



File: A156/19

Applicant: Neeraj & Marilyn Singh

Address: 98 Pico Crescent, Thornhill

Agent: Lifestyle Sunrooms 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 <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"/>	
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)		

Adjournment History: None

Background History: None



Minor Variance  
Application

Agenda Item: 17

A156/19

Ward: 5

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing:	Thursday, December 12, 2019
Applicant:	Neeraj & Marilyn Singh
Agent:	Lifestyle Sunrooms Inc.
Property:	98 Pico Crescent, Thornhill
Zoning:	The subject lands are zoned R3 Residential Zone Three, under By-law 1-88 as amended.
OP Designation:	Vaughan Official Plan 2010: Low-Rise Residential
Related Files:	None
Purpose:	Relief from the By-Law is being requested to permit the addition of a proposed one storey sunroom (unheated) with attached stairs and landing. The proposed sunroom is to be constructed at the rear of the existing dwelling.

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

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5 metres is required to the addition (sunroom).	1. To permit a minimum rear yard setback of 4.27 metres to the addition (sunroom).
2. A minimum rear yard setback of 5.7 metres is required to an open and unenclosed deck.	2. To permit a minimum rear yard setback of 3.43 metres to the open and unenclosed deck and stairs.

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](http://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 November 27, 2019

Applicant confirmed posting of signage on November 26, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2017
Sunroom	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed sunroom doesn't meet the minimum rear yard setback of 7.5m, the proposed stair doesn't meet the minimum rear yard setback of 5.7m

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. 00-001577 for Single Detached Dwelling - New, Issue Date: May 23, 2000

Building Permit No. 19-001622 for Single Detached Dwelling - Addition not yet issued

**Building Inspections (Septic):**

No comments or concerns.

**Development Planning:**

Vaughan Official Plan 2010: Low-Rise Residential

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

The Development Planning Department recommends approval of the above noted minor variances.

**Cultural Heritage (Urban Design):**

No Response

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A156/19.

**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 Response.

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**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.

**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](mailto: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](mailto:CofA@vaughan.ca)

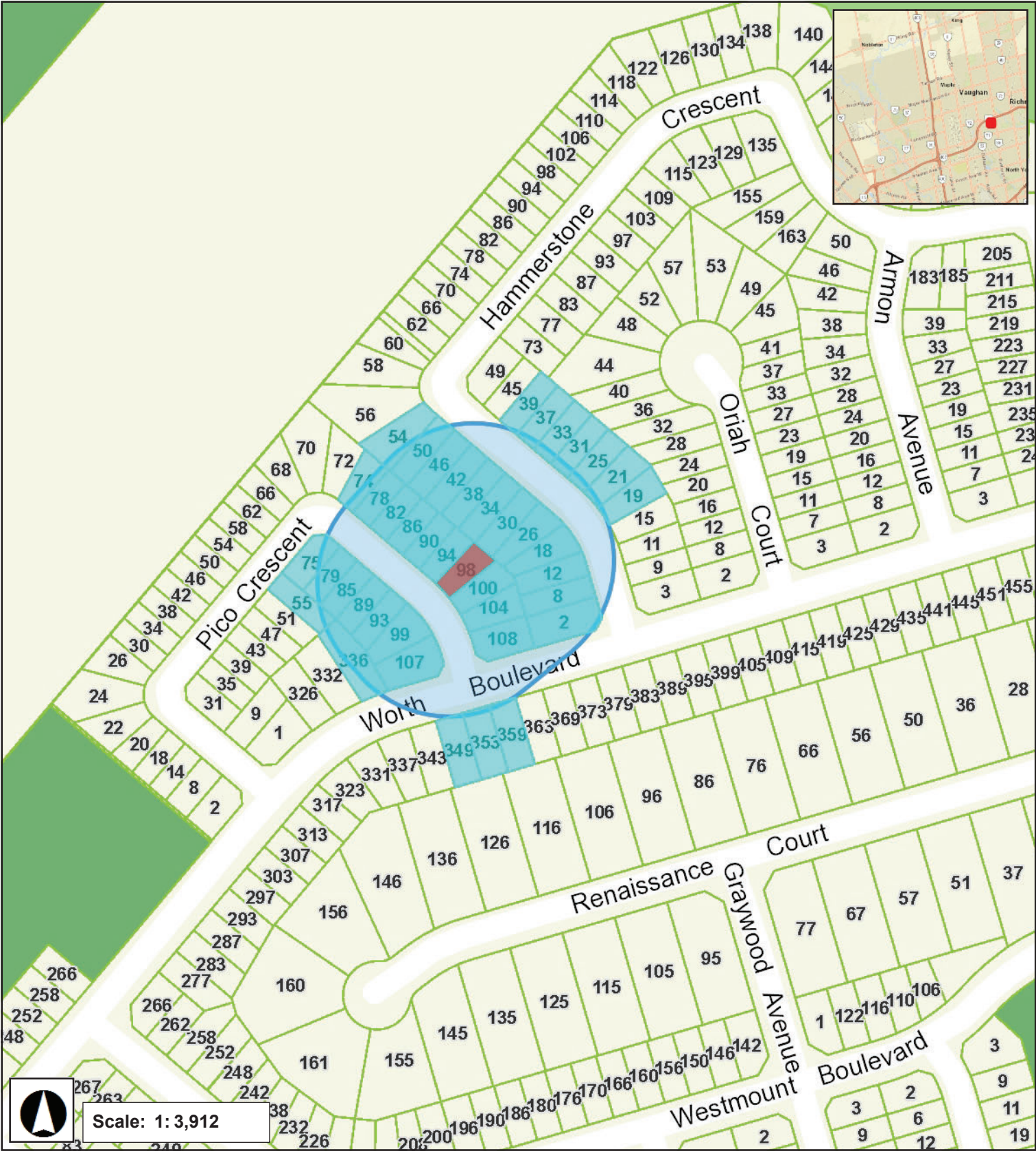
Schedule A: Plans & Sketches

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.

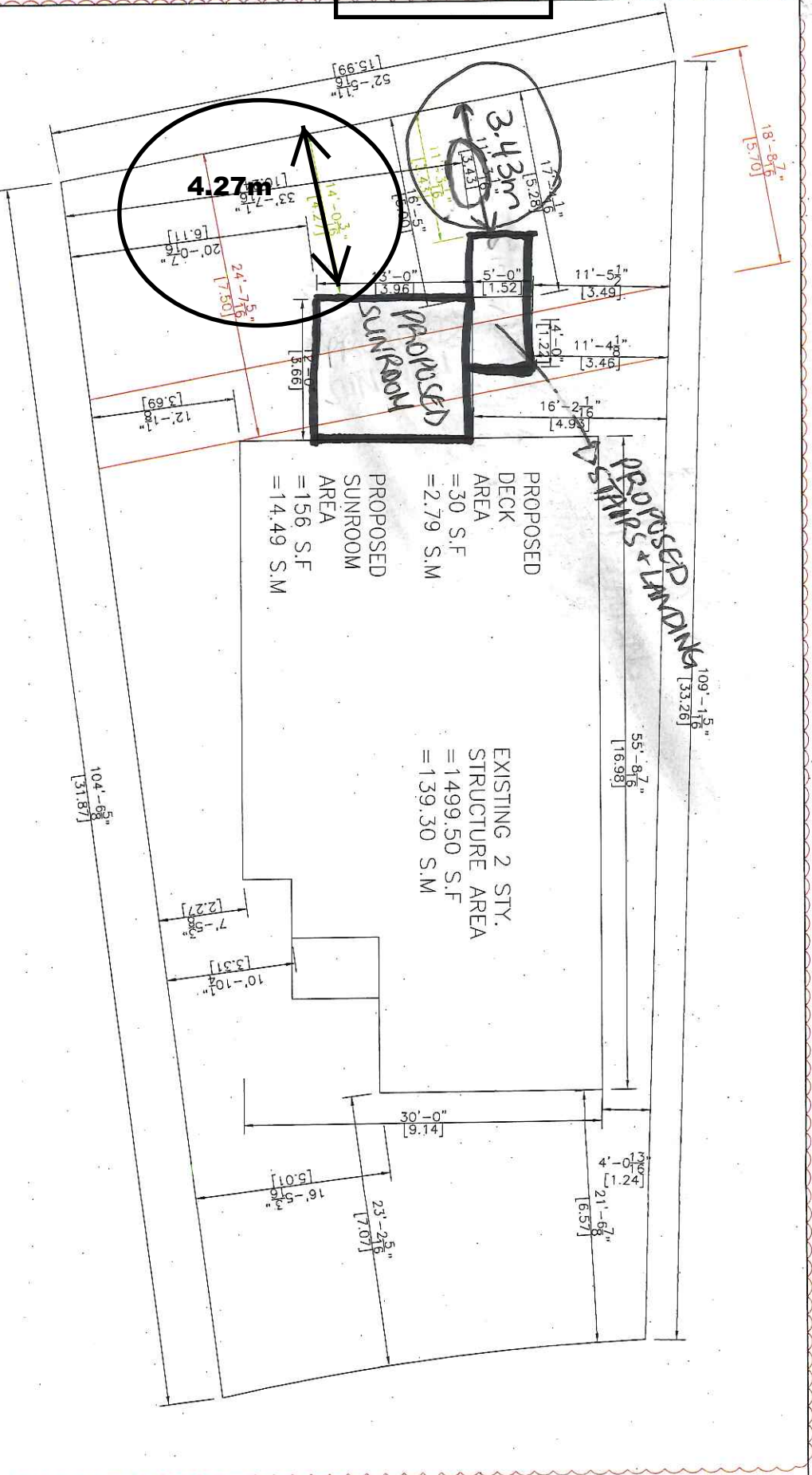
Location Map  
Sketches



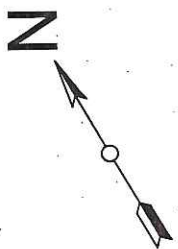
98 Pico Crescent, Thornhill







**SITE PLAN**  
SCALE = 1:150  
THIS SITE PLAN IS  
DRAWN PER THE OWNER  
INFORMATION



LOT AREA	431.43 m <sup>2</sup>	4644.05 ft <sup>2</sup>
TOTAL EXISTING FLOOR AREA	139.30 m <sup>2</sup>	1499.50 ft <sup>2</sup>
PROPOSED SUNROOM AREA	14.49 m <sup>2</sup>	156 ft <sup>2</sup>
PROPOSED DECK AREA	2.79 m <sup>2</sup>	30 ft <sup>2</sup>
TOTAL EXISTING AND PROPOSED FLOOR AREA	156.58 m <sup>2</sup>	1685.50 ft <sup>2</sup>
TOTAL LOT COVERAGE	~36.29 %	



NOTES:  
1. THE WALLS AND ROOF STRUCTURAL PANELS OF THE SUNROOM WILL BE PREFABRICATED BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.  
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION.  
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION.

4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 210 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.  
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.  
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.  
6. ALL HAND RAILS AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.  
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.  
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS(TO SUBSECTION 9.7.7.); GLASSES(TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14);BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 &9.26.3 &9.26.4); CLADDING(TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)  
Tel: 800-465-0593  
Fax: 800-934-0822

PROJECT

LIFESTYLE SUNROOM  
UNHEATED ADDITION

PROJECT ADDRESS

98 PICO CRES  
THORNHILL  
ONTARIO L4J 8P3

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

01

REVISION PROJECT# DESIGN#

232511

MODEL TYPE

3125 A-FRAME (3" AL TOP ROOF)

CLIENT

NERESA & MARLON SINGH

DATE SCALE

SEP 03 2019

DRAWN BY: CHECKED BY:

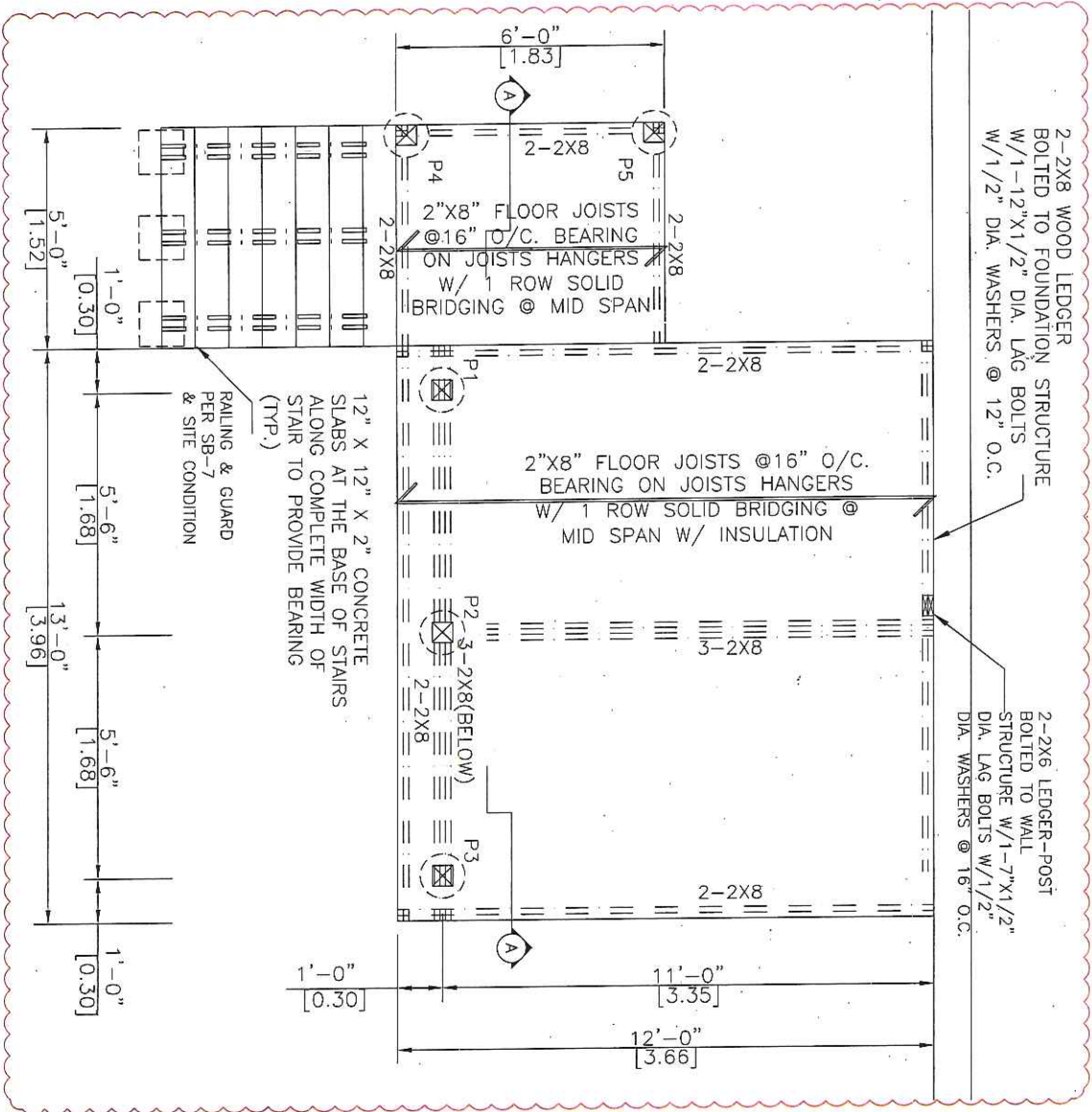
L.W. J.P.

LIFESTYLE ENGINEERING.



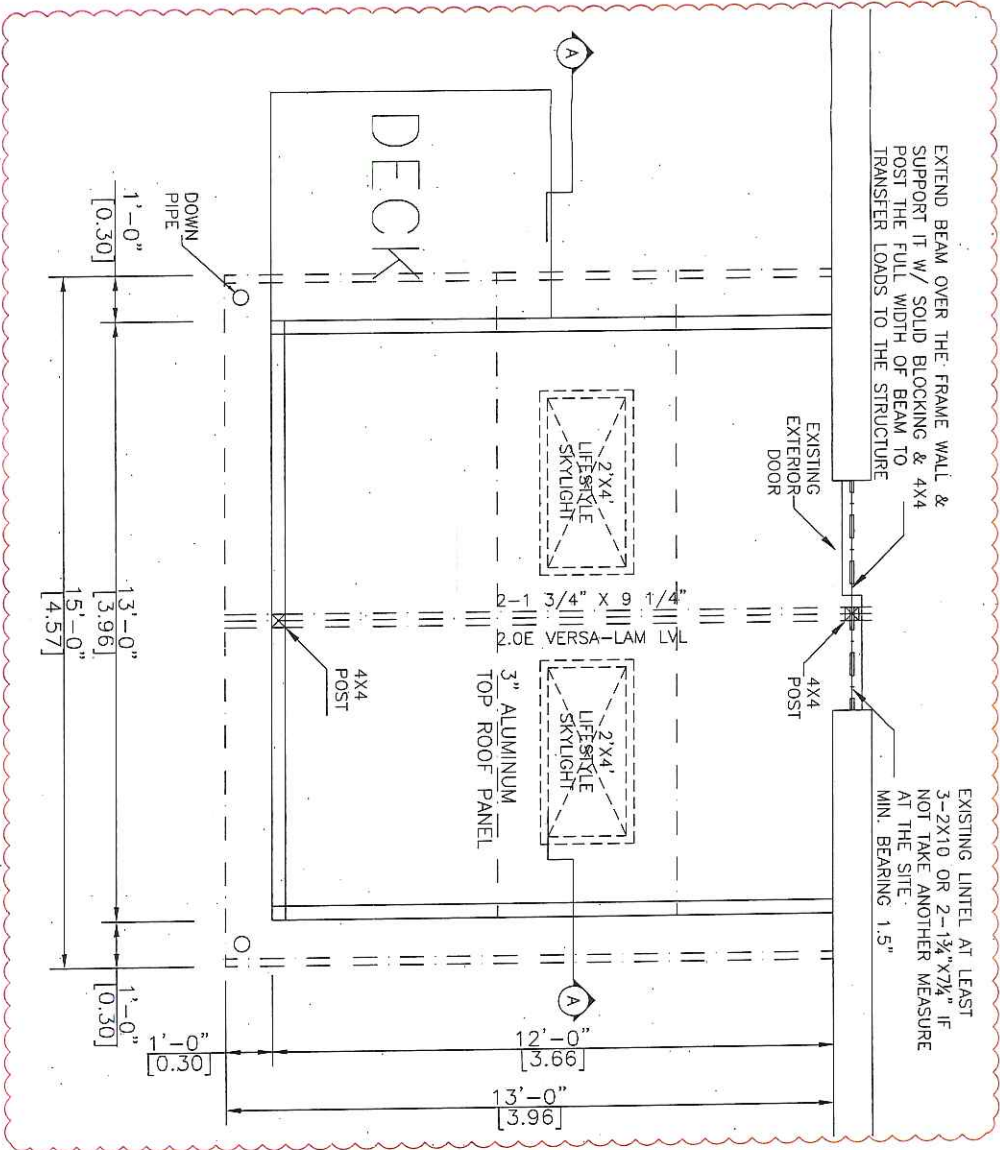


\* NOTES:  
-HELICAL PILES ARE PER CCMC  
13059-R  
AND THE ENCLOSED  
CALCULATIONS  
-THE STRUCTURAL PANELS ARE  
ACCORDING TO BMCC#03-08-287  
AND THE ENCLOSED  
CALCULATIONS



PIERS & DECK PLAN

SCALE 1/4"=1'-0"



WALLS & ROOF PLAN

SCALE 1/4"=1'-0"

P1	Compressive Load = 19.88 KN = 4470 Lbs
P2	Compressive Load = 25.13 KN = 5650 Lbs
P3	Compressive Load = 16.41 KN = 3691 Lbs
P4-P5	Compressive Load = 3.3 KN = 742 Lbs

**Lifestyle**  
SUNROOMS

944 Crawford Dr.  
Peterborough, Ontario K9J 3X2

[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)

Tel: 800-465-0593

Fax: 800-934-0822

PROJECT

LIFESTYLE SUNROOM  
UNHEATED ADDITION

PROJECT ADDRESS

98 PICO CRES  
THORNHILL  
ONTARIO L4J 8P3

DRAWING TITLE

DECK & ROOF PLAN

DRAWING NUMBER

02

REVISION PROJECT# DESIGN#

232511

MODEL TYPE

3125 A-FRAME (3" AL TOP ROOF)

CLIENT

NERRAL & MARTIN SINGH

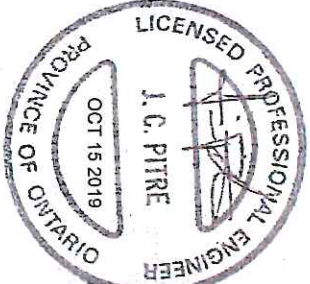
DATE SCALE

SEP 03 2019

DRAWN BY: CHECKED BY:

L.W. J.P.

LIFESTYLE ENGINEERING





PROJECT

LIFESTYLE SUNROOM  
UNHEATED ADDITION

PROJECT ADDRESS

98 PICO CRES  
THORNHILL  
ONTARIO L4J 8P3

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

03

REVISION	PROJECT#	DESIGN#
	232511	

MODEL TYPE

3125 A-FRAME (3" AL TOP ROOF)

CLIENT

NERMAL & MARIVAN SINGER

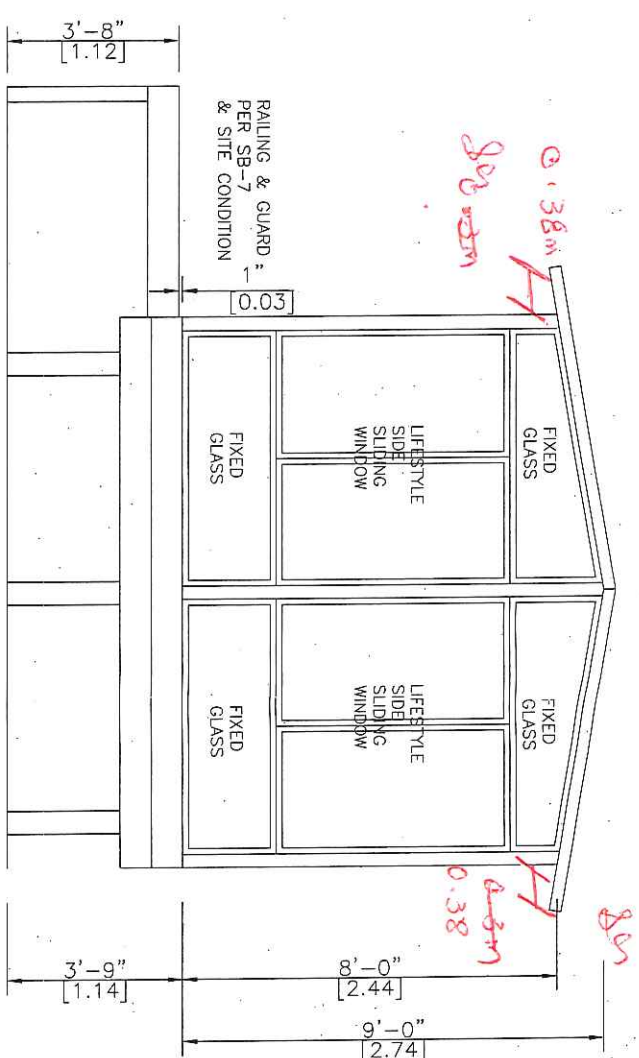
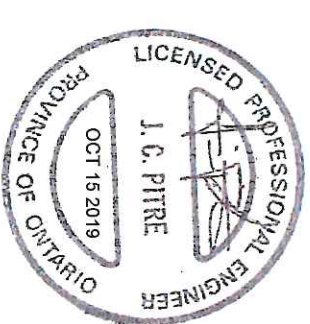
DATE SCALE

SEP 03 2019

DRAWN BY: CHECKED BY:

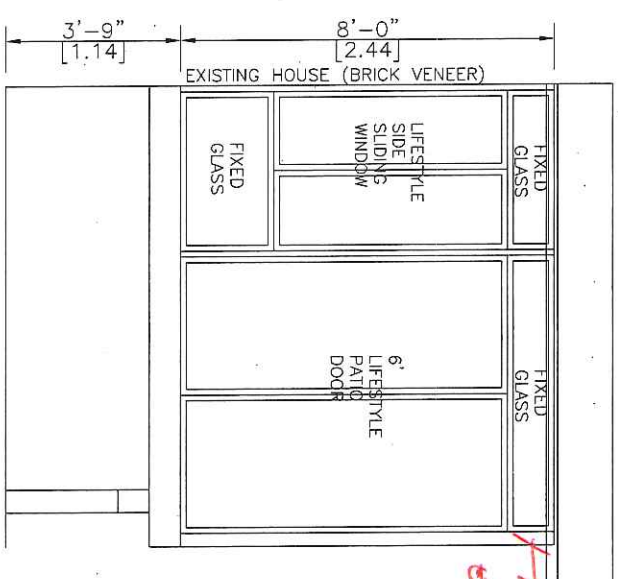
L.W. J.P.

LIFESTYLE ENGINEERING



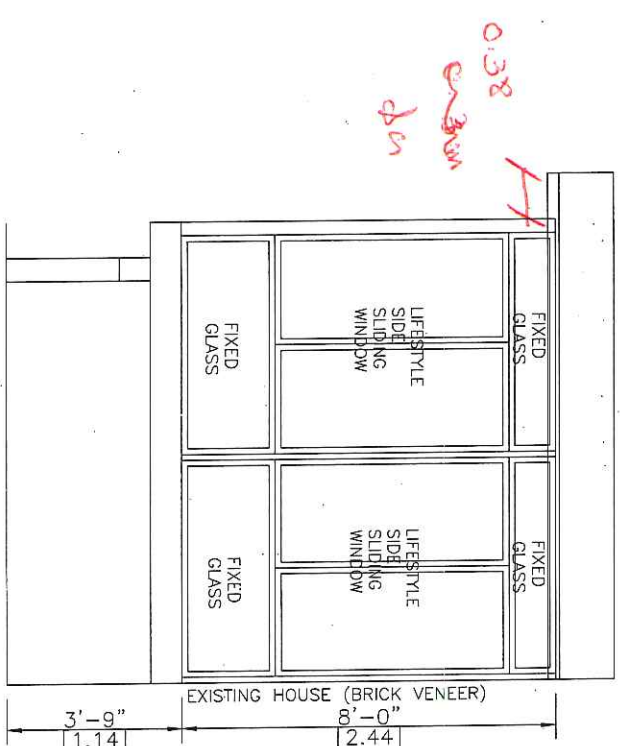
NORTH ELEVATION

SCALE 1/4"=1'-0"



EAST ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"

PROJECT

LIFESTYLE SUNROOM  
UNHEATED ADDITION

PROJECT ADDRESS

98 PICO CRES  
THORNHILL  
ONTARIO L4J 8P3

DRAWING TITLE

A-A SECTION &  
SNOW ACCUMULATION

DRAWING NUMBER

04

REVISION PROJECT# DESIGN#

232511

MODEL TYPE

3125 A-FRAME (3" AL TOP ROOF)

CLIENT

NEERAL & MARTIN SINGH

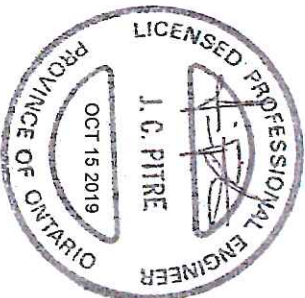
DATE SCALE

SEP 03 2019

DRAWN BY: CHECKED BY:

L.W. J.P.

LIFESTYLE ENGINEERING

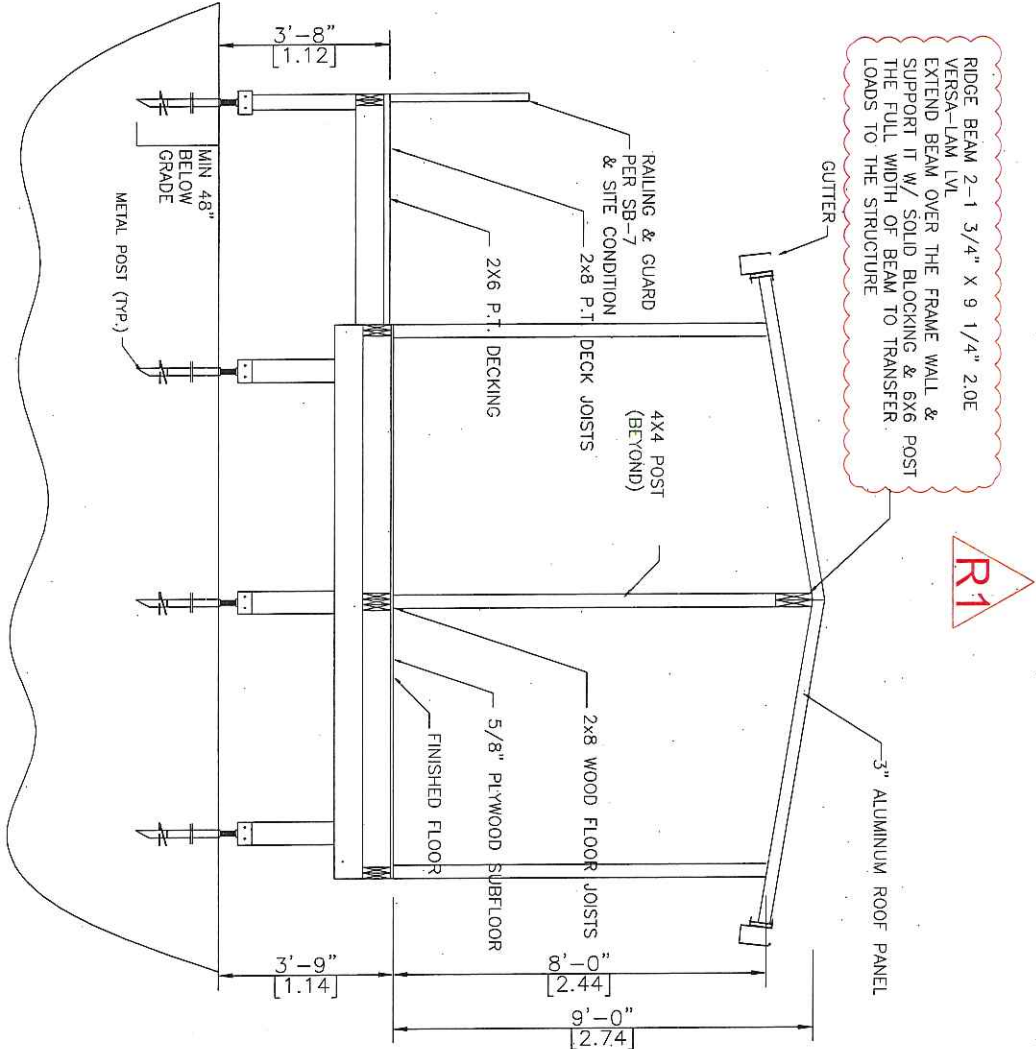


SNOW ACCUMULATION

REFER TO ATTACHED CALCULATION

NOTE:

-HELICAL PILES MADE OF STEEL IN ACCORDANCE WITH  
ASTM A500 GRADE C AND CAN/CSA-G40.21-97 HEAT  
GALVANIZED WITH A GALVANIZATION RATING OF AT LEAST  
610 g/m<sup>2</sup> ACCORDING TO THE CSA-G164M-92  
STANDARDS. ALL HELICAL PILES MUST BE INSTALLED TO  
A DEPTH OF AT LEAST 48" OR GREATER BELOW GRADE  
LEVEL AND IN ACCORDANCE WITH THE TORQUE  
SPECIFICATIONS.(REFER TO STRUCTURAL CALCULATION)  
-ALL CONCRETE PIER DESIGNS BASED ON SOIL  
BEARING CAPACITY OF 1500 P.s.f. (REFER TO  
STRUCTURAL CALCULATIONS)



A-A SECTION  
SCALE= 1/4\"=1'-0"

**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**None**



Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections



**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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## MacPherson, Adriana

---

**Subject:** FW: MVAR.19.V.0469 (A156/19) - 98 Pico Crescent

---

**From:** Candy, Grace <Grace.Candy@york.ca>  
**Sent:** November-21-19 11:25 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Subject:** MVAR.19.V.0469 (A156/19) - 98 Pico Crescent

Hi Adriana,

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 Gabrielle Hurst, Associate Planner at ext. 71538 or by email at [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca).

Best,

**Grace Candy** | Assistant Planner – Co-op Student, Community Planning, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 73012 | [grace.candy@york.ca](mailto:grace.candy@york.ca) | [york.ca](http://york.ca)

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