



File: A141/19

Applicant: Devorah & Yehuda Eizicovics

Address: 525 Spring Gate Boulevard, Thornhill

Agent: Richard Idels

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		
Development Planning		
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
Forestry Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, December 12, 2019



Minor Variance
Application

Agenda Item: 11

A141/19

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, December 12, 2019

Applicant: Devorah and Yehuda Eizicovics

Agent: Richard Idels

Property: 525 Spring Gate Boulevard, Thornhill ON

Zoning: The subject lands are zoned R3 9(471) and subject to the provisions of Exception under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2020: Low-Rise Residential

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the construction of a proposed second storey addition over the existing garage and a proposed two-storey addition to the front of the existing dwelling.

Relief is also being requested to permit the existing dwelling, deck and driveway.

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 setback from a Sight Triangle of 4.5 metres is required.	1. To permit a minimum setback from a Sight Triangle of 3.7 metres.
2. A minimum Exterior Side Yard setback of 4.5 metres is required.	2. To permit a minimum Exterior Side Yard setback of 3.7 metres.
3. A minimum Rear Yard setback of 5.7 metres is required.	3. To permit a Rear Yard setback of 0.9 metres to a deck.
4. A minimum Interior Side Yard setback of 1.2 metres is required.	4. To permit an Interior Side Yard setback of 0.85 metres to a deck.
5. A minimum Interior Side Yard setback of 1.2 metres is required.	5. To permit an Interior Side Yard setback of 0.98 metres to a Side door Entrance landing and steps.
6. A maximum width of a driveway at the street curb and a curb cut shall be 6.0 metres.	6. To permit a driveway width at the street curb and curb cut of 6.1 metres.
7. The portion of the driveway between the street line and the street curb shall not exceed 6.0 metres in width.	7. To permit the portion of the driveway between the street line and the street curb to be 6.1 metres in width.

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

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 November 27, 2019

Applicant confirmed posting of signage on November 25, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	1975

Applicant has advised that they cannot comply with By-law for the following reason(s): The large family and religious traditions require a large dining room and bedrooms which are located in the corner where the projection into site triangle happens. The style of the existing house limits design measures for shaping of the building envelope. The porch enclosure on the East side creates a canopy protection and facilitates space for the door opening at the entrance point.

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to public notice in order to accommodate Planning & Forestry comments.

Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to rescheduling of Application A141/19, if required.

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

Building Permit No. 19-001618 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

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

Building Inspections (Septic):
No comments or concerns

Development Planning:
Application is under review.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A141/19.

Forestry Development:
Tree protection has not been installed as outlined in the arborist report. Tree #8 is the only tree being protected at this time.

Hoarding on tree #8 is undersized. 2.4m required (where possible). Existing hoarding is between 1.2m-1.8m.

Hoarding on tree #8 is light duty (ULA 110B). Arborist report states heavy duty (ULA 110A) hoarding shall be used for tree #8 and #7.

Complete and upgrade (where applicable) hoarding as per arborist report. Additional inspection shall be required.

By-Law and Compliance, Licensing and Permit Services:
No comment no concerns

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment no concerns

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

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	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to rescheduling of Application A141/19, if required.

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.

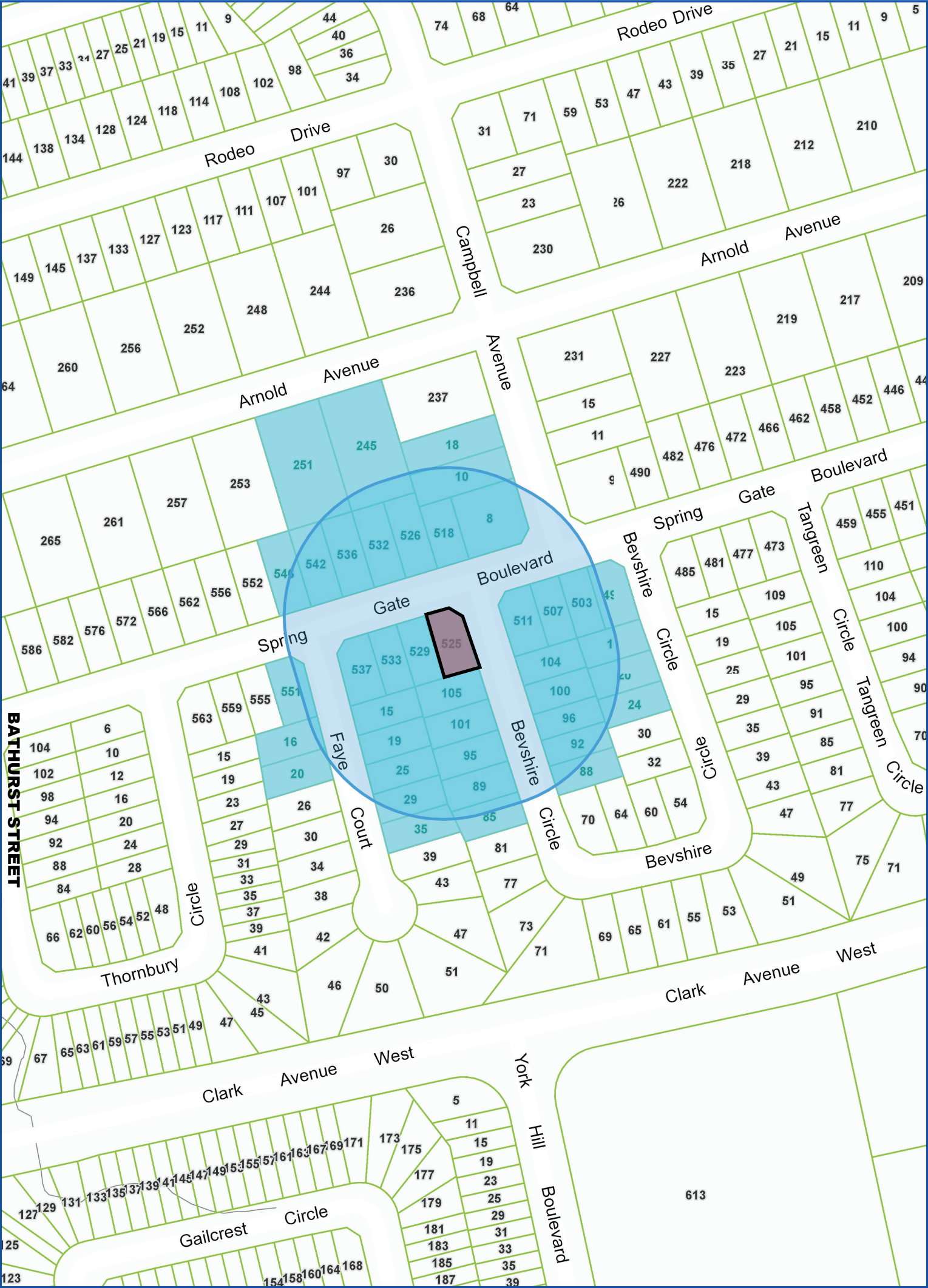
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

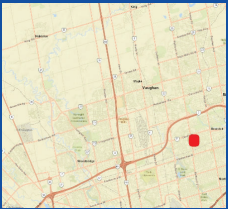
Schedule A: Plans & Sketches

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



Map Information:



Title: 525 SPRING GATE BOULEVARD,
THORNHILL

NOTIFICATION MAP - A141/19

Disclaimer:
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257
0 0.04 km

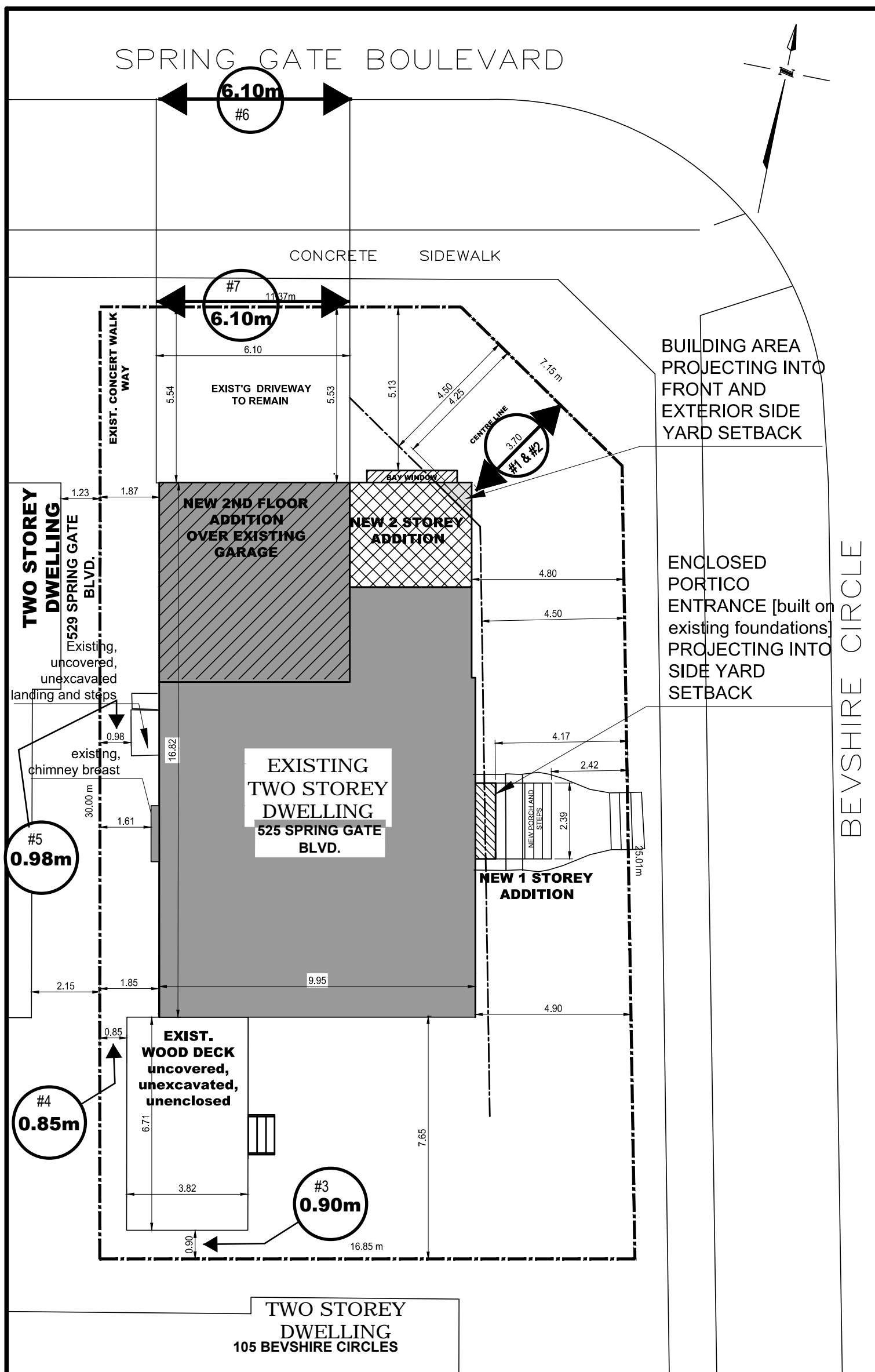


Created By:
Infrastructure Delivery
Department
November 21, 2019 6:48 PM

Projection:
NAD 83
UTM Zone
17N

October 29, 2019

A141/19



SITE PLAN COA

DATE: OCT 17, 2019

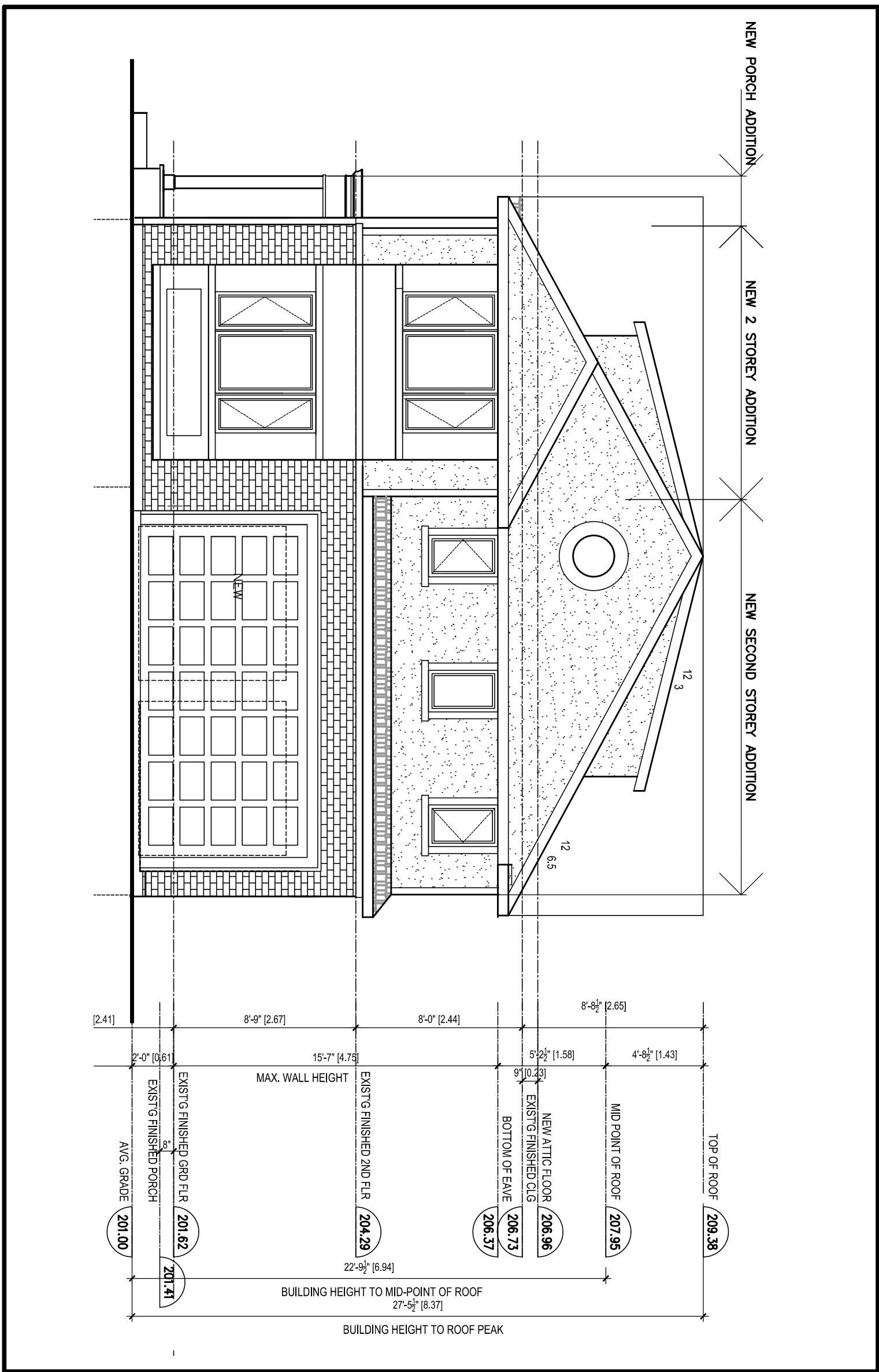
SCALE: NTS

PROJECT:
RENOVATION & ADDITION
525 SPRING GATE
THORNHILL, ONTARIO
PROJECT NO:

Revised

October 29, 2019

A141/19



iai
IDELS ARCHITECT INCORPORATED
80 North Meadow Crescent Thornhill, Ont. L4J 3B1
tel: 905.886.0632 fax: 905.886.7064
email: richie@idelsarchitect.com

ONTARIO ASSOCIATION
OF
ARCHITECTS
RICHARD IDELS
LICENCE
5289

**FRONT ELEVATION
COA**

DATE: OCT 29, 2019

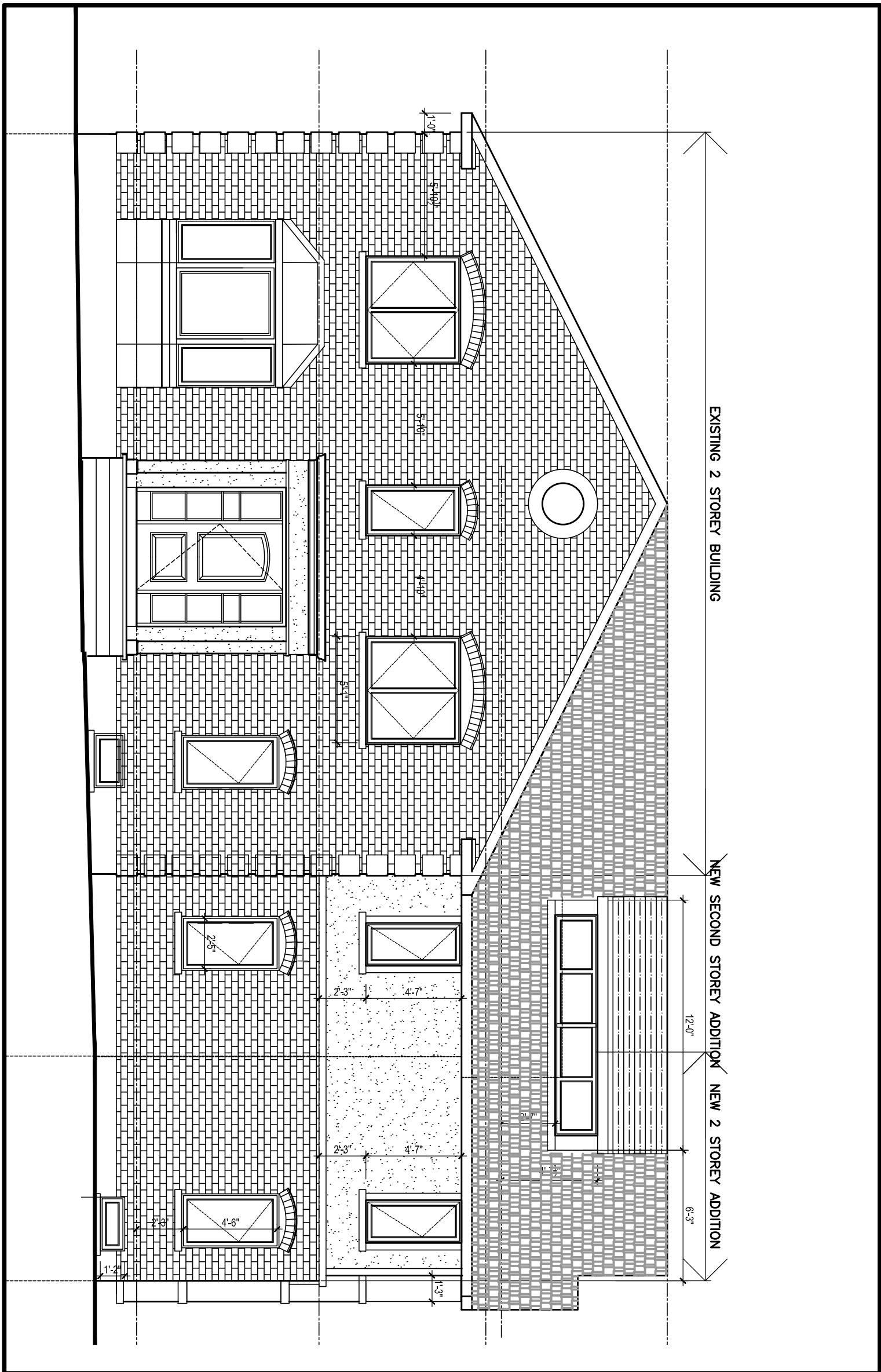
SCALE: NTS

PROJECT:
RENOVATION & ADDITION
525 SPRING GATE
THORNHILL, ONTARIO
PROJECT NO:

Revised

October 29, 2019

A141/19



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80 North Meadow Crescent Thornhill, Ont. L4J 3B1
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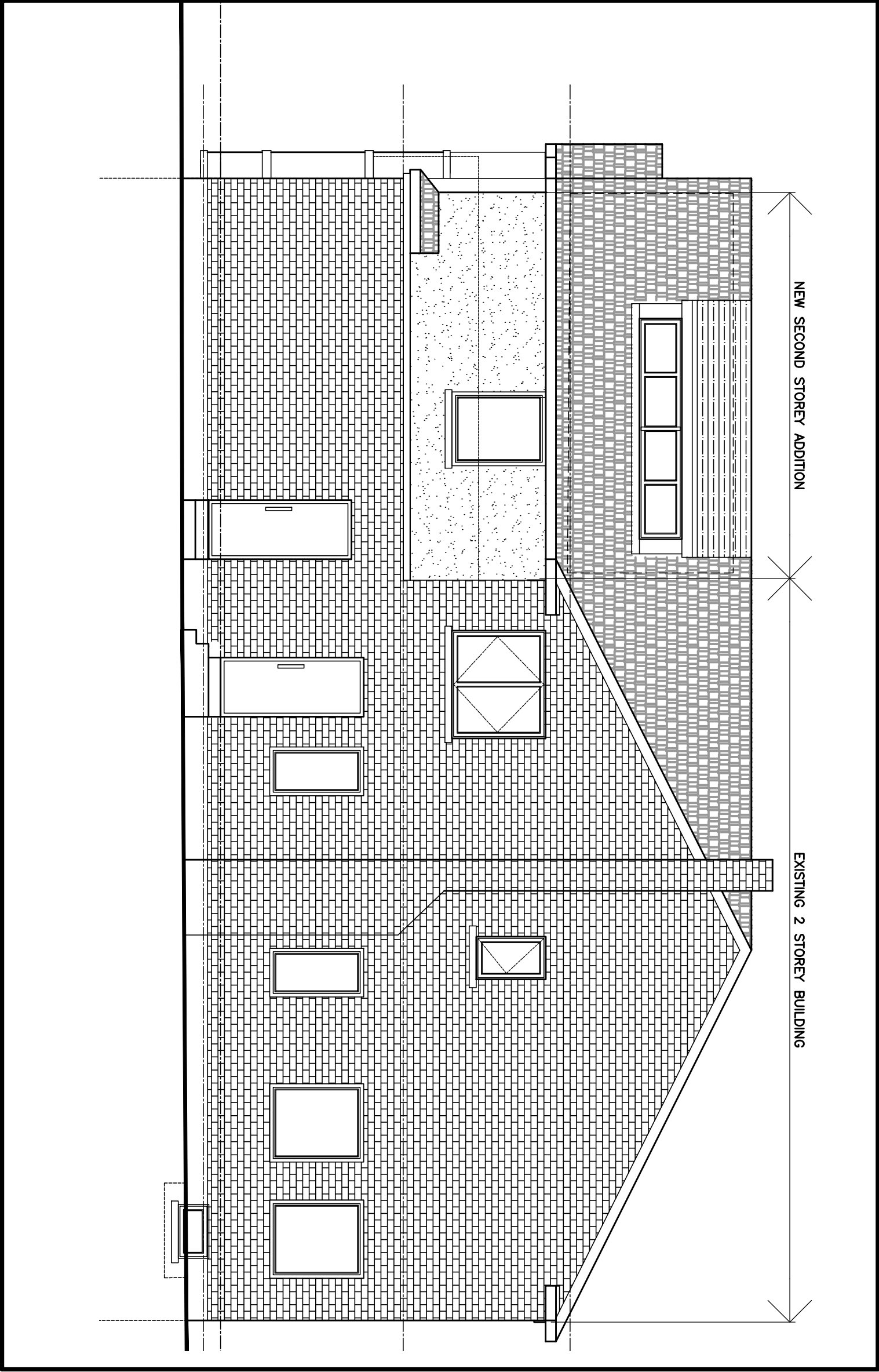
ONTARIO ASSOCIATION
OF
ARCHITECTS
Richard Idels
RICHARD IDELS
LICENCE
5289

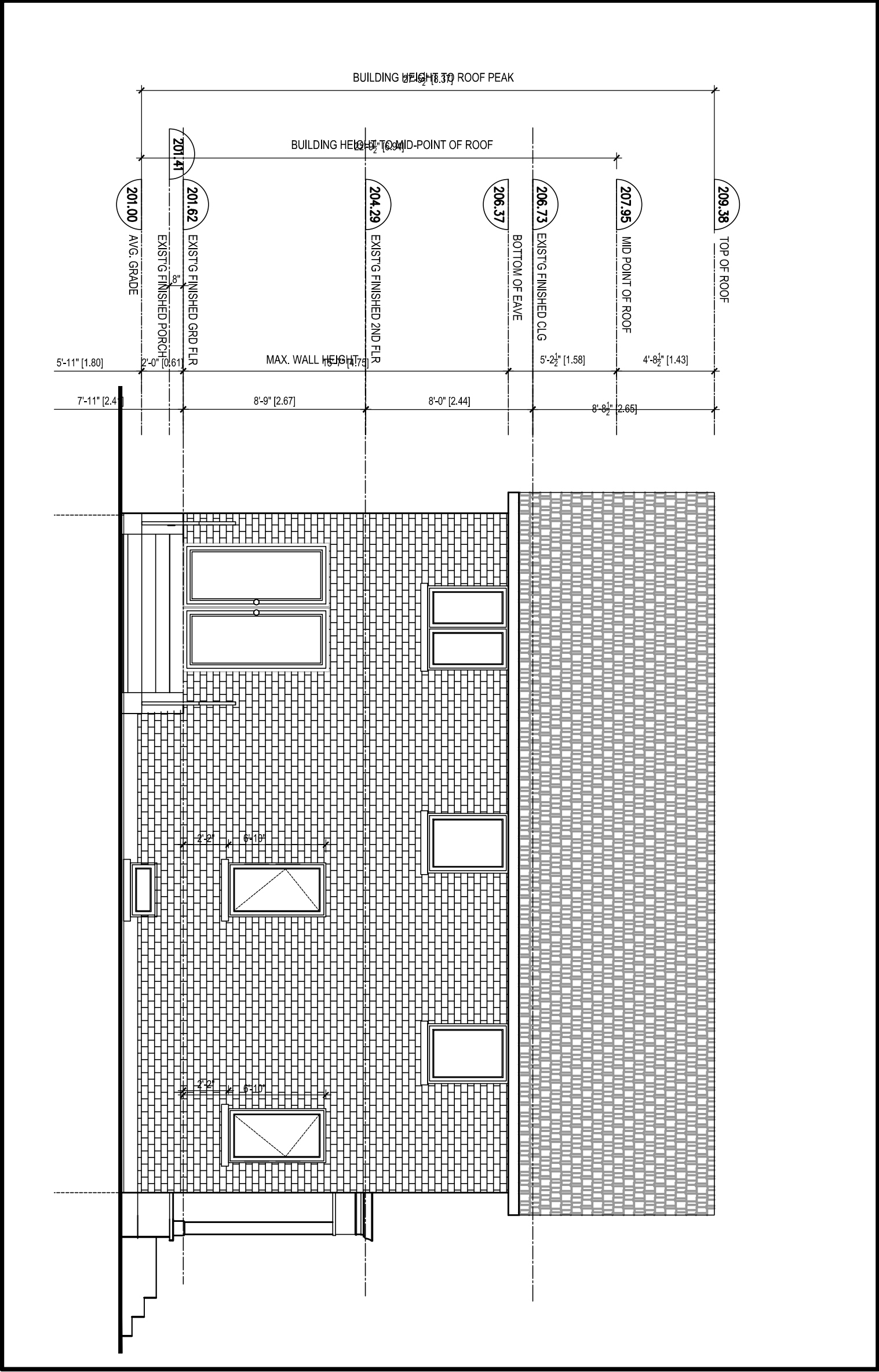
**EAST ELEVATION
COA**

DATE: OCT 29, 2019

SCALE: NTS

PROJECT:
RENOVATION & ADDITION
525 SPRING GATE
THORNHILL, ONTARIO
PROJECT NO:





SPRING GATE BOULEVARD
(BY REGISTERED PLAN M-2008)
PIN 03255-0182

N72°15'30"E (P1MM) 50.13

IB (1375)



LOT 68

LOT 69

LOT 70
529
2 STOREY BRICK
DWELLING
PIN 03255-0052

BEVSHIRE CIRCLE
(BY REGISTERED PLAN M-2008)
PIN 03255-0185

LOT 71
525
2 STOREY BRICK
DWELLING
PIN 03255-0053

SUBJECT TO AN EASEMENT
AS IN INSTRUMENT LT266356.
PART 1
PLAN 65R-8038

SUBJECT TO AN EASEMENT
AS IN INSTRUMENT LT244359
PART 1
PLAN 65R-8038

LOT 72
105
2 STOREY BRICK
DWELLING
PIN 03255-0054

LOT 73
129
2 STOREY BRICK
DWELLING
PIN 03255-0055

LOT 74
123
2 STOREY BRICK
DWELLING
PIN 03255-0056

LOT 75
123
2 STOREY BRICK
DWELLING
PIN 03255-0057

LOT 76
123
2 STOREY BRICK
DWELLING
PIN 03255-0058

LOT 77
123
2 STOREY BRICK
DWELLING
PIN 03255-0059

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- S/B DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- M DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN M-2008
- P2 DENOTES PLAN 65R-9422
- 1373 DENOTES SCHAEFFER & REINTHALER LTD., O.L.S.
- JDB DENOTES J. D. BARNES, O.L.S. LTD.
- OU DENOTES IVAN B. WALLACE O.L.S. LTD.

BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION
UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON DECEMBER 10, 2018.

JANUARY 07, 2019.

DATE

DAVID COMERY, O.L.S.

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SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
LOT 71,
REGISTERED PLAN M-2008
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20

PART 2: REPORT

DESCRIPTION:
PIN 03255-0053, LOT 71, REGISTERED PLAN M-2008,
CITY OF VAUGHAN.
MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
REGISTERED EASEMENTS:
SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT
LT244359.
ADDITIONAL COMMENTS:
1) NOTE THE FENCE TYPE LOCATION AS SHOWN ON PLAN.
CURRENT OWNER: DEVORAH LEVENTHAL

PREPARED FOR: DEVORAH LEVENTHAL

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
ZONE 17, NAD83(CSRS)(2010).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE
APPLIED:
P1 - 0°59'40" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999767.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL
TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (61° WEST LONGITUDE)
NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 215/10.

POINT ID	NORTHING	EASTING
A	4851467.55	625007.54
B	4851399.14	625088.93

CUTION: COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN



IBWSURVEYORS.COM | 1.800.667.0696

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2077913



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Regulation 1026, Section 29(3)

PARTY CHIEF: CS | DRAWN BY: JB | CHECKED BY: SMI | PLOT DATE: JAN 07, 2019
FILE NAME: S-2649 SRPL V3.DWG | copies available at LandSurveyRecords.com

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

Providence, Lenore

Subject: FW: (A141-19) MVAR.19.V.0466 - 525 Spring Gate Boulevard

From: Skouros, Julia <Julia.Skouros@york.ca>

Sent: November-22-19 1:23 PM

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

Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: (A141-19) MVAR.19.V.0466 - 525 Spring Gate Boulevard

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has **no comment**.

Should you have any questions or concerns, please contact me using the information provided below.

Best,

Julia Elena Skouros | Assistant Planner, Community Planning, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 74886 | Julia.Skouros@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**



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