



# Staff Report Summary

Item 5

Ward 1

**File:** B005/20

**Applicant:** Paul Gabriele

**Address:** 31 Napier St Kleinburg

**Agent:** EMC Group Ltd.

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 type="checkbox"/>
	<input type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, July 30, 2020



**Consent Application**

Agenda Item: 6-12

**B005/20**

Ward: 1

**Prepared By: Pravina Attwala 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](https://www.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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Paul Gabriele

**Agent:** EMC Group Ltd.

**Property:** **31 Napier St Kleinburg**

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

**OP Designation:** Vaughan Official Plan 2019 (“VOP 2010”) – “Low Rise Residential” and “Natural Areas”

**Related Files:** None

**Purpose:** Consent is being requested to sever a parcel of land for residential purposes approximately 1,038.04 square metres with frontage onto Napier Street. The parcel to be retained is approximately 3,296.54 square metres with frontage also on Napier Street.

The existing detached garage on the severed land is proposed to be demolished.

The existing single family dwelling on the retained land is proposed to remain, together with the existing swimming pool.

**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](https://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, “B001/17”.

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 **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 16, 2020

Existing Building or Structures on the subject land:

Severed Land: Garage to be demolished

Retained Land: Single family dwelling to remain

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

### Building Standards (Zoning Review):

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

A demolition permit has not been submitted for demolition of the existing garage.

A Building Permit Application has not been submitted for the construction of the proposed dwelling. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto Region Conservation Authority). TRCA approval may be required.

This property may be located within the Kleinburg-Nashville Heritage Conservation District. Cultural Department review appears to be required.

A Surveyor's Certificate of Lot Areas & Frontages is required in order to confirm compliance with the By-law requirements.

The Applicant has advised that the new home will be two storeys in height and have a mansard roof. The Applicant shall be advised that in the case of a mansard roof, building height shall be measured from average elevation of the finished grade at the front of the building to the highest point on the roof surface.

The Applicant has confirmed that eaves and gutters, canopies, chimney pilasters and windows will not project more than 0.5 metres into a required yard.

The Applicant has previously confirmed that the existing retaining wall on the retained lands is less than 1.0 metres in height.

An air conditioning unit shall conform with Subsection 3.14 h) Permitted Yard Encroachments and Restrictions, of By-law 1-88.

An interlocking walkway is now proposed in the front yard, and it extends beyond the front lot line. The Applicant should contact the Clerk's Department at (905) 832-8505 for information about an Encroachment Application (Encroachment Permits or Encroachment Agreements) for the portion of the walkway that will be located on municipal lands.

### Building Standards (Zoning Review) - Condition

A permit for the demolition of the existing garage shall be obtained, and the garage shall be demolished.

### Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"

The Owner is proposing to sever the subject lands to create a new residential lot, as proposed through Site Development File DA.20.012. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and received Heritage Vaughan approval on May 25, 2020.

The Owner is proposing the demolition of a free standing three-car garage on Parcel 'B' to facilitate the development of a new single-family dwelling on the proposed severed lands. The existing dwelling located on the retained lands, known as Parcel 'A', will remain.

The existing lot size of 4,334.58m<sup>2</sup> is one of the largest lots along Napier Street with an existing lot frontage of 48.52 m. The severed and retained lands comply with the minimum lot area and minimum lot frontage requirements of Zoning By-law 1-88. As such, the proposed severance resulting in lot frontages of 30.22 m (retained Parcel 'A') and 18.3 m (severed Parcel 'B') respects and reinforces the existing and planned context of the established Kleinburg community. The proposed severance compliments the physical character of Napier Street and proposes new lot shapes and sizes that are compatible and consistent within the neighbourhood. The Georgian-style single-family dwelling, as proposed through DA.20.012, does not require any variances to Zoning By-law 1-88 to facilitate the proposal.

The subject property is partially within Toronto and Region Conservation Authority's ('TRCA') Regulated Area of the Humber River Watershed due to the valley corridor that traverses the eastern portion of the site. TRCA staff are satisfied that the proposed works will not have any impacts on the natural features or associated natural hazards on the property. As such, TRCA has no concerns with the proposed consent.

The position of the Long-Term Stable Slope ('LTSTOS') of the valley was determined via a Slope Stability Assessment prepared by V.A. Wood (dated April 2019). The proposed lot has been located outside of the dripline and LTSTOS with an appropriate Vegetation Protection Zone ('VPZ') provided. As such, Policy Planning & Environmental Sustainability ('PPES') Staff are satisfied with the proposed lot configuration. The Owner will be providing restoration plantings within the VPZ of the retained lot to further enhance the adjacent valley feature based on the submitted restoration plan (Drawing No. L-2 Landscape Plan, prepared by Landscape Planning Landscape Architects, revision No. R2, dated May 15, 2020). PPES Staff are satisfied with the proposed restoration planting plan and recommend conditional approval.

The Development Planning Department has reviewed the Planning Justification Report, prepared by EMC Group Limited, dated July 2020, and concurs with its recommendations. Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c P.13*.

The Development Planning Department recommends approval of the application, subject to the following conditions:

1. That Site Development Application File DA.20.012 be approved to the satisfaction of the Development Planning Department.
2. That the Owner implements the Restoration Planting Plan (Drawing No. L-2, Landscape Plan, prepared by Landscape Planning Landscape Architects, revision No. R2 dated May 15, 2020) for the retained Parcel 'A' to the satisfaction of the Development Planning Department.

**Development Engineering:**

The Development Engineering (DE) Department does not object to consent application B005/20 subject to the following condition(s):

The owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

**Parks, Forestry and Horticulture Operations:**

Forestry is reviewing file DA.20.012 under site plan process.

Any tree removal and/or protection requirements will be handled through the DA.20.012.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns.

**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.

Recommended conditions of approval:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Real Estate Department Condition:

Recommended condition of approval:

The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

B005/20 – Public Correspondence (Application Cover Letter)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – Comments with conditions  
TRCA – Comments with conditions

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 standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<div>1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</div> <div>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</div> <div>3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</div>

	Department/Agency	Condition
2	Building Standards Catherine Saluri  905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	A permit for the demolition of the existing garage shall be obtained, and the garage shall be demolished.
3	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That Site Development Application File DA.20.012 be approved to the satisfaction of the Development Planning Department.</li> <li>2. That the Owner implements the Restoration Planting Plan (Drawing No. L-2, Landscape Plan, prepared by Landscape Planning Landscape Architects, revision No. R2 dated May 15, 2020) for the retained Parcel 'A' to the satisfaction of the Development Planning Department.</li> </ol>
4	Real Estate Ashley Ben-Lolo  905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Jason Pham / Brad Steeves  905-832-8585 x 8716 / 8977 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a> / <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
6	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>
7	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.
9	York Region Gabrielle Hurst  1-877-464-9675 x 71538 <a href="mailto:Gabrielle.hurst@york.ca">Gabrielle.hurst@york.ca</a>	Prior to the approval of the Consent application, the City of Vaughan shall confirm to the Region that adequate water supply and sewage capacity has been allocated for the proposed new lot.

**Warning:**

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

## 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](mailto: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](https://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.

**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 more information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
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.

Location Map  
Plans & Sketches





**June 11, 2020**  
Committee of Adjustment



REV #1: MAY 15, 2020

Lot Frontage	18.0 m	30.22 m	18.30 m
Lot Area	700.0 m <sup>2</sup>	3296.54 m <sup>2</sup>	1038.04 m <sup>2</sup>
Max. Building Height	9.5 m	9.50 m	9.50 m
Front Yard Setback	7.5 m	5.35 m * See Note 1	7.50 m
Rear Yard Setback (Building)	7.5 m	62.69 m	24.51 m
Interior Side Yard Setback (Building)	1.5 m	2.59 m	1.50 m
Exterior Side Yard Setback	4.5 m	- -	- -
Building Footprint Area	- -	150.42 m <sup>2</sup>	269.85 m <sup>2</sup>
Covered Porch Area	- -	16.38 m <sup>2</sup>	3.67 m <sup>2</sup>
Gross Floor Area	- -	333.60 m <sup>2</sup>	499.67 m <sup>2</sup>
Total Lot Coverage	30.0 %	5.06 %	26.35 %

**EMC GROUP LIMITED**

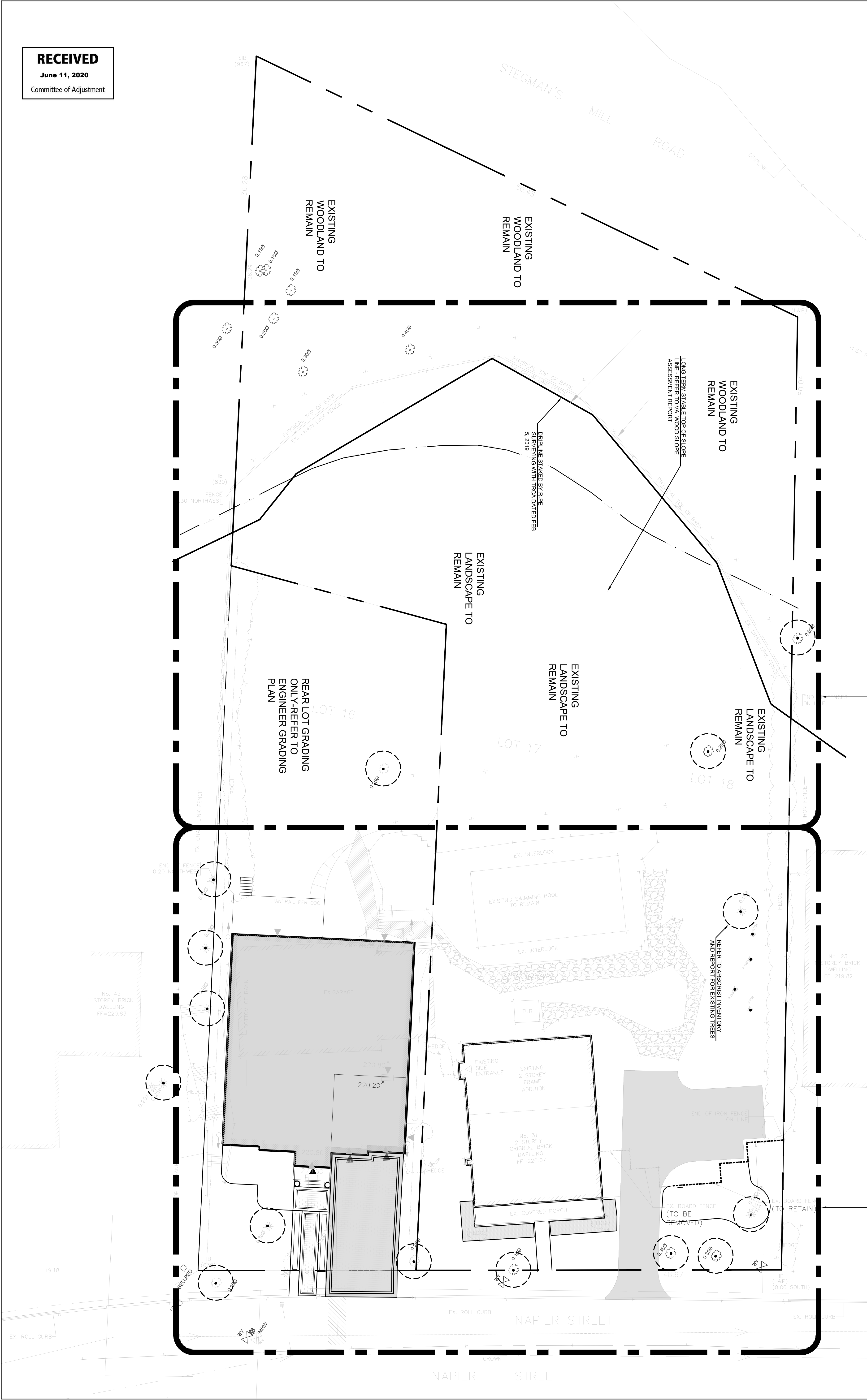
PROJECT: **31 NAPIER STREET,  
KLEINBURG, VAUGHAN**  
**REGISTER PLAN 11, LOTS 16, 17 & 18**  
**CITY FILE NO. : DA20.012**

## PROPOSED SITE PLAN SEVERANCE

SCALE: <b>1: 400</b>	DRAWING No.: <b>217125-PL1</b>
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RECEIVED  
June 11, 2020  
Committee of Adjustment



REFER TO LANDSCAPE  
ENLARGEMENT SHEET L-2

REFER TO LANDSCAPE  
ENLARGEMENT SHEET L-1

LEGEND:

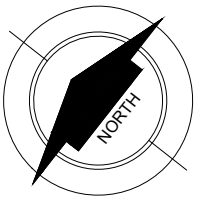
REVISION	DATE	BY
R2 ISSUED FOR SITE PLAN	MAY 15, 2020	JS
R1 ISSUED FOR CLIENT REVIEW	SEPT 18, 2019	LG

THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LANDSCAPE PLANNING LIMITED. THESE DRAWINGS CANNOT BE USED FOR TENDER/CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.

drawn by  
LG

date  
NOVEMBER 2019

scale  
1:100



drawing title  
OVERALL SITE  
LANDSCAPE KEY  
PLAN

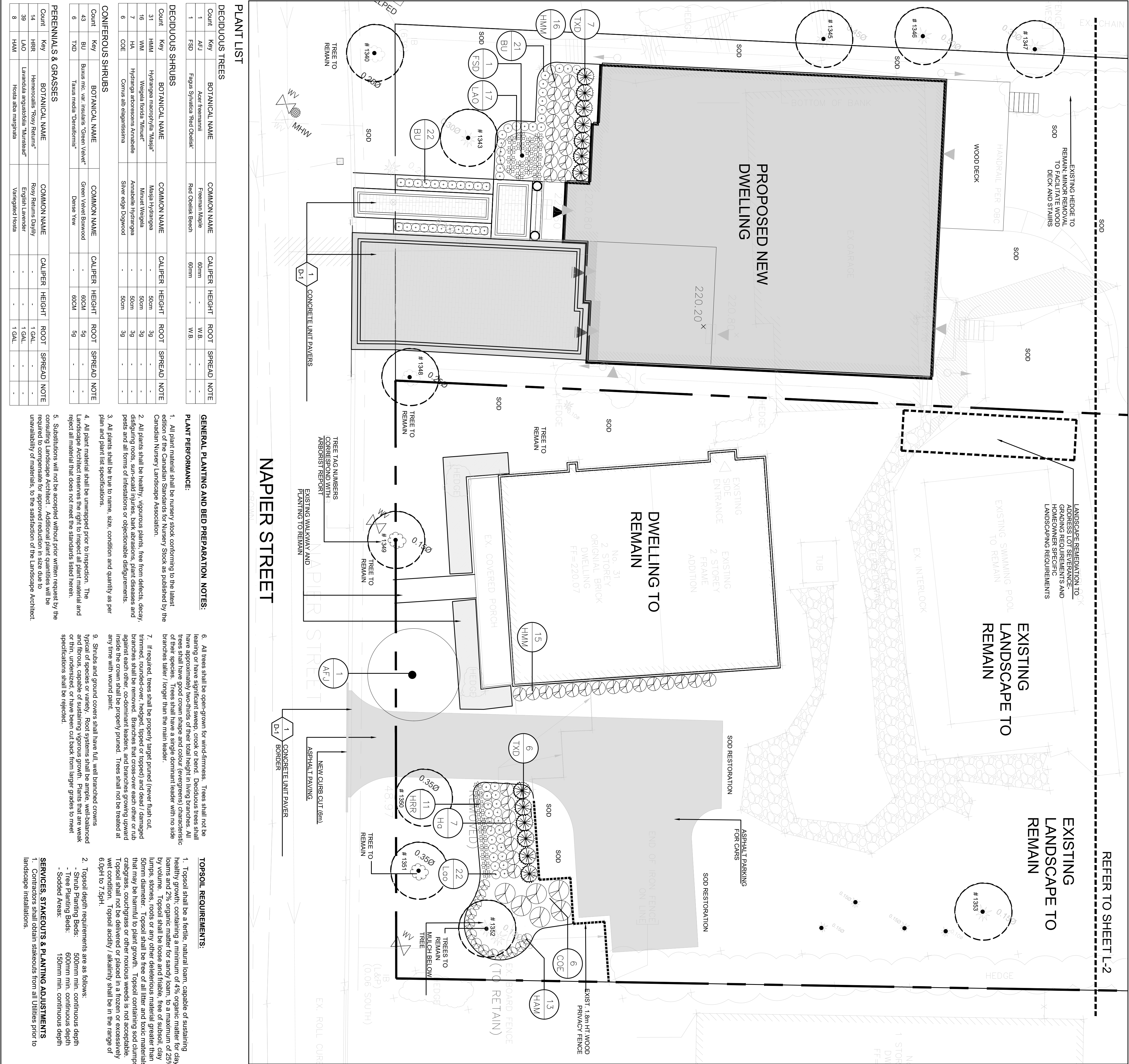
drawing number  
KP-1

client  
PRIVATE RESIDENCE

project title  
31 NAPIER STREET  
KLEINBERG ON

project number  
2019-124





GENERAL CONSTRUCTION NOTES:

- Contractor shall verify all dimensions and site conditions before proceeding with the work, and report any discrepancies to the Landscape Architect before proceeding. No allowance shall be made on behalf of the Contractor for failure to do so.
- Landscape Architect is not responsible for accuracy of survey or engineering drawings. Refer to appropriate drawings before proceeding with the work.
- All existing utilities shown on the drawings are for reference purposes only. Contractor shall be responsible for verifying and staking out the location of all existing utilities and services. Contractor shall give utilities advance notice prior to digging and assume all liabilities of damage during construction. All construction to be carried out in accordance with the most current design criteria standards and specifications.
- Contractor shall establish all property boundaries and corner stakes, and shall be responsible for all costs of re-establishing them should they be disturbed.
- Contractor shall review existing grades and report any discrepancies to the landscape architect. Commencement of grading shall constitute acceptance of existing grades.
- Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate inspection schedules.
- Contractor to confirm physical layout of all landscape and plantings with Landscape Architect before proceeding.
- Construction must conform to all applicable Codes and Regulations of all authorities having jurisdiction.
- Refueling, lubrication and/or maintenance of construction vehicles is not permitted on site unless approved by the owner in writing.
- Contractor shall be responsible for any damage to existing streets, sidewalks, structures, and mature trees to remain during construction of the project and shall repair such damage to the satisfaction of the owner and the municipality at no additional cost.
- The Contractor, upon acceptance of the contract, assumes complete responsibility and liability for the job site during the course of construction, and will ensure public safety and cleanliness of municipal roads near the site.
- All drawings, specifications and related documents are the copyright of the Landscape Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or in part is forbidden without the Landscape Architect's permission. Drawings are not to be scaled.
- Contractor responsible for the removal and off site disposal of all materials as required to facilitate new construction.

LEGEND:

- 1 DETAIL #  
SHEET #
- CONCRETE UNIT PAVERS
- ASPHALT PAVING
- 50-100mm DIA. RIVERS ONE ON FABRIC
- EXISTING TREE TO REMAIN - PROTECT
- PROPOSED SHRUBS+PERENNIALS
- PROPOSED DECIDUOUS TREE
- EXISTING PRIVACY WOOD FENCE

NO.	DATE	BY
1	2019-12-06	JS
2	2020-01-15	LG
3	2020-02-10	JS
4	2020-03-10	JS
5	2020-04-10	JS
6	2020-05-10	JS
7	2020-06-10	JS
8	2020-07-10	JS
9	2020-08-10	JS
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72	2025-11-10	JS
73	2025-12-10	JS
74	2026-01-10	JS
75	2026-02-10	JS
76	2026-03-10	JS
77	2026-04-10	JS
78	2026-05-10	JS
79	2026-06-10	JS
80	2026-07-10	JS
81	2026-08-10	JS
82	2026-09-10	JS
83	2026-10-10	JS
84	2026-11-10	JS
85	2026-12-10	JS
86	2027-01-10	JS
87	2027-02-10	JS
88	2027-03-10	JS
89	2027-04-10	JS
90	2027-05-10	JS
91	2027-06-10	JS
92	2027-07-10	JS
93	2027-08-10	JS
94	2027-09-10	JS
95	2027-10-10	JS
96	2027-11-10	JS
97	2027-12-10	JS
98	2028-01-10	JS
99	2028-02-10	JS
100	2028-03-10	JS

THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. ANY UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED SHALL BE CONSIDERED A VIOLATION OF THE LANDSCAPE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE USED FOR FURTHER CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.

drawn by  
LG

date  
NOVEMBER 2019

scale  
1:100

drawing title  
LANDSCAPE PLAN

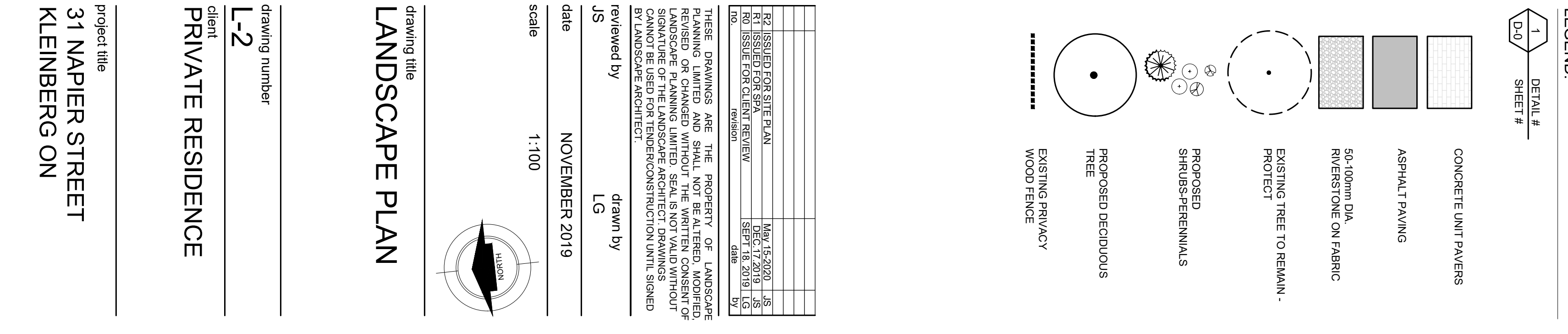
drawing number  
L-1

client  
PRIVATE RESIDENCE

project title  
31 NAPIER STREET  
KLEINBERG ON

project number  
2019-124





2019-124

landscape planning  
LANDSCAPE ARCHITECTS

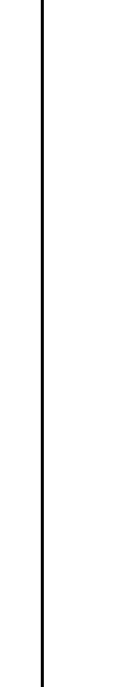
ONLV  
NOV 11, 2019  
MEMBER  
UNITED ASSOCIATION OF LANDSCAPE ARCHITECTS  
STANISLAW

2019-124

landscape planning  
LANDSCAPE ARCHITECTS

ONLV  
NOV 11, 2019  
MEMBER  
UNITED ASSOCIATION OF LANDSCAPE ARCHITECTS  
STANISLAW



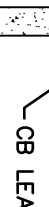




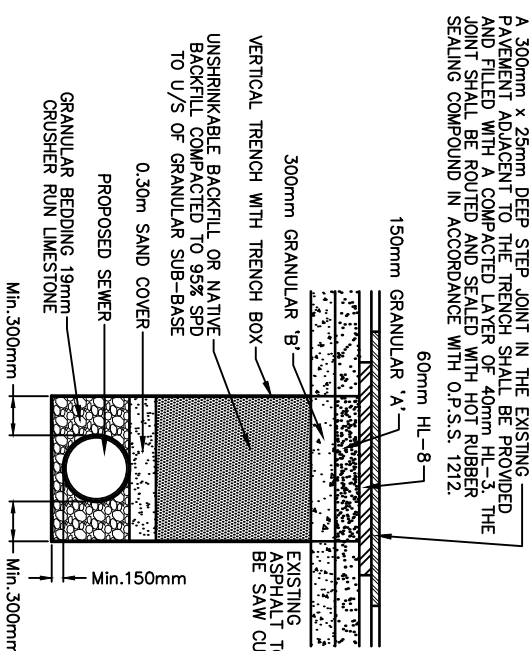
THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION GOVERNED BY THE REFERENCE PERMIT AND SHALL FORM PART OF THE DRAWINGS ATTACHED HERETO

- (24-11 OR EQUIVALENT)
- 
- WRAPPED AROUND GRATE

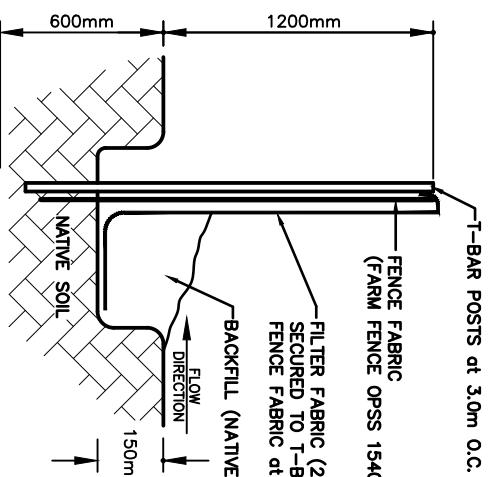
## 15



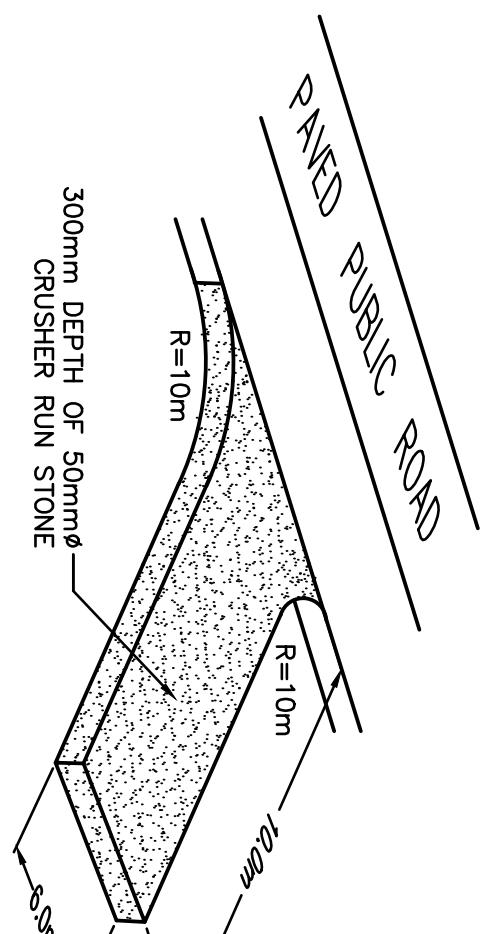
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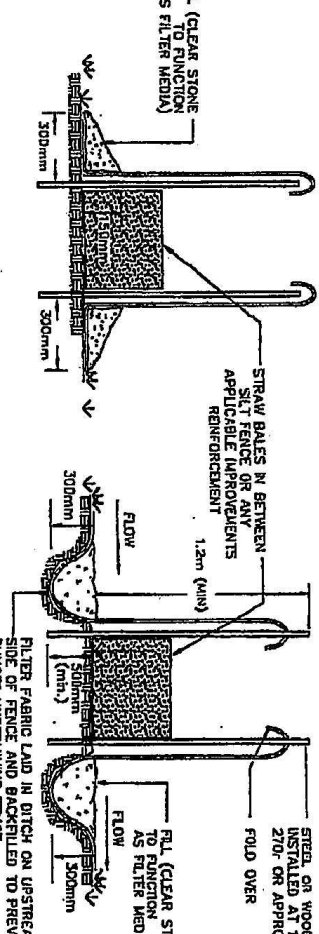
1.5:



IV.



**STUDIES**

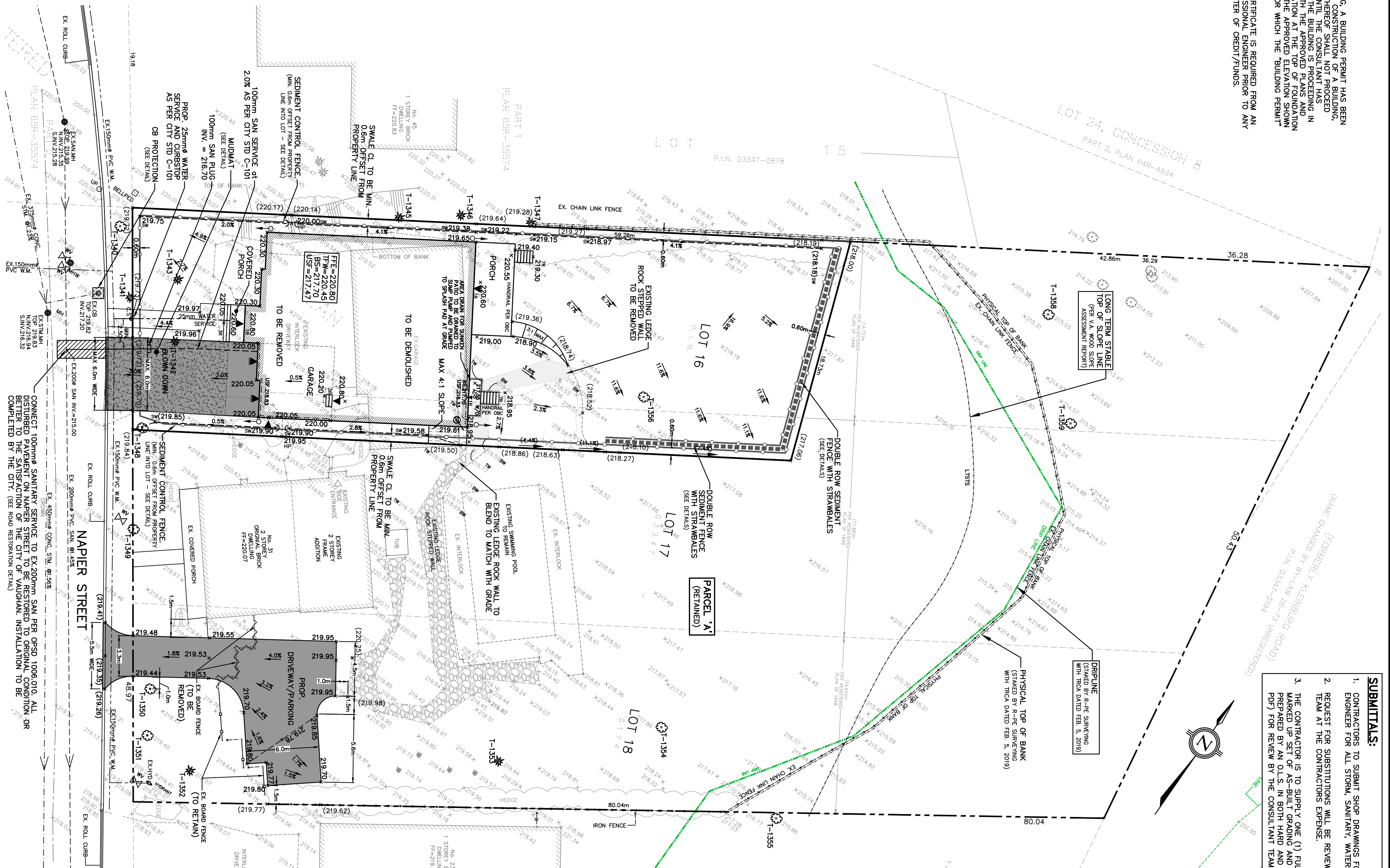


1. ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN SI UNITS.

NOTWITHSTANDING, A BUILDING PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A BUILDING, CONSTRUCTION THEREOF SHALL NOT PROCEED ABOVE GRADE UNTIL THE CONSULTANT HAS CERTIFIED THAT THE BUILDING IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND THAT THE ELEVATION AT THE TOP OF FOUNDATION COMPLETES WITH THE APPROVED ELEVATION SHOWN ON THE PLAN FOR WHICH THE 'BUILDING PERMIT' WAS ISSUED.

1. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER FOR ALL STORM SANITARY WATEROVERLAP STRUCTURES

2. REQUEST FOR SUBSTITUTIONS WILL BE REVIEWED BY THE CONSULTANT TEAM AT THE CONTRACTORS' EXPENSE.
3. THE CONTRACTOR IS TO SUPPLY ONE (1) FULLY MARKED UP SET OF AS-BUILT GRADING AND ELEVATION DRAWINGS (IN BOTH HARD AND SOFT COPY) FOR REVIEW BY THE CONSULTANT TEAM.



THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CONTRACTOR TO VERIFY EXISTING STORM AND SANITARY SERVICE  
INVERTS AND REPORT ANY DISCREPANCIES TO EMC GROUP LTD.  
PRIOR TO CONSTRUCTION.

* 20.04	EXISTING ELEVATION TO REMAIN		PROPOSED SAN SERVICE
* (216.09)			
* 220.80	PROPOSED ELEVATION	⊗	CURB STOP
FTF	FINISHED FLOOR ELEVATION		PROPOSED WATER SERVICE CONSTRUCTION MUDMAT
TFM	TOP OF FOUNDATION WALL		SEGMENT FENCE
B5	BASEMENT SLAB ELEVATION		CATCH-BASEIN PROTECTION ROAD RESTORATION
USF	UNDERSEED FOOTING ELV.		DOWNSPOUT DISCHARGE ONTO STREASIDRO
SM	SNAKE ELEVATION		SUMP PUMP TO DISCHARGE ON TO CONCRETE BRUSH PAD
$\frac{275}{275}$	DRAINAGE SLOPE		
T-1350	IDENTIFIED TREE PER ARBORIST'S REPORT		

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF VAUGHAN BENCHMARK NO. 81-100 HAVING A PUBLISHED ELEVATION OF 219.86 METRES.

THE TOPOGRAPHICAL SURVEY WAS COMPLETED ON 5TH JULY, 2019 BY R-PE SURVEYING LTD.

5			
4			
3	ISSUED FOR 2ND SITE PLAN SUBMISSION	S.T.	MAY 15/2020
2	ISSUED FOR CORRECTION	J.C.	MAY/2020
1	ISSUED FOR SITE PLAN APPROVAL	S.T.	MAR. 02/2020
No.	DESCRIPTION	By	Date
REVISIONS			

# PROPOSED RESIDENTIAL DWELLING



Engineers	Planners	Project Managers
Vaughan	Ontario	(905) 738-3939

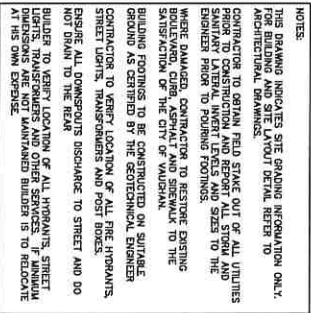


31 NAPIER STREET  
KLEINBURG  
Y OF VAUGHAN  
AL MUNICIPALITY OF YORK

# SITE SERVICING, GRADING PLAN AND EROSION/SEDIMENT CONTROL PLAN

DESIGNED BY: S.T.	DATE: MARCH 3, 2020	CHECKED BY: J.C.
DRAWN BY: S.T.	DRAWING: 217125-1	APPROVED BY: .
SCALE: 1 : 200	CITY FILE: DA-20.012	





- [illegible]

- SUBMITTALS:**
1. CONTRACTORS TO SUBMIT FOUR BIDDINGS FOR MATERIAL, BY ENGINEER FOR ALL BRICK, SANDWICH, WINDOW STRUCTURES.
  2. REQUEST FOR SUBSTITUTIONS WILL BE REVIEWED BY THE CONSULTANT AT THE CONTRACTORS EXPENSE.
  3. THE CONSULTANT IS TO SUPPLY ONE (1) FULLY COORDINATED MEALY PREPARED BY ALL OLS IN BOTH HAND AND DOTTED LINES (SAD AND PHOTOS FOR REVIEW BY THE CONSULTANT TEAM.

CITY OF VAUGHAN  
RESIDENTIAL LOT GRADING NOTES

[illegible]

THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT KNOWN AND THE LOCATION OF ALL CONTRACT MATERIALS, AND MOST SPECIFICALLY, THE LOCATION OF ALL SLOTTED CEMENT CASING, IS NOT KNOWN. THEREFORE, THE CONTRACTOR SHALL WRENH HAZARD DRAINAGE, BEFORE STARTING WORK. THE CONTRACTOR SHALL WRENH HAZARD THE EXACT LOCATION OF ALL SLOTTED UTILITIES AND STRUCTURES AND SHALL ASSESS ALL DANGER FOR REMEDIATION TO REMEDY.

THIS DRAWING INCLUDES SITE REMEDIATION AND GROUND INFORMATION ONLY, FOR BUILDING AND SITE LANDFILL DETAILS REFER TO ARCHITECTURAL DRAWINGS.

CONTRACTOR TO VERIFY EXISTING STORY AND SANITARY SERVICE INVERTS AND REPORT ANY DISCREPANCIES TO EMC GROUP, LTD., PRIOR TO CONSTRUCTION.

LEGEND:	
+ 350.01	ORGANIC ELEVATION
* (Price)	DISTING. ELEVATION TO REMAIN
* 200.00	PROPOSED ELEVATION
FTL	FINISHED FLOOR ELEVATION
T/W	TOP OF FOUNDATION WALL
BS	BASEMENT SLAB ELEVATION
USP	UNDERGROUND FLOORING ELEVATION
235	DRAINAGE SLOPE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF VANCOUVER BENCHMARK NO. 81-100 HAVING A PUBLISHED ELEVATION OF 219.96 METRES.

THE TOPOGRAPIHICAL SURVEY WAS COMPLETED ON 5TH JULY,2018 BY R-PE SURVEYING LTD.

No.	DESCRIPTION	By	Date
5			
4			
3			
2	REMOVED TO ADDRESS ZONING COMMENTS	S.T.	JUN 28/70
1	ISSUED FOR SEVERANCE APPLICATION	S.T.	JUN 21/70

## PROPOSED RESIDENTIAL DWELLING

**EMC GROUP LIMITED**

Engineers Planners Project Managers  
 Vaughan Ontario (905) 738-3939

31 NAPIER STREET  
KLEINBURG  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

# CONCEPTUAL SITE SERVICING AND GRADING PLAN

DESIGNED BY: S.T.	DATE: OCT. 07, 2018	CHECKED BY: M.A.Z.
DRAWN BY: S.T.	DRAWING:	APPROVED BY: M.A.Z.
SCALE: 1:100	017105-4	



**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.

**B005/20 – Public Correspondence (Application Cover Letter)**



**GROUP LIMITED**

Engineers  
Planners  
Project Managers

January 21, 2020  
File# 217125

**City of Vaughan**

**Hand Delivered**

Committee of Adjustment  
2141 Major Mackenzie Drive,  
Vaughan, ON  
L4K 1T1

**B005/20**

**Attention:**

**Committee of Adjustment Coordinator**

Dear Sir or Madam,

**Re: Committee of Adjustment Application  
(Consent to Sever Lands)  
31 Napier Street  
Part 1, Plan of Lots 16, 17 & 18  
Registered Plan 11  
Owner: Paul Gabriele  
Village of Kleinburg, Vaughan**

In support of a Land Severance Application for the above noted property located at 31 Napier Street, we submit the following items in support of a submission to Committee of Adjustment. We note that a Heritage Application Permit for the demolition of the existing 3-car garage and construction of a new home has been submitted concurrently.

Document	Source/Prepared By:	Reference No.	Date
Description of Development Proposal	EMC Group Limited	217125	January, 2020
Consent Application	EMC Group Limited	217125	January, 2020
Site Plan (Consent)	EMC Group Limited	217125-PL1	December 12, 2019
Site Servicing & Grading Plan	EMC Group Limited	217125	January 21, 2020
Application Fee (Consent) Cheque Amount \$3,653.00	2578037 Ontario Limited	Chq# 000205	January 20, 2019
Digital Files	USB Drive	217125	January, 2020

Should you have any questions or require additional information, we ask that you please advise accordingly.

We thank you very much for your attention to this matter and we look forward to working with the City of Vaughan and other approval authority staff to advance the subject development applications.

Yours truly,

**EMC GROUP LIMITED**

Nadia Zuccaro, MCIP, RPP  
Planner

### **Description of Development Proposal:**

EMC Group Limited has been retained by Paul Gabriele to represent his interests with respect to the planning applications required for the contemplated land severance related to 31 Napier Street within the Village of Kleinburg, City of Vaughan. The property (in its entirety) is designated under Part V of the Ontario Heritage Act (Kleinburg- Nashville Heritage Conservation District). Therefore a heritage committee application along with an application for consent has been submitted concurrently.

The subject lands are located on the east side of Napier Street at the T-intersection of Kellam Street. The lot area of the subject property is 4,334.58m<sup>2</sup>.

Legally known as Lots 16, 17 and 18, created by Registered Plan 11 (May 28, 1848), the subject property is made up of three lots which were combined into one lot which is known as 31 Napier Street. The dates to which the lots were combined are unknown.

The property frontage along Napier Street is 48.52 m (159.18 ft) and the depth of the property from the center is approximately 86.66m (284.31ft). The topography of the site is flat along Napier Street, however it drops off gently towards the rear yard fence. The area between the rear yard fence and Stegman's Mill Road is a steeply sloped and vegetated.

Surrounding land uses include the following:

North: Residential – Single Detached Dwelling  
East: Property backs Stegman's Mill Road Right of Way (Road is at a much lower elevation)  
South: Residential – Single Detached Dwelling  
West: Residential – Single Detached Dwelling

The Toronto and Region Conservation Authority (TRCA) have been consulted during the refinement of the severance plan in order to determine the limit of development on the subject severance since it is within a regulated area. Setbacks buffers and fence lines have been discussed as a part of the process in developing the proposal.

The proposed application contemplates the demolition of a free standing (3)-car garage which was built around 2004. A new lot comprising of a single detached dwelling is proposed to be created in the place of the existing garage. The new lot will front Napier Street with a frontage of (18.3m) and have a depth of (59.26m). The proposed front yard setback is (7.5m) and the side-yards are proposed to be (1.5m). The new lot will back lands of the retained Parcel "A" to comply with (TRCA) regulations.

The new home will be two (2) storeys in height and is designed with a Georgian architectural style. The planned house has a mansard roof, a gable element with special detailing, small paned windows, a symmetrically placed main/front entry, and some neoclassical detailing. The building will be made of red brick and trimmed with natural white horizontal moldings below the front eaves. The proposed punched windows in the brick exterior, windows and roof forms appear to be generally consistent with the scale and classical design guidelines of the Napier Street and the Conservation District guidelines. The window lintels, keystones and apron ornamentation will be made of limestone and have a natural white finish. Two of the openings on the right side of the front façade will be used as garage doors for automotive parking. Side facades of the house are generally consistent with the front façade of the residential building and have little or no distinguishing architectural character. Access to the new building will be available from Napier Street at the same location as the driveway on site. A walkway made from unit pavers leading to the front door will also be added within the front yard. Soft landscaping features which include shrubs and perennials will be added to compliment the new construction.

The existing Victorian home at 31 Napier (built in the 19<sup>th</sup> century) will remain the same and unaltered. A new driveway with associated parking is proposed on the south side of the existing home with complementary landscaping. Landscape features like shrubs will be placed adjacent to the asphalt driveway to soften the site.

## Zoning

The current zoning applying to the subject lot is "R1: Single Family Detached Dwelling" in zoning by law 1-88 (2018), the following table outlines the zone provisions and how the proposal will meet the existing zoning by-law. The Proposed Site Plan Severance plan is included in the Heritage Permit Application Submission

	Zoning By-law #1-88 "R1" Required	Parcel "A" Retained	Parcel "B" Subject Severance
Lot Frontage (min)	18.0 m	30.22	18.3
Lot Area (min)	700.0 m <sup>2</sup>	3296.54 m <sup>2</sup>	1038.04 m <sup>2</sup>
Front Yard Setback (min)	7.5 m	5.35 m (Existing)	7.5 m
Rear Yard Setback (Building)	7.5 m	62.69 m (Existing)	26.85 m
Interior Side Yard Setback (min)	1.5 m	2.59 m (Existing)	1.5 m
Exterior Side Yard Setback (min)	4.5 m	N/A	N/A
Building Area	N/A	150.42 m <sup>2</sup> (Existing)	276.85 m <sup>2</sup>
Covered Porch Area	N/A	16.38 m <sup>2</sup> (Existing)	3.67 m <sup>2</sup>
Gross Floor Area (max)	N/A	166.80 m <sup>2</sup> (Existing)	280.52 m <sup>2</sup>
Total Lot Coverage (max)	30%	5.06 %	27.02 %
Building Height (max)	9.5 m	9.5m	9.5m

**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 – Comments with conditions**
- TRCA – Comments with conditions**



Discover the possibilities

### COMMENTS:

☐

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

☒

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

☐

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Attwala, Pravina**

---

**Subject:** FW: B005/20 (31 Napier Street) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment) - 905-20-155

---

**From:** Gordon, Carrie <carrie.gordon@bell.ca>  
**Sent:** June-22-20 11:50 AM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Subject:** [External] RE: B005/20 (31 Napier Street) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment) - 905-20-155

Hi Pravina,

Re: Consent Application B005/20

Subsequent to review of the severance proposal at 31 Napier Street, Bell Canada’s engineering department have determined that there are no concerns or issues at this time.

If you have any questions regarding this response, please do not hesitate to contact me.

Best regards,

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

July 14, 2020

CFN: 62537.02  
X-Ref CFN 60764.01, 62561.06

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Christine Vigneault  
Secretary Treasurer  
Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Committee of Adjustment  
Consent Application B005/20  
31 Napier Street  
Concession 8, Part of Lot 24  
City of Vaughan  
Owner: Paul Gabriele (Agent: EMC Group Limited c/o Nadia Zuccaro)**

This letter will acknowledge receipt of the above-noted application, received by Toronto and Region Conservation Authority (TRCA) on June 17, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee.

**Background**

It is our understanding that the owner of the subject property is currently proposing to sever the land marked as "Parcel B" on the submitted sketch measuring 0.1 hectares for continued residential use and retain the lands marked as "Parcel A" measuring 0.3 hectares also for continued residential use.

The lands marked "Parcel A" currently contain a single detached dwelling which will remain. The lands identified as "Parcel B" contain a garage which is proposed to be demolished and replaced with a new single-family dwelling.

**Applicable Policies and Regulations**

*Ontario Regulation 166/06:*

The subject property is partially within TRCA's Regulated Area of the Humber River Watershed due to the valley corridor that traverses the eastern portion of the site. Under Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted before any works taking place in the Regulated Area.

*Living City Policies (LCP):*

The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. These policies guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents, and guidelines.



**Application-Specific Comments**

As noted above, the eastern portion of the property is traversed by a valley corridor associated with a tributary of the Humber River. The property owner previously submitted a concept development application in December 2018 to TRCA to determine the limits of the natural features and associated natural hazards on the subject property. TRCA staff staked the physical Top of Bank (TOB) and the dripline of vegetation contiguous to the valley corridor in February 2019. A survey of the staked limits was subsequently submitted to our office and signed off by staff. TRCA staff also reviewed a Geotechnical Investigation and Slope Assessment and agreed to the delineation of the Long-Term Stable Top of Slope (LTSTOS) associated with the valley corridor at the rear of the property. TRCA also reviewed and signed off on a Site Development Application (Municipal File No. DA.20.012) in March 2020 for the proposed single-family dwelling on the lot to be severed.

Based on a review of the plans submitted with this Consent Application, TRCA is satisfied that the proposal is consistent with the Concept Development Application and approved Site Development Application and that the proposed works will not have any impacts on the natural features or associated natural hazards on the property. As such, TRCA has no concerns with the proposed consent.

Furthermore, TRCA staff can confirm that the currently proposed works are sufficiently set back from the LTSTOS and are located outside of the TRCA's Regulated Area. As such, a permit from TRCA will not be required for the proposed works on the lot to be severed.

**Fees**

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a review fee of \$1400.00 (Consent-Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. This fee is separate from that requested under TRCA's permitting process.

**Recommendation**

Based on the above-noted comments, TRCA staff provide a recommendation of **conditional approval** of consent application B005/20, subject to the following condition:

1. The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Hamedeh Razavi  
Planner I  
Planning and Development  
Extension 5256

HR/jb

C: Nadia Zuccaro <nzuccaro@emcgroup.ca>

## Attwala, Pravina

---

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** June-22-20 9:03 AM  
**To:** Attwala, Pravina; Providence, Lenore; MacPherson, Adriana  
**Subject:** [External] Regional comments Consent B005/20

Good Morning Pravina

The Regional Municipality of York has reviewed the above consent application and offers the following condition

**Condition**

1. Prior to the approval of the Consent application, the City of Vaughan shall confirm to the Region that adequate water supply and sewage capacity has been allocated for the proposed new lot.

*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](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)