



File: A044/20

Applicant: Luca Giovannoni and Angela Capozzolo

Address: 23 Donna Mae Crescent, Thornhill

Agent: Marin Zabzuni

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)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
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:8

A044/20

Ward: 5

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 30, 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

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 contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Luca Giovannoni and Angela Capozzolo

Agent: Marin Zabzuni

Property: 23 Donna Mae Crescent, Thornhill

Zoning: The subject lands are zoned R1V, Old Village Residential Zone, under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 (‘VOP 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 a 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 Front yard setback of 16.18 metres is required.	1. To permit a minimum Front yard setback of 13.63 metres.
2. A maximum Lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of 27.99% (Dwelling- 23.02% and covered rear deck/balconies- 4.97%) *Lot coverage request has been reduced. Public notice indicated lot coverage request of 29.92%
3. A maximum Building Height of 9.5 metres is permitted.	3. To permit a maximum Building Height of 9.77 metres.
4. A maximum driveway width of 6 metres is permitted at the street line.	4. To permit a maximum driveway width of 7.17 metres at the street line.

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

Committee of Adjustment:
Public notice was mailed on July 15, 2020

Applicant confirmed posting of signage on July 14, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Growing family needs.

Adjournment Request: None

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

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

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

An A/C unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):
No comments or concerns

Development Planning:
City of Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a two-storey dwelling with the above noted variances.

At the request of the Development Planning Department, the Owner has revised their proposal to ensure the proposed development remains compatible with the existing homes in the neighborhood. The initial revision reduced the overall lot coverage from 31.03% to 29.92% and decreased the main dwelling’s ground floor area from 24.90% to 23.02%. The subsequent revision focused on reducing the overall lot coverage once again from 29.92% to 27.99% to closely reflect other lot coverages (R1V zone) in the area that have been supported by the Development Planning Department in the past.

The Development Planning Department has no objection to Variances 1, 2 and 4, as a front yard setback reduction remains consistent with that of the adjacent properties, while a the lot coverage of 27.99% (23.02% dwelling, 0.91% 2nd floor balcony area, 4.06% covered rear porch) and driveway width of 7.17 metres maintain the existing character of the neighborhood. The built form is appropriate given the massing of the dwelling is held in the depth of lot, rear porch overhang and remains compliant with the interior yard setbacks, thereby reducing the impact along the street frontage. Additionally, an increase of 1.17 metres in driveway width poses no implications as there are no existing curbs, sidewalk along the street and remains adequately distanced from neighboring driveways.

The Development Planning Department has no objection to Variance 3, as this is considered a minor modification with no adverse effects and is closely in line to what the Zoning By-law permits as-of-right.

The Development Planning Department has reviewed the application and is of the opinion that it 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.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The owner/applicant shall apply and obtain the driveway and culvert extension permit through the Transportation Services Division.

Parks, Forestry and Horticulture Operations:

No comments or concerns

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

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

MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

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

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 [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

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.

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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

Adriana MacPherson

T 905 832 8585 Extension x 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

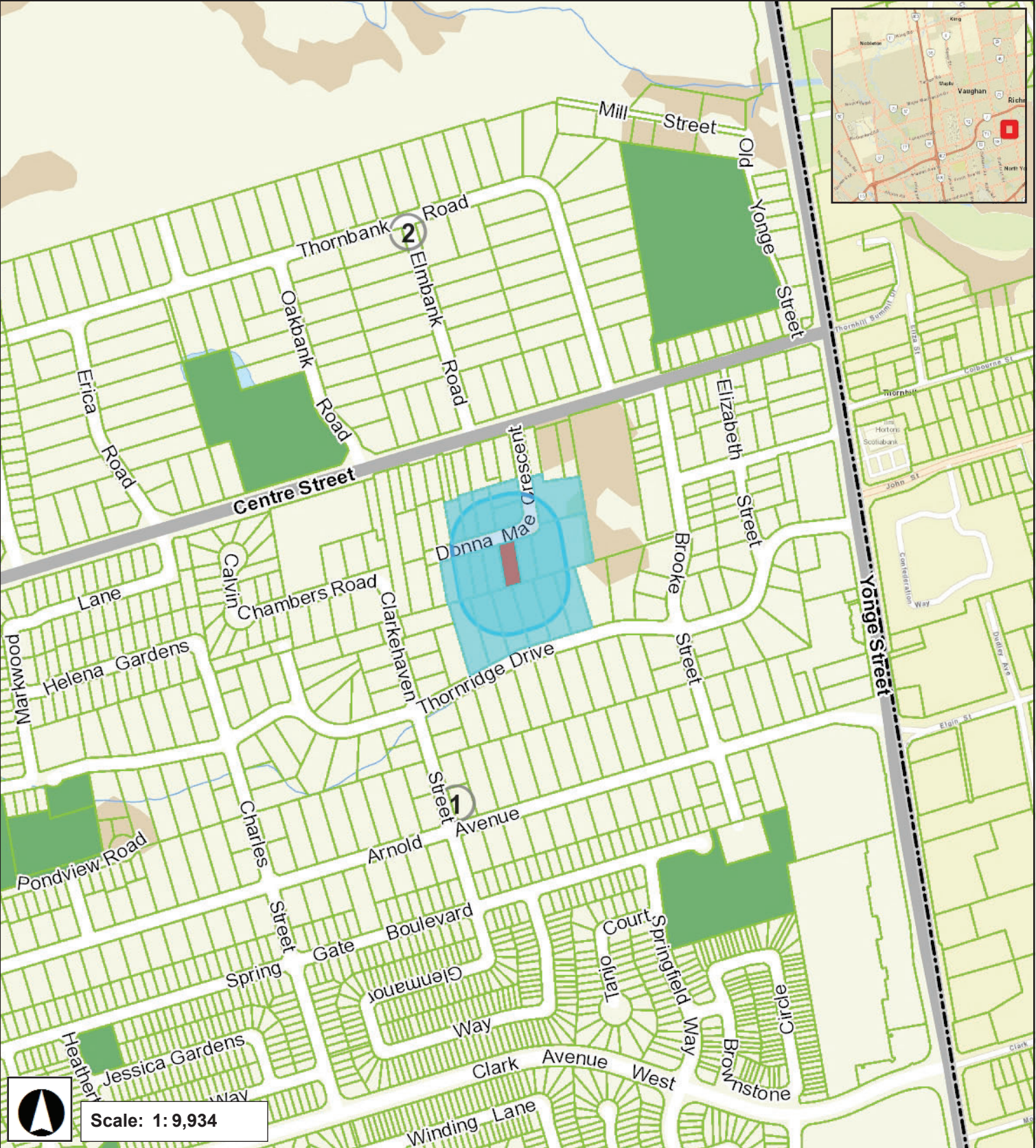
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A044/20 - Notification Map

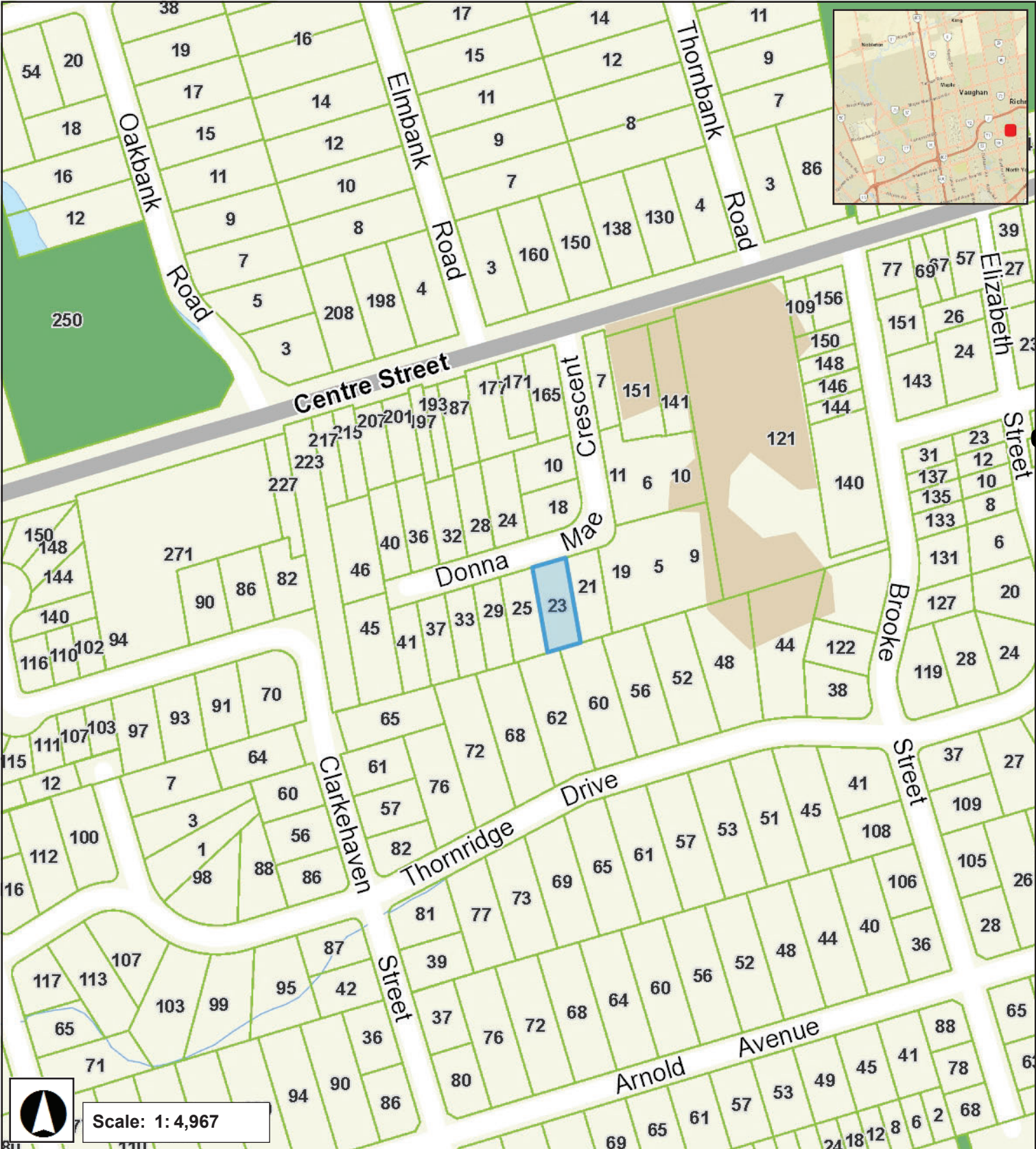
23 Donna Mae Crescent, Thornhill





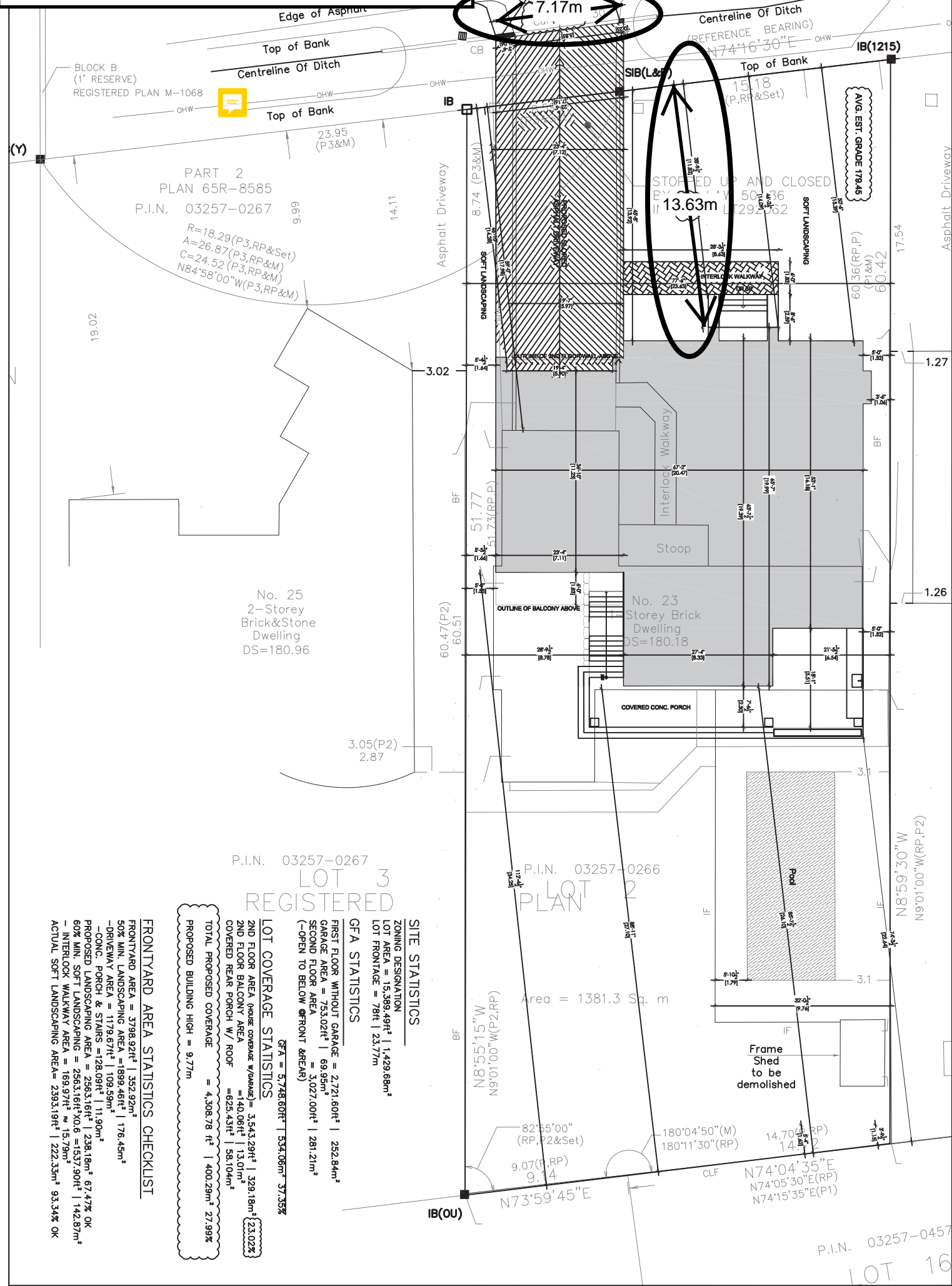
A044/20 - Location Map

23 Donna Mae Crescent, Thornhill



Proposal:

- 1. To permit a minimum Front yard setback of 13.63 metres.
- 2. To permit a maximum lot coverage of 27.99% (Dwelling- 23.02% and covered rear deck/balconies- 4.97%)
- 3. To permit a maximum Building Height of 9.77 metres.
- 4. To permit a maximum driveway width of 7.17 metres at the street line.



contempostudio



14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
FIRM NAME BCIN

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK.
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.

PROJECT
PROPOSED NEW 2 STOREY
DETACHED DWELLING
AT
23 DONNA MAE
THORNHILL, ON.

DRAWING
SITE PLAN

SCALE
3/32" = 1'-0"

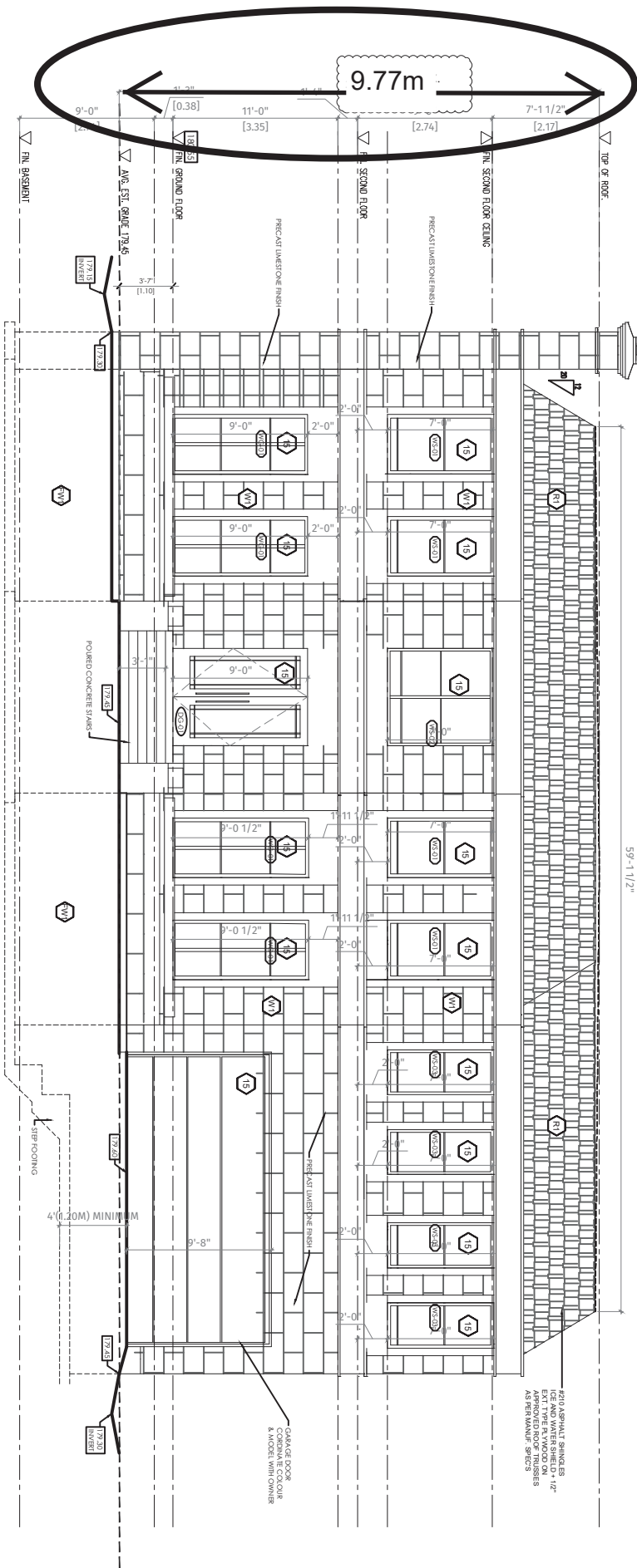
DATE
JULY 20 2020

PROJECT No.
2016-21

DRAWN BY
M.Z.

APPROVED BY
M.Z.

DRAWING No.
A1



A/C GRADE CALCULATION
179.56+179.45+179.80+179.45
= 179.80 / 4 = 179.45

1 FRONT ELEVATION
A6 SCALE : 3/32" = 1'-0"

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14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
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W. CONTEMPOSTUDIO.CA
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MARIN ZABZUN 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
FIRM NAME BCIN

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PROJECT
PROPOSED NEW 2 STOREY
DETACHED DWELLING
AT
23 DONNA MAE
THORNHILL, ON.

DRAWING
ELEVATIONS

SCALE
3/32"= 1'-0"

DATE
MAY 2020

PROJECT No.
2016-21

DRAWN BY
M.Z.

APPROVED BY
M.Z.

DRAWING No.
A6

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.-

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

COMMENTS:

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

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A044/20 - Request for Comments

From: Development Services <developmentservices@york.ca>

Sent: July-13-20 9:24 AM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Cc: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A044/20 - Request for Comments

Good morning Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Associate Planner | Community Planning and Development Services | Corporate Services

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

1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

MacPherson, Adriana

Subject: FW: A044/20 - Request for Comments
Attachments: image001.emz

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>
Sent: Wednesday, July 8, 2020 11:59 AM
To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Cc: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>
Subject: [External] RE: A044/20 - Request for Comments

Good Morning Christine,

MTO has reviewed the subject land(s) located at 23 Donna Mae Crescent. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar
Transportation Technician
Highway Corridor Management Section
Ministry of Transportation, MTO
416.235.4504