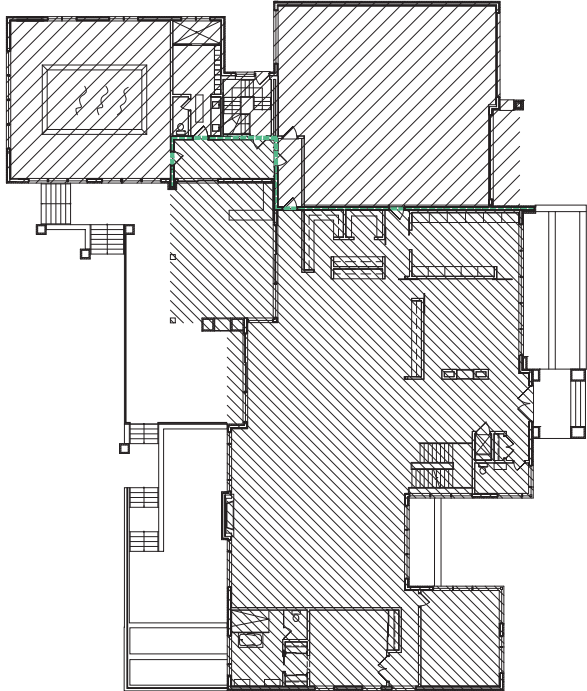
This architectural elevation drawing depicts a building facade with a series of windows and a central entrance. The drawing is oriented vertically. The facade features a central entrance with a diamond-shaped window above it. The windows are arranged in a symmetrical pattern, with a large central window and smaller windows on either side. The drawing uses various line weights and patterns to represent different materials and textures, such as brickwork and stone. The overall style is a detailed architectural line drawing.

BUILDING SEPARATION WITH 2 HR. FIREWALL



BUILDING 1

BUILDING 2

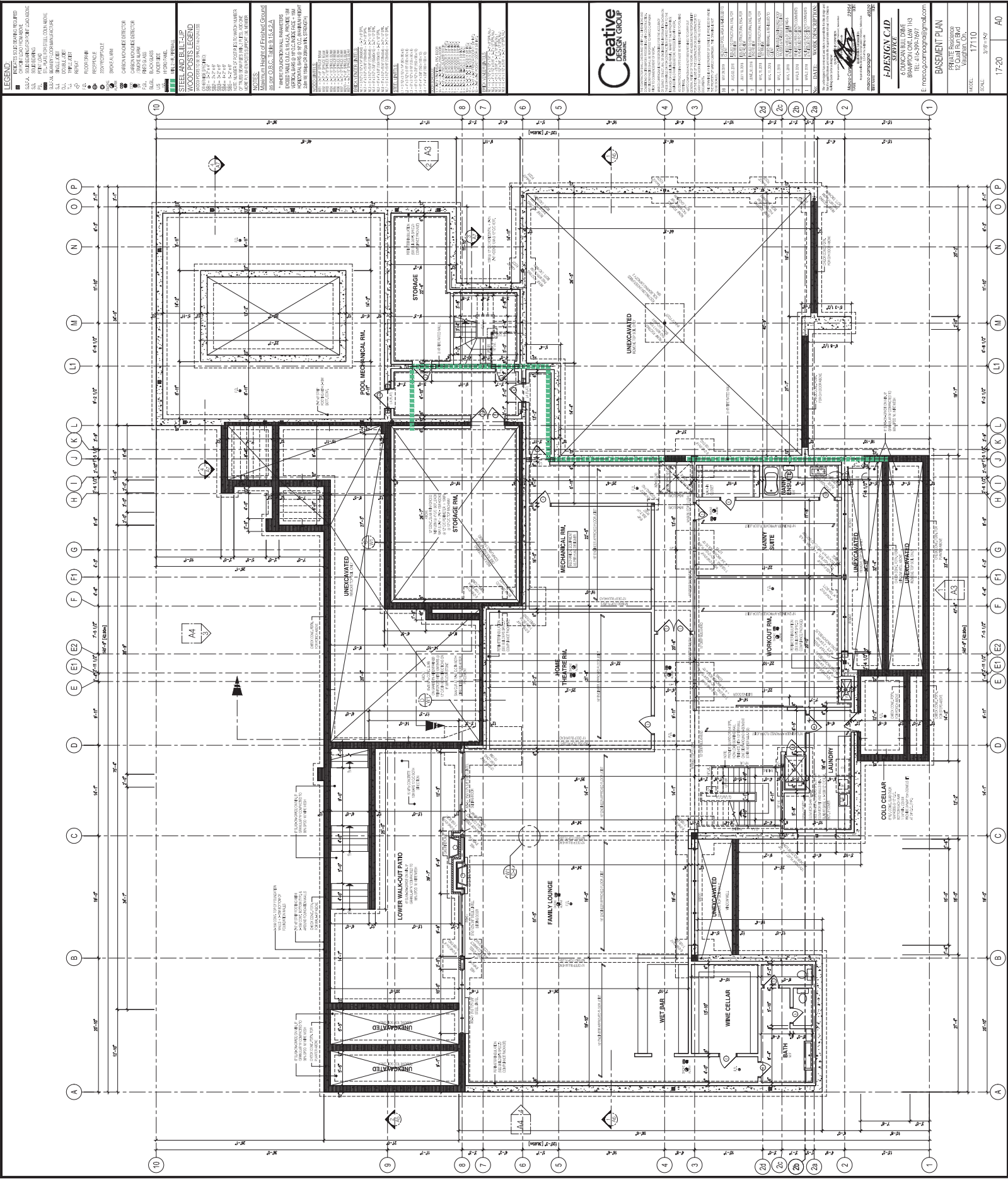


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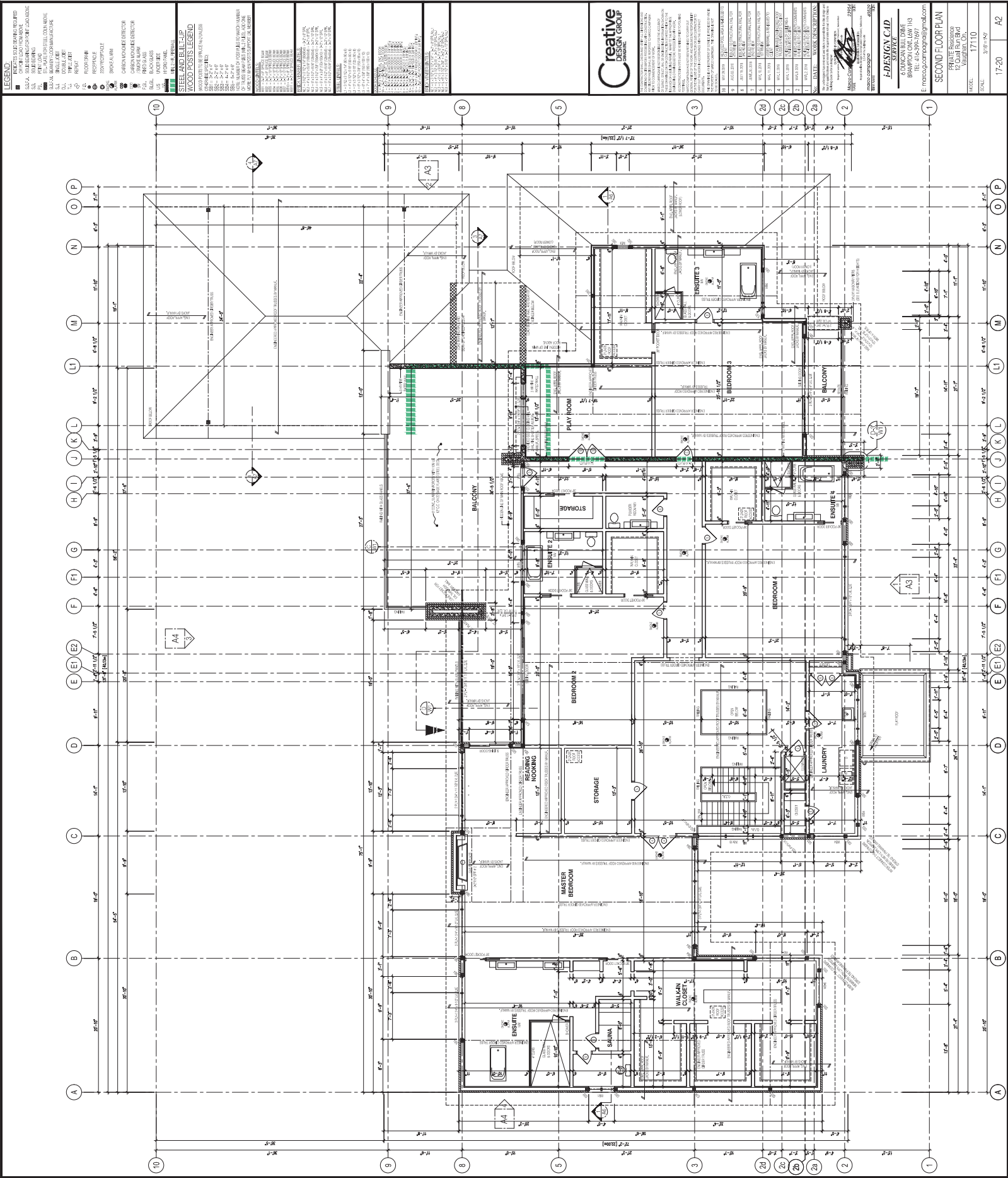


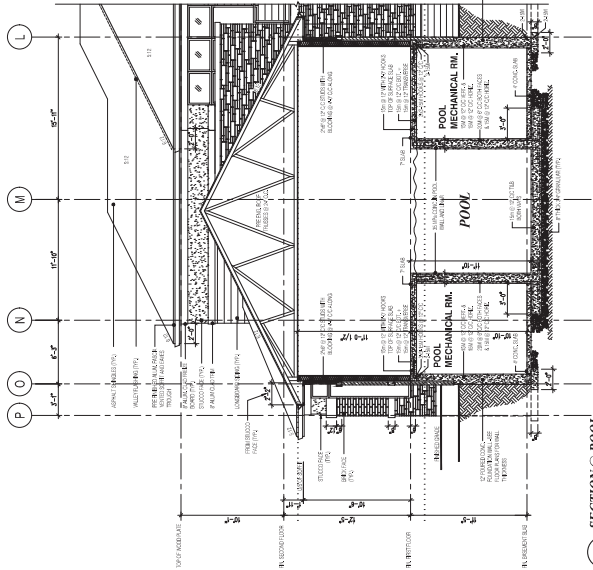
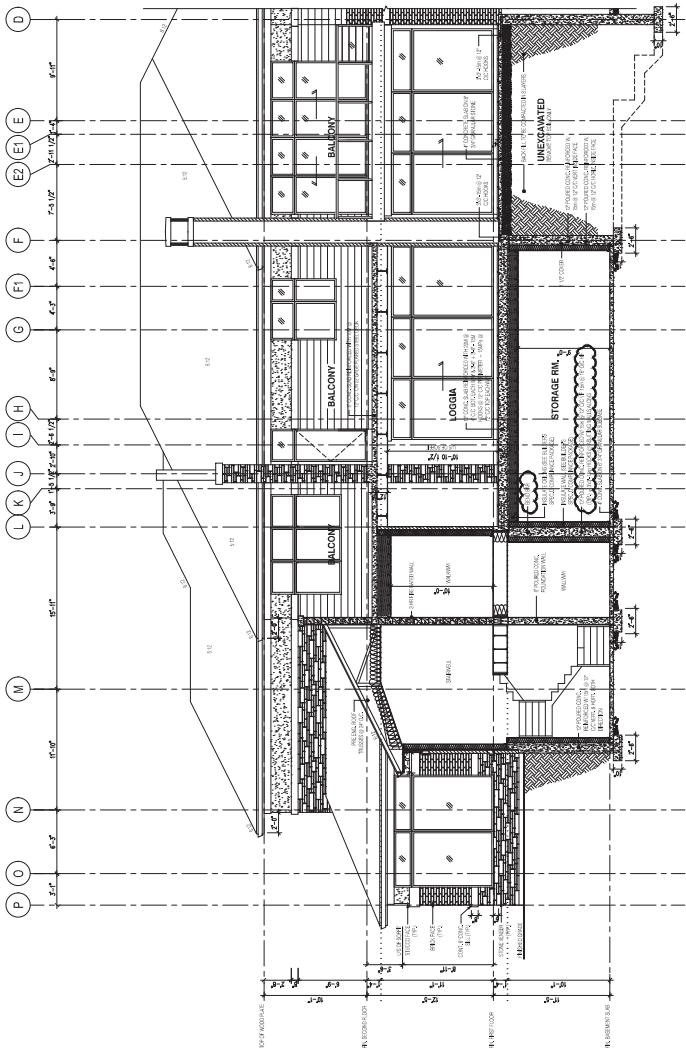
i-DESIGN CAD
SERVICE
6 DUNCAN BULL DRIVE
BRAWLEY ONT. L6W 1H3
TEL: 416-399-7697
marco.g.compagna@gmail.com

TITLE SHEET	
PRIVATE Residence 12 Quail Run Blvd Vaughan, On.	
SCALE:	17110
DATE:	3/16 = 140'
17-20	0



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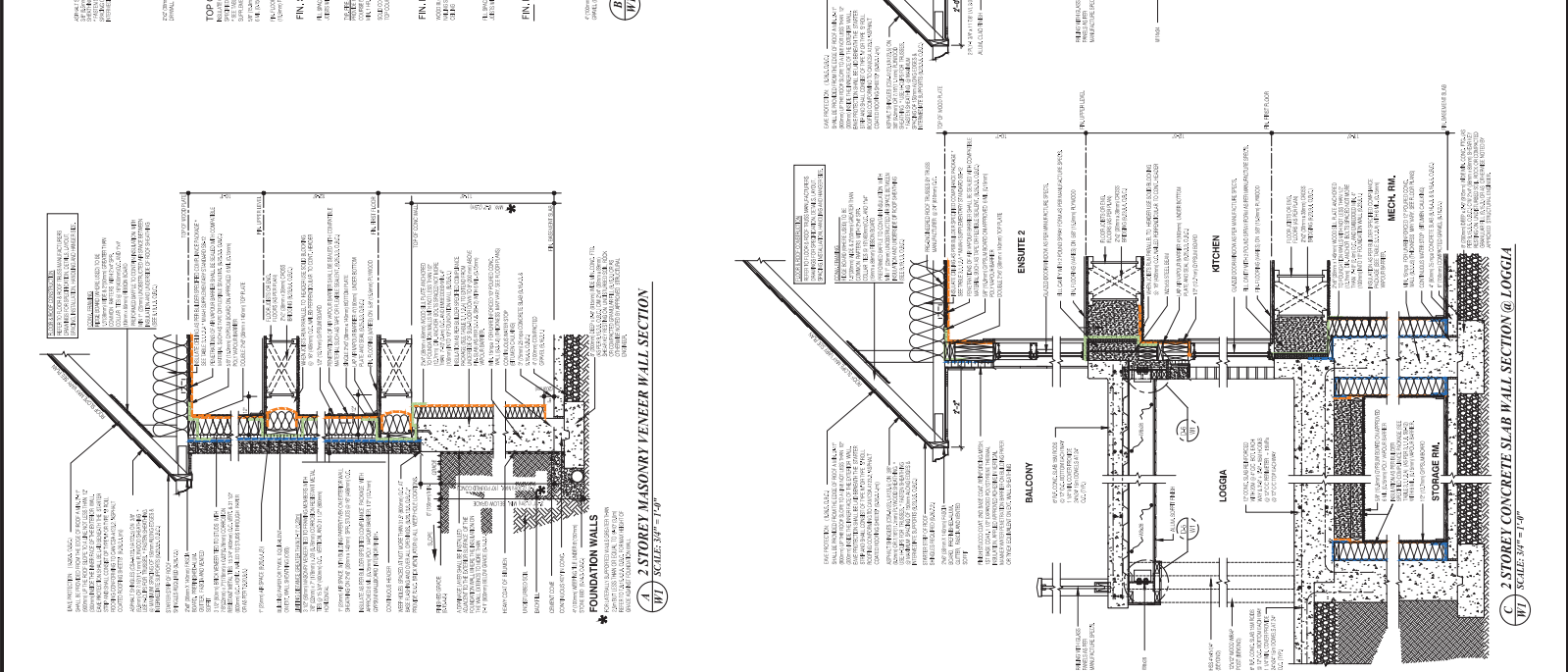
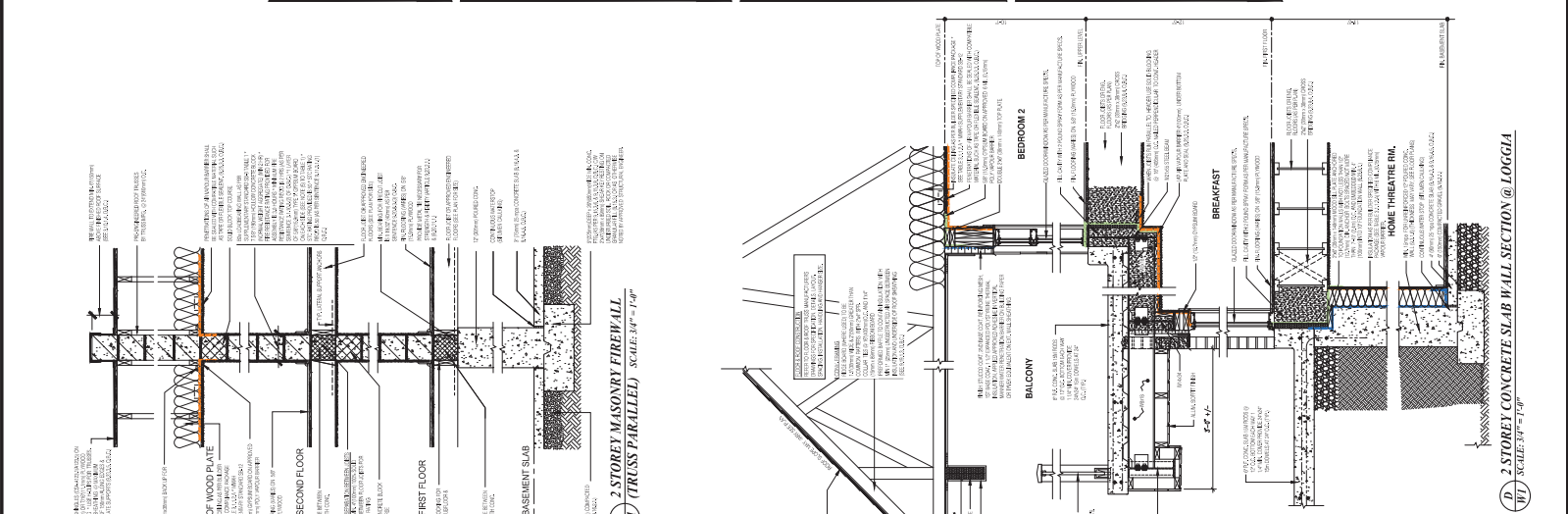
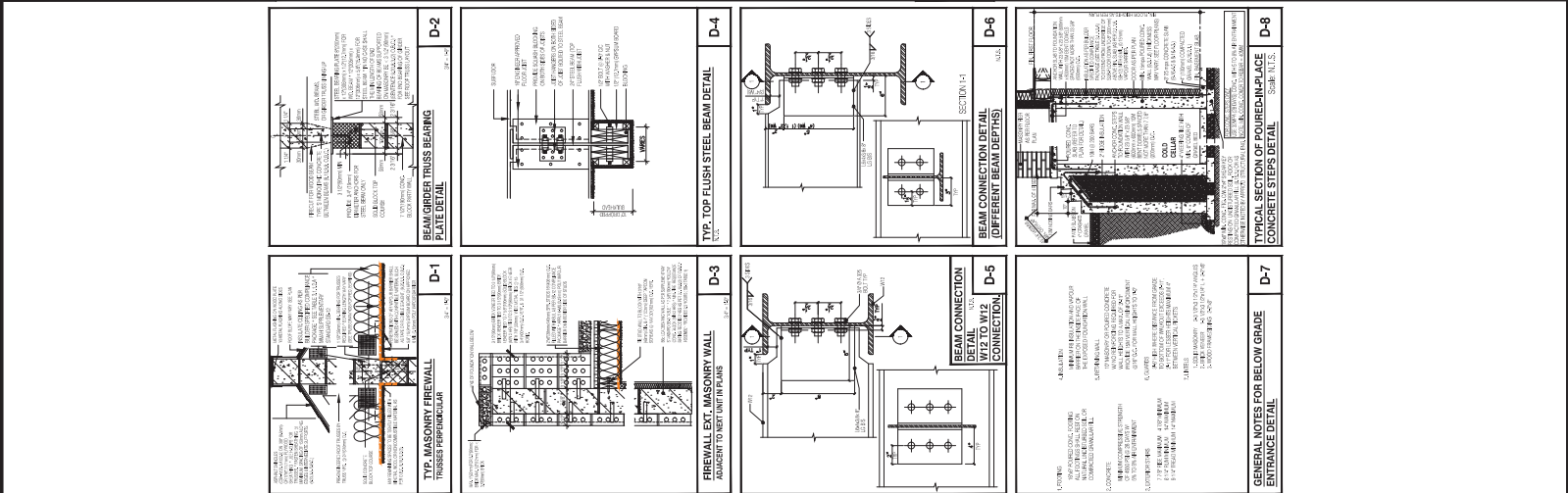
creative
DESIGN GROUP

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i-DESIGN CAD
SERVICE
6 DUNCAN BULL DRIVE
BRAWPTON ONT. L6W 1H3
TEL: 416-399-7697
E: marco.g.compagna@gmail.com

BUILDING SECTION
Barresi Residence
Cedarwood Avenue
Newmarket On.

17-05	A7
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[illegible]

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.

Justification Letter
Letter of Support (8 Quail Run Blvd)

Attachment to Committee of Adjustment Application

12 Quail Run Blvd.

Design Rationale prepared by Max Lagace, Creative Design Group Canada Inc.

The proposed residence for 12 Quail Run is a modern and contemporary interpretation of a "Prairie Style" home. An architectural design style made popular by famous American architect, Frank Lloyd Wright. In keeping with the distinctive elements, the proposed home has low pitched roof slopes and large overhanging eaves. The exterior cladding will feature careful integration of brick and stone masonry, as well as stucco and wood accents, in order to provide additional visual interest. The home is articulated along the street facade to provide visual relief of the front wall and mitigate the overall width of the building. The proposed home has an upscale character and style that is sophisticated and has an understated elegance, so that it may blend into the community and without seemingly being out of place.

1.0) Deficiency: As per Bylaw 1-88 a.a., the proposed building height of 9.72 metres does not comply with the permitted building height of 9.5 metres.

>>>> Increased height is due to the tall ceilings throughout the home. Given the modern influences and open floor plan, tall ceilings are not only desirable, but proportionally required so that the rooms feel balanced.

2.0) Deficiency: The rear yard setback shall be 15 metres as per Schedule A of Bylaw 1-88 a.a., whereas 12.09 metres to the pool enclosure has been identified on the site plan.

>>>> The main rear wall of the proposed home is over 25m away from the rear lot line. Only the rear wall of the indoor pool section of the house is requiring the variance. The proposed design aims not to project the garage forward, and therefore, slightly recessed back from the main front wall. This positioning of the garage has led the indoor pool section to be setback farther and closer to the rear lot line. The pool section is reduced in height to a single storey, and given the absence of neighbours across the back lot line and rows of coniferous trees lining the perimeter of the lot, it is believe the visual impact will be minimal.

3.0) Deficiency: A lot coverage of 10% is allowed in a Rural Residential zone as per Schedule A of By-law 1-88 a.a.. The site statistics for this lot show the lot coverage to be 24% which does not comply.

>>>> The proposed coverage percentages appear large on paper. However, the owners believe the proposed residence is in keeping with the size of other upscale homes in the neighbourhood. It should be noted the proposed home sits back from the street and respects the established sideyard setbacks. The coverage numbers are elevated in part due to covered loggia and indoor pool building. As land is scarce, and given provincial mandate to increase density, we believe the proposed design provides a balanced approach to sought-after square footage in modern upscale homes, while respecting the established character of the neighbourhood.

4.0) Deficiency: Eaves and gutters may encroach into the interior yard setback 0.5 metres as per Section 3.14 a) of By-law 1-88. However the submitted drawings indicated a projection of 0.66 metres and 0.60 metres.

>>>>As previously mentioned above, and in keeping consistency with the style and all other eaves projection dimensions around the home, we are seeking a small variance with respect to eaves encroachment.

May 27th, 2019

Clerk's Office
City of Vaughan

Re. Letter of Support for COA application A227/18
12 Quail Run Blvd. ("Subject Property")

To whom it may concern,

We are the owners of 8 Quail Run, the property immediately adjacent to the subject property. We've had some initial concerns with the proposed application, in terms of proposed coverage, elevation treatment, and privacy issues related to the proximity of the new residence to our property. However, after having an opportunity to meet with the builder and designer to review the proposed drawings. We feel comfortable with the submitted design, and therefore, the proposed variances needed to achieve it, provided the applicant delivers on the following items:

1. Recess back wall of the pool enclosure to meet 15.0m rear yard setback, which will eliminate item no. 1 requiring variance;
2. South facing windows of the pool enclosure to be frosted glass, in order to restrict views and address our privacy concerns;
3. Introduction of landscaped screening planting, such as yews and other suitable plant materials to help mitigate the visual presence of pool enclosure and for additional privacy. The yews and other plant materials shall be planted on our side of the property line, and should be of a size and in such locations as are necessary to adequately screen the proposed pool enclosure and which are satisfactory to the owners of 8 Quail Run. The planting will be done by, and at the sole cost and expense of the owners of 12 Quail Run; and
4. Reinstate the south boundary fence on the property line.

We understand the Committee's concerns with the proposed coverage figures (i.e. 24%), but we feel the proposed residence will reflect the upscale character of our neighbourhood, and will be a welcomed addition to the overall streetscape, provided that all items

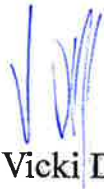
listed above(item# 1,2,3 &4) are imposed as conditions of approval to the minor variances.

Please feel free to contact us, should you have any comments or questions. We would appreciate receiving a copy of the committee's decision when rendered.

Best Regards,



Elvio De Meneghi
8 Quail Run Blvd
Vaughan, ON
L6A 1E9



Vicki De Meneghi



JUNJIE MENG
12 Quail Run Blvd
Vaughan ON
L6A 1E9



Nicholas Tozzi

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
- MTO – Located outside of MTO permit control area



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

MacPherson, Adriana

To: Hurst, Gabrielle
Subject: RE: A227-18 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-17-19 2:08 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A227-18 - Request for Comments

Good Afternoon Adriana,
The Regional Municipality of York has completed its review of the above Minor Variance and has no comment.
Regards,

Gabrielle Hurst, BAA MCIP.RPP. C.Tech

Programs and Process Improvement | 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

Attwala, Pravina

Subject: FW: Request for Comments

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Sent: January-14-19 2:13 PM

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

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: Request for Comments

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Applications for Minor Variance:

A226/18 – 1 Raymond Dr., Thornhill, ON.

A227/18 – 12 Quail Run Blvd., Maple, ON.

A228/18 – 71 Sterling Cr., Maple, ON.

The properties listed above appear to be located outside of the MTO Permit Control Area, and therefore an MTO Building & Land Use Permit from this office is not required. At this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Paul Nunes | Corridor Management Officer

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | paul.nunes@ontario.ca



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