



File: A101/20

Applicant: Anna Lombardo

Address: 50 Pierina Court, Woodbridge

Agent: Great Room Inc.

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

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

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, November 12, 2020



Minor Variance
Application

Agenda Item: 10

A101/20

Ward: 2

Staff Report Prepared By: **Adriana MacPherson, Assistant Secretary Treasurer**

Date & Time of Live Stream Hearing: Thursday, November 12, 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:** Anna Lombardo
- Agent:** Great Room Inc.
- Property:** **50 Pierina Court, Woodbridge**
- Zoning:** The subject lands are zoned RV4 and subject to the provisions of Exception 9(988) 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 construction of a proposed cabana and pool.

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

By-law Requirement	Proposal
1. The minimum rear yard is 7.5 metres. [4.15.6, Schedule "A3"]	1. The proposed rear yard to the accessory building (cabana) is 1.38 metres.
2. Any accessory building or structure shall be located in the rear yard. [4.1.1 c)]	2. The proposed accessory building (cabana) is not completely in the rear yard.
3. A private swimming pool shall be not nearer to any rear or interior side lot line than 1.5 metres. [4.1.1 i)]	3. The proposed private swimming pool is 1.24 metres from the rear lot line.
4. In an RV4 zone, a minimum of sixty percent (60%) of the required minimum landscaped front yard shall be composed of soft landscaping; in this case, 20.1 square metres. [4.1.2 a) and 4.1.4 f) v)(2)]	4. A total of 33.4% or 11.5 square metres of the minimum landscaped front yard is proposed as soft landscaping.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

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

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on October 28, 2020

Applicant confirmed posting of signage on October 27, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2007
Cabana	TBC
Pool	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The current zoning by-law is too restrictive with regards to rear yard cabana's and pool.

Adjournment Request: None

Building Standards (Zoning Review):

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

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

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is proposing to construct a swimming pool and cabana in the rear yard and to maintain existing hard landscaping in the front yard with the above-noted variances.
Zoning By-law 1-88 requires accessory structures to be located in the rear yard only. The rear yard is defined as “the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the nearest building or structure...” The cabana is not placed in the technical defined “rear yard”; however, it is placed in an area effectively used as a rear yard and maintains the minimum interior yard setback, having no adverse impacts on the neighbouring lots.

The proposed swimming pool is setback 1.24 m from the rear lot line, resulting in a minor deficiency of 0.26 m. As the proposed setback does not have adverse impacts on drainage, Development Engineering staff had no objections to the minor variance.

Despite the increase of hard landscaping in the front yard, the intent of the zoning by-law in balancing landscaping aesthetics with the provision of adequate parking is maintained. As the lot is pie shaped and tapers in towards the front lot line, less landscaping can be provided in order to maintain a sufficient and zoning compliant driveway. As there is a substantial portion of soft landscaping within the municipal boulevard, the reduced soft landscaping from a streetscape perspective will not adversely diminish the overall aesthetic and character of the cul-de-sac

Accordingly, the Development Planning Department is of the opinion that the 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.

Cultural Heritage (Urban Design):

No comments or concerns

Development Engineering:

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.

The Development Engineering (DE) Department does not object to variance application A101/20 subject to the following condition(s):

1. 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 visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 33.4% to 60% in order to mitigate potential impacts on the municipal stormwater system.

Parks, Forestry and Horticulture Operations:

Forestry would like to see any trees on or within 6 meters of subject site protected according to our tree protection protocol.

It appears that both neighboring properties at 422 & 426 Sonoma Blvd. have trees close to the property line and within proposed pool construction site.

Recommended conditions of approval:

1. A private property tree removal & protection permit shall be obtained by the applicant, to the satisfaction of Vaughan Forestry;
2. Arborist Report and tree protection and preservation plan must be submitted with the above mentioned application form.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

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

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 Farzana.khan@vaughan.ca	<ol style="list-style-type: none">1. 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 visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.2. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 33.4% to 60% in order to mitigate potential impacts on the municipal stormwater system.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	<ol style="list-style-type: none">1. A private property tree removal & protection permit shall be obtained by the applicant, to the satisfaction of Vaughan Forestry;2. Arborist Report and tree protection and preservation plan must be submitted with the above mentioned application form.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

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

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

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

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

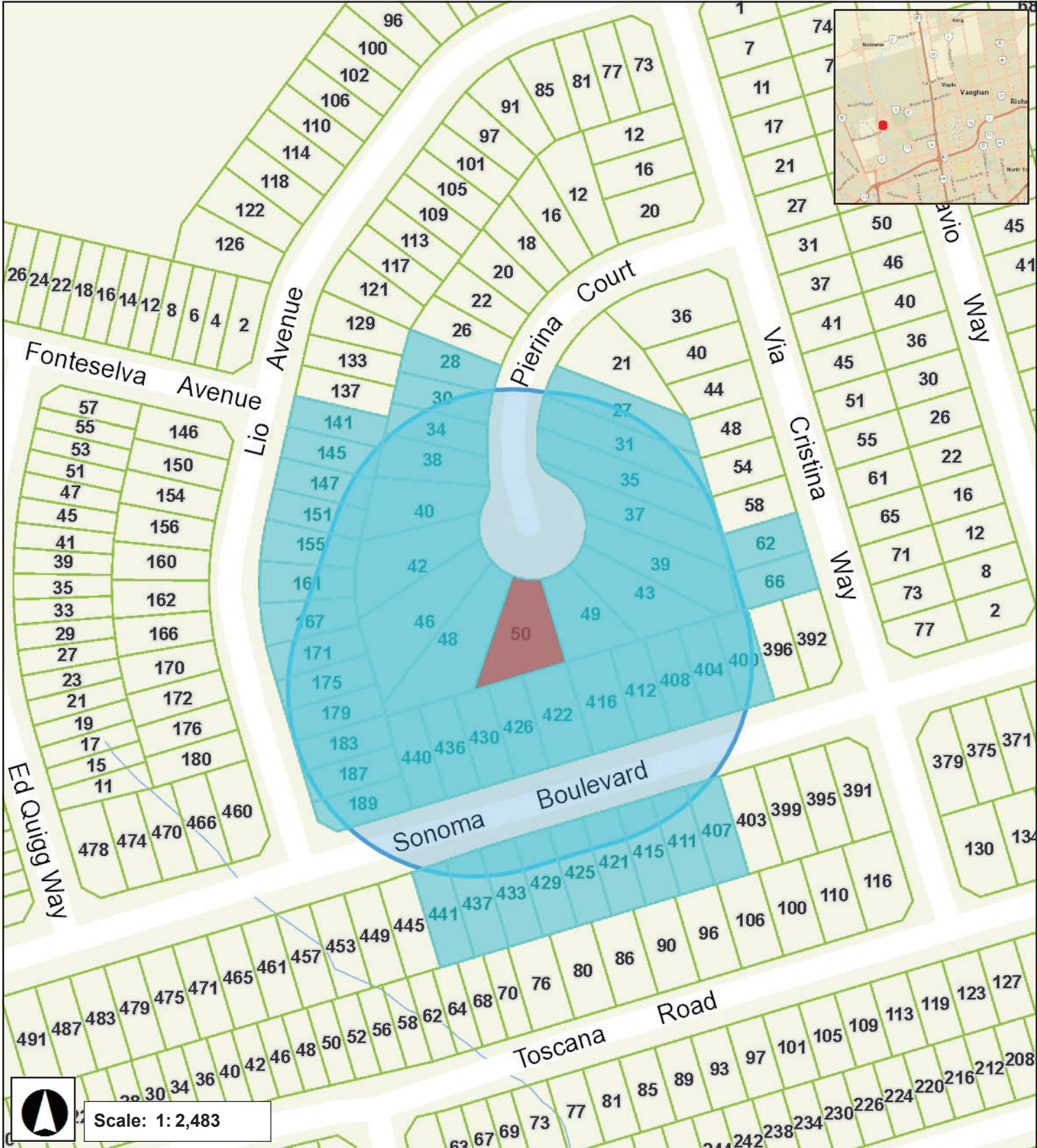
Location Map
Plans & Sketches



A101/20 - Notification Map

50 Pierina Court, Woodbridge

Major Mackenzie Drive



Rutherford Road

October 14, 2020 1:34 PM

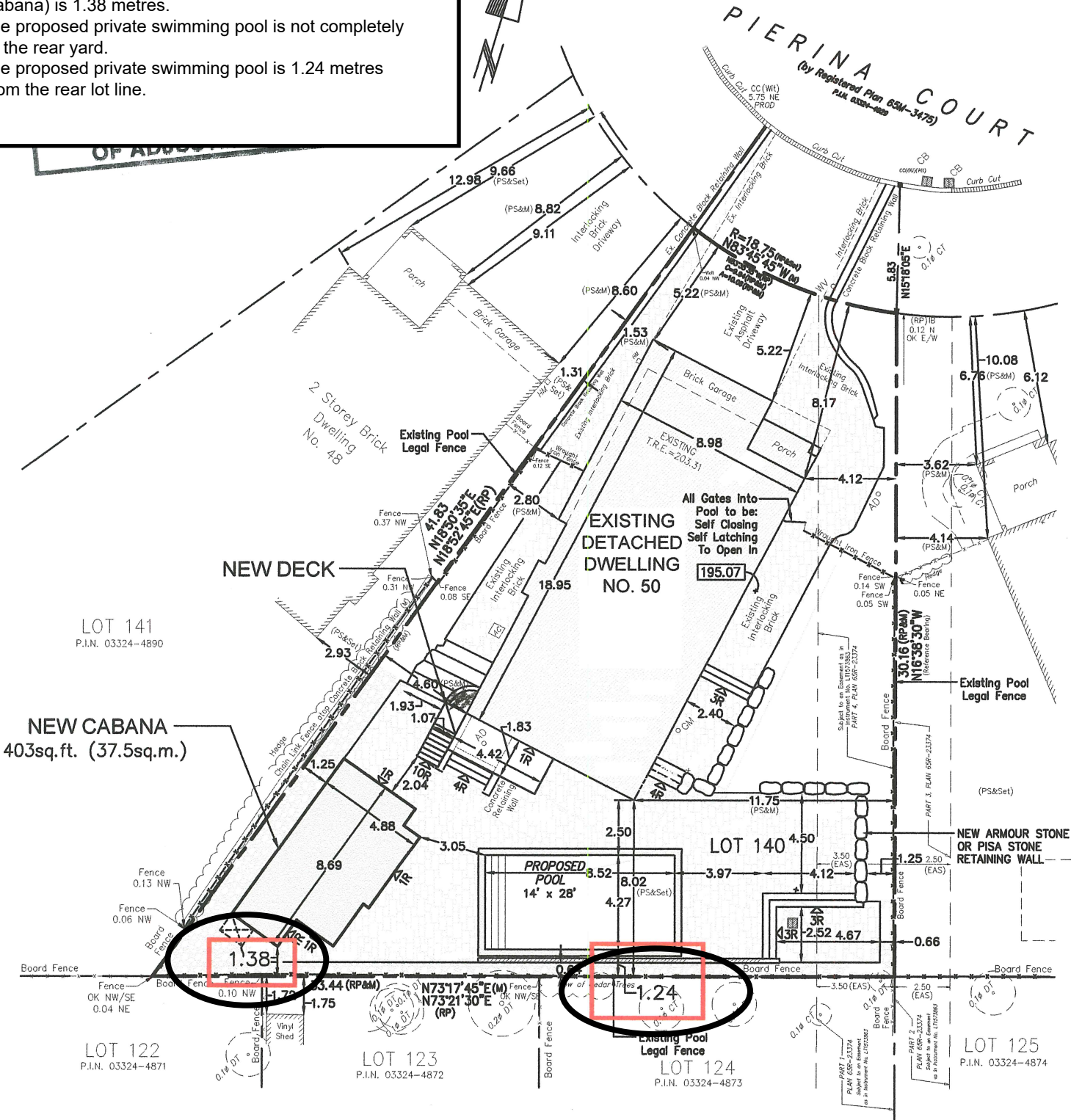
SITE PLAN & BUILDING STATISTICS

Lot 140
REG. PLAN 65M-3475
CITY of VAUGHAN
MUNICIPALITY of YORK
SCALE 1 : 250

EXISTING FRONT YARD SOFT LANDSCAPE AREA CALCULATIONS
TOTAL FRONT YARD AREA = 67.0 SQ.M. (721.20 SQ.FT.)
TOTAL SOFT LANDSCAPE AREA = 11.5 SQ.M. (123.79 SQ.FT.) (17.16%)

Proposal:

- 1. The proposed rear yard to the accessory building (cabana) is 1.38 metres.
- 2. The proposed private swimming pool is not completely in the rear yard.
- 3. The proposed private swimming pool is 1.24 metres from the rear lot line.

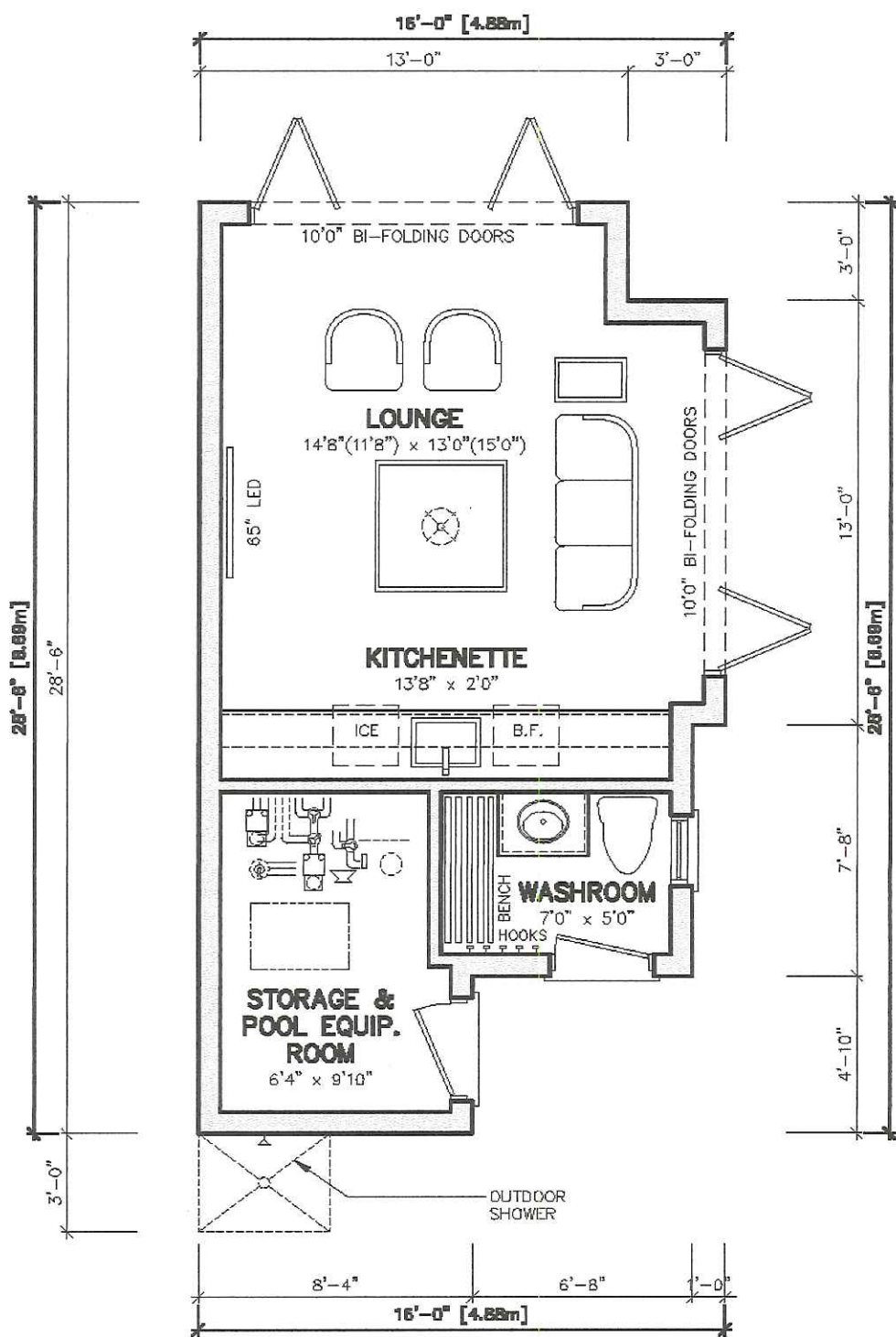


Project: NEW RESIDENTIAL DETACHED CABANA & POOL 50 PIERINA COURT, WOODBRIDGE (VAUGHAN), ONTARIO CITY OF VAUGHAN	
Title: PROPOSED SITE PLAN	Scale: 1:250 Date: AUG. 24/2020
Legal: LOT 140 REG. PLAN 65M-3475	Drawn By: GS Area: 403 SQ.FT. Drawing No: S-1
Ownership: MRS. ANNA LOMBARDO	

ZONING SUMMARY : RV4	
REQUIRED	PROPOSED OR EXISTING
LOT FRONTAGE 9.79M (32'-0")	9.94M (32'-7") (EXISTING)
LOT AREA 292 SQ.M. (3,143.16 SQ.FT.)	703.0 SQ.M. (7,587.27 SQ.FT.) (EXISTING)
FRONT YARD SETBACK (NORTH) 3.0M (9'-10")	5.22M (17'-1") (EXISTING)
SIDE YARD SETBACK (WEST) 1.2M (3'-11")	1.53M (5'-0") (EXISTING)
SIDE YARD SETBACK (EAST) 1.2M (3'-11")	4.12M (13'-6") (EXISTING)
REAR YARD SETBACK (SOUTH) 7.5M (24'-7")	8.02M (26'-3") (EXISTING)
LOT COVERAGE N/A	23.3% (163.76 SQ.M.) (1,782.85 SQ.FT.) (EX.)
BUILDING HEIGHT 9.5M (31'-2") (TO MID-POINT)	N/A. (EXISTING)
ZONING SUMMARY: ACCESSORY STRUCTURE (CABANA)	
MAX. EAVES ENCROACH 0.5M (1'-7")	0.46M (1'-6") (PROPOSED)
LOT COVERAGE 5.48% (67.0 SQ.M.) (721.0 SQ.FT.)	5.33% (37.5 SQ.M.) (403.0 SQ.FT.)
REAR YARD SOFT LANDSCAPE AREA N/A	N/A
SIDE YARD SETBACK (WEST) 1.2M (3'-11")	1.23M (4'-1") (PROPOSED)
REAR YARD SETBACK (SOUTH) 7.5M (24'-7")	1.38M (4'-6") (PROPOSED)
BUILDING HEIGHT 4.5M (14'-9") TO PEAK (3.0M TO SOFFIT)	4.24M (13'-11") TO P. (2.97M TO SOF.) (PROP.)
TOTAL COMBINED LOT COVERAGE N/A	28.63% (201.25 SQ.M.) (2,166.31 SQ.FT.) (PROP.)

REVISIONS:		
1	8/25/2020	ISSUED FOR CLIENT REVIEW
2	9/10/2020	ISSUED FOR CLIENT REVIEW
3	9/21/2020	ISSUED FOR M.V. APPLICATION
4		
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GREAT ROOM INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. GREAT ROOM INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS. GREAT ROOM INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GREAT ROOM INC. THIS DRAWING IS NOT TO BE SCALED.		

50 Pierina Court



GROUND FLOOR PLAN

ENCLOSED BUILDING AREA = 403 sq.ft.
COVERED AREA = 0 sq.ft.
COVERAGE = 403 sq.ft.

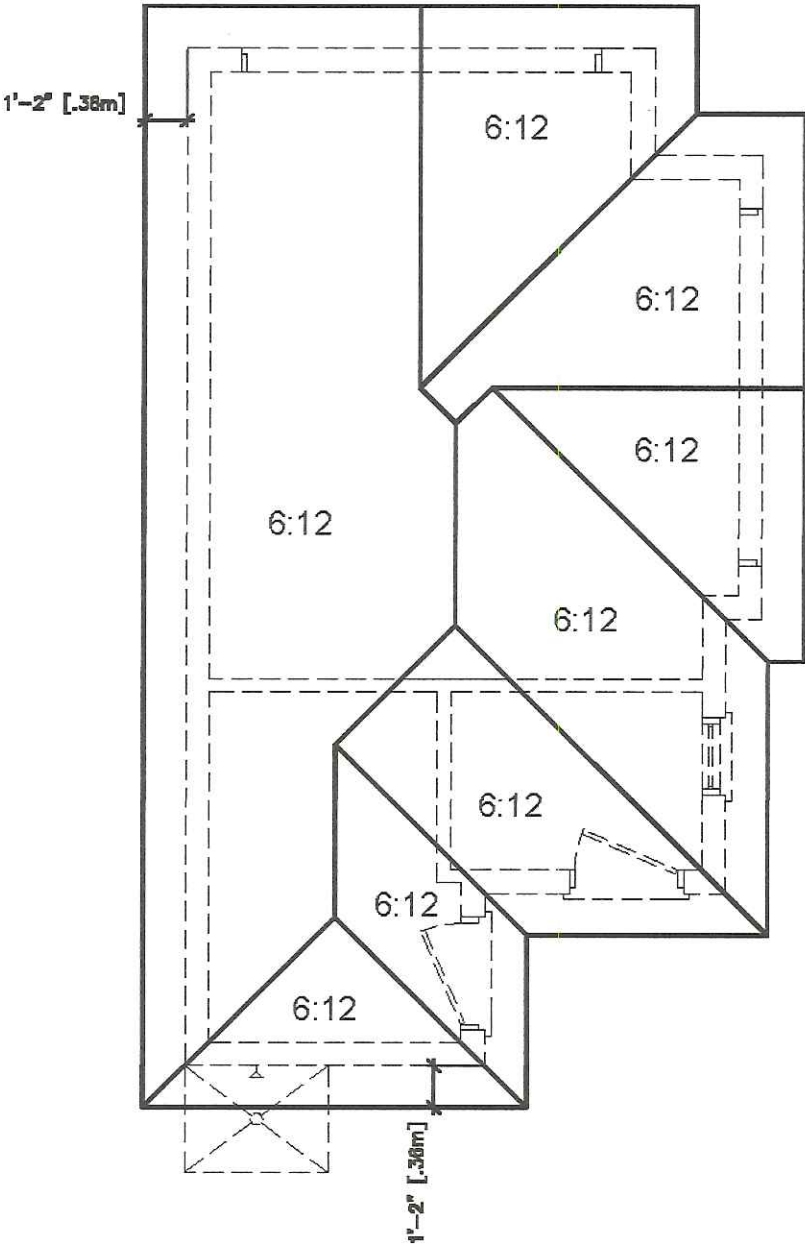
RECEIVED
OCT 07 2020
VAUGHAN COMMITTEE
OF ADJUSTMENT

ARTISTS IMPRESSION

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STAIRS MAY VARY AT ANY EXTERIOR ENTRANCE WAYS DUE TO GRADING VARIANCE. NOTE: ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS ARE ARTISTS CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR VARIANCE. E & O.E.



50 Pierina Court



ROOF PLAN

RECEIVED
OCT 07 2020
VAUGHAN COMMITTEE
OF ADJUSTMENT

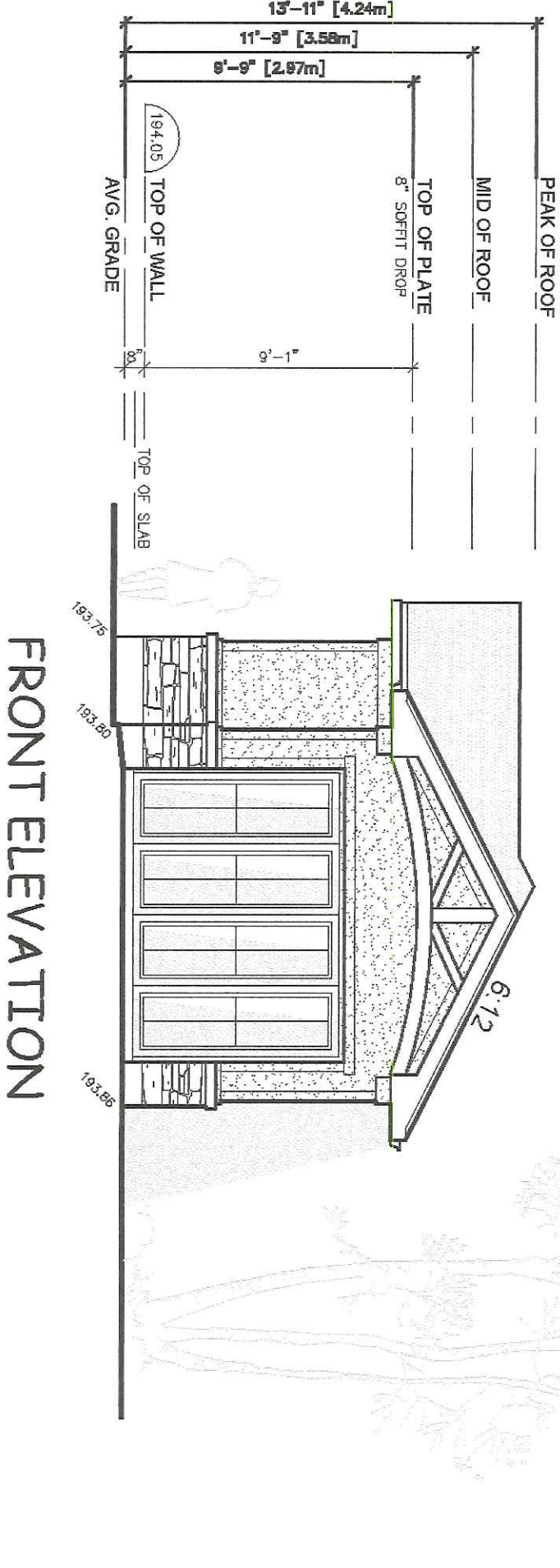
ARTISTS IMPRESSION

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE WAYS DUE TO GRADING VARIANCE. NOTE: ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS ARE ARTISTS CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR VARIANCE. E & O.E.



50 Pierina Court

RECEIVED
OCT 07 2020
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OF ADJUSTMENT



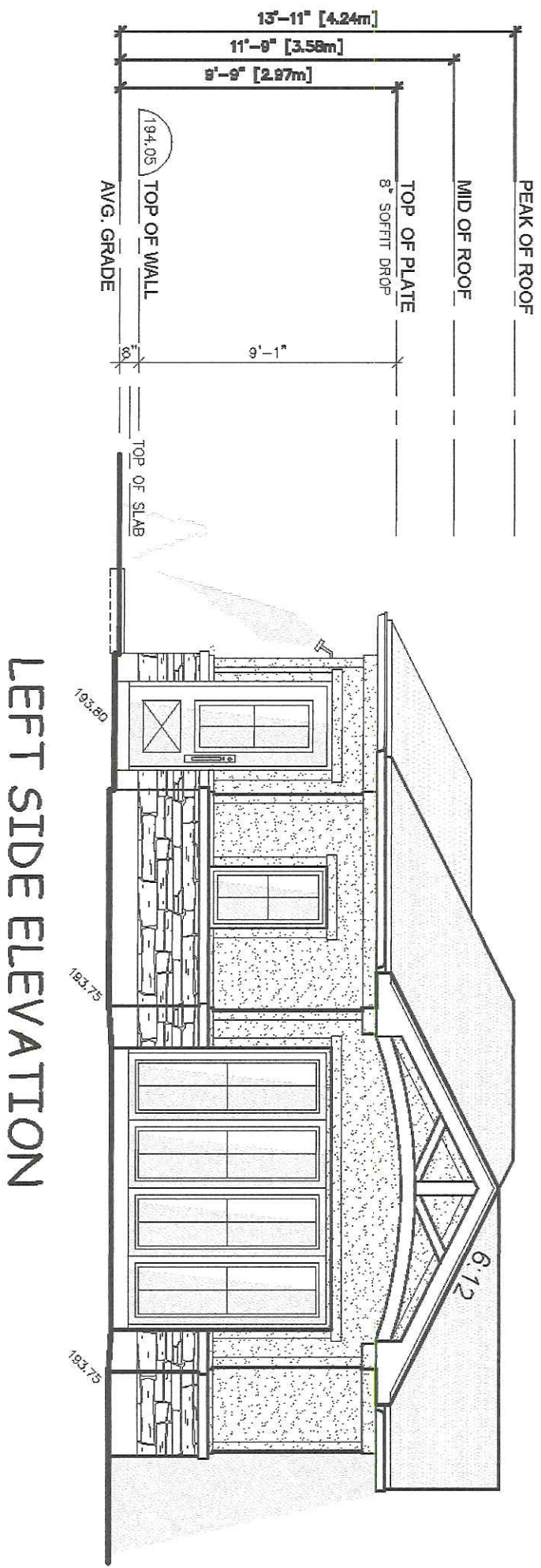
ARTIST'S IMPRESSION

CONTRACTOR OF HOME MAY BE REQUIRED AND PURCHASER AGREES TO ACCEPT THE SAME. OWNER MAY VIEW AT ANY EXHIBITION OFFICE. NOTE: ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS, SPECIFICATIONS AND ADJUSTMENTS SUBJECT TO MARKET CONDITIONS, E & OE.



50 Pierina Court

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OCT 07 2020
VAUGHAN COMMITTEE
OF ADJUSTMENT



LEFT SIDE ELEVATION

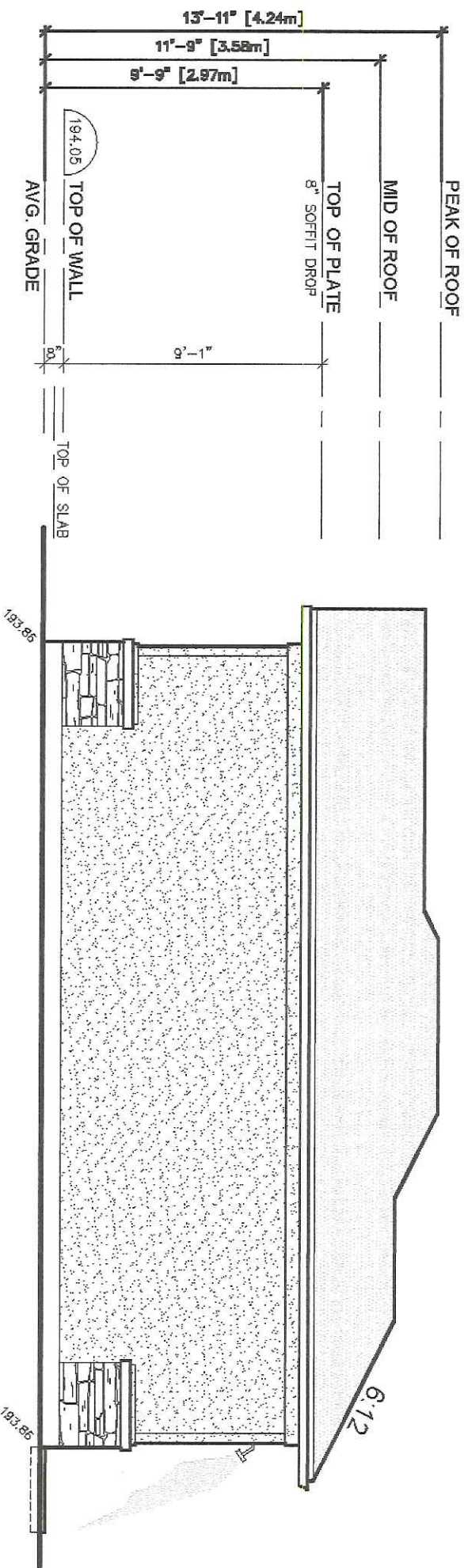
ARTISTS IMPRESSION

CONSTRUCTION OF HOME MAY BE DEFERRED AND PURCHASER AGREES TO ACCEPT THE SAME. SITE'S MAY VIEW AT ANY EXTENSION DRIVEWAY WAS DUE TO GRADE VARIANCE. NOTE: ACTUAL DOOR
SHOULD MAY VIEW FROM THE STREET FLOOR AREA. ALL DIMENSIONS ARE ARTISTS CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DRAWING ARE SUBJECT TO MARKET VARIANCE. E & O D.E.



50 Pierina Court

RECEIVED
OCT 07 2020
VAUGHAN COMMITTEE
OF ADJUSTMENT



RIGHT SIDE ELEVATION

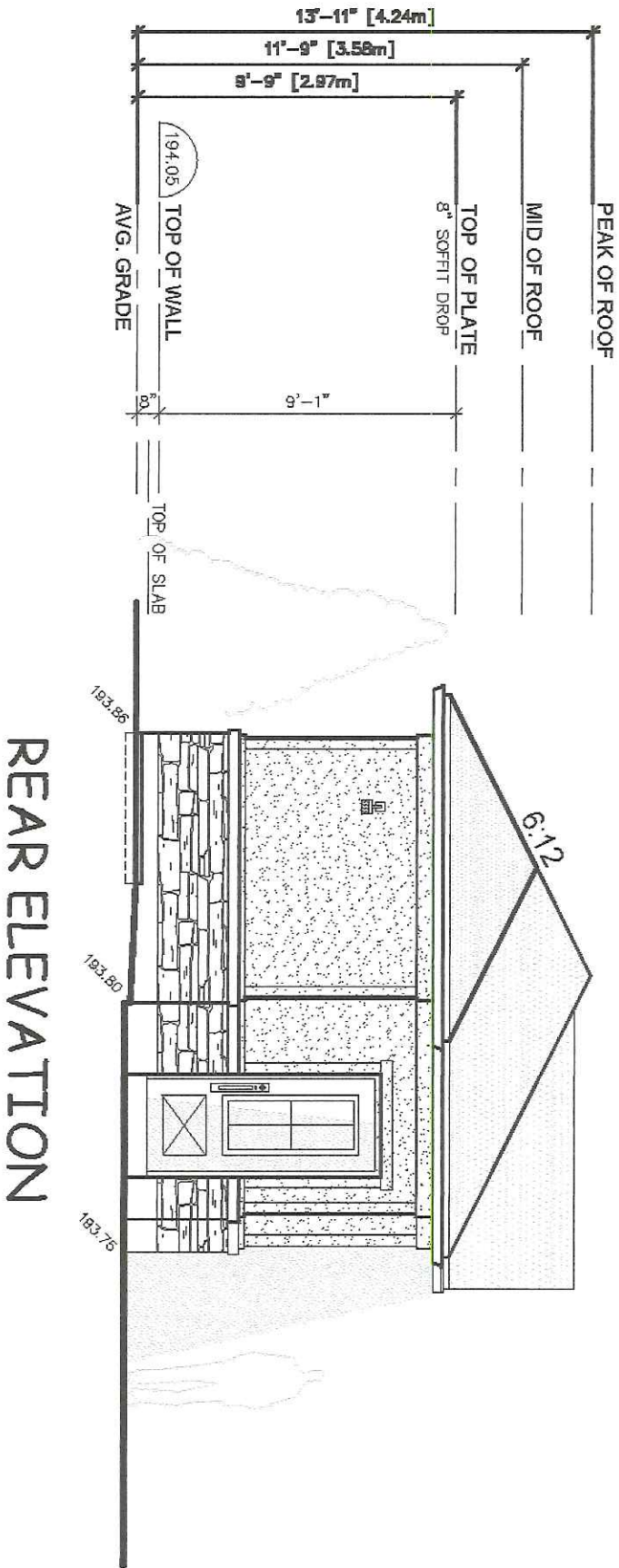
ARTISTS IMPRESSION

RENDERING OF HOME MAY BE REPRODUCED AND PUBLISHED HEREIN TO ADVERTISE THE SALE, OFFER, OR ANY OTHER PURPOSE. THIS IS NOT A CONTRACT. THE ACTUAL HOME MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE MEASURED TO THE EXTERIOR. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS ARE SUBJECT TO MODIFICATION WITHOUT NOTICE.



50 Pierina Court

RECEIVED
OCT 07 2020
VAUGHAN COMMITTEE
OF ADJUSTMENT



SITE PLAN & BUILDING STATISTICS

Lot 140
REG. PLAN 65M-3475
CITY of VAUGHAN
MUNICIPALITY of YORK

SCALE 1 : 250



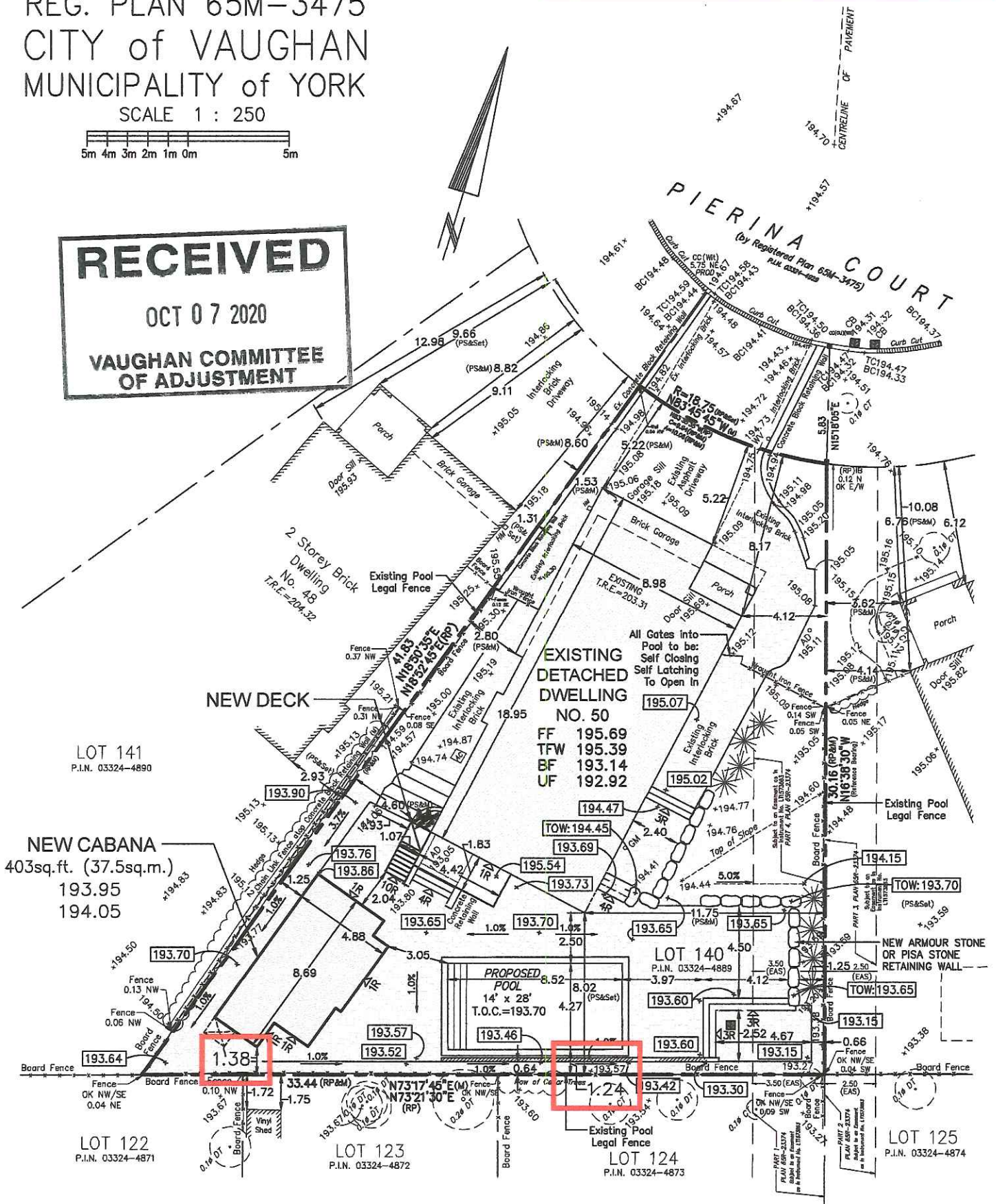
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OCT 07 2020

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OF ADJUSTMENT

EXISTING FRONT YARD SOFT LANDSCAPE AREA CALCULATIONS

TOTAL FRONT YARD AREA = 67.0 SQ.M. (721.20 SQ.FT.)
TOTAL SOFT LANDSCAPE AREA = 11.5 SQ.M. (123.79 SQ.FT.) (17.16%)



Project:
NEW RESIDENTIAL DETACHED CABANA & POOL
50 PIERINA COURT, WOODBRIDGE (VAUGHAN), ONTARIO
CITY OF VAUGHAN

Title:
PROPOSED SITE PLAN

Legal:
LOT 140
REG. PLAN 65M-3475

Ownership:
MRS. ANNA LOMBARDO

ZONING SUMMARY : RV4

LOT FRONTAGE	9.75M (32'-0")
LOT AREA	292 SQ.M. (3,143.16 SQ.FT.)
FRONT YARD SETBACK (NORTH)	3.0M (9'-10")
SIDE YARD SETBACK (WEST)	1.2M (3'-11")
SIDE YARD SETBACK (EAST)	1.2M (3'-11")
REAR YARD SETBACK (SOUTH)	7.5M (24'-7")
LOT COVERAGE	N.A.
BUILDING HEIGHT	8.5M (28'-1") (TO MID-POINT)

ZONING SUMMARY: ACCESSORY STRUCTURE (CABANA)

MAX. EAVES ENCROACH	0.5M (1'-7")
LOT COVERAGE	5.49% (67.0 SQ.M. (721.0 SQ.FT.))
REAR YARD SOFT LANDSCAPE AREA	N.A.
SIDE YARD SETBACK (WEST)	1.2M (3'-11")
REAR YARD SETBACK (SOUTH)	7.5M (24'-7")
BUILDING HEIGHT	4.5M (14'-9" TO PEAK) (3.0M TO SOFFIT)
TOTAL COMBINED LOT COVERAGE	N.A.

PROPOSED OR EXISTING

LOT FRONTAGE	9.94M (32'-7") (EXISTING)
LOT AREA	703.0 SQ.M. (7,587.27 SQ.FT.) (EXISTING)
FRONT YARD SETBACK (NORTH)	3.22M (10'-7") (EXISTING)
SIDE YARD SETBACK (WEST)	1.53M (5'-0") (EXISTING)
SIDE YARD SETBACK (EAST)	4.12M (13'-5") (EXISTING)
REAR YARD SETBACK (SOUTH)	8.02M (26'-3") (EXISTING)
LOT COVERAGE	23.3% (163.75 SQ.M. (1,762.85 SQ.FT.)) (EX.)
BUILDING HEIGHT	N.A. (EXISTING)
MAX. EAVES ENCROACH	0.46M (1'-6") (PROPOSED)
LOT COVERAGE	5.33% (37.5 SQ.M. (403.0 SQ.FT.))
REAR YARD SOFT LANDSCAPE AREA	N.A.
SIDE YARD SETBACK (WEST)	1.25M (4'-1") (PROPOSED)
REAR YARD SETBACK (SOUTH)	1.38M (4'-6") (PROPOSED)
BUILDING HEIGHT	4.24M (13'-11" TO P.) (2.97M TO SOF.) (PROP.)
TOTAL COMBINED LOT COVERAGE	28.63% (201.25 SQ.M. (2,166.31 SQ.FT.)) (PROP.)

REVISIONS:

1	8/25/2020	ISSUED FOR CLIENT REVIEW
2	9/10/2020	ISSUED FOR CLIENT REVIEW
3	9/21/2020	ISSUED FOR M.V. APPLICATION
4		

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY OCCURRENCES SHALL BE REPORTED TO GREAT ROOM INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
GREAT ROOM INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
AS CONSTRUCTED, INVENTS MUST BE USED PRIOR TO POURING FOOTINGS.
GREAT ROOM INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GREAT ROOM INC. THIS DRAWING IS NOT TO BE SCALED.

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

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

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A101/20 - Request for Comments

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

Sent: October-20-20 11:35 AM

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

Subject: [External] RE: A101/20 - Request for Comments

Good morning Adriana,

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

Regards,

Gabrielle

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

MacPherson, Adriana

Subject: FW: A101/20 - Request for Comments

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: October-15-20 3:48 PM

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

Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A101/20 - Request for Comments

Good Afternoon Adriana,

MTO has reviewed the subject land(s) located at 50 Pierina Ct. 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