



File: A085/20

Applicant: Ruland Realty Limited

Address: 180 Parr Place, Thornhill

Agent: Audax Architecture

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		
Cultural Heritage (Urban Design)		
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York		
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None



Minor Variance
Application

Agenda Item: 1

A085/20

Ward: 5

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, December 3, 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: Ruland Realty Limited

Agent: Audax Architecture

Property: 180 Parr Place, Thornhill

Zoning: The subject lands are zoned R1 and subject to the provisions of Exception 9(797) 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 single family dwelling with attached garage and a cabana to be located in the rear yard.

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 rear yard setback of 15.0 metres is required to the accessory structure (cabana).	1) To permit a minimum rear yard setback of 8.86 metres to the accessory structure (Cabana).
2) A maximum lot coverage of 20% is a permitted	2) To permit a maximum lot coverage of 23.42% (17.13% Dwelling, 5.04% Garage, 1.25% Cabana).

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 November 18, 2020

Applicant confirmed posting of signage on November 13, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC
Cabana	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The additional coverage is due to new owners’ large young family and the proposed 4 car garage (which is a single storey structure and sits behind landscaping to obscure the view to the neighbour).

The rear yard setback is taken to a small 1 storey cabana that services a pool. The main house setback is +/- 20m from the rear lot line (5m more than 15m min requirement.)

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address Urban Design & Forestry comments.

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.

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:

Application under review.

Cultural Heritage (Urban Design):

The owner is advised that the subject property is identified as containing archaeological potential, therefore the following standard clauses shall apply:

- i. 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.
- ii. 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 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 A085/20 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) Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City’s Development Engineering Department.

Parks, Forestry and Horticulture Operations:

Applicant shall amend the arborist report to the satisfaction of forestry.

Recommended condition of approval:
Applicant shall apply for a Tree Removal & Protection Permit

By-Law and Compliance, Licensing and Permit Services:

No Response.

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 Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Application Justification Report

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – 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 **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A085/20, if required.

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 Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	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) Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
4	Parks, Forestry and Horticulture Operations Andrew Swedlo 905-832-8585 x3615 Andrew.Swedlo@vaughan.ca	Applicant shall apply for a Tree Removal & Protection Permit

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.

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

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

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

For 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

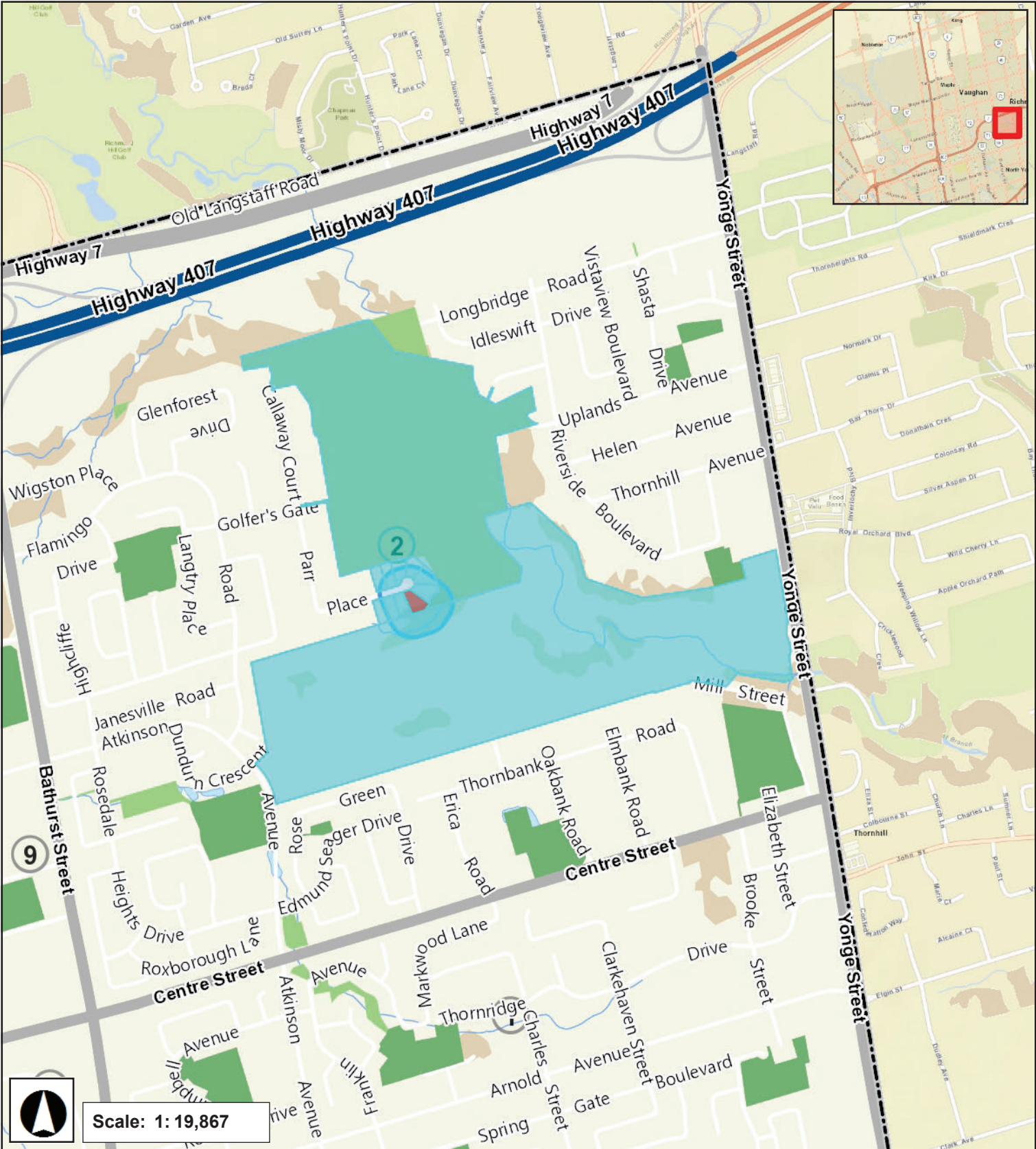
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A085/20 - Notification Map

180 Parr Place, Thornhill

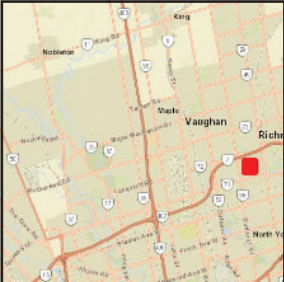
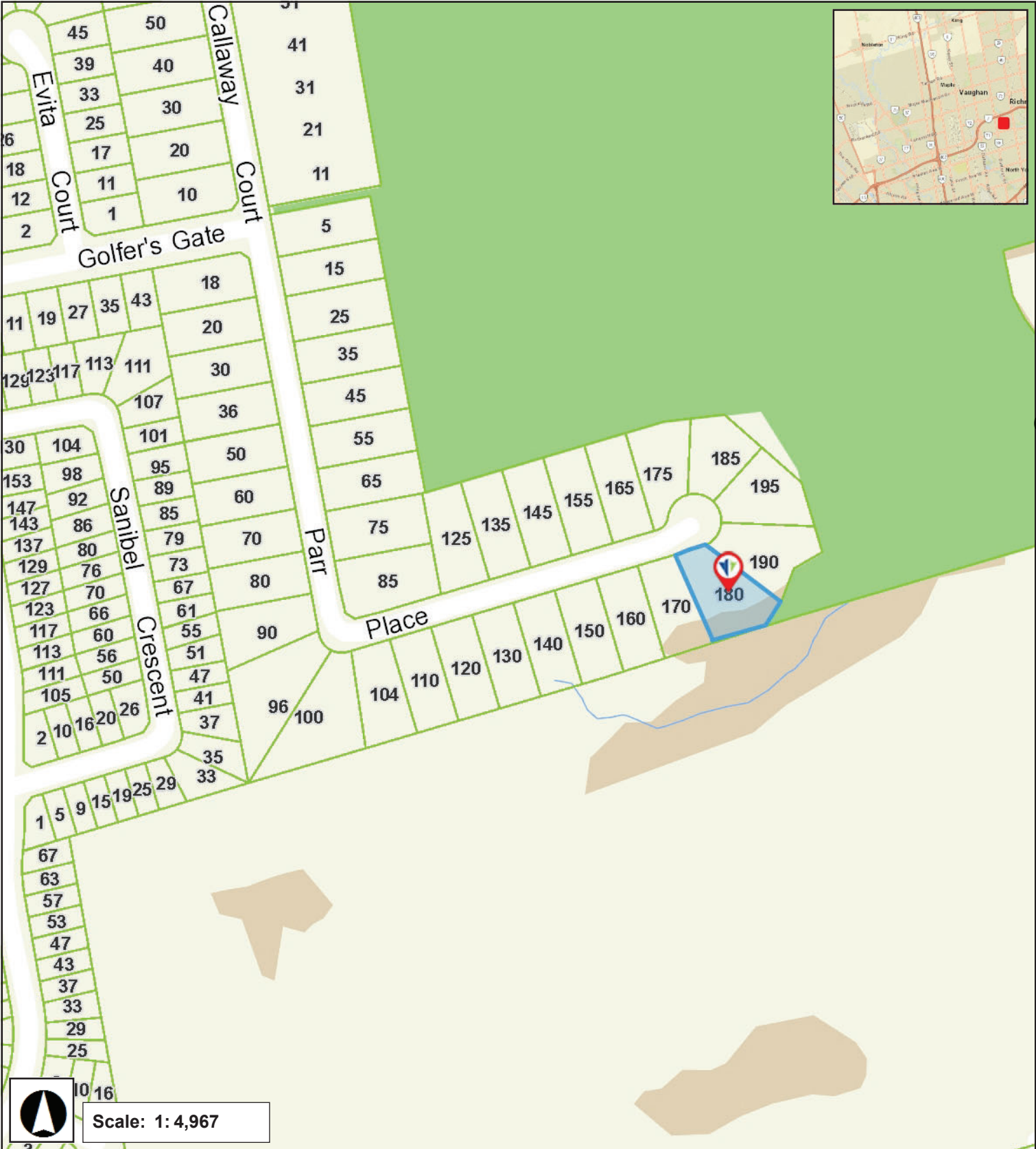




A085/20 - Location Map

180 Parr Place, Thornhill

Highway 407



Yonge Street

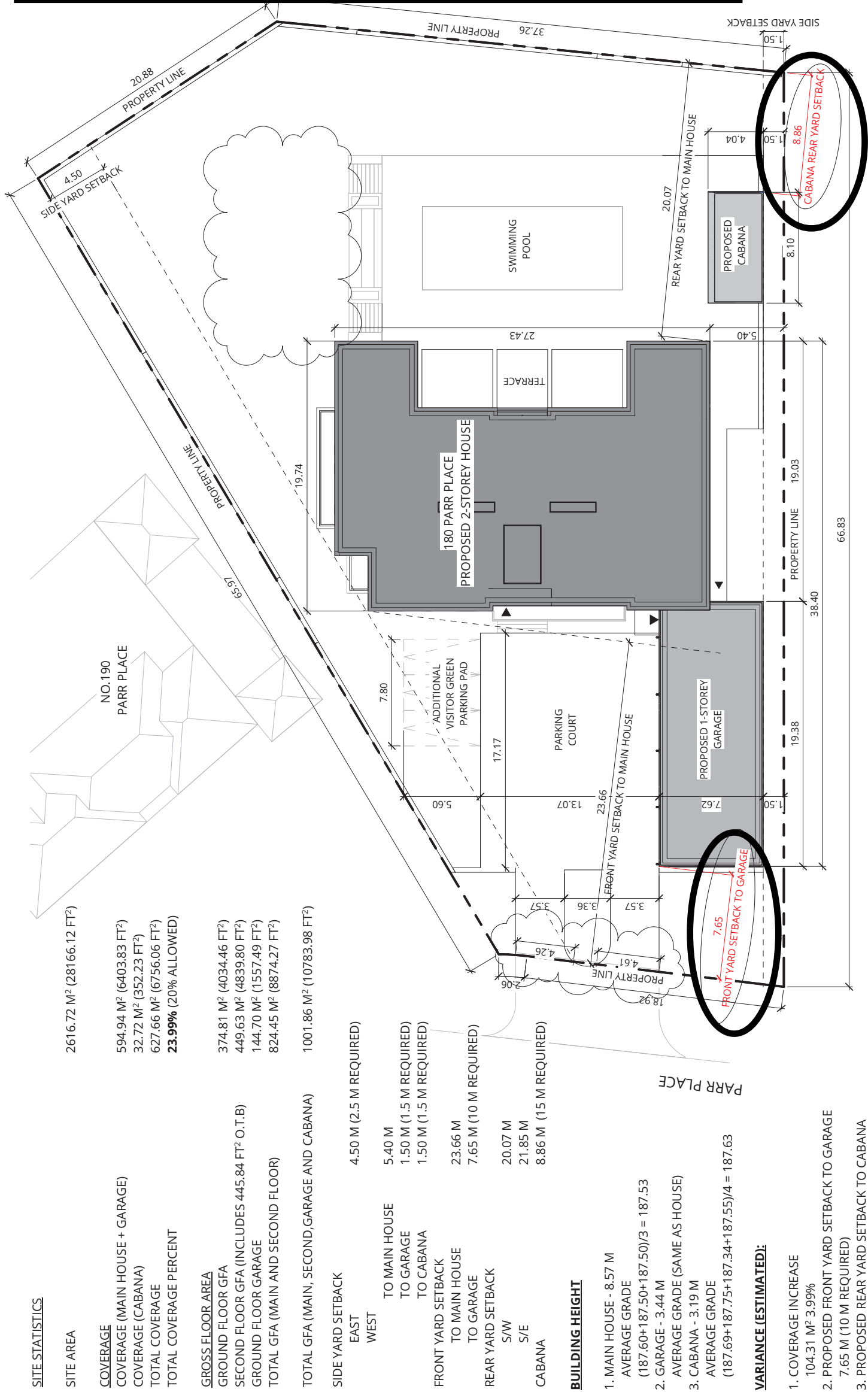


Scale: 1: 4,967

- 1) To permit a minimum front yard setback of 7.65 metres.
- 2) To permit a minimum rear yard setback of 8.86 metres to the accessory structure.
- 3) To permit a maximum lot coverage of 23.99% (5.55% Garage, 1.25% Cabana and 17.18% Dwelling).

$3/64" = 1'-0"$

AUDAX



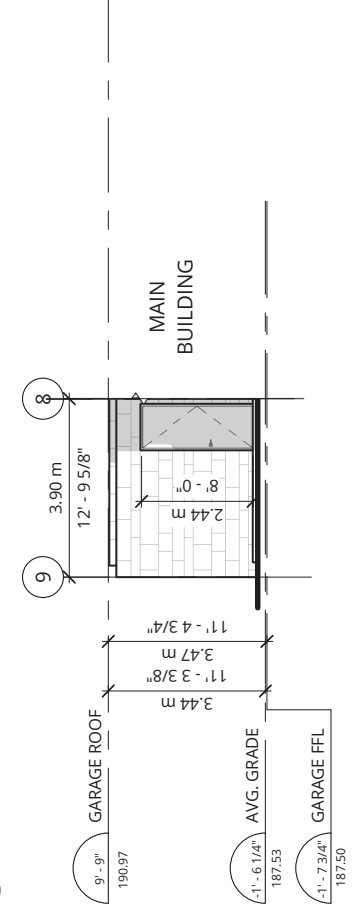
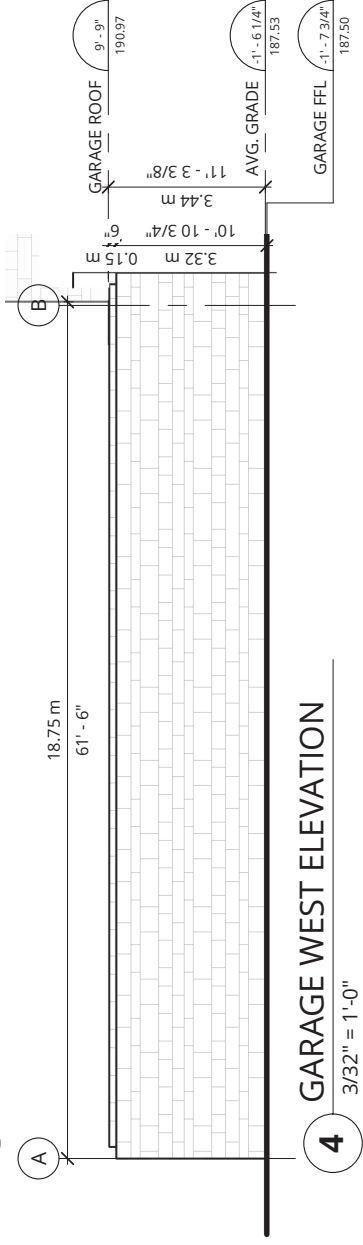
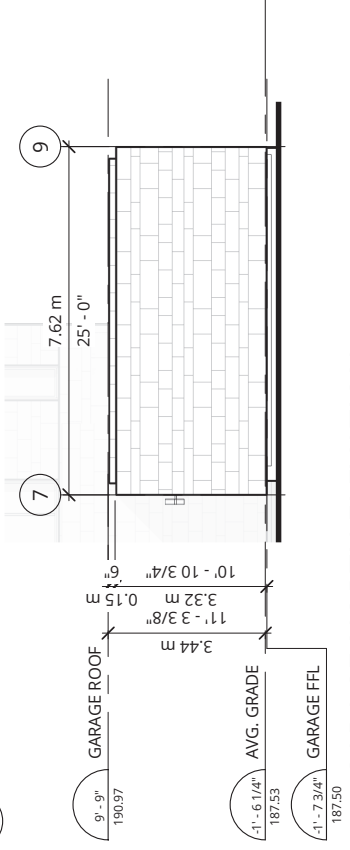
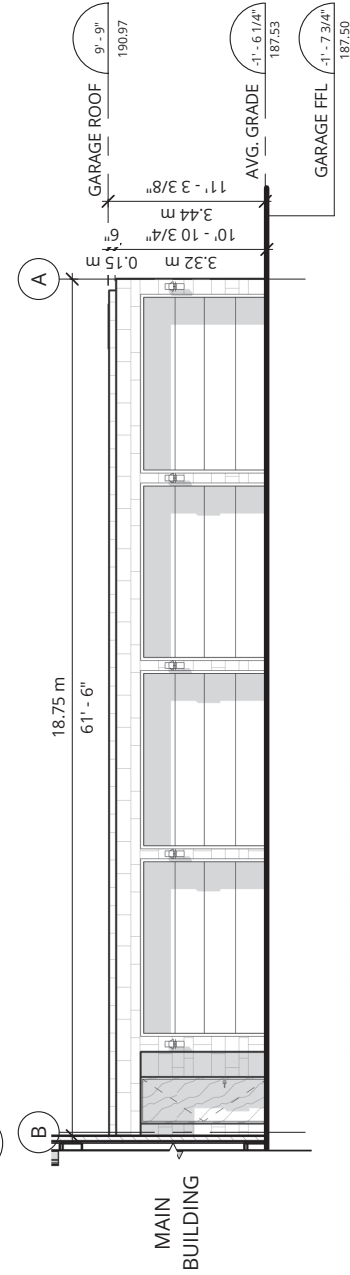
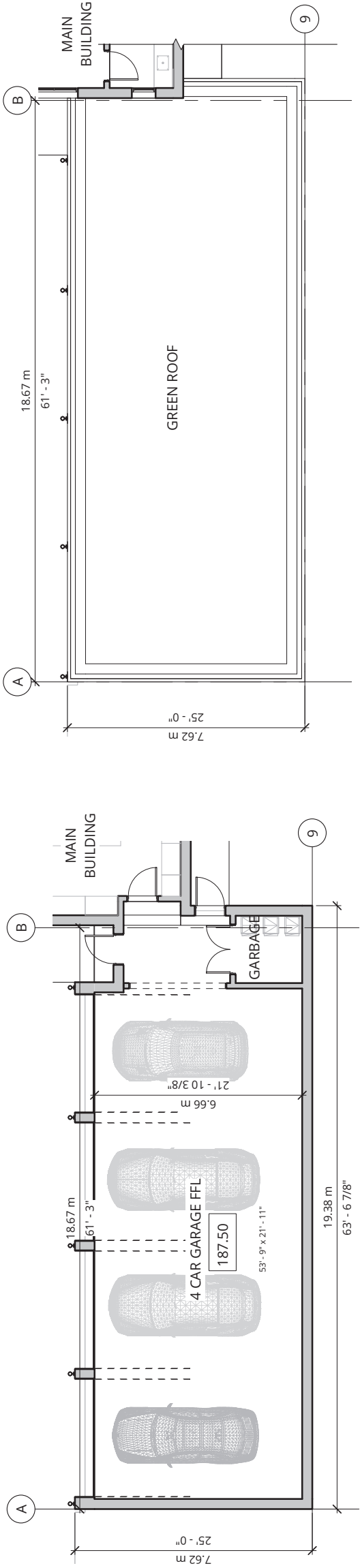
NO.170 PARR PLACE



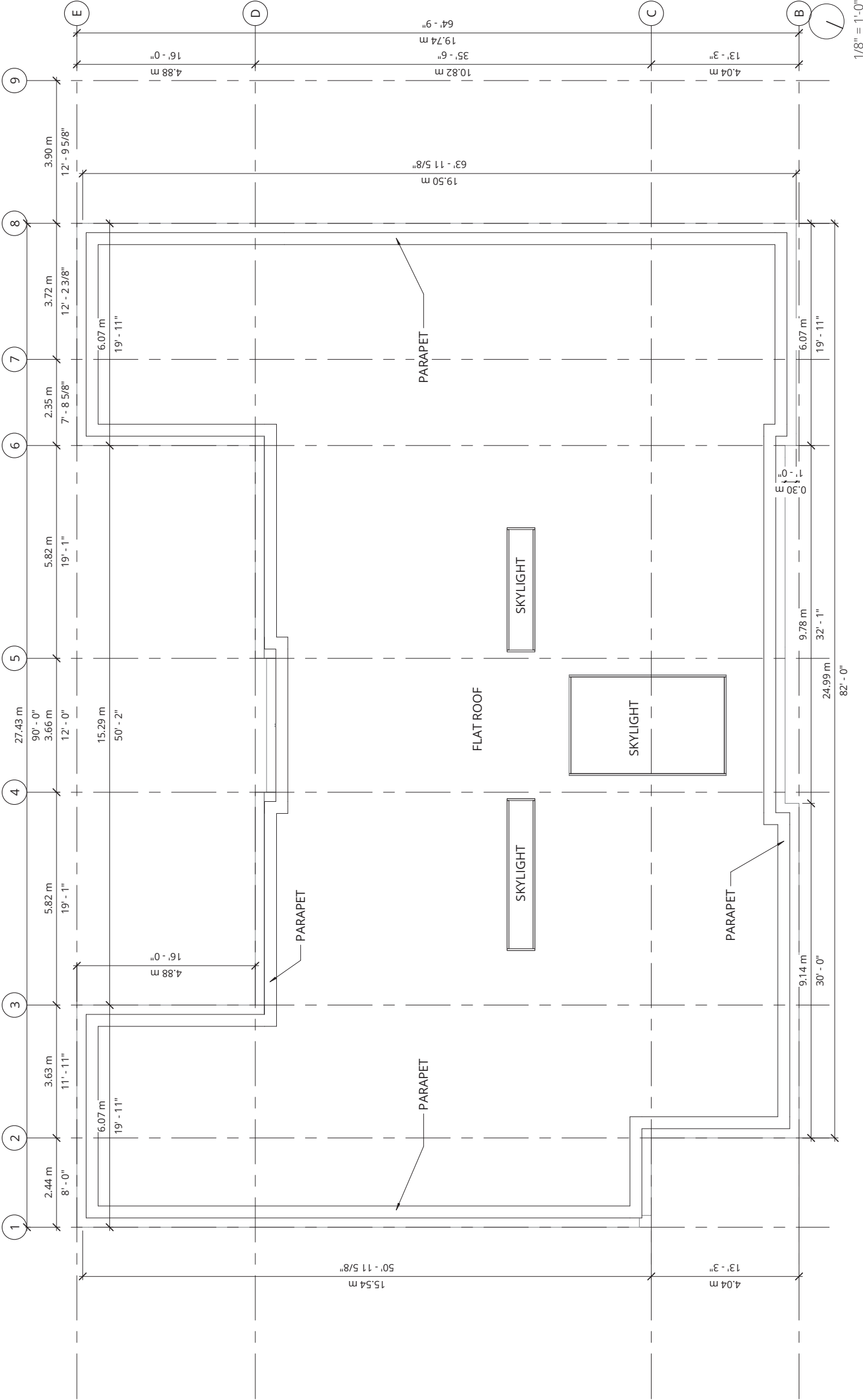
AUDAX

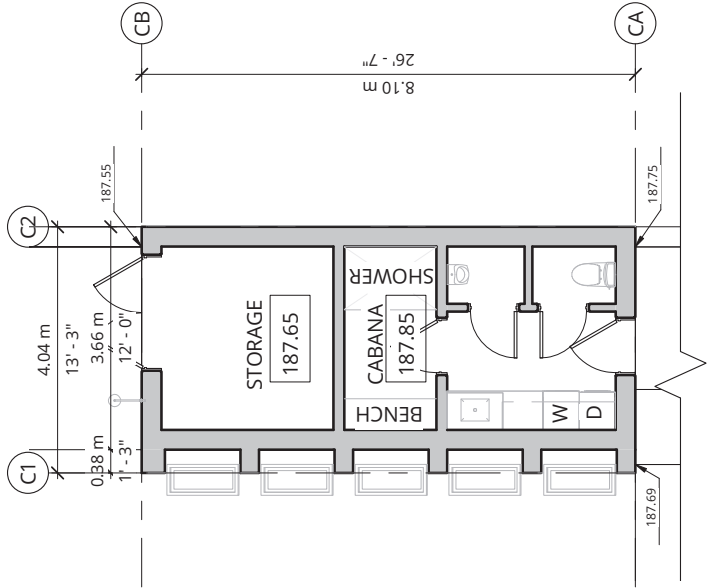
180 PARR PLACE, TORONTO

SEP 11, 2020



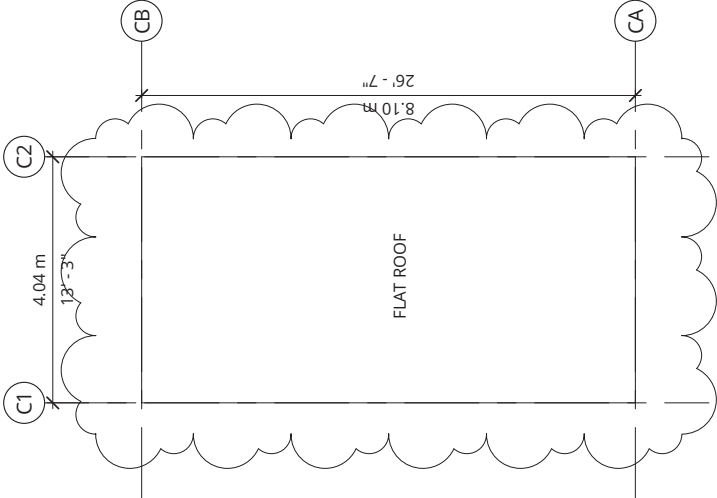
GARAGE GFA : 144.70 sqm (1557.49 sqft)





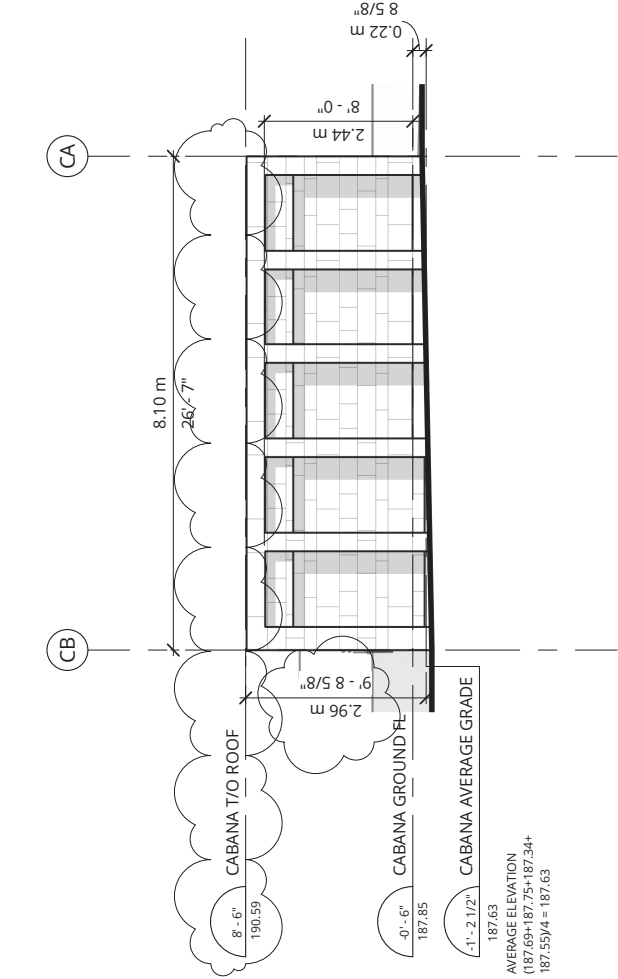
1 CABANA FLOOR PLAN GFA 32.72sqm (352.23 sqft)

1/8" = 1'-0"



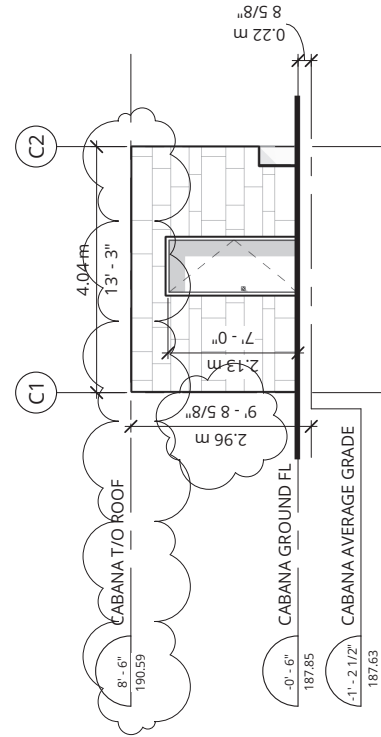
2 CABANA ROOF PLAN

1/8" = 1'-0"



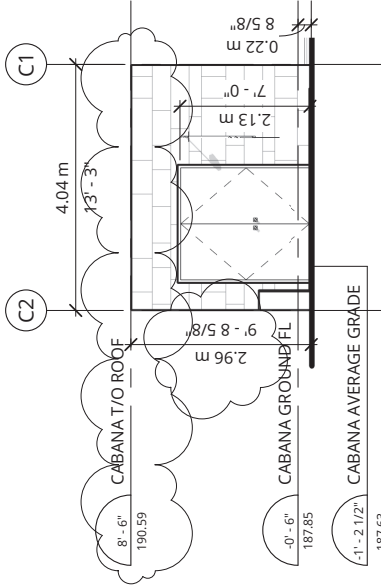
3 CABANA EAST

1/8" = 1'-0"



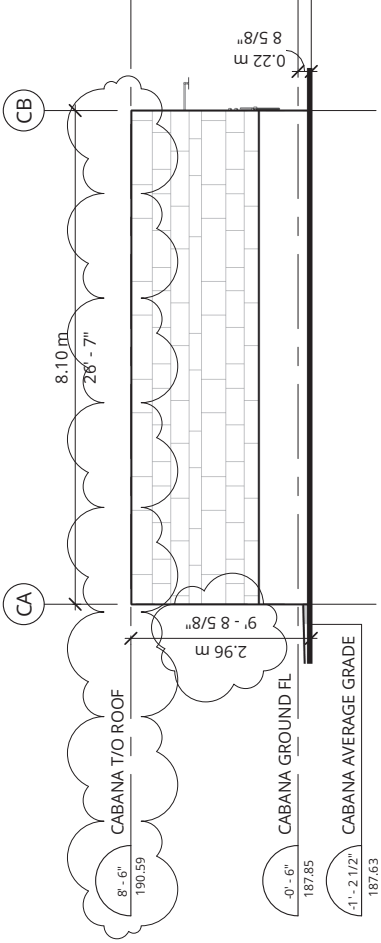
4 CABANA NORTH

1/8" = 1'-0"



5 CABANA SOUTH

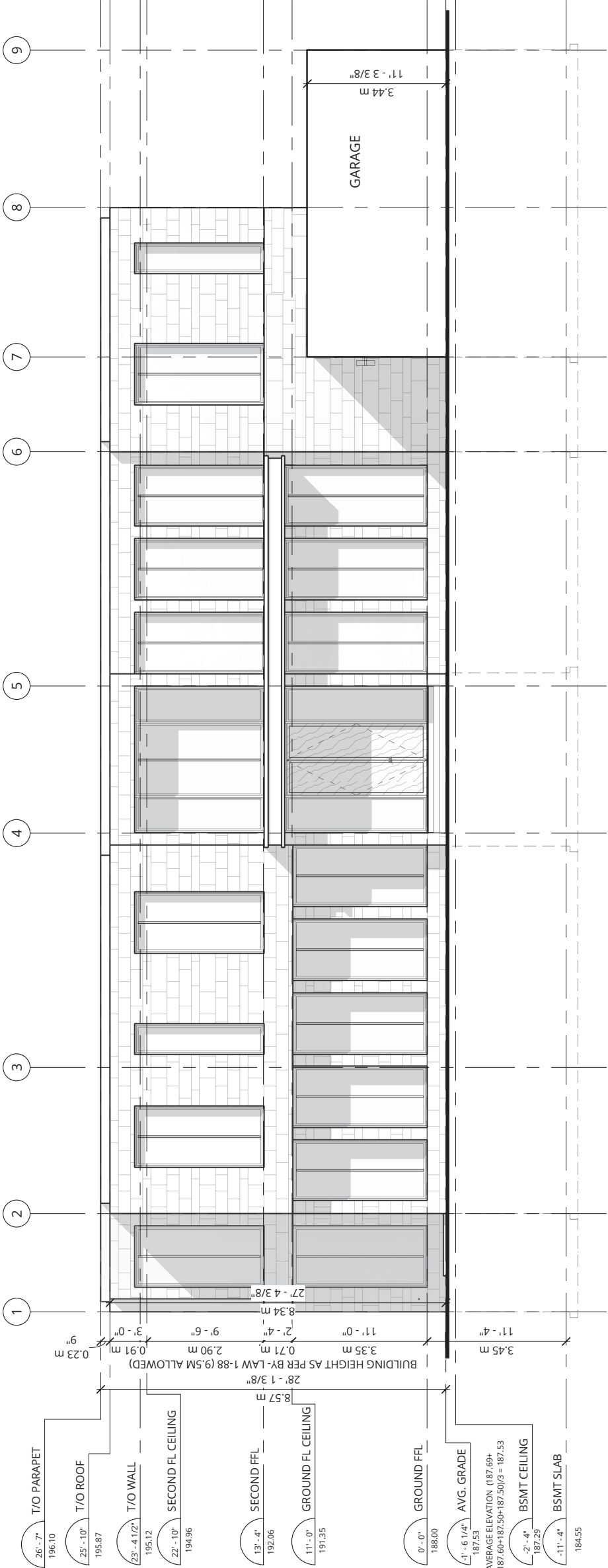
1/8" = 1'-0"



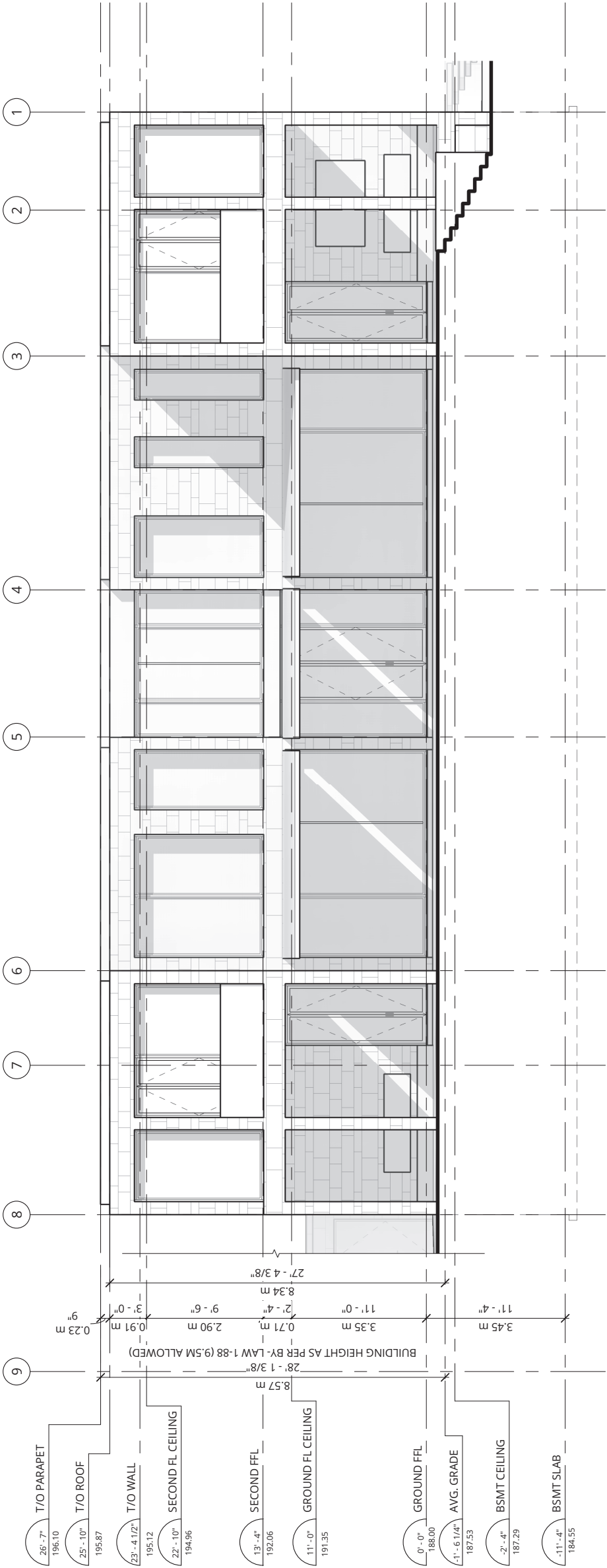
6 CABANA WEST

1/8" = 1'-0"

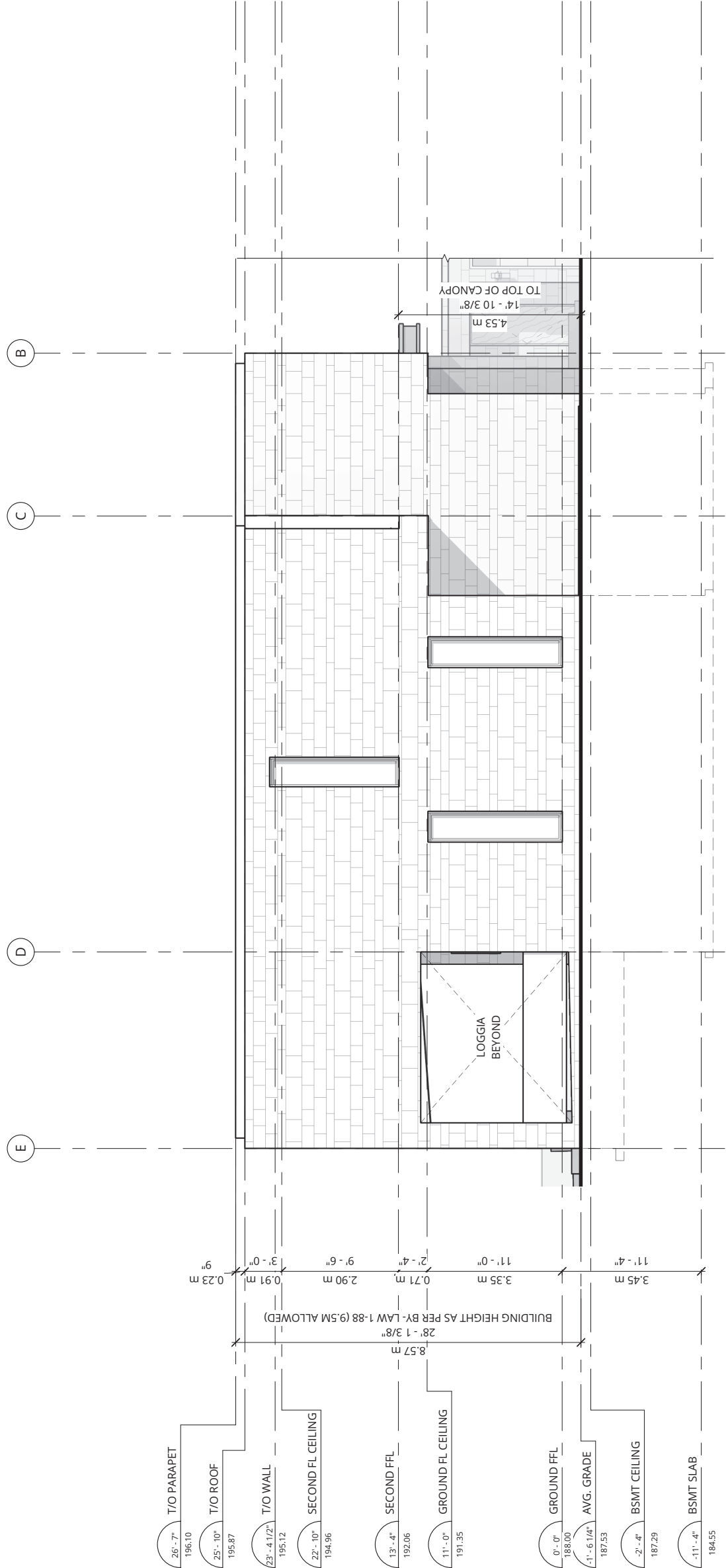
1/8" = 1'-0"



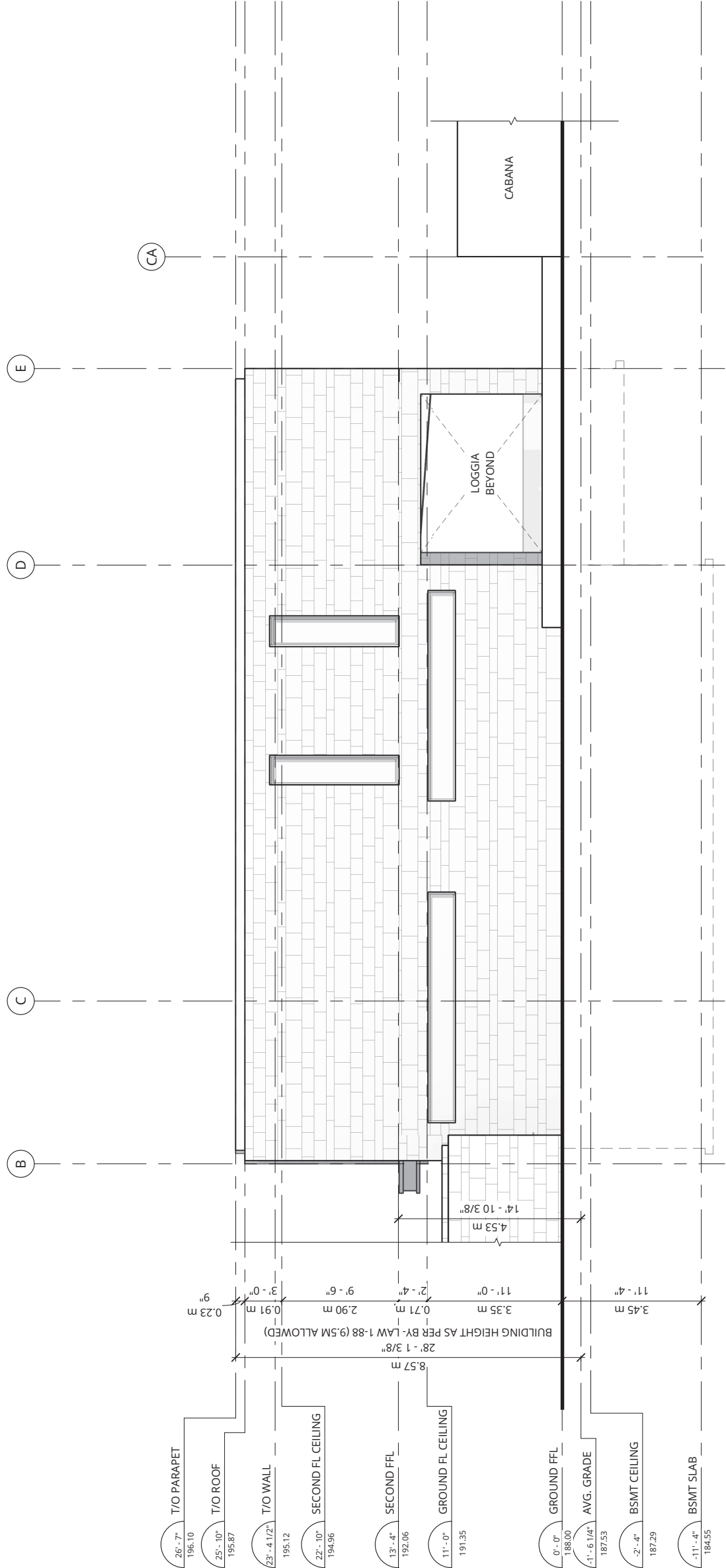
1/8" = 1'-0"



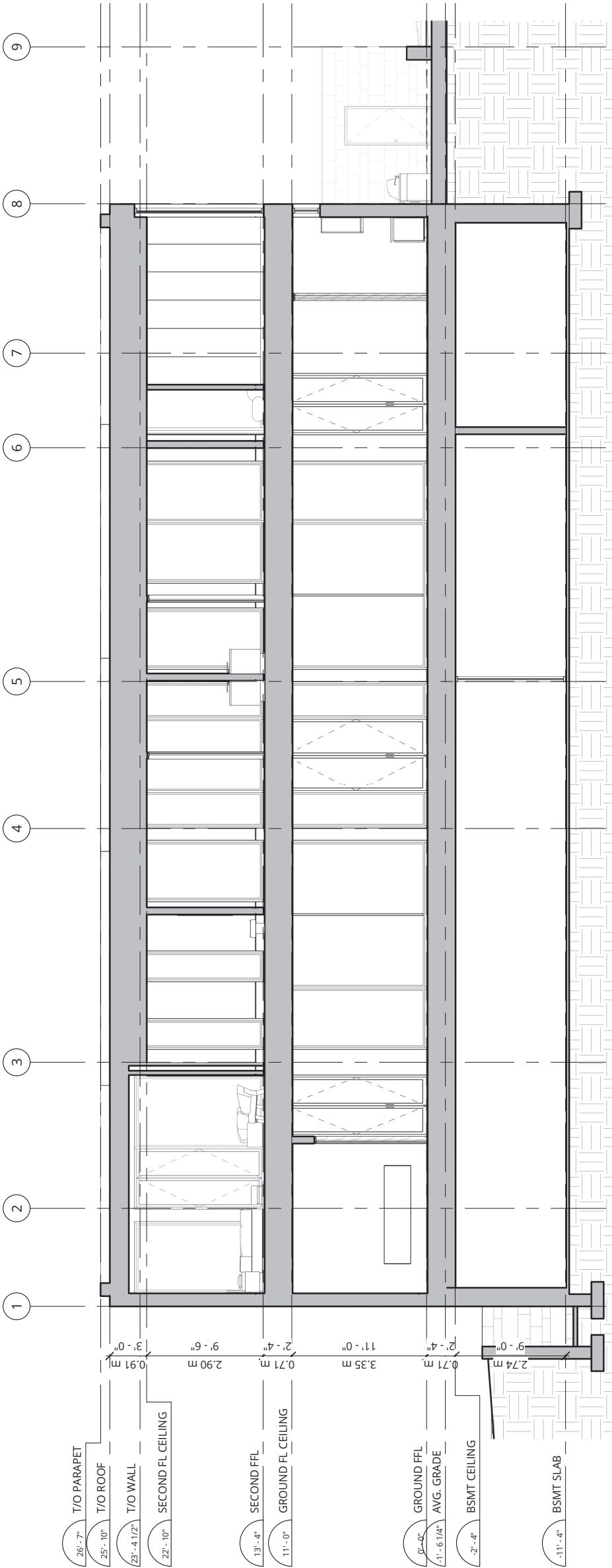
1/8" = 1'-0"



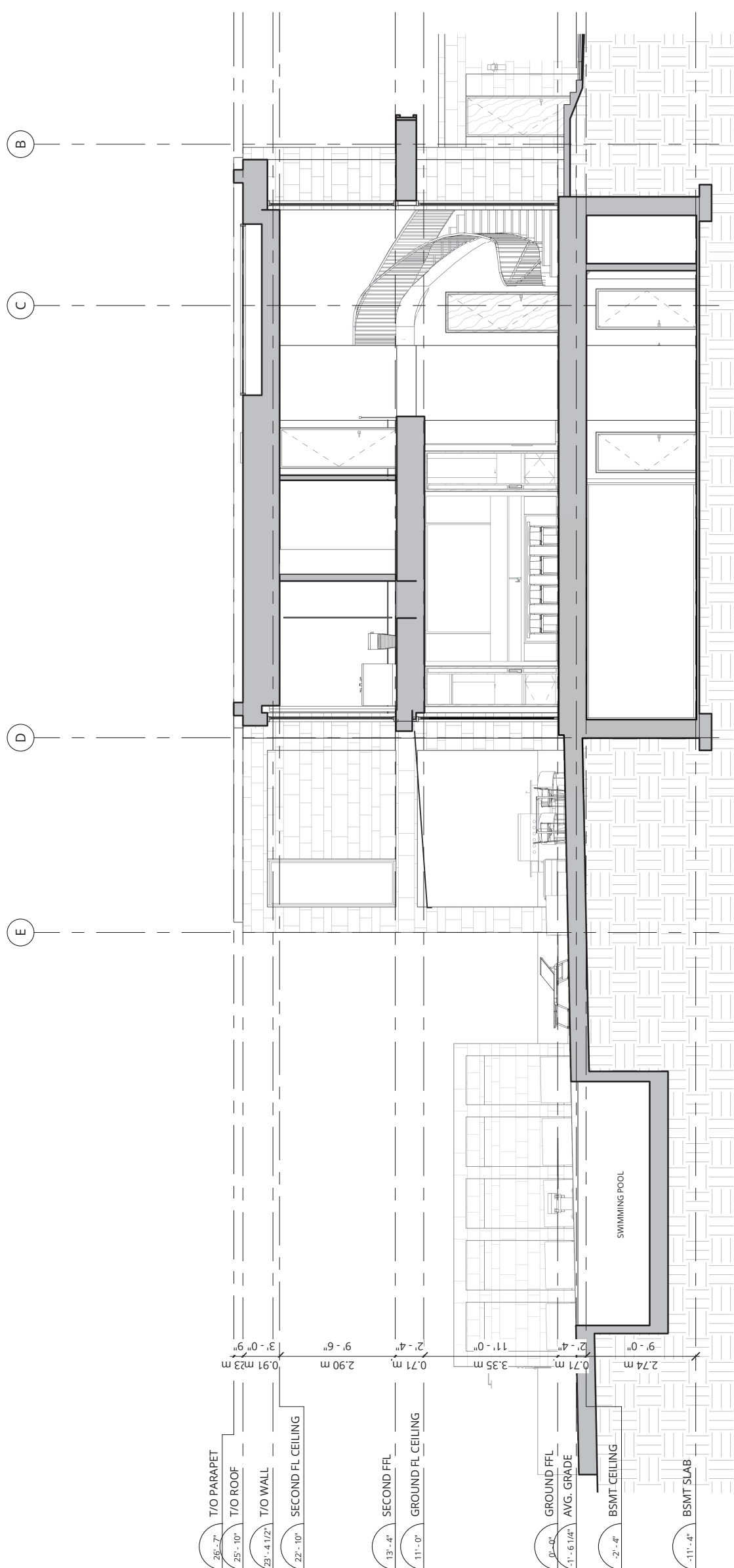
1/8" = 1'-0"



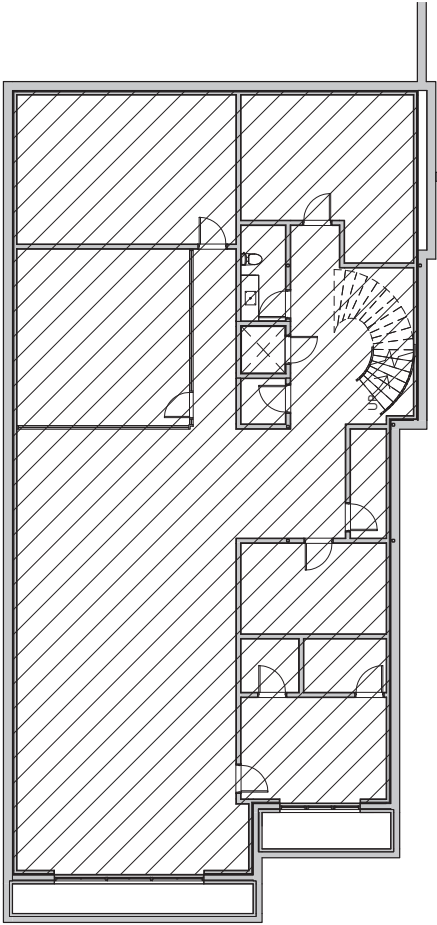
1/8" = 1'-0"



1/8" = 1'-0"

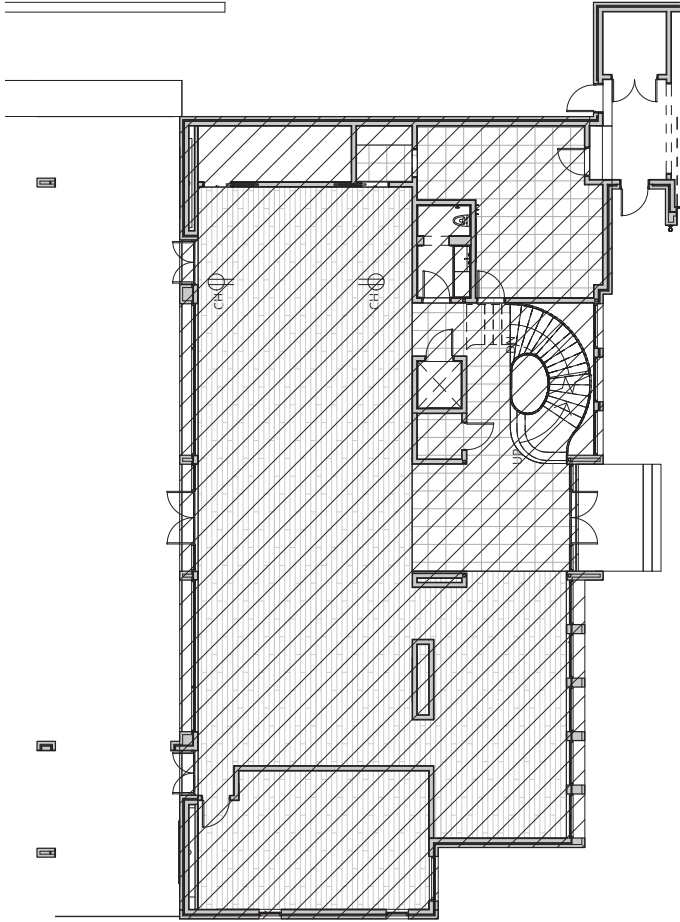


1/8" = 1'-0"



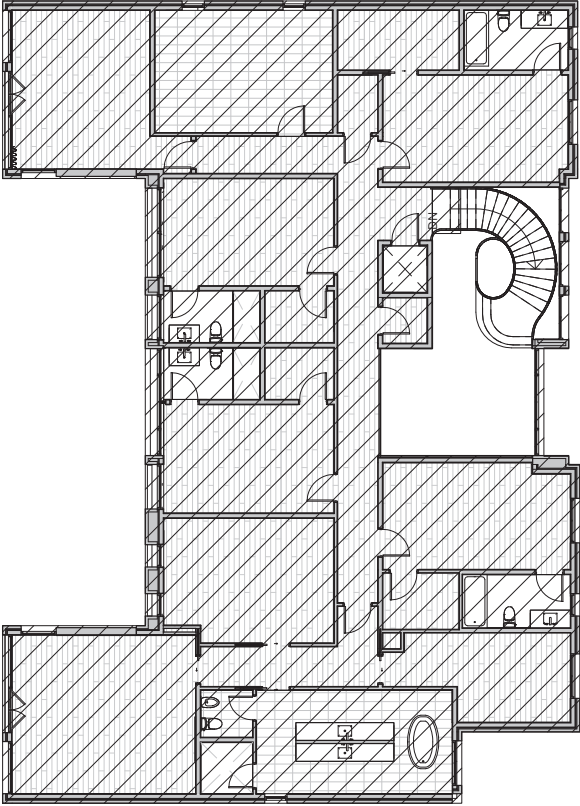
1 BASEMENT FLOOR PLAN 344.35sqm (3706.58sqft)

1 : 200



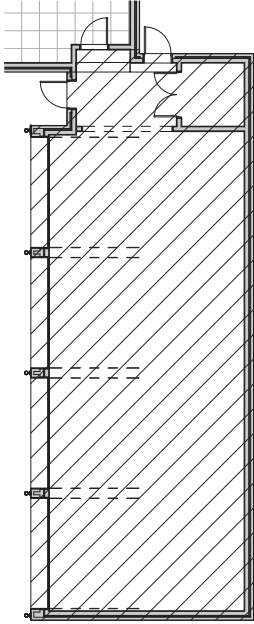
2 GROUND FLOOR PLAN 374.81sqm (4034.46 sqft)

1 : 200



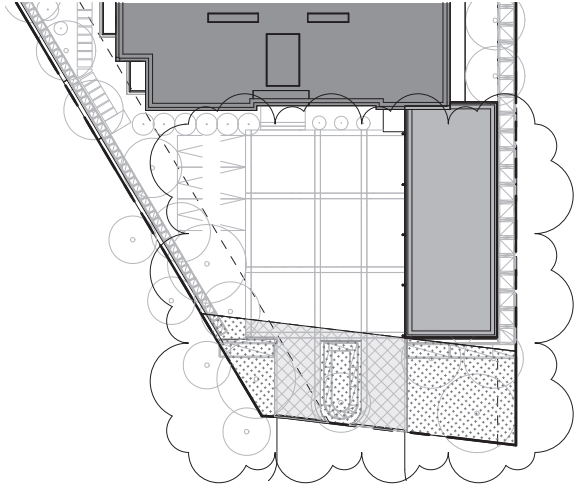
3 SECOND FLOOR PLAN 408.21sqm (4393.96sqft)
(NOT INCLUDE 445.84 SF O.T.B)

1 : 200



4 GARAGE FLOOR PLAN 144.70sqm (1557.49sqft)

1 : 200



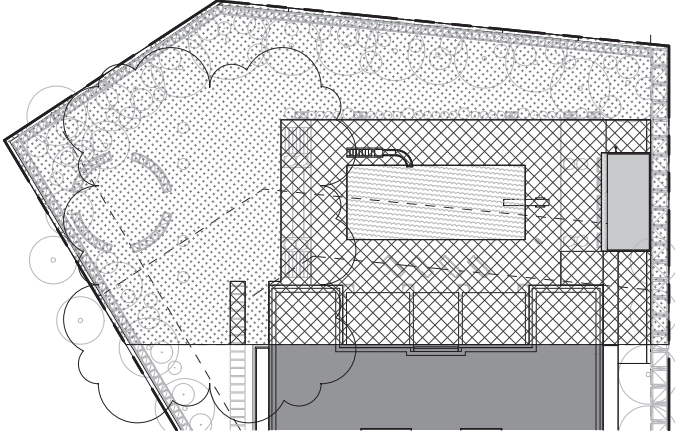
1 FRONT YARD LANDSCAPING

1" = 40'-0"

<div><div></div><div></div></div>	TOTAL FRONT AREA	= 180.24m ²	
<u>HARD SURFACE AREAS</u>			
<div><div></div><div></div></div>	HARDSCAPE LANDSCAPING	= 0m ² = 0 %	OF TOTAL FRONT YARD
<div><div></div><div></div></div>	DRIVEWAY	= 64.84m ² = 35.97 %	OF TOTAL FRONT YARD
TOTAL HARD SURFACE AREAS			
= 64.84m ² = 35.97 %			
<u>SOFT SURFACE AREAS</u>			
<div><div></div><div></div></div>	SOFTSCAPING	= 115.40m ²	
TOTAL SOFT SURFACE AREAS			
= 115.40m ²			
<u>TOTAL LANDSCAPING</u>			
HARDSCAPING + SOFTSCAPING			
= 115.40m ² = 64.03% (MIN 50% ALLOWED)			
OF WHICH IS SOFTSCAPING			
= 100% (MIN 60% ALLOWED)			

LANDSCAPING LEGEND - FRONT

1/4" = 1'-0"



2 BACK YARD LANDSCAPING

1" = 40'-0"

<div><div></div><div></div></div>	TOTAL REAR YARD AREA	= 1286.60m ²	
<u>HARD SURFACE AREAS</u>			
<div><div></div><div></div></div>	HARDSCAPE LANDSCAPING	= 449.27m ²	
TOTAL HARD SURFACE AREAS			
= 449.27m ² = 34.92%			
<u>SOFT SURFACE AREAS</u>			
<div><div></div><div></div></div>	SOFTSCAPING	= 715.43m ² = 62.12% (60% OF EXCESS 135 SQM ALLOWED)	
<div><div></div><div></div></div>	WATER	= 89.19m ²	
TOTAL SOFT SURFACE AREAS			
= 804.62m ² = 69.87% (OF EXCESS 135 SQM ALLOWED)			

LANDSCAPING LEGEND - REAR

1/4" = 1'-0"

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.

Application Justification Report



November 24th, 2020

Committee of Adjustment
2141 Major Mackenzie Drive,
Vaughan, ON L6A 1T1

Attention: Members of the Committee

**Re: 180 Parr Place – A085/20
Supplementary letter for the December 3rd hearing**

Dear Members of the Committee,

My firm is the acting Architect and agent for the upcoming Committee of Adjustment hearing for 180 Parr Place scheduled for December 3rd, 2020. I am submitting this supplementary letter to assist you in evaluating the merits of the application in an effort to simplify the presentation on the day of the hearing.

Description of the Proposal

We are proposing a new single-family dwelling at 180 Parr Place. Our application will require two variances.

- 1. To permit a minimum rear yard setback of 8.86 meters to the accessory structure (Cabana)**
- 2. To permit a maximum lot coverage of 23.42% (17.13% Dwelling, 5.04% Garage, 1.25% Cabana)**

Over the past number of weeks, we have been working together with various city departments including TRCA, Environmental Planning, Urban Design and City Planning. Generally, the comments we received asked that our proposal not have an adverse impact on the woodlot area located at the southern portion of our property.



We conducted a number of site visits with our surveyors and arborist and also attended the site with city staff in order to determine the limits of the woodlot area. Through this consultation we made amendments to the position of the pool deck and have been able to demonstrate that the location of the cabana and main house will not impact the woodlot. We have prepared an arborist report which outlines this. We will be removing some of the private trees that fall outside of the woodlot and are committed to the replanting quota outlined in the report. **We can confirm that as of the date of this letter, the various departments listed above are satisfied with our current proposal.**

We have also been in contact with the neighbor and have made amendments to satisfy concerns that they had. Specifically, we eliminated an earlier variance to the front yard setback that we had been seeking. This change was requested by the neighbor and my client accommodated him.

Variances

Below is the rationale for support of the variance as it relates to the four tests in the planning act.

Variance 1 – Rear Yard Setback of cabana

Test 1 and 2 - Is the general intent and purpose of the City's Official Plan and Zoning By-law maintained?

The subject land is located in an R1 zone. The typical rear yard setback for houses and accessory structures in this zone is 7.5m. However, our site has site-specific zoning which requires a 15m rear yard setback. We are proposing a setback of 8.86m. The intent of this site-specific by-law was to protect the woodlot at the rear of the property. Based on our amendment in response to the city staff's comments, we have ensured that the woodlot and tree protection zones are respected. Therefore, the intent has been preserved. Also, the cabana is only a single storey structure located at the rear property with a setback of 8.86m. This is still greater than what is typically allowed in this zone so the impact to the community is negligible



Test 3 – Is the proposal appropriate for the development of the land and/or building.

The cabana structure is only one story. Cabanas are permitted and are an appropriate land use in an R1 zone. Given that it is at the rear of the lot and is only one story, the impact to the neighborhood is negligible.

Test 4 – Is the variance requested minor?

The variance applies to a one-story cabana at the rear of the property. The impact is negligible so the variance is minor.

Variance 2 – Coverage

Test 1 and 2 - Is the general intent and purpose of the City's Official Plan and Zoning By-law maintained?

The intent of the bylaw is to regulate the overall mass of the building and ensure that sites are not over developed. The typical house in an R1 zone is permitted to have 35% coverage, whereas our site-specific bylaw requires 20%. We are seeking a coverage of 23.42%.

In addition to coverage, there are other restrictions including side yard, front yard and rear yard setbacks as well as limits on height. In our proposal the main house sits within the required setbacks and height.

The building mass that we are proposing follows a similar pattern to many houses in the area. This L-shaped form of garage with drive court is very common (see diagram A200) Usually the garages are two stories. The reason we are seeking a coverage variance is that in our design we have decided to keep the garage to one story. We did this to minimize the visual impact of the garage on the street and to reduce the amount of shadowing on our drive court and onto the neighbor. Also, the cabana adds slightly to the coverage but it is in the rear yard and is also only one story so its impact on the community negligible.



Furthermore, our client is fortunate to have a young family with four children so they have a full household. He didn't want to have his children's bedrooms over the garage.

Test 3 – Is the proposal appropriate for the development of the land and/or building.

Given that our main house conforms to all of the setbacks and height and that this L-shaped form is found in the neighborhood, this proposal is appropriate.

Test 4 – Is the variance requested minor?

If you look at the two-story portion of the house, it is within the 20% coverage. Therefore, we are only asking for additional coverage across our one-story portions and we are within all setbacks for the main house. Furthermore, typical R1 zones permit 35% coverages whereas we are requesting 23.42%. This variance is minor.

Thank you for your time and consideration towards our application.

Regards,

Gianpiero A. Pugliese
Architect/Principal
AUDAXarchitecture Inc.

Supplemental Documents

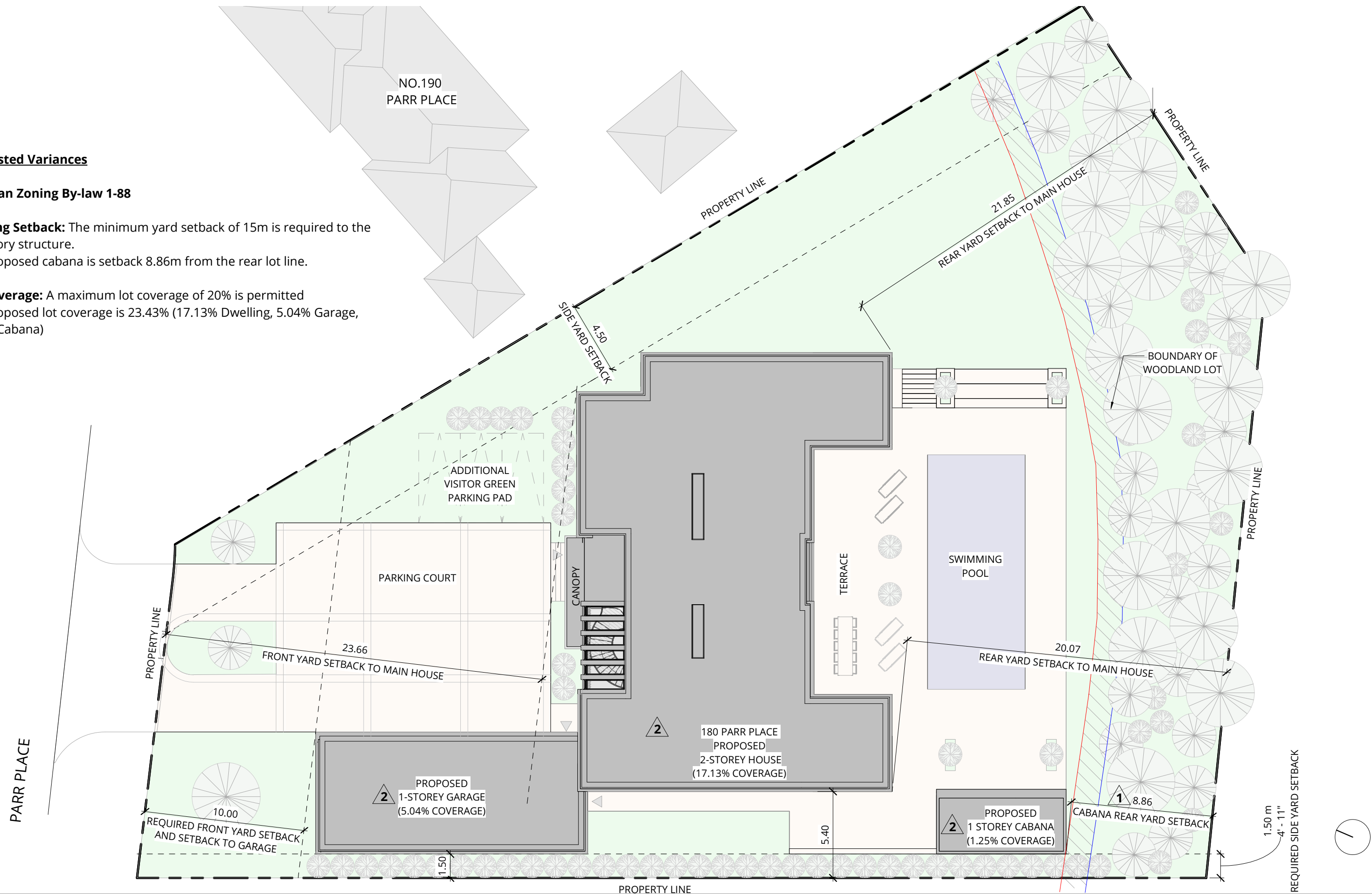
A100 – Proposed Site Plan

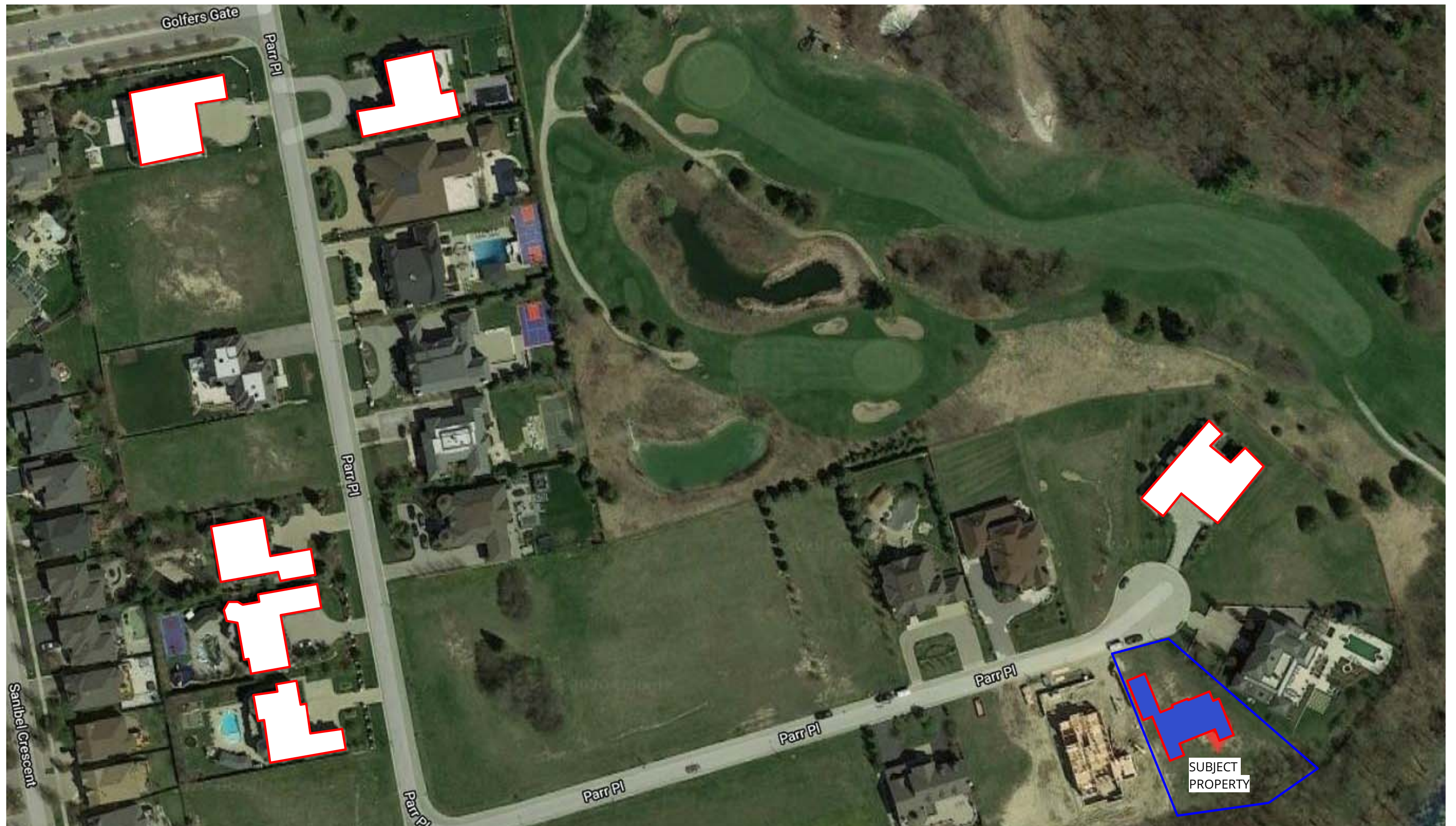
A200 – Examples of Garages in Front Yard

Requested Variances

Vaughan Zoning By-law 1-88

- 1 Building Setback:** The minimum yard setback of 15m is required to the accessory structure.
The proposed cabana is setback 8.86m from the rear lot line.
- 2 Lot Coverage:** A maximum lot coverage of 20% is permitted
The proposed lot coverage is 23.43% (17.13% Dwelling, 5.04% Garage, 1.25% Cabana)





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
- 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, 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: A085/20 - Request for Comments

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

Sent: September-25-20 9:43 AM

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: A085/20 - Request for Comments

Good Morning Adriana,

MTO has reviewed the subject land(s) located at 180 Parr Place 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

November 18, 2020

CFN 62574.26
X-Ref CFN 63488

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

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

Dear Christine:

**Re: Minor Variance Application A085/20
180 Parr Place, Lot 39, Plan 65M3163
City of Vaughan, Region of York
Owner: Ruland Realty Limited (Agent: AUDAX Architecture Inc. c/o Aidan Harridge)**

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

Background

The purpose of application A085/20 is to request the following:

- 1) To permit a minimum rear yard setback of 8.86 metres to the accessory structure (cabana).
- 2) To permit a maximum lot coverage of 26.69%

It is our understanding that the purpose of the variance is to permit the construction of a single family dwelling, swimming pool and an accessory structure (cabana).

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City 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. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject property is partially within TRCA's Regulated Area of the Don River Watershed due to the presence of a valley corridor associated with the Don River that is located on the adjacent lands to the east. Pursuant to 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. Based on a review of our available mapping, the proposed single-family residential dwelling will be located outside of the Regulated Area. The swimming pool proposed in the rear of the lot will be within the Regulated Area.

Application-Specific Comments

Based on a review of the plans submitted with the revised variance application, TRCA is still satisfied that the proposed works are outside of the required setbacks to the adjacent Natural System. As such, the proposal complies with the intent of the Living City policies and Ontario Regulation 166/06 and TRCA staff have no objections to the 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 A085/20, subject to the following conditions:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

We 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, Development Planning and Permits

HR/jb

C: Roberto Simbana Roberto.Simbana@vaughan.ca
Aidan Harridge AHarridge@audax.ca