

File: A089/19**Applicant:** John & Natercia Carvalhais**Address:** 47 Railway St Maple**Agent:** MPlan Inc

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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning		
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, October 17, 2019



Minor Variance
Application

Agenda Item: 12

A089/19

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, October 17, 2019
Applicant:	John & Natercia Carvalhais
Agent:	MPlan Inc
Property:	47 Railway St Maple
Zoning:	The subject lands are zoned R1, Residential and subject to the provisions of Exception 9(45) under By-law 1-88 as amended.
OP Designation:	The subject lands are designated "Low-Rise Residential" by the Vaughan Official Plan (VOP) 2010, Volume 1.
Related Files:	B024/19, A089/19 & A090/19
Purpose:	Relief from the by-law is being requested to permit reduced lot frontage and lot area on the severed land to facilitate Consent Application B024/19. Relief is also being sought to accommodate the construction of a single family dwelling on the severed land .

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 lot frontage of 18 metres is required.	1. To permit a minimum lot frontage of 9.14 metres.
2. A minimum lot area of 700 square metres is required.	2. To permit a minimum lot area of 528.56 square metres.
3. A minimum interior side yard setback of 1.5 metres is required.	3. To permit a minimum (westerly) interior side yard setback of 1.2 metres.
4. A minimum interior side yard setback of 1.5 metres is required.	4. To permit a minimum (easterly) interior side yard setback of 1.01 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: 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 October 2, 2019

Applicant has confirmed posting of signage on October 2, 2019.

Property Information	
Existing Structures	Year Constructed
Dwelling	TBD (land purchased October 31, 2013)

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed lot frontage is less than the minimum lot frontage requirements in the Zoning By-law and a variance is required to allow for the severance of the property. The proposed lot frontage is similar to other properties on the street and in the neighbourhood. The other variances are required to allow for a modern single family dwelling on a new lot.

Recommended condition of approval:

That Consent Application B024/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

Adjournment Request: The applicant was provided an opportunity to adjourn prior to the issuance of public notice to address the following comments:

- Staff concerns with proposed reduction in lot area and frontage;
- Additional time to address Planning staff comments pertaining to the Planning Justification Report provided by the applicant.

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 subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Minor Variance Application No. A090/19 and Consent Application No. B024/19 shall be considered with this application.

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

Building Inspections (Septic): Prepared by: Rui Sousa

No comments or concerns

Development Planning:

Official Plan: The subject lands are designated "Low-Rise Residential" by the Vaughan Official Plan (VOP) 2010, Volume 1.

Application under review.

Cultural Heritage (Urban Design):

The subject property is adjacent to the Maple Heritage Conservation District any newly created property is also subject to the City of Vaughan Official Plan 2010 adjacency policies outlined in Sections 6.2.2.9 and Section 6.3.2.4

The subject property is also noted to contain high archaeological potential and therefore the following standard archaeological clause shall be applied:

- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A089/19 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing 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/servicing approval.

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 existing 3m curb cut 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.

The Minor Variance application A089/19 shall be approved in conjunction with Consent application B024/19.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Planning Justification Report

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

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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Application B024/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	<div>1. The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing 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/servicing approval.</div> <div>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 exiting 3m curb cut 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.</div> <div>3. The Minor Variance application A089/19 shall be approved in conjunction with Consent application B024/19.</div>

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.

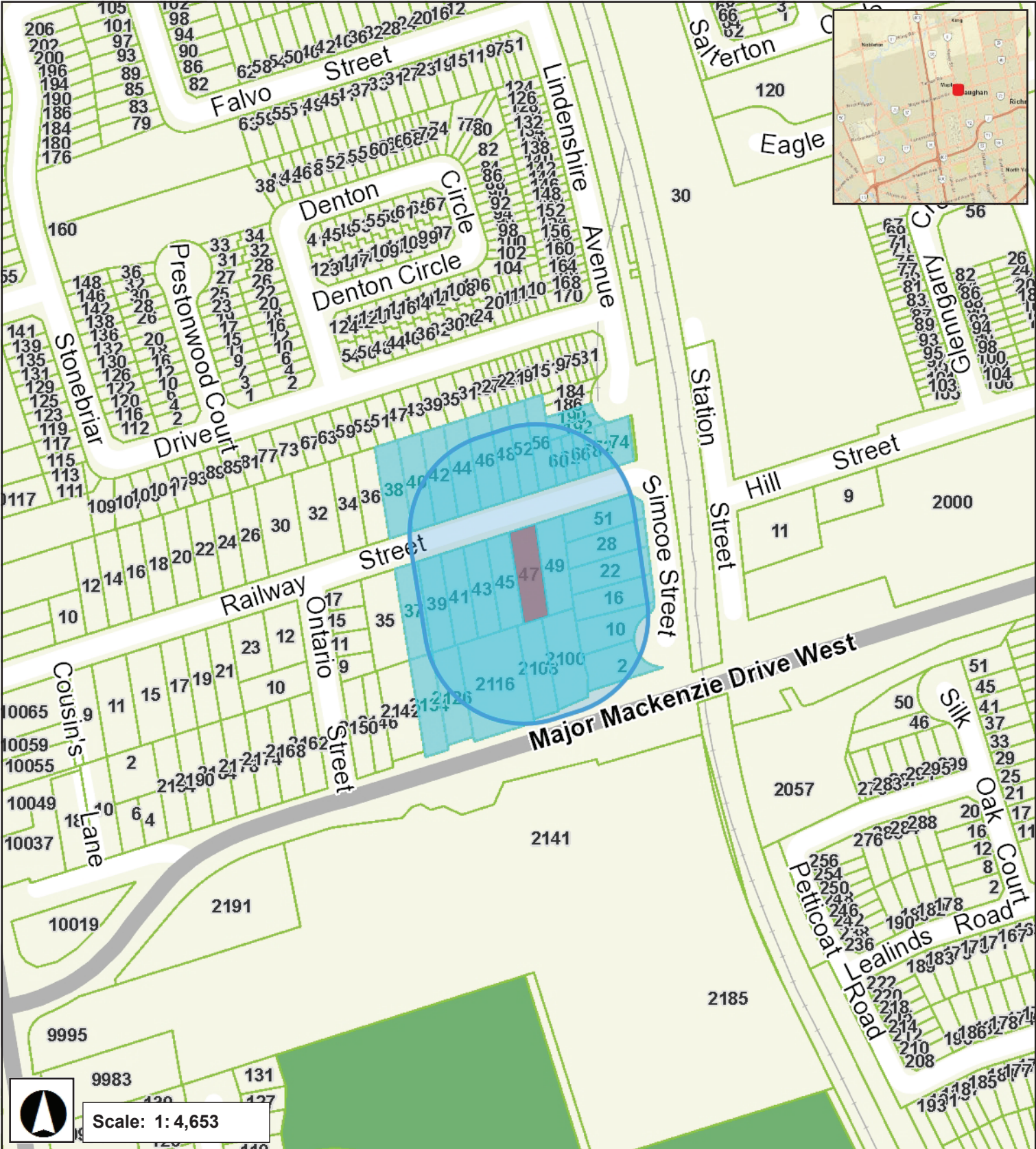
Location Map
Sketches

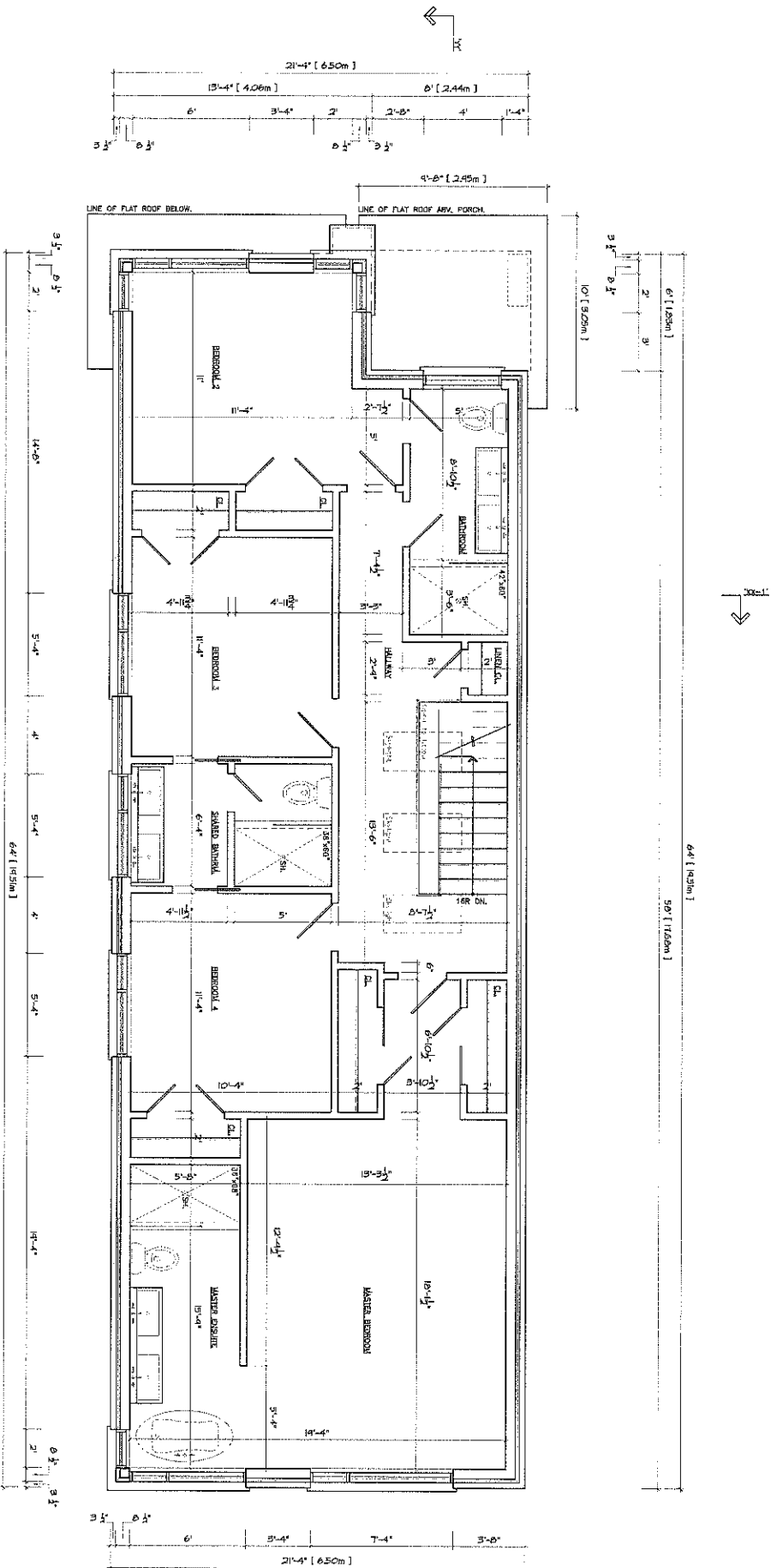


LOCATION MAP B024/19, A089/19 & A090/19

47 RAILWAY STREET , MAPLE

Teston Road





**SECOND FLOOR
PLAN**

1,320.00 sq.ft. (123.63 sq.m.)

THE

AD.A.C.A.D

GROUP

Building · Design · Consultants

8 HUBERT PARK, INVERMURCH, ONTARIO, CANADA L3T 4T6 · TEL: 905.709.1111 · E: info@adacadgroup.com

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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY VARIATIONS OR
DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR
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DRAWING: PRELIMINARY PLANS
PROJECT: PROPOSED 2 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE
47 BALMAIN ST. CITY OF VANCOUVER - PART 1

DRAWN BY:	DA TORRE	REVISED:	APR. 21, 2013.
SCALE:	1/8" = 1'-0"	DATE:	MAY 15, 2013.
JOB NO.:	12-0647 RS-1	PAGE NO.:	A4.0

T.O. PARAPET	
EL. 253.11	
<u>Δ</u>	
T.O. PLAT ROOF	
Δ	
EL. 252.86	
<u>Δ</u>	
EL. 252.44	
T.O. PLATE	

10. SECOND FLOOR	10. PORCH ROOF
$\frac{A}{A}$	$\frac{A}{A}$
EL. 249.68	EL. 248.57

T.O. FIRST FLOOR (Living Rm. Level)	_____
Δ	
EL 244.53	
T.O. WOOD DECK	
Δ	
EL 240.76	
T.O. FORD	
Δ	
EL 244.43	
T.O. FRONT PORCH	
Δ	
EL 240.26	
T.O. FIRST FLOOR (Family Rm. Level)	_____
Δ	
EL 245.95	

T.O. BASEMENT SLAB
Δ
E, 242.60

T.O. PLAT ROCK	
E. 252.85	
Δ	
T.O. PLATE	
Δ	
E. 252.44	

T.O. PLAT ROCK	
E. 252.85	
Δ	
T.O. PLATE	
Δ	
E. 252.44	

1.0. SECOND FLOOR
Δ
DL 249.66

10. FIRST FLG
Quinn Rev. L
Δ
Bl. 246.53

T.O. FORMER
A
PL. 245.43

GRADE (Notes)
A
EL. 243.69

T.O. USENET SAE	
<u>Δ</u>	
E. 242.00	

EL. 253.11
T.O. PLATE
EL. 252.44

EL. 253.11
T.O. PLATE
EL. 252.44

SECOND FLOOR
PL. 249.44

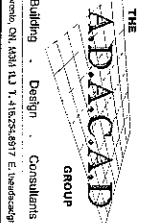
1st. FIRST FLOOR
ing Rm. (level)
EL. 240.53

$$\frac{\Delta \text{GRADE (Vorties)}}{\text{El. 243.69}}$$

(Beyand)
Δ
El. 242.80

NORTH ELEVATION
Front View

Front View



Building • Design • Consultants •
 Avenida, CN, 43341 RJ. 415.254.8917 E, info@cadgrafico.com.br

[illegible]

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NORTH

DRAWING:
PRELIMINARY ELEVATIONS

PROJECTS

PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE.

47 RAILWAY ST., CITY OF VANCOUVER - PART I

DRAWN BY:

DA TORRE

SCALE:

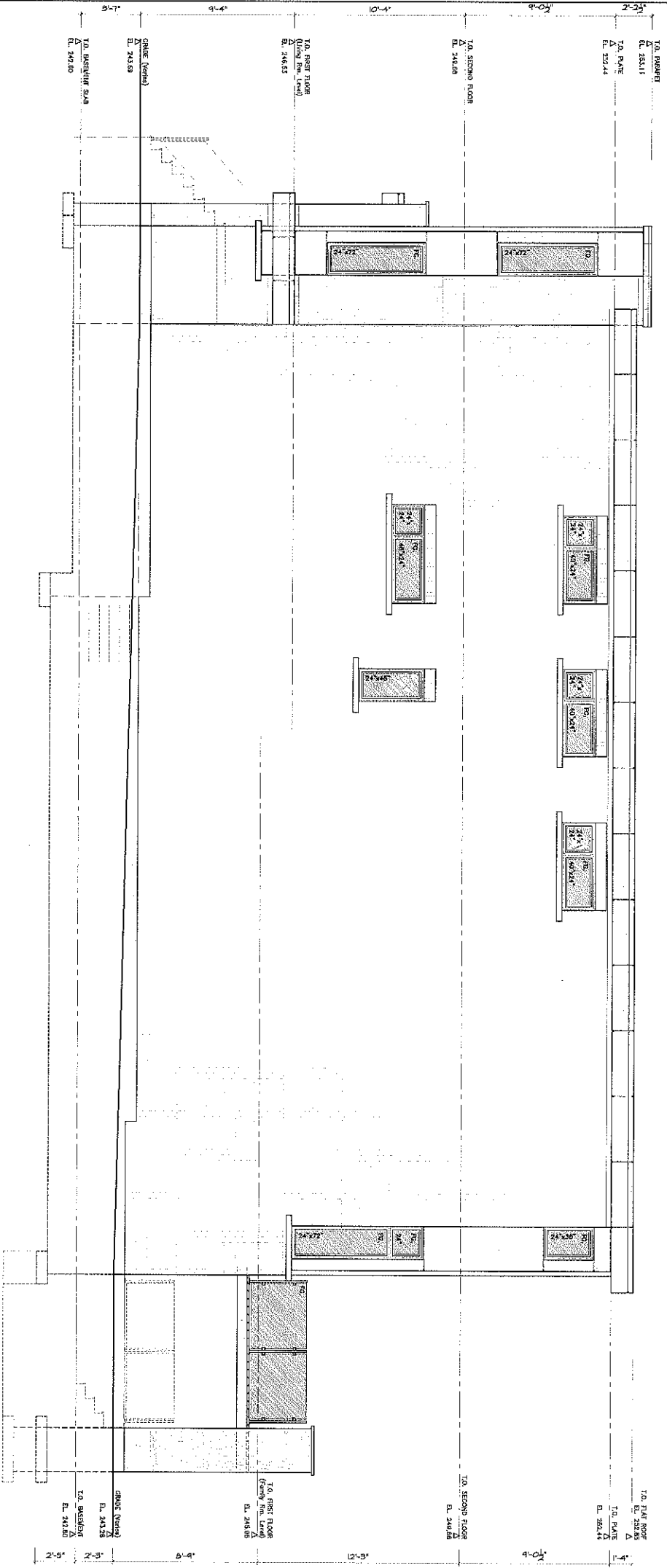
$$G_1 = \sum_{i=1}^n \frac{1}{i}$$

REVISED:
APR 27, 2019

DATE: _____

100

PAGE NO.: **A6.0**



WEST ELEVATION
Side View

THE
ADACAD
group

Building · Design · Consultants

6000 WEST 100th, SUITE 101, VANCOUVER, BC V6V 1A7
TEL: 604.261.8877 E: info@adacad.com

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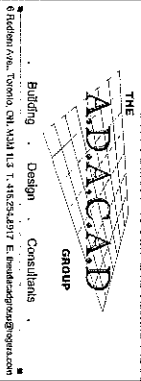
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NORTH:

DRAWING: PRELIMINARY ELEVATIONS
PROJECT: PROPOSED 2 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE
41 SALISBURY ST., CITY OF VANCOUVER - PART 1

DRAWN BY: DA TORRE
SCALE: 1/8" = 1'-0"
JOB NO.: 18-06-AT RS-1
REVISION: APR 22, 2018
DATE: MAR 15, 2018
PAGE NO.: A8.0

Real View



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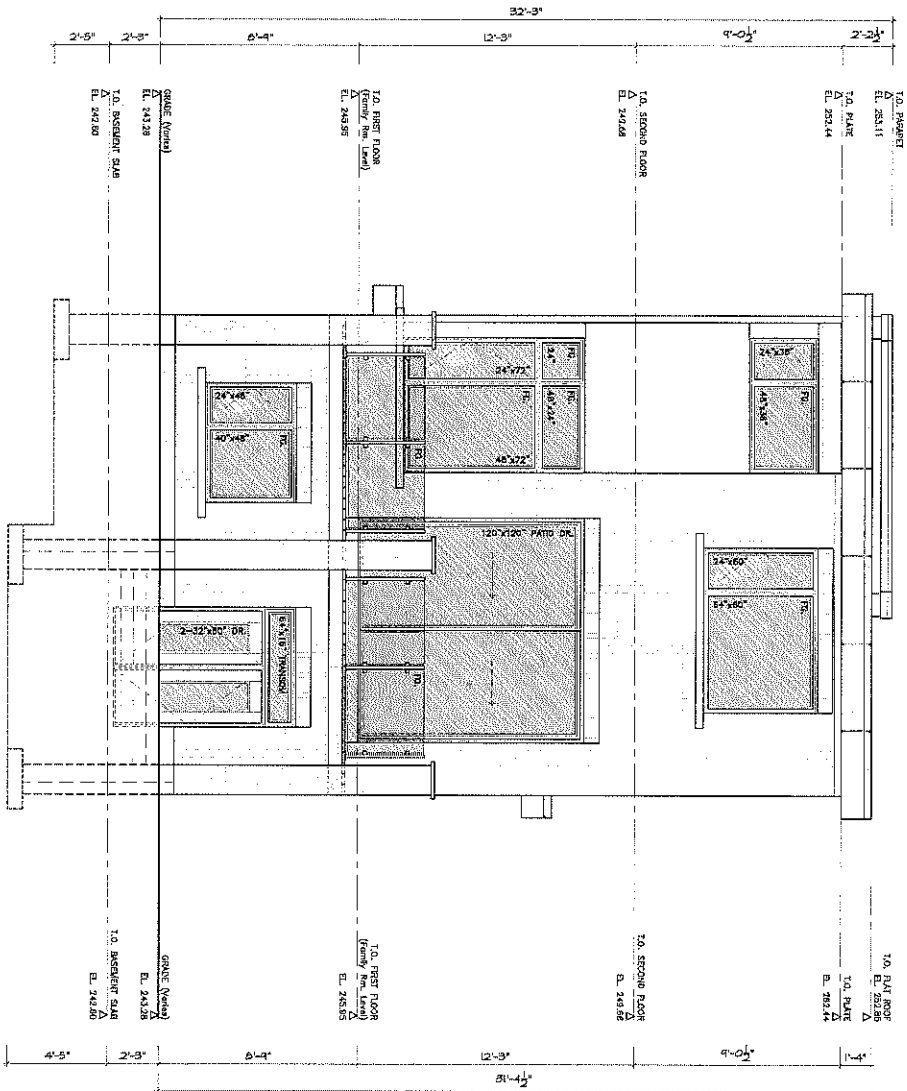
NORTH:

DRAWING: PRELIMINARY ELEVATIONS

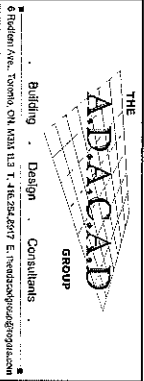
PROJECT: PROPOSED 3 STOREY DETACHED DWELLING WITH INTERNAL GARAGE.

47 RAILWAY BL. CITY OF VAUGHAN - PART I

DRAWN BY:	DA TORRE	REVISED:	APR 22, 2018
SCALE:	$1/8" = 1'-0"$	DATE:	MAR 15, 2018
JOB NO.:	18-0647 RS-1	PAGE NO.:	A9.0



CROSS SECTION 'XX'

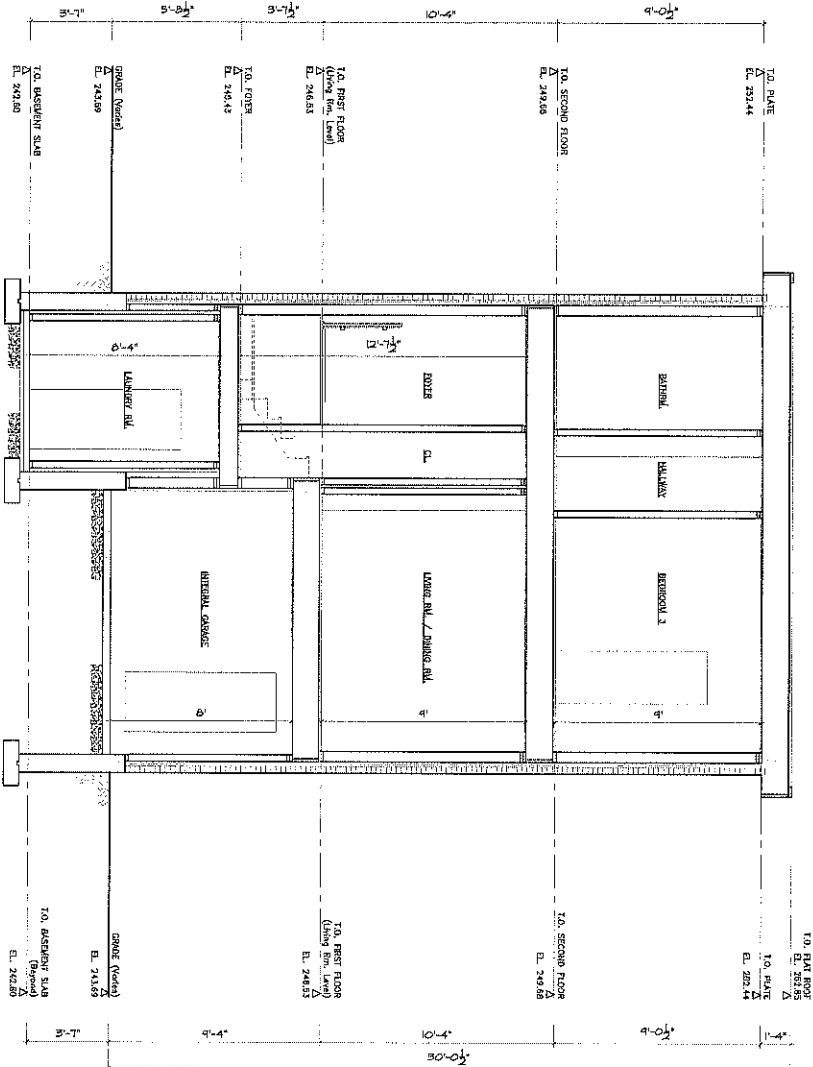
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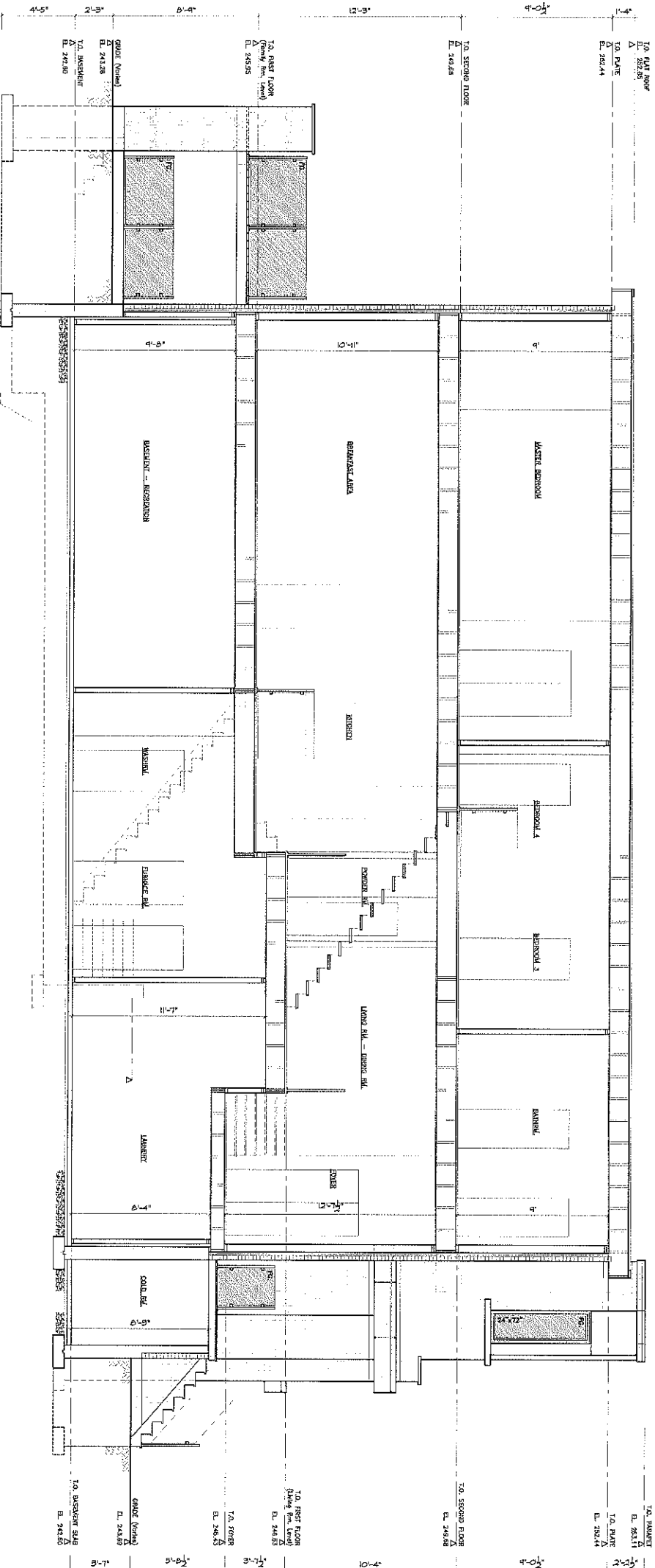
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NORTH:

DRAWING: PRELIMINARY CROSS SECTION
PROJECT: PROPOSED 2 STORY DETACHED DWELLING WITH INTEGRAL GARAGE.
41 RAILWAY ST., CITY OF VANCOUVER - PART I

DRAWN BY:	DA TOPRE	REVISED:	APR 22, 2019
SCALE:	$\frac{1}{8"} = 1'-0"$	DATE:	MAR 15, 2019
JOB No.:	18-0647 R3-4	PAGE No.:	A10.0





CROSS SECTION 'YY'

THE

A.D.A.C.A.D.
GROUP

Building

Design

Consultants

61 Madison Ave., Toronto, ON M5R 1L3 T. 416-593-8077 E. thead@adacdg.com

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NORTH

DRAWING: PRELIMINARY CROSS SECTIONS
PROJECT: PROPOSED 2 STORY DETACHED DWELLING
WITH INTERNAL GARAGE
47 BALMAIN ST., CITY OF VANHOAN - PART 1

DRAWN BY:	DESIGNED
IDA TORRE	APR 27, 2019
SCALE: 1/8" = 1'-0"	DATE: MAY 10, 2019
JOB NO.: 19-0647 R9-1	PAGE NO.: A11.0

47 RAILWAY STREET

PLAN OF SURVEY OF
LOT 1
REGISTERED PLAN 8788
CITY of VAUGHAN
Regional Municipality Of York
SCALE 1 : 200

GTA SURVEYING INC.
METRIC

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

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE :

JACEK WALCZAK
ONTARIO LAND SURVEYOR

PLAN 65R-

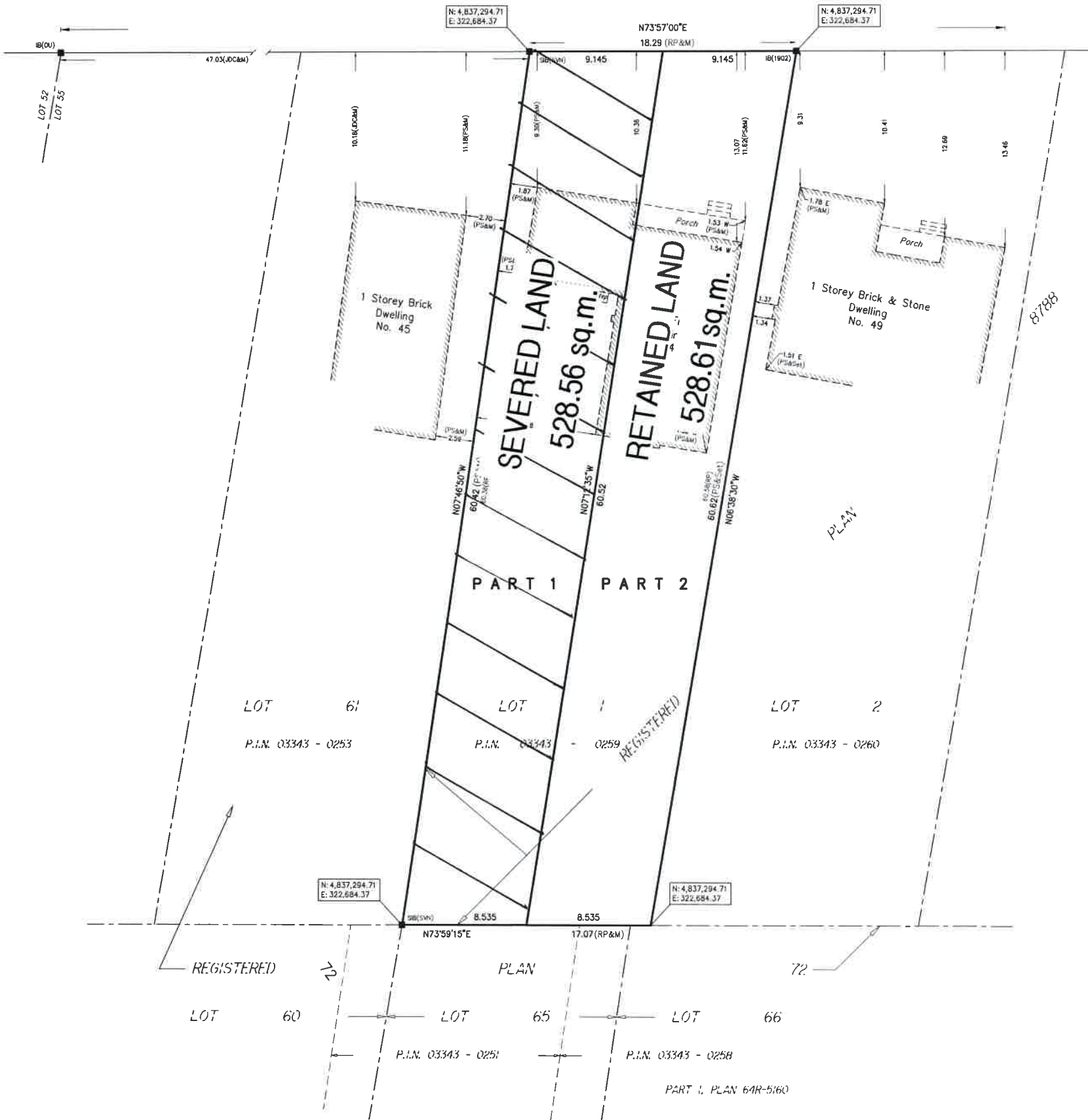
RECEIVED AND DEPOSITED

DATE :

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
YORK (No.65)

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.	AREA
1	1	8788	03343-0259	528.56sq.m.
2				528.61sq.m.



LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- N, S, E, W NORTH, SOUTH, EAST, WEST
- M MEASURED
- IB IRON BAR
- SIB STANDARD IRON BAR
- OU ORIGIN UNKNOWN
- P.I.N. PROPERTY IDENTIFIER NUMBER
- RP REGISTERED PLAN 8788
- JDC PLAN BY JOHN DOUGLAS CARTER LTD., O.L.S., DATED MAY 5, 1989
- PS PLAN BY P. SALNA COMPANY LTD. O.L.S., DATED DECEMBER 20, 1990
- SWN SPEIGHT, VAN NOSTRAND, ANDERSON & CURRIE, O.L.S.
- GTA(1902) PLAN BY GREATER TORONTO ACRES SURVEYING INC., O.L.S. DATED JULY 31, 2018

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999875.

COORDINATE SYSTEM and BEARING NOTE

COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983
(CANADIAN SPATIAL REFERENCE SYSTEM)(2010.0). COORDINATES
AND BEARINGS SHOWN HEREON ARE GRID, EXPRESSED IN
MODIFIED TRANSVERSE MERCATOR MAP PROJECTION ZONE
10 CENTRAL MERIDIAN 79°30' WEST LONGITUDE AND ARE
DERIVED FROM GLOBAL POSITIONING SYSTEM
(LEICA REFERENCE STATIONS NETWORK)

NOTE:

COORDINATES COMPLY WITH SUBSECTION 14(2)
O. REG 216/10
COORDINATES CANNOT IN THEMSELVES BE USED TO
RE-ESTABLISH THE CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF
JULY 31, 2018.

JULY 31, 2018
DATE

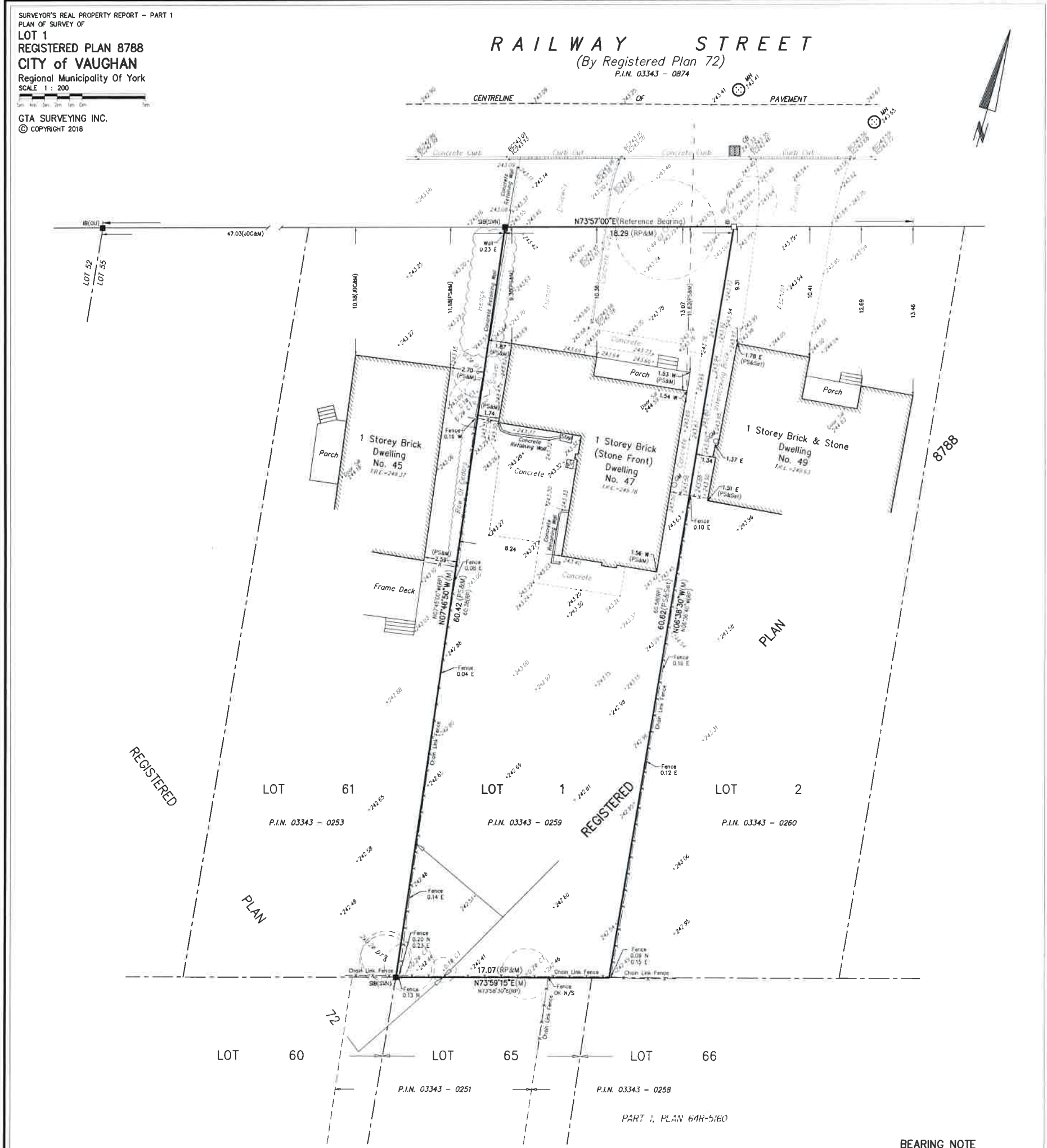
JACEK WALCZAK
ONTARIO LAND SURVEYOR

GTA
Greater Toronto Acres
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gta-surveying.ca

DRAWN: R.C. CHECKED: P.W. PROJECT 18297

47 RAILWAY STREET



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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JULY, 2018.

JULY 31, 2018
DATE

[Signature]
JACEK WALCZAK
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR JOHN CARVALHAIS

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2062927

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

LEGEND

□	DENOTES	SURVEY MONUMENT SET
N,S,E,W	—	SURVEY MONUMENT FOUND
M	—	NORTH,SOUTH,EAST,WEST MEASURED
IB	—	IRON BAR
SIB	—	STANDARD IRON BAR
OU	—	ORIGIN UNKNOWN
P.I.N.	—	PROPERTY IDENTIFIER NUMBER
RP	—	REGISTERED PLAN 8788
JDC	—	PLAN BY JOHN DOUGLAS CARTER LTD., O.L.S., DATED MAY 5, 1988
PS	—	PLAN BY P. SALNA COMPANY LTD. O.L.S., DATED DECEMBER 20, 1990
SVN	—	SPEIGHT, VAN NOSTRAND, ANDERSON & CURRIE, O.L.S.
BC	—	BOTTOM OF CURB
TC	—	TOP OF CURB

LEGEND CONTINUED

AC	DENOTES	AIR CONDITIONING UNIT
BP	—	BELL PEDESTAL
CB	—	CATCH BASIN
CT	—	CONIFEROUS TREE
DT	—	DECIDUOUS TREE
GM	—	GAS METER
MH	—	MANHOLE
—	—	OVERHEAD WIRES
T.R.E.	—	TOP OF ROOF ELEVATION

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE NAD83-CSR5 COORDINATE SYSTEM DERIVED FROM THE GLOBAL POSITIONING SYSTEM OBSERVATIONS.

BEARING NOTE
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF RAILWAY STREET, HAVING A BEARING OF N73°57'00"E ACCORDING TO REGISTERED PLAN 8788

PART 2 - SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

GTA
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SURVEYING Inc.

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Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: R.C. CHECKED: P.W. PROJECT 18297



SPECIFICATIONS	
ZONE B2	AREA 54.7m (sq.m)
ITEM	
EX. 1 LOT (To be awarded)	11,319.25 sq.m (1,057' 17" sq.m)
EX. 2 ONE STOREY DWELLING (To be awarded)	1,660.26 sq.m (1,566' 57" sq.m)
EX. 3 FRONT PORCH (To be awarded)	122.52 sq.m (1,138' sq.m)
PART 1	
NEW LOT	5,699.37 sq.m (5,228' 56" sq.m)
NEW FIRST FLOOR	1,300.00 sq.m (1,223' 63" sq.m)
NEW SECOND FLOOR	1,300.00 sq.m (1,223' 63" sq.m)
NEW TOTAL DWELLING AREA	2,600.00 sq.m (2,447' 26" sq.m)
NEW CONCRETE FRONT PORCH	46.03 sq.m (4,460' sq.m)
NEW HEAVY DECK	256.00 sq.m (2,378' sq.m)
LOT COVERAGE	29.75%
PART 2	
NEW LOT	5,689.91 sq.m (5,208' 61' sq.m)
NEW FIRST FLOOR	1,300.00 sq.m (1,223' 63' sq.m)
NEW SECOND FLOOR	1,300.00 sq.m (1,223' 63' sq.m)
NEW TOTAL DWELLING AREA	2,600.00 sq.m (2,447' 26" sq.m)
NEW CONCRETE FRONT PORCH	46.00 sq.m (4,460' sq.m)
NEW HEAVY DECK	256.00 sq.m (2,378' sq.m)
LOT COVERAGE	29.30 %

[illegible]

LANDSCAPE SPECIFICATIONS	
ZONE #2	SINGLE PLANT/PLANTING DOWELING
PART 2	AREA sq ft (sq m)
FRONT YARD AREA	3,450.00 sq ft (320.17 sq m)
FRONT LANDSCAPE OPEN SPACE	7,816.42 sq ft (723.69 sq m) - 66.2%
FRONT SOFT ADJACENT OPEN SPACE	6,375.38 sq ft (591.59 sq m) - 88.4%
REAR SOFT LANDSCAPE OPEN SPACE	2,543.75 sq ft (236.22 sq m)
	2,543.75 sq ft (236.22 sq m) - 96.52%

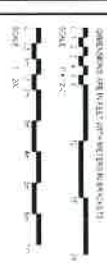


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[illegible]

**Site Plan of Survey of
LOT 1
REGISTERED PLAN 8788
CITY OF VAUGHAN**
(Regional Municipality of York.)

Information taken from survey by: GTA Surveying Inc.
O.E. dated July 31, 2018. Documents as provided by
property owners(s).



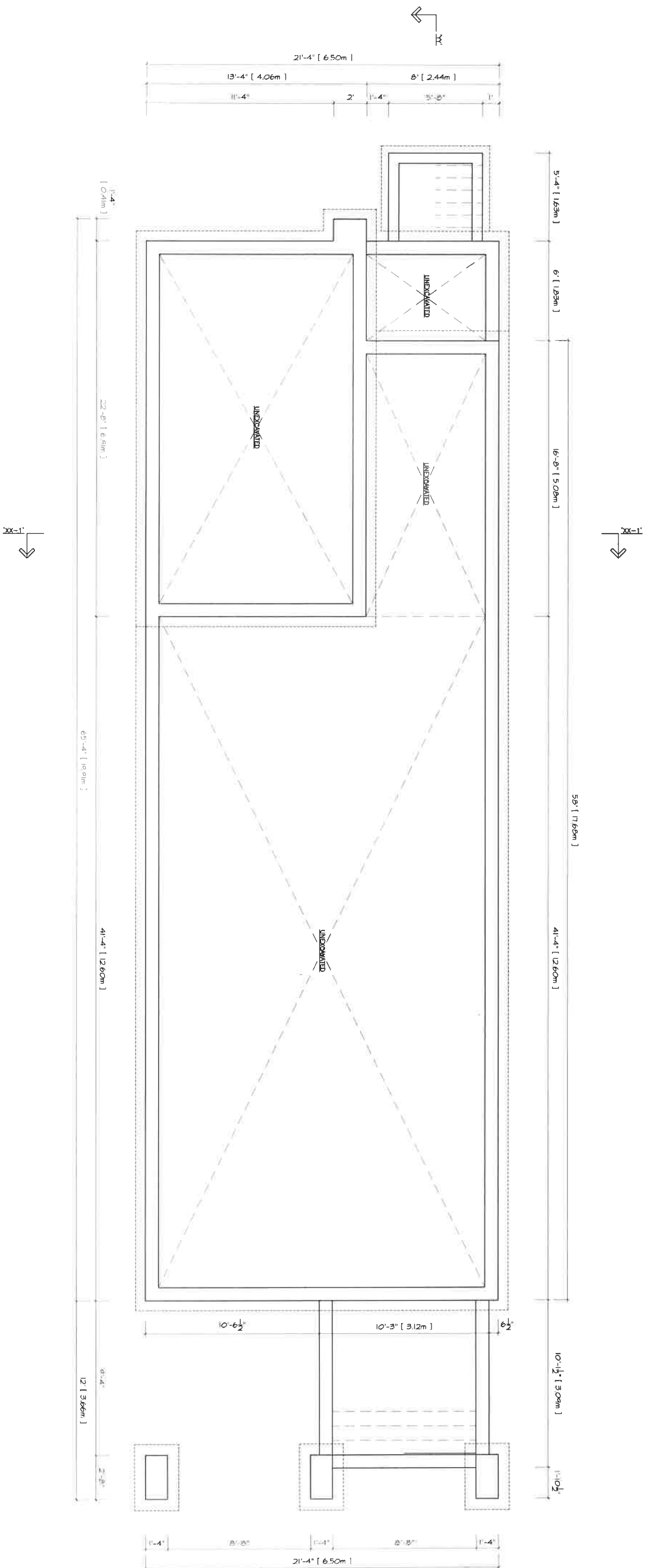
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Date		
To		
Particulars		
Total		

THE
A.D.A.C.A.D.
GROUP

FRANKLIN
 6 Redden Avenue, Torrey, Oregon 97136
 Tel: 474-2241 Ext:1 Email: franklin@prc.org

DRAWN BY:	CHECKED
DA TORRES	
SCALE:	DATE
1" = 5'-0"	MARCH 5 2011
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Part 1



FOUNDATION PLAN

THE

A.D.A.C.A.D
GROUP

Building	Design	Consultants
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NORTH

DRAWING:
PRELIMINARY PLANS

PROJECT

PROPOSED 2 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE

DRAWN BY

DA TORRE

SCALE

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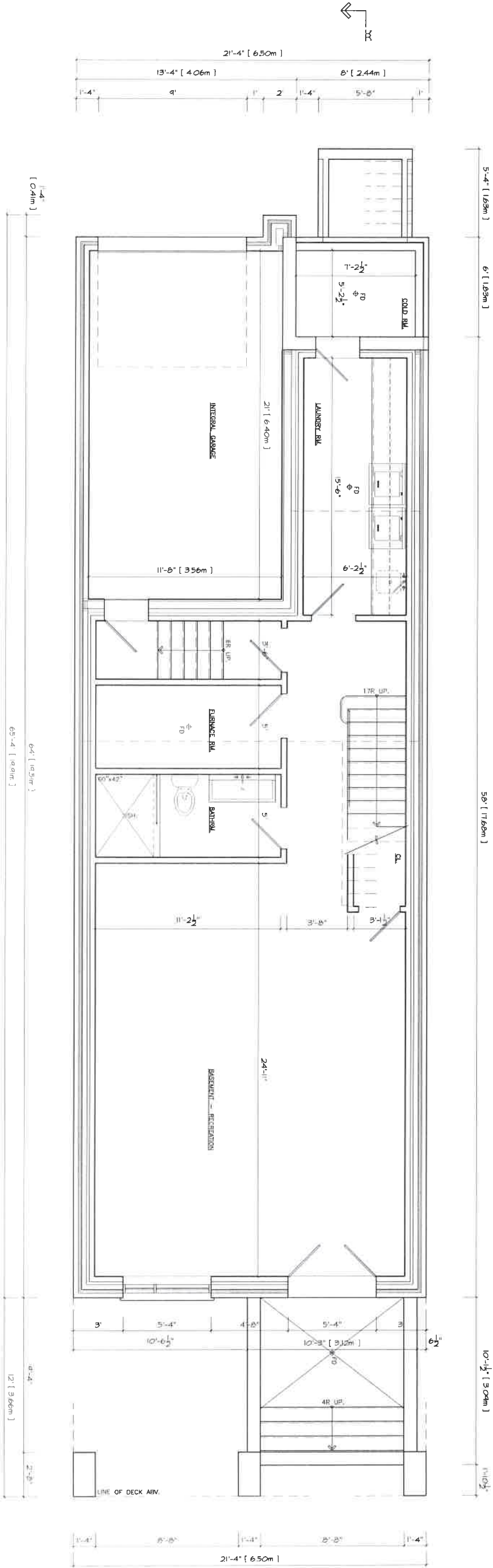
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18-0647 RS-

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BASEMENT FLOOR PLAN

1.045.65 scf. (97.14 sqm.) - BASEMENT
2.742.35 scf. (25.49 sqm.) - GARAGE
1.320.00 scf. (122.63 sqm.) - Garage + Basement

THE

AD.A.C.C.A.D

GROUP

Building

Design

Consultants

6 Redfern Ave. Toronto ON M5M 1L3 T 416.254.6417 E. theadacadgroup@rogers.com

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DRAWING: PRELIMINARY PLANS

PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE

67 BALMAIN ST. CITY OF VAUGHAN - PART 1

DRAWN BY: DA TORRE

REVISD: APR. 22 2019

SCALE: 1/8" = 1'-0"

DATE: MAR 15, 2019

JOB NO.: 18-0647 RS-1

PAGE NO.: A2.0

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A.D.A.C.A.D
GROUP

Building • **Design** • **Consultants**

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ALL CONSTRUCTION TO COMPLY TO THE BEST PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE CODES AND ALL THERMS. THESE PLANS AND SPECIFICATIONS ARE TO BE USED AS MINIMUM REQUIREMENTS AND NOT AS A GUIDE. THE USER SHALL BE RESPONSIBLE FOR ANY VARIATIONS.

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PRELIMINARY PLANS

PROJECT:

PROPOSED 2 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE

47 RAILWAY ST., CTRY OF VAUGHAN - PART 1

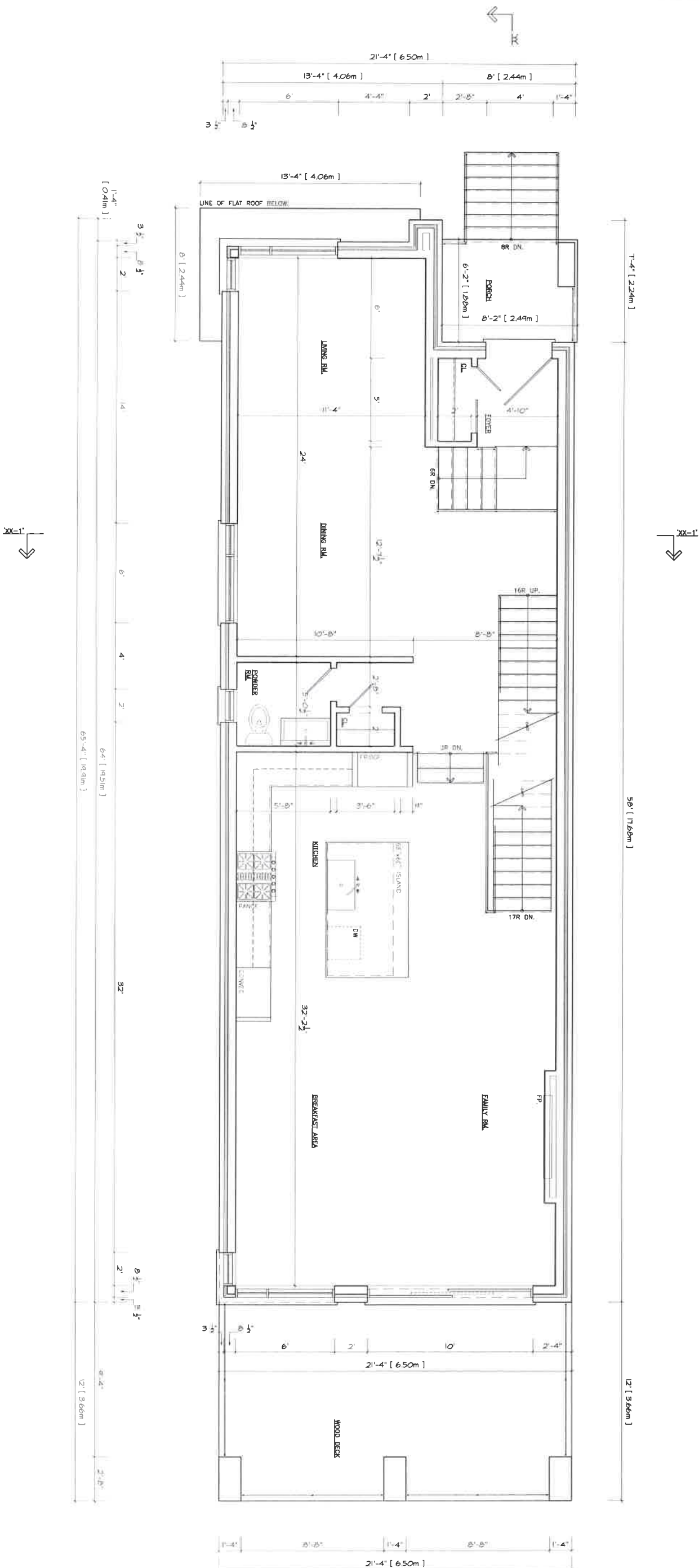
DA TORRE

SCALE

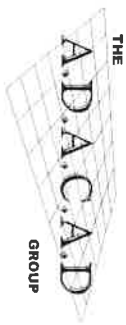
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ROOF PLAN



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NORTH:

DRAWING:

PRELIMINARY PLANS

PROJECT:

PROPOSED 2 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE

47 RAILWAY ST, CITY OF VANCOUVER - PART 1

DRAWN BY

DA TORRE

REVISED

APR 22 2019

SCALE

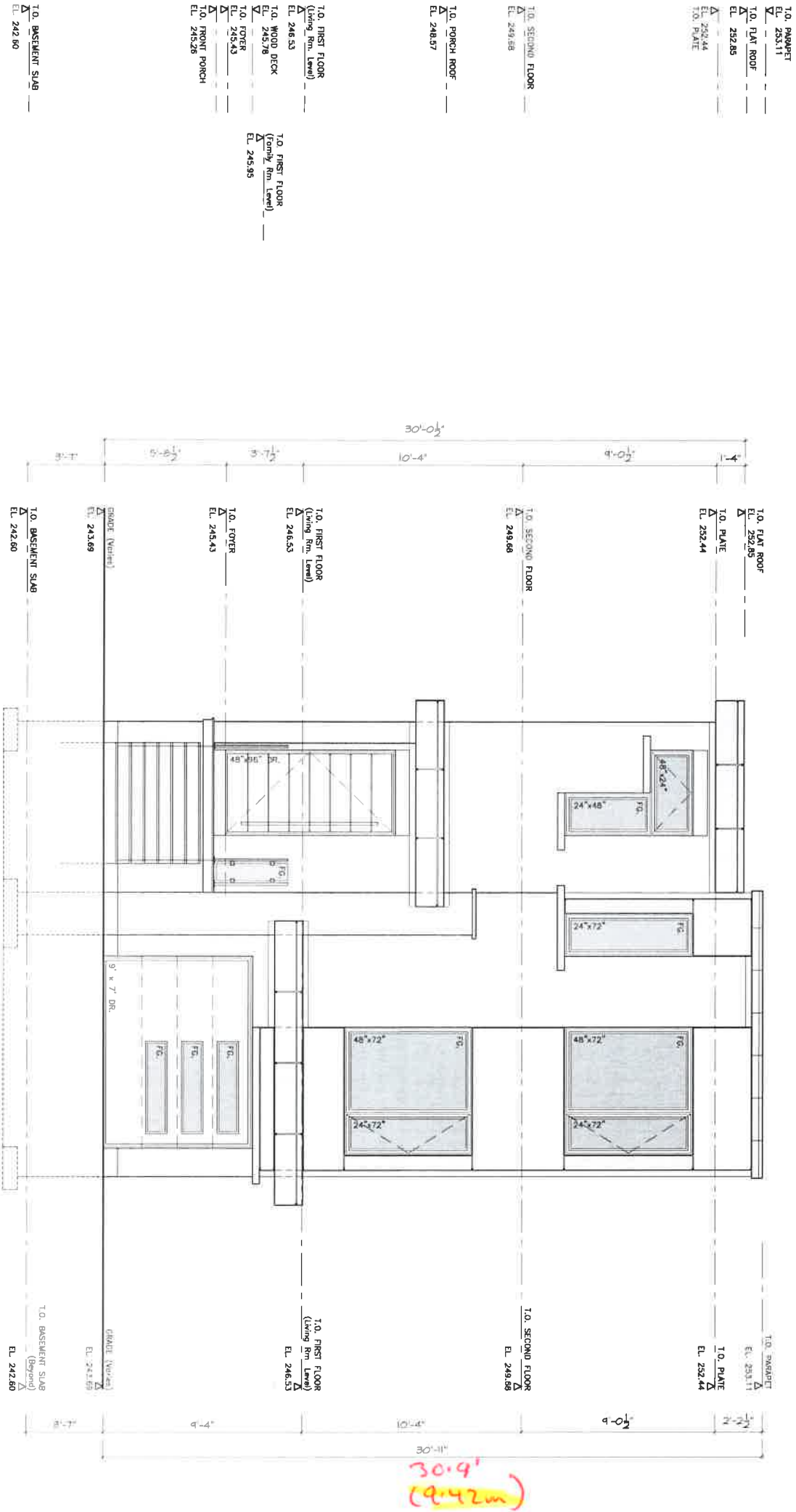
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DATE: _____

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PAGE No :

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NORTH ELEVATION

Front View

THE

A.D.A.C.A.D

GROUP

Building · Design · Consultants

6 Redfern Ave · Toronto, ON M6M 1L3 T 416.254.8817 E. theadacadgroup@ropes.com

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NORTH:

DRAWING: PRELIMINARY ELEVATIONS

PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE.

471 RAILWAY ST., CITY OF VAUGHAN - PART I

DRAWN BY: D.A. TORSE

REVISED: APR. 22, 2019.

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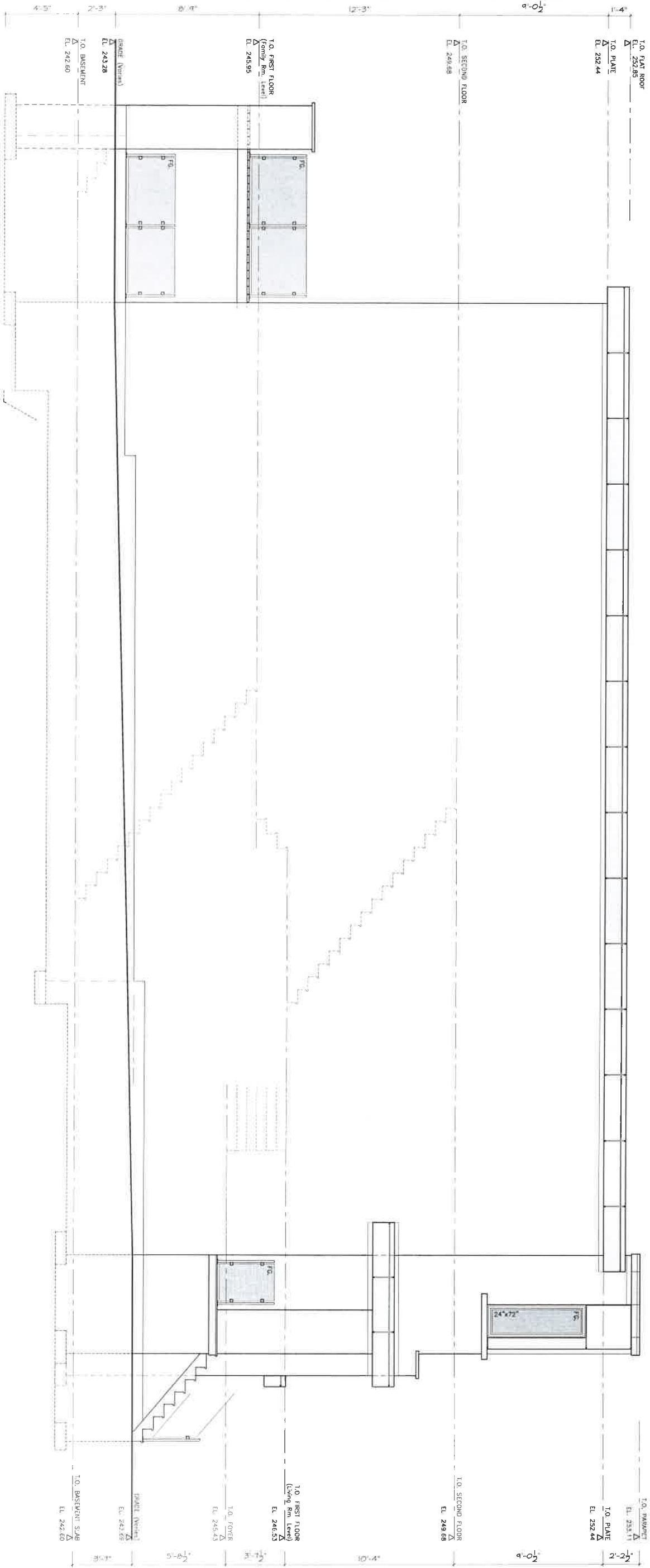
MAR 15, 2019.

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EAST ELEVATION

Side View

THE

A.D.A.C.A.D

GROUP

Building

Design

Consultants

6 Redfern Ave. Toronto ON M5M 1L3 T 416.254.6617 E theadacagroup@theadacagroup.com

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NORTH:

DRAWING: PRELIMINARY ELEVATIONS

PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE

47 KALANAY ST., CITY OF VAUGHAN - PART 1

DRAWN BY: DA TORRE

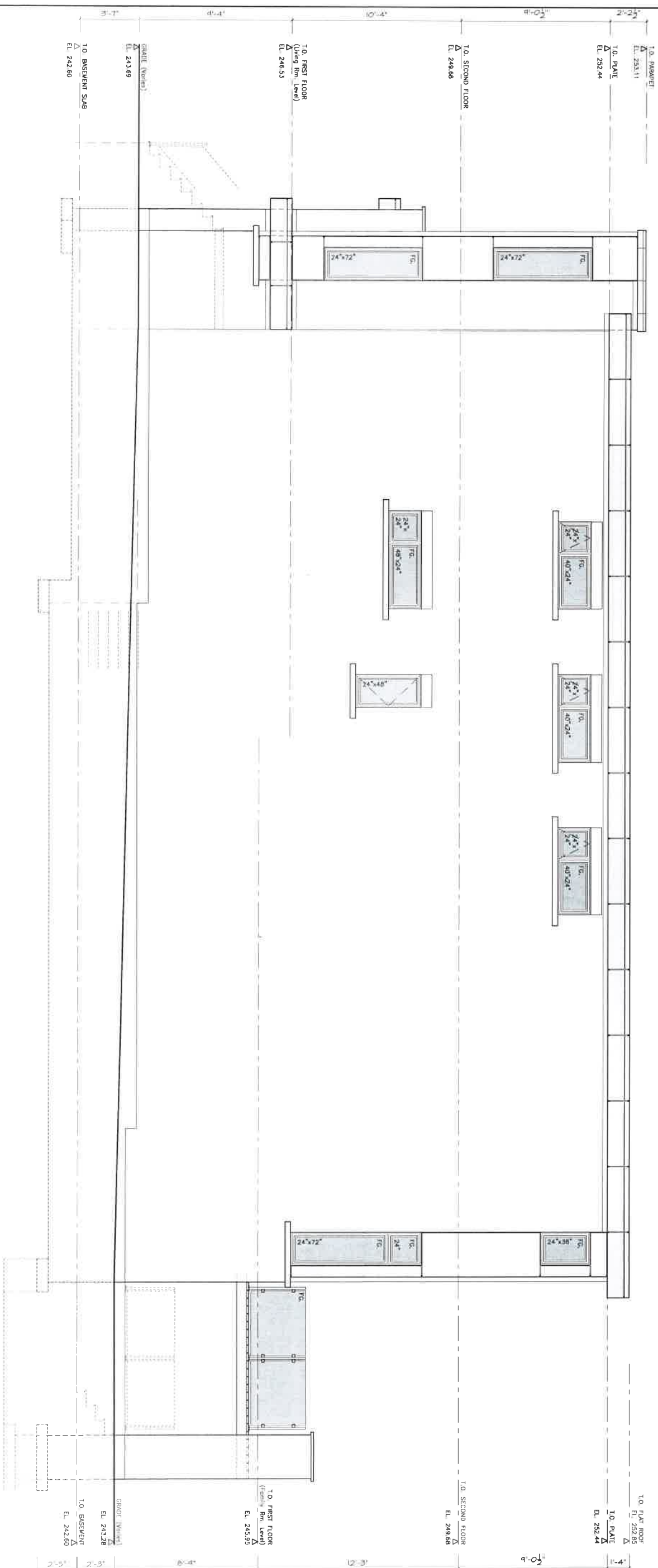
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DATE: MAR 15, 2019

JOB NO.: 18-0647 RS-1

PAGE NO.: A7.0



WEST ELEVATION

Side View

THE

A.D.A.C.A.D
GROUP

GROUP

Building Design Consultants

6 Redfern Ave. Toronto ON M3K 1L3 T 416.254.6917 E theadacadgroup@rogers.com

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NORTH:

DRAWING

PRELIMINARY ELEVATIONS

PROJECT:

PROPOSED 3 STOREY DETACHED DWELLING
WITH INTEGRAL GARAGE

47 RAILWAY ST., CITY OF VAGSAN - PART:

DRAWN BY

DA TORRE

REVISÉ:

APR 22, 2015

SCALE

15-5

DATE _____

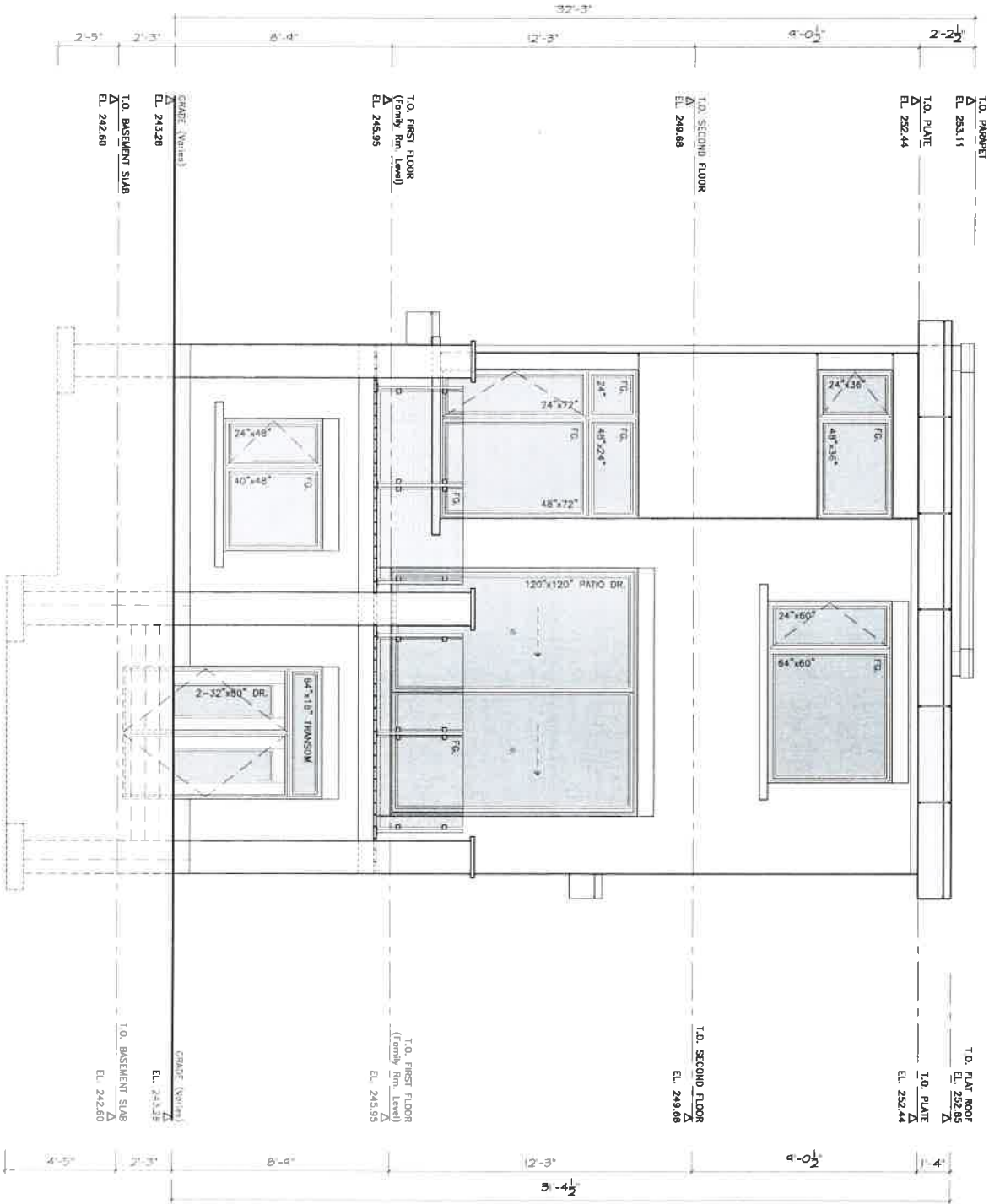
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JOB No.

18-C647 RS-

PAGE No.

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SOUTH ELEVATION

Rear View

THE

A.D.A.C.A.D

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Building

Design

Consultants

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NORTH:

DRAWING: PRELIMINARY ELEVATIONS

PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE

47 RAILWAY ST., CITY OF VAUGHAN - PART I

DRAWN BY: DA TORRE

REVISD: APR. 22, 2019

SCALE: 1/8" = 1'-0"

DATE: MAR 15, 2019

JOB NO: 18-0647 RS-1

PAGE No: A9.0

CROSS SECTION 'XX'

THE
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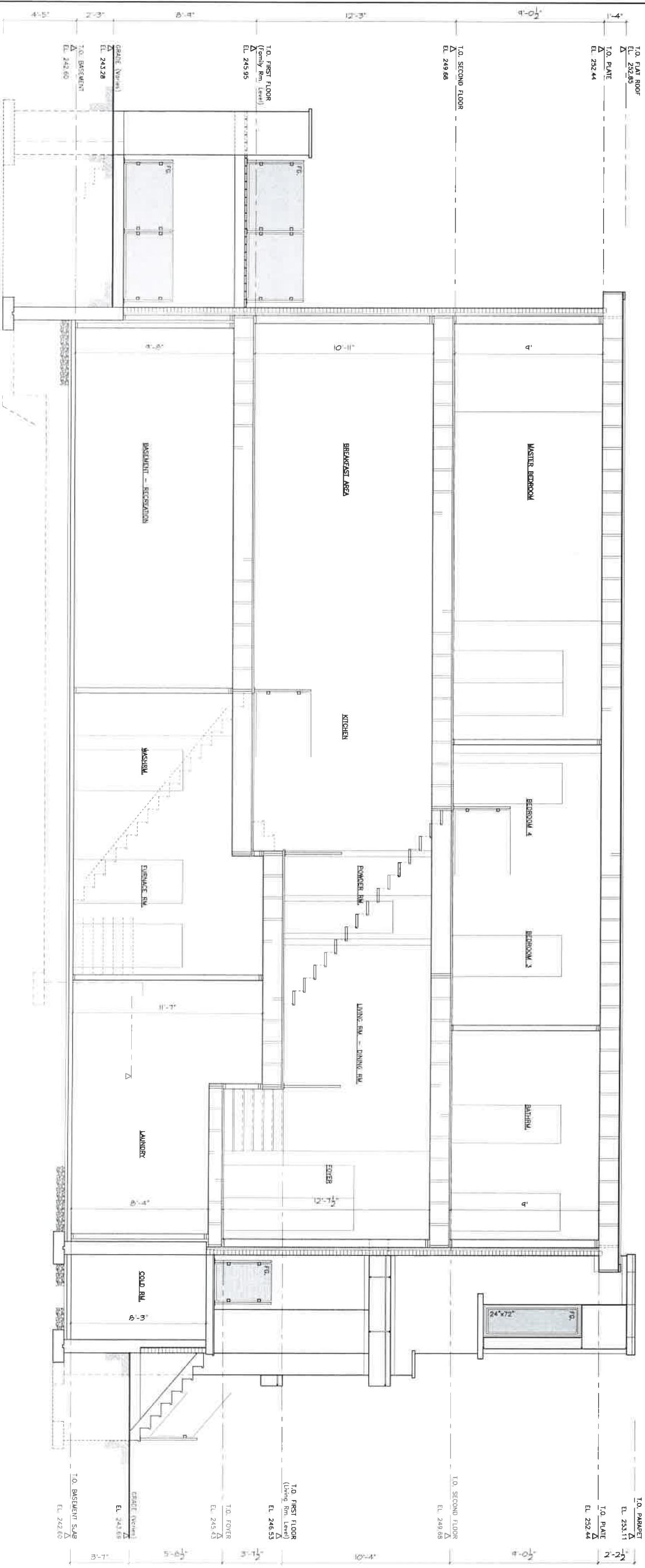
PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE

47 RAILWAY ST., CITY OF VAUGHAN - PART I

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JOB No.: 18-0647 RS-1 PAGE No.: **A10.0**



CROSS SECTION 'YY'

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NORTH:

DRAWING: PRELIMINARY CROSS SECTIONS

PROJECT: PROPOSED 2 STOREY DETACHED DWELLING WITH INTERNAL GARAGE

47 KALPATAR ST., CITY OF VAUGHAN - PART 1

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SCALE:	1/8" = 1'-0"	DATE:	MAR 15, 2019
JOB NO.:	18-0647 RS-1	PAGE NO.:	A11.0

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.

Planning Justification Letter

B024/19, A089/19, A090/19

RECEIVED

September 5, 2019

Committee of Adjustment



47 Railway Street

Planning Justification Report

August 2019

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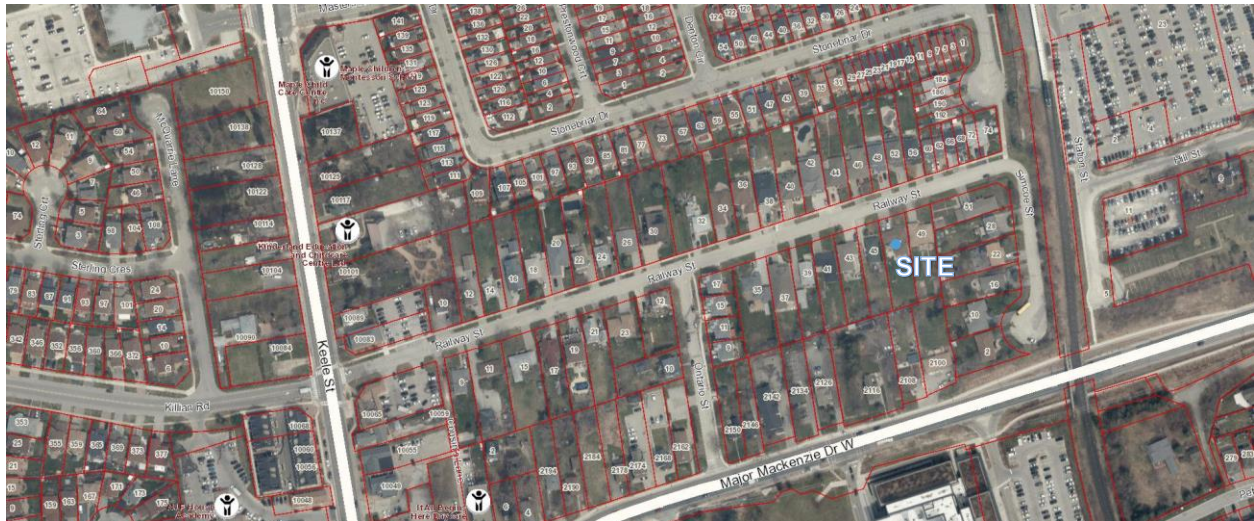
Appendix

APPENDIX

- 1 Property Survey
- 2 Reference Plan
- 3 Site Plan
- 4 Official Plan of the City of Vaughan Schedule 1 Urban Structure Map
- 5 Official Plan of the City of Vaughan Schedule 13 Land Use Map
- 6 City of Vaughan Zoning By-law No. 1-88 Key Map 4E

1.0 INTRODUCTION:

MPlan Inc. was retained by John and Natercia Carvalhais (the applicant) to provide planning services to assist with the redevelopment of 47 Railway Street (the subject site) in the City of Vaughan. The applicant proposes to sever the existing lot into two lots, demolish the existing one-storey residential dwelling and build one new detached dwelling on each of the newly created lots. The following photos/aerial photos illustrate the location and existing character of the property.



Map of site and neighbourhood

Source: York Maps



View of Subject Site from Railway Street. Taken June 6, 2019



Neighbourhood from the Northeast taken July 3, 2018



Neighbourhood from the Northeast taken July 3, 2018

2.0 SITE DESCRIPTION:

The subject site is located on the south side of Railway Street, between Ontario Street and Simcoe Street. Railway Street is a local residential street located one block north of Major Mackenzie Drive W. running east to west between the Go Train Rails and Keele Street. The site has a frontage of 18.29 metres a depth of 60.62 metres and a lot area of 1,057.12 square metres and is currently occupied by a one storey detached dwelling.



47 Railway Street from the North

The subject property is located immediately west of the Maple GO Station and is also in close proximity to the Vaughan Reference Library and the City of Vaughan municipal offices, which are located on the south side of Major Mackenzie Drive West.

The subject property is located in a residential neighbourhood with a mix of lot sizes, building types, building styles, and building ages. On the street and in the neighbourhood there are detached dwellings, semi-detached dwellings, bungalows, two storey buildings, modern developments and older developments from different decades. The site backs on the Village of Maple Heritage Conservation district, but the property does not have any heritage characteristics that need to be preserved. The property is adjacent to a R2 Zone and across the street from a R3 and R5 Zone (semi-detached dwellings).



47 Railway Street from the South

3.0 PROPOSED DEVELOPMENT:

The application being submitted is to sever (through consent) the existing property into two lots, demolish the existing dwelling and build a new two-storey single detached dwelling on each of the newly created lots.

The proposed new dwellings will require zoning variances to permit construction, in particular to provide relief from the zoning regulations for minimum lot frontage, minimum lot area and side yard setback. The survey and site plans for the proposed dwellings, are found in Appendix A to this report. The proposed developments are described as follows:

3.1 Severed Lot A089-19

Part 1:

New Lot Area:	5,689.37 ft ² (528.56 m ²)
New First Floor:	1,320.00 ft ² (122.63 m ²)
New Second Floor:	1,320.00 ft ² (122.63 m ²)
New Total Dwelling Area:	2,640.00 ft ² (245.26 m ²)
New Concrete Front Porch:	48.00 ft ² (4.46 m ²)
New Rear Deck:	256.00 ft ² (23.78 m ²)

New Dwelling Height	9.42m
New Lot Coverage	23.20%

Proposed Variances

1. To permit a minimum lot frontage of 9.145 metres, 18 metres is required.
2. To permit a minimum lot area of 528.56 square metres, 700 square metres is required.
3. To permit a minimum (westerly) interior side yard setback of 1.2 metres, 1.5 metres is required
4. To permit a minimum (easterly) interior side yard setback of 1.01 metres, 1.5 metres is required

3.2 Retained Lot A090-19

Part 2:

New Lot Area:	5,683.37 ft ² (528.61 m ²)
New First Floor:	1,320.00 ft ² (122.63 m ²)
New Second Floor:	1,320.00 ft ² (122.63 m ²)
New Total Dwelling Area:	2,640.00 ft ² (245.26 m ²)
New Concrete Front Porch:	48.00 ft ² (4.46 m ²)
New Rear Deck:	256.00 ft ² (23.76 m ²)
New Dwelling Height:	9.42m
New Lot Coverage:	23.20%

Proposed Variances:

1. To permit a minimum lot frontage of 9.145 metres, 18 metres is required.
2. To permit a minimum lot area of 528.61 square metres, 700 square metres is required.
3. To permit a minimum (westerly) interior side yard setback of 0.99 metres, 1.5 metres is required.
4. To permit a minimum (easterly) interior side yard setback of 1.2 metres 1.5 metres is required.

3.3 Tree Inventory, Arborist Report and Tree Preservation

A Tree Inventory, Arborist Report and Tree Preservation Plan for the proposed development was prepared by 7 Oaks Tree Care. It was determined that no privately-owned trees will require removal as a result of the proposed development. A total of five privately-owned trees (including 1 hedge) will require reduced minimum tree protection areas. Of these four trees, three trees will require a permit to injure due to the proposed construction work. It is expected that the impacted trees will be able to withstand the anticipated impacts of the proposed construction. More detailed information on this matter is provided in the Tree Inventory, Arborist Report and Tree Preservation being submitted to the City under separate cover.

4.0 PLANNING ACT

The Application for Consent, must meet the requirements of Section 51(24) of the Planning Act relating to Subdivisions (which applies to a Consent Application) and the following requirements apply to this application:

- b) Whether the proposed subdivision (in this case consent) is premature or in the public interest;
- c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any; and
- f) The dimensions and shapes of the proposed lots.

The proposed consent is not premature as the proposed lots are within the range of lot sizes found within the neighbourhood. The reduced lot frontages and lot sizes can support the proposed single-detached residential uses which have been designed to “fit” on the lots. The new housing will be a positive investment in the neighbourhood and supports modest intensification in close proximity to a major transit hub, the nearby Go Transit Station.

The proposed Consent conforms to the Official Plan and provides for development that fits within the physical character of the neighbourhood based upon the proposed dimensions and shapes of the lots which are within the range of lot frontages and lot sizes found in the area. The proposed single detached dwellings are consistent with the built form dwelling types in the neighbourhood.

Therefore, the proposed consent application meets the requirements of Section 51(24) of the Planning Act.

5.0 PROVINCIAL POLICY STATEMENT AND GROWTH PLAN

The Consent and Minor Variance applications are matters of municipal jurisdiction and not at a scale that would normally fall within the parameters of the higher-level Provincial Policy Statement and The Growth Plan for the Greater Golden Horseshoe. However, the general direction of the Provincial policies is to encourage intensification at appropriate locations that can take advantage of existing services and infrastructure, especially within 800 metres of a higher order transit station, such as a Go Transit Station. The subject site is located approximately 150 metres away from the Maple Go Station.

In my opinion, the proposed consent supports the direction of these Provincial level policies as it is providing for minor intensification of the site, which is within walking distance of a higher order transit station. The proposed development is consistent with the PPS and conforms to the Growth Plan.



47 Railway St and Go Train from the Northwest taken July 3, 2018

6.0 CITY OF VAUGHAN OFFICIAL PLAN 2010

The subject site is designated as “Community Areas” on Schedule 1 “Urban Structure” and “Low-Rise Residential” on Schedule 13 “Land Use Designations” of the City of Vaughan Official Plan 2010, as amended.

6.1 Urban Structure Policies

Section 2.2.1 indicates that the Urban Structure establishes a comprehensive framework for guiding growth in Vaughan.

Section 2.2.1.1 provides policies which are intended to achieve the objectives of the planned Urban Structure. The planned objectives of Community Areas are addressed in subsection “b” which states:

- b. maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses;

Community Areas are discussed in Section 2.2.3 of the Official Plan where it is stated that:

Vaughan's existing Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas.

As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.

The policies within section 2.2.3 that apply to the proposed development include;

2.2.3.1. That Community Areas will provide most of the City's low-rise housing stock, as well as local-serving commercial uses and community facilities such as schools, parks, community centres and libraries. They will function as complete communities and encourage walking, cycling and transit use.

The proposed low-rise residential development is consistent with the character of the existing neighbourhood and is compatible with existing development in the neighbourhood. The proposed development provides for minor intensification of the site while still respecting the character of the neighbourhood. This will be incremental change that is sensitive to the existing community and will make more efficient use of the site, which is within walking distance to a major transit station and community facilities including parks, schools, Vaughan Civic Centre Resource Library, and Vaughan City Hall.

2.2.3.2. That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.

The Proposed development provide for a built form and land use type that is consistent with other properties in the neighbourhood and properties on the same block. The proposed 2 storey detached dwellings respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area and is an appropriate redevelopment of the property.

2.2.3.3. That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

The proposed development will provide modest intensification of the subject site that is compatible with existing development located on the same block and within the larger neighbourhood. Minor intensification is appropriate for this property because of its location within walking distance of a major transit station and community facilities and supports the planned function of the neighbourhood context.

6.2 Cultural Heritage Policies

Cultural Heritage Policies are outlined in section 6.2 of the Official Plan. The subject site backs on to the Village of Maple Heritage Conservation District and therefore must take into account these policies. The following policies are applicable to the proposed development.

6.2.2.9 That for all development applications, demolition control applications and Infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:

- a. respecting the massing, profile and character of adjacent heritage buildings;
- b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c. maintaining the established setback pattern on the street;
- d. being physically oriented to the street in a similar fashion to existing heritage buildings;
- e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f. having minimal impact on the heritage qualities of the street as a public space;
- g. minimizing the loss of landscaped open space;
- h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
- i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed development conforms with policy 6.2.2.9 especially with policies a, c and e.

The massing, profile and character of the proposed developments will fit seamlessly into the neighbourhood providing modern housing. The adjacent (to the rear) Heritage Conservation District will not be impacted in any way.

The proposed developments will maintain the front yard setback of the existing dwelling. The rear yard is of a sufficient size that the proposed development will not have any negative impact on the Heritage Conservation District to the rear.

The proposed development will be a sufficient distance away from the Heritage Conservation district that no negative impacts from shadowing to the landscaping or outdoor open space will occur. The two-storey height of the proposed single-detached dwellings comply with the height requirements of the applicable Zoning By-law and will not create any shadows on the adjacent Heritage Conservation District.

6.3.2.4 That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

The proposed development does not front on a street with heritage characteristics. It backs onto a Heritage Conservation District and will have no negative impact on the Heritage Conservation District.

6.3 Urban Design and Built Form Policies

Urban Design and Built form Policies are outlined in Section 9.1 of the Official Plan. The following policies are applicable to the proposed development.

9.1.2.1. That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is comparable with its surroundings, as set out in policy 9.1.2.5. An established Community Area is a portion of the **Community Area** identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined.

(OPA #15)

9.1.2.2. That in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical

character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the orientation of buildings;
- e. the heights and scale of adjacent and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties.
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.
- k. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

(OPA #15)

The proposed development conforms to the following elements.

- a. There will be no impact to the local pattern of lots, streets, and blocks in the neighbourhood.
- b. As stated earlier, the redevelopment of the subject property is consistent and compatible with existing development located on the same block and in the larger neighbourhood.
- c. The proposed buildings are two storey single detached residential dwellings, consistent with nearby developments
- d. The buildings will be oriented in the same manner as the existing building and other buildings on the street.
- e. The heights and scale of the buildings are consistent with other developments in the neighbourhood. There is no variance required for height or density.
- f. The existing front yard setback is being maintained and there is no variance required for front yard setback.
- g. The proposed side yard setbacks are compatible with other developments on the street.
- h. An arborist report and tree preservation plan has been prepared. The development will not require the removal of any trees.

- i. No measurable change proposed to the existing topography and drainage pattern on the lot or in the adjacent and immediately surrounding properties.
- j. As stated earlier, the proposed development will not impact the Maple Heritage Conservation District.

The proposed development respects and reinforces the low-rise character of the neighbourhood and satisfies the criteria listed in 9.1.2.2.

6.4 Land Use Designation Policies

The subject site is designated Low-Rise Residential and the relevant policies are outlined in Section 9.2.2.1. The following policies apply:

- a. Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.

The proposal is for the development of 2 storey buildings.

- b. The following uses shall be permitted in areas designated as Low-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. Home occupations;
 - iii. Private home day care for a maximum five (5) children; and,
 - iv. Small-scale convenience retail, provided the use is:
 - A. located on a corner lot where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and
 - B. a maximum of 185 square metres of gross floor area.

The proposed residential uses are permitted.

- c. The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:
 - i. Detached House;
 - ii. Semi-Detached House;
 - iii. Townhouse; and,
 - iv. Public and Private Institutional Buildings

The proposed detached houses are permitted building types in the Low-Rise Residential Land Use Designation.

Section 9.2.3 provides information on Building Types and Development Criteria. The following policies apply to the proposed development.

Detached Houses and Semi-Detached Houses

9.2.3.1. The following policies and development criteria apply to Detached Houses and Semi-Detached Houses:

a. A Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and not attached to any other residential building. A Semi-Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and attached to no more than one other residential building situated on a separate parcel.

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

As stated earlier, the proposed development is consistent with the existing developments located within the same block and surrounding neighbourhood. The proposed two-storey dwellings respect the scale, massing, setbacks and orientation of the existing built detached houses in the neighbourhood.

6.5 Consents (Severances) Policies

Consent policies are discussed in section 10.1.2 of the Official Plan.

10.1.2.34. That a consent(s) to sever land may be considered, pursuant to Section 53 of the Planning Act, provided that a Plan of Subdivision is not deemed necessary in accordance with policy 10.1.2.28.

10.1.2.42. That a consent(s) to sever land in the Urban Area, including the lands designated as Oak Ridges Moraine Settlement Area on Schedule 4, will be considered for the purposes of infilling in an existing Urban Area, but shall not extend the existing Urban Area. Such consent(s) in the Urban Area will be subject to the following:

a. infilling which economizes the use of urban land without disturbing the existing pattern of development or perpetuating an undesirable pattern of development or prejudicing the layout of future development shall be considered acceptable;

b. where a parcel of land is located within an existing settlement or designated by the Official Plan for development, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that

parcel shall not be permitted but may be considered through an application for a Plan of Subdivision;

and

c. where existing developed lots have the potential for redevelopment on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands, shall not be approved unless such severance is determined to be appropriate following a Council approved comprehensive study of the area such as through a Secondary Plan or Block Plan process.

The proposed development of the subject site is within an already established settlement area. More efficient use of available services and infrastructure will economize the use of the site without adverse impacts on the neighbours or the neighbourhood. The proposed Consent of the subject site and the modest increase in density is appropriate given the proximity to GO Transit train service and to the City of Vaughan Reference Library and City Hall.

10.1.2.47. That in addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall have regard for the following matters in consultation with the appropriate departments and agencies:

a. Compatibility of the proposed size, shape and use of the lot with:

- i. the local pattern of lots, streets and blocks;
- ii. the size and configuration of existing lots;
- iii. the building type of nearby properties;
- iv. the heights and scale of nearby properties;
- v. the setback of buildings from the street;
- vi. the pattern of rear and side-yard setbacks; and
- vii. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

b. Access:

- i. consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the

applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;

The proposed consent will provide for lots that are compatible with the size and shape of lots in the neighbourhood. The proposed consent complies with the policies of the Planning Act and will provide for a modest increase in density within close proximity to a GO Transit Station. Access to the properties will continue to be from Railway Street, a public street.

The proposed severance conforms to the Official Plan policy requirements.

7.0 ZONING BY-LAW:

The subject site is zoned Residential (R1) under the City of Vaughan Zoning By-law No. 1-88. The following chart outlines the proposed developments on each of the proposed lots as they relate to the applicable zoning standards.

Requirement:	Proposed Lot 1	Proposed Lot 2	Zoning By-law Requirement:	Variance Required
Lot Frontage	9.145m	9.145m	18m	Yes
Lot Area	528.58m ²	528.61m ²	700.00m ²	Yes
Front Yard Setback	9.92m	9.84m	7.5m	No
Rear Yard Setback	30.67m	29.74m	7.5m	No
Side Yard Setback	1.2m/1.01m	1.2m/0.99m	1.5m	Yes
Lot Coverage	23.20%	23.20%	35%	No
Building Height	9.4234m	9.4234m	9.5m	No

7.1 Lot Frontage:

The Zoning By-law minimum lot frontage is 18m. In this case both Part 1 and Part 2 will have lot frontages of 9.145m. The lot frontages, as proposed, will permit the construction of a modern family home that fits on each of the proposed lots. The proposed developments are an investment in this neighbourhood and provide for minor intensification in immediate proximity to a major transit station. The proposed lot frontages are similar to other lot frontages found on the street and will not have any negative impact on the immediate neighbours or on the neighbourhood.

7.2 Lot Area:

The Zoning By-law minimum lot area is 700m². The proposed Part 1 will have a lot area of 528.58m² and the proposed Part 2 will have a lot area of 528.61m². The proposed

lots will be relatively large residential detached lots with areas that are slightly less than the minimum lot area required in most R1 Zones (540 m²) and are within the range of lot areas found in the neighbourhood. The proposed development provides for modest intensification within short walking distance of a GO Transit Station and other community services. The proposed lot areas will allow for two modern single detached dwellings that fit comfortably on the proposed lots and will have no negative impact on the neighbours or neighbourhood.

7.3 Side Yard Setback:

The Zoning By-law minimum side yard setback is 1.5m. In this case the proposed side yard setbacks are as follows: Part 1 has a side yard setback to the east of 1.01m and a side yard setback to the west of 1.2m. Part 2 has a side yard setback to the west of 0.99m (the 0.99m setback is only from a part of the rear stairs and the west side yard setback is 1.03m to 1.2m) and a side yard setback to the east of 1.2m. The side yard setbacks, as proposed, will allow for access to the rear yards as well as provision of space for building maintenance services between dwellings.

8.0 FOUR TESTS FOR MINOR VARIANCES

8.1 The Official Plan:

As stated above, the proposed development conforms to the policies of the Official Plan of the City of Vaughan and maintains its general intent and purpose. The proposed development maintains the mainly single detached built form of the neighbourhood with modern dwellings providing an opportunity for families who wish to locate in this area. The proposed development will provide for a slight increase in density in the neighbourhood, which is appropriate given the location in close proximity to a GO Transit Station.

8.2 The Zoning By-law:

As stated above, the variances from the City of Vaughan Zoning By-law No. 1-88 maintain the general intent and purpose of the Zoning By-law with regard to lot frontage, lot area and side yard setbacks. The variances as proposed provide lots with adequate frontage and lot areas that will support the development of modern single detached dwellings that maintain the built form of the neighbourhood.

8.3 Appropriate Development of the Property:

The proposed development will be an investment in this neighbourhood providing for new modern single detached dwellings. With its location in close proximity to a GO Transit Station, the slight increase in density through the addition of an extra lot for

development in the neighbourhood is appropriate given the Provincial direction from the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement. The proposed detached dwellings “fit” on the proposed lots and within the neighbourhood. Therefore, the proposed development is appropriate for the proposed lots and the lots are appropriate for the neighbourhood, and this location within the City.

8.4 Are the Variances Minor:

The proposed development will provide for modern residential dwellings maintaining the neighbourhood built form of low rise and low-density detached dwellings. The variances requested from the Zoning By-law with regard to lot frontage, lot area and side yard setbacks are appropriate and will not produce any adverse impacts on the immediate neighbours or the neighbourhood and as a result the variances are minor.

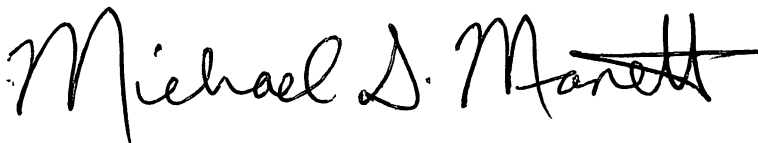
9.0 CONCLUSION

The proposed development of two modern single detached dwellings will be an investment in this neighbourhood providing additional family housing. There will be no negative impacts on the neighbours or the neighbourhood. The proposed consent to create two lots complies with the requirements of Section 51(24) of the Planning Act and is appropriate to provide for two new single detached dwellings that fit on the proposed lots. The variances proposed to provide for the new lots and proposed dwellings meet the four tests under the Planning Act.

It is my opinion that the proposed applications and associated planned development represents “good planning.”

Respectfully submitted,

MPLAN Inc.



Per.: Michael S. Manett, MCIP RPP

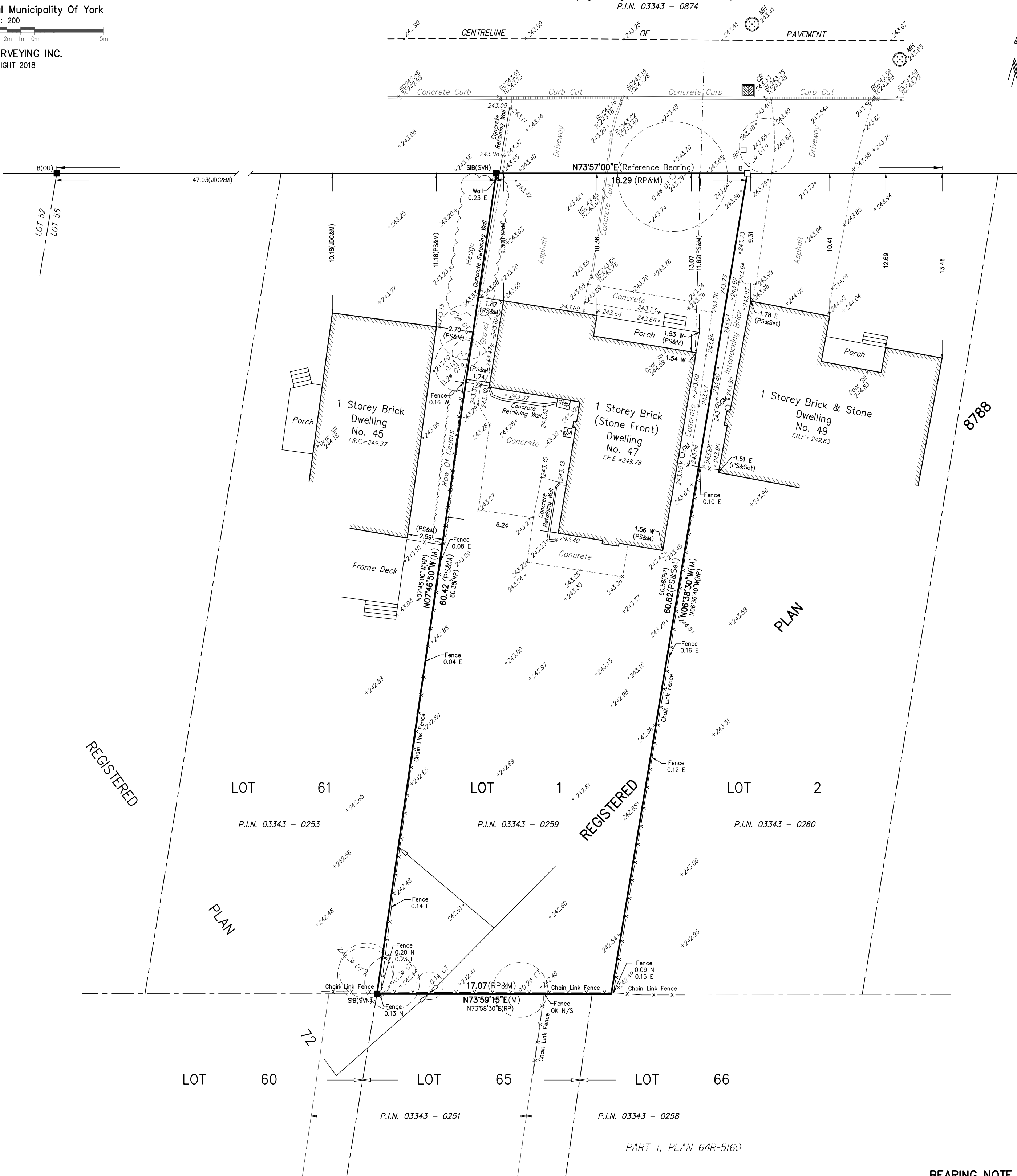
August 13, 2019



APPENDIX

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY OF
LOT 1
REGISTERED PLAN 8788
CITY of VAUGHAN
Regional Municipality Of York
SCALE 1 : 200
GTA SURVEYING INC.
© COPYRIGHT 2018

RAILWAY STREET
(By Registered Plan 72)
P.I.N. 03343 - 0874



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF RAILWAY STREET, HAVING A BEARING OF N73°57'00"E ACCORDING TO REGISTERED PLAN 8788

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JULY, 2018.

JULY 31, 2018
DATE

JACEK WALCZAK
ONARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR JOHN CARVALHAIS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2062927



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	DENOTES	SURVEY MONUMENT FOUND
N.S.E.W	DENOTES	NORTH,SOUTH,EAST,WEST
M	DENOTES	MEASURED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
OU	DENOTES	ORIGIN UNKNOWN
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
RP	DENOTES	REGISTERED PLAN 8788
JDC	DENOTES	PLAN BY JOHN DOUGLAS CARTER LTD., O.L.S., DATED MAY 5, 1989
PS	DENOTES	PLAN BY P. SALNA COMPANY LTD. O.L.S., DATED DECEMBER 20, 1990
SVN	DENOTES	SPEIGHT, VAN NOSTRAND, ANDERSON & CURRIE, O.L.S.
BC	DENOTES	BOTTOM OF CURB
TC	DENOTES	TOP OF CURB

LEGEND CONTINUED

AC	DENOTES	AIR CONDITIONING UNIT
BP	DENOTES	BELL PEDESTAL
CB	DENOTES	CATCH BASIN
CT	DENOTES	CONIFEROUS TREE
DT	DENOTES	DECIDUOUS TREE
GM	DENOTES	GAS METER
MH	DENOTES	MANHOLE
---	DENOTES	OVERHEAD WIRES
T.R.E.	DENOTES	TOP OF ROOF ELEVATION

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE NAD83-CCRS COORDINATE SYSTEM DERIVED FROM THE GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

GTA
Greater Toronto Acres
SURVEYING Inc.

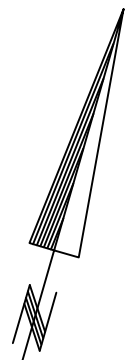
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtaurveying.ca

DRAWN: R.C. CHECKED: P.W. PROJECT 18297

PLAN OF SURVEY OF
LOT 1
REGISTERED PLAN 8788
CITY of VAUGHAN
Regional Municipality Of York
SCALE 1 : 200

GTA SURVEYING INC.
METRIC

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



RAILWAY STREET

(BY REGISTERED PLAN 72)

P.I.N. 03343 - 0874

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

DATE : _____

JACEK WALCZAK
ONTARIO LAND SURVEYOR

PLAN 65R-

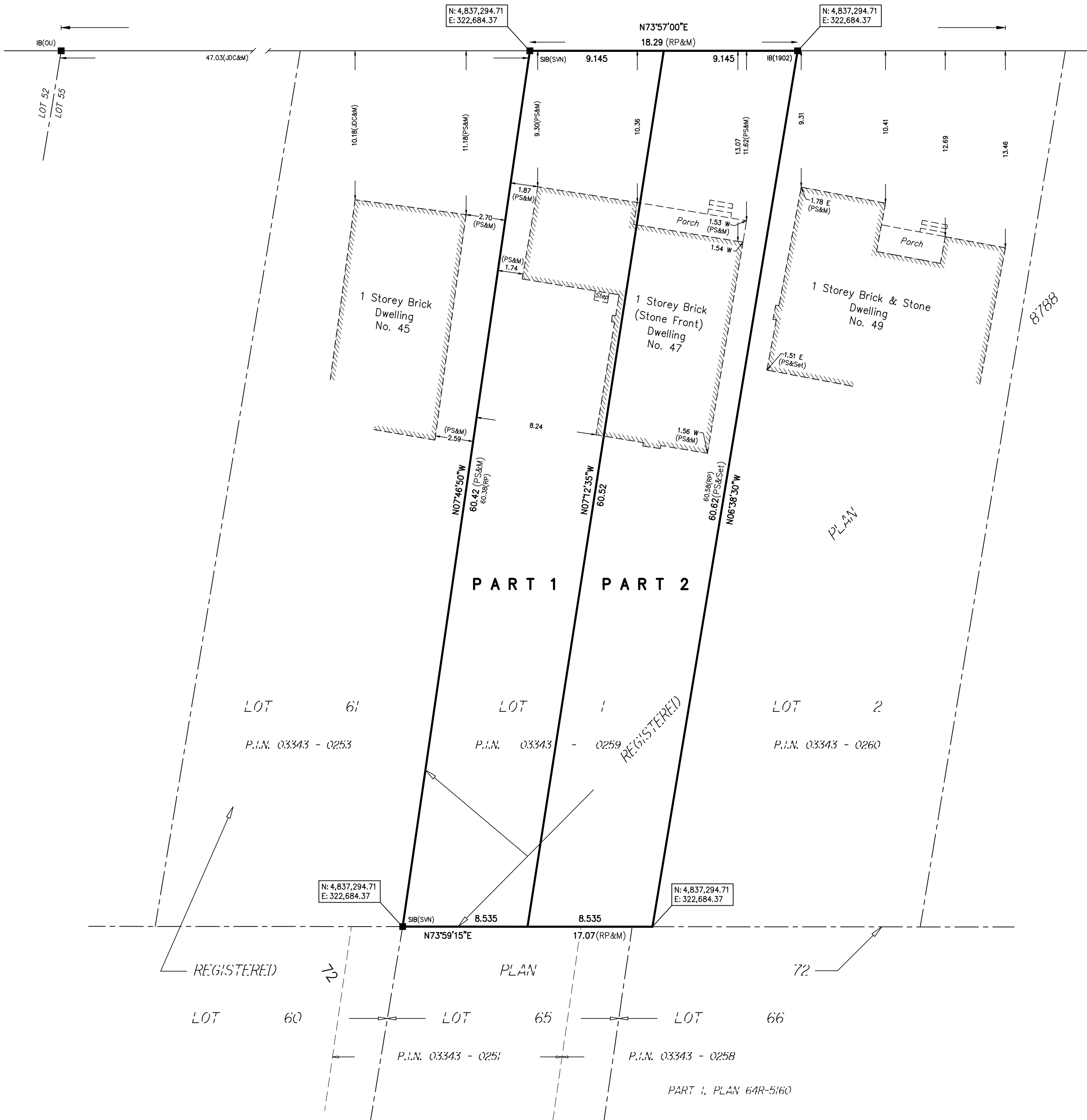
RECEIVED AND DEPOSITED

DATE : _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
YORK. (No.65)

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.	AREA
1	1	8788	03343-0259	528.56sq.m.
2				528.61sq.m.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF
, 2018.

JULY 31, 2018
DATE
JACEK WALCZAK
ONTARIO LAND SURVEYOR

LEGEND

□ DENOTES SURVEY MONUMENT SET
■ SURVEY MONUMENT FOUND
N,S,E,W NORTH,SOUTH,EAST,WEST
M MEASURED
IB IRON BAR
SIB STANDARD IRON BAR
OU ORIGIN UNKNOWN
P.I.N. PROPERTY IDENTIFIER NUMBER
RP REGISTERED PLAN 8788
JDC PLAN BY JOHN DOUGLAS CARTER
LTD., O.L.S., DATED MAY 5, 1989
PS PLAN BY P. SALNA COMPANY LTD.
O.L.S., DATED DECEMBER 20, 1990
SVN SPEIGHT, VAN NOSTRAND, ANDERSON
& CURRIE, O.L.S.
GTA(1902) PLAN BY GREATER TORONTO ACRES
SURVEYING INC., O.L.S.
DATED JULY 31, 2018

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999875.

COORDINATE SYSTEM and BEARING NOTE

COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983
(CANADIAN SPATIAL REFERENCE SYSTEM)(2010.0). COORDINATES
AND BEARINGS SHOWN HEREON ARE GRID, EXPRESSED IN
MODIFIED TRANSVERSE MERCATOR MAP PROJECTION ZONE
10 CENTRAL MERIDIAN 79°30' WEST LONGITUDE AND ARE
DERIVED FROM GLOBAL POSITIONING SYSTEM
(LEICA REFERENCE STATIONS NETWORK)

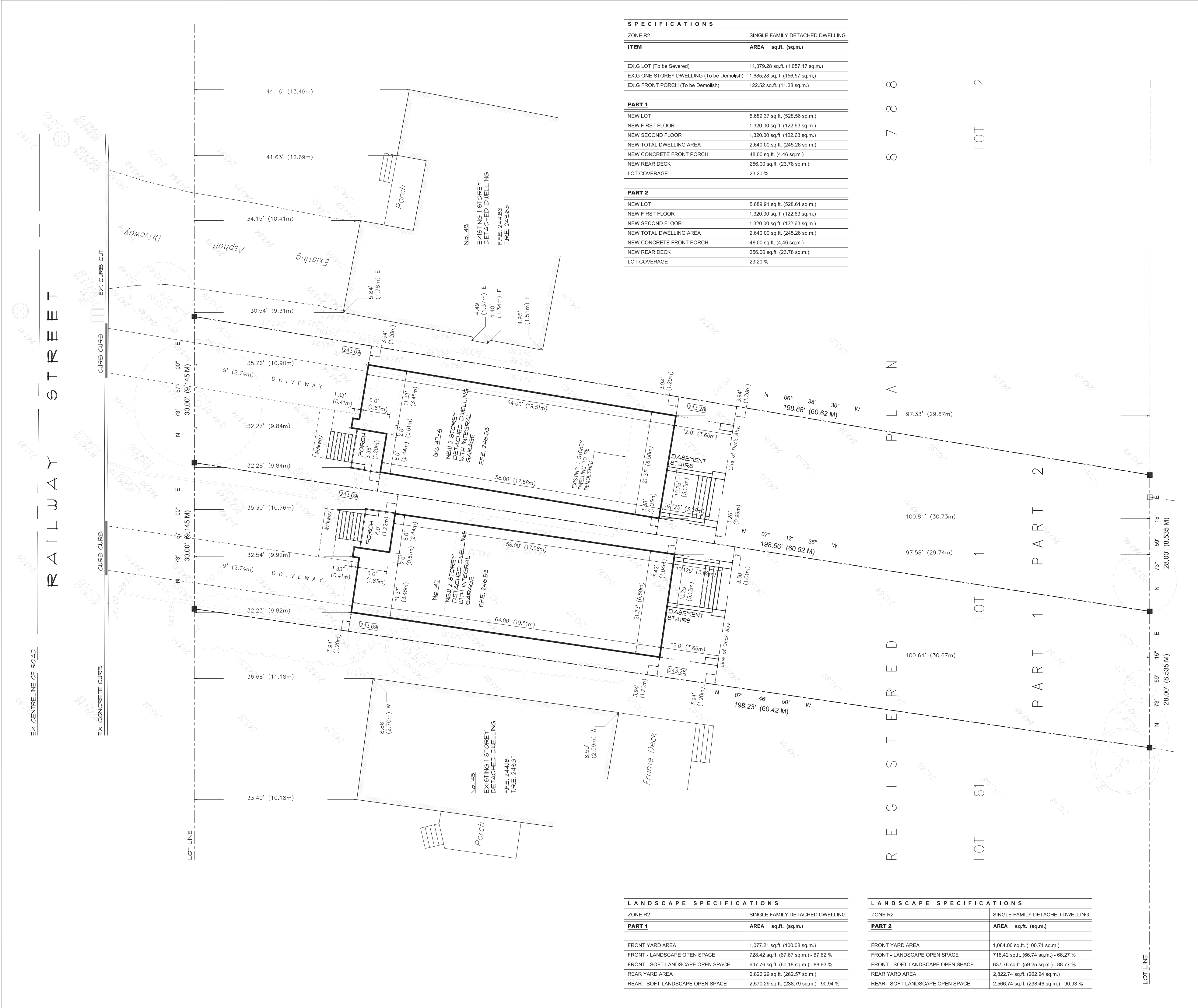
NOTE:

COORDINATES COMPLY WITH SUBSECTION 14(2)
O. REG 216/10
COORDINATES CANNOT IN THEMSELVES BE USED TO
RE-ESTABLISH THE CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN

GTA
Greater Toronto Acres
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

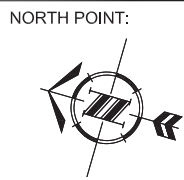
DRAWN: R.C. CHECKED: P.W. PROJECT 18297



S P E C I F I C A T I O N S		
ZONE R2	SINGLE FAMILY DETACHED DWELLING	
ITEM	AREA	sq.ft. (sq.m.)
EX.G LOT (To be Severed)	11,379.28 sq.ft.	(1,057.17 sq.m.)
EX.G ONE STOREY DWELLING (To be Demolish)	1,685.28 sq.ft.	(156.57 sq.m.)
EX.G FRONT PORCH (To be Demolish)	122.52 sq.ft.	(11.38 sq.m.)
PART 1		
NEW LOT	5,689.37 sq.ft.	(528.56 sq.m.)
NEW FIRST FLOOR	1,320.00 sq.ft.	(122.63 sq.m.)
NEW SECOND FLOOR	1,320.00 sq.ft.	(122.63 sq.m.)
NEW TOTAL DWELLING AREA	2,640.00 sq.ft.	(245.26 sq.m.)
NEW CONCRETE FRONT PORCH	48.00 sq.ft.	(4.46 sq.m.)
NEW REAR DECK	256.00 sq.ft.	(23.78 sq.m.)
LOT COVERAGE	23.20 %	
PART 2		
NEW LOT	5,689.91 sq.ft.	(528.61 sq.m.)
NEW FIRST FLOOR	1,320.00 sq.ft.	(122.63 sq.m.)
NEW SECOND FLOOR	1,320.00 sq.ft.	(122.63 sq.m.)
NEW TOTAL DWELLING AREA	2,640.00 sq.ft.	(245.26 sq.m.)
NEW CONCRETE FRONT PORCH	48.00 sq.ft.	(4.46 sq.m.)
NEW REAR DECK	256.00 sq.ft.	(23.78 sq.m.)
LOT COVERAGE	23.20 %	

L A N D S C A P E S P E C I F I C A T I O N S		
ZONE R2	SINGLE FAMILY DETACHED DWELLING	
PART 1	AREA	sq.ft. (sq.m.)
FRONT YARD AREA	1,077.21 sq.ft.	(100.08 sq.m.)
FRONT - LANDSCAPE OPEN SPACE	728.42 sq.ft.	(67.67 sq.m.) - 66.27 %
FRONT - SOFT LANDSCAPE OPEN SPACE	647.76 sq.ft.	(60.18 sq.m.) - 88.77 %
REAR YARD AREA	2,826.29 sq.ft.	(262.57 sq.m.)
REAR - SOFT LANDSCAPE OPEN SPACE	2,570.29 sq.ft.	(238.79 sq.m.) - 90.94 %

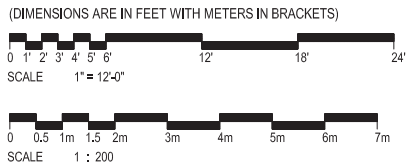
L A N D S C A P E S P E C I F I C A T I O N S		
ZONE R2	SINGLE FAMILY DETACHED DWELLING	
PART 2	AREA	sq.ft. (sq.m.)
FRONT YARD AREA	1,084.00 sq.ft.	(100.71 sq.m.)
FRONT - LANDSCAPE OPEN SPACE	718.42 sq.ft.	(66.74 sq.m.) - 66.27 %
FRONT - SOFT LANDSCAPE OPEN SPACE	637.76 sq.ft.	(59.25 sq.m.) - 88.77 %
REAR YARD AREA	2,822.74 sq.ft.	(262.24 sq.m.)
REAR - SOFT LANDSCAPE OPEN SPACE	2,566.74 sq.ft.	(238.46 sq.m.) - 90.93 %



DO NOT SCALE DRAWINGS. (MEASUREMENTS ARE IN IMPERIAL WITH METRIC EQUIVALENT IN BRACKETS.) DRAWINGS NOT VALID UNLESS SIGNED. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK. DRAWINGS SHALL NOT BE ALTERED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ADACAD GROUP. DRAWINGS AND RELATED DOCUMENTS ARE PROPERTY OF THE ADACAD GROUP AND SHALL BE RETURNED ONCE CONSTRUCTION IS COMPLETED. ALL CONSTRUCTION TO COMPLY TO THESE PLANS AND CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE CODES AND AUTHORITIES. THESE PLANS AND SPECIFICATIONS ARE TO BE TAKEN AS MINIMUM REQUIREMENTS. ONT. REG. 33212. AS AMENDED.

L E G E N D	
A/C	← AIR CONDITION UNIT
N.S.E.W.	← NORTH, SOUTH, EAST, WEST
CL.F.	← CHAIN LINK FENCE
B.F.	← BOARD FENCE
TR.W.	← TIMBER RETAINING WALL
CR.W.	← CONCRETE RETAINING WALL
IL.B.	← INTERLOCKING BRICK
SP	← STEEL POLE
SV	← SERVICE VALVE
—	← OVERHEAD WIRES
UP	← UTILITY POLE
WV	← WATER VALVE
W.F.E.	← FINISHED FLOOR ELEVATION
CB	← CATCH BASIN
M.H.	← MANHOLE
H.W.	← HAND WELL
L.S.	← LIGHT STANDARD
D.T.	← DECIDUOUS TREE
C.T.	← CONIFEROUS TREE
Ø	← DIAMETER SYMBOL
GV	← GAS VALVE
TC	← TOP OF CURB
BC	← BOTTOM OF CURB
ROW	← RIGHT-OF-WAY
0.000	← EXIST'G ELEVATION
0.000	← PROPOSED AVG. ELEVATION
→	← R.W.L., RAIN WATER LEADER
○	← EXIST'G TREE
⊗	← EXIST'G TREE (TO REMOVE)
☼	← CEDAR BUSHES

Site Plan of Survey of
LOT 1
REGISTERED PLAN 8788
CITY OF VAUGHAN
(Regional Municipality of York)
Information taken from survey by: GTA Surveying Inc.,
O.L.S. dated July 31, 2018, documents as provided by
property owner(s).



6.		
5.		
4.		
3.		
2.		
1.	REVISED AS PER PLANNER	APR. 22/19.
No.	Comments	Date:

THE A.D.A.C.A.D. GROUP

Building Design Consultants

6 Redfern Avenue, Toronto, Ontario M3M 1L3
Tel: 416.254.8917 Email: theadacadgroup@rogers.com

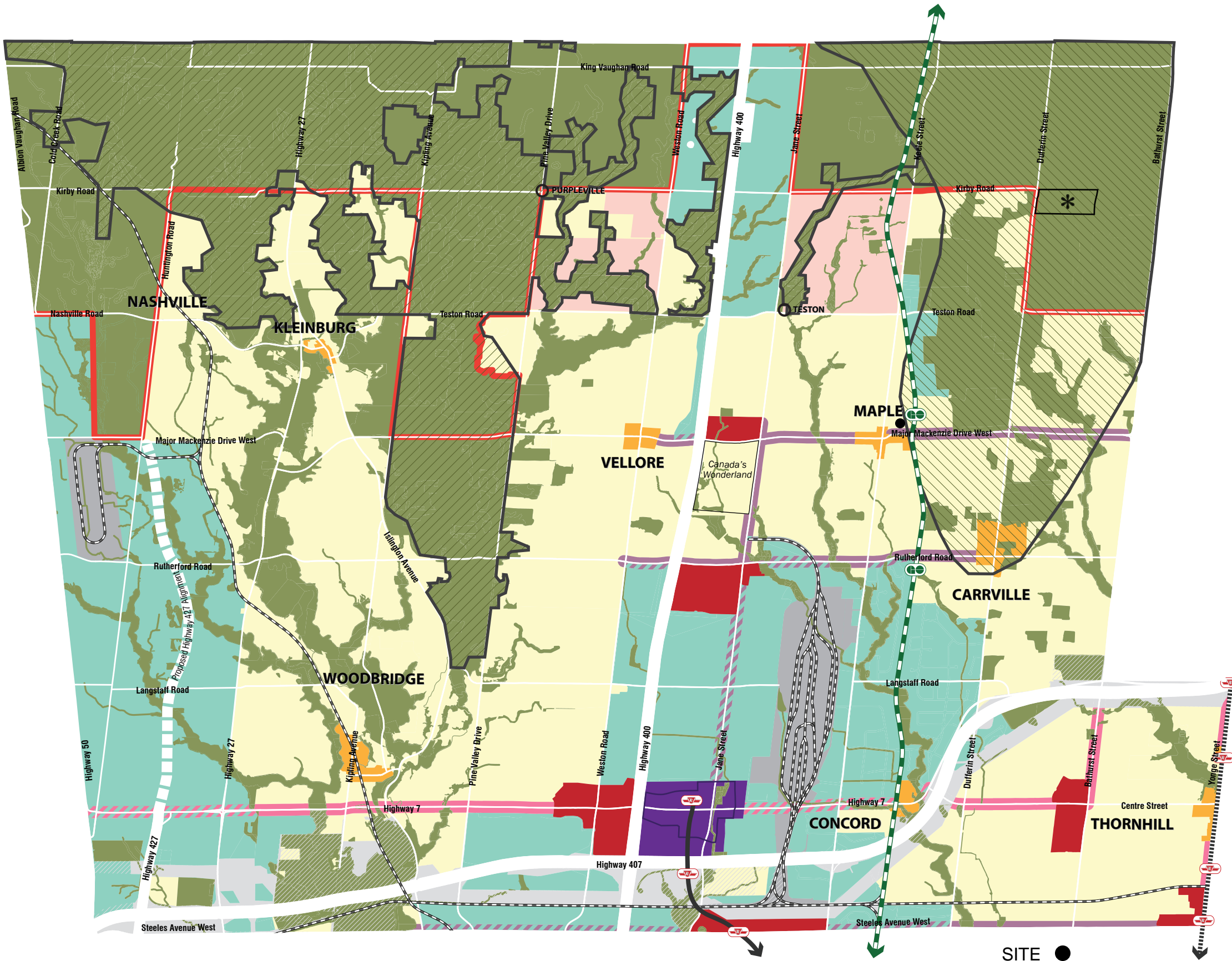
DRAWING: SITE PLAN

PROJECT: DIVIDE LOT INTO 2 AND CONSTRUCT A 2 STOREY DETACHED DWELLING WITH INTEGRAL GARAGE ON EACH LOT.

41 RAILWAY ST., CITY OF VAUGHAN

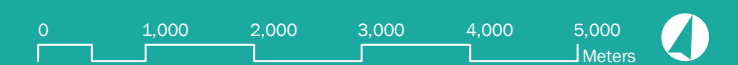
DRAWN BY: DA TORRE	CHECKED:
SCALE: 1" = 12'-0"	DATE: MARCH 15, 2019.
JOB No.: 18-0647 R5	PAGE No.: A0.0

SCHEDULE 1
Urban Structure



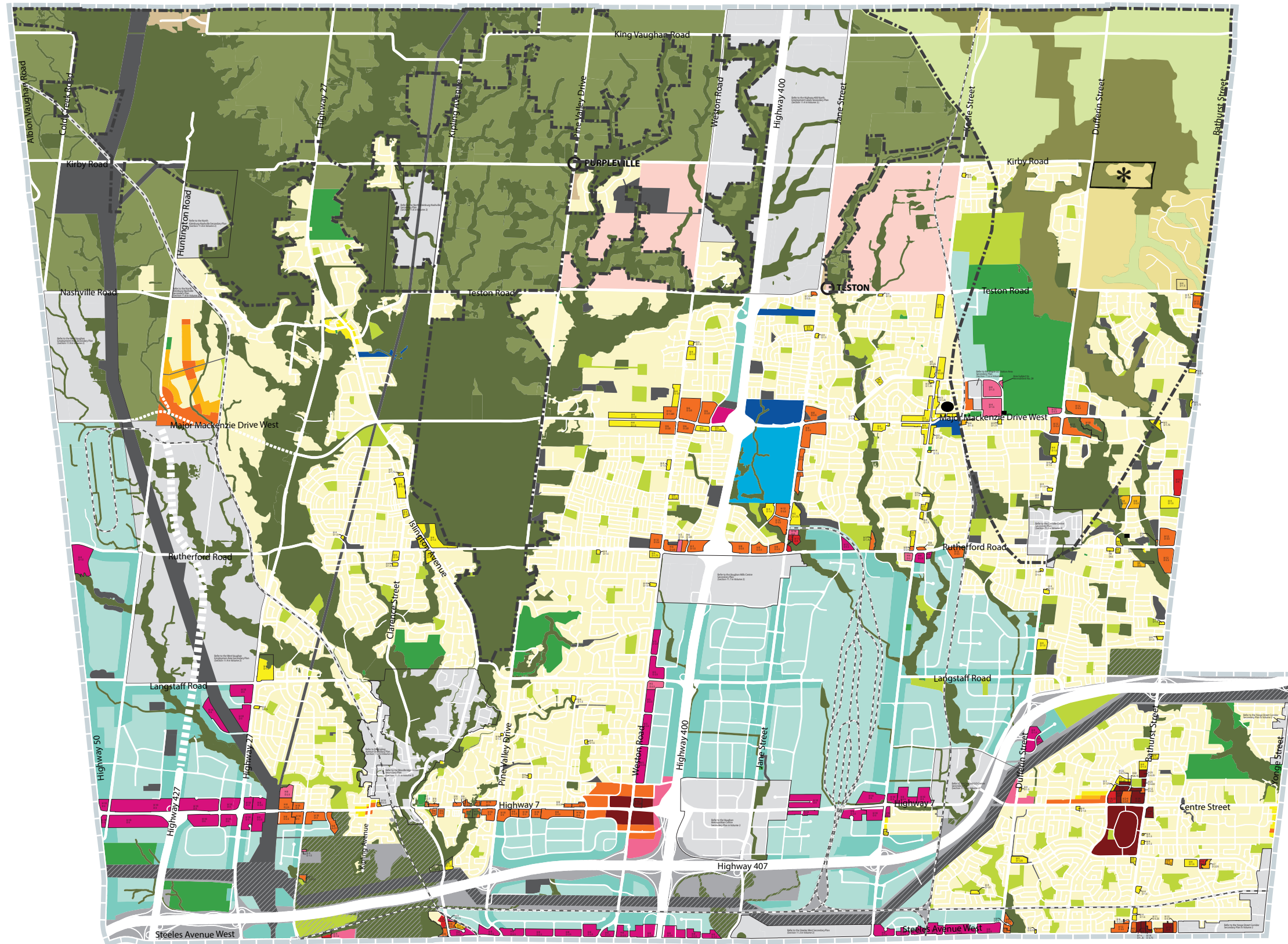
- Urban Boundary
 - Urban Growth Centre Boundary
- Stable Areas**
- Natural Areas and Countryside
 - Community Areas
 - New Community Areas
 - Employment Areas
 - Rail Facilities
- Intensification Areas**
- Vaughan Metropolitan Centre (Regional Centre)
 - Primary Centres
 - Local Centres
 - Regional Intensification Corridors
 - Regional Intensification Corridors within Employment Areas
 - Primary Intensification Corridors
 - Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
 - Railway
 - Subway Extension
 - Proposed Subway Extension
 - GO Transit Network
 - Greenbelt Plan Area¹
 - Oak Ridges Moraine Conservation Plan Area¹
 - Urban Growth Centre Boundary
 - Hamlet
 - * See Minister's Decision on ORMCP Designation
 - Municipal Boundary

¹ See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area



SCHEDULE 13

Land Use

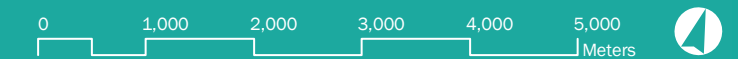


- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oad Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

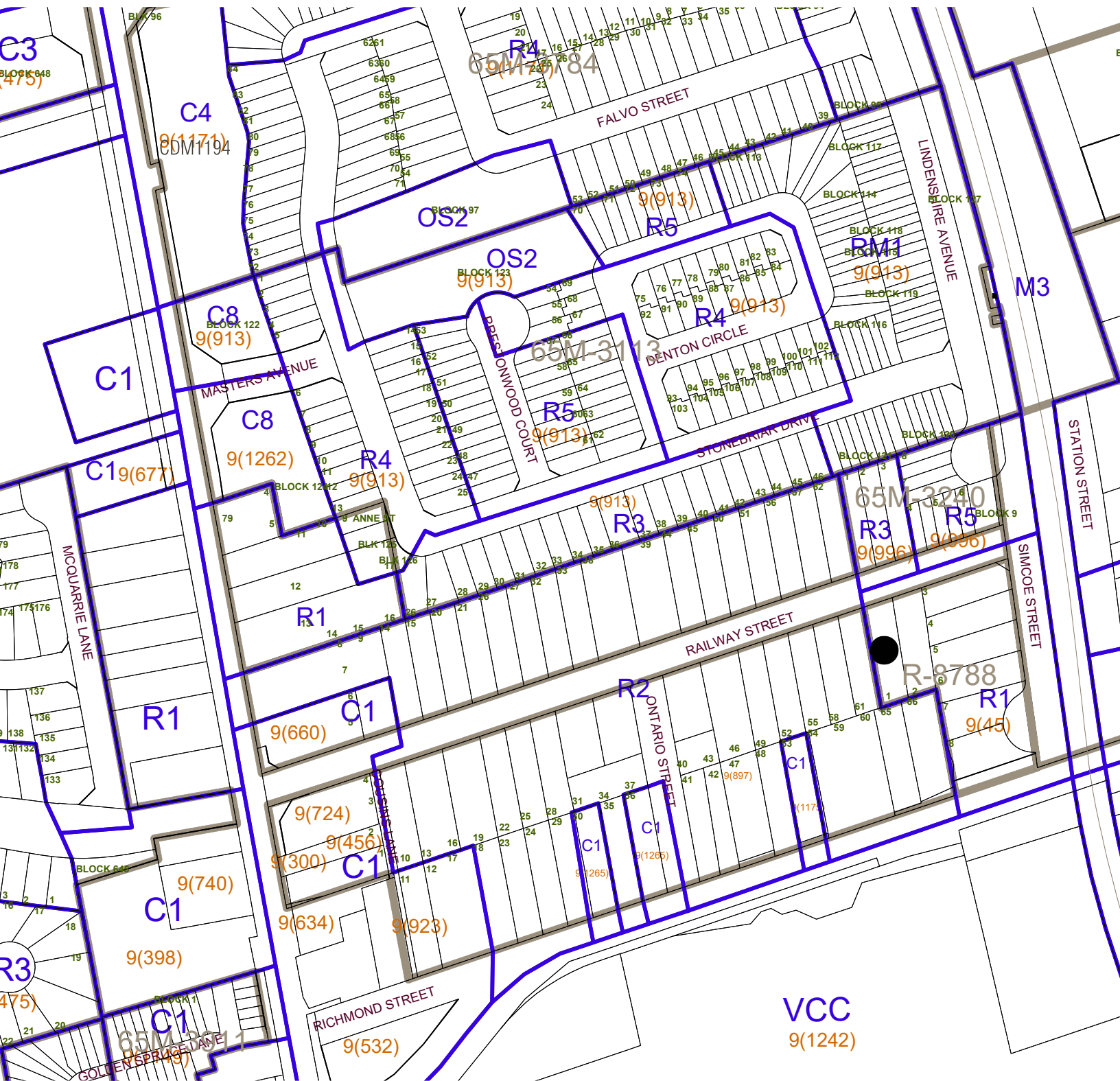
Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



SITE ●



ZONING MAP



SOURCE: ZONING BY-LAW 1-88 MAP 4E

SITE ●

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

Attwala, Pravina

Subject: FW: B024/19, A089/19 & A090/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

From: Wong, Tiffany <Tiffany.Wong@york.ca>

Sent: Wednesday, July 10, 2019 11:25 AM

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

Subject: FW: B024/19, A089/19 & A090/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Hello Christine,

The Regional Municipality of York has completed its review of the above Consent Application-B024/19 (47 Railway Street) and has the following condition:

1. Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lot from existing YDSS capacity assigned by the Region.

The Regional Municipality of York has also completed its review of the Minor Variance Applications – A089/19 & A090/19 (47 Railway Street) 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



Please consider the environment before printing this email.

Attwala, Pravina

Subject: FW: B024/19, A089/19 & A090/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

From: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>
Sent: Thursday, July 11, 2019 1:25 PM
To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Subject: RE: B024/19, A089/19 & A090/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Hi Christine,

The Ministry has no comments or concerns with respect to the above noted circulations.

Regards,

KEVIN SCHOLZ
Corridor Management Officer | Ministry of Transportation | Central Region | Corridor Management
P: (416) 235-5383 | F: (416) 235-4267 | Kevin.Scholz@Ontario.ca
159 Sir William Hearst Ave. - Building D M3M 0B7

Vigneault, Christine

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: Tuesday, July 2, 2019 9:49 AM
To: Vigneault, Christine
Subject: RE: B024/19, A089/19 & A090/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment) - 905-19-267

Good morning Christine,

Re file B024/19

Details:

- Proposed Severance
- 47 Railway St Maple ON
- Lot 1 Reg Plan 8788

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

m.ca>;

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