

File: A104/19**Applicant:** Caterina Baxter**Address:** 14 Riverside Blvd Thornhill**Agent:** Jeffery M. Swartz, Architect

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	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, August 22, 2019



Minor Variance
Application

Agenda Item: 15

A104/19

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, August 22, 2019
Applicant:	Caterina Baxter
Agent:	Jeffery M. Swartz, Architect
Property:	14 Riverside Blvd Thornhill
Zoning:	The subject lands are zoned R1V Old Village Residential, and subject to the provisions of Exception No. 9(662), under By-law 1-88 as amended.
OP Designation:	“Low-Rise Residential” and “Natural Areas” in the Vaughan Official Plan, 2010, Volume 1.
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. A minimum front yard setback of 9.0 metres is required.	1. To permit a minimum front yard setback of 4.7 metres to the dwelling.
2. A minimum interior side yard setback of 2.5 metres is required.	2. To permit a minimum interior side yard setback of 1.59 metres.
3. The total of both side yards shall be not less than 6.0 metres.	3. To permit the total of both interior side yards to be 5.7 metres.
4. A maximum building height of 9.5 metres is permitted.	4. To permit a maximum building height of 10.80 metres to the highest point of the roof.
5. A minimum of 50% front yard landscaping is required.	5. To permit a minimum front yard landscaping of 45%.
6. A maximum combined width of 9.0 metres is permitted.	6. To permit a maximum combined driveway width of 12.19metres 11.93 metres is permitted.

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 August 7, 2019

Applicant confirmed posting of signage on August 6, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBD (purchased October 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): The property falls within the TRCA Screening Zone and is subject to a setback requirement from the Top of Bank as as a result the new proposed dwelling needs to get pushed forward into the front yard setback in order to accommodate these requirements. TRCA had neighbours to the east of this property had a similar situation a few yards back and were granted front yard variances as a result of the imposed setback requirements imposed by TRCA. We tried to minimize the setback as much as possible and stay pretty much in line.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: The subject lands are designated "Low-Rise Residential" and "Natural Areas" in the Vaughan Official Plan, 2010, Volume 1.

The Owner is requesting permission to redevelop the subject lands with a new two-storey single detached dwelling.

The subject lands are within the Toronto Region Conservation Authority ('TRCA') Regulated Area of the Don River Watershed. TRCA has reviewed the proposal and has no objection.

The subject lands contain existing mature trees which will be impacted by the proposed development. As such, an Arborist Report was submitted by Thomson Watson Consulting Arborists Inc., dated August 7, 2019, which identified two trees to be removed due to poor condition and 7 trees to be injured as a result of the proposed development. All other trees are proposed to be retained on site with the minimum tree protection zones applied. The Arborist Report indicates that a total of 8 trees shall be planted to accommodate the loss. The Urban Design Division of the Development Planning Department and Parks, Forestry and Horticulture Operations Department have reviewed the submitted Arborist Report and concurs with its recommendations.

The Development Planning Department does not object to the above noted variances for the following reasons:

- variances 1, 2 or 3 as they are considered minor in nature. The proposed interior side yard variances provide sufficient area to allow appropriate drainage as well as an unobstructed access to the backyard.
- variance 4 is consistent with the height of the abutting homes as well as the homes in the immediate area. Therefore, the proposed building height will not have adverse effect on neighboring properties.
- variance 5 as there is enough soft landscaping being proposed on the subject lands to provide an attractive streetscape as well as provide for stormwater retention.
- variance 6 for the increased driveway width will not have adverse impact on surrounding neighbours and maintains the character of the area therefore, the request is minor in nature.

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

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A104/19 subject to the following condition(s):

1. 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.

2. The owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed driveway limits does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

Parks Development:
No comment no concerns

By-Law and Compliance, Licensing and Permit Services:
No comment no 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
TRCA – comments with conditions

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	1. The owner/applicant shall submit the final lot grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Depatrtrment 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. 2. The owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed driveway limits does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

2	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the applicant provides the required \$580.00 review fee for Minor Variance Application A104/19.
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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

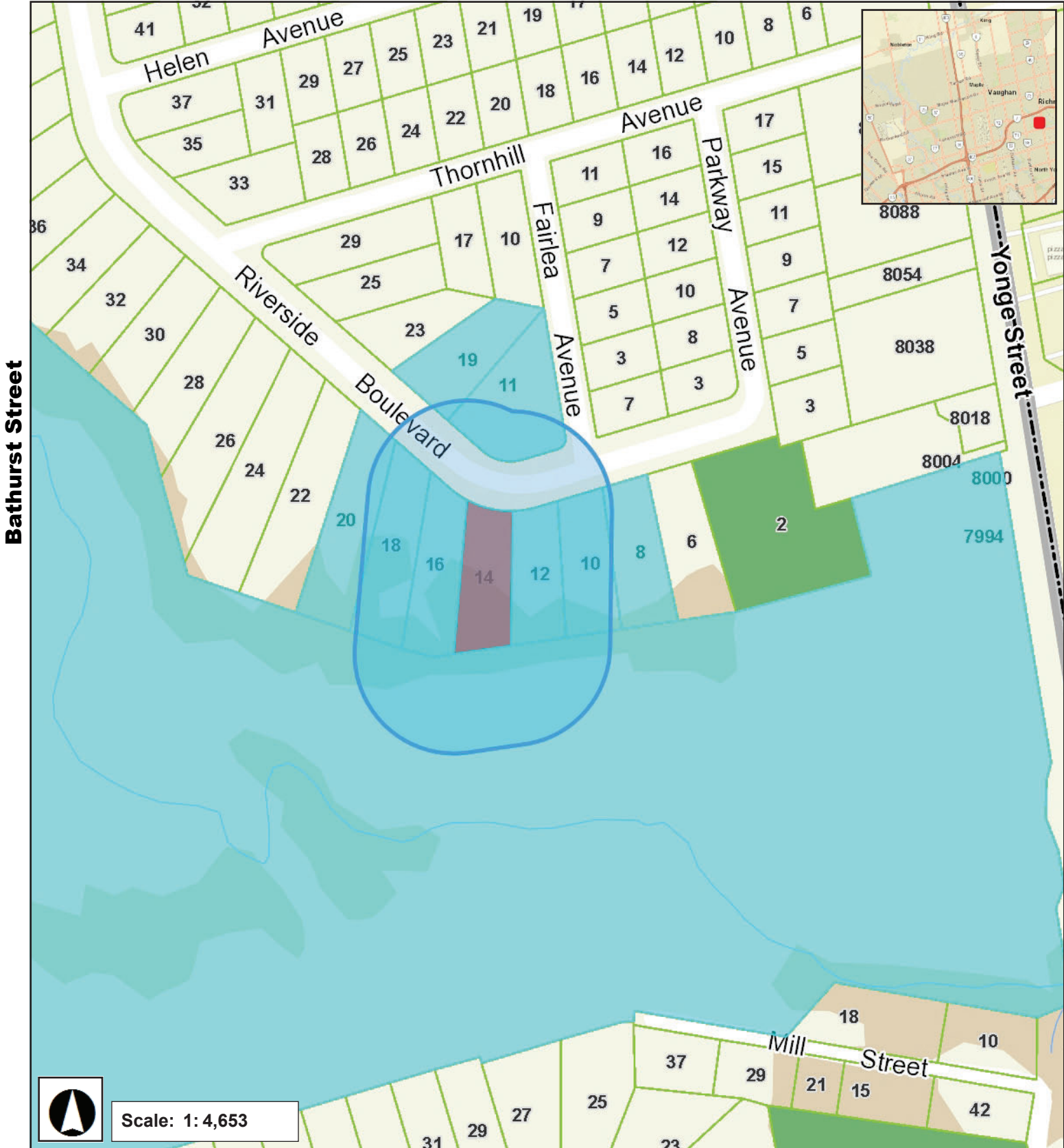
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - A104/19

14 RIVERSIDE BLVD. THORNHILL



Scale: 1: 4,653

Highway 7

August 2, 2019 2:49 PM

REPRESENTATION BY THE ARCHITECT THAT THE CONSTRUCTION, ENLARGEMENT OR ALTERATION OF THE BUILDING IS IN GENERAL AS OPPOSED TO PRECISE CONFORMITY WITH THE DESIGN PREPARED AND PROVIDED BY THE ARCHITECT, BUT IS NOT A REPRESENTATION THAT THE CONSTRUCTION, ENLARGEMENT OR ALTERATION OF THE BUILDING IS IN CONFORMITY WITH A DESIGN THAT HAS BEEN PREPARED OR PROVIDED BY OTHERS.*

A104/19

Revised July 29, 2019

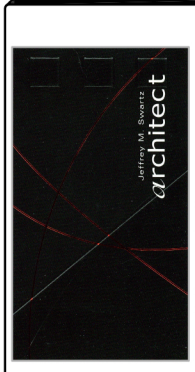
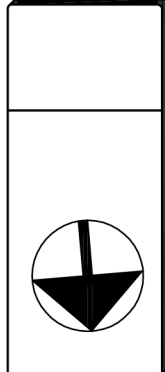
		JUL 28 2019
ISSUED FOR COA		
ISSUED FOR COA		JUL 17 2019
ISSUED FOR COA		JUL 10 2019
ISSUED FOR TRCA		MAY 22 2019
<i>Description:</i>		<i>Date:</i>
<i>By:</i>		

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

DO NOT COMMENCE THE WORK UNLESS THE DRAWING IS ISSUED FOR CONSTRUCTION.

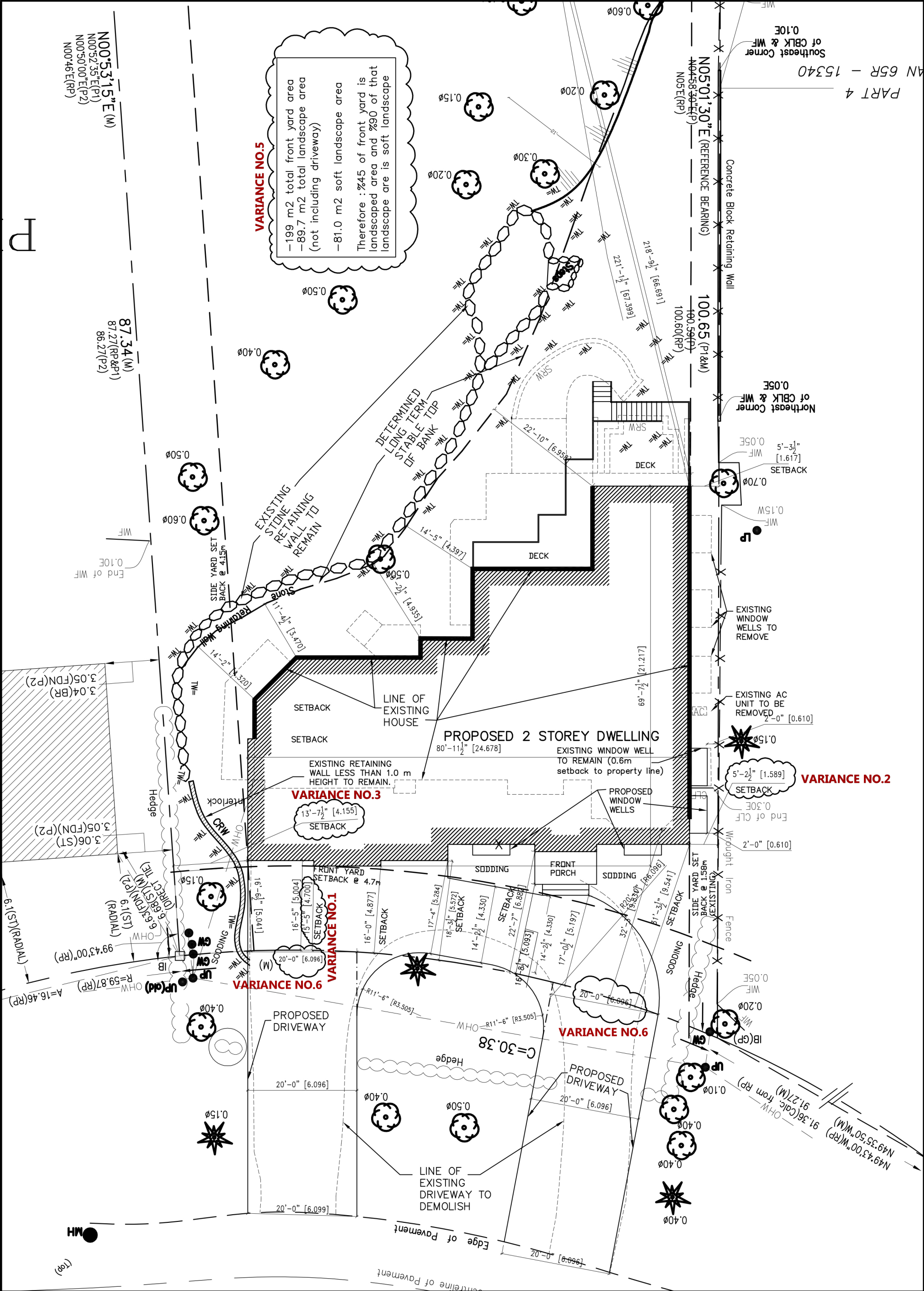
DO NOT SCALE DRAWINGS

DATE _____

Jeffrey M. Swartz Architect
77 Baynards Lane, Richmond Hill, Ontario, L4C 9B9
Tel. 416-883-4127
Fax. 905-737-2115
E-mail - jswarchitect@ Rogers.com
Website - www.jswarchitect.com

<i>Client:</i>	
<i>Project:</i>	14 RIVERSIDE BLVD VAUGHAN, ONTARIO

Sheet Title:	SITE PLAN	
Lot or Block No.:	Street Name: 14 INVERSIDE BLVD	
Project No.:	Plan No.:	Drawn By: Checked By:
Scale: 1:200		Sheet No. A1



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**REVISED
AUGUST 13, 2019**

Description:		Date:
ISSUED FOR COA		AUG 07 2019
ISSUED FOR COA		JUL 28 2019
ISSUED FOR COA		JUL 17 2019
ISSUED FOR COA		JUL 10 2019
ISSUED FOR TRCA		MAY 22 2019

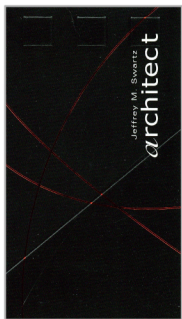
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DATE _____

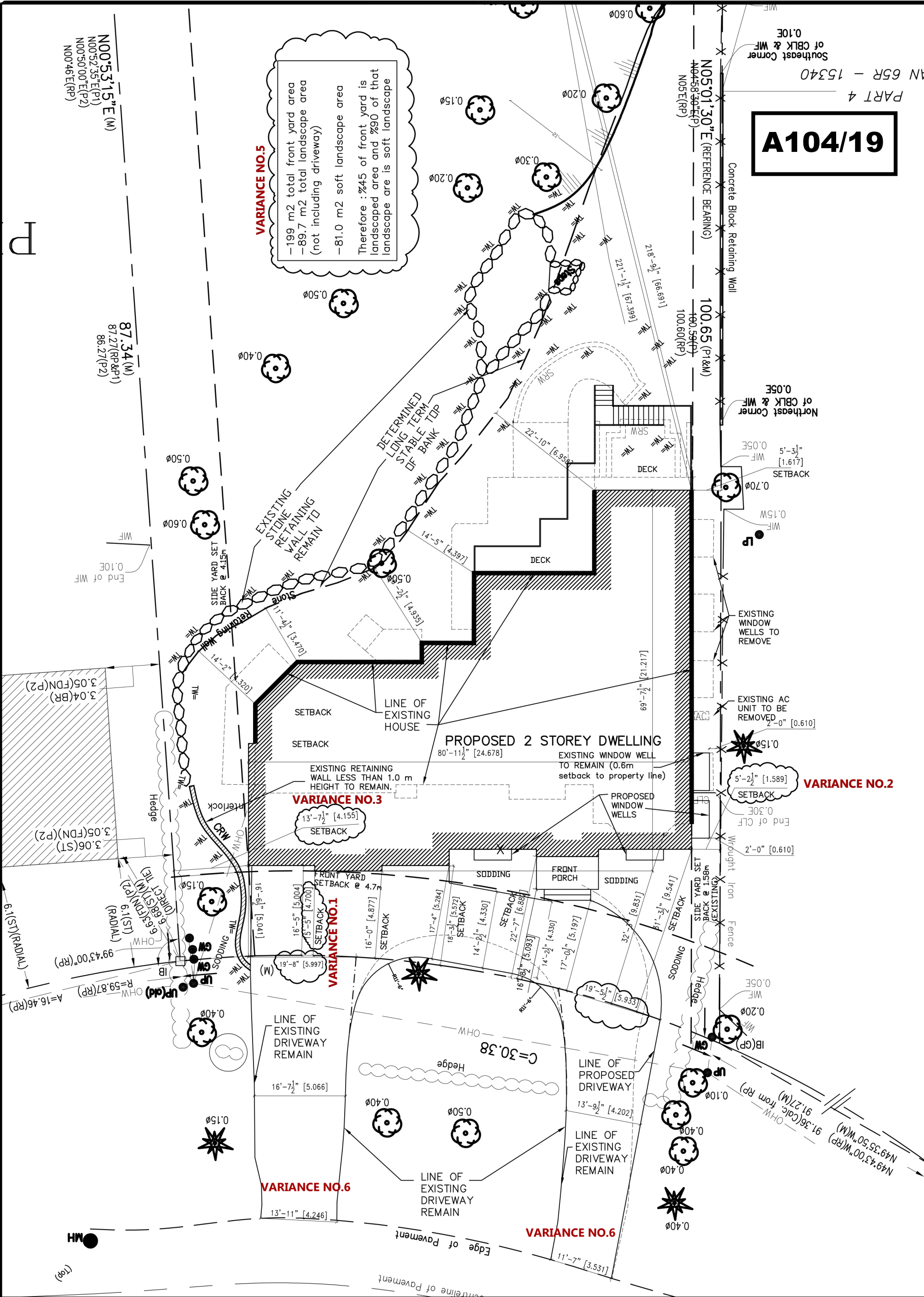


Jeffrey M. Swartz Architect
777 Boyards Lane, Richmond Hill, Ontario, L4C 9B9
Tel. 416-853-4122
Fax. 905-737-2115
E-mail - jswarchit@rogers.com
Website - www.jmarchitect.com

Client:

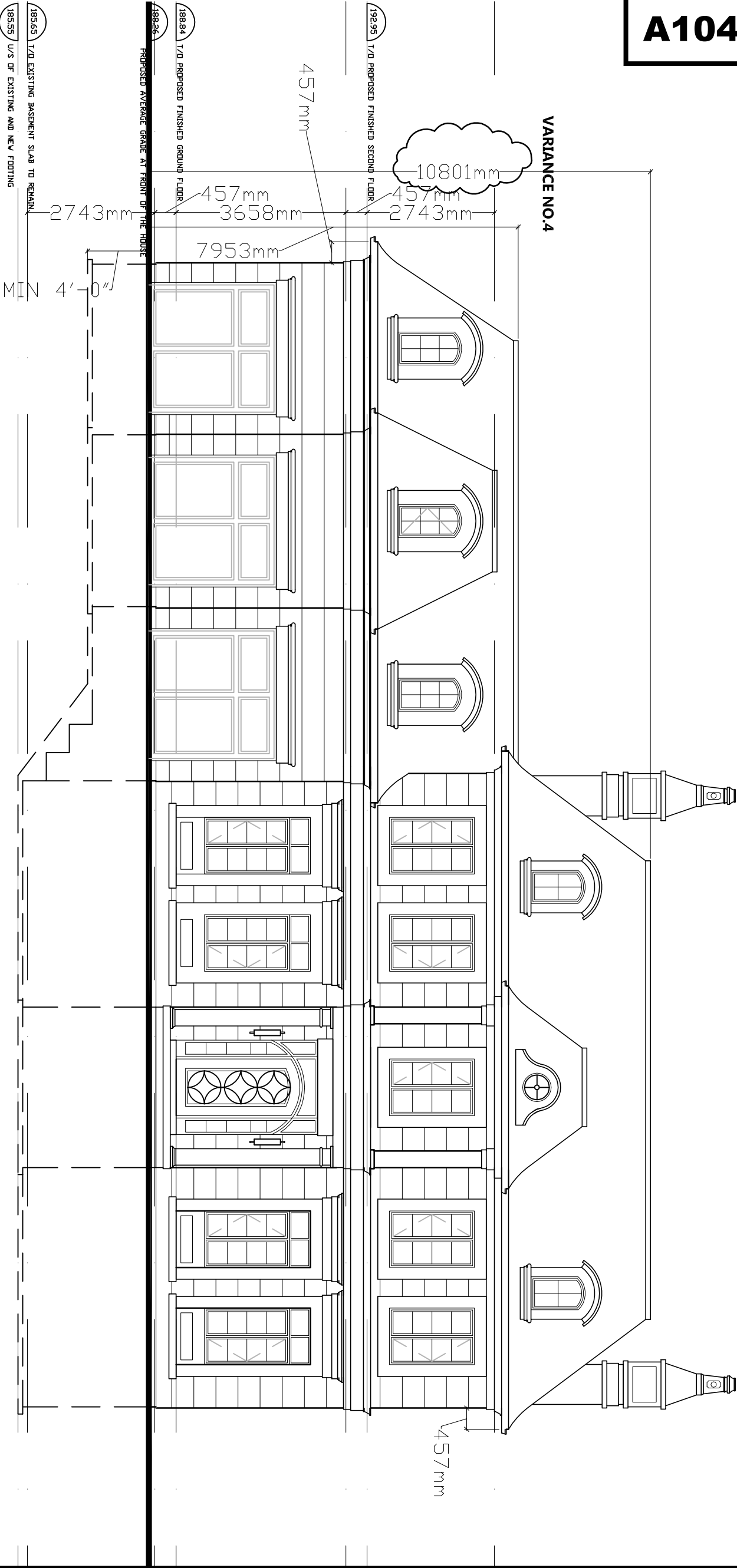
Project: 14 RIVERSIDE BLVD
VAUGHAN, ONTARIO

Sheet Title:	SITE PLAN		
Lot or Block No.:	Street Name: 14 RIVERSIDE BLVD		
Project No.:	Plan No.:	Drawn By:	Checked By:
Scale: 1"=200'			Sheet No. A1



A104/19

VARIANCE NO.4



THE REVISIONS TO THIS RECORD DRAWING REFLECT THE SIGNIFICANT CHANGES IN THE WORK MADE DURING CONSTRUCTION. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY THE CONTRACTOR.

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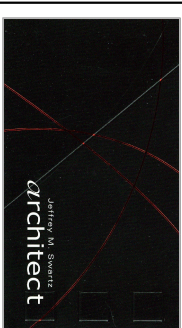
JEFFERY M. SWARTZ, ARCHITECT, IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., AND ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE PROFESSIONAL ENGINEERING DRAWINGS FOR THE CONSTRUCTION. MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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ISSUED FOR CMA	JUL 29 2019
ISSUED FOR CMA	JUL 17 2019
ISSUED FOR CMA	JUL 10 2019
ISSUED FOR RMA	MAY 22 2019
Description	Date

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DATE _____

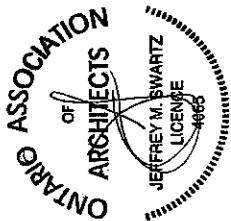


Jeffery M. Swartz Architect
77 Bognards Lane, Richmond Hill, Ontario, L4C 8B9
Email - jswartz@jswartz.com Tel. 416-881-4122
Web - www.jswartz.com Tel. 416-881-2515

Client: _____
Project: 14 RIVERGATE BLVD
WILLOWDALE/ONTARIO

Sheet Title: FRONT ELEVATION (SOUTH)	Sheet Name: 14 RIVERGATE BLVD
Let or Book No.: _____	Plan No./Drawn By: _____
Project No.: _____	Checked By: _____
Scale: 1/8"=1'-0"	Sheet No. A8

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ISSUED FOR COM	JUL 10 2019
ISSUED FOR TRCA	MAY 22 2019

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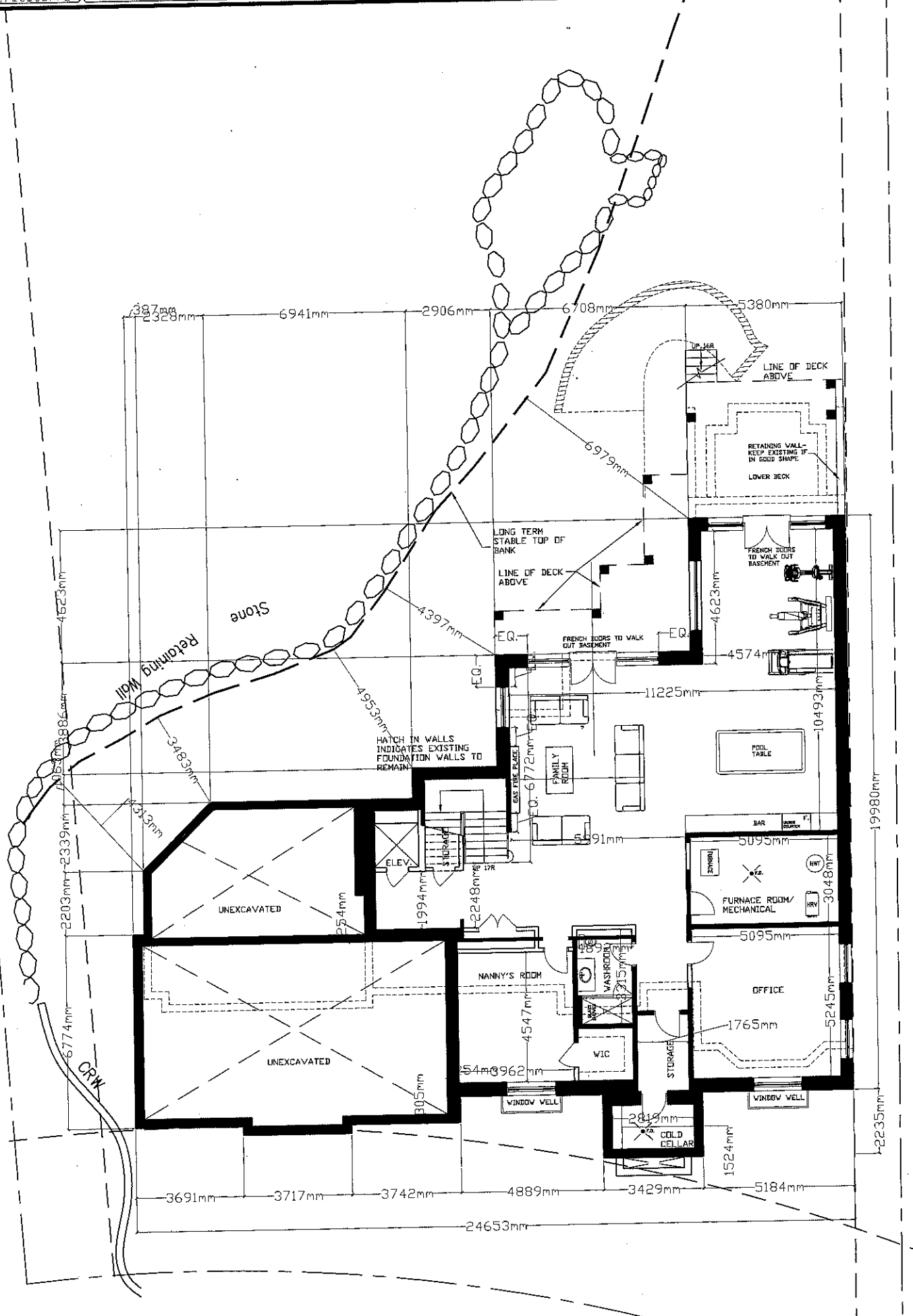


Building At Night
architect

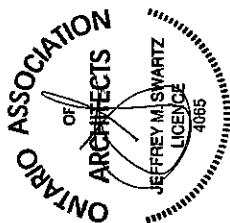
Jeffrey M. Swartz Architect
77 Bayview Lane, Richmond Hill, Ontario, L4B 3B9
Tel: 416-883-1027
Fax: 416-883-2924
E-mail: jeff@jmsaarch.com
Web: www.jmsaarch.com

Client:	
Project:	14 RIVERSIDE BLVD MILWAUKEE, WISCONSIN 53212

Sheet Title: BASEMENT FLOOR PLAN			
Lot or Block No.:	Sheet Name: 1st FLOOR PLAN	Checked By:	Sheet No. A2
Project No.:	Plot No. 1000000	Checked By:	
Scale: 1/8" = 1'-0"			



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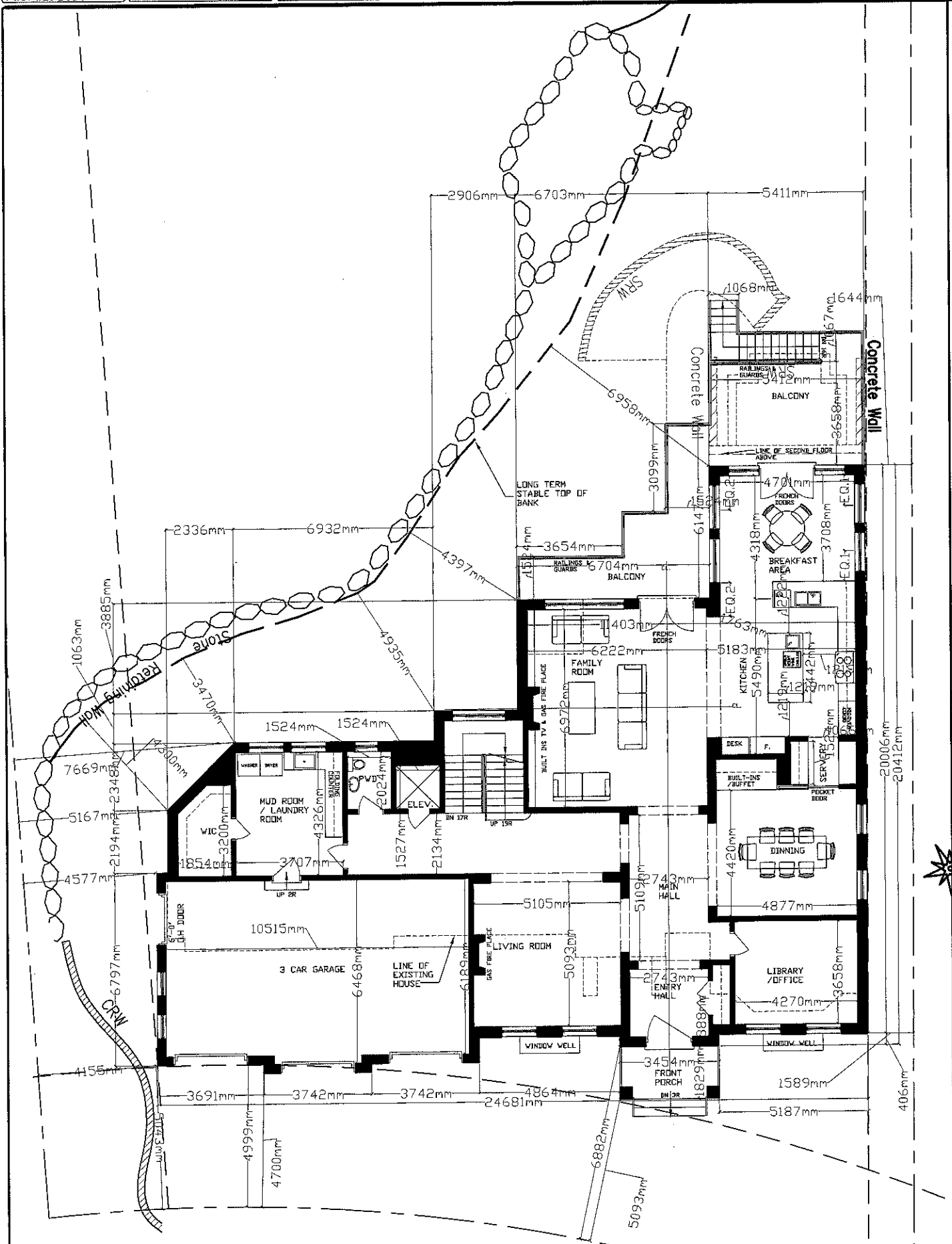
affiliates of **architect**

Jeffrey M. Swartz, Architect
77 Baylands Lane, Richmond 118, Ontario, L4C 9B9
Tel. (905) 882-1777
Email - jswartz@architect.com

Client: _____

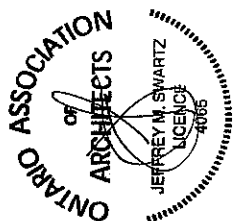
Project: 14 RIVERSIDE BLVD
VAUGHAN, ONTARIO

GROUND FLOOR PLAN			
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Project No.	Plan No.	Drawn By	Checked By
Scale: 3/32"=1'-0"			Sheet No. 13



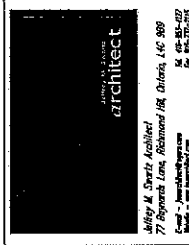
PROPOSED GROUND FLOOR AREA (GARAGE NOT INCLUDED) 3,019 sq.ft
PROPOSED GARAGE FLOOR AREA : 788.5 sq.ft
EXISTING GROUND FLOOR AREA (GARAGE INCLUDED) : 2,920 sq.ft

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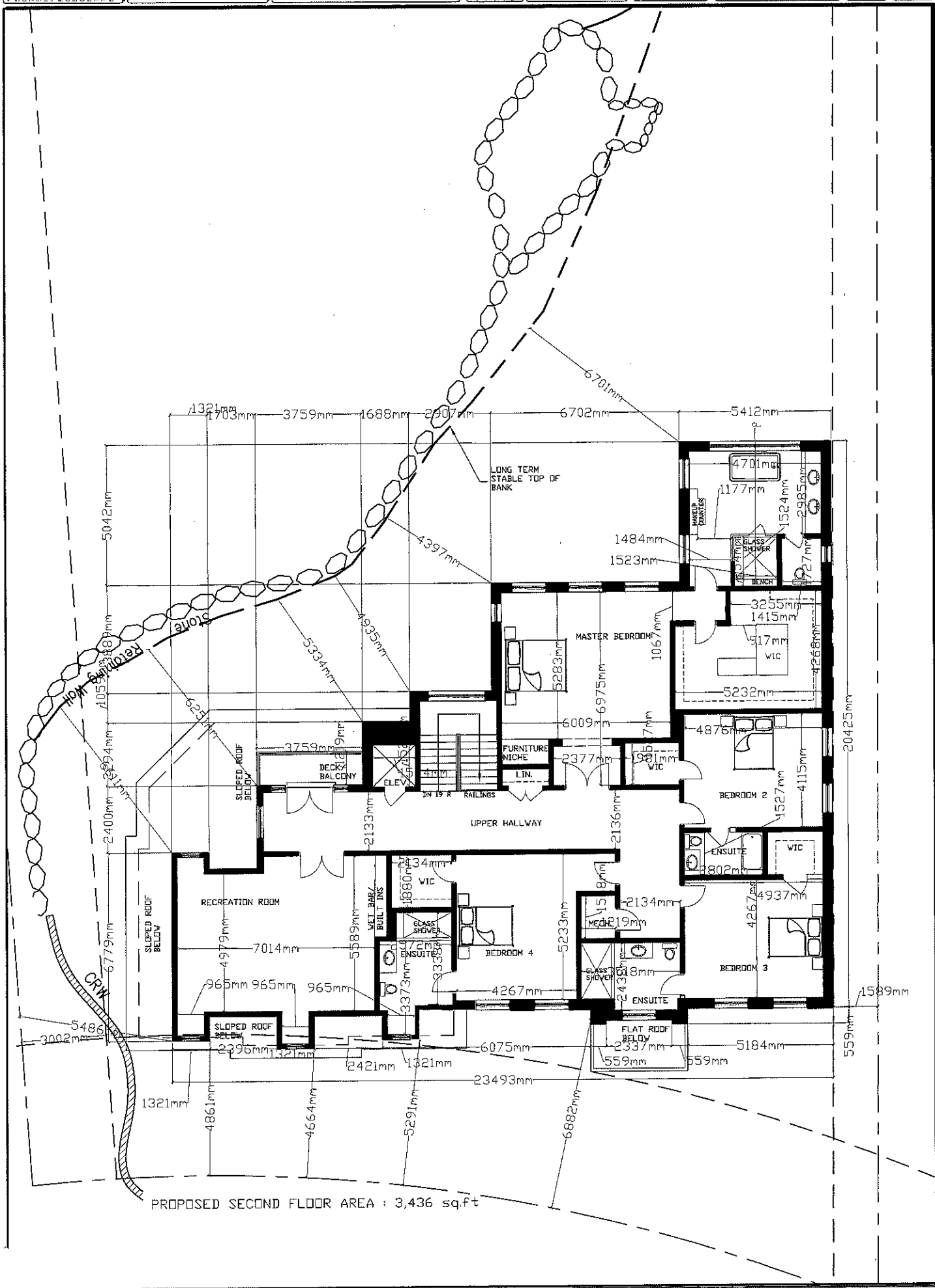
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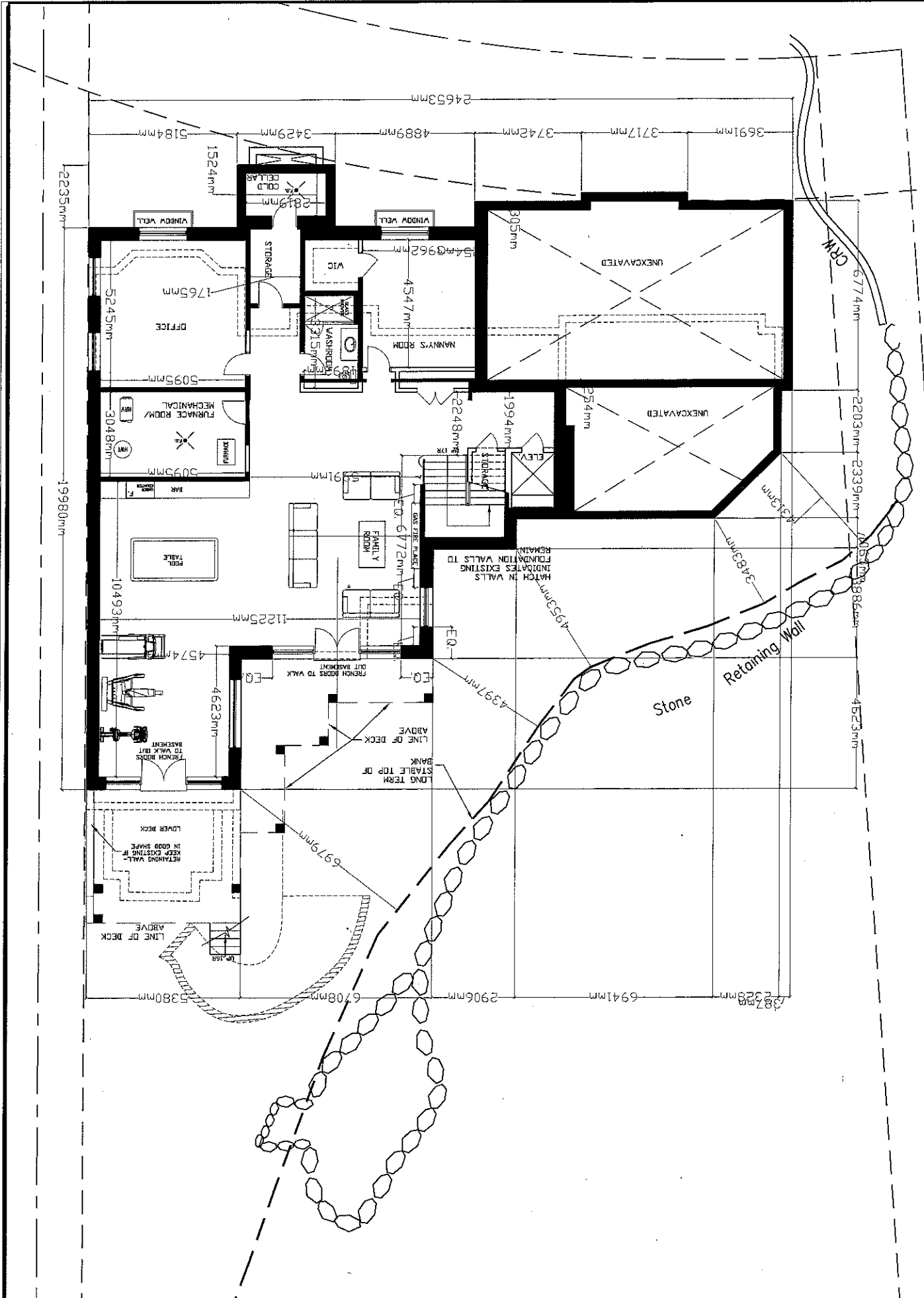


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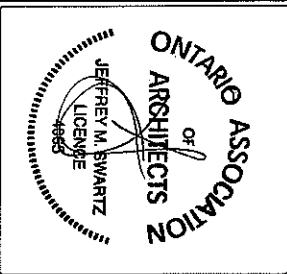
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Project No.:	Plan No. 12mm By: Checked By:



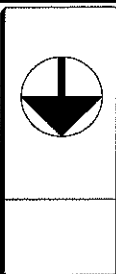


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2007-01-01	ISSUED FOR PERMIT	JMS	2007-01-01
2007-01-01	ISSUED FOR PERMIT	JMS	2007-01-01



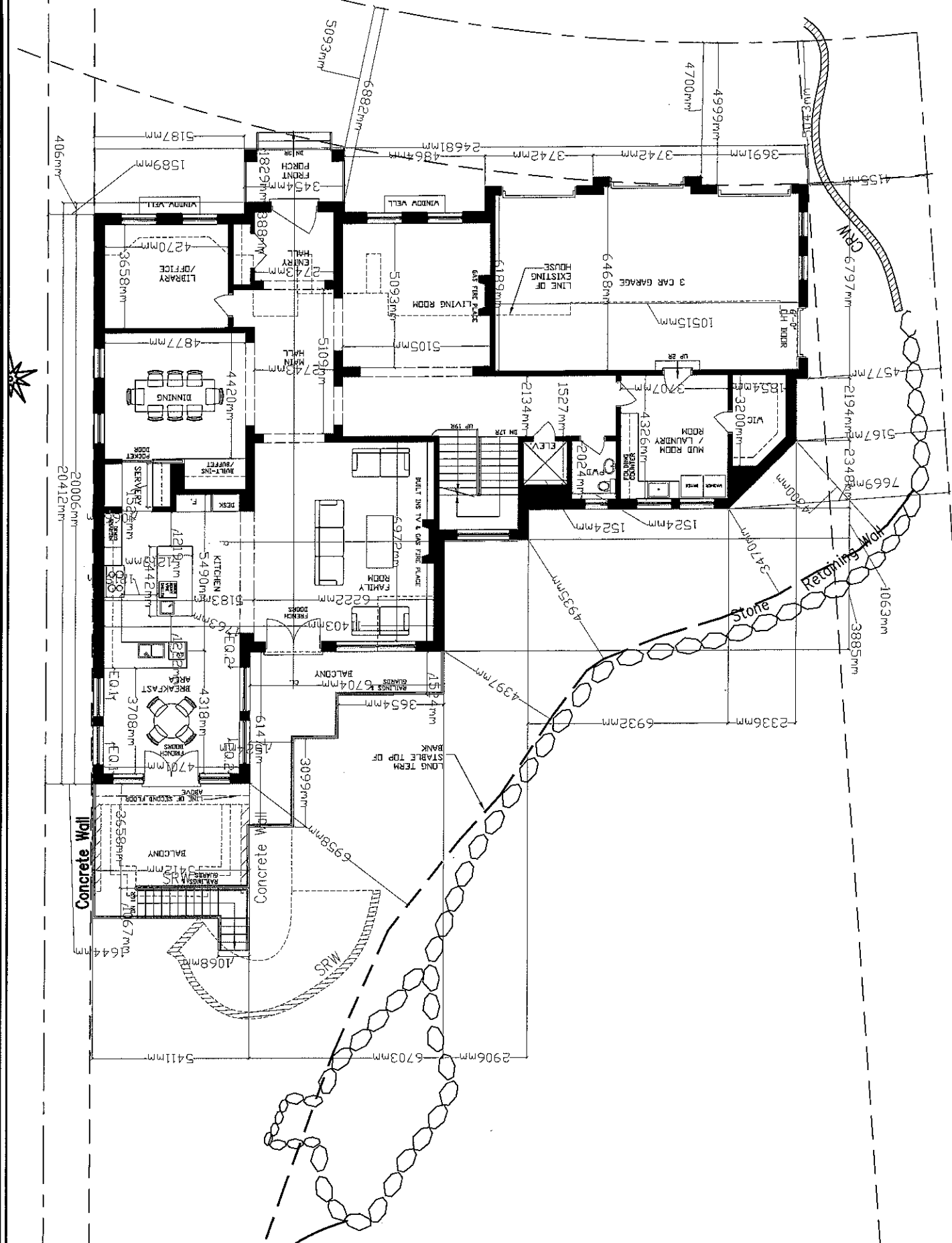
Jeffrey M. Swartz Architect
77 Bayview Ave. Toronto, ON M2N 6L1
Tel: 416-461-4777
Fax: 416-461-4778
www.jmsa.ca

Project: 14, RIVERVIEW BLVD
WILSONVILLE, ONTARIO

Scale: 1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"

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PROPOSED GROUND FLOOR AREA (GARAGE NOT INCLUDED) 3,019 sq.ft
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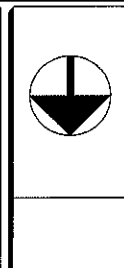
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ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY M. SWARTZ
ARCHITECT
LICENCE 4065

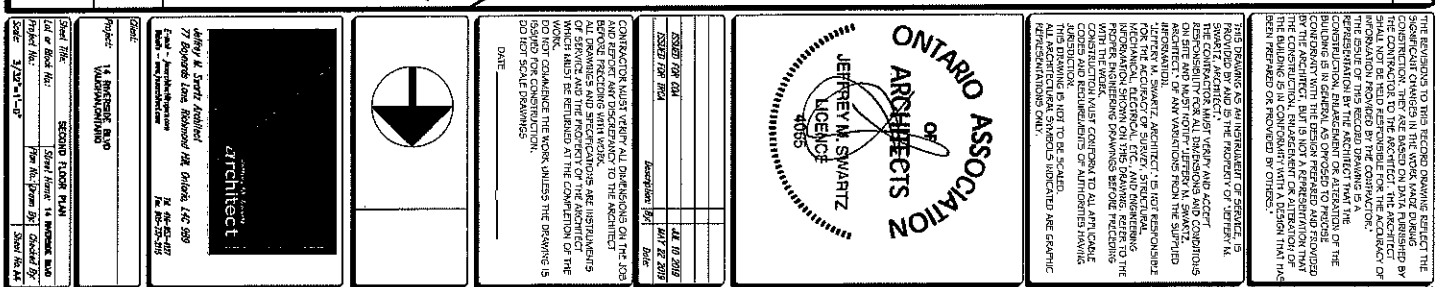
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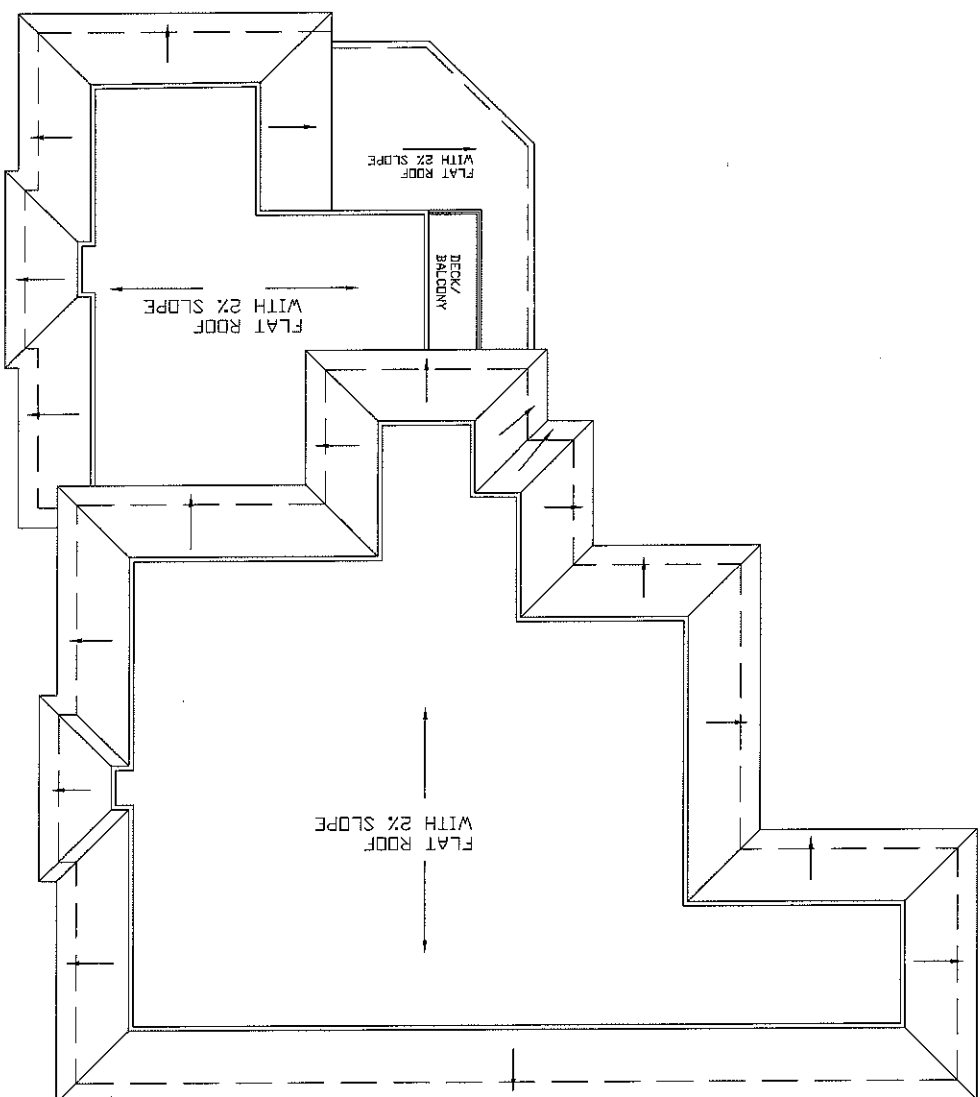
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Jeffrey M. Swartz Architects
77 Bayview Ave., Suite 100, North York, ON M2N 6L1
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Fax: 416-491-1112

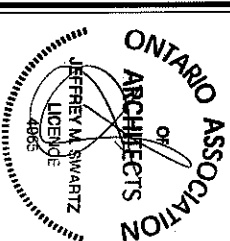
Project: 14, BAYVIEW RD
Client: MARRIOTT
Date: 1/2/2010
Scale: 1/8" = 1'-0"





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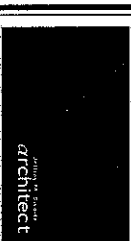
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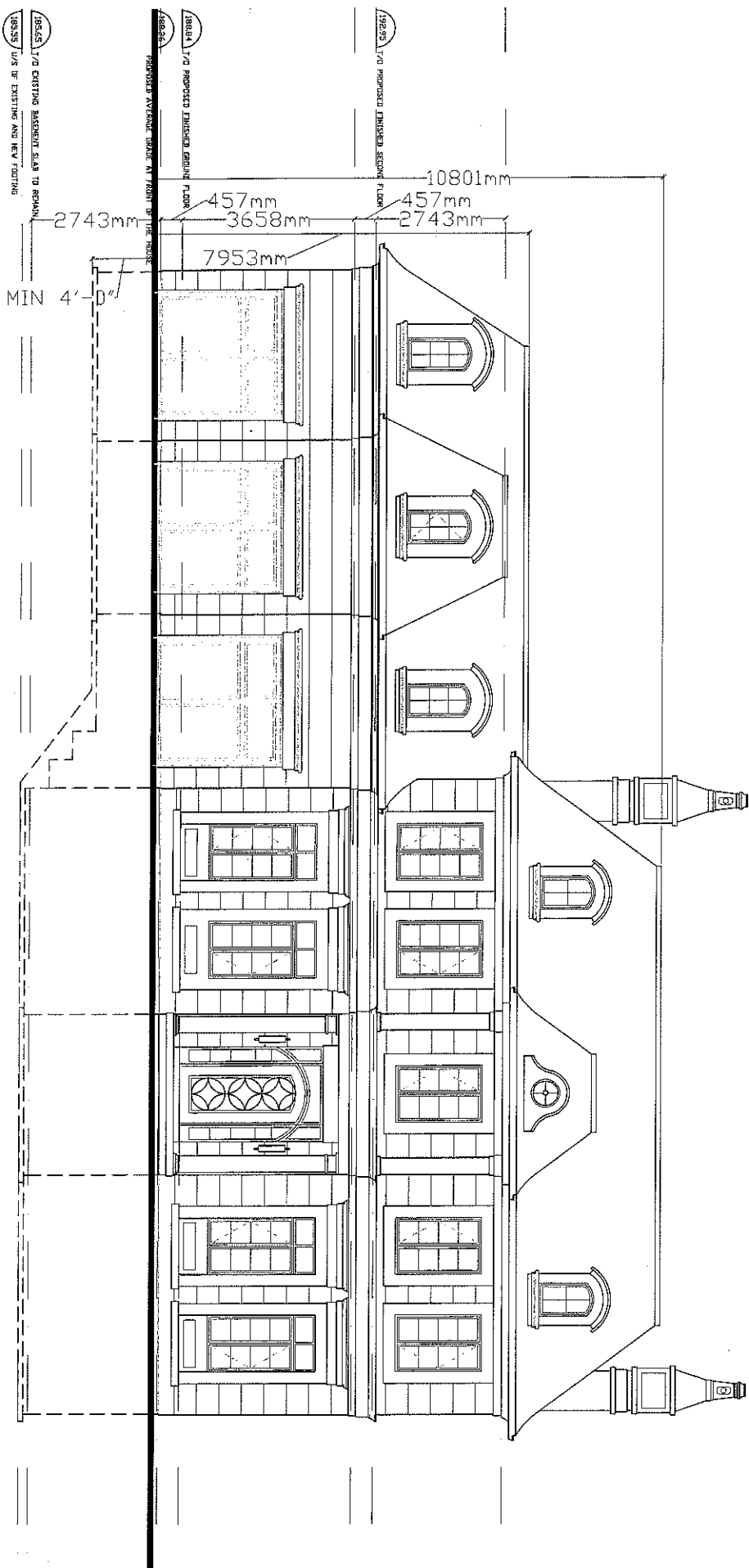


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E-mail - jswartz@bayside.com
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Fax - [905.707.2121](tel:905.707.2121)

Project	14 RIVERSIDE BLVD
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Sheet Title:	ROOF
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Lat or Block No:	Sheet Name: 14 (MAY 1960)		
Project No:	Spec No:	Drawn By:	Checked By:



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DO NOT SCALE DRAWINGS.

DATA

delving into
architect

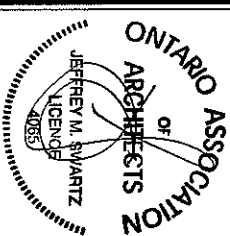
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E-mail -- jms@jmsaarchitect.com
Website -- www.jmsaarchitect.com
Tel. 905-661-
Fax 905-705-

14. INVERSIDE BLVD
VAUGHAN, ONTARIO

Sheet Title: FRONT ELEVATION (SOUTH)

Scale	1/8"=1'-0"	Sheet No. 10
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CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. DO NOT CONCEAL THE WORK UNLESS THE DRAWING IS ISSUED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.

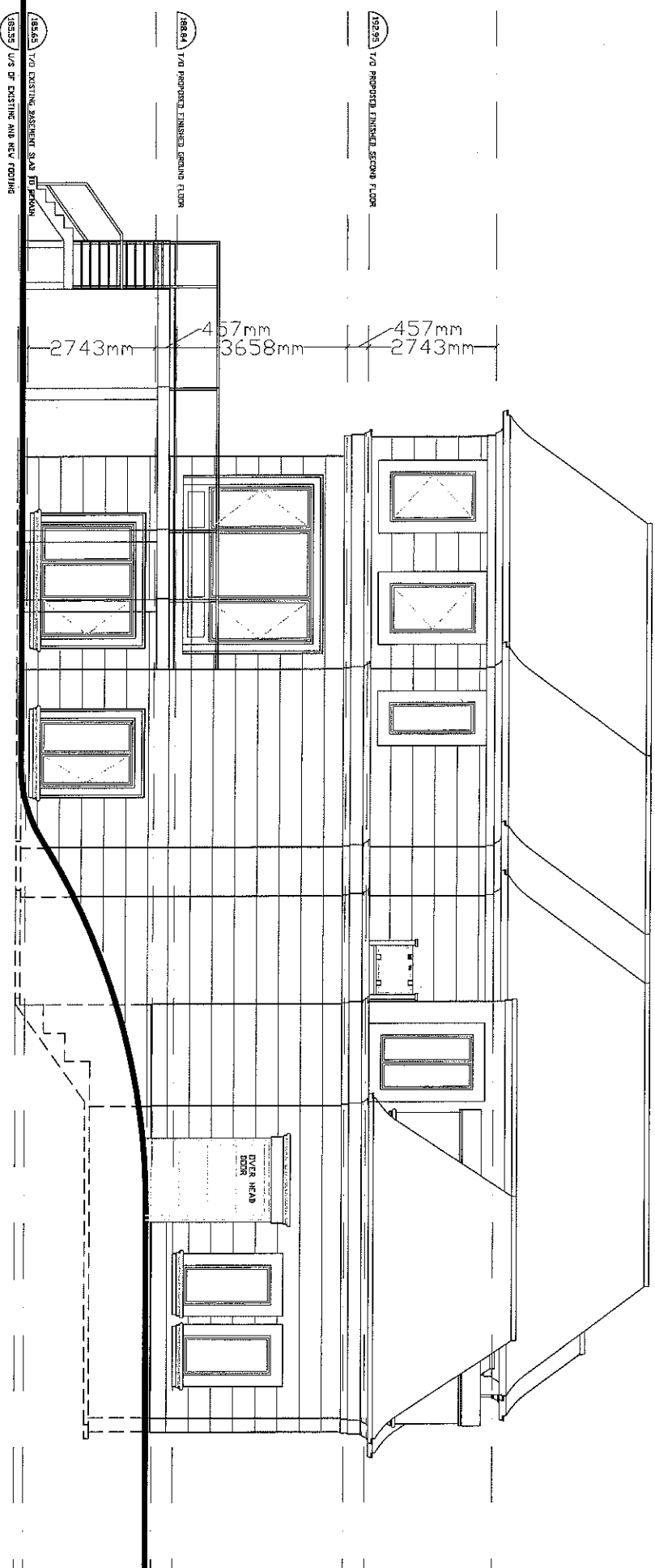
DATE _____

Jeffrey M. Spartz Architect
77 Bonarda Lane, Richmond Hill, Ontario L4C 9B9
E-mail - jmsarchitect@rogers.com
Web site - www.jmsarchitect.com
Tel 905-883-0777
Fax 905-707-5752

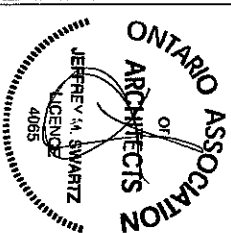
Project: 14 RIVERSIDE BL, VT
VAIRCHAM ONTARIO

Sheet Title:	SIDE ELEVATION (EAST)
Lot or Block No.:	Street Name:

Project No:	Drawn By:	Checked By:
Scale: 1/8" = 1'-0"		Sheet No A7



THE REVIEWS TO THIS SECOND DRAWING REFLECT THE SIGNIFICANT CHANGES IN THE WORK. MAJOR DURING CONSTRUCTION, THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR INFORMATION REQUIRED BY THE CONTRACTOR. THE ISSUE OF THE SECOND DRAWING IS A CONSTRUCTION, PLACEMENT OR ALTERATION OF THE BUILDING IS IN GENERAL AS OPPOSED TO PRELIMINARY CONFORMANCE WITH THE DESIGN PREPARED AND PROVIDED BY THE ARCHITECT, BUT IS NOT A REPRESENTATION THAT THE BUILDING IS IN CONFORMANCE WITH A DESIGN THAT HAD BEEN PREPARED OR PROVIDED BY OTHERS.

[illegible]

ISSUED FOR RMA			
ISSUED FOR RMA			
DESCRIPTION	BY	DATE	
		MAY 10 2019	
		MAY 22 2019	
		DATE	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. CONTRACTOR THE WORK UNLESS THE DRAWING IS REEDED AND RECONSTRUCTION, DO NOT SCALE DRAWINGS.

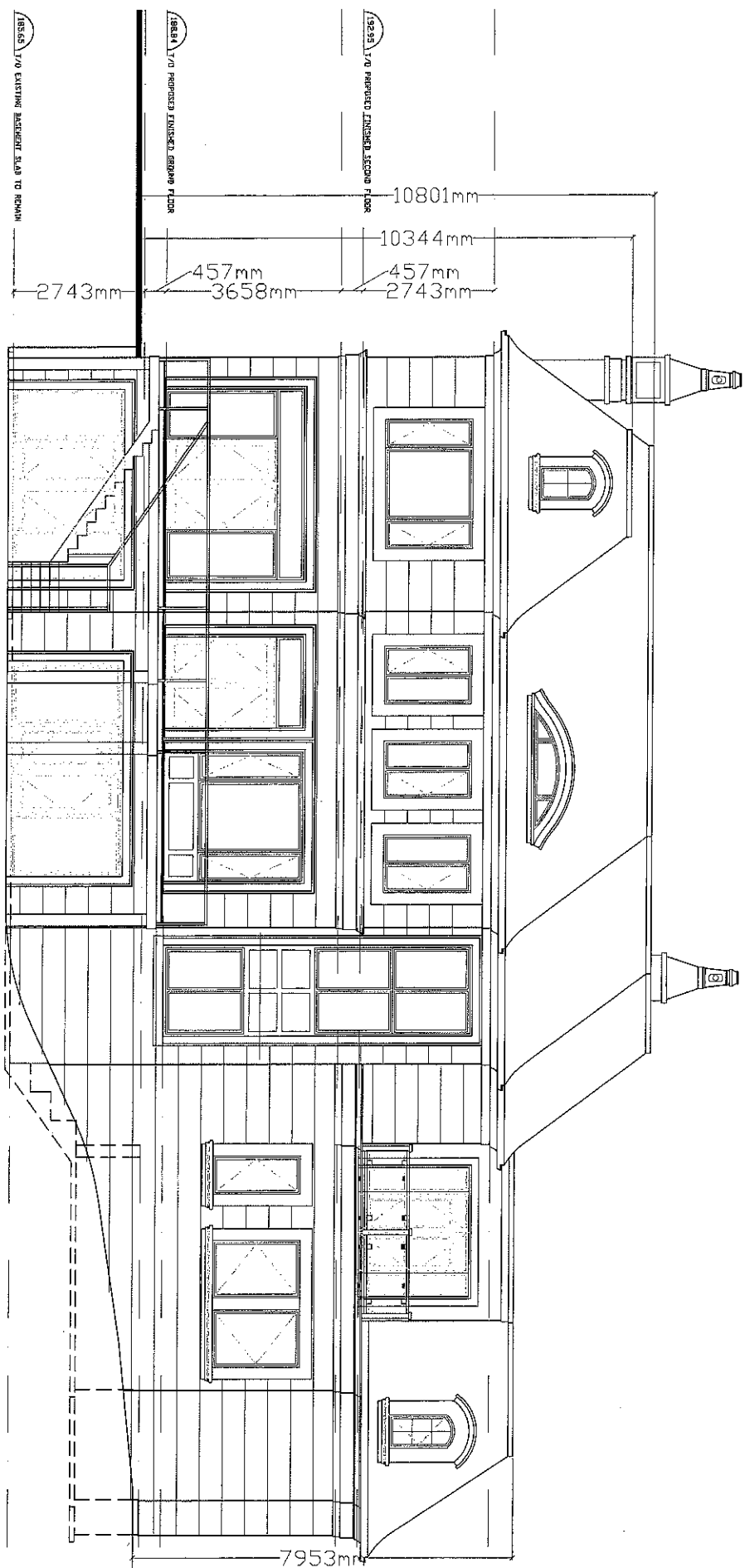
DATE _____



77 Bywards Lane, Richmond Hill, Ontario, L4C 9B9
E-mail - jane@lbfh.org or jane@lbfh.com
Website - www.lbfh.org
Tel 905-884-4127
Fax 905-732-7115

Client: **Project:**
14 RIVERSIDE BLVD
WALSHAM, ONTARIO

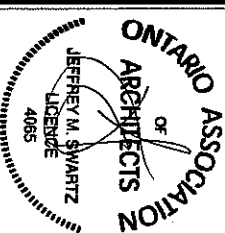
Sheet Title: SIDE ELEVATION (WEST)	
Lot or Block No.:	Sheet Name: 14 IMPROVED BLVD
Project No.:	Plan No. Drawn By:
Scale: 1/8"=1'-0"	Checked By:
Sheet No. 14	Sheet No. 14



THE REVISIONS TO THIS RECOVER DRAWING REFLECT THE SIGNIFICANT CHANGES IN THE WORK. MAJOR DURING CONSTRUCTION, THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY THE CONTRACTOR.

THE REVISIONS OF THIS SECOND DRAWING IS A REVISION OF THE FIRST DRAWING.

THE CONSTRUCTION, REPAIRS OR ALTERATION OF THE BUILDING IS IN GENERAL AS SHOWN TO PRESENT CONFORMITY WITH THE DESIGN PREPARED AND PROVIDED BY THE ARCHITECT, BUT IS NOT A REPRESENTATION THAT THE CONSTRUCTION, REPAIRS OR ALTERATION OF THE BUILDING IS IN CONFORMITY WITH A DESIGN THAT HAS BEEN PREPARED OR PROVIDED BY OTHERS.

[illegible]

ISSUED FOR RCM		JUL 10 2019	
ISSUED FOR RCM		MAY 22 2019	
Description		R/s	Date

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
DO NOT COMMENCE THE WORK UNLESS THE DRAWING IS ISSUED FOR CONSTRUCTION.
DO NOT SCALE DIMENSIONS



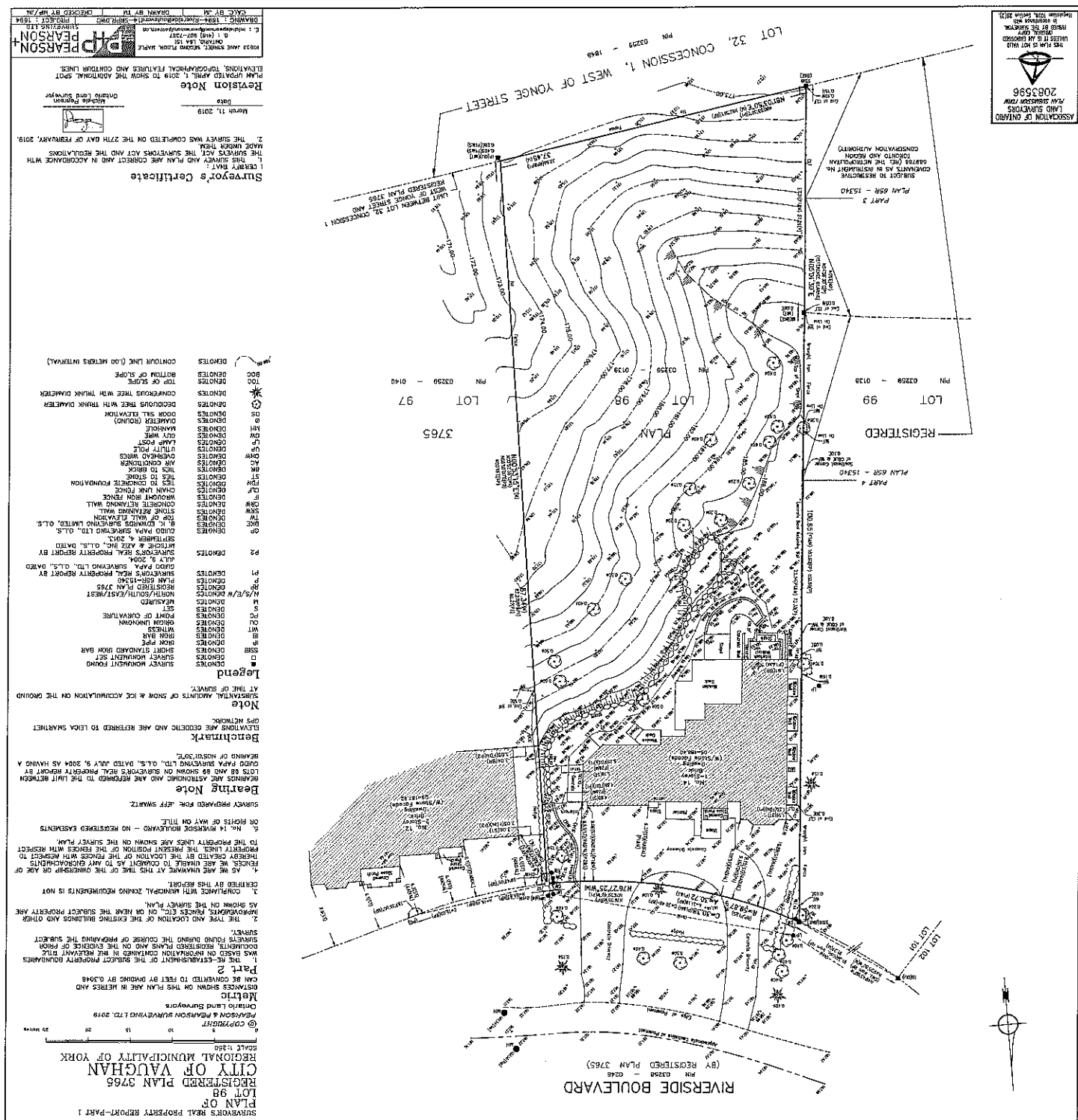
Jeffrey M. Spartz Architect
77 Boyanows Lane, Richmond Hill, Ontario, L4C 8S9
E-mail - jms@bfmarchitect.com
Website - www.jmsarchitect.com
Tel: 416-853-4111
Fax: 905-737-9111

Project: 14 RIVERSIDE BLVD
VALHALLA, ONTARIO

Steel Tile REAR ELEVATION (NORTH)

Leaf or Bloo'd Mo.:	Street Name: 74
Posi'ed Mo.:	Or Mo. '12 Name: 80

$$x/a = 1/8 = 1'-0"$$



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**
- TRCA – comments with conditions**



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

August 8, 2019

CFN: 60819.17

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

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

Dear Christine:

Re: Minor Variance Application A104/19
14 Riverside Boulevard
Lot 98, Reg. Plan. 3765
City of Vaughan
Owner: Caterina Baxter
Agent: Jeffrey M. Swartz

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on July 30, 2019. TRCA staff has reviewed the application and offers the following comments:

Background

The purpose of Application A104/19 is to request the following:

1. To permit a minimum front yard setback of 4.7m to the dwelling.
2. To permit a minimum interior side yard setback of 2.5m.
3. To permit the total of both interior side yards to be 5.7m.
4. To permit a maximum building height of 10.80m to the highest point of the roof.
5. To permit a minimum front yard landscaping of 45%.
6. To permit a maximum combined driveway width of 12.19m.

It is TRCA's understanding that the purpose of the above variance is to permit the development of a replacement dwelling on the property.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject lands are located partially within the TRCA's Regulated Area of the Don River Watershed due to the presence of a significant vegetated valley slope associated with the Don River at the rear of the property. In accordance with the *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. TRCA recently issued a permit under Ontario Regulation 166/06 for the construction of the proposed dwelling and finds our approval consistent with the circulated plans.

Application-Specific Comments

As noted above, a portion of the subject property is located within TRCA's Regulated Area of the Don River Watershed due to the presence of a significant valley slope at the rear of the lot. TRCA issued a permit on August 1, 2019 for the proposed structure and has no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 Variance – Residential – Minor review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Given the existing development on the property and the proposed use TRCA has **no objection** to the approval of Minor Variance A104/19 subject to the following condition:

- 1) That the applicant provides the required \$580.00 review fee for Minor Variance Application A104/19.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the City of Vaughan, the applicant, and their consultants to ensure that TRCA's expectations for meeting our requirements are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner I
Planning and Development
Extension 5272

AS/jb

Attwala, Pravina

Subject: FW: A104/19 - REQUEST FOR COMMENTS

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: August-14-19 8:52 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A104/19 - REQUEST FOR COMMENTS

Hello Pravina,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A104-19 (14 Riverside Boulevard) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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