

File: A046/20**Applicant:** Robert DiToro**Address:** 208 Firglen Rdge Woodbridge**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"/>	<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"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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: N/A

Background History: N/A

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



Minor Variance
Application

Agenda Item: 9

A046/20

Ward: 2

Staff Report 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://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: Robert Di Toro

Agent: Marin Zabzuni

Property: 208 Firglen Rdge Woodbridge

Zoning: The subject lands are zoned R1 9(145) and subject to the provisions of Exception 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.

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

By-law Requirement	Proposal
1. A maximum chimney encroachment of 0.5m is permitted.	1. To permit a maximum chimney encroachment of 0.63m in the interior side yard.
2. A maximum building height of 9.50m is permitted.	2. To permit a maximum building height of 9.88m.
3. A maximum width of 6.0m for the curb cut is permitted.	3. To permit a maximum driveway width of 7.4 at curb cut for the proposed site plan.
4. A maximum coverage of 20% is permitted.	4. To permit a maximum coverage of 23.21% (dwelling only)

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. To search for a file number, enter it using quotes around it. For example, “A001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **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 June 17, 2020

Property Information	
Existing Structures	Year Constructed
Vacant Lot	Purchased June 2016

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

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

Building Permit No. 20-000454 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)

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

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

Building Inspections (Septic):
No comments or concerns

Development Planning:
Official Plan: Vaughan Official Plan 2010 ("VOP 2010): "Low-Rise Residential" & "Natural Areas"

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

Variance 1 is considered minor in nature as the chimney encroachment is minimal and maintains a 0.87 m setback to the interior lot line. The Owner is proposing a mansard-style roof, which has a sloped roof appearance from the street line and is flat across the top. Zoning By-law 1-88 requires that the building height be measured from the finished grade to the highest point of the roof surface for this roof style, rather than the mid-point between the eaves and the highest point on a sloped roof. As such, Variance 2 is considered minor as the resulting 9.88 m building height is a small deviation from the by-law requirement and will not have adverse impacts on the streetscape or adjacent neighbours. Variance 3 is also considered minor as the curb cut does not exceed the total maximum driveway width of 9 m and does not result in any soft landscaping reductions on the subject property.

The rear portion of the subject property is traversed by a valley corridor associated with the Humber River Watershed. The rear portion of the site also contains a significant woodland which forms part of this valley feature. In accordance with VOP 2010, development and site alteration is typically not permitted within valleylands, woodlands or their 10 metre Vegetation Protection Zone ("VPZ"). The Owner has provided an Environmental Impact Statement ("EIS") prepared by Kuntz Forestry Consulting Inc., dated March 1, 2019. Based on the review of the EIS, the proposed dwelling has been appropriately sited to minimize any impacts on natural features however, the EIS has proposed restoration plantings within and adjacent to the existing woodland in order to improve the floristic quality and ecological integrity of the site. Policy Planning & Environmental Sustainability staff are satisfied with the findings of the EIS and the proposed restoration plans (Figure No. 3) and recommend approval subject to the conditions of approval.

The subject property is located within Toronto and Region Conservation Authority's ("TRCA") Regulated Area due to the presence of a valley corridor associated with the Main Humber River. The TRCA is satisfied the minor variances are consistent with the plans approved as a part of TRCA Permit C-190883 (issued August 30, 2019). As such, TRCA has no concerns with the proposed variances.

Accordingly, the Development Planning Department is of the opinion 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 application, subject to the following condition:

The Owner implements the Restoration Plan (Figure No. 3, Environmental Impact Statement Restoration Plan, prepared by Kuntz Forestry Consulting Inc., dated March 1, 2019) to the satisfaction of the Development Planning Department.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A046/20 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing 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 contact Development Engineering at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx for details on how to apply.

Parks, Forestry and Horticulture Operations:

Our records show a private property tree removal permit (permit # 2020-06) was issued on January 16, 2020 for the removal of 16 trees. Permit conditions are as such; 13 replacement trees shall be planted within one year of permit issuance date (January 16, 2021).

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.

Fire Department:

No comments or concerns

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

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 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 Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	The Owner implements the Restoration Plan (Figure No. 3, Environmental Impact Statement Restoration Plan, prepared by Kuntz Forestry Consulting Inc., dated March 1, 2019) to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing 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 contact Development Engineering at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx for details on how to apply.
3	TRCA Hamedeh Razavi 416-661-6600 x 5272 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

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

T 905 832 8585 Extension 8002
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

A046/20

1 SITE PLAN

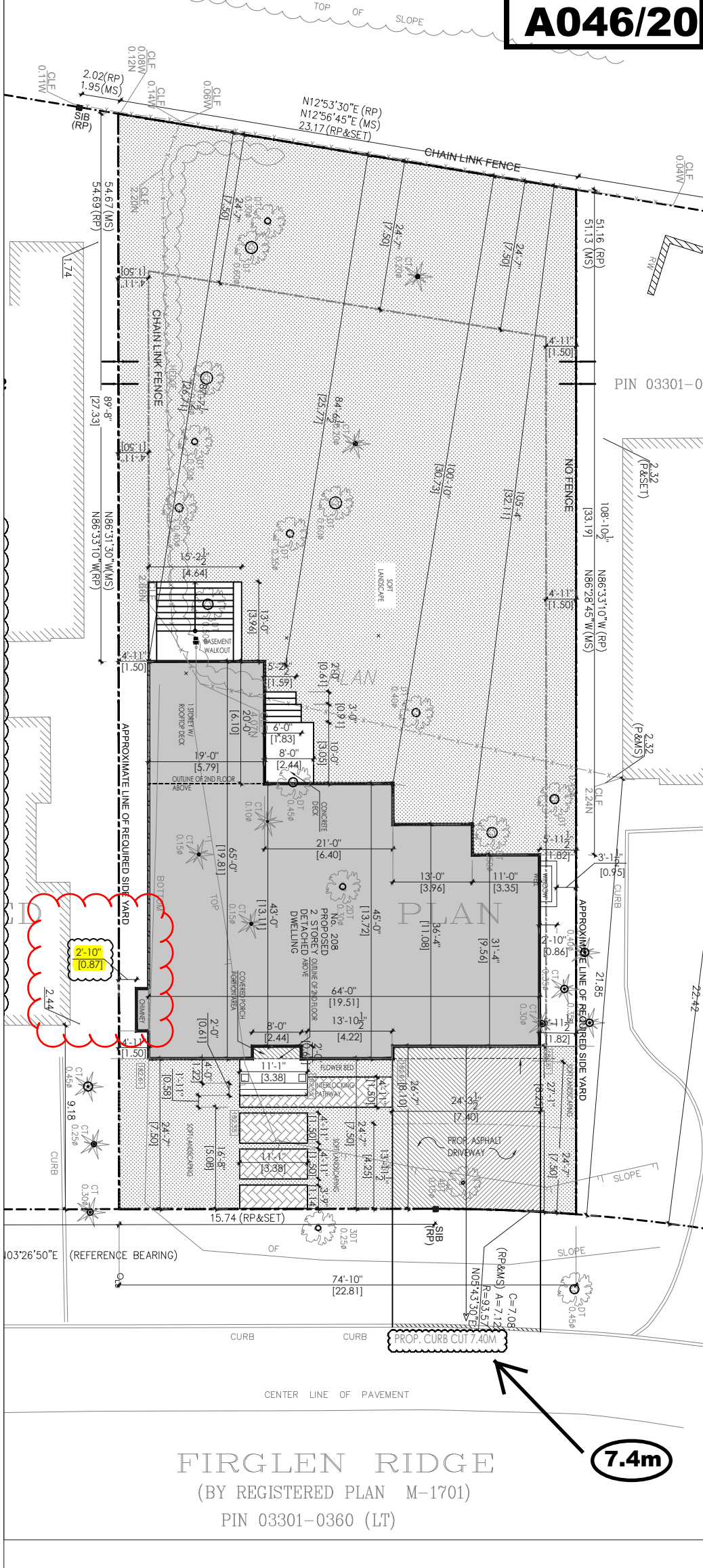
SURVEY INFORMATION:
INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF LOT 67
REGISTERED PLAN M-1701
TOWN OF VAUGHAN
PREPARED BY: A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
DATED: OCTOBER 2, 2018

SITE STATISTICS
ZONING DESIGNATION
LOT AREA = 12967.59ft² 1204.689 m²
LOT FRONTAGE = 22.86m
GFA STATISTICS
FIRST FLOOR WITHOUT GARAGE AREA
= 2345.09ft² (217.86 m²)
SECOND FLOOR AREA = 2616.92ft² (243.11 m²)
GFA = 4962.01ft² (460.97 m²)

LOT COVERAGE STATISTICS
LOT AREA = 12,967.59ft² [1,204.689m²] 100%
20% ALLOWABLE COVERAGE: 12,967.59ft² X 0.2 = 2,593.52ft² [240.938m²] 20%
FIRST FLOOR + 20N FLOOR PROJECTION = 3,009.77ft² [279.61m²] 23.21%
FRONTYARD AREA STATISTICS CHECKLIST
FRONTYARD AREA = 1923.98ft²
50% MIN LANDSCAPING AREA = 961.99 ft²(89.37m²)
-DRIVEWAY AREA = 657.16ft²
-PORCH & STAIRS = 83.0 ft²
TOTAL HARD SURFACE AREA = 740.16 ft²(68.76m²) 38.47%
AVAILABLE LANDSCAPING AREA = 1923.98ft²-740.16ft²=1183.82ft² 61.53% OK
60% min SOFT LANDSCAPING AREA = 1183.82ft²X0.6 = 710.29ft²
-INTERLOCK WALKWAY AREAS = 239.07ft²(22.21m²)
PROPOSED SOFT LANDSCAPING AREA = 944.46ft² (87.74m²) 79.78% OK

AVERAGE GRADE CALCULATION
POINT 1 182.61
POINT 2 182.55
POINT 3 182.55
POINT 4 182.61
AVERAGE 182.58

LOT COVERAGE
=23.21%



FIRGLEN RIDGE
(BY REGISTERED PLAN M-1701)
PIN 03301-0360 (LT)

7.4m

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
208 FIRGLEN RIDGE
VAUGHAN, ON.

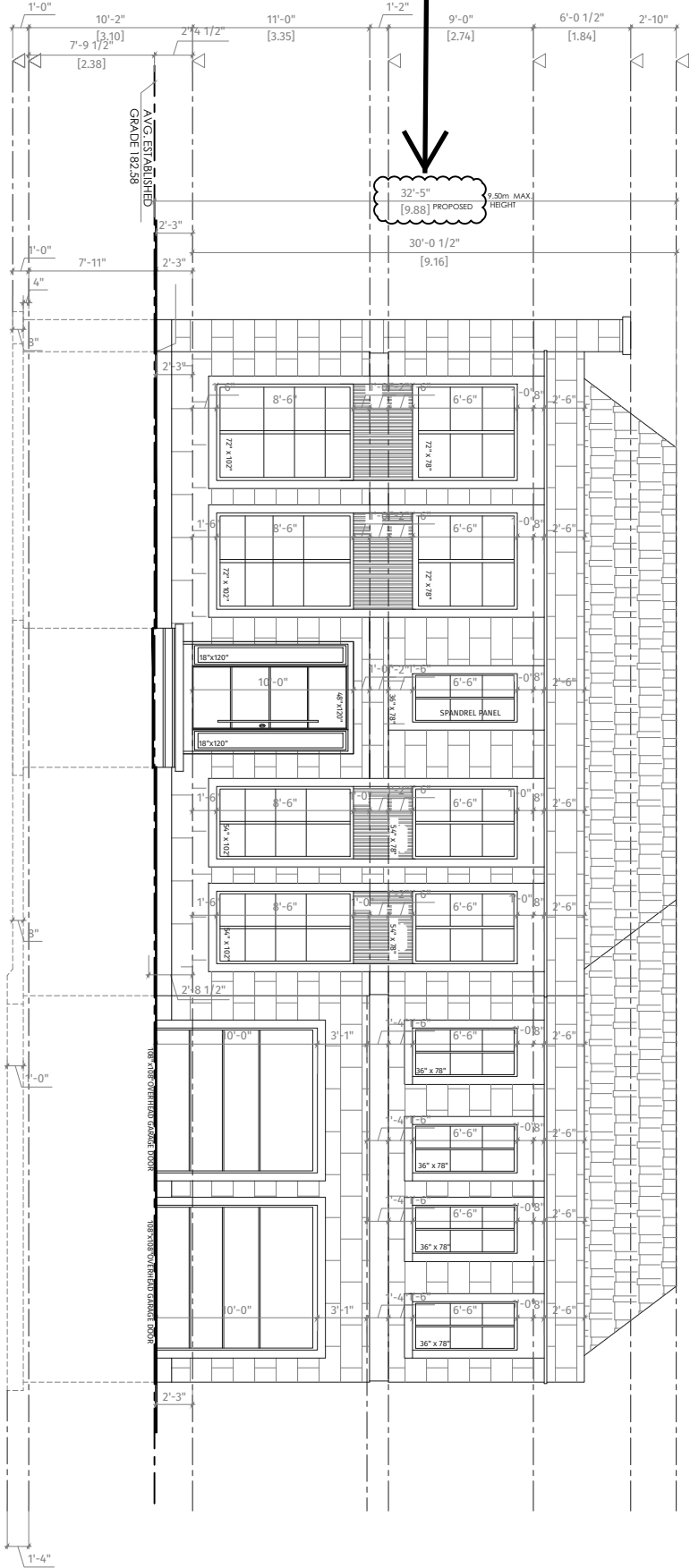
DRAWING
SITE PLAN

SCALE 3/16"=1'0"	DRAWN BY M.Z.
DATE MAY 2020	APPROVED BY M.Z.
PROJECT No. 2016-21	DRAWING No. A1

POINT 1 182.61
POINT 2 182.55
POINT 3 182.55
POINT 4 182.61
AVERAGE 182.58

AVERAGE GRADE CALCULATION

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



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DETACHED DWELLING
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208 FIRGLEN RIDGE
VAUGHAN, ON.

DRAWING

FLOOR PLANS

SCALE
3/32"=1'0"

DATE
MAY 2020

PROJECT No.
2016-21

DRAWN BY

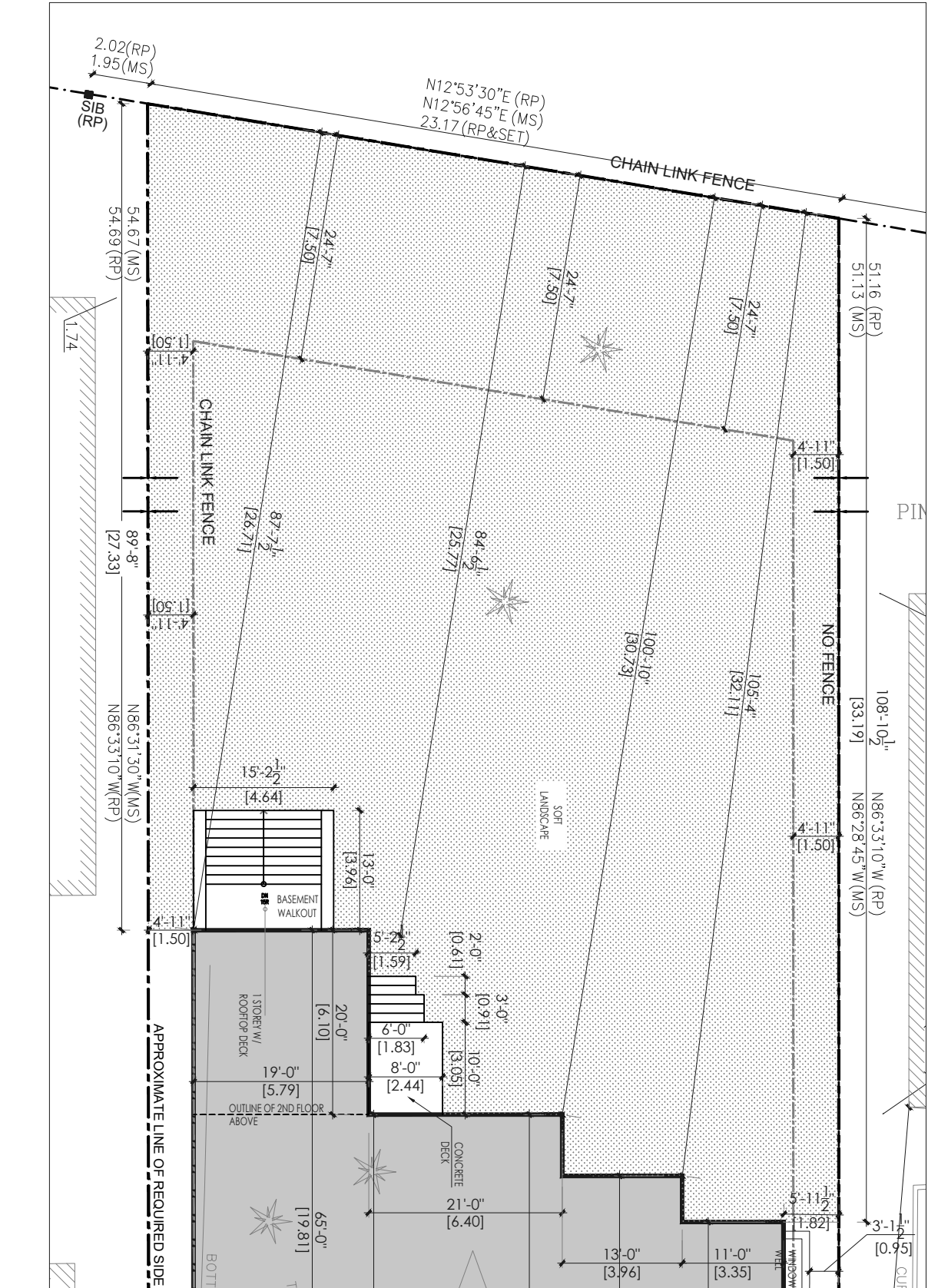
M.Z.

APPROVED BY

M.Z.

DRAWING No.

A-7



REARYARD AREA STATISTICS CHECKLIST

REARYARD AREA = 7,557.0494ft² [702.073m²] 100%

BASEMENT WALKOUT = 197.74ft² [18.37m²] 2.61%
CONCRETE DECK = 108.24ft² [10.05m²] 1.43%
HARD SURFACE AREA = 305.98ft² [28.42m²] 4.048%

REARYARD AREA = 7,557.0494ft² [702.073m²] 100%
HARD SURFACE AREA = (-) 305.98ft² [28.42m²] 4.048%
PROPOSED SOFT AREA = 7,251.07ft² [673.65m²] 95.95% OK

(WHERE THE AREA OF A REAR YARD OF A LOT IS GREATER THAN 135 SQ. M., A MINIMUM OF SIXTY PERCENT (60%) OF THAT PORTION OF THE REAR YARD IN EXCESS OF 135 SQ.M SHALL BE COMPOSED OF SOFT LANDSCAPING.)
(702.073 sq.m - 135.0 sqm = 567.73 X 0.6 = 340.64 sqm MIN. OF SOFT LANDSCAPING)

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DETACHED DWELLING
AT
208 FIRGLEN RIDGE
VAUGHAN, ON.

DRAWING

SITE PLAN

SCALE
3/16"=1'0"

DATE
MAY 2020

PROJECT No.
2016-21

DRAWN BY

M.Z.

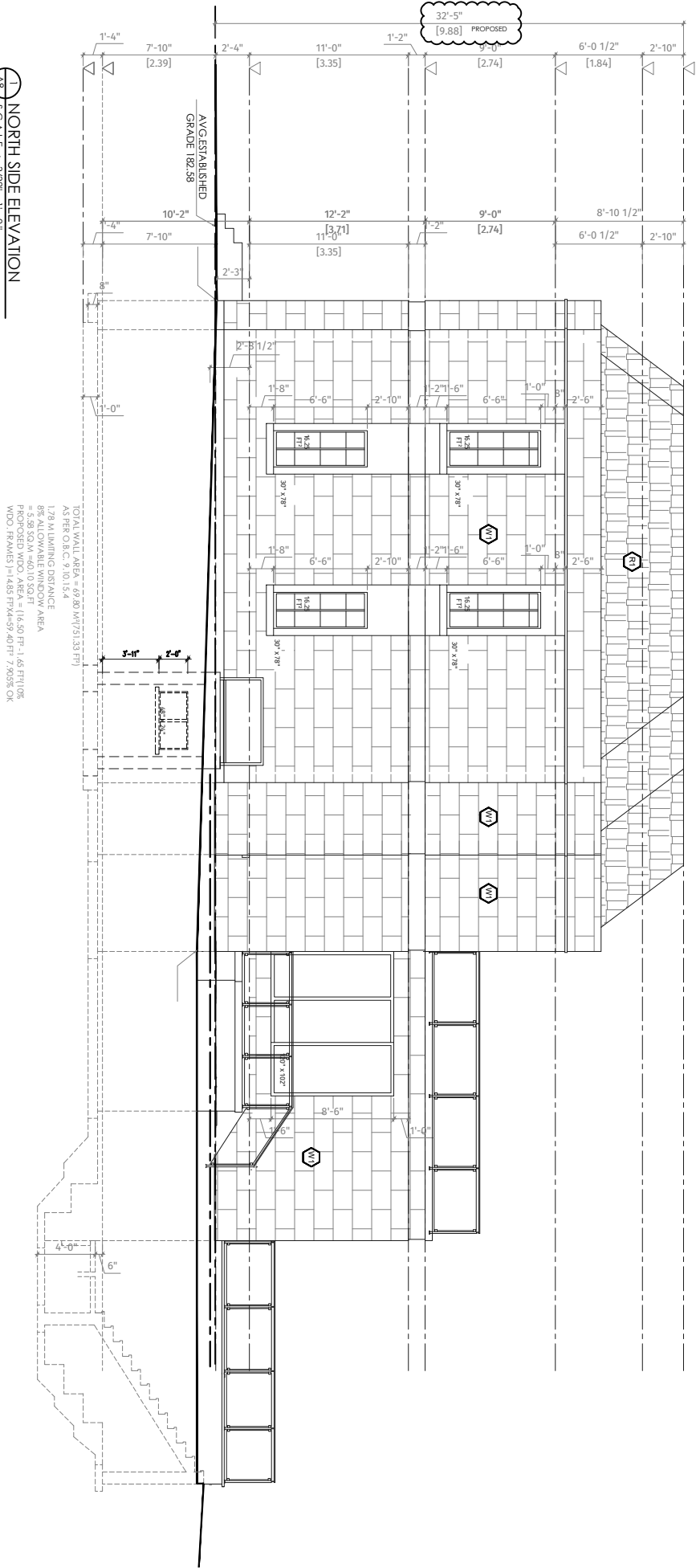
APPROVED BY

M.Z.

DRAWING No.

A1.2

 NORTH SIDE ELEVATION
SCALE : 3/32"=1'-0"



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DRAWING

FLOOR PLANS

SCALE
3/32"=1'0"

DATE
MAY 2020

PROJECT No.
2016-21

DRAWN BY

M.Z.

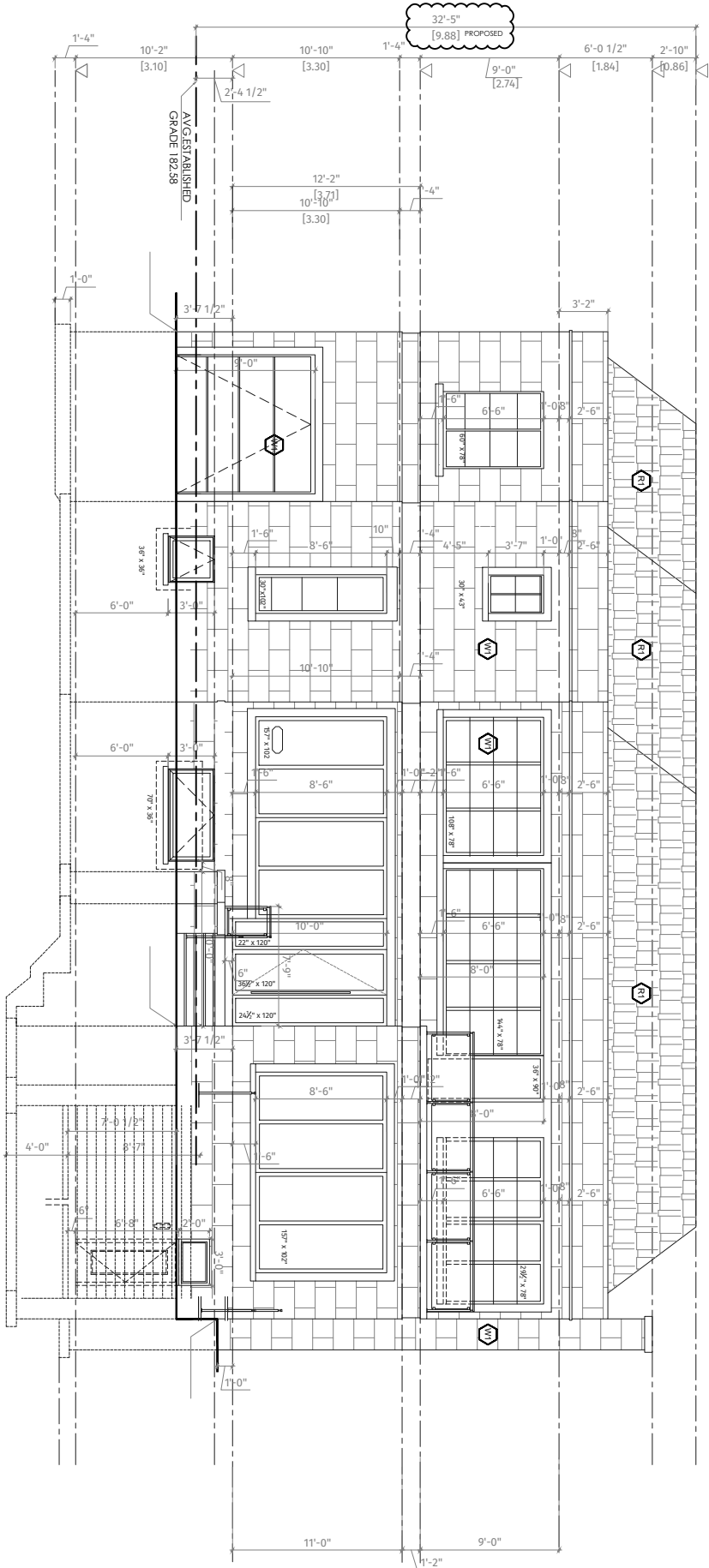
APPROVED BY

M.Z.

DRAWING No.

A8

1 WEST REAR ELEVATION
SCALE : 3/32"=1'-0"



contempostudio



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DATE
MAY 2020

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2016-21

DRAWN BY
M.Z.

APPROVED BY
M.Z.

DRAWING No.
A9

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
- TRCA – comments with conditions

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

Subject: FW: RE: 208 Firglen Ridge, Vaughan

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>
Sent: June-26-20 1:11 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>
Subject: [External] RE: 208 Firglen Ridge, Vaughan

Good Afternoon Pravina,

MTO has reviewed the location of the subject land (208 Firglen Ridge, Woodbridge). The subject land is located outside of MTO Permit Control Area, as a result, a permit from this office is not required.

Best Regards,

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

July 14, 2020

CFN: 62574.16
X-Ref CFN 61990, 59024.19

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
Minor Variance Application A046/20
208 Firglen Ridge
PLAN M1701 Lot 67
City of Vaughan
Owner: Robert Di Toro (Agent: Marin Zabzuni)**

This letter will acknowledge receipt of the above-noted application, received by Toronto and Region Conservation Authority (TRCA) on June 5, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee.

Background

The purpose of Application A046/20 is to request the following:

1. To permit a maximum chimney encroachment of 0.63m in the interior side yard.
2. To permit a maximum building height of 9.88m.
3. To permit a maximum driveway width of 7.4 at curb cut for the proposed site plan.
4. To permit a maximum coverage of 23.21%.

It is our understanding that the purpose of the noted variances is to permit the construction of a new detached two storey dwelling.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is partially located within TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with the Main Humber River on the west portion of the property. In accordance with *Ontario Regulation 166/06*, 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.

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 subject property is regulated by TRCA due to the presence of a valley corridor associated with the Main Humber River. The western portion of the property contains a relatively mild slope before becoming steeper beyond the property line. The property is currently vacant and well vegetated.

The property owner previously submitted a Concept Development Application (CFN 59024.19) in September 2018 to TRCA to determine the limits of development. As part of the Concept Development Application process, the physical top of slope was staked by TRCA, and a 6 metre buffer from the staked limit was established. TRCA subsequently issued a permit (Permit No. C-190883, approved on August 30, 2019) to facilitate the construction of the new single detached dwelling on the property.

Based on a review of the plans submitted with this Minor Variance Application, TRCA staff can confirm that the proposal is consistent with the plans approved as a part of TRCA Permit No. C-190883. As such, TRCA staff are satisfied that the proposed works will not have any negative impacts on the natural features or associated natural hazards on the property. Based on the above, TRCA has no concerns with the currently proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A046/20, subject to the following condition:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

I trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Planning and Development
Extension 5256

HR/jb

C: [Marin Zabzuni](mailto:Marin.Zabzuni@contempostudio.ca) <marin@contempostudio.ca>

Attwala, Pravina

Subject: FW: RESPONSE: A046/20 - 208 FIRGLEN RIDGE, WOODBRIDGE - REQUEST FOR COMMENTS
(Vaughan Committee of Adjustment)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: June-09-20 12:19 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>;
MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: [External] RESPONSE: A046/20 - 208 FIRGLEN RIDGE, WOODBRIDGE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good afternoon Pravina,

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