



File: A146/19

Applicant: Lucia Biasini and Carlo Ravenna

Address: 36 Church Street, Maple

Agent: None.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
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, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
Metrolinx Railway	<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)		

Adjournment History: None.

Background History: None.



**Minor Variance
Application**

Agenda Item: 05

A146/19

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date & Time of Live
Stream Hearing:** Thursday, June 11, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please see Important Information on next page for instructions or contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8585. Ext. 8332.

Written comments and public deputation requests must be received by noon on the last business day prior to the scheduled hearing.

Applicant: Lucia Biasini and Carlo Ravenna

Agent: None.

Property: 36 Church Street, Maple

Zoning: The subject lands are zoned R1V, Residential 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 construction of a proposed single family dwelling and accessory structure (cabana) to be located in the rear yard.

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.	1. To permit a minimum rear yard setback of 4.29 metres to an accessory structure (34.84 m2 cabana).
2. A maximum lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of 24.19 % (Dwelling 20.33%, Veranda 0.40% Deck 1.13% and Cabana 2.33%).

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 27, 2020

Applicant confirmed posting of signage on May 10, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	Proposed
Cabana	Proposed

Applicant has advised that they cannot comply with By-law for the following reason(s): My proposal is consistent with past approvals in the area.

Adjournment Request: N/A

Building Standards (Zoning Review):

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

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

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

A permit shall be obtained from the Engineering Department for the proposed pool.

A demolition permit is required for the demolition of the existing dwelling.

Doors providing entry from the interior of the garages directly into the dwelling are shown. If steps are required in the garage due to grade, the Applicant shall be advised that a maximum of 1 step/2 risers is permitted to encroach into the minimum required interior garage length of 6.0 metres.

Easement as set out in Instrument NO. VA32061 is shown on the Site Plan. It is the owner's responsibility to determine the limits of his/her property and the existence of any easements or registered restrictions on this property.

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:

Vaughan Official Plan 2010: "Low-Rise Residential"

The Owner is requesting permission to construct a 2-story single-detached dwelling unit with the above variances. The proposed lot coverage of the dwelling is 24.19% (20.33% main dwelling, porch 0.40%, deck 1.13% and 2.33% cabana) (Variance #2), which is consistent with other approvals in the area and appropriate built form for the neighborhoods' built form. The Development Planning Department has worked with the owner to reduce the originally proposed lot coverage. The proposed rear yard setback of 4.29 m (Variance #1) are considered minor in nature. The proposal maintains a significant amount of amenity space in the rearyard.

The Owner submitted an Arborist Report prepared by Green Haven Tree Service dated May 31, 2019 and amended March 16, 2020. The Urban Design and Cultural Heritage Division of the Development Planning Department and Parks, Forestry and Horticulture Operations has reviewed the submitted Arborist Report and is satisfied.

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 minor variance application.

Cultural Heritage (Urban Design):

No comments or concerns

Development Engineering:

Comments:

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.

The Development Engineering (DE) Department does not object to variance application A146/19 subject to the following condition(s):

1. The owner/applicant shall submit the final Lot Grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or 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 and/or servicing approval.

Parks, Forestry and Horticulture Operations:

Vaughan Forestry conducted a site inspection on March 11, 2020, a Private Property Tree Removal & Protection Permit along with a Revised Arborist Report are required;

Securities will be required in the form of letter of credit for the 3 city trees that may be impacted by construction, Vaughan Forestry will provide a Value for each individual tree using the approved Trunk Formula Method through the Private Property Tree Removal & Protection Permit process;

Revise Arborist Report:

1. Hoarding Details in report are outdated, please update to 2016 or newer drawings. Both Heavy Duty MLA 107A or ULA 110A and Light Duty MLA 107B or ULA 110B;
2. Tree Protection Distances (section 6) are outdated, please revise report to use current ISA Tree Protection Distances;
3. Tree replacement requirements in Arborist Report are outdated, revise report to include the current "Cash-in-lieu" fees for Coniferous trees (\$550);

Recommended conditions of approval:

1. Applicant shall obtain a Private Property Tree Removal & Protection Permit prior to the start of demolition and/or construction, to satisfy Vaughan Forestry as per By-law 052-2018;
2. Arborist Report (revised March 4, 2020) shall be revised to satisfy Vaughan Forestry's requirements.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department

No comment no concerns

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

None.

Schedule C - Agency Comments

Metrolinx – Located greater than 300 metres from the rail corridor/facility

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	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The owner/applicant shall submit the final Lot Grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or 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 and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Andrew Swedlo 905-832-8585 x 3615 Andrew.Swedlo@vaughan.ca	1) Applicant shall obtain a Private Property Tree Removal & Protection Permit prior to the start of demolition and/or construction, to satisfy Vaughan Forestry as per By-law 052-2018; 2) Arborist Report (revised March 4, 2020) shall be revised to satisfy Vaughan Forestry's requirements.

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.

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.

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil. To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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.

Location Map
Plans & Sketches

Revised

February 28, 2020

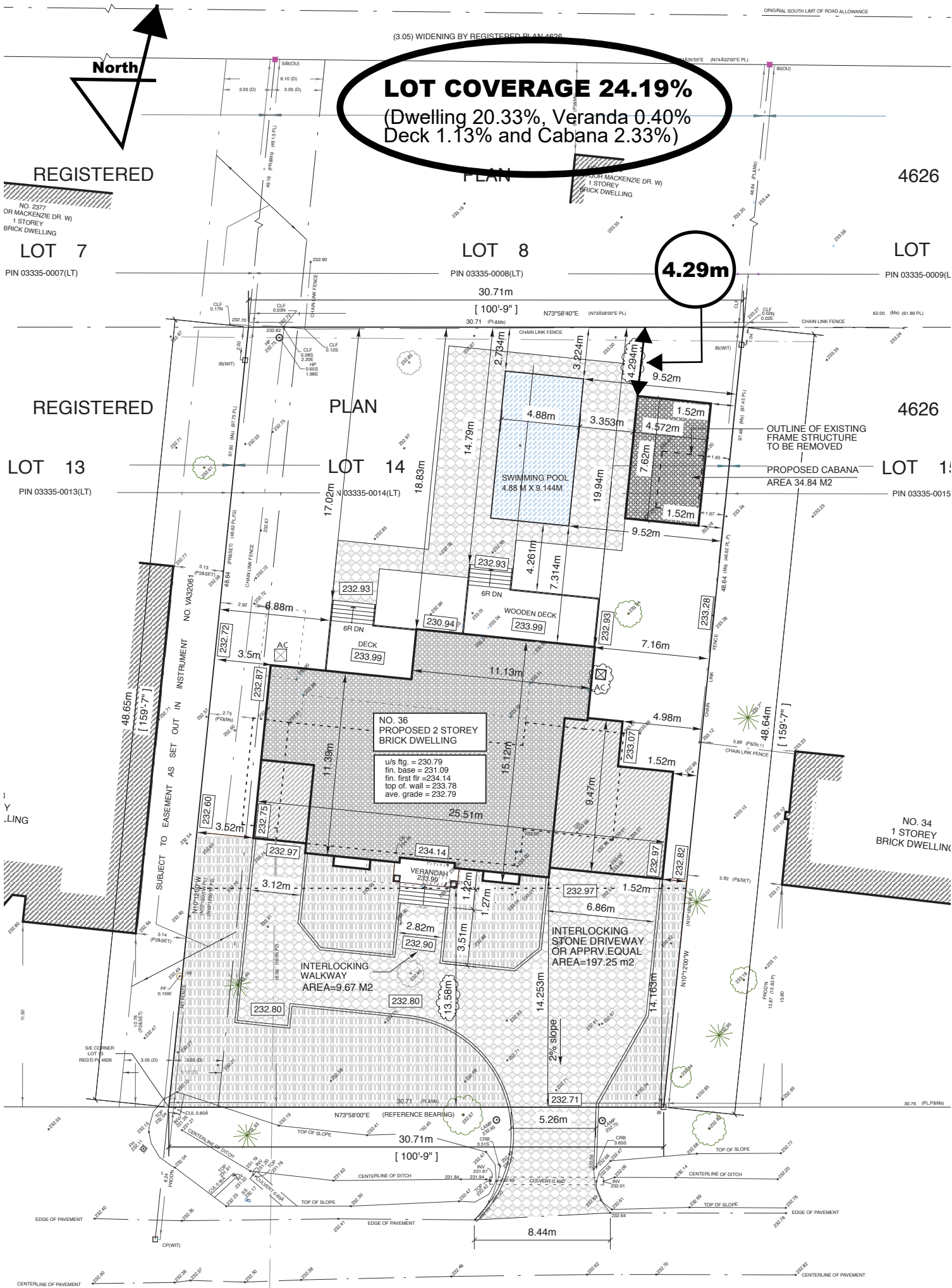
A146/19

MAJOR MACKENZIE DRIVE WEST

(FORMERLY MAPLE ROAD)

(YORK REGION ROAD NO. 25)

(ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 4)
(BY BY-LAW R-670-80-128 INST. NO. YR 261406)



CHURCH STREET

(DEDICATED BY REGISTERED PLAN 4626)

PIN 03335-0061(LT)

460.13 Sq m X 50% =230.06 M2 [
230.06 Sq m X 40% =92.02 M2 [



SITE PLAN

SCALE: 1:200

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF LOT 14

REGISTERED PLAN 4626

CITY OF VAUGHAN

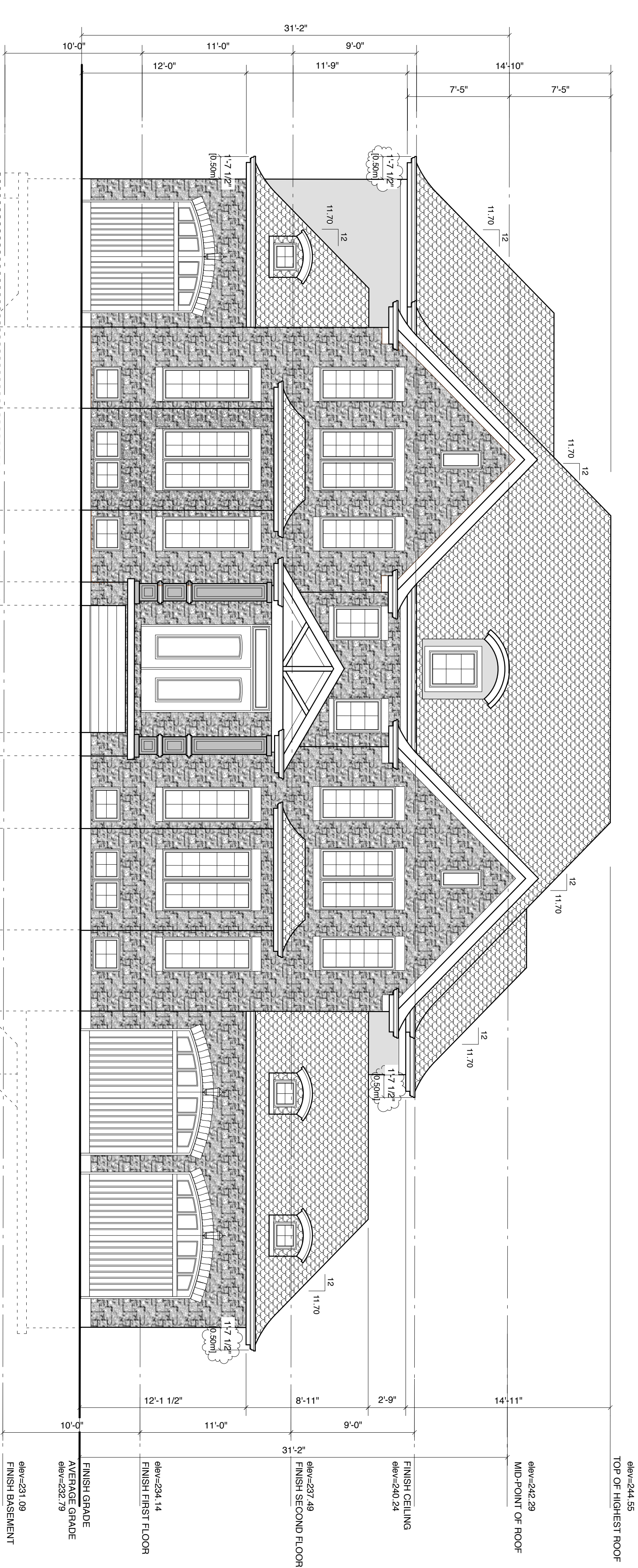
REGIONAL MUNICIPALITY OF YORK

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

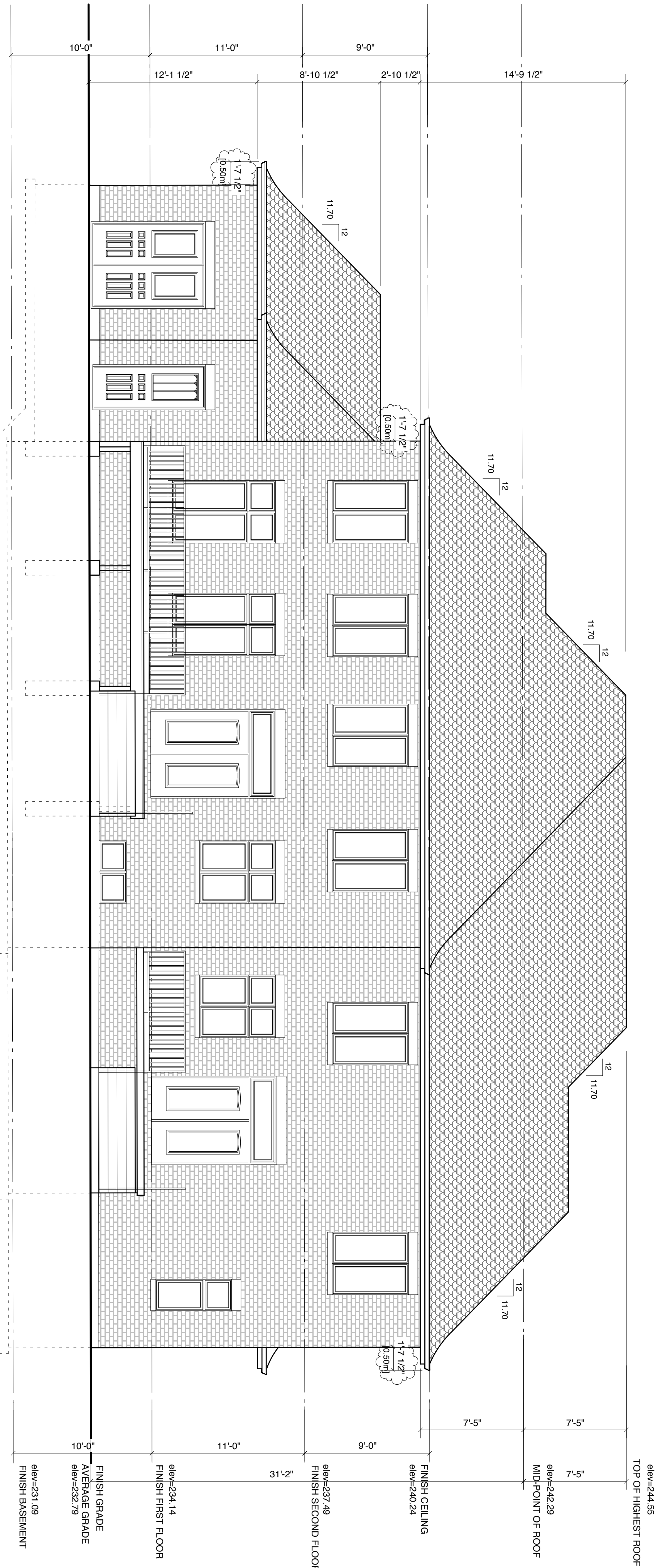
Revised

February 28, 2020

A146/19



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

No.	Date	Issuance and/or Revisions	By
3	03 2020	changes to comply with zoning	ad
2	10 2019	Issued for code	ad
1	05 2019	Issued for Zoning Review	ad

Revisions:

NOTE:
All drawings are the property of this firm and shall not be used without their expressed written consent.
Contractors shall check and verify all dimensions and elevations and report any discrepancies before commencement of work.

All work to conform with all governing codes and by-laws. All prints of plans and specifications are the property of the designer and shall be returned upon completion of work.

Do not scale drawings dimensions to take precedent over scale.

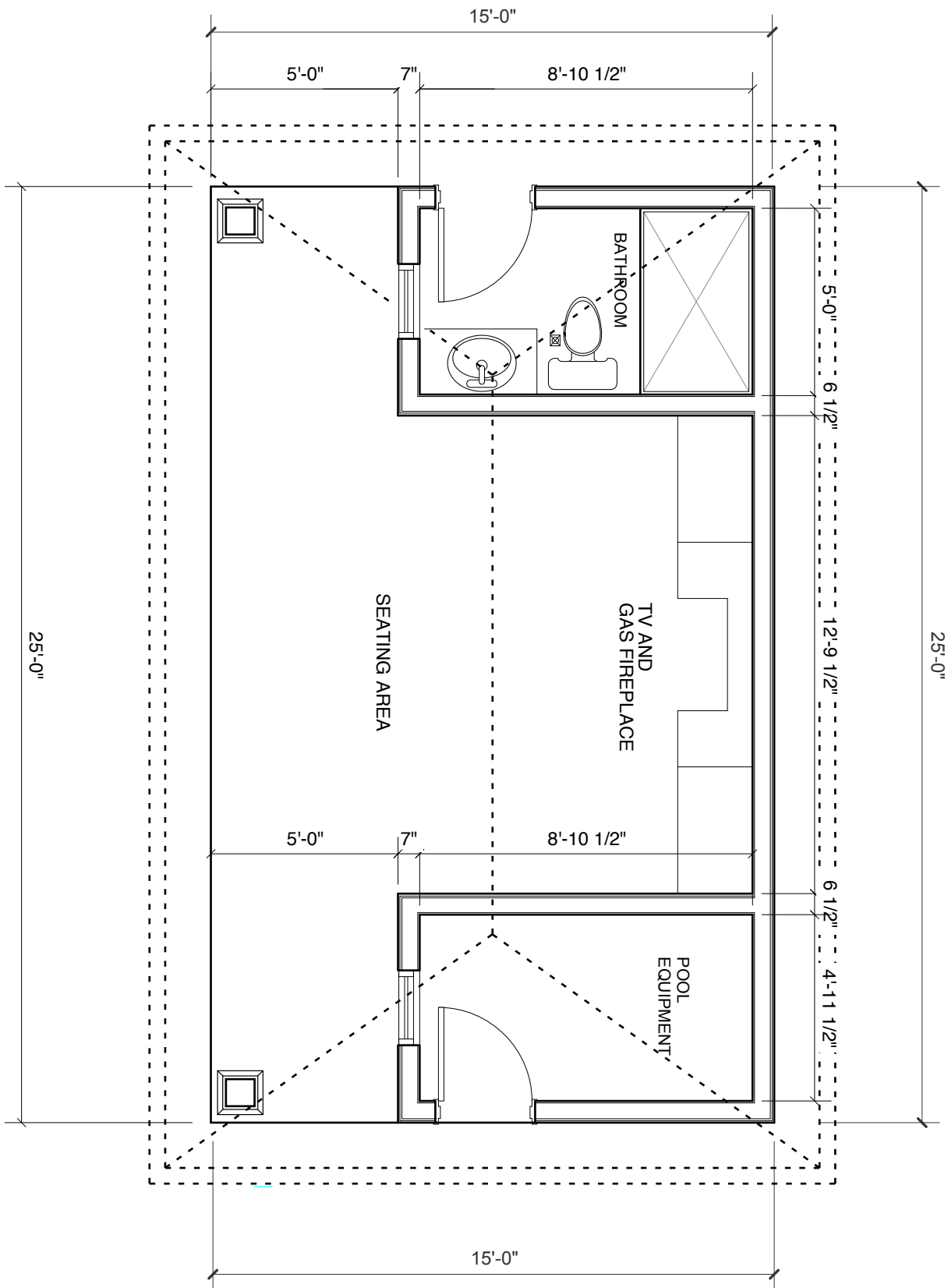
TONY VALENTI	20017	18 05 19
DESIGNER	DATE	
TONY VALENTI	18 05 19	
REGISTERED PROFESSIONAL ARCHITECT	DATE	
TONY VALENTI	18 05 19	

PROJECT TITLE:	PROPOSED S STOREY CUSTOM BUILT HOUSE PT 1 LOT 14 PLAN 4626 36 CHURCH STREET CITY OF VAUGHAN
CLIENTS:	CARLO RAVENNA & LUCY BIASINI

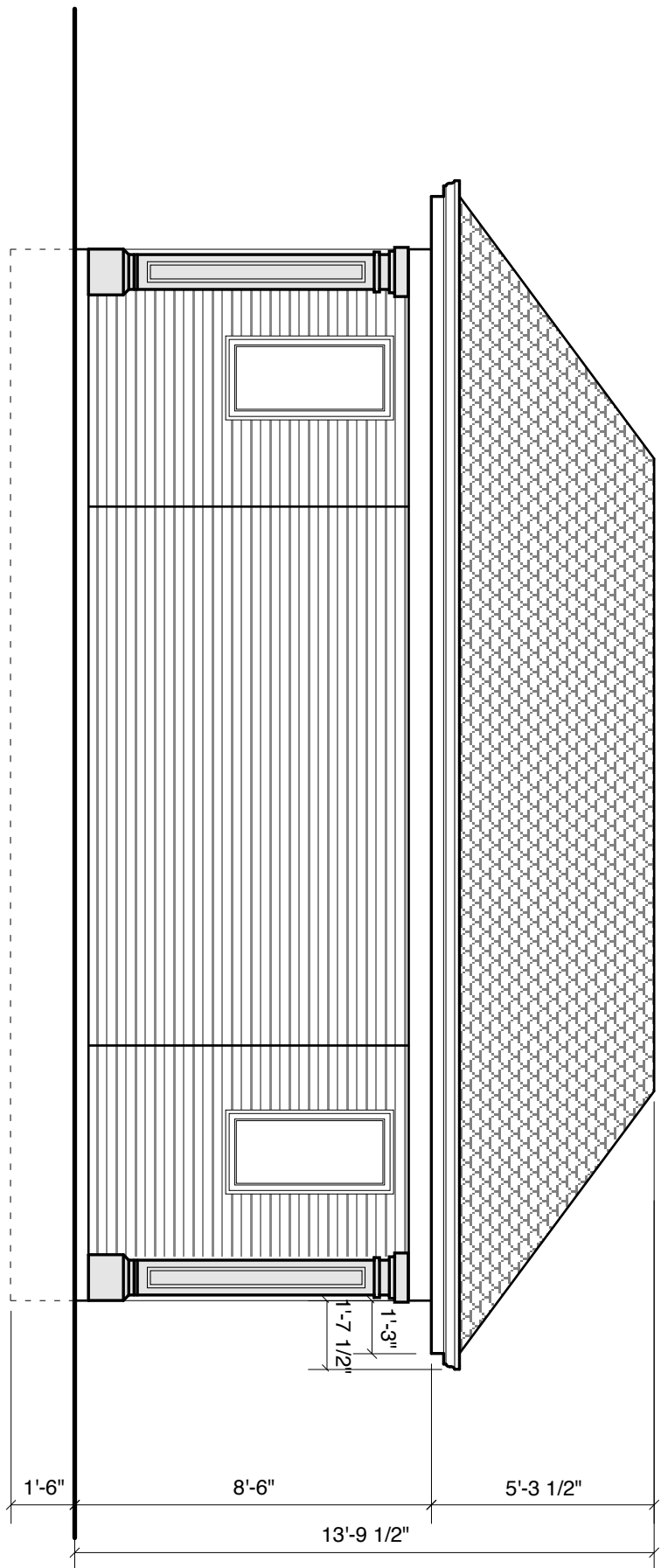
Drawing title:
SOUTH & NORTH ELEV.

Drawn By: Aneel
Designed By:
Checked By:
Date: Feb 2020
Scale: AS NOTED

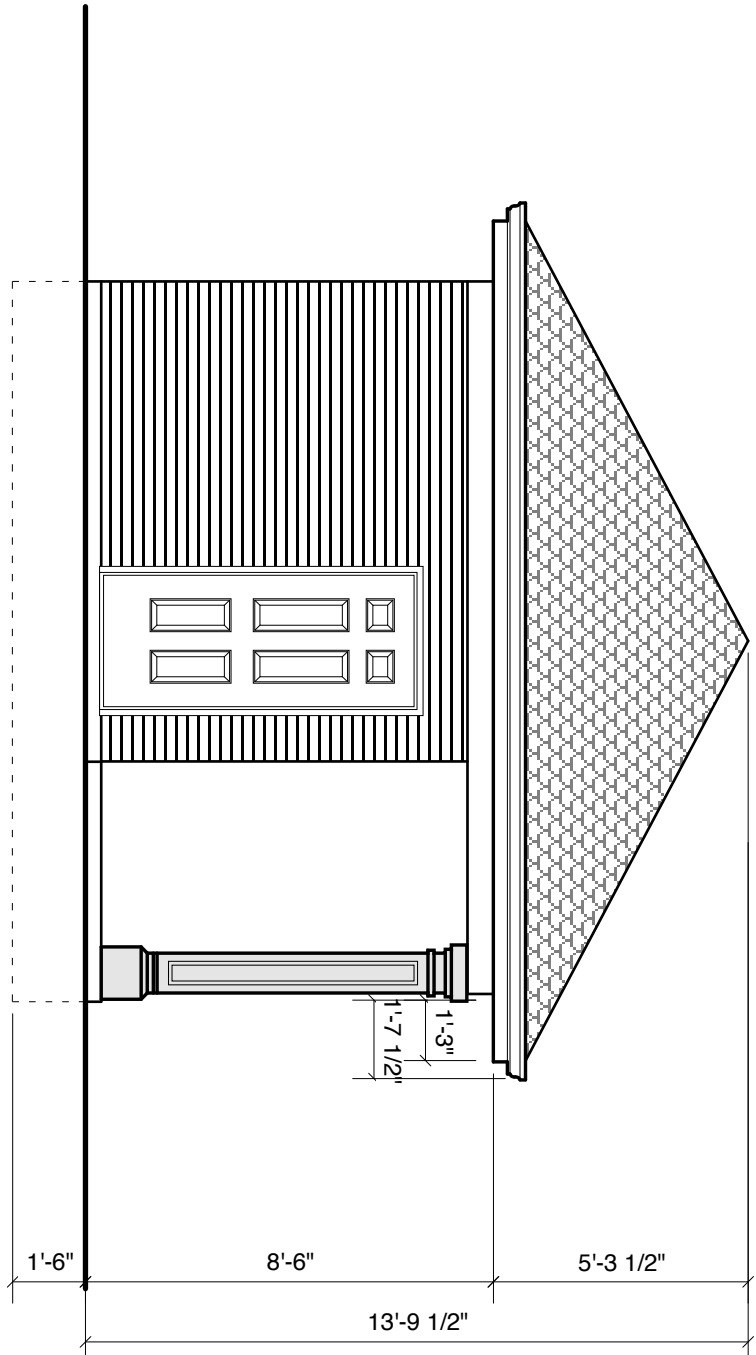
project no
sheet no
A6
of sheets



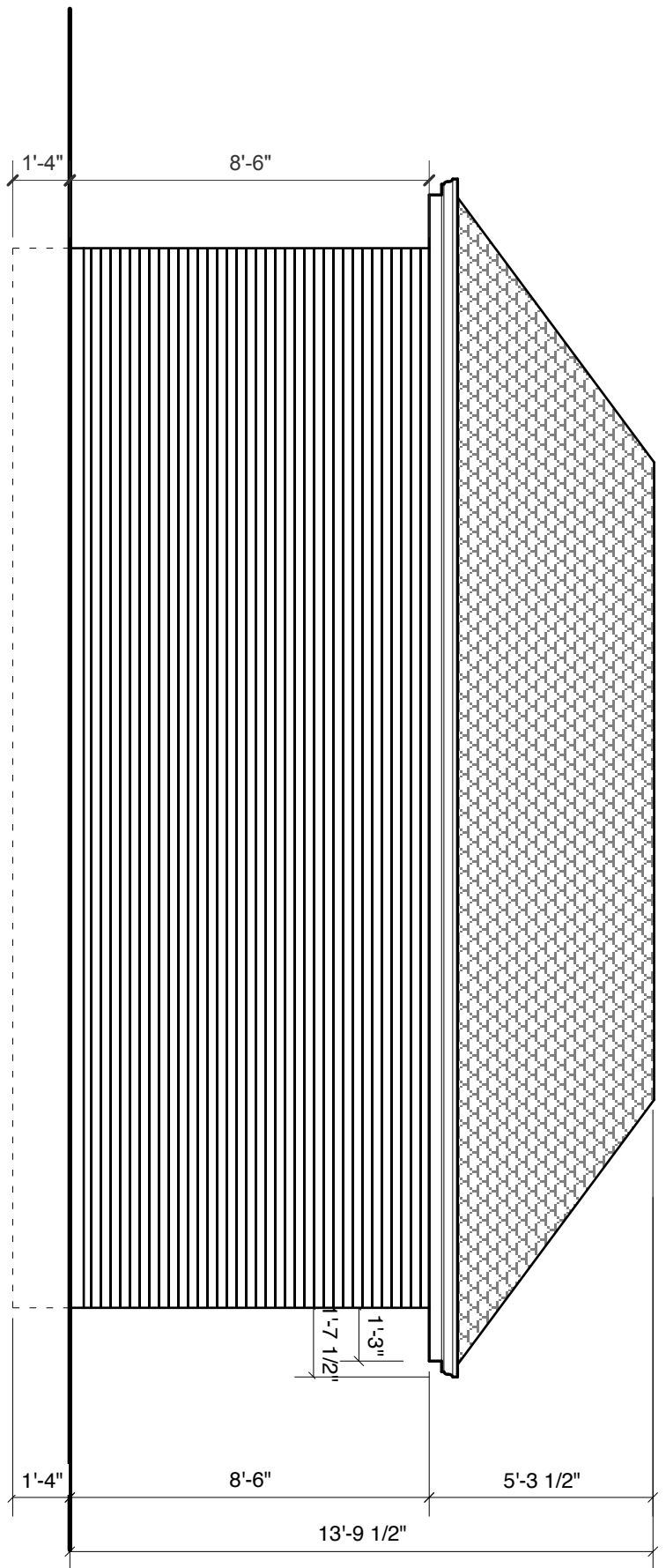
1 CABANA PLAN
SCALE: 1/4" = 1'-0"



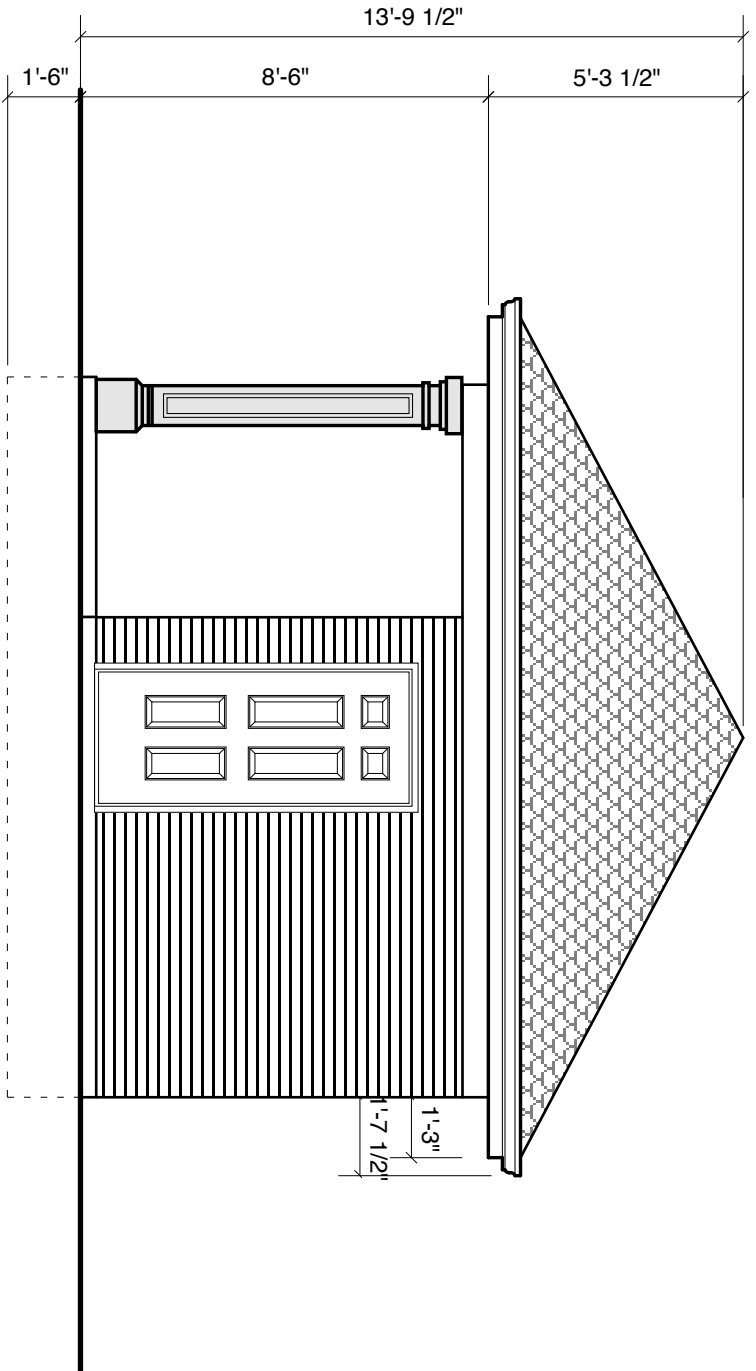
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

No.	Date	Issuance and/or Revisions	By
3	03/20/2020	changes to comply with zoning	ad
2	10/20/19	Issued for C of A	ad
1	05/20/19	Issued for Zoning Review	ad

Revisions:

NOTE:
All drawings are the property of this firm and shall not be used without their expressed written consent.
Contractors shall check and verify all dimensions and elevations and report any discrepancies before commencement of work.

All work to conform with all governing codes and by-laws. All prints of plans and specifications are the property of the designer and shall be returned upon completion of work.

Do not scale drawings dimensions to take precedent over scale.

The undersigned has prepared a plan and specification for the design and construction of the building shown on the attached drawings and has the qualifications and make the requirements set out in the Ontario Building Code to be a designer.	
NAME	TONY VALENTI
DATE	15.05.19
REGISTRATION INFORMATION	
TONY VALENTI	20017
FIRM NAME	BCIN

Project title:	
PROPOSED 2 STOREY CUSTOM BUILT HOUSE PT 1 LOT 14 PLAN 4626 36 CHURCH STREET CITY OF VAUGHAN	
CLIENTS: CARLO RAVENNA & LUCY BIASINI	

Drawing title:	
CABANA PLAN & ELEV.	

Drawn By:	Ariel	project no
Designed By:		sheet no
Checked By:		
Date:	feb 2020	
Scale:	AS NOTED	

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.

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.-

- Metrolinx – Located outside of MTO permit control area
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections

Providence, Lenore

Subject: FW: A146/19 - 36 Church Street, Maple ON

From: Terri Cowan <Terri.Cowan@metrolinx.com>

Sent: March-31-20 4:37 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A146/19 - 36 Church Street, Maple ON

Hello Providence,

The subject site is located greater than 300 metres from a Metrolinx rail corridor and/or facility. Given the circumstances, we **have no comments** regarding the subject application.

Thanks,

Terri Cowan

Third Party Projects Officer

Third Party Projects Review | Capital Projects Group

Metrolinx | 20 Bay Street, Suite 600 | Toronto, Ontario | M5J 2W3

T: 416-202-3903 C: 416-358-1595



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

Providence, Lenore

Subject: FW: Response: A146/19 - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

From: Hui, Michelle <Michelle.Hui@york.ca>

Sent: March-10-20 10:08 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] Response: A146/19 - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good morning Lenore,

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

Should you have any questions or concerns, please contact Michelle Hui, Assistant Planner at ext. 74886 or by email at Michelle.Hui@york.ca.

Regards,

Michelle Hui | Planning Assistant

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 74886 | michelle.hui@york.ca | www.york.ca

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