



File: A058/20

Applicant: Farah Pushkarna Amit

Address: 76 Toscana Rd Woodbridge

Agent: Chris Ziannis

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
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		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)		
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 4

A058/20

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 22, 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: Farah Pushkarna Amit

Agent: Chris Ziannis

Property: 76 Toscana Rd Woodbridge

Zoning: The subject lands are zoned RV2, Residential Urban Village Zone Two, under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing driveway and the construction of a proposed roof over the existing patio located at the rear of the dwelling.

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

By-law Requirement	Proposal
1. A minimum setback of 7.5 metres is required.	1. To permit a minimum setback of 4.57 metres to a patio roof.
2. A minimum of 27.47 m2 of Front yard soft landscaping area is required.	2. To permit a minimum of 23.7 m2 of Front yard soft landscaping area.
3. A maximum driveway width of 6 metres is required for the portion of the driveway between the street line and the street curb.	3. To permit a maximum driveway width of 7.3 metres for the portion of the driveway between the street line and the street curb.

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 October 7, 2020

Applicant confirmed posting of signage on October 7, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2000

Applicant has advised that they cannot comply with By-law for the following reason(s): The existing rear yard setback of the existing dwelling does not allow for the proposed roof structure to cover the existing patio and comply with the by-law,

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 15-001615 for Single Detached Dwelling - Alteration, Issue Date: Jun 02, 2015
Building Permit No. 20-106959 for Single Detached Dwelling - Alteration, 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.

Applicant has advised that the interlocking area in the front yard in front of the porch is not part of the driveway. It is hard landscaping.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is requesting permission to construct a covered patio in the rear yard and to maintain existing landscaping in the front yard with the above-noted variances.

On September 15th, 2020, Development Planning staff attended the site and observed the existing landscaping in the front yard. After discussing concerns with the Owner about a potentially excessive driveway width variance, a revised site plan was submitted proposing a modification to the existing driveway material to distinguish it from the on lot parking area. Despite the reduction in the required soft landscaping area requirement, the proposal retains an adequate balance of hard and soft landscaping in the front yard. As such, Variances 2 and 3 are considered minor in nature as they will not have adverse impacts on the streetscape.

Variance 1 is considered minor in nature as the covered patio maintains the required interior side yard setback, does not extend the full length of the dwelling and continues to provide an appropriate amount of open space in the rear yard. Accordingly, the Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Development Engineering:

The owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

The Development Engineering (DE) Department does not object to variance application A058/20.

Parks, Forestry and Horticulture Operations:

No comment no concerns

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Financial Planning and Development Finance: Prepared by: Nelson Pereira

No comment no concerns

Fire Department:

No comments.

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

None

Schedule C - Agency Comments

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

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

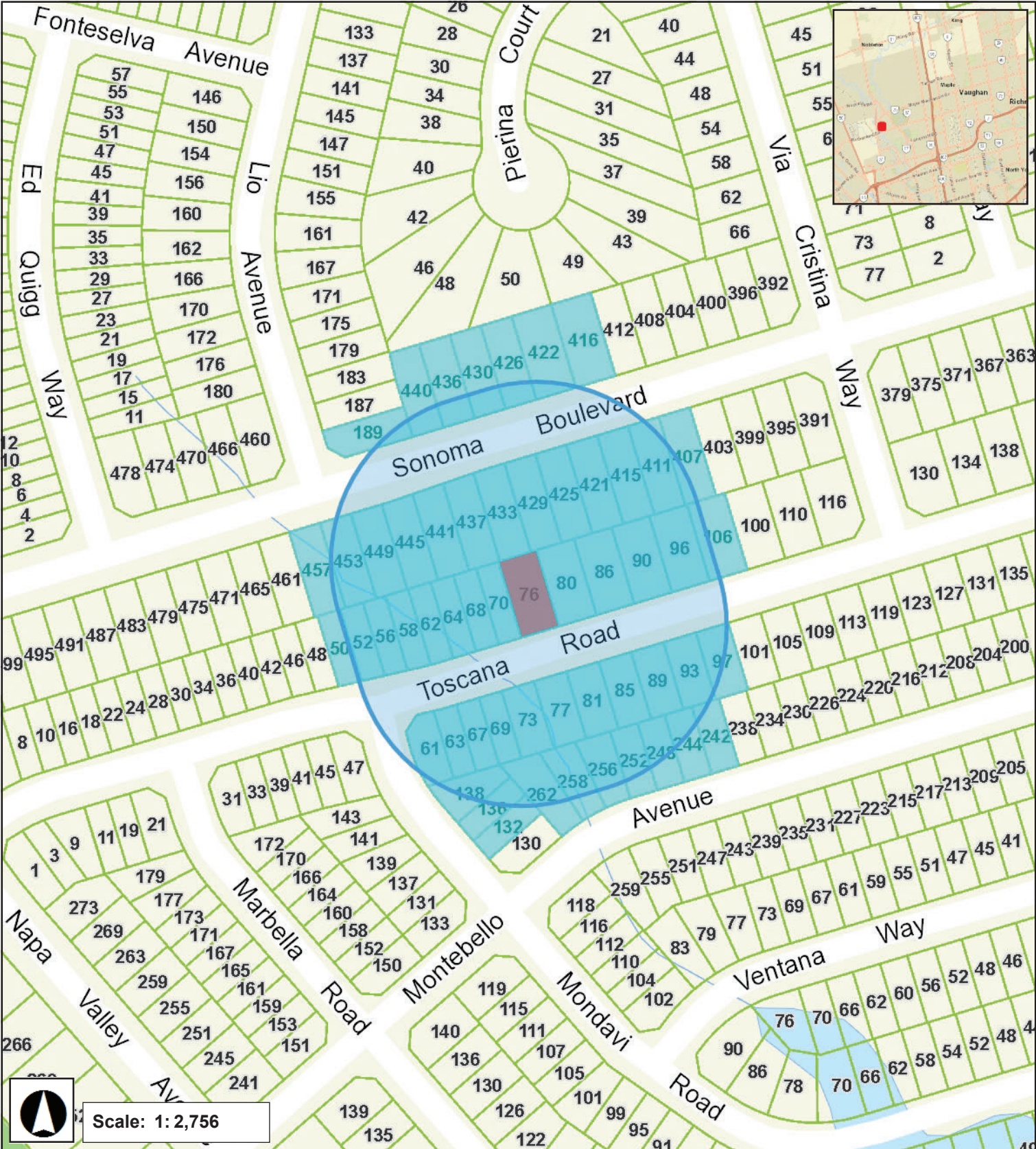
Location Map
Plans & Sketches



LOCATION MAP - A058/20

76 TOSCANA ROAD, WOODBRIDGE

Major Mackenzie Drive



Rutherford Road

RECEIVED

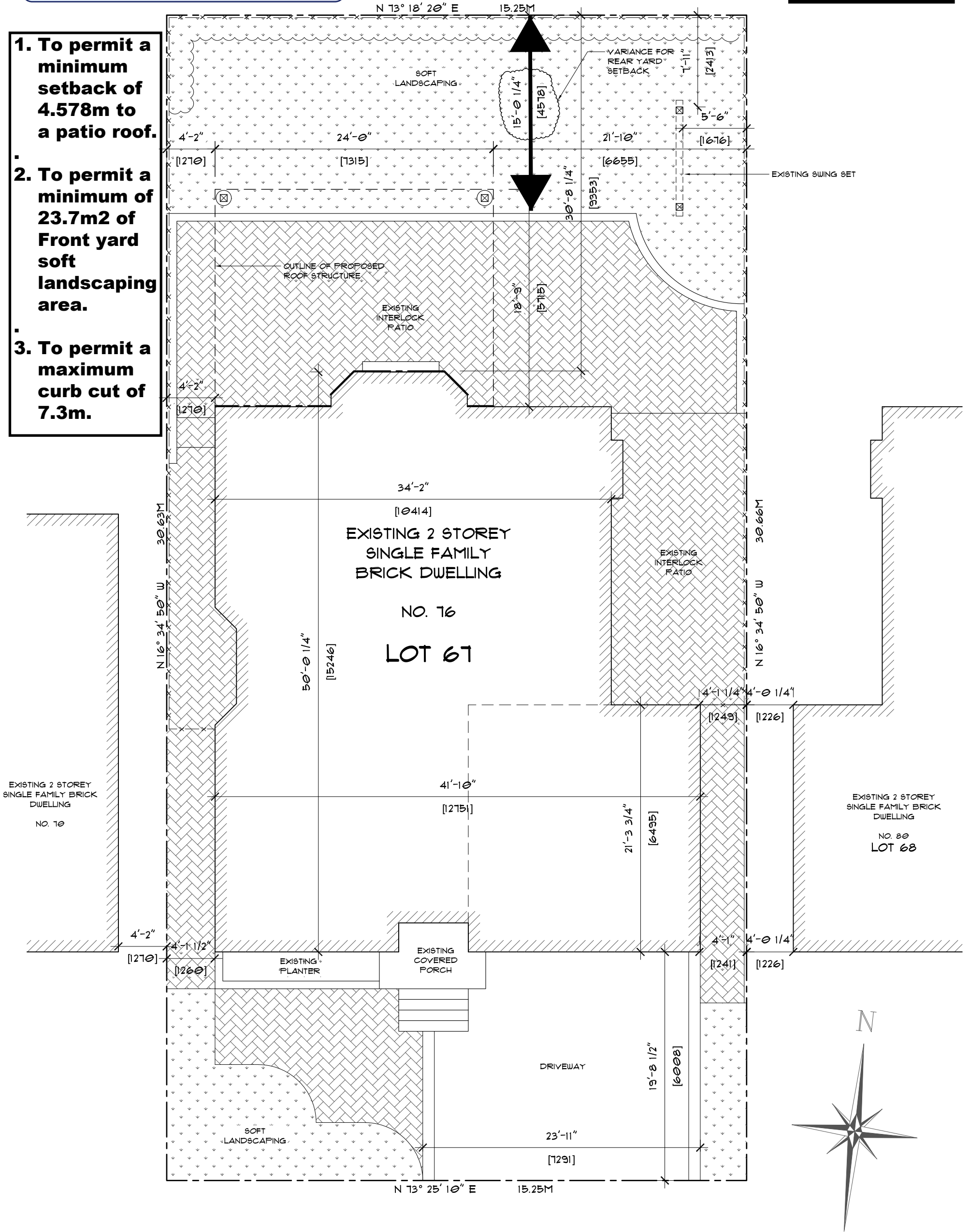
By RECEIVED at 1:23 pm, Oct 05, 2020

A058/20

1. To permit a minimum setback of 4.578m to a patio roof.

2. To permit a minimum of 23.7m2 of Front yard soft landscaping area.

3. To permit a maximum curb cut of 7.3m.



TOSCANA RD.

1 SITE PLAN - PROPOSED
AI SCALE: 1/8"=1'-0"

CZ
DESIGNS

CHRIS ZIANNIS
416-419-9811
CZDESIGNS.CA

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 DIVISION C-3.2.5.1 OF THE 2006 ONTARIO BUILDING CODE.

CHRIS ZIANNIS
NAME
SIGNATURE

31656
BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE 2006 ONTARIO BUILDING CODE.

CZ DESIGNS & CONSULTING INC.
FIRM NAME

102495
BCIN

16 TOSCANA RD.
WOODBRIDGE, ONT.

REAR COVERED PATIO

NO.	DATE	REVISION
0		

DRAWN:
CZ

PROJECT NO.
20-012

DATE:
JUNE 2020

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.

IF THERE ARE ANY DIMENSIONS, DETAILS OR DESIGN INTENT THAT CANNOT BE DETERMINED FROM THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION.

DRAWINGS ARE NOT TO BE SCALED.

SCALE:
AS SHOWN

DRAWING
NO:

A1

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER. ANY DISCREPANCY BETWEEN THE PRINT AND THE SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION.

IF THERE ARE ANY DISCREPANCIES, DETAILS OR DESIGN CHANGES, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION.

THE DESIGNER HAS REVIEWED AND ACCEPTED THE INFORMATION PROVIDED BY THE CLIENT AND HAS THE OBLIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE OBLIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DESIGNER'S NAME: CHRIS ZIANNIS
FIRM: GZDESIGNS
DATE: MAY 25/20
SCALE: AS NOTED
PROJECT NO: 20-012
DRAWING NO: A3

CONSULTANT:
FIRM: GZDESIGNS & CONSULTING INC.
DATE: MAY 25/20
SCALE: AS NOTED
PROJECT NO: 20-012
DRAWING NO: A3

1. DETAIL AND DIMS OF EXISTING AND PROPOSED STRUCTURAL MEMBERS SUCH AS BEAMS, JOISTS ETC. TO BE CONFIRMED AT THE OF CONSTRUCTION WHERE DESIGNER AND/OR ENGINEER TO BE NOTIFIED BEFORE PROCEEDING.

2. THE CONTRACTOR IS RESPONSIBLE FOR SOIL / GEOTECHNICAL CONSTRUCTION VERIFICATION/REFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATION, FOR CONSTRUCTION BY THE PROPOSED CONTRACTOR.

3. UNLESS SPECIFIED OTHERWISE, ALL DIMS ON SITE BEFORE MANUFACTURING NEW UNDOORS.

4. DOOR SIZES SHOULD BE VERIFIED ALL DIMS ON SITE BEFORE MANUFACTURING NEW UNDOORS.

5. CONTRACTOR/OWNER TO VERIFY ALL DIMS ON SITE BEFORE MANUFACTURING NEW UNDOORS.

6. EXISTING FOUNDATION JOISTS WALL BEAMS COLUMNS, PARTIALS AND SOIL CONDITIONS ARE ADEQUATE TO SUPPORT NEW LOADS.

7. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

8. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

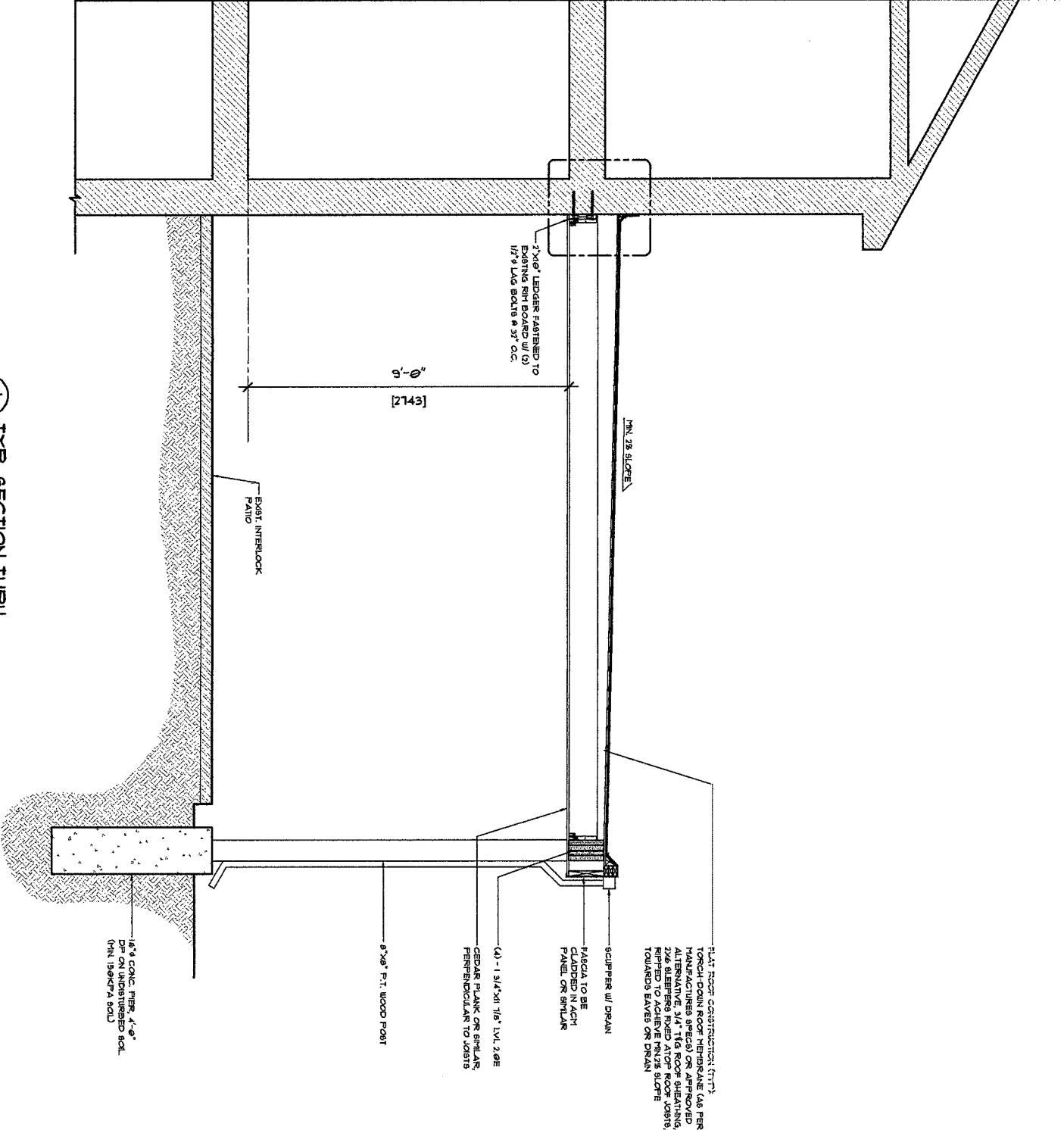
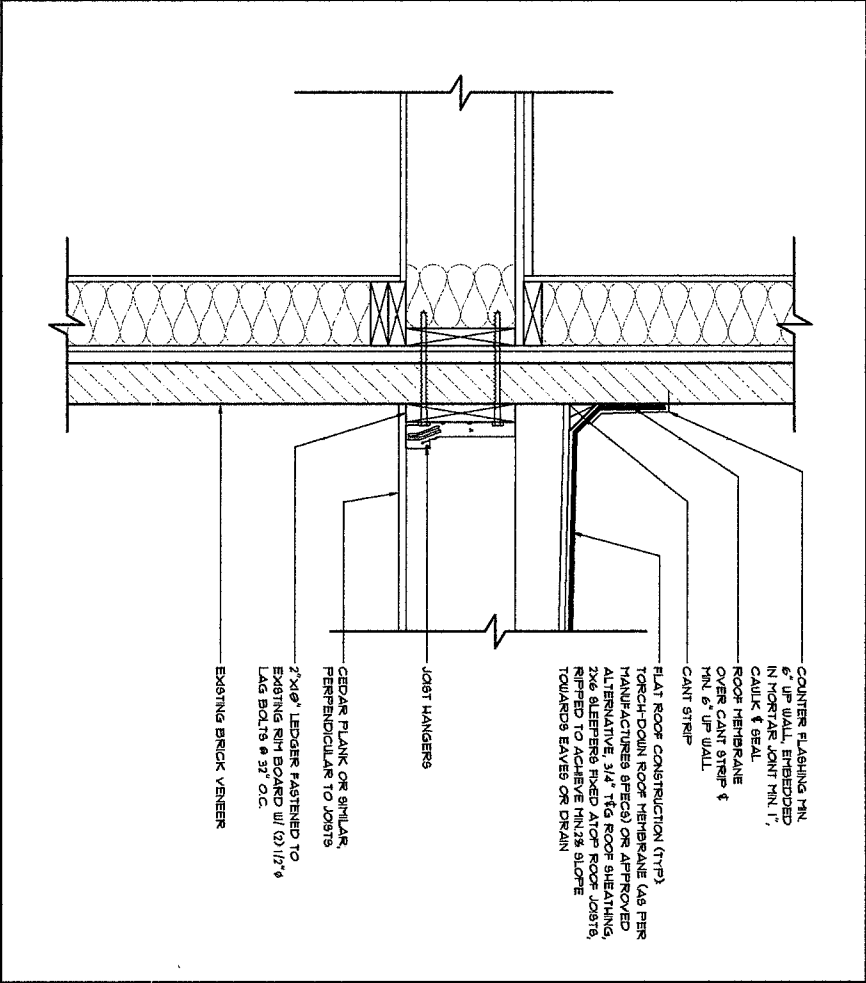
9. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

10. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

11. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

12. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.

13. CONTRACTOR/OWNER TO OBTAIN CITY PERMITS PRIOR TO STARTING ANY WORK.



THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND FIELDS OF THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
REQUIRED UNDER DESIGN IS EXERCISED UNDER DIVISION C-3.01 OF THE 1996 ONTARIO BUILDING CODE.

CONSULTANT:

[illegible]

PROJECT:
16 TOSCANA RD.
WOODBIDGE, ON
REAR COVERED PATIO

20-012	A2
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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.-

Region of York – No concerns or objections
MTO – Located outside of MTO permit control area

From: [Hajjar, Alexander \(MTO\)](#)
To: [Providence, Lenore](#)
Cc: [Scholz, Kevin \(MTO\)](#); [Committee of Adjustment](#)
Subject: [External] RE: A058/20 - REQUEST FOR COMMENTS - 76 Toscana Rd Woodbridge, (full circulation)
Date: Wednesday, September 2, 2020 1:42:34 PM
Attachments: [image002.png](#)

Good Afternoon Lenore,

MTO has reviewed the subject land(s) located at 76 Toscana Rd. 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

Attwala, Pravina

Subject: FW: A058/20 - REQUEST FOR COMMENTS - 76 Toscana Rd Woodbridge, (full circulation)

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

Sent: September-04-20 2:26 PM

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

Subject: [External] RE: A058/20 - REQUEST FOR COMMENTS - 76 Toscana Rd Woodbridge, (full circulation)

Good afternoon Lenore,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | 1-877 464 9675 ext 71538 |
Gabrielle.hurst@york.ca | www.york.ca