



File: A133/20

Applicant: Salvatore and Maria Strazzeri

Address: 11 Marywood Court, Woodbridge

Agent: Dutra Architect 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		
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, January 14, 2021



**Minor Variance
Application**

Agenda Item: 8

A133/20

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, January 14, 2021 at 6:00 p.m.
As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Salvatore and Maria Strazzeri
- Agent:** Dutra Architect Inc.
- Property:** **11 Marywood Court, Woodbridge**
- Zoning:** The subject lands are zoned R1, Residential Zone, and subject to the provisions of Exception 9(658) 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.

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

By-law Requirement	Proposal
1. A maximum Lot Coverage of 30% is permitted.	1. To permit a maximum Lot Coverage of 36.31%. (Dwelling 30.41%, Front Porch 2.0% and Rear Porch 3.9%)
2. A minimum of 50% Front Yard Landscaped area is required.	2. To permit a minimum of 44.79% Front Yard Landscaped area.

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 December 17, 2020

Applicant confirmed posting of signage on December 13, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling (existing to be demolished)	1994
Proposed Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed Building coverage exceeds 7% of lot coverage and the proposed front yard design has less front landscape area than zoning by-law requirements.

Adjournment Request: Applicant was provided with the opportunity to adjourn the application in order to allow additional time for review by Development Planning.

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:

Application under review.

Cultural Heritage (Urban Design):

No Response

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A133/20 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please 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.

Parks Development - Forestry:

Recommended conditions of approval:

1. Applicant must obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018;
2. Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm DBH) to be preserved prior demolition/construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018;

Note: Forestry has received the Private Property Tree Removal & Protection Permit (Construction/Infill) and Arborist Report which is currently under review.

By-Law and Compliance, Licensing and Permit Services:

No comment.

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

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 **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 A133/20, 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 Engineering Farzana Khan 905-832-8585 x 3068 Farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please 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	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	<ol style="list-style-type: none"> 1. Applicant must obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018; 2. Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm DBH) to be preserved prior demolition/construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018;

	Department/Agency	Condition
		Note: Forestry has received the Private Property Tree Removal & Protection Permit (Construction/Infill) and Arborist Report which is currently under review.

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. 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

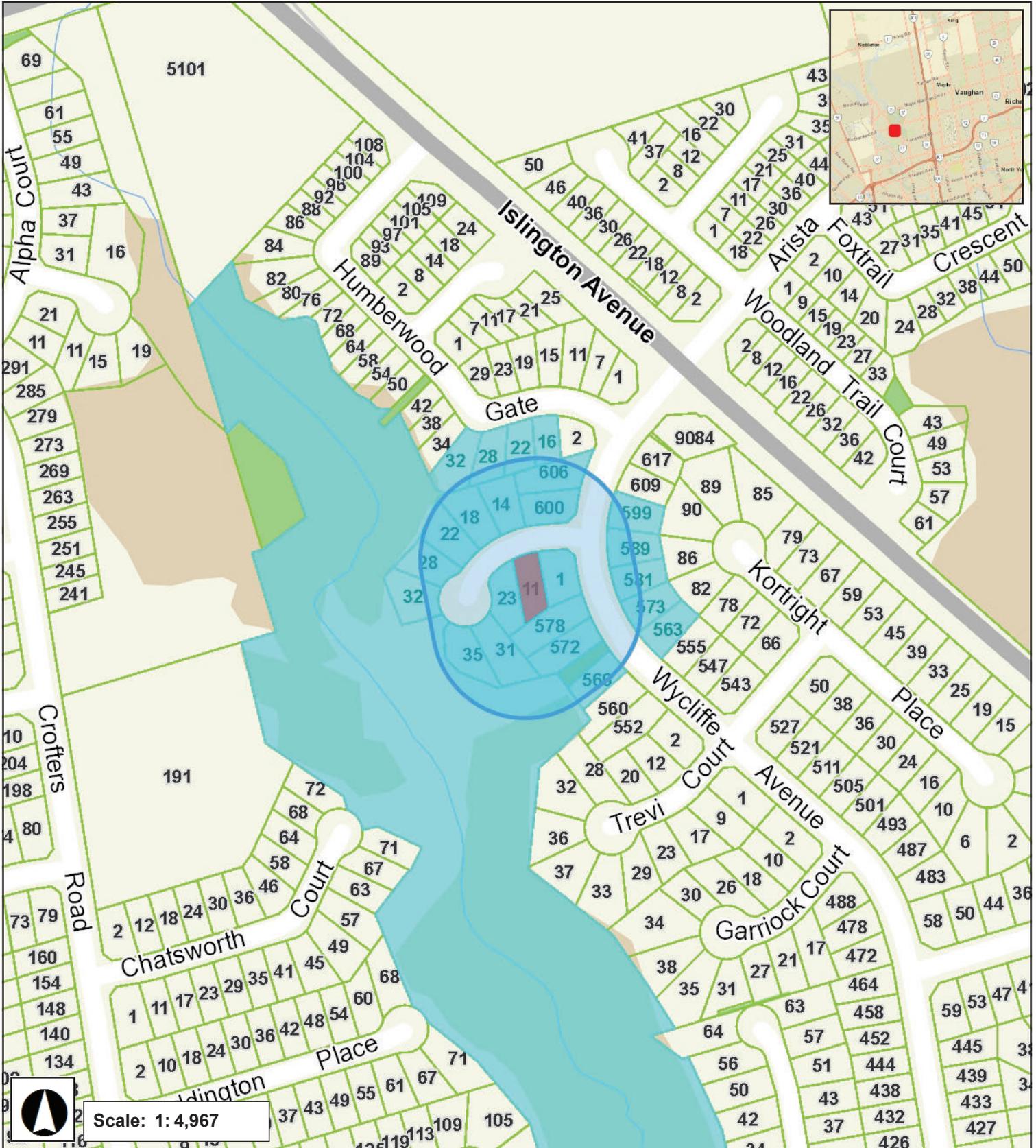
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map

Plans & Sketches

11 Marywood Court, Woodbridge

Rutherford Road



Proposal:

1. To permit a maximum Lot Coverage of 36.31% (Dwelling 30.41%, Front Porch 2%, Rear Porch 3.9%)
2. To permit a minimum of 44.79% Front Yard Landscaped area.

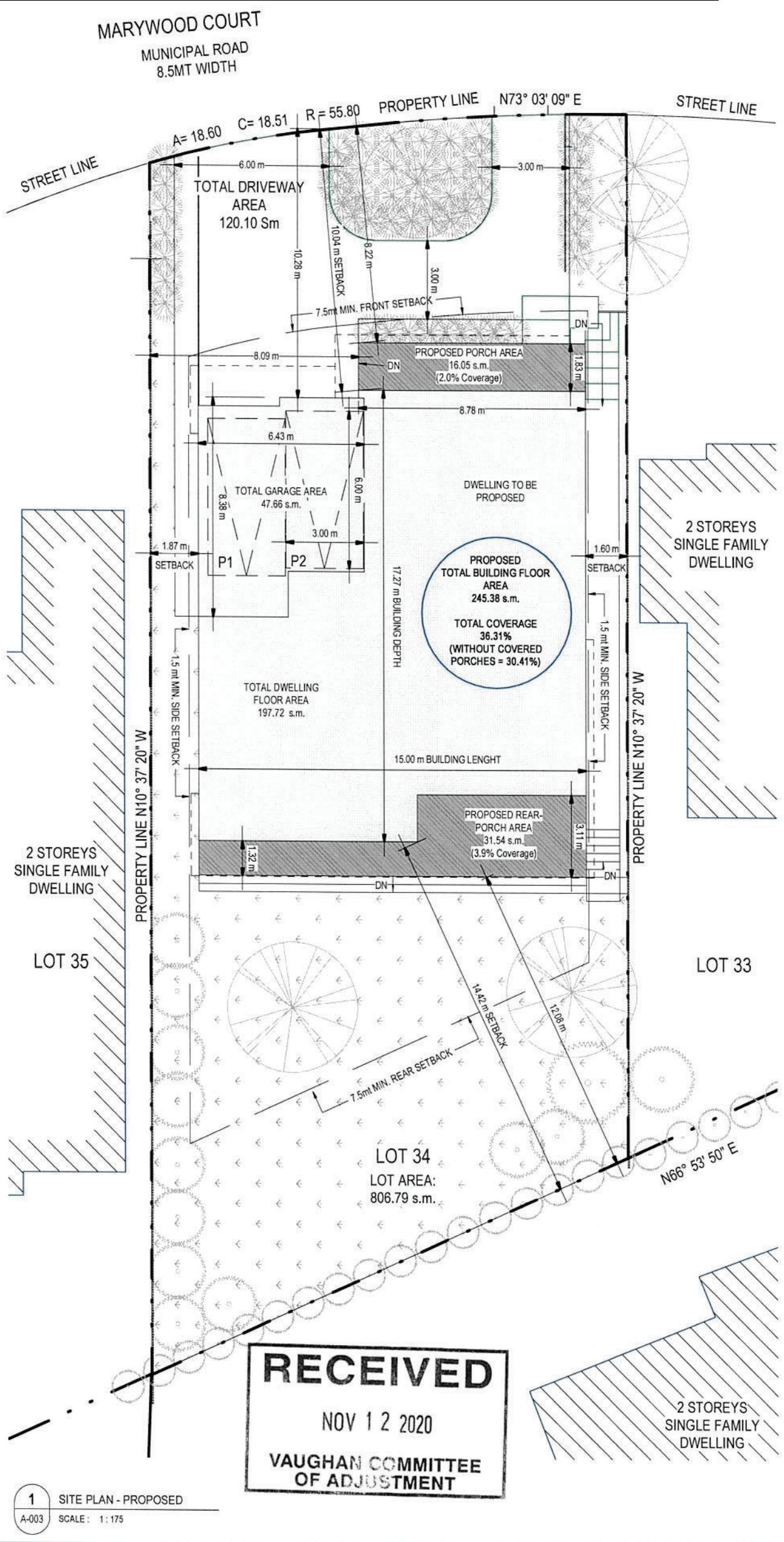
DUTRA ARCHITECT INC.
 DESIGN & DEVELOPMENT CONSULTANTS
 49 SPADINA AVENUE, SUITE 501 (CORNER OF OSWEGO) TORONTO, ONTARIO M5S 1A5
 TEL: (416) 593-3413 FAX: (416) 593-8627

PROJECT NAME: NEW RESIDENTIAL CONSTRUCTION
 PROJECT ADDRESS: 11 MARYWOOD C., WOODBRIDGE, ON, L4L 8S8
 DRAWING NAME: PROPOSED SITE PLAN

No.	ISSUED FOR MINOR VARIANCE REVIEW	ISSUED FOR	BY	DATE
10	ISSUED FOR MINOR VARIANCE REVIEW	ISSUED FOR	DM	11.03.2020

PREPARED BY: DM
 SCALE: AS NOTED
 CURRENT REVISION DATE: 11.03.2020

PROJECT No.: 020-071
 DRAWING No.: A-003



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 OF ADJUSTMENT

1 SITE PLAN - PROPOSED
 A-003 SCALE: 1:175

RECEIVED

NOV 12 2020

VAUGHAN COMMITTEE
OF ADJUSTMENT



FRONT VIEW

REAR VIEW

DUTRA ARCHITECT INC.

DESIGN &
DEVELOPMENT
CONSULTANTS

48 SPADINA AVENUE, SUITE 301 TORONTO, ONTARIO M5S 1A7
TEL: (416) 593-5413
FAX: (416) 593-8847

PROJECT NAME:

NEW RESIDENTIAL CONSTRUCTION

PROJECT ADDRESS:

11 MARYWOOD C., WOODBRIDGE, ON, L4L 8S8

DRAWING NAME:

COVER PAGE

No.	ISSUED FOR	ISSUED FOR	BY	DATE
10	ISSUED FOR MINOR VARIANCE REVIEW		DM	11.03.2020

PREPARED BY:

DM

PROJECT No.

020-071

SCALE:

AS NOTED

DRAWING No.

A-000

CURRENT REVISION DATE:

11.03.2020

SITE STATS AND ZONING REVIEW

Address: 11 Marywood Ct, Woodbridge (lot34)		Municipality: Vaughan
Zoning Designation	R1	Proposed 11 Marywood Ct
LOT	By-Law	
LOT AREA (minimum)	700.0 sq. m	806.79 sq. m
LOT FRONTAGE (minimum)	18 m	18.58 m
LOT COVERAGE (maximum) (a)	30%	36.31% (292.97/806.79)
LOT COVERAGE (without covered porches)		30.41% (245.38/806.79)
FRONT YARD SETBACK (minimum)	7.5 m	9.44 m
REAR YARD SETBACK (minimum)	7.5 m	13.87 m
SIDEYARD SETBACK (minimum)	1.5 m	1.60 m
	1.5 m	1.87 m
BUILDING		
TOTAL COVERED AREA (Dwelling Unit + Porch + Deck + Garage)	242.0 sq. m	292.97 sq. m
BUILDING FLOOR AREA (Dwelling Unit + Garage)		245.38 sq. m
DWELLING AREA		197.72 sq. m
GARAGE AREA		47.66 sq. m
FRONT PORCH AREA		16.05 sq. m
REAR PORCH AREA		31.54 sq. m
GROSS FLOOR AREA (Ground floor + Second floor)		483.93 sq. m
GROUND FLOOR		245.38 sq. m
SECOND FLOOR		238.55 sq. m
BUILDING HEIGHT (maximum)	9.5 m	9.45 m
LANDSCAPE		
FRONT YARD AREA		185.44 sq. m
DRIVEWAY AREA		102.39 sq. m
MIN. FRONT LANDSCAPE AREA	50%	44.79% (83.05 sq.m)
SOFT LANDSCAPE	60%	69.04% (57.34 sq.m)
HARD LANDSCAPE		25.71 sq. m
REAR YARD AREA		302.30 sq. m
AREA IN EXCESS OF 135sq.m.		167.30 sq. m
SOFT LANDSCAPE (b)	60%	82.70% (138.35 sq.m)
HARD LANDSCAPE		28.95 sq. m
OTHER		
PARKING REQUIREMENT (minimum)	3 Total	4 spots
MIN. GARAGE DIMENSIONS	3 x 6 m	m
MAX DRIVEWAY WIDTH	9 m	6 + 3 m

NOTES

This provision shall only apply to lots in Plans of Subdivision created, pursuant to Section 50 of the Planning Act, (a) 1983, after December 31, 1990. Areas zoned R1 Residential Zone prior to December 31, 1990, shall be required to provide a minimum lot area of 700 m² with a maximum coverage of 30%, unless otherwise provided.

(b) In an R1V, R1, R2, R3, R4 and R5 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping.

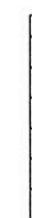
AREAS

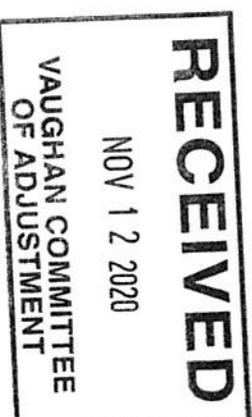
AREAS		
FLOOR AREA (Excluding Garage / decks)		
BASEMENT	3143.41 SF	292.03 SM
1ST FLOOR	2641.29 SF	245.38 SM
2ND FLOOR	2564.53 SF	238.25 SM
GARAGE AREA		
BASEMENT	682.73 SF	63.42 SM
1ST FLOOR	513.01 SF	47.66 SM

AREAS - COVERED

AREAS - COVERED		
1ST FLOOR		
PORCH	172.83 SF	16.05 SM
REAR-PORCH	339.86 SF	31.54 SM

LEGEND

	PROPERTY LINE
	MINIMUM SETBACK
	BUILDING OUTLINE
	CANOPY OUTLINE ABOVE
	BUILDING AREA
	COVERED PORCH AREA
	NEIGHBOUR BUILDING
	DRIVEWAY / WALKWAY AREA
	SOFT LANDSCAPE AREA
	HARD LANDSCAPE AREA



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DESIGN & DEVELOPMENT CONSULTANTS

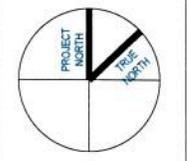
NEW RESIDENTIAL CONSTRUCTION

11 MARYWOOD CT, WOODBRIDGE, ON, L4L 8S8

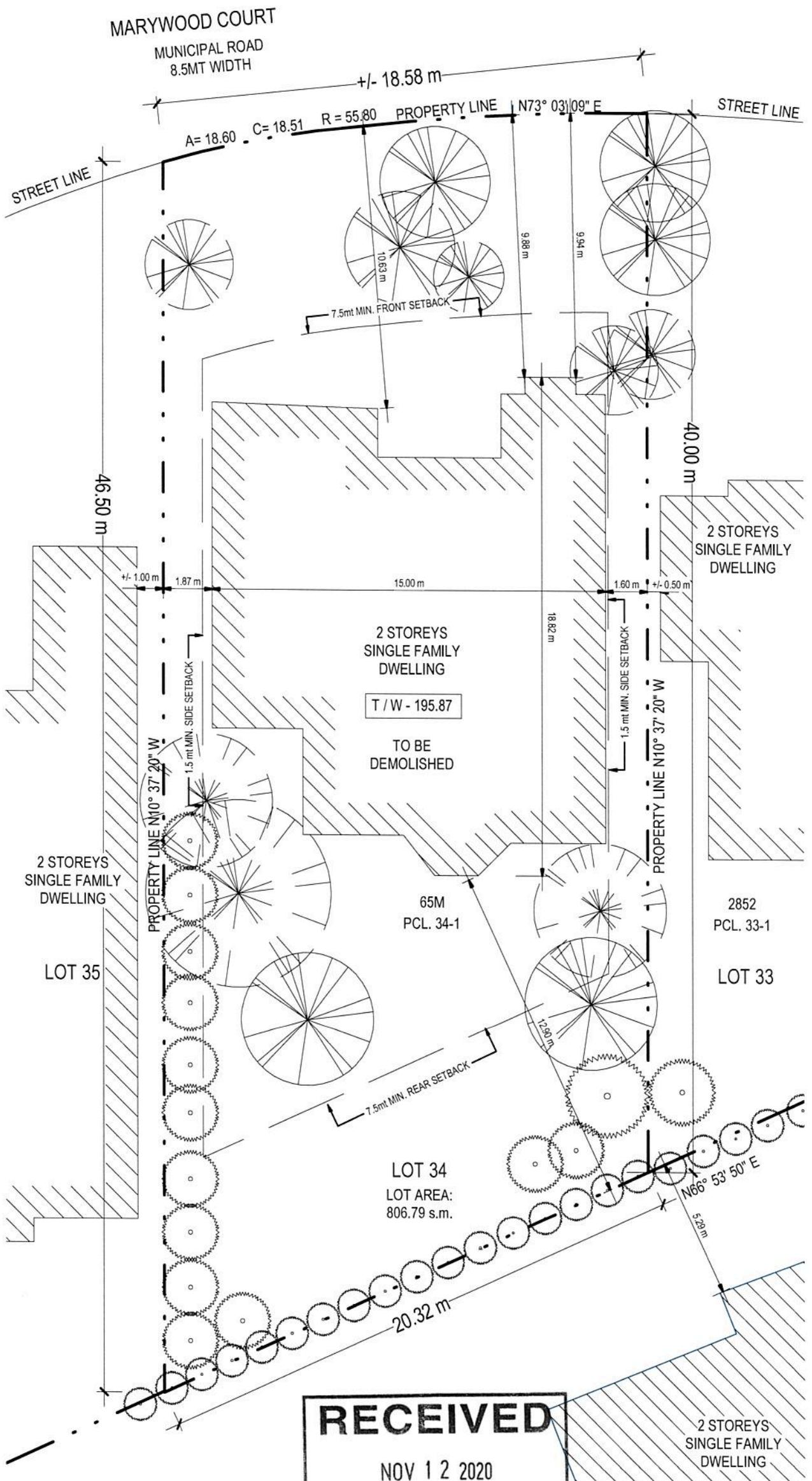
SITE STATS & LENGEND

PROJECT NAME:	DRAWING NAME:
PROJECT ADDRESS:	
PREPARED BY: DM	PROJECT No.: 020-071
SCALE: AS NOTED	DRAWING No.: A-001
CURRENT REVISION DATE: 11.03.2020	
ISSUED FOR MINOR VARIANCE REVIEW	ISSUED FOR
DATE: 11.03.2020	BY: MM/DD/YY

DUTRA ARCHITECT INC.
 DESIGN & DEVELOPMENT CONSULTANTS
 49 SPURWAY AVENUE, SUITE 201, CROWN POINT ONTARIO, M9W 2L1
 TEL: (416) 293-3813 FAX: (416) 293-8027



PROJECT NAME: NEW RESIDENTIAL CONSTRUCTION
PROJECT ADDRESS: 11 MARYWOOD CT., WOODBRIDGE, ON, L4L 8S8
DRAWING NAME: EXISTING SITE PLAN

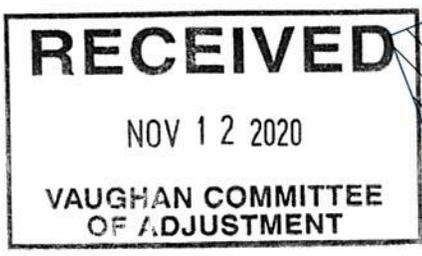


No.	ISSUED FOR	DATE	BY
10	ISSUED FOR MINOR VARIANCE REVIEW	DAI 11.03.2020	
7	PRELIMINARY REVIEW FOR MINOR VARIANCE	DAI 10.07.2020	
5	REVISED SITE PLAN	DAI 10.06.2020	
1	OPTION 3 - TEST LAYOUT ISSUED FOR	DAI 09.04.2020	MM/DD/YY

PREPARED BY:	SCALE:	CURRENT REVISION DATE:
DM	AS NOTED	11.03.2020

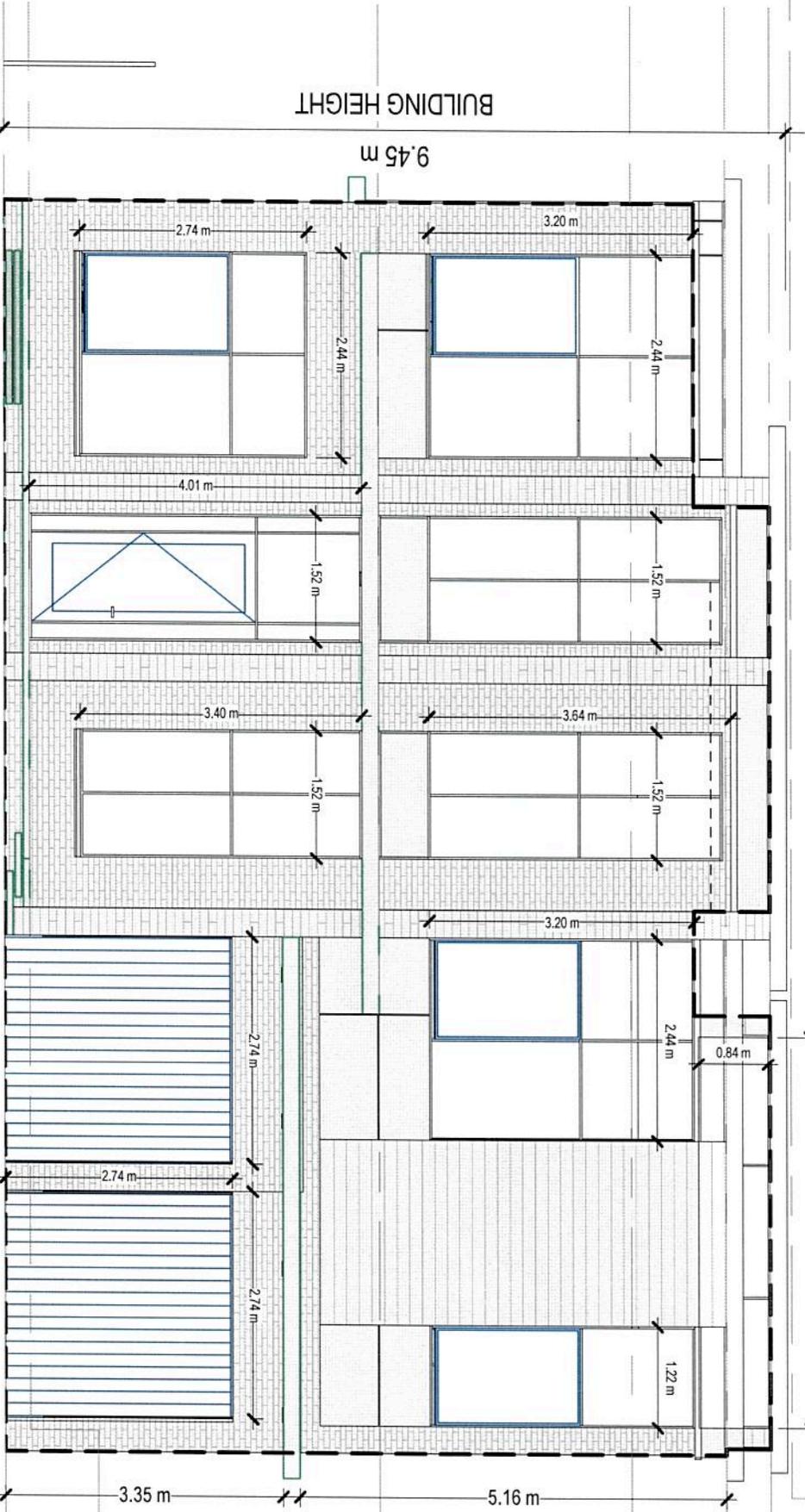
PROJECT No.: 020-071
DRAWING No.: A-002

1 SITE PLAN - EXISTING
 A-002 SCALE: 1:175

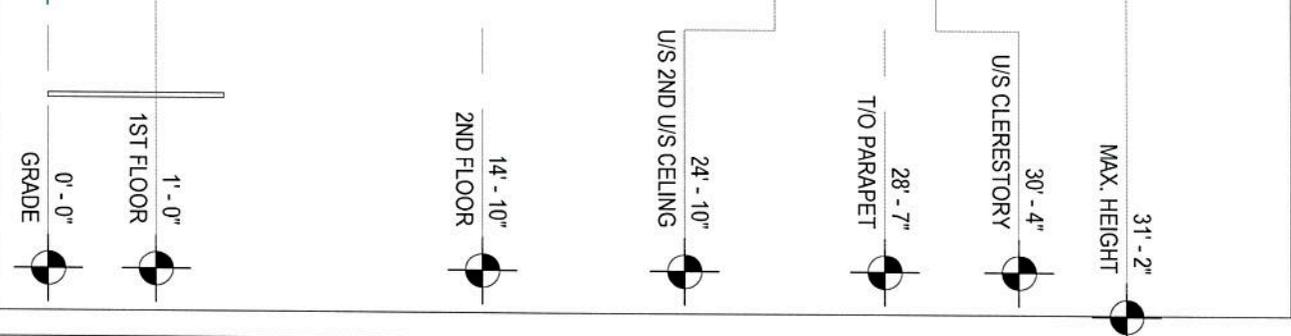


UNPROTECTED OPENING AREA (NORTH ELEVATION)			
TOTAL FACE AREA	1391.16SF	129.24SM	100%
TOTAL UOA	724.59 SF	67.31 SM	52.08%
MAX. ALLOWED			100%

1 ELEVATION NORTH
A-004
SCALE: 1:75



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OF ADJUSTMENT



DUTRA ARCHITECT INC.

DESIGN & DEVELOPMENT CONSULTANTS

49 SPADINA AVENUE, SUITE 301 TORONTO, ONTARIO M5S 1A5
TEL: (416) 593-5413 FAX: (416) 593-6847

PROJECT NAME

NEW RESIDENTIAL CONSTRUCTION

11 MARYWOOD C1, WOODBRIDGE, ON, L4L 8S8

PROJECT ADDRESS

DRAWING NAME

NORTH ELEVATIONS (FRONT)

PREPARED BY:

DM

PROJECT No.:

020-071

SCALE

AS NOTED

DRAWING No.:

A-004

CURRENT REVISION DATE

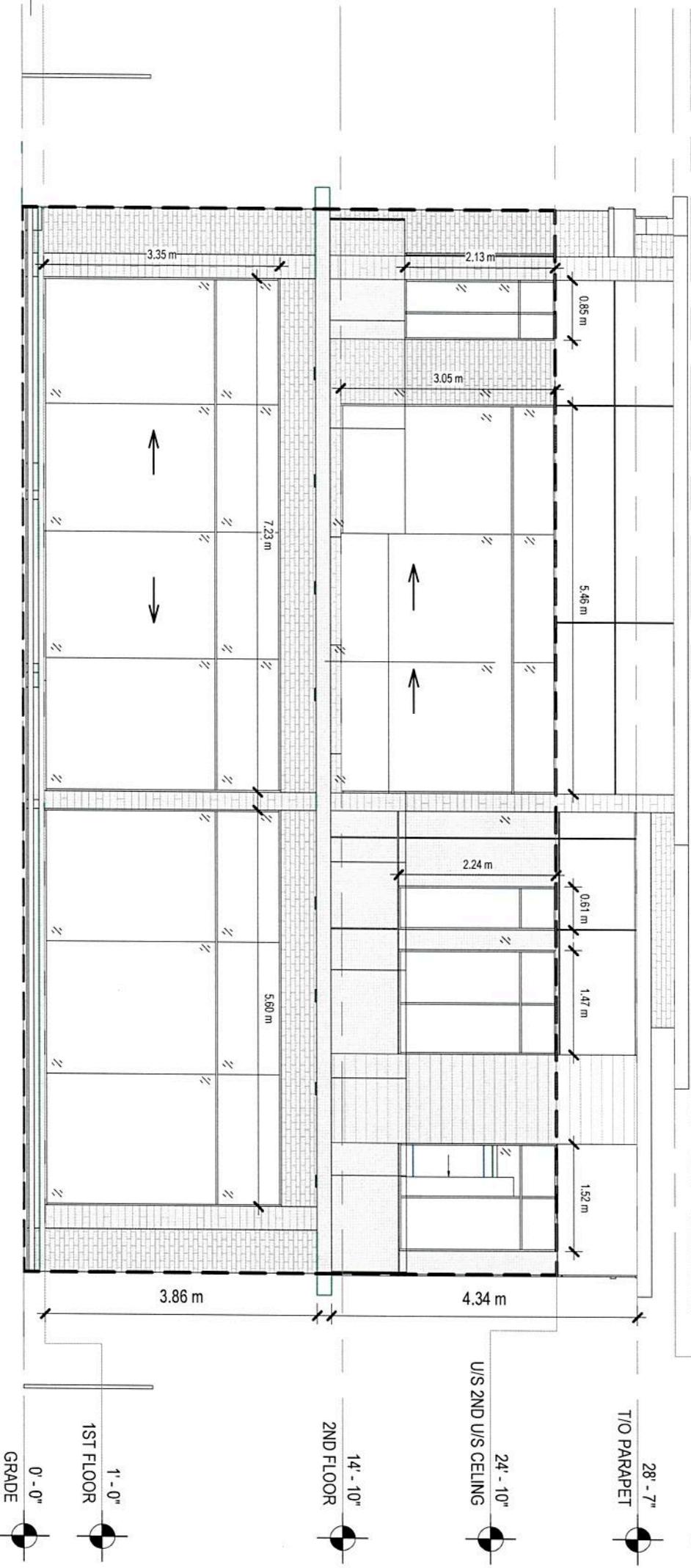
11.03.2020

No.	ISSUED FOR	ISSUED FOR	BY	DATE
10	ISSUED FOR MINOR VARIANCE REVIEW		DAI	11.03.2020
7	PRELIMINARY REVIEW FOR MINOR VARIANCE		DAI	10.07.2020

UNPROTECTED OPENING AREA (SOUTH ELEVATION)			
TOTAL FACE AREA	1199.77 SF	111.46 SM	100%
TOTAL UOA	748.59 SF	69.54 SM	62.39%
MAX. ALLOWED			100%

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 VAUGHAN COMMITTEE
 OF ADJUSTMENT

1 ELEVATION SOUTH
 A-005
 SCALE: 1:75



DUTRA ARCHITECT INC.

DESIGN &
 DEVELOPMENT
 CONSULTANTS

49 SHANKIN AVENUE, SUITE 201, TORONTO, ONTARIO M9W 2Z1
 TEL: (416) 775-3413
 FAX: (416) 775-6607

NEW RESIDENTIAL CONSTRUCTION

11 MARYWOOD C1, WOODBRIDGE, ON, L4L 8S8

SOUTH ELEVATION (REAR)

PREPARED BY: DM
 PROJECT No.: 020-071

SCALE: AS NOTED
 DRAWING No.: A-005

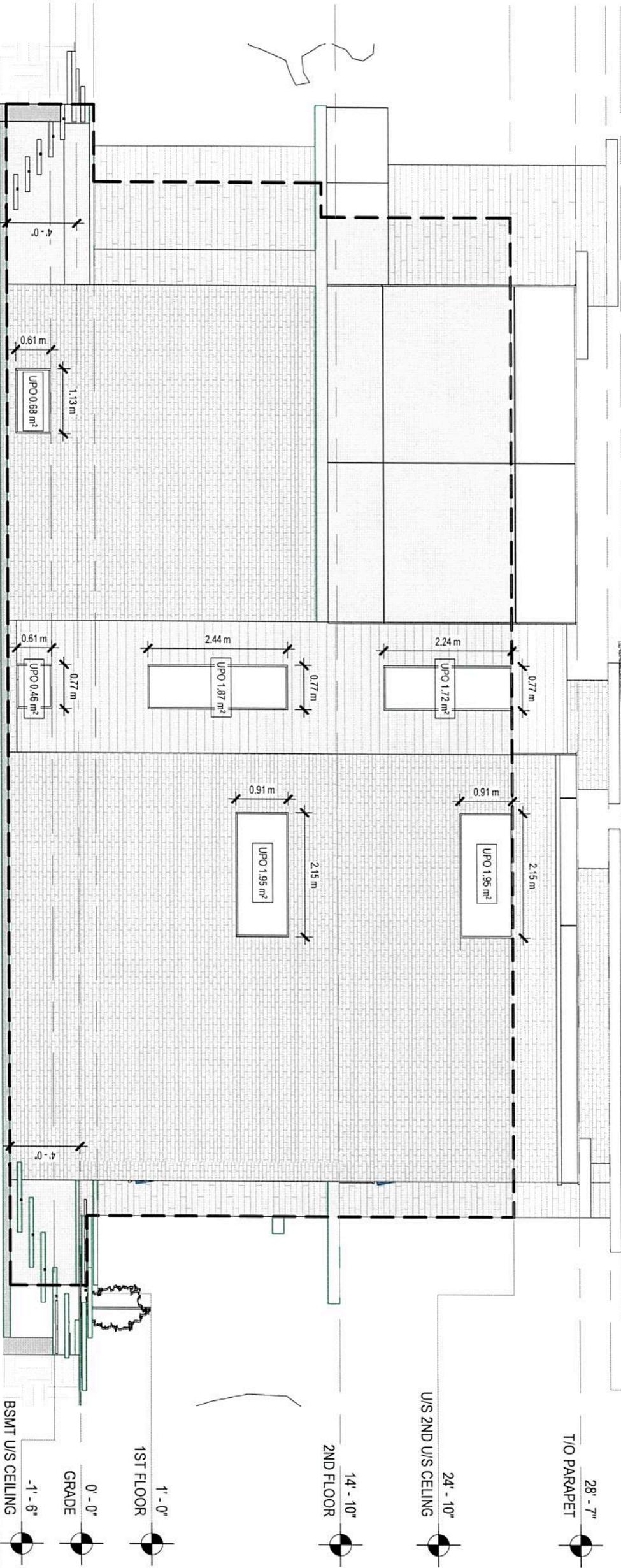
10	ISSUED FOR MINOR VARIANCE REVIEW	DAI	11.03.2020
7	PRELIMINARY REVIEW FOR MINOR VARIANCE	DAI	10.07.2020
3	SLIDING DOOR DESIGN REQ. ISSUED FOR	DAI	09.22.2020
No.		BY	MM/DD/YYYY

CURRENT REVISION DATE: 11.03.2020

UNPROTECTED OPENING AREA (EAST ELEVATION)			
TOTAL FACE AREA	1626.86 SF	151.14 SM	100%
TOTAL UOA	93.41 SF	8.63 SM	5.74%
MAX. ALLOWED		12.09 SM	8%

RECEIVED
 NOV 12 2020
 SHAN COMMITTEE
 OF ADJUSTMENT

1 ELEVATION EAST
 A-006 SCALE: 1:80



- 31' - 2" MAX. HEIGHT
- 30' - 4" U/S CLERESTORY
- 28' - 7" T/O PARAPET
- 24' - 10" U/S 2ND U/S CEILING
- 14' - 10" 2ND FLOOR
- 1' - 0" 1ST FLOOR
- 0' - 0" GRADE
- 1' - 6" BSMT U/S CEILING

DUTRA ARCHITECT INC.
 DESIGN & DEVELOPMENT CONSULTANTS
 49 SPADINA AVENUE, SUITE 301 TORONTO, ONTARIO, M5S 1A5
 TEL: (416) 593-5813 FAX: (416) 593-8800

NEW RESIDENTIAL CONSTRUCTION
 PROJECT NAME: NEW RESIDENTIAL CONSTRUCTION
 PROJECT ADDRESS: 11 MARYWOOD C., WOODBRIDGE, ON, L4L 8S8
 DRAWING NAME: EAST ELEVATION (SIDE)

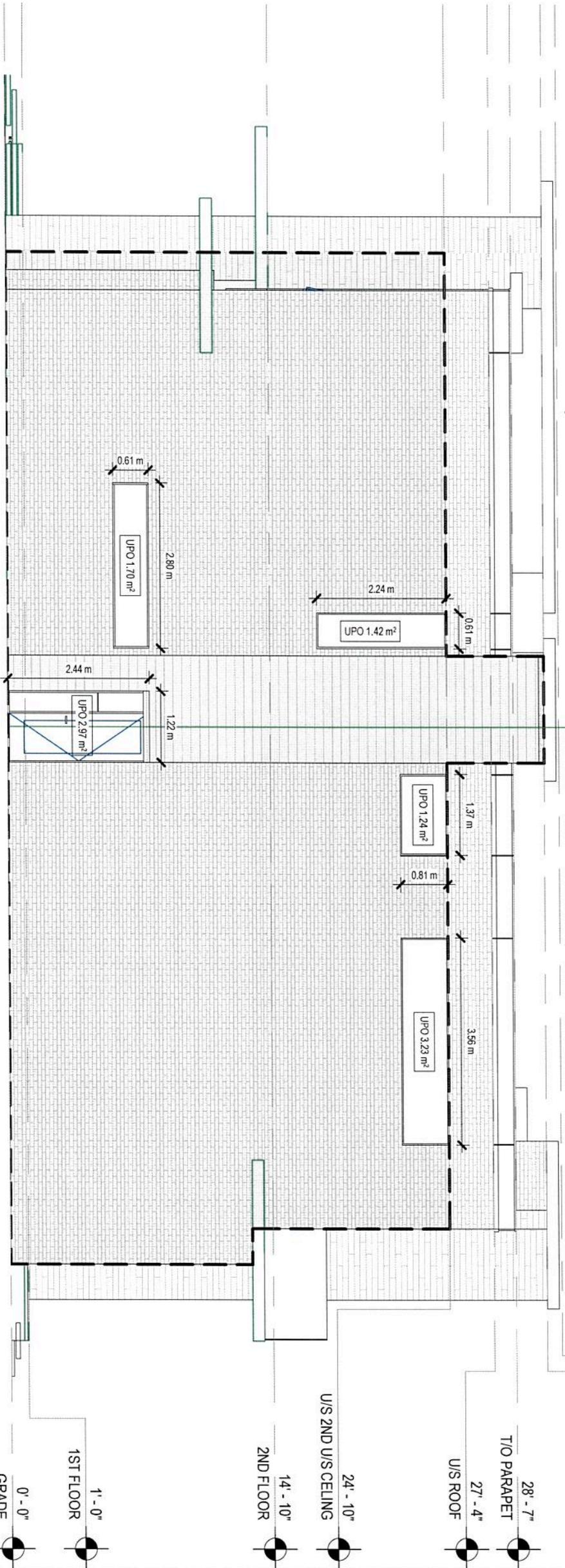
No.	ISSUED FOR	ISSUED FOR	DATE	BY
10	ISSUED FOR MINOR VARIANCE REVIEW	ISSUED FOR	11.03.2020	DM/DJY

PREPARED BY: DM
 SCALE: AS NOTED
 CURRENT REVISION DATE: 11.03.2020
 PROJECT No.: 020-071
 DRAWING No.: **A-006**

UNPROTECTED OPENING AREA (WEST ELEVATION)			
TOTAL FACE AREA	1388.97 SF	129.03 SM	100%
TOTAL UOA	108.26 SF	7.59 SM	7.00%
MAX. ALLOWED		10.32 SM	8%

RECEIVED
 NOV 12 2020
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

1 ELEVATION WEST
 A-007 SCALE: 1:80



- 31' - 2" MAX. HEIGHT
- 30' - 4" U/S CLERESTORY
- 28' - 7" T/O PARAPET
- 27' - 4" U/S ROOF
- 24' - 10" U/S 2ND U/S CEILING
- 14' - 10" 2ND FLOOR
- 1' - 0" 1ST FLOOR
- 0' - 0" GRADE

DUTRA ARCHITECT INC.
 DESIGN & DEVELOPMENT CONSULTANTS
 45 SPADINA AVENUE, SUITE 201, TORONTO, ONTARIO, M5S 2E1
 TEL: (416) 593-8833 FAX: (416) 593-8830

PROJECT NAME: **NEW RESIDENTIAL CONSTRUCTION**
 PROJECT ADDRESS: **11 MARYWOOD C., WOODBRIDGE, ON, L4L 8S8**
 DRAWING NAME: **WEST ELEVATION (SIDE)**

No.	ISSUED FOR	ISSUED FOR	BY	DATE
10	ISSUED FOR MINOR VARIANCE REVIEW	ISSUED FOR	MM/DD/YY	11.03.2020

PREPARED BY: **DM**
 SCALE: **AS NOTED**
 CURRENT REVISION DATE: **11.03.2020**
 PROJECT No.: **020-071**
 DRAWING No.: **A-007**

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



Discover the possibilities

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A133/20 - Request for Comments

From: Wong, Tiffany <Tiffany.Wong@york.ca>
Sent: November-26-20 4:53 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: [External] RE: A133/20 - Request for Comments

Hello Adriana,

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

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

MacPherson, Adriana

Subject: FW: A133/20 - Request for Comments

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

Sent: November-24-20 4:00 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: A133/20 - Request for Comments

Good Afternoon Adriana,

MTO has reviewed the subject land(s) located at 11 Marywood Court 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

437.833.9453