



File: A143/19

Applicant: Pietro Paglia

Address: 22 Pine Meadow Drive, Woodbridge

Agent: Tina Ranieri - D'Ovidio

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
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: None

Background History: None



Minor Variance
Application

Agenda Item: 12

A143/19

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, December 12, 2019

Applicant: Pietro Paglia

Agent: Tina Ranieri - D'Ovidio

Property: 22 Pine Meadow Drive, Woodbridge

Zoning: The subject lands are zoned R1, Residential under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the By-law is being requested to permit the construction of a proposed 1 storey addition to the existing single family dwelling and covered patio (including exterior fireplace, barbeque counter and 2 columns) to be located at the rear of the existing dwelling.

Relief is also being sought to permit the existing shed located in the rear year and to permit an expansion of the existing 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 maximum lot coverage of 35% is permitted.	1. To permit a maximum lot coverage of 43.66% (dwelling 32.33%, covered patio 11.33%).
2. A maximum height of 2.5 metres from finished grade to the highest point is permitted.	2. To permit a maximum height of 3.0 metres from finished grade to the highest point of an accessory structure (9.03 m2 shed).
3. A minimum interior side yard setback of 0.6 metres is required.	3 To permit a minimum interior side yard setback (easterly) of 0.56 metres for an accessory structure (9.03 m2 shed).
4. A maximum width of the driveway at the street curb and a curb cut of 6.0 metres is permitted.	4. To permit a maximum width of driveway at the street curb and a curb cut of 7.5 metres.
5. The portion of the driveway between the street line and the street curb shall not exceed 6.0 metres in width.	5. To permit the portion of the driveway between the street line and the street curb to be 7.5 metres in width.

Background (previous applications approved by the Committee on the subject land): None

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: None

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	1999
Shed	1999

Applicant has advised that they cannot comply with By-law for the following reason(s): We feel the proposed lot coverage is minor and that the existing minor variances regarding the existing driveway and shed are minor. We are requesting consideration of approval from the Committee for these minor variances.

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 19-001403 for Single Detached Dwelling - Addition (Not Yet Issued)

Please contact the Public Works Department with respect to driveway widening and curb cut applications.

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

The Applicant shall be advised that the Office, as shown on the Ground Floor Plan, shall not be used a Home Occupation, as defined in Section 2.0 of Zoning By-law 1-88.

The Applicant shall be advised that drawings previously submitted for building permit application (19-1403) shall match those submitted for Minor Variance Application.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Low-Rise Residential"

The Owner is requesting permission to make alterations to the driveway, construct a covered patio and to maintain an existing shed in the rear yard.

The Development Planning Department has no concerns with the alterations of the driveway as the variances requested (#4 and #5) are minor in nature and have no adverse impacts to the streetscape. The proposed rear covered patio constitutes 11.33% of the total 43.66% lot coverage on the subject lands. The covered patio is not enclosed and meets all required setbacks to the lot lines. The existing dwelling has a lot coverage of 32.33% which is under the zone requirement of 35%. As such, the Development Planning Department has no concerns with Variance #1 as the requested increase for lot coverage is for the covered patio in the rear which has no impact to the streetscape and continues to provide adequate open space and amenity area.

The existing shed located in the rear yard has an interior side yard setback of 0.569m and a maximum height of 3.0m, which is 0.5m above the maximum height for an accessory structure. The Development Planning Department has no objections to the requested variances (#2 and #3) for the existing shed as they are considered minor and have no adverse impacts to the neighbouring lots.

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

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

No comments.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A143/19 subject to the following condition(s):

The owner/applicant shall demonstrate appropriate LID (Low-Impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 35% to 44% in order to mitigate potential impacts on the municipal stormwater system.

Parks Development:

No Comment.

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

Financial Planning and Development Finance:
No comment, no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Application Cover Letter – Ward 99 Architects (Agent)
Letter of Support – 18 Pine Meadow Drive
Letter of Support – 25 Deer Run Court

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

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

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

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

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

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall demonstrate appropriate LID (Low-Impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 35% to 44% in order to mitigate potential impacts on the municipal stormwater system.

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 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

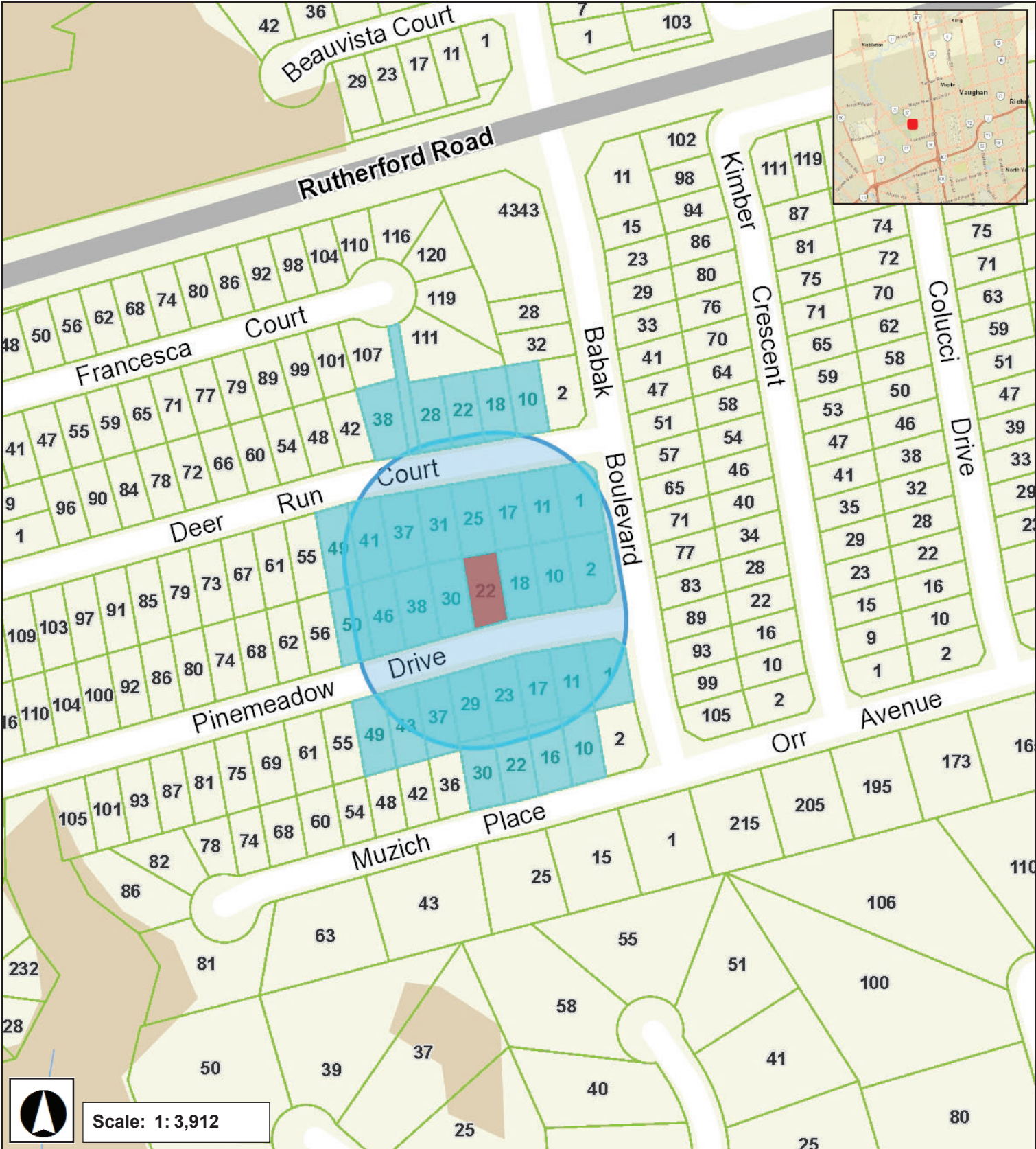
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

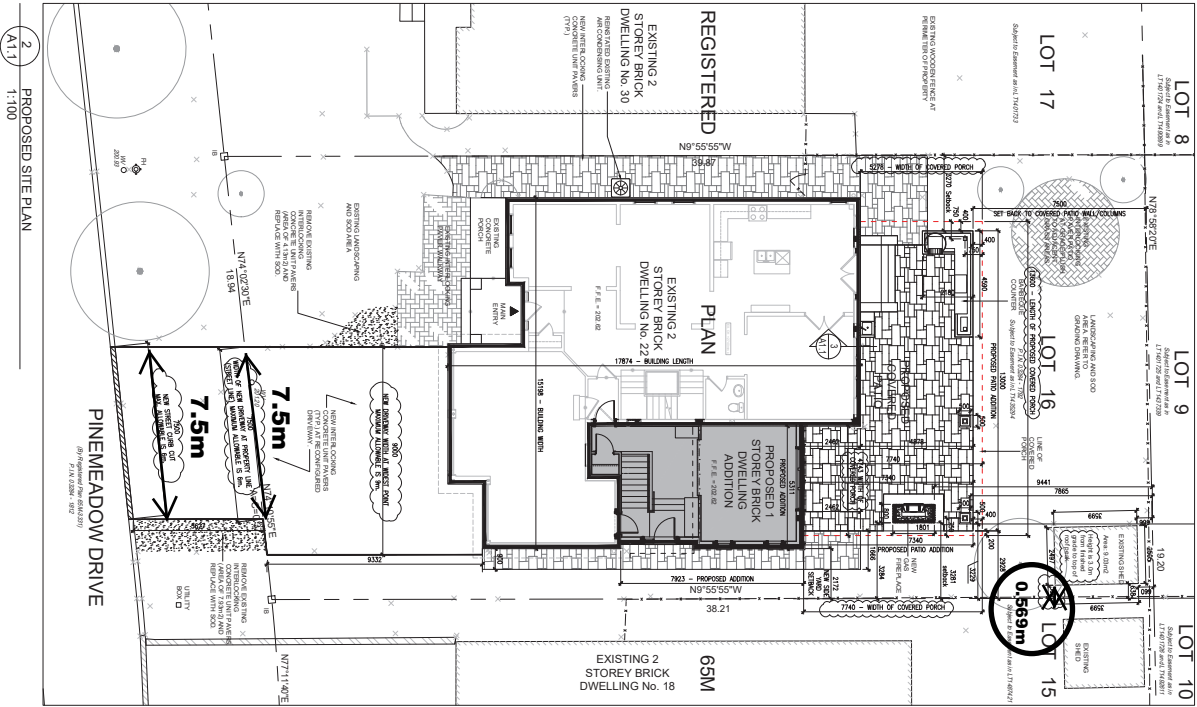


A143/19 - Notification Map

22 Pinemeadow Drive, Woodbridge



- 43.66% Lot Coverage (32.33% Dwelling, 11.33 Covered Rear Yard Porch)
- Height of Shed 3.0m

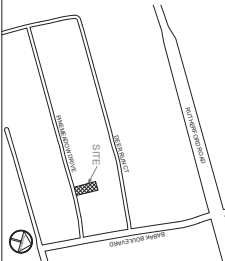


2 PROPOSED SITE PLAN
A1.1 1:100

PROJECT INFORMATION

PROJECT TITLE: VASISNA HOUSE ADDITION
22 PINEMEADOW DRIVE, VASISNA, ON L1A 1K5
OWNER: VASISNA HOUSE ADDITION
OWNER'S CONTACT INFORMATION:
VANDANA VASISNA
VANDANA@VASISNAHOUSE.COM
VANDANA.VASISNA@GMAIL.COM
CONSULTANT'S CONTACT INFORMATION:
22 PINEMEADOW DRIVE, VASISNA, ON L1A 1K5
TEL: 416-291-8880
EMAIL: INFO@WATSONARCHITECT.COM

PROJECT KEY PLAN



SURVEY INFORMATION

TO OBTAIN FURTHER INFORMATION
CONTACT THE SURVEYOR
INFORMATION ON THIS SITE PLANS INFORMATION
DATE: 2023-07-13
PREPARED BY: WATSON ARCHITECTS
DRAWN BY: WATSON ARCHITECTS
CHECKED BY: WATSON ARCHITECTS
DATE: 2023-07-13

NOTE: THE DRAWING IS NOT TO BE SCALE. THE CONSTRUCTION IS RESPONSIBLE FOR THE VERIFICATION OF ALL SITE CONDITIONS AND SITE REQUIREMENTS THAT ARE NOT IN CONFORMANCE WITH THE DRAWINGS.

NO.	REVISION	DATE
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1	ISSUED FOR PERMIT	JULY 2023
2	ISSUED FOR OMA	SEPT 2023
3	RE-ISSUED FOR OMA	OCT 2023

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PROJECT: VASISNA HOUSE ADDITION
22 PINEMEADOW DRIVE, VASISNA, ON L1A 1K5

PROPOSED SITE PLAN

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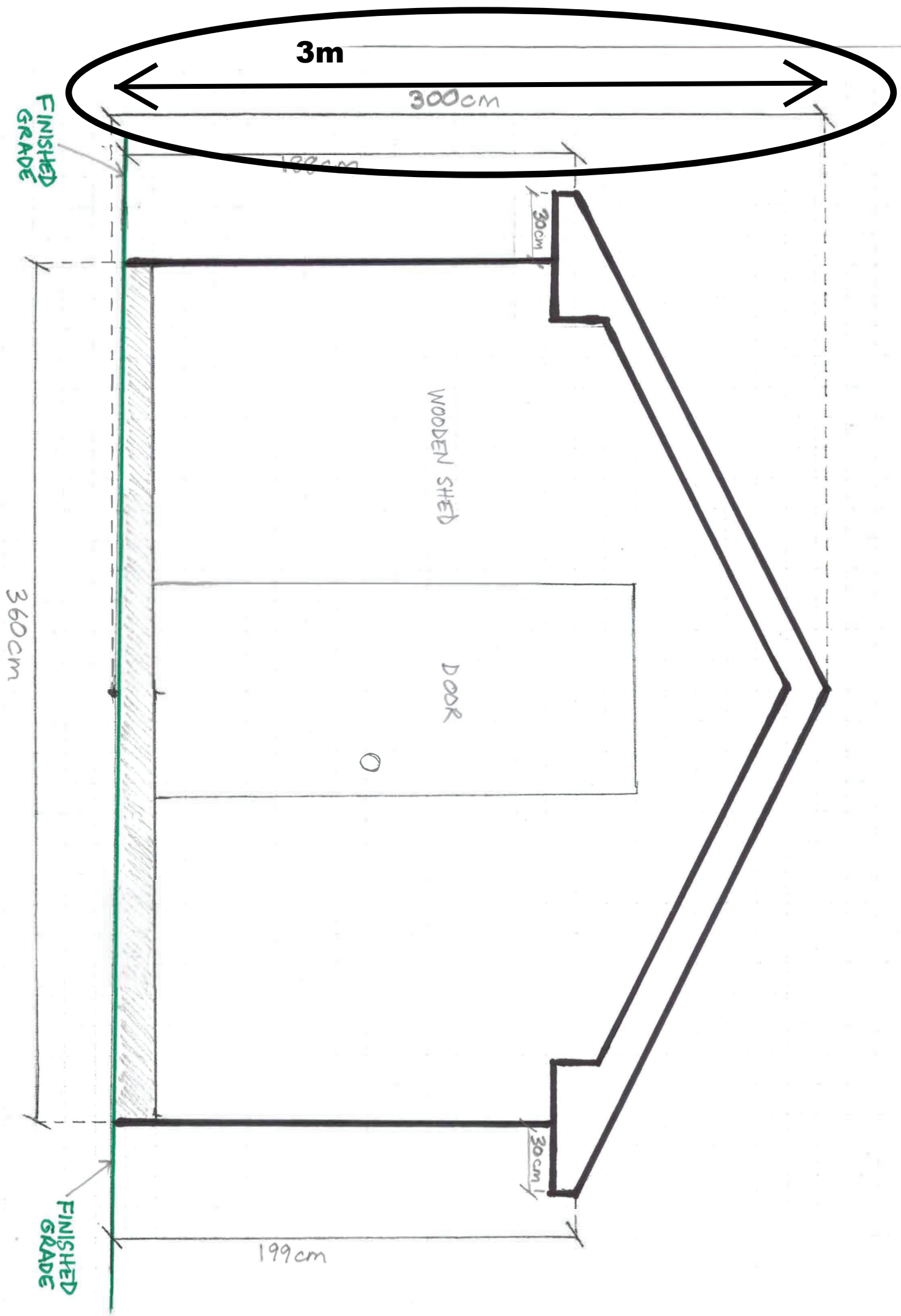
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A143/19



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.

- Application Cover Letter – Ward 99 Architects (Agent)**
- Letter of Support – 18 Pine Meadow Drive**
- Letter of Support – 25 Deer Run Court**

October 29, 2019

Company: **City of Vaughan
Committee of Adjustment**
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Project: 22 Pinemeadow Drive
Vaughan ON L4L 9C5

Attention: **Committee of Adjustment Committee**

Consideration for approval of the following minor variances are requested:

- 1- **Lot Coverage:** Maximum allowable lot coverage is 35%. Proposed lot coverage requested is 43.66%.
The proposed development includes a new one storey building addition and a covered rear and side porch. The existing lot coverage with the introduction of only the proposed building addition provides a lot coverage of 32.33% (242.24m²), which is less than the maximum allowable 35%. The Owners of 22 Pinemeadow Drive would like to request additional lot coverage in the form of a covered rear/side porch. The request is for minimal lot coverage as additional building coverage is not being requested. The additional lot coverage is for a roof only.
- 2- **Existing Stand Alone Shed:** The property provides for an existing stand alone shed. With the submission for building permit for the new building addition, it was discovered that the existing stand alone shed does not comply with all zoning by-laws. The Owners of 22 Pinemeadow Drive are requesting relief to keep their existing stand alone shed. In such, approval of the following existing conditions are requested:
 - a. Existing east side yard: 0.569m instead of the maximum allowable of 0.6m.
 - b. Existing height of shed: 3.00m instead of the maximum allowable of 2.5m.
- 3- **Existing Driveway:**
 - a. Width of the existing driveway at the widest point is 10.57m. The maximum allowable driveway width is 9m. The Owners of 22 Pinemeadow Drive will be reconfiguring the driveway to comply with the maximum allowable 9m width.
 - b. Width of the existing driveway street curb is 6.908m. The maximum allowable width of a street curb is 6m.
 - c. Maximum width of the existing driveway between the street curb and the property line is 8.281m. Maximum allowable width of an existing driveway between the street curb and the property line is 6m.

Regarding items b and c above, the Owners of 22 Pinemeadow Drive would like to request relief to permit the construction of a new street curb width of 7.5m and a 7.5m driveway width between the street curb and the property line, to align their driveway width more closely with the existing garage width. Several properties in the neighbourhood shared by 22 Pinemeadow Drive, have requested and been granted permission to construct street curbs and driveway widths wider than 7.0m. Examples of the above-mentioned properties include 65 Siderno Crescent, 15 Siderno Crescent, 83 Siderno Crescent, 186 Columbus Avenue and 43 Pinemeadow Drive.

We feel the proposed lot coverage is minor and that the minor variances regarding the driveway and existing shed are minor. We are requesting consideration of approval from the Committee for these minor variances.

Regards,



Tina Ranieri-D'Ovidio, Principal
B. Arch, OAA, MRAIC, LEED AP BD+C
ward99 architects inc.
tr@ward99architects.com
416-660-6322

September 27, 2019

Hand Delivered

Company: **City of Vaughan**
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Project: 22 Pinemeadow Drive
Vaughan ON L4L 9C5

Attention: **Committee of Adjustment**

We have no concerns with the one storey addition and rear/side covered porch proposed at 22 Pinemeadow Drive and are pleased to provide support for our neighbour at 22 Pinemeadow Drive in their request for approval of the following minor variances:

- 1- **Lot Coverage:** Maximum allowable lot coverage is 35%. Proposed lot coverage requested is 43.66%.
The proposed development includes a new one storey building addition and a covered rear and side porch.
The proposed covered rear and side porch will result in the minor increase in lot coverage.
- 2- **Existing Stand Alone Shed:** The property provides for an existing stand alone shed. The Owners of 22 Pinemeadow Drive are requesting relief to keep their existing stand alone shed. In such, approval of the following existing conditions are requested:
 - a. Existing east side yard: 0.569m instead of the maximum allowable of 0.6m.
 - b. Existing height of shed: 3.00m instead of the maximum allowable of 2.5m.
- 3- **Existing Driveway:** The Owners of Pinemeadow Drive are requesting relief to keep the existing driveway in the condition provided to them by the Builder who constructed their house. In such, approval of the following existing conditions are requested:
 - a. Width of the existing driveway at the widest point is 10.57m. The maximum allowable driveway width is 9m.
 - b. Width of the existing driveway street curb is 6.908m. The maximum allowable width of a street curb is 5m.
 - c. Maximum width of the existing driveway between the street curb and the property line is 8.281m. Maximum allowable width of an existing driveway between the street curb and the property line is 6m.

Regards,

Neighbour's Name: Silvio Kefau

Neighbour's Address: 18 PINE MEADOW DR

Neighbour's Signature: 

September 27, 2019

Hand Delivered

Company: City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Project: 22 Pinemeadow Drive
Vaughan ON L4L 9C5

Attention: Committee of Adjustment

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 - b. Width of the existing driveway street curb is 6.908m. The maximum allowable width of a street curb is 6m.
 - c. Maximum width of the existing driveway between the street curb and the property line is 8.281m. Maximum allowable width of an existing driveway between the street curb and the property line is 6m.

Regards,

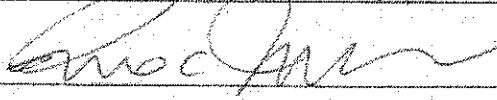
Neighbour's Name:

TUAN TRAN

Neighbour's Address:

25 Deer Run Crt, Woodbridge

Neighbour's Signature:



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



COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

References:

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

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

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

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

MacPherson, Adriana

From: Skouros, Julia <Julia.Skouros@york.ca>
Sent: November-19-19 10:23 AM
To: Vigneault, Christine
Cc: Committee of Adjustment
Subject: (A143/19) MVAR.19.V.0459 - 22 Pinemeadow Drive

Hi Christine,

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**