



Staff Report Summary

Item #11

Ward #1

File: A103/20

Applicant: 1387700 Ontario Ltd, Lindvest Properties (Pine Valley) Ltd.

Address: Part E1/2 Lot 25 Concession 7(VGN), Part 1 65R37855, and Part 1 65R37853 Except Parts 1-3 65R38594 and Parts 1 & 2 65R38595; City of Vaughan

The subject lands are further described as Parts 1 and 2 on Block 74 as provided in Draft Plan of Subdivision 19T-03V25

Agent: KLM Planning Partners 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"/>	<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		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
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: None

Background History: None

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



Minor Variance
Application

A103/20

Agenda Item: 11

Ward: 1

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: 1387700 Ontario Ltd, Lindvest Properties (Pine Valley) Ltd.

Agent: KLM Planning Partners Inc

Property: **Part E1/2 Lot 25 Concession 7(VGN), Part 1 65R37855, and Part 1 65R37853 Except Parts 1-3 65R38594 and Parts 1 & 2 65R38595; City of Vaughan**

The subject lands are further described as Parts 1 and 2 on Block 74 as provided in Draft Plan of Subdivision 19T-03V25

Zoning: The subject lands are zoned RT1 9(1457) and subject to the provisions of Exception under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Medium-Density Residential-Commercial", subject to Area Specific Policy 12.13: Block 40/47.

Related Files: A104/20 and A105/20, 19T-03V25, DA.18.084

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed townhouse unit (Unit 1) on Parts 1 and 2 (as shown on the draft reference plan submitted). Parts 1 and 2 are located within draft plan of subdivision 19T-03V25, Block 74.

Relief is required to facilitate draft plan of subdivision 19T-03V25 and Site Plan Application DA.18.084.

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

By-law Requirement	Proposal
The minimum required rear yard setback is 7.5 metres.	To permit a minimum rear yard setback of 6.53 metres.

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 26, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): To reduce the minimum required rear yard setback from 7.5 metres to 6.53 metres due to the irregularity of Block 74.

Recommended condition of approval:

That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.

Adjournment Request: None

Building Standards (Zoning Review):

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

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'): "Medium-Density Residential-Commercial", subject to Area Specific Policy 12.13: Block 40/47.

The Owner is requesting permission to develop the subject lands for townhouse dwelling units with the above-noted variance. The Subject Lands are located within Draft Plan of Subdivision File 19T-03V25 and are subject to Zoning By-law Amendment File Z.03.107 and Site Development File DA.18.084 to permit street townhouses. Draft Plan of Subdivision File 19T-03V25 was approved by the Ontario Municipal Board ('OMB'), now known as the Local Planning Appeal Tribunal ('LPAT') on April 6, 2016 (OMB File No. PL150872). Zoning By-law Amendment File Z.03.107 was approved by LPAT on April 27, 2018 and was endorsed by Vaughan Council on May 23, 2018 as By-law 69-2018.

Due to the irregular shape of Block 74, a minor variance for a reduced rear yard setback is required in order to site the unit appropriately maintaining a consistent character along Pine Valley Drive. The subject property is partially located within Toronto and Region Conservation Authority's ('TRCA') Regulated Area of the Humber River Watershed. TRCA staff are satisfied that the proposed works will not have any negative impacts on the adjacent natural features or associated natural hazards. As such, TRCA has no concerns with the requested variance.

Accordingly, the Development Planning Department is of the opinion that the proposed variance 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 conditions:

1. That Draft Plan of Subdivision File 19T-03V25 be registered to the satisfaction of theDevelopment Planning Department, in accordance with the Draft 65M-Plan and Draft 65R-Plan provided.
2. That Site Development File DA.18.084 be approved to the satisfaction of the DevelopmentPlanning Department.

Cultural Heritage (Urban Design):

The subject lands have been determined to be free of further archaeological work. Notwithstanding:

Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A103/20 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.084) from the Development Engineering (DE) Department.

Parks, Forestry and Horticulture Operations:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No comments.

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
- 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaugan.ca	That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Planning Brandon Bell	1. That Draft Plan of Subdivision File 19T-03V25 be registered to the satisfaction of the Development Planning

	Department/Agency	Condition
	905-832-8585 x 8112 Brandon.Bell@vaughan.ca	Department, in accordance with the Draft 65M-Plan and Draft 65R-Plan provided. 2. That Site Development File DA.18.084 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Farzana Khan 905-832-2281 Farzana.Khan@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.084) from the Development Engineering (DE) Department.
4	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$1,100.00 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.

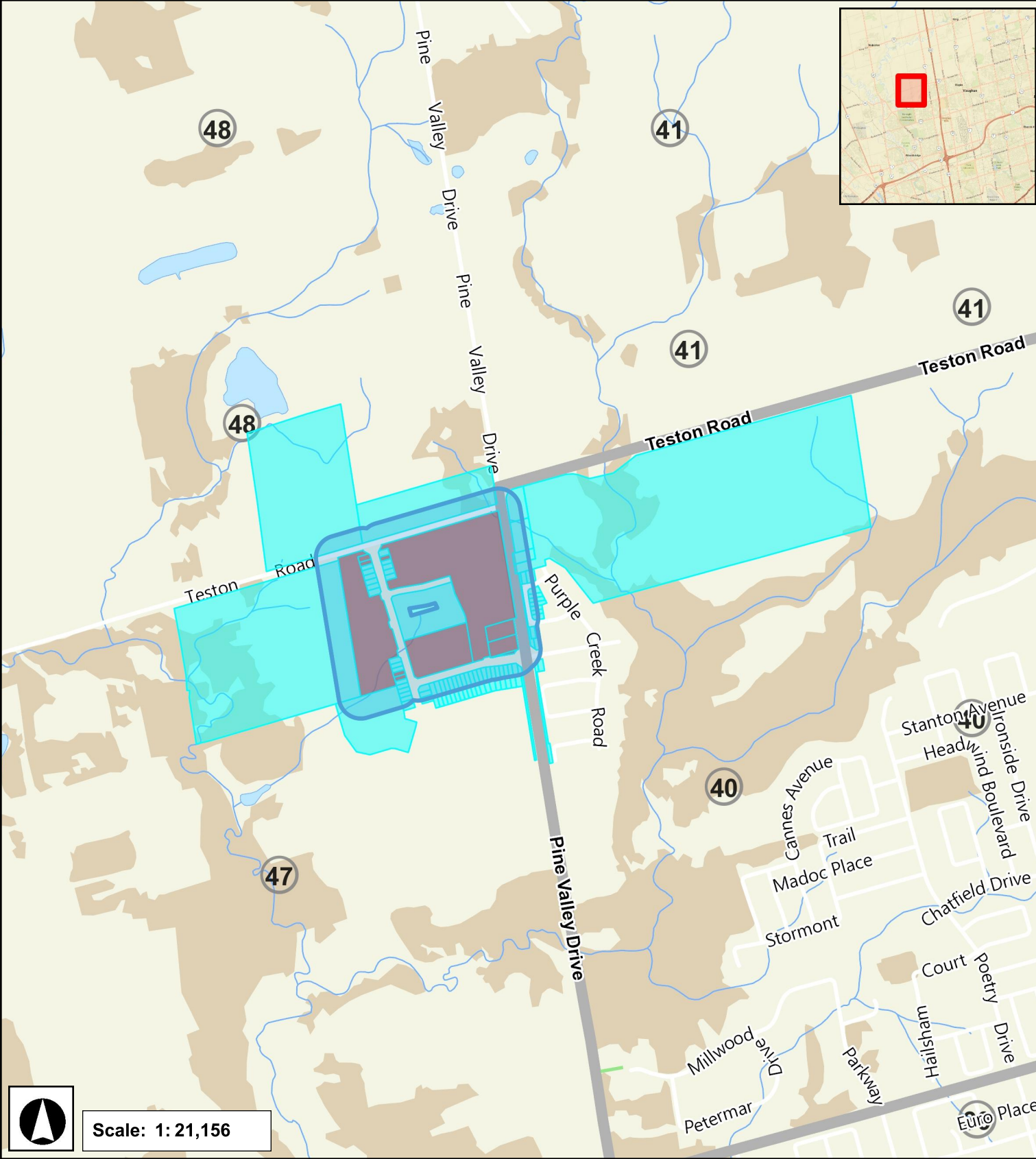
For further information please contact the City of Vaughan, Committee of Adjustment

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



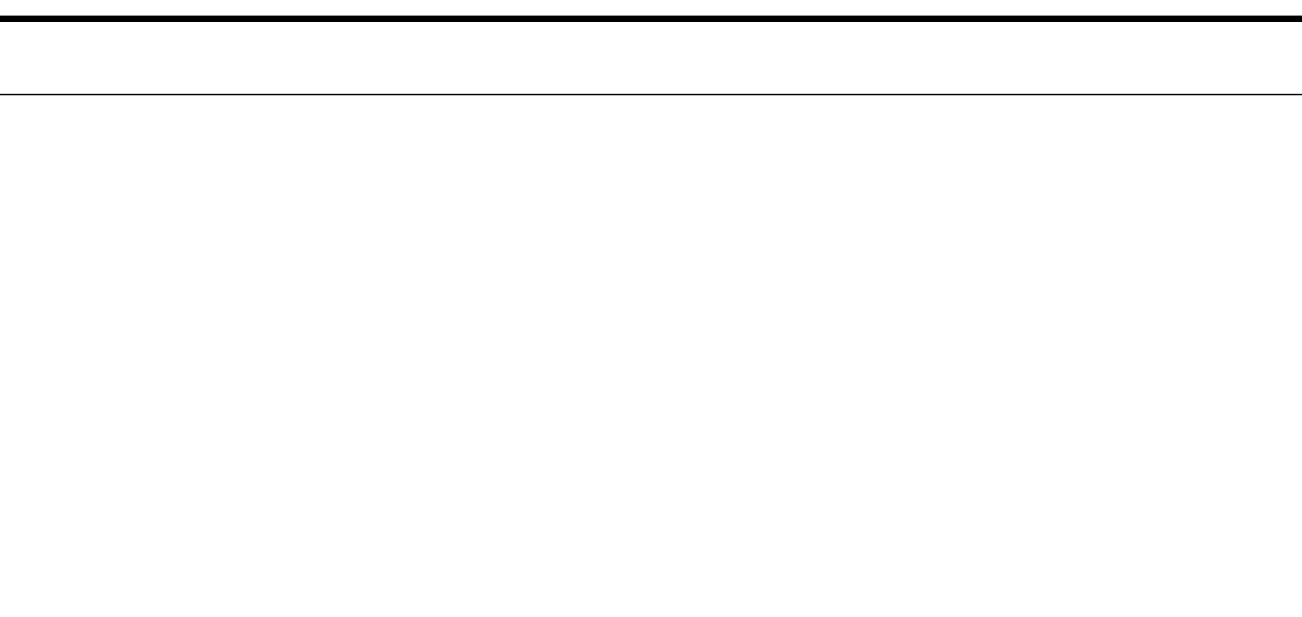
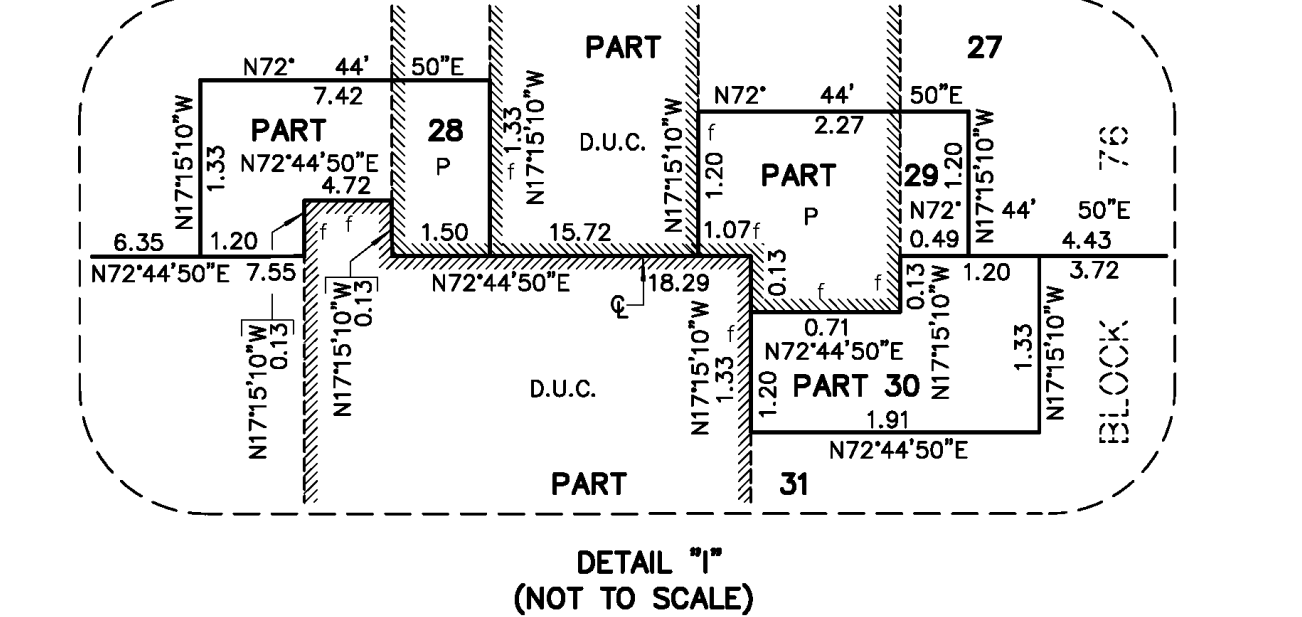
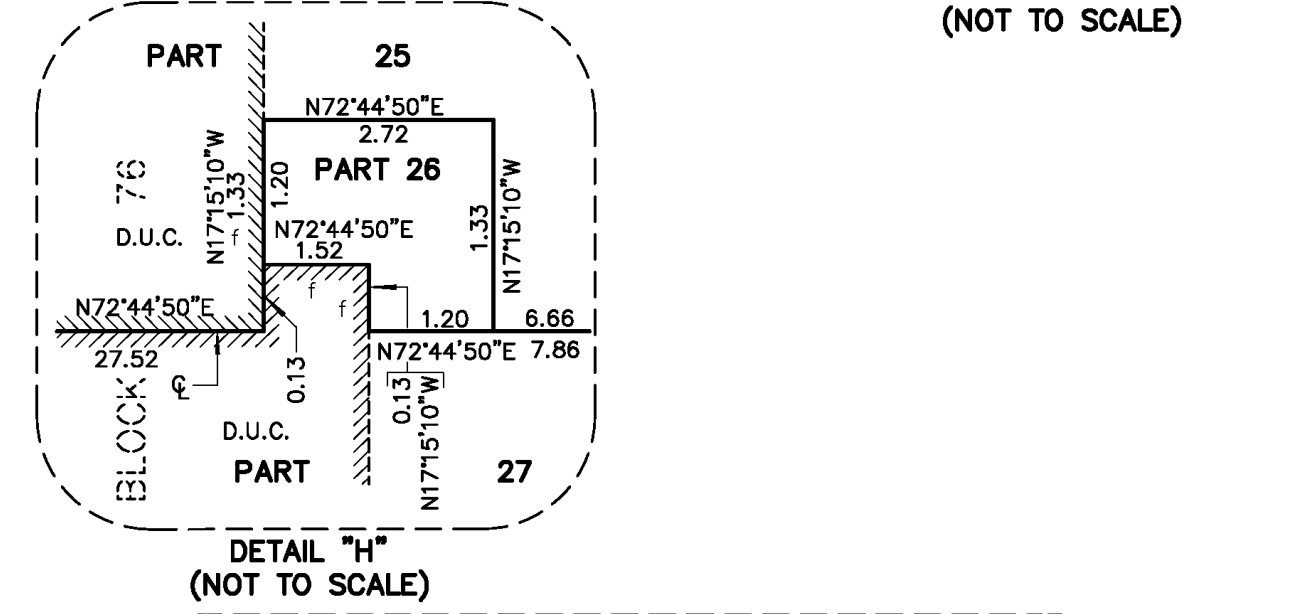
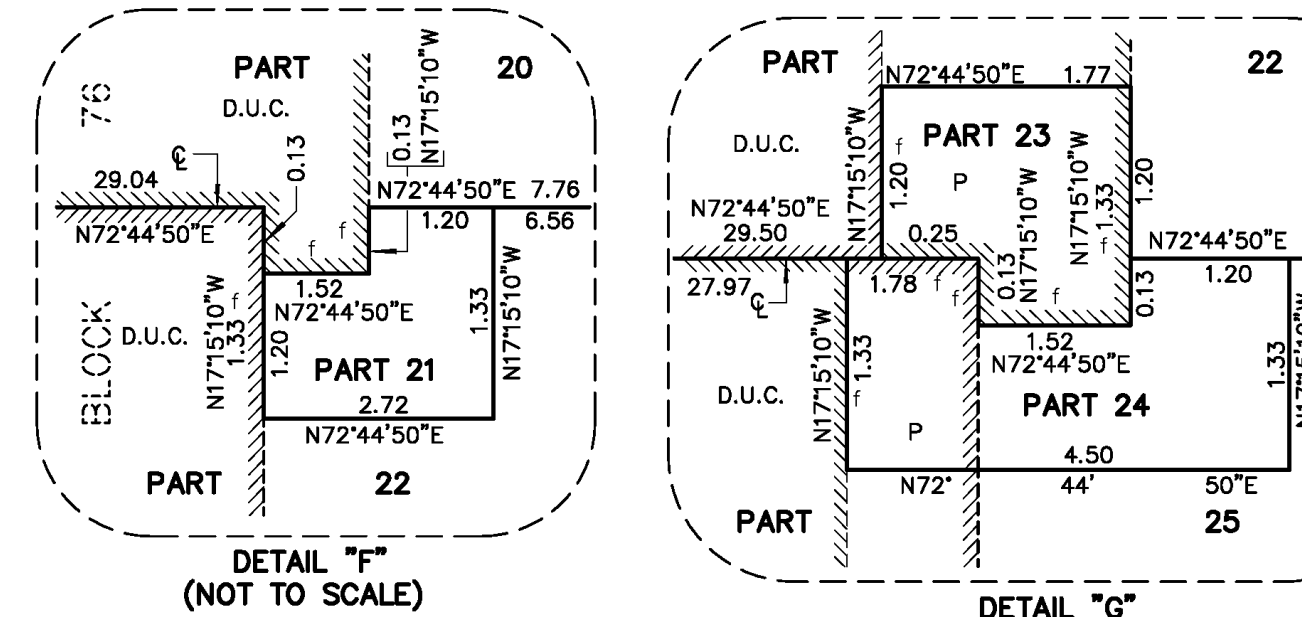
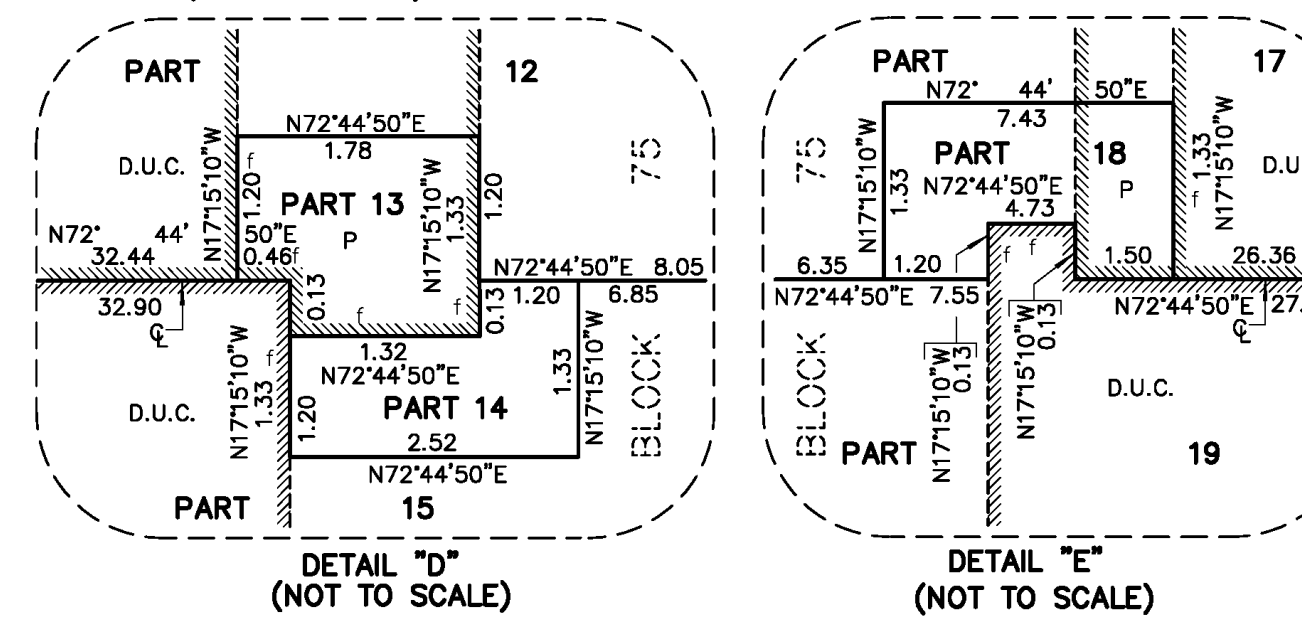
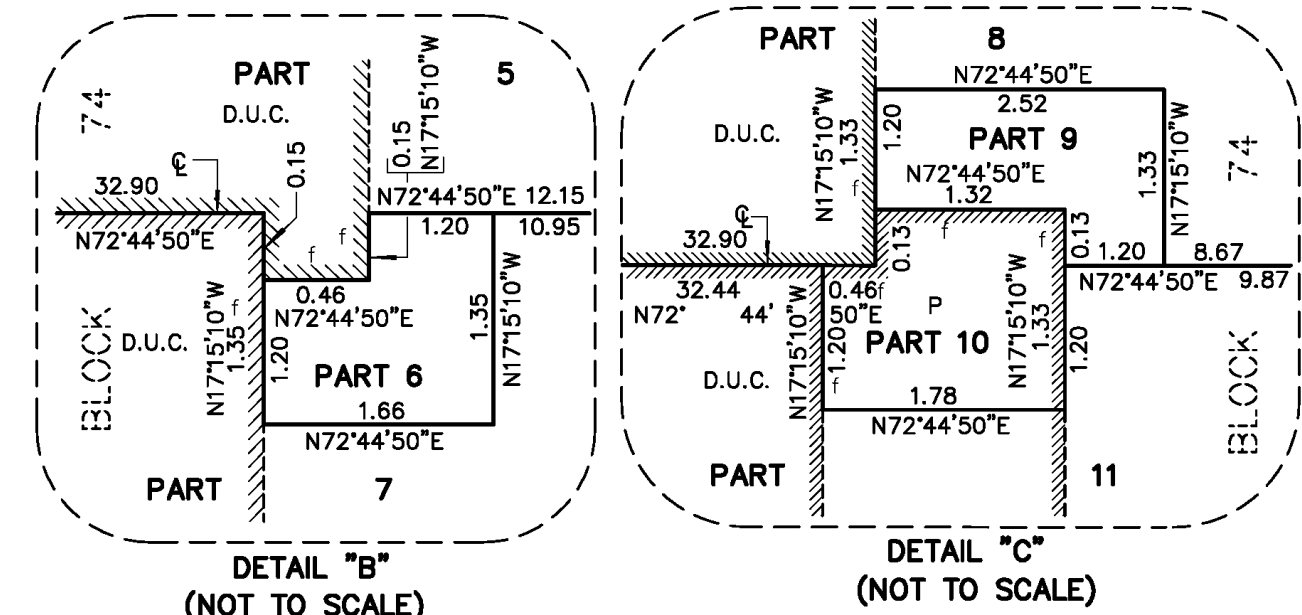
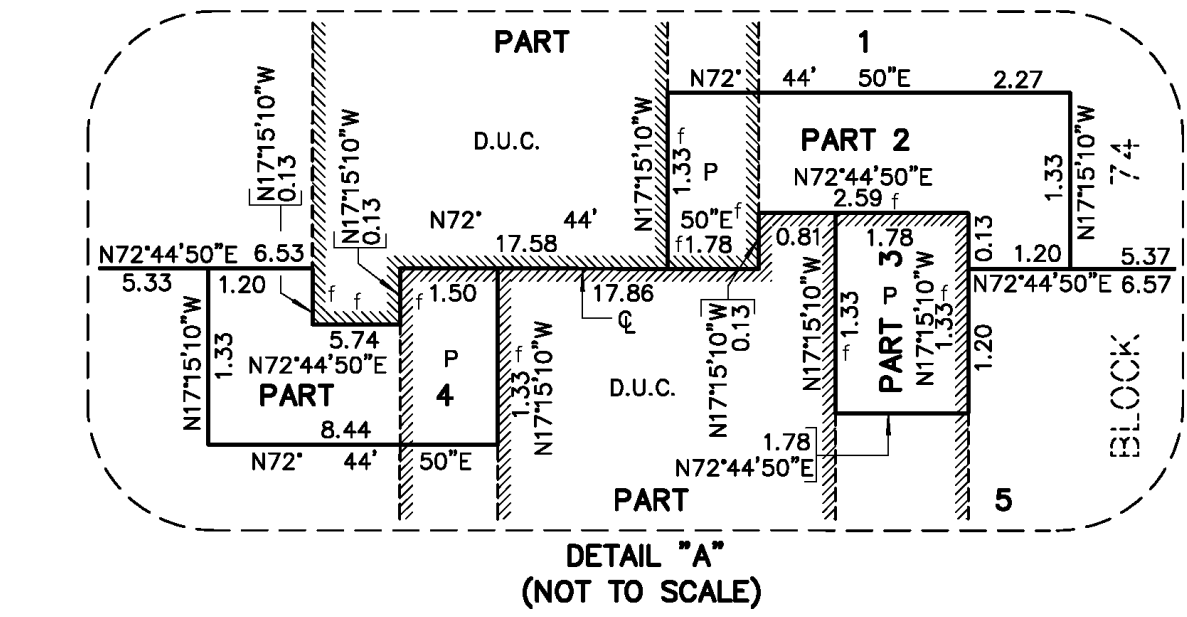
PLAN OF SURVEY OF
BLOCKS 74, 75 AND 76
PLAN 65M-XXXX
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300
10m 5m 0 10m 20m 30 metres

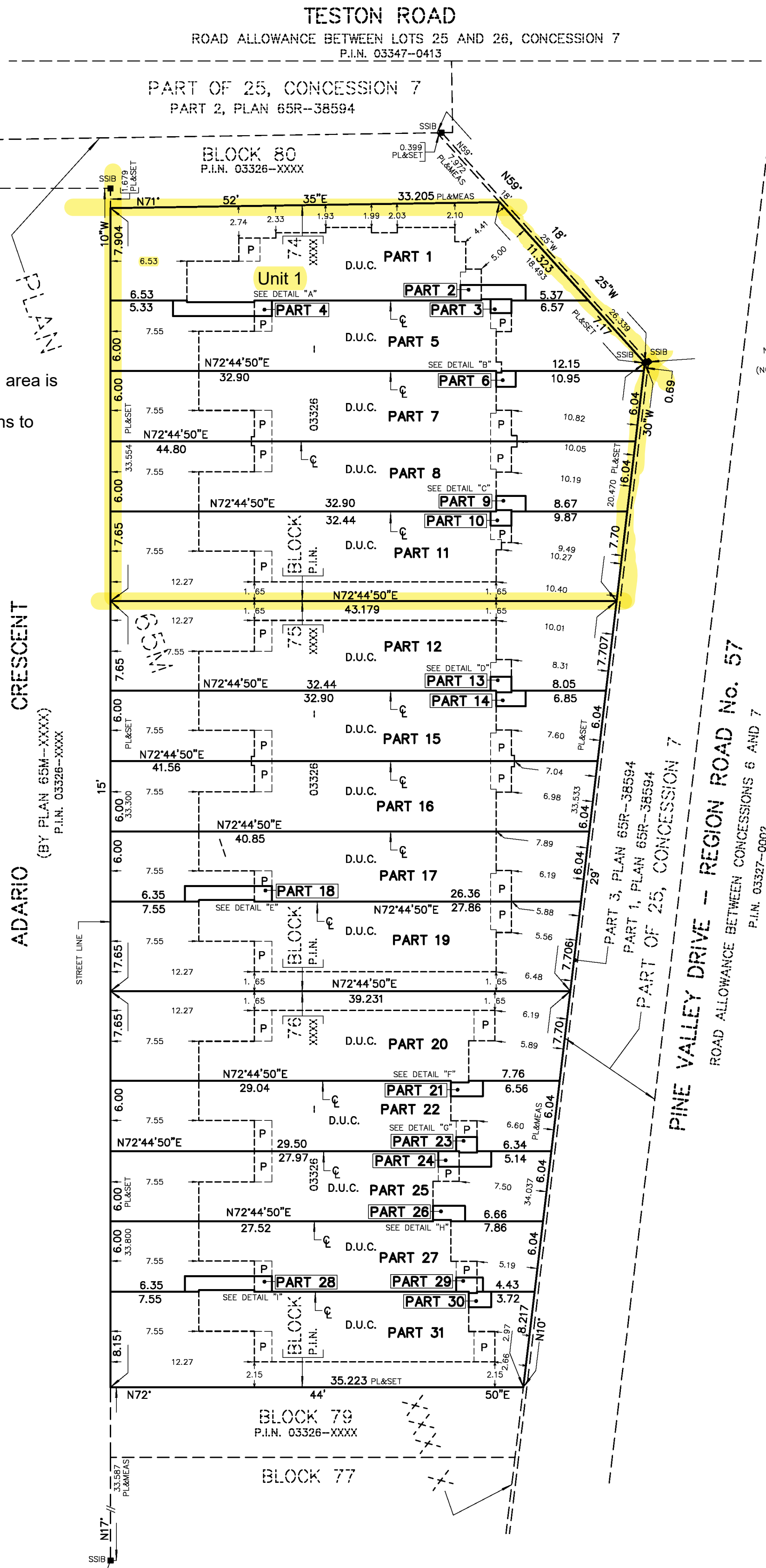
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



The highlighted area is Block 74. The variance pertains to Part 1 (Unit 1).



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE XXth DAY OF JULY, 2020

DATE, 2020

T. SINGH
ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE, 2020

T. SINGH, O.L.S.

PLAN 65R-

RECEIVED AND DEPOSITED

DATE, 2020

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

PART	BLOCK	PLAN	ALL OF P.I.N.
1 TO 11 (INCLUSIVE)	74		03326-XXXX
12 TO 19 (INCLUSIVE)	75	65M-XXXX	03326-XXXX
20 TO 31 (INCLUSIVE)	76		03326-XXXX

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- ▣ DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- (WT) DENOTES WITNESS
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- PL DENOTES PLAN 65M-XXXX
- € DENOTES CENTRELINE OF WALL
- f DENOTES FACE OF WALL
- P DENOTES PORCH
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S.

ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM
SCP 105980062 NORTH 4857422.749 EAST 614407.107
SCP 105980054 NORTH 4856720.282 EAST 613329.103

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999722.



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: G.P./T.S.
JOB No. 20-136 CAD FILE No. 20-136R02-PLC

JUL 20, 2020 - 07:38:13

PLAN 65M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION No. 65 AT -----O'CLOCK ON THE ----- DAY OF -----, 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 03326-0432 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. -----

Representative For Land Registrar

THIS PLAN COMPRISES PART OF PIN 03326-0432. SUBJECT TO EASEMENT OVER PART 4, PLAN 65R-38841 AS IN INST. No. YR3076043 (AFFECTS PART OF LOTS 34 AND 35, ALL OF BLOCK 82 (0.30 RESERVE) AND PART OF KINBURN CRESCENT).

PLAN OF SUBDIVISION OF
PART OF THE EAST HALF OF
LOT 25, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000



NOTES

- DENOTES IRON BAR PLANTED
- SSB SHORT STANDARD IRON BAR PLANTED
- " FOUND MONUMENT
- " SSB STANDARD IRON BAR
- " SHORT STANDARD IRON BAR
- " P PLAN 65R-38594
- " M SCHAEFFER DZALDOV BENNETT LTD.
- " MEASURED
- " S SET

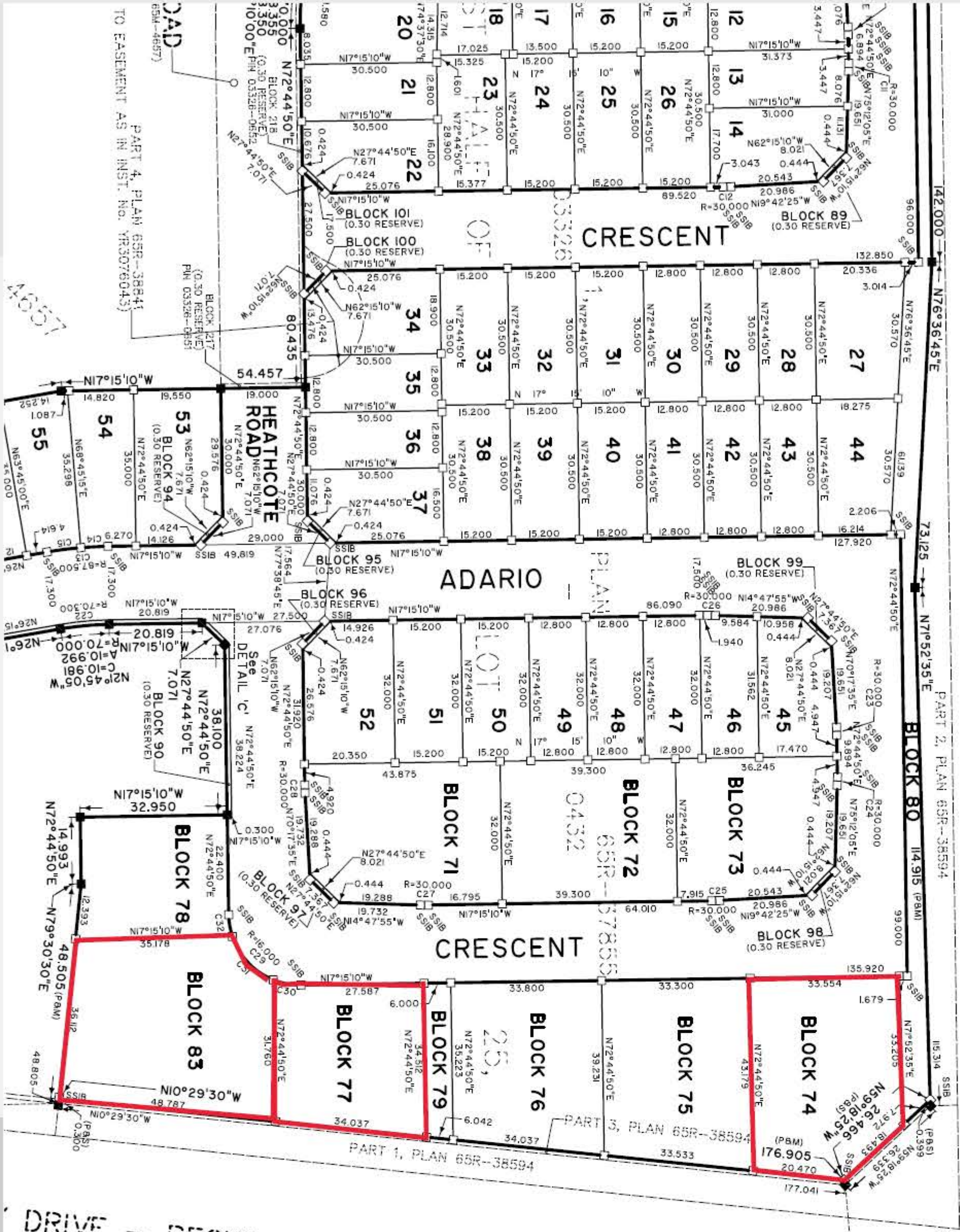
ALL FOUND MONUMENTS ARE NUMBERED 922 UNLESS NOTED OTHERWISE.
ALL FOUND MONUMENTS ARE SSB'S UNLESS NOTED OTHERWISE.
0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES.
TOTAL AREA OF SUBDIVISION = 6.4302 ha.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 105980062 AND 105980054, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999722.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL)
COORDINATES TO LIBRARIAN ACCURACY BPP SEC. 1(1/2) OF O.B.P.C. 216/10



TESTON ROAD
ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 7
PIN 03347-0413



DRIVE -- REGION ROAD No. 57
NANCE BETWEEN CONCESSIONS 6 AND 7
PIN 03327-0002

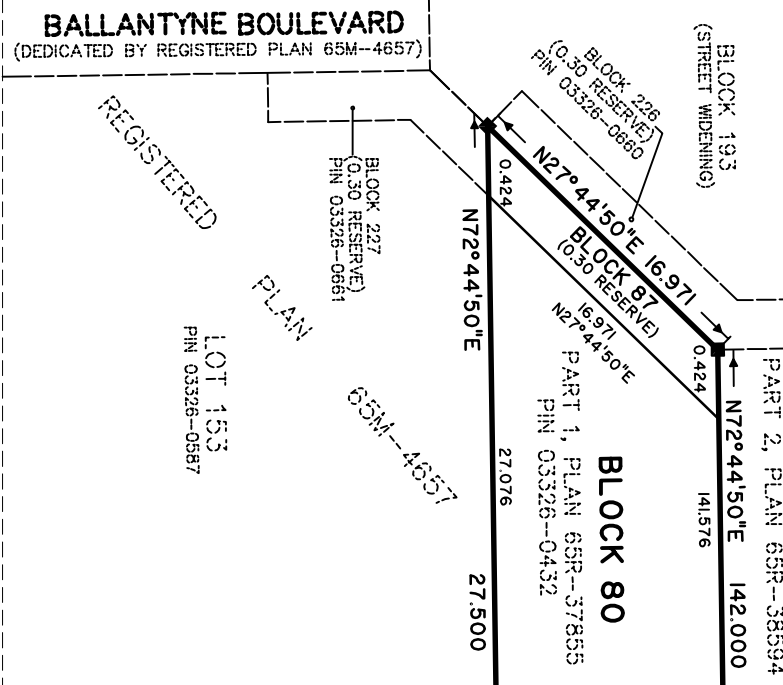
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BLOCK No.	AREA (m ²)
71	1860.5
72	1237.6
73	1450.0
74	1372.0
75	1268.3
76	101.3
77	909.8
78	209.2
79	162.6
80	12.6
81	9.3
82	1742.7

CURVE	ARC	RADIUS	BEARING	CHORD
C1	5.82	75.000	N7°13'02"E	5.81
C2	1.20	10.000	N7°13'02"E	1.20
C3	8.355	70.000	N8°50'00"W	8.350
C4	0.366	70.000	N0°34'35"W	0.366
C5	7.939	70.000	N8°59'45"W	7.935
C6	1.20	10.000	N7°13'02"E	1.20
C7	0.366	87.500	N0°32'40"W	0.366
C8	10.048	87.500	N8°57'50"W	10.042
C9	1.485	30.000	N8°01'55"W	1.485
C10	1.485	30.000	N7°59'28"E	1.485
C11	1.485	30.000	N7°59'28"E	1.485
C12	1.485	30.000	N8°29'00"W	1.485
C13	13.740	87.500	N8°45'00"W	13.736
C14	7.643	87.500	N2°24'45"W	7.640
C15	19.281	70.000	N8°44'00"W	19.317
C16	16.944	70.000	N8°37'25"W	16.917
C17	1.839	18.500	N7°27'00"E	1.834
C18	0.431	18.500	N7°27'00"E	0.431
C19	24.392	87.200	N8°44'00"W	24.313
C20	1.285	30.000	N7°13'02"E	1.285
C21	1.285	30.000	N7°13'02"E	1.285
C22	1.285	30.000	N7°59'28"E	1.285
C23	1.285	30.000	N7°59'28"E	1.285
C24	1.285	30.000	N8°35'15"W	1.285
C25	1.285	30.000	N8°35'15"W	1.285
C26	1.285	30.000	N7°13'02"E	1.285
C27	1.285	30.000	N7°13'02"E	1.285
C28	25.333	16.000	N7°44'50"E	25.627
C29	5.350	16.000	N7°44'50"E	5.350
C30	5.350	16.000	N7°44'50"E	5.350
C31	5.350	16.000	N7°44'50"E	5.350
C32	4.360	16.000	N8°49'50"E	4.360

DETAIL 'A'
NOT TO SCALE

TESTON ROAD

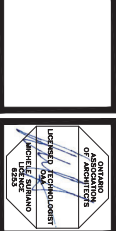


This drawing, as an instrument of service, is provided by and is the property of Sunrno Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Sunrno Design Consultants Inc. of any variations from the drawings. Sunrno Design Consultants Inc. is not responsible for the accuracy of survey structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work, the construction must conform to all applicable codes and requirements. This drawing is not to be scaled.

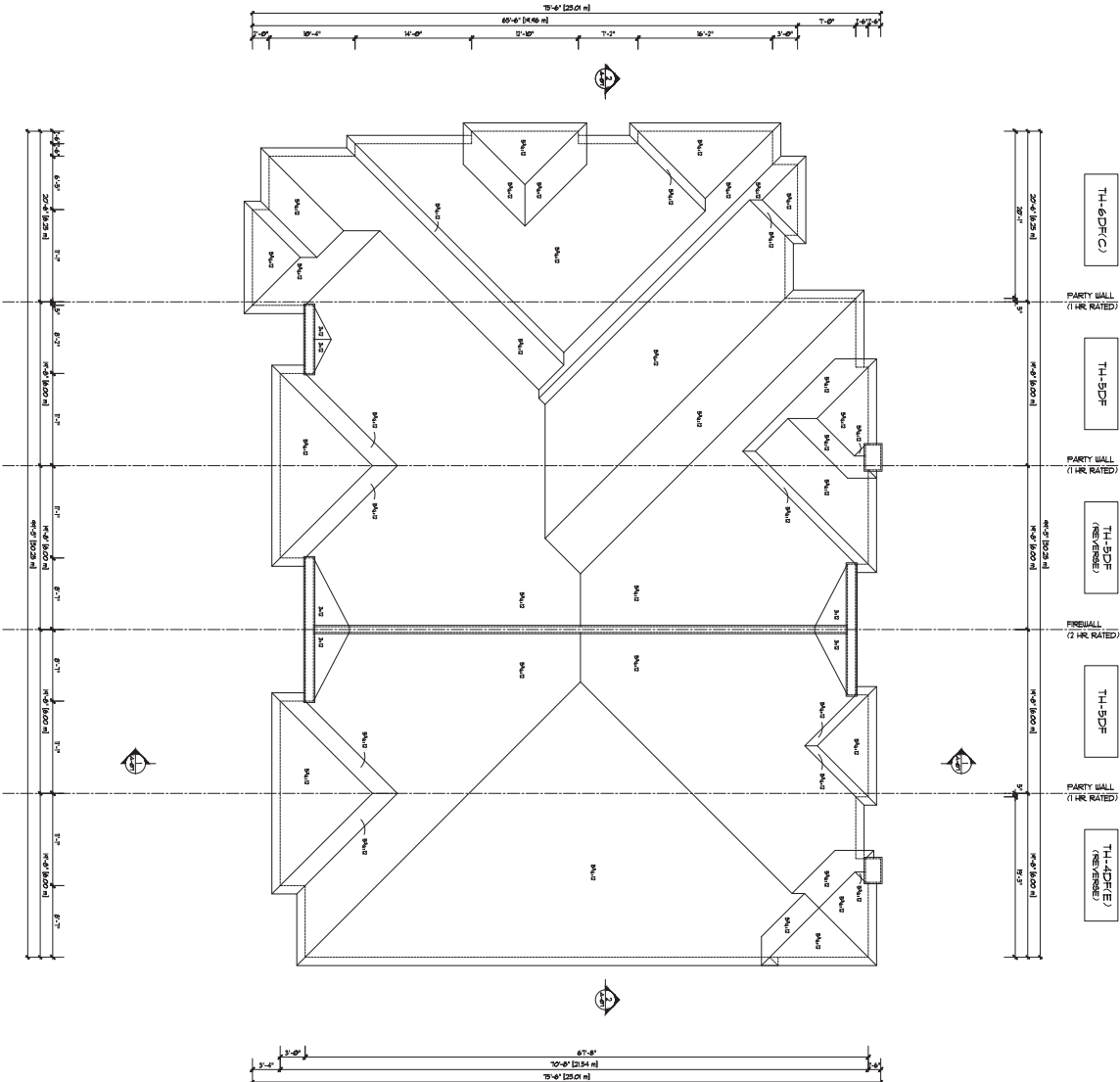
No.	Revision	Date
4	RE-ISSUED FOR SPA	JULY 29/20
3	ISSUED FOR SPA	MAY 28/20
2	ISSUED TO ARCHITECTURAL CONTROL	APR. 29/20
1	ISSUED TO CLIENT FOR REVIEW	APR. 23/20
No.	Issued For	Date

Project
KLEIN ESTATES
RESIDENTIAL DEVELOPMENT

SURVIVAL DESIGN CONSULTANTS INC.
55 Regent Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-764-0024



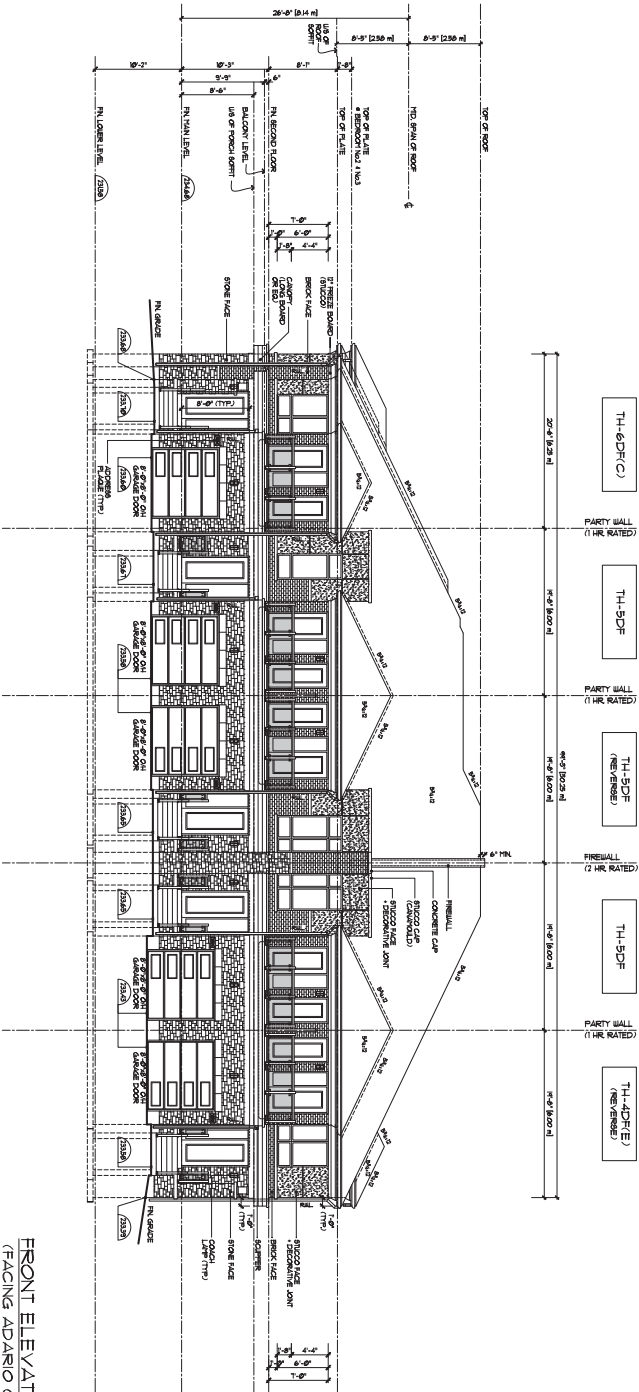
Scale: 1/8" = 1'-0"	Drawing No.
Drawn by: P.B.	A-0
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File No. 19-261	
Plotted: JULY 29/20	



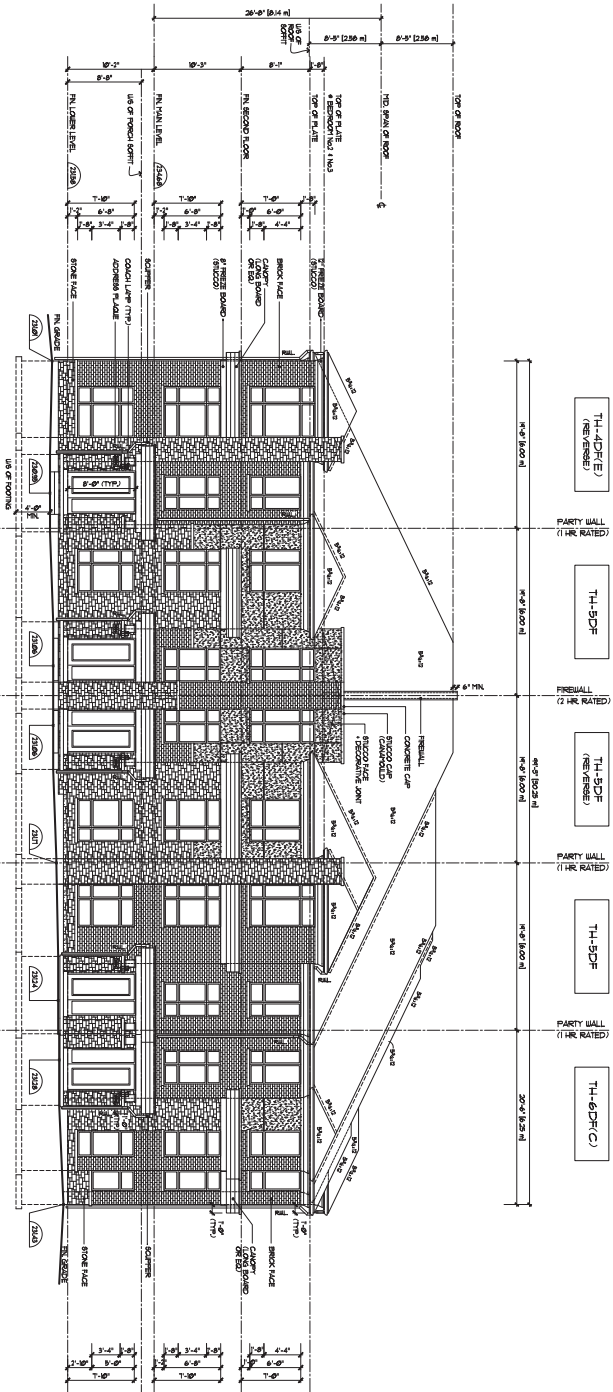
ENERGY MODELING-PERFORMANCE

THIS DRAWING MAY BE CONSIDERED ON A "BEST EFFORTS" BASIS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. (SEE NOTE 10 FOR FURTHER INFORMATION.)

This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Suriano Design Consultants Inc. of any portions from the drawings. Suriano Design Consultants Inc. is not responsible for any errors or omissions in the drawings, including but not limited to survey data, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction must conform to all applicable codes and requirements. This drawing is not to be scaled.



FRONT ELEVATION
(FACING ADARIO CR.)



FRONT ELEVATION
(FACING PINE VALLEY DR.)

No.	Revision	Date
1	RE-DESIGNED FOR SPA	JULY 29/20
2	ISSUED FOR SPATIAL CONSULTING	JULY 29/20
3	ISSUED FOR SPATIAL CONSULTING	JULY 29/20
4	ISSUED FOR SPATIAL CONSULTING	JULY 29/20
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100	ISSUED FOR SPATIAL CONSULTING	JULY 29/20

Drawing Title
BLOCK 748
FRONT ELEVATIONS A

Project
KLEIN ESTATES
RESIDENTIAL DEVELOPMENT

SURIANO.
ARCHITECTURAL DESIGN
SURIANO DESIGN CONSULTANTS INC.
51 Regent Road, Unit 1
Vancouver, BC V6J 1A1
Tel: 604-261-0001

Scale: 1/8" = 1'-0"
Drawn by: P.B.
Checked by: MS
File No.: 19-261
Printed: JULY 29/20

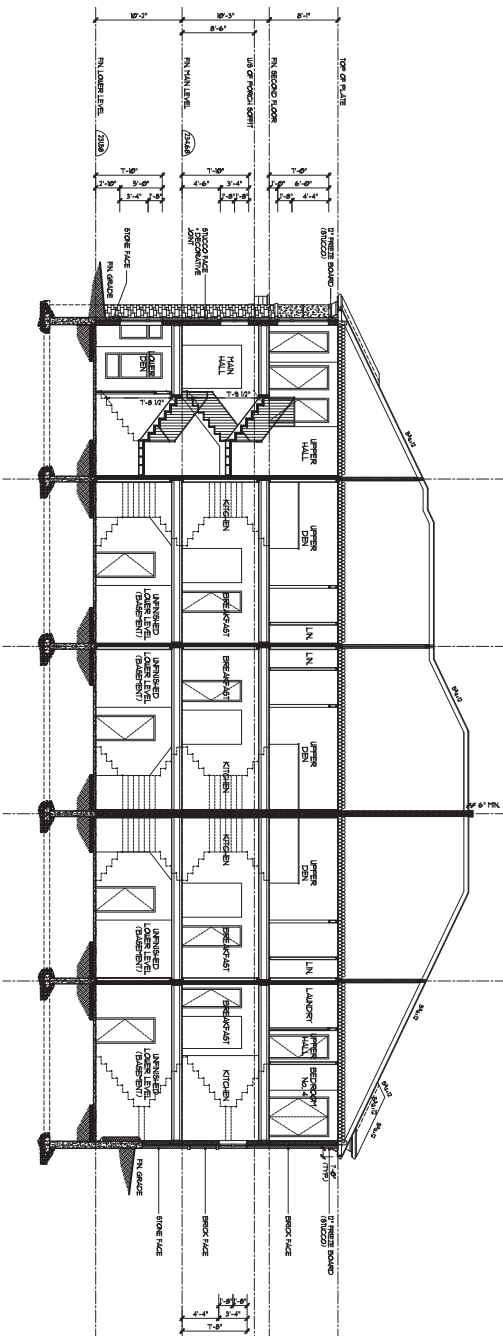
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Drawing No.
A-05

Figure 1



(REVERSE)



RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

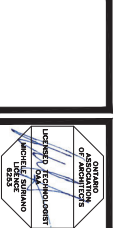
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No.	Revision	Date
4	RE-ISSUED FOR SPA	JULY 29/20
3	ISSUED FOR SPA	MAY 01/20
2	ISSUED TO ARCHITECTURAL COUNCIL	APR. 29/20
1	ISSUED TO CLIENT FOR REVIEW	APR. 23/20
No.	Issued For	Date

Drawing Title

Project

SURVANCE DESIGN CONSULTANTS INC.
51 Rogers Road, Unit 1
Vaughan, Ontario L4L 3P9
T. 905-264-0824



Scale:	1/8" = 1'-0"
Drawn by:	T.K.
Checked by:	MS
File No.	19-261
Plotted:	JULY 29/20

Drawing No.
A-0

Paul Edward, B.Sc., O.L.S.
George T. Singh, B.Sc., P.Eng., O.L.S.
Youssef Wahba, B.Sc., O.L.S.

Ross DenBroeder, B.Sc.E., O.L.S.
Chris Wahba, B.Sc., O.L.S.
Phillip Swift, B.A., O.L.S.
Shan Goonewardena, B.Eng., O.L.S.



643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3

www.r-pe.ca

Tel: (416) 635-5000, Fax: (416) 635-5001
Tel: (905) 264-0881, Fax: (905) 264-2099

FRONTAGE, AREA AND DEPTH CERTIFICATE


Blocks 74, 75 and 76
Plan 65M-xxxx
City of Vaughan
Regional Municipality of York
Acad File: 20-136R02
Our File No.: 20-136

I, T. Singh, an Ontario Land Surveyor of the City of Vaughan, hereby certify that the frontages, areas and depths listed below have been calculated from a Draft Reference Plan prepared for Part Lot Control Exemption.

Part Number(s)	Area (Square Metres)	Frontage by Municipal Definition (Metres)	Depth by Municipal Definition (Metres)
1 & 2	303.10	8.35	36.99
3, 4 & 5	260.39	6.00	43.19
6 & 7	270.85	6.00	45.15
8 & 9	266.48	6.00	44.44
10 & 11	333.95	7.65	43.63
12 & 13	327.01	7.65	42.73
14 & 15	251.33	6.00	41.92
16	247.23	6.00	41.20
17 & 18	242.36	6.00	40.49
19	304.18	7.65	39.68
20	296.84	7.65	38.78
21, 22 & 23	227.81	6.00	37.97
24, 25 & 26	223.15	6.00	37.26
27, 28 & 29	218.96	6.00	36.55
30 & 31	291.52	8.15	35.71

July 21, 2020
Date

20-136-f&a&d-cert-r2.doc


T. Singh
Ontario Land Surveyor

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

MacPherson, Adriana

Subject: FW: A103/20 - Request for Comments

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

Sent: October-20-20 12:22 PM

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

Subject: [External] RE: A103/20 - Request for Comments

Good afternoon 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: A103/20, A104/20 and A105/20 - Request for Comments

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

Sent: October-16-20 2:30 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: A103/20 - Request for Comments

Good Afternoon Adriana,

MTO has reviewed the subject land(s) located at:

- 
- 1. Part of Lot 1 and 2 of Block 74, Part of lot 25, Concession 7.**
 - 2. Parts 1-10, Block 77, Part of Lot 25, Concession 7**
 - 3. Parts 11-14 and Parts 20-23, Block 83, Part of Lot 25, Concession 7**
 - 4. 36 Fran Drive, Woodbridge**

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

October 28, 2020

CFN: 62574.28
X-Ref CFN 50914, 56211, 60805.34

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 Applications A103/20, A104/20, A105/20
South West Corner of Pine Valley Drive and Teston Road
Part Lot 25, Concession 7
City of Vaughan
Owner: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited
(Agent: KLM Planning Partners Inc. c/o Mark Yarranton)**

This letter acknowledges receipt of the above-noted applications, received by the Toronto and Region Conservation Authority (TRCA) on October 16, 2020. TRCA staff has reviewed the applications and offers the following comments for the consideration of the Committee.

Background

A103/20

The purpose of the noted Minor Variance Application for Part 1 and 2 of Block 74, is to request the following:

1. to permit a minimum rear yard setback of 6.53 metres.

A104/20

The purpose of the noted Minor Variance Application for Parts 1-10, Block 77, is to request the following:

1. to permit a rear yard setback of 6.05 metres.

A105/20

The purpose of the noted Minor Variance Application for Parts 11-14, Block 83, is to request the following:

1. To permit a maximum driveway width of 5.81 metres.
2. To permit a minimum interior garage width of 3.658 metres.

It is our understanding that the purpose of the noted variances is to permit the construction of low-rise townhouse dwellings.

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 Provincially Significant Wetland (PSW) located on adjacent lands to the north of the site. 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. In this regard, TRCA must be contacted prior to 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

TRCA was involved in the review of the associated Draft Plan of Subdivision (Municipal File No. 19T-03V25) and Site Development Application (Municipal File No. DA.18.084) for this site. Through the review of these applications TRCA's policy interests were addressed. TRCA has also issued a permit (Permit No. C-161212, originally approved on August 5, 2016, revised on August 14, 2017) to facilitate preliminary and final grading and servicing works associated with the development.

Based on a review of the plans submitted with this Minor Variance Applications, TRCA staff can confirm that the proposal is consistent with the previously approved plans. As such, TRCA staff are satisfied that the proposed works will not have any negative impacts on the adjacent natural features or associated natural hazards. 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 \$1,100.00 (Variance-Subdivision-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 Applications A103/20, A104/20 and A105/20, subject to the following condition:

1. That the applicant provides the required fee amount of \$1,100.00 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: Simbana, Roberto <Roberto.Simbana@vaughan.ca>