

File: A150/20

Applicant: Jakov & Sophie Zaidman

Address: 25 Gosling Rd Maple

Agent: Ali Tanha

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	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: A011/19 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, February 4, 2021



Minor Variance
Application

Agenda Item: 18

A150/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, February 4, 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](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: Jakov & Sophie Zaidman

Agent: Ali Tanha

Property: 25 Gosling Rd Maple

Zoning: The subject lands are zoned R1V Old Village Residential, 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 and accessory structure (storage shed).

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

By-law Requirement	Proposal
A maximum lot coverage of 20% is permitted for the dwelling, garage, and covered porches.	To permit a maximum lot coverage of 25.97% for the dwelling and covered porches. (22.99% dwelling; 2.98% covered porches)

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A011/19	Lot coverage 29.03% (26.70% dwelling; 1.76% covered deck; 0.57%front covered porch); Loft Area 43.10% GFA (115.74m2 loft area)	Approved May 30, 2019

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on January 21, 2021

Applicant confirmed posting of signage on January 20, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling (To be Demolished)	1962 (Purchased July 15, 2020)
Proposed Dwelling	To be constructed

Applicant has advised that they cannot comply with By-law for the following reason(s): The extra coverage is to satisfy the homeowners need for extra space in the dwelling including a 2 car garage, as well as a covered porch facing the backyard. Accordingly, the proposed extra coverage only affects the ground floor and the second floor is smaller than the ground floor. Additional space is also required due to the mobility limitations of one of the homeowners.

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time for Urban Design Department to review the revised arborist report and provide 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.

Lot coverage has been calculated as 22.99% for the dwelling and 2.98% for the covered porches.

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

An air conditioning unit shall be setback a minimum of 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Application Under Review

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A150/20 subject to the following condition(s)

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.

Parks Development - Forestry:

Comments:

Arborist Report received; revisions are required to the satisfaction of Forestry.

Applicant must apply for a construction/infill private property tree removal/protection permit, for the protection of 3 trees over 20cm on subject site.

Hoarding must be installed, inspected and approved to the satisfaction of Forestry.

Recommended condition of approval:

Applicant must submit a construction/infill private property tree removal & protection permit application to the Forestry Department. Once application is received, Forestry will review and process application once all requirements have been satisfied.

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 comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
A150/20 – Public Correspondence (Petition of Support from 30, 26, 18, 16,8, 6, 22, 23 Gosling Road; 31 & 27 Malaren Road; 25 & 27 Weller Crescent; 18, 16, 10, 20 & 26 Lancer Drive)

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
Bell Canada

Schedule D - Previous Approvals (Notice of Decision)
Minor Variance A011/19

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 A150/20, 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 3608 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

	Department/Agency	Condition
		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	Applicant must submit a construction/infill private property tree removal & protection permit application to the Forestry Department. Once application is received, Forestry will review and process application once all requirements have been satisfied.
3	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application 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](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.

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

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

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

T 905 832 8585 Extension
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

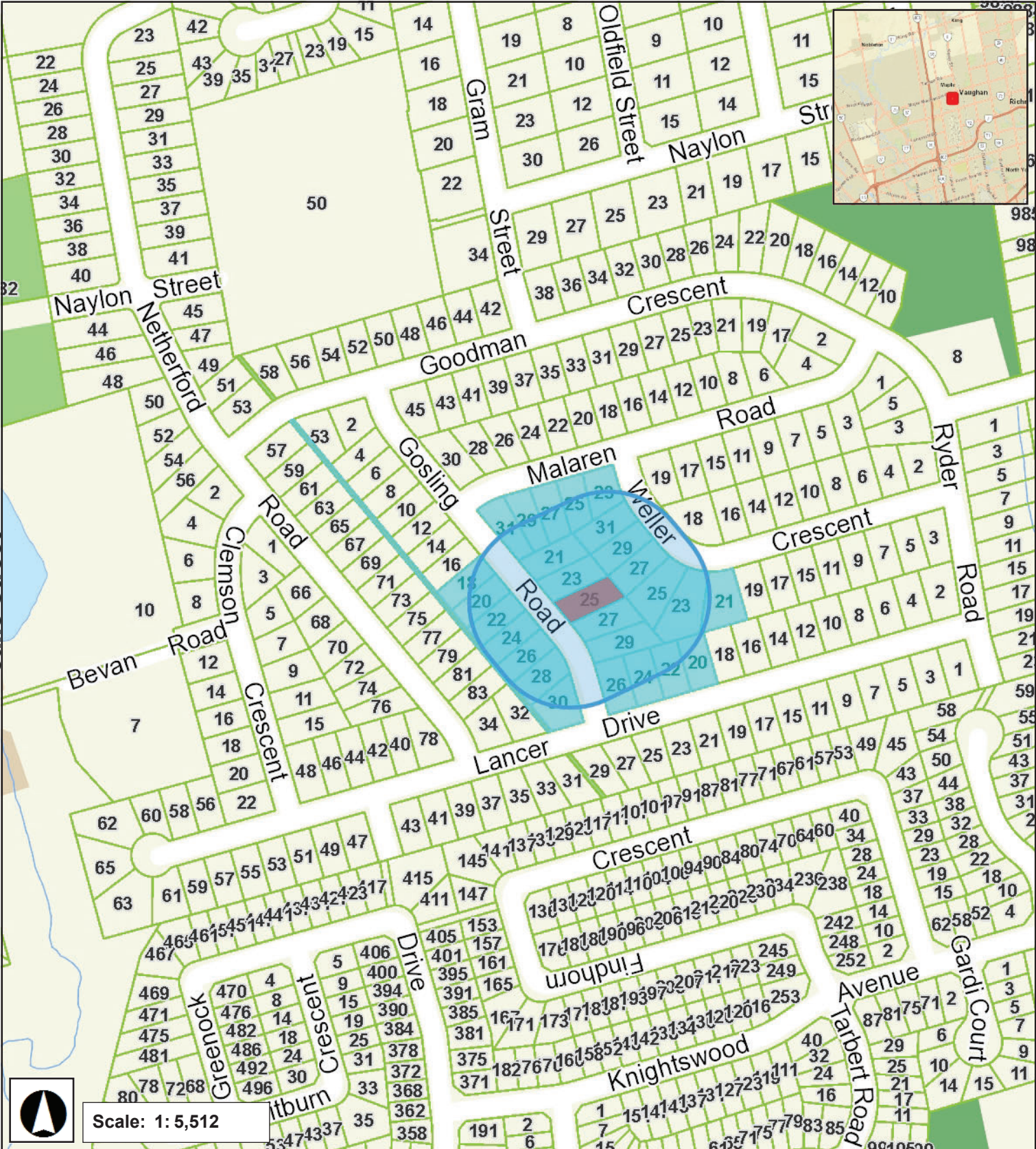
Location Map
Plans & Sketches



LOCATION MAP - A150/20

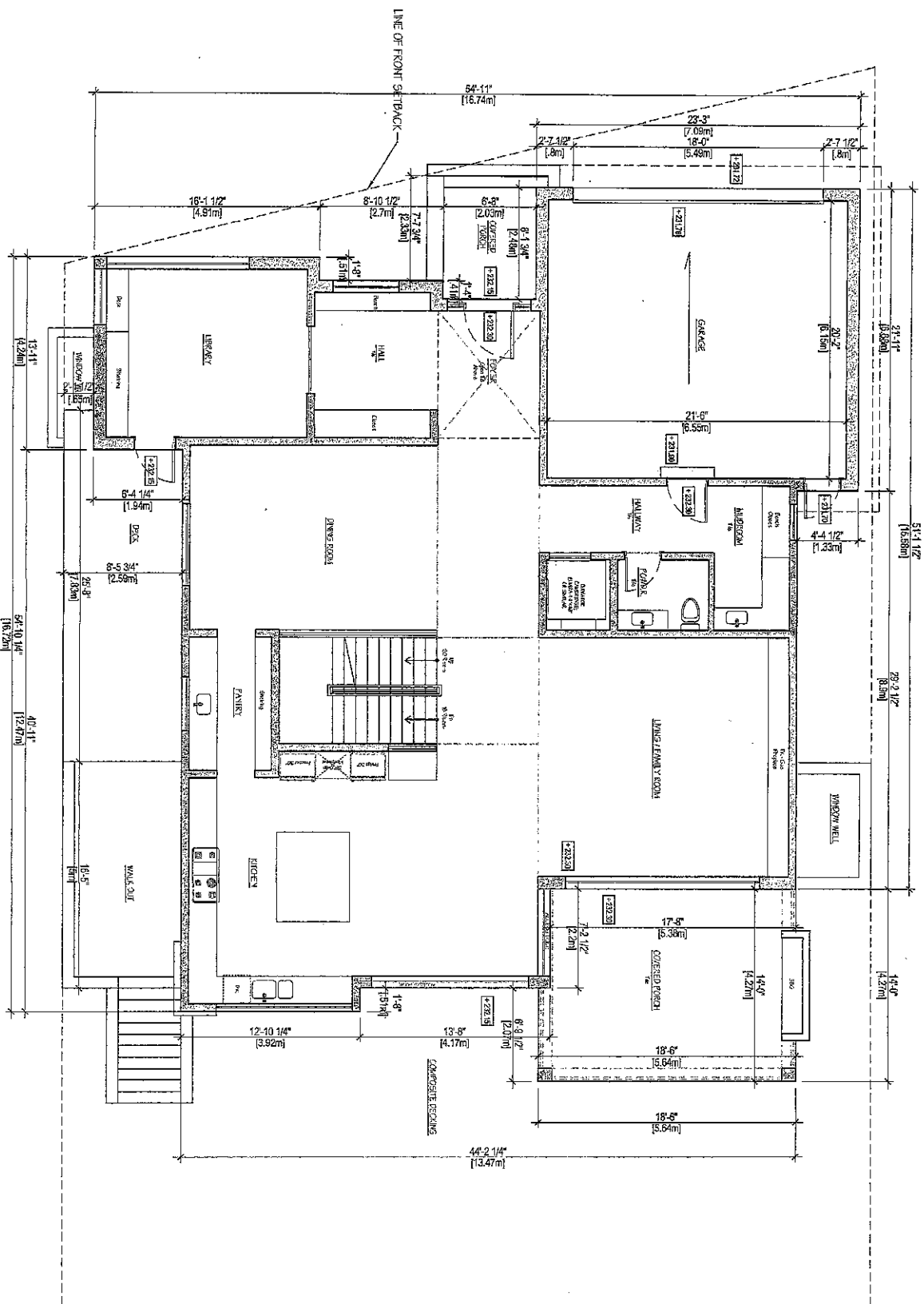
25 GOSLING ROAD, MAPLE

Major Mackenzie Drive



Rutherford Road

January 8, 2021 3:42 PM



NOTE:

- THIS DRAWING IS NOT FINAL AND/OR CAN NOT BE USED FOR ANY CONSTRUCTION PURPOSES. THE MEASUREMENTS CAN CHANGE WITHOUT A NOTICE.
- DO NOT SCALE DRAWINGS.
- THE PAPER SIZE FOR PRINTING PURPOSES IS 11" X 17".

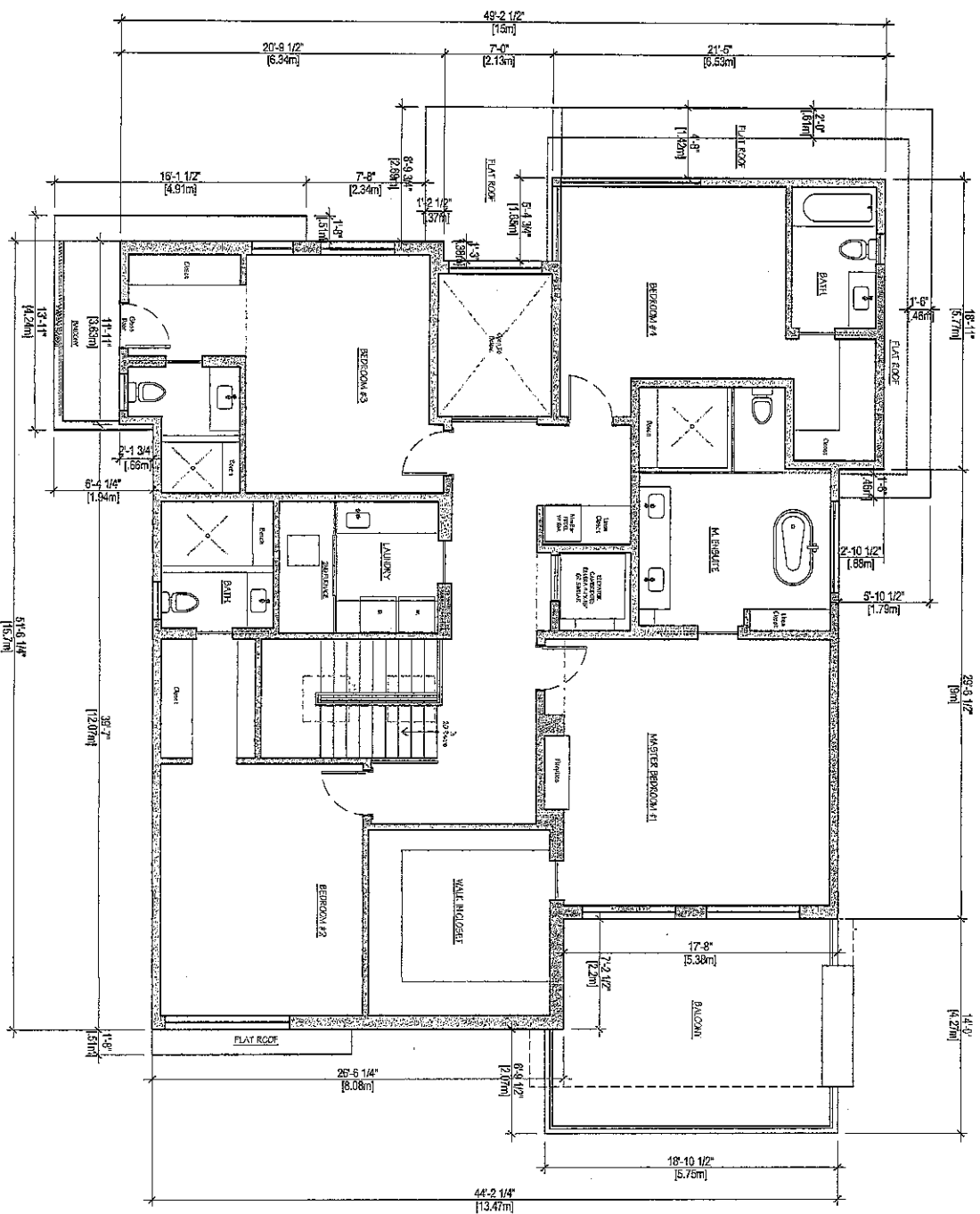
REVISIONS		SK-02 Ground Floor Plan	
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			

SC: 1/100	PROJECT	26 GOSLING RD.
DATE	OCT 21th, 2020	
CLIENT	G.T.	

ALT DESIGN INC.

T: 647.973 (ALT)
info@altdesign.com
www.altdesign.com

ALT
ALT DESIGN



NOTE:

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REVISIONS

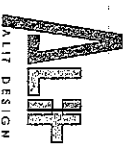
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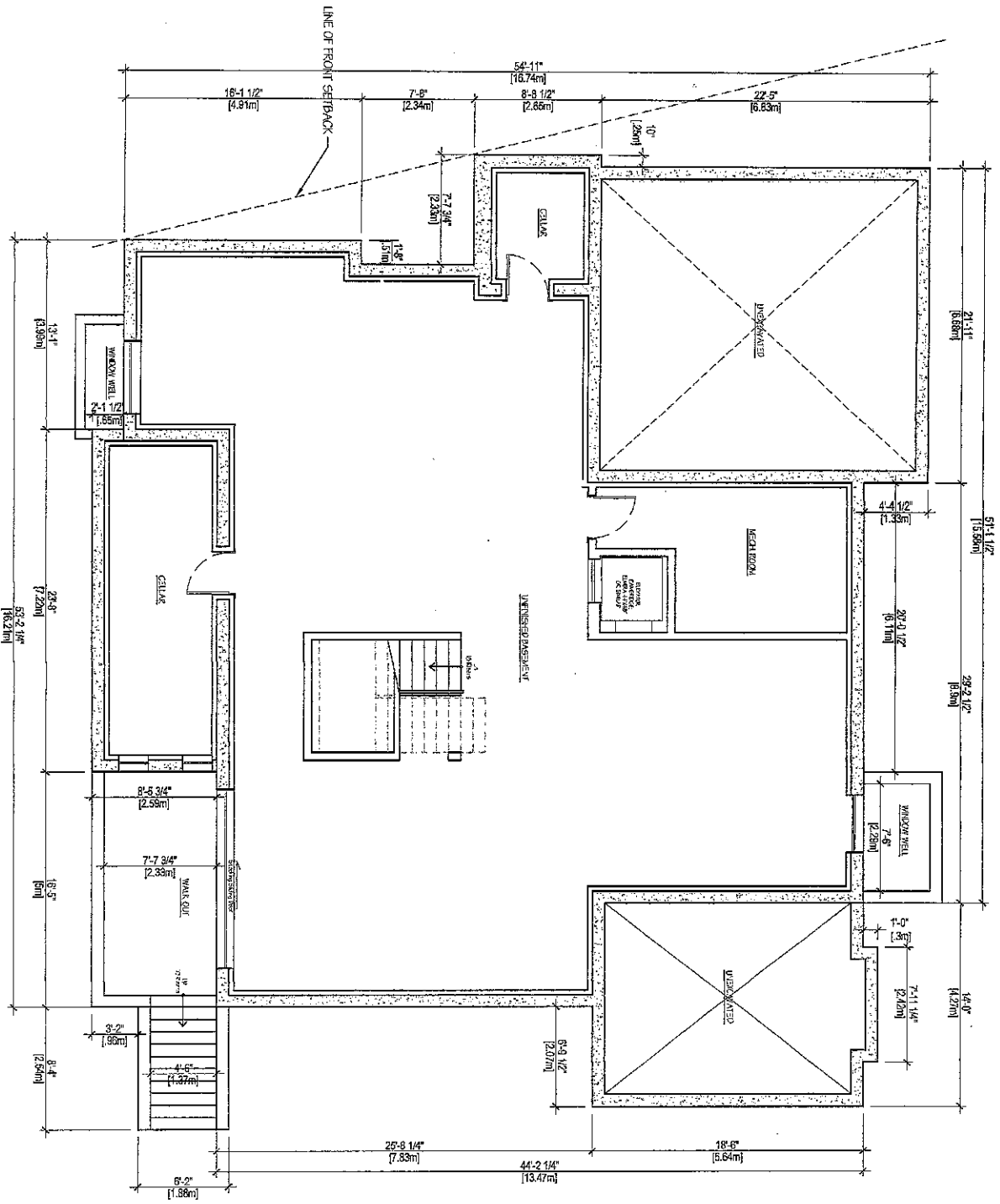
SK-03 Second Floor Plan
SC: 1/100

PROJECT	25 GOSLING RD.
DATE	OCT. 21th 2020
CLIENT	G.T.

ALIT DESIGN INC.

T: 847 978 (ALIT)
info@alitdesign.com
www.alitdesign.com





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REVISIONS

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SK-04 Basement Floor Plan

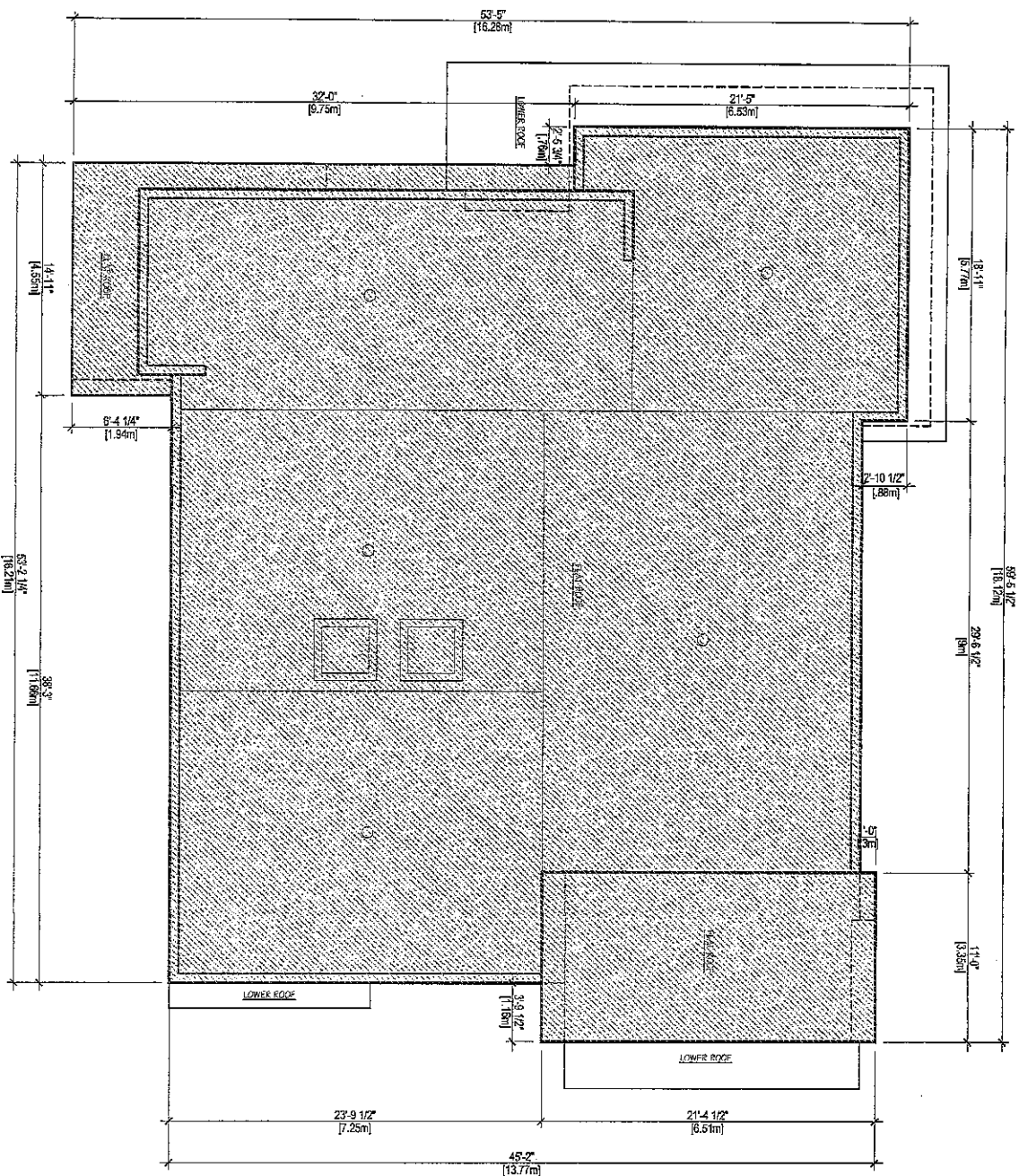
SC: 1/100

PROJECT	28 GOSLING RD.
DATE	OCT 21th, 2020
CLIENT	G.T.

ALIT DESIGN INC.

T: 647.279.0417
info@alitdesign.com
www.alitdesign.com





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REVISIONS

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SK-05 Roof Plan

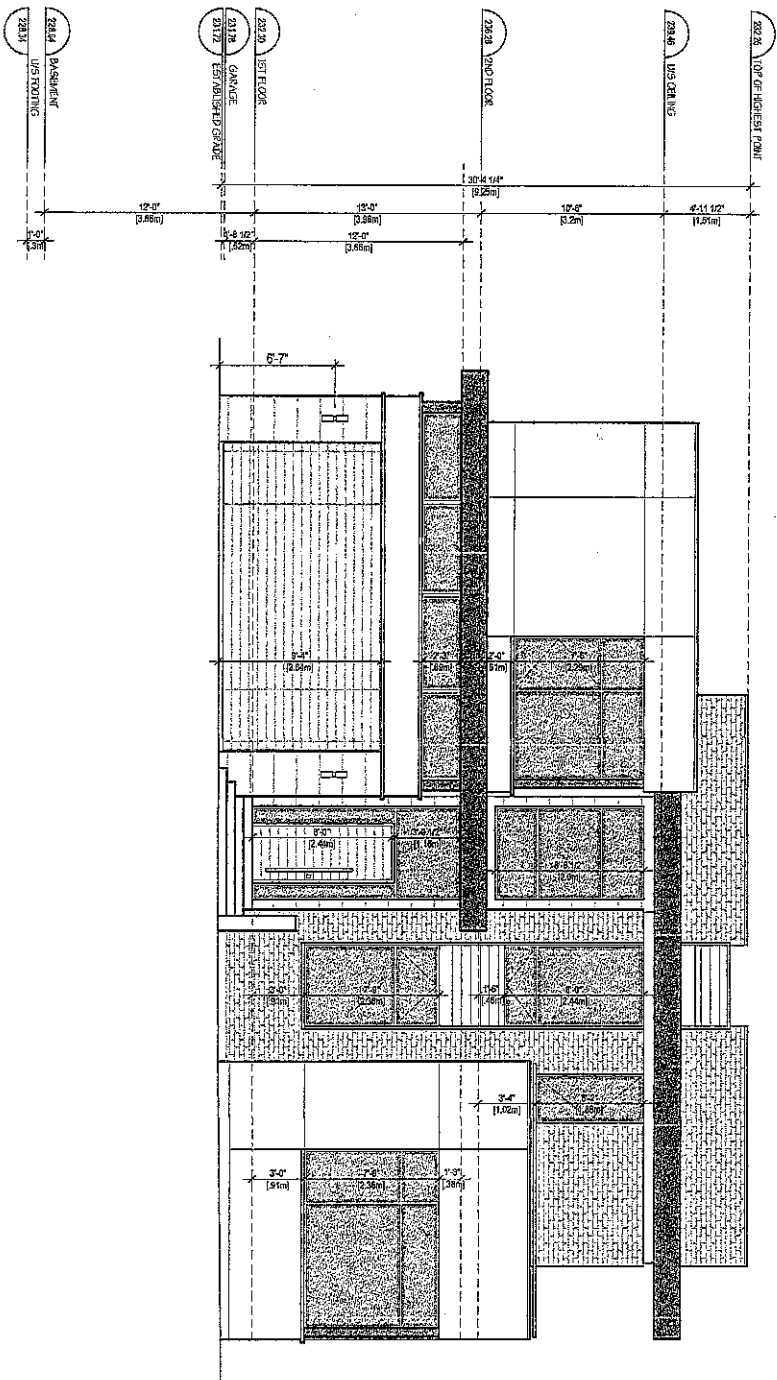
SC: 1/100

PROJECT	DATE	CLIENT
25 GOSLING RD.	OCT.21th. 2020	G.T.

ALIT DESIGN INC.

T: 647.979.1411
info@alitdesign.com
www.alitdesign.com





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REVISIONS

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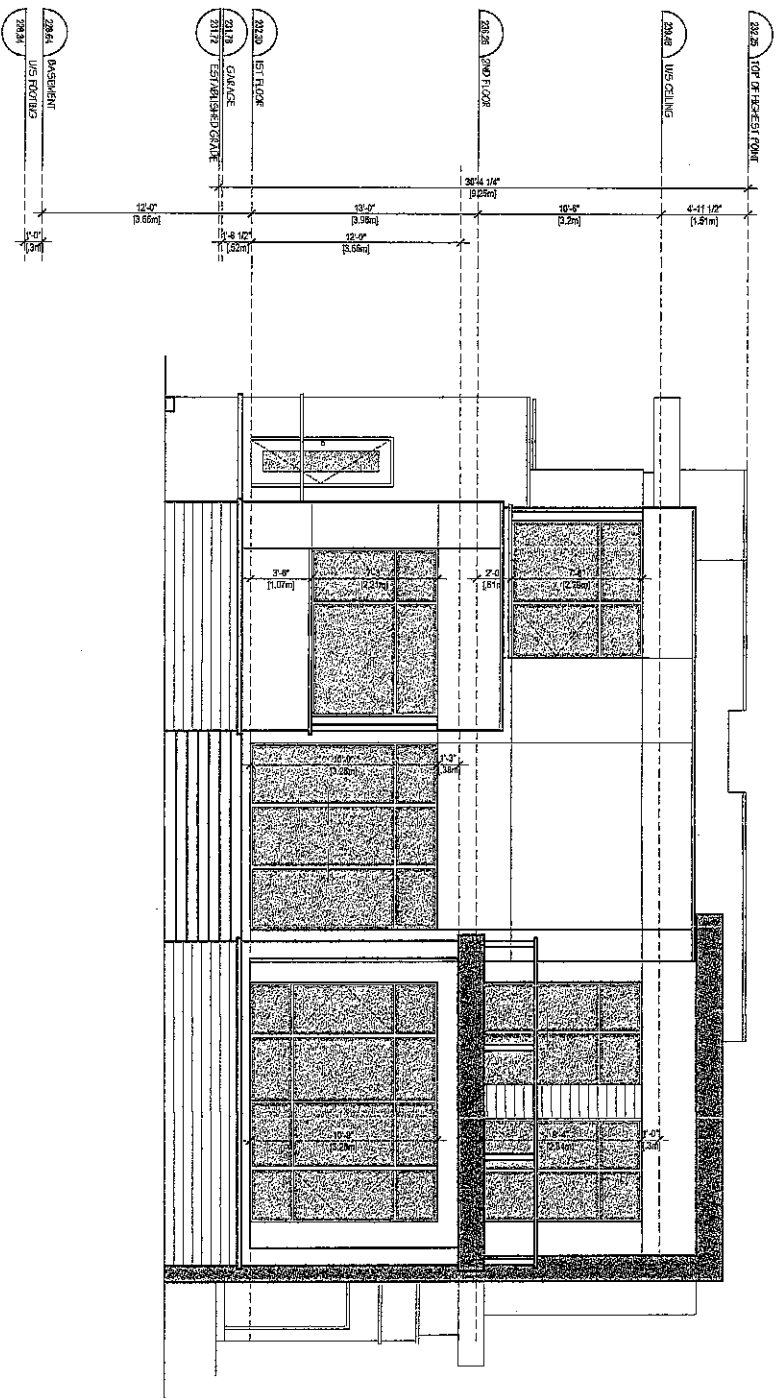
SK-06 Main Elevation
SC: 1/100

PROJECT	25 GOSLING RD.
DATE	OCT 21th, 2020
CLIENT	G.T.

ALT DESIGN INC.

T: 647 678 (ALT)
info@altdesign.com
www.altdesign.com






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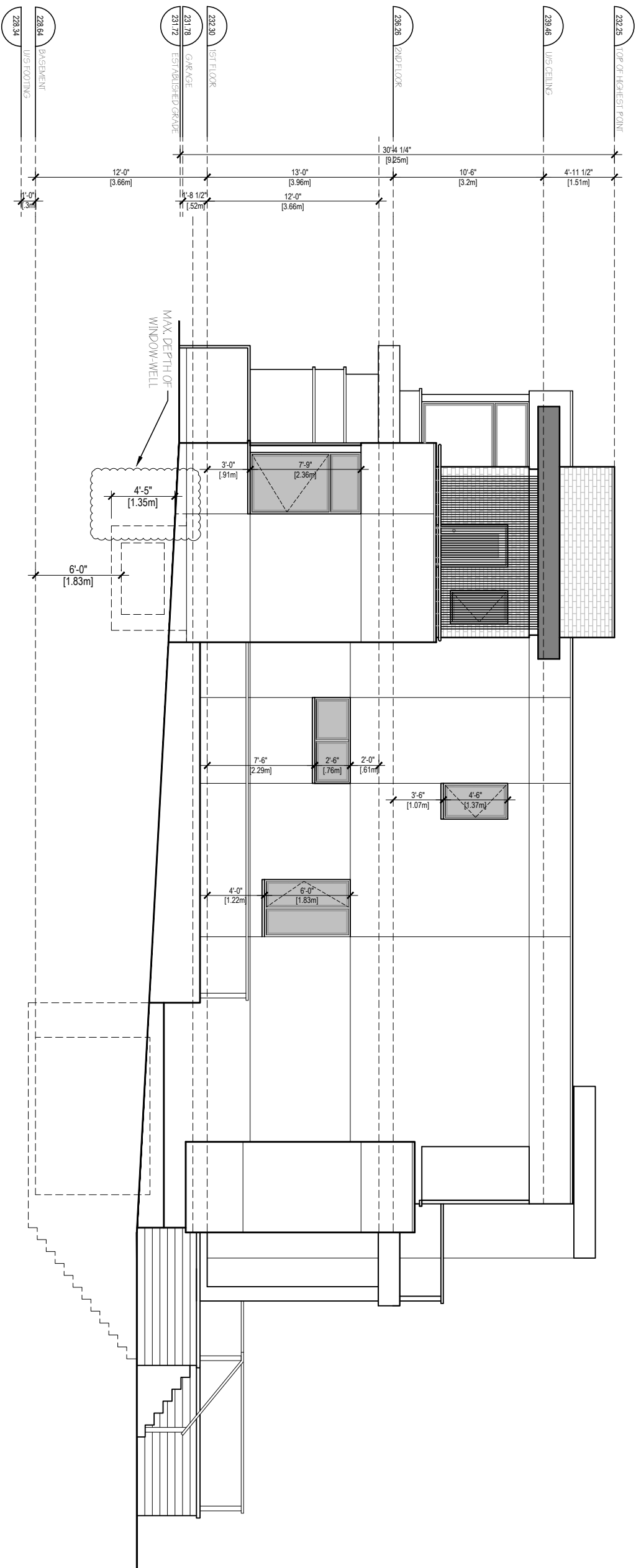
REVISIONS			SK-07 Rear Elevation
NO.	DATE	DESCRIPTION	
1			
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ALIT DESIGN INC.

T: 647.670.1414
info@alitdesign.com
www.alitdesign.com

ALIT DESIGN

RECEIVED
By RECEIVED at 11:53 am, Dec 16, 2020



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REVISIONS	
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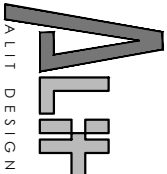
SK-08 East Elevation (Willowdale)

SC: 1/100

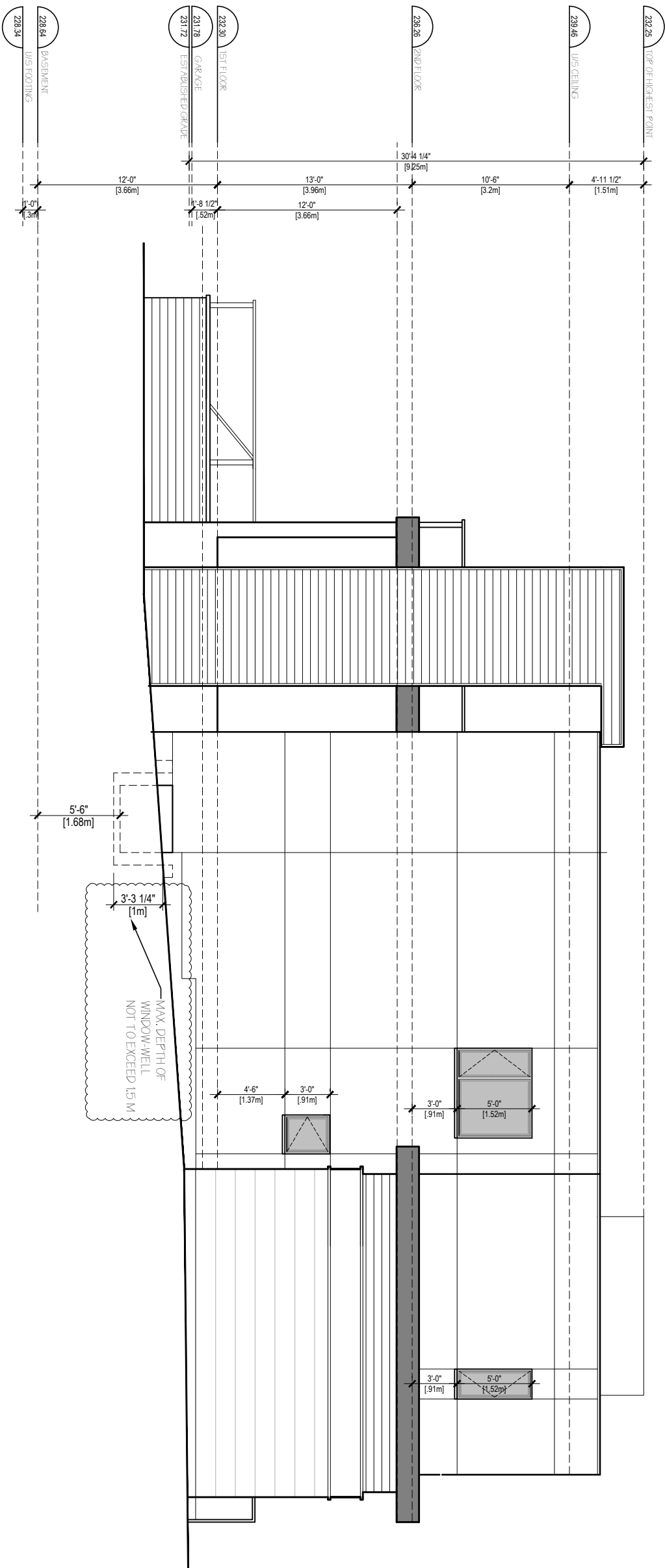
PROJECT	25 GOSLING RD.
DATE	OCT. 21th, 2020
CLIENT	G.T.

ALIT DESIGN INC.

T: 647 979 (ALIT)
info@alitdesign.com
www.ALITDESIGN.COM



RECEIVED
By RECEIVED at 11:53 am, Dec 16, 2020



NOTE:

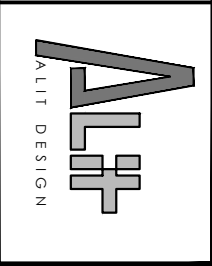
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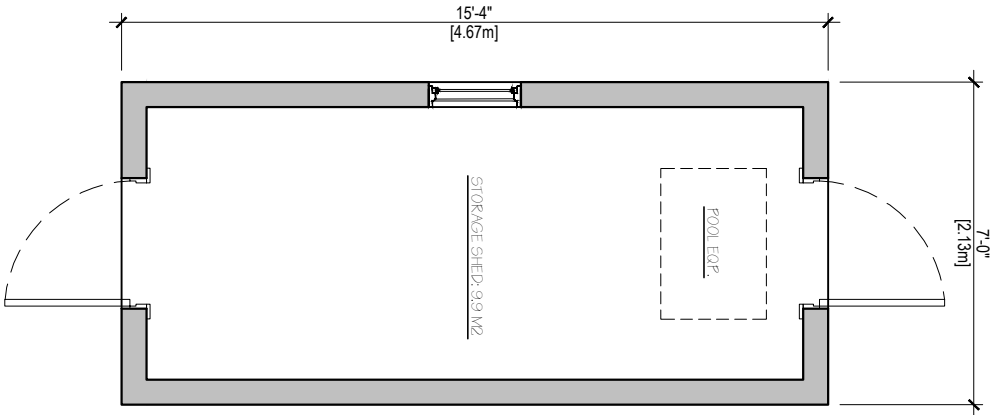
REVISIONS		
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1	Dec. 15,20	REV. 1
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SK-09 West Elevation	
SC: 1/100	
PROJECT	25 GOSLING RD.
DATE	OCT.21th, 2020
CLIENT	G.T.

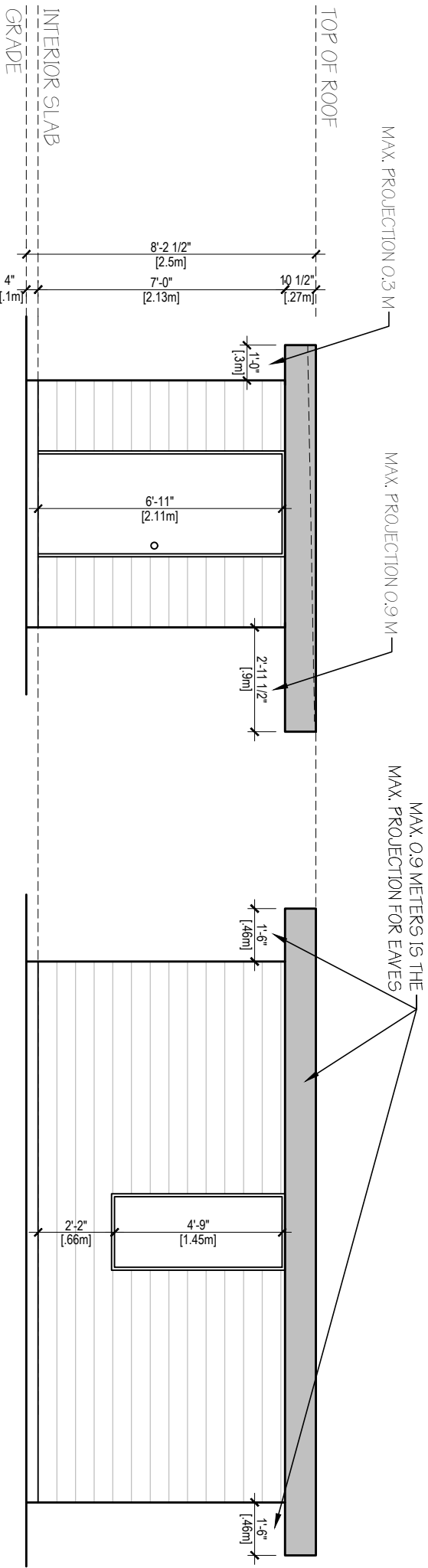
ALIT DESIGN INC.

T: 647 979 (ALIT)
info@alitdesign.com
www.ALITDESIGN.COM

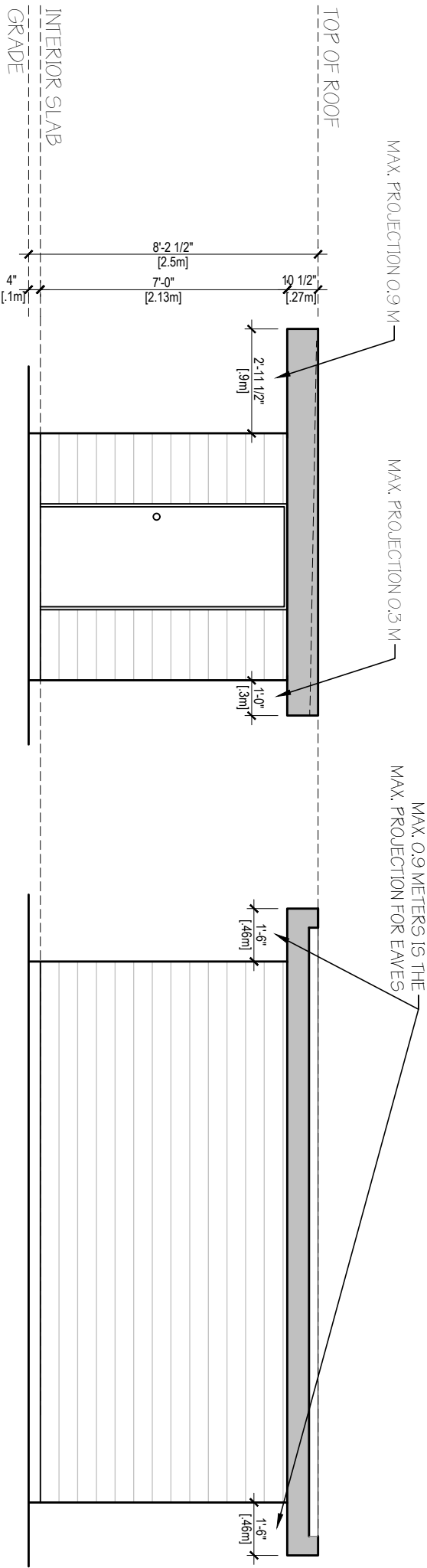




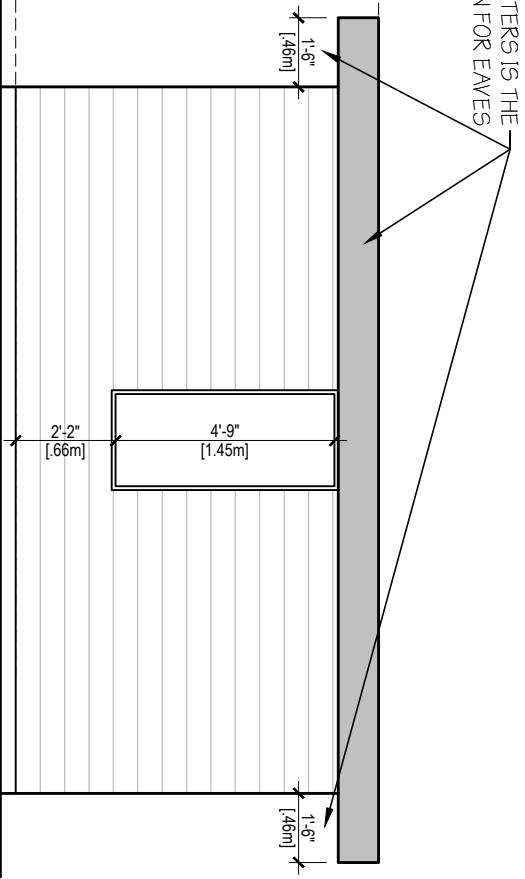
PLAN



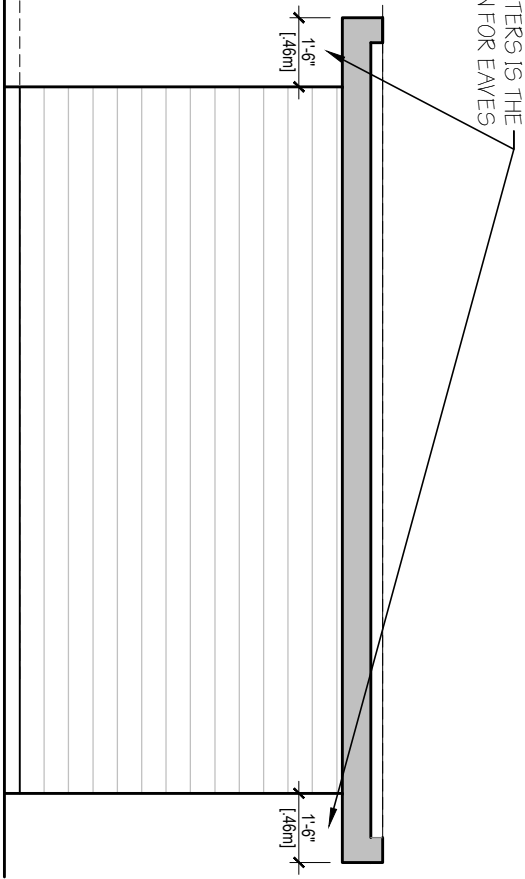
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (INTERIOR SIDE YARD)

NOTE:

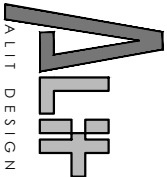
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REVISIONS			
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1	Dec. 15,20	REV. 1	
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SK-10 GARDEN SHED			
SC: 1/50			
PROJECT 25 GOSLING RD.			
DATE OCT.21th, 2020			
CLIENT G.T.			

ALIT DESIGN INC.

T: 647 979 (ALIT)
info@alitdesign.com
www.ALITDESIGN.com



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.

A150/20 – Public Correspondence (Petition of Support from 30, 26, 18, 16,8, 6, 22, 23 Gosling Road; 31 & 27 Malaren Road; 25 & 27 Weller Crescent; 18, 16, 10, 20 & 26 Lancer Drive)

A150/20

Letter of Support

RECEIVED

DEC 07 2020

VAUGHAN COMMITTEE

Chairperson, Committee of Adjustment, Planning Department, City of Vaughan

Subject: 25 Gosling Road. Maple, ON L6A 1E2

I have been informed of the proposed development located at 25 Gosling Road and I am not opposed to the variances requested by my neighbor.

Sincerely,

Name	Address	Signature
David G. Geller	30 Gosling Rd	David G. Geller
Edwalde Terciani Junior	26 Gosling Rd	Edwalde Terciani Junior
Simone Stocchetti	26 Gosling Rd	Simone Stocchetti
Domine Ferrante	18 Gosling Rd	Domine Ferrante
Anthony Vecchiato	16 Gosling Rd	Anthony Vecchiato
JOHN BONAACCORSO	25 Gosling Rd	JOHN BONAACCORSO
FRANK MUSTACATO	6 Gosling Rd	FRANK MUSTACATO
LUCIO CAMPOBASSO	31 MALAREN	LUCIO CAMPOBASSO
FRANK BERNARDI	34 Weller Cres	FRANK BERNARDI
Troy Landon	18 LANCE	Troy Landon

Letter of Support - 25 Gosling Rd. Maple, ON L6A 1E2

P. Basciano	16 Lancer	RB
2 Alecton	10 Lancer Dr	28
F. Milne	25 Weller Court	
Claudia Nanno	[REDACTED]	27 Weller Cts. C. Nanno
Lina Kospo	27 Malaren Rd	Maple ON L6A 1E1
Carmelina Montana	20 Lancer Dr.	Maple L6A 1E1
Marintha Bussort	22 Gosling Rd	Maple L6A 1E2
Rayna	"	"
Doug Pope	"	"
Jeffrey	23 GOSLING RD	L6A 1E2
Emmanuel	GOSLING RD	[REDACTED]
Nikolay Tikhovskiy	26 Lancer Dr	

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
Bell Canada

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

Attwala, Pravina

Subject: FW: A150/20 - REQUEST FOR COMMENTS - 25 Gosling Rd Maple

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: January-18-21 1:55 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Subject: [External] RE: A150/20 - REQUEST FOR COMMENTS - 25 Gosling Rd Maple

Hi Pravina,

Thank you for highlighting this Minor Variance and the Bell easement associated with the address. Upon review of the construction plans, it appears that no structures are intended to be constructed within the Bell easement. We therefore have no further comments or concerns regarding this application.

Kind regards,

Carrie Gordon

	External Liaison – Right of Way Control Centre 140 Bayfield St, Fl 2 Barrie ON, L4M 3B1 T: 705-722-2244/844-857-7942 F :705-726-4600
--	--

Attwala, Pravina

Subject: FW: A150/20 - REQUEST FOR COMMENTS

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

Sent: January-04-21 12:43 PM

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

Subject: [External] RE: A150/20 - REQUEST FOR COMMENTS

Good afternoon Pravina,

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A011/19

NOTICE OF DECISION
Minor Variance Application A011/19
Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, May 30, 2019

Applicant: Josef Kaufmann and Anne Elizabeth Kaufmann

Agent: None

Property: **25 Gosling Rd Maple ON**

Zoning: The subject lands are zoned R1V Old Village Residential, under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

The proposed single family dwelling is a bungalow with loft.

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 23% is permitted.	1. To permit a maximum lot coverage of 29.03% for the dwelling and all covered areas (26.70% Dwelling, 1.76% Covered Deck, 0.57% Front Covered Porch).
2. A maximum floor area of a loft shall not exceed 25% of the floor area below or 70m ² of loft area.	2. To permit a maximum loft area of 43.10% of the ground floor area (115.74m ² loft area).

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A011/19, on behalf of Josef Kaufmann Anne Elizabeth Kaufmann, be **REFUSED**.


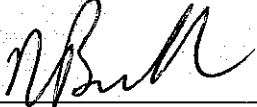

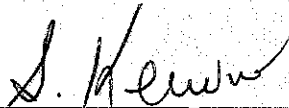
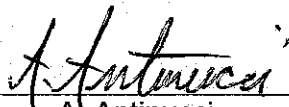
For the following reasons:

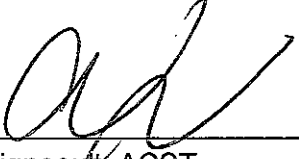
1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , May 30, 2019 meeting for submission details.
Addresses: 27 & 29 Weller Crescent, 28 & 31 Malaren Street, 14, 16, 22, 23, 24 & 28 Gosling Road & 29 Goodman Crescent	Name: Address:
Nature of Correspondence: Petition in Support	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, May 30, 2019
DATE OF NOTICE:	June 7, 2019
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	June 19, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

Conditions

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

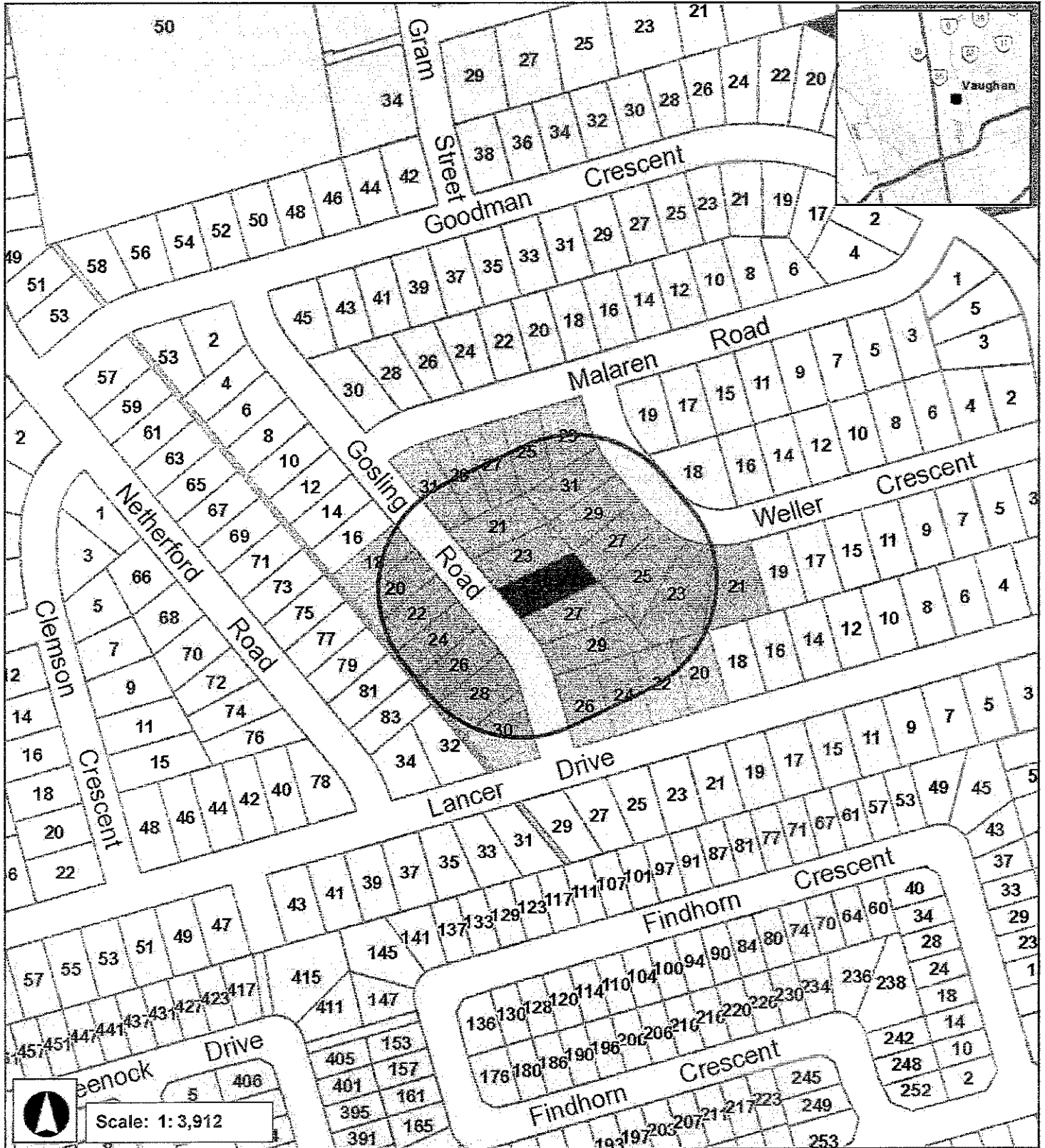


VAUGHAN

A011/19 - Buffer Map

25 Gosling Road, Maple

Major Mackenzie Drive

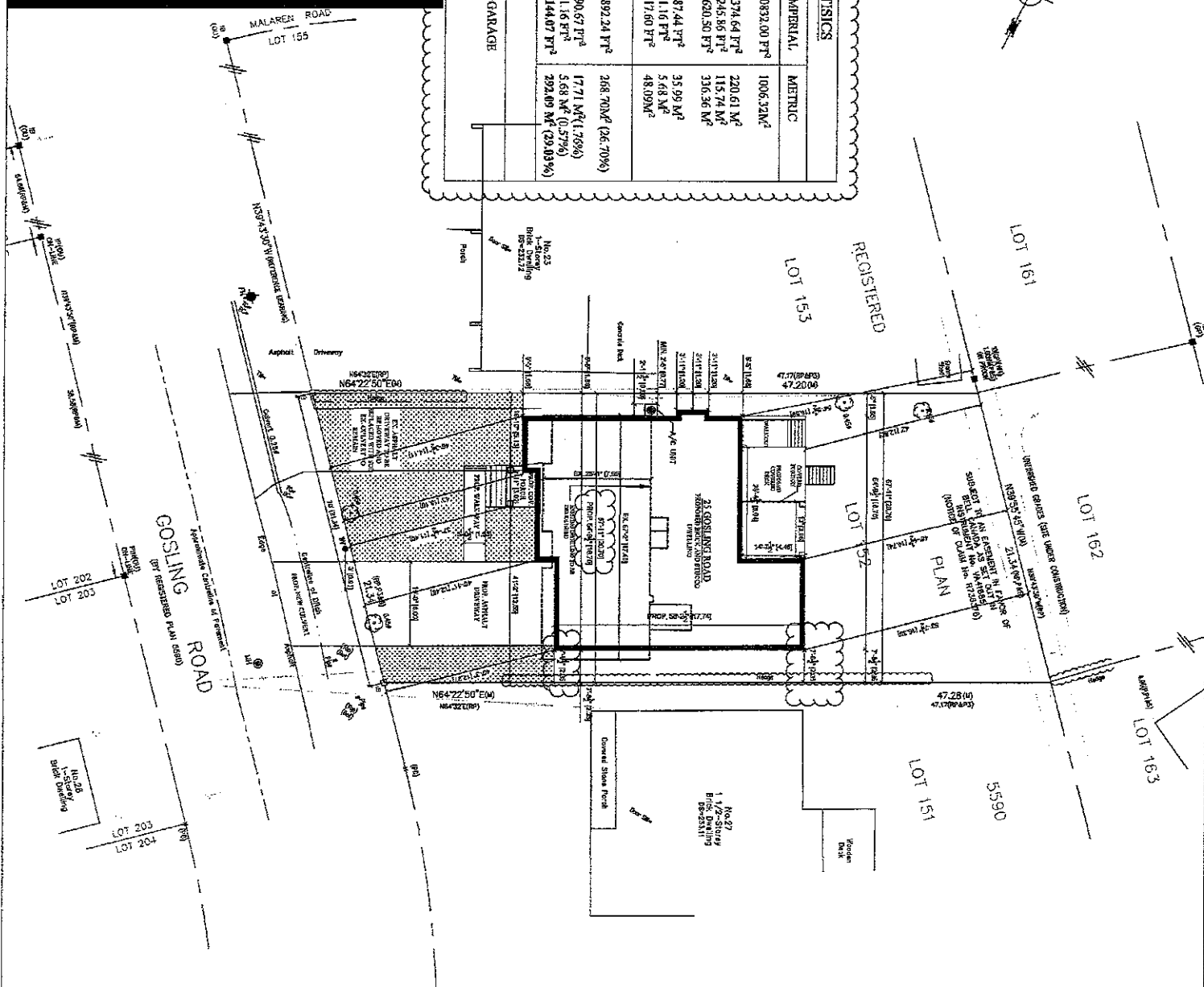


Keele Street

A011/19

2. To permit a maximum loft area of 43.10% of the ground floor area (115.74m² loft area).

SITE STATISTICS	
MATERIAL	METRIC
1 LOT AREA	10832.00 FT ²
GROUND FLOOR AREA	1006.32M ²
LOFT AREA	220.61 M ²
GRA	115.74 M ²
DECK AREA	336.36 M ²
PORCH AREA	35.99 M ²
GARAGE AREA	5.68 M ²
	48.09M ²
COVERAGE:	
HOUSE SQUARE AGE (INCLUDING GARAGE)	268.70M ² (26.70%)
COVERED DECK	17.71 M ² (1.76%)
FRONT COVERED PORCH	5.68 M ² (0.57%)
TOTAL COVERAGE	292.09 M ² (29.03%)
LOFT AREA CALCULATIONS	
LOFT AREA / GROUND FLOOR AREA+GARAGE	
1245.86 / 2892.24 = 43.10%	



DRAWINGS SHALL NOT BE SCALED THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No	DATE	REVISION
1.	JAN. 9, 2019	ISSUED FOR C OF A APP.
2.	APR. 16, 2019	REVISED FOR C OF A
3.	MAY. 5, 2019	REVISED FOR C OF A
4.	MAY. 6, 2019	REVISED FOR C OF A
5.	MAY. 7, 2019	REVISED FOR C OF A

FOR
REFERENCE
ONLY

SE
SCHILLER
ENGINEERING AG

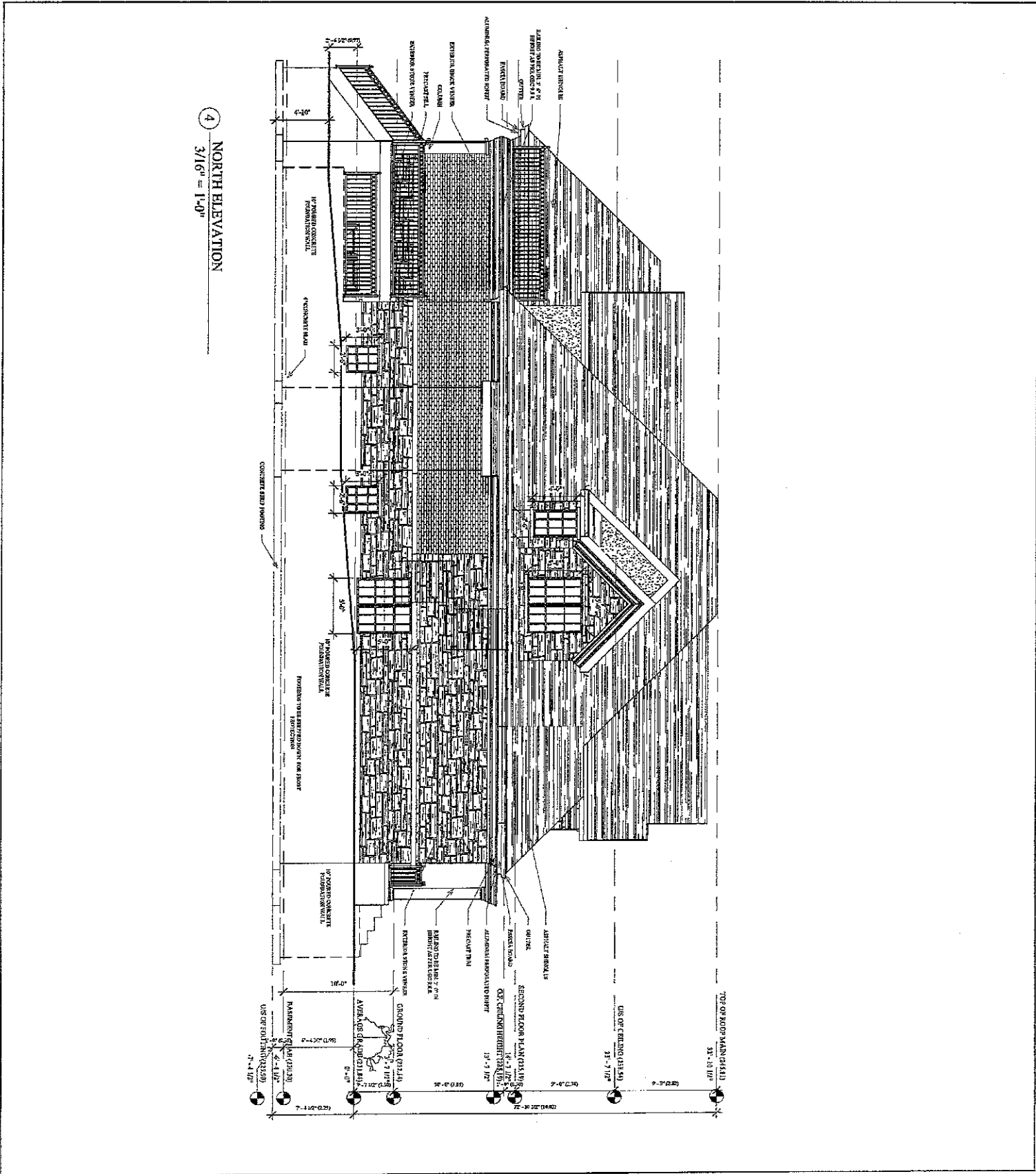
2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5T 1K5
PHONE: 905-822-1556
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

JOSEF AND ANNE KAUFMANNN

25 GOSLING ROAD,
MAPLE, ON

SITE PLAN

PROJECT No.



NOTES

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1.	ISSUED FOR C.O.P. A.M.P.	JAN. 7, 2019
2.	REVISED FOR C.O.P. A.	APR. 16, 2019
3.	REVISED FOR C.O.P. A.	MAY 5, 2019
4.	REVISED FOR C.O.P. A.	MAY 6, 2019
5.	REVISED FOR C.O.P. A.	MAY 7, 2019

SEALS

SE SCHILLER ENGINEERING

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MORRISTOWN, NJ 07960
PHONE: 908-422-1666
EMAIL: TRAVIS@SE-SCHILLERENGINEERING.COM

CLIENT

JOSEF AND ANNE KAUFMANN

PROJECT

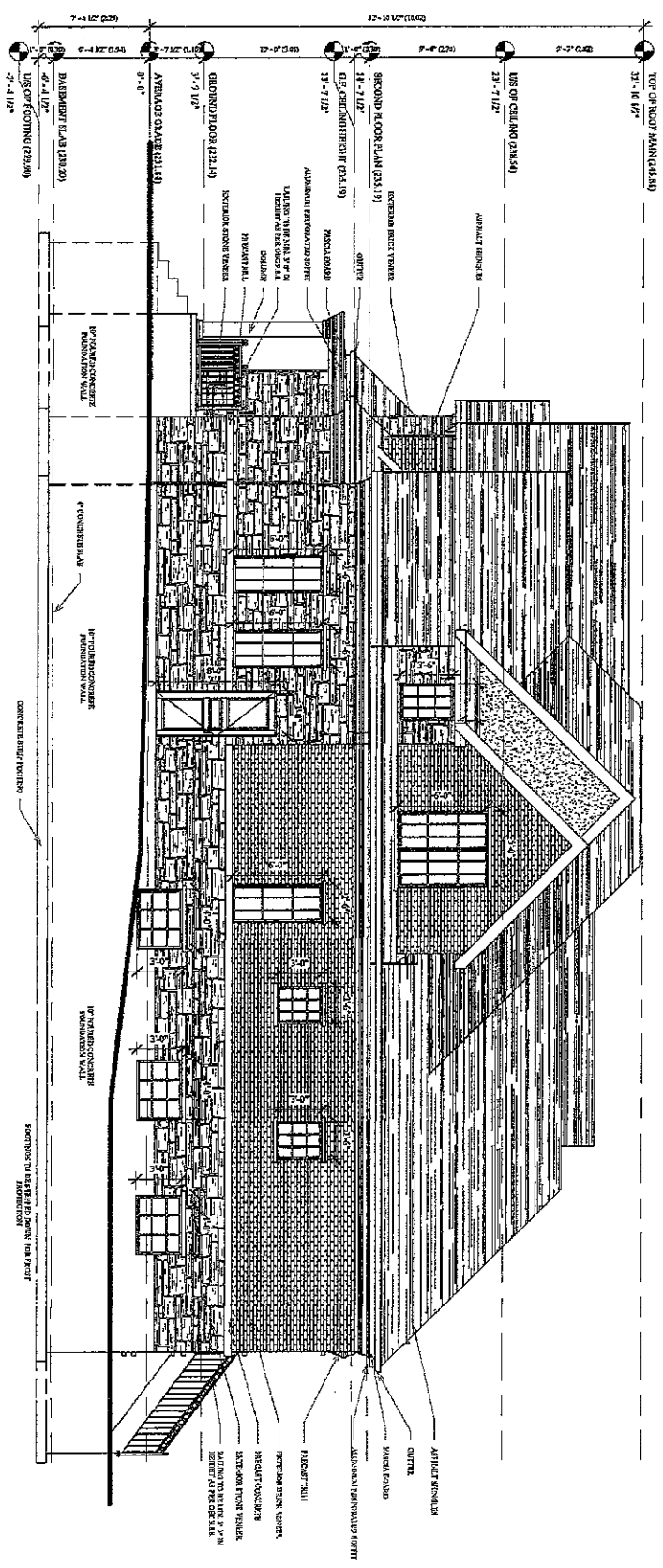
25 GOSLING ROAD,
MAPLE, NJ

PAGE

NORTH ELEVATION

APPROVED BY: T.S.
DATE: MAY, 2019
SCALE: 3/16" = 1'-0"
SHEET NO. 23 OF 23

A2.1



5 SOUTH ELEVATION
3/16" = 1'-0"

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No.	DESCRIPTION	DATE
1.	ISSUED FOR C OF A.M.P.	JAN 7, 2019
2.	REVISED FOR C OF A	APR 16, 2019
3.	REVISED FOR C OF A	MAY 5, 2019
4.	REVISED FOR C OF A	MAY 6, 2019
5.	REVISED FOR C OF A	MAY 7, 2019

SDS-3

SE SCHILLER
ENGINEERING

2157 ROYAL WINDSOR DRIVE, UNIT 4
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PHONE: 905-821-1665
EMAIL: TIA.VI@SESCHELLERENGINEERING.COM

CLIENT
JOSEF AND ANNE KAUFMANN

PROJECT
25 GOSSING ROAD,
MAPLE, ON

[illegible]

No.	DESCRIPTION	DATE
1.	ISSUED FOR C OF A APP.	JAN. 7, 2019
2.	REVISED FOR C OF A	APR. 16, 2019
3.	REVISED FOR C OF A	MAY 4, 2019
4.	REVISED FOR C OF A	MAY 6, 2019
5.	REVISED FOR C OF A	MAY 7, 2019

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2157 ROYAL WINDSOR DRIVE, UNIT 4
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PHONE: 905.875.8888
EMAIL: TLV@SESCILLERENGINEERING.COM

CLIENT
JOSEF AND ANNE KAUFMANN

PROJECT
25 GOSSLING ROAD,
MAPLE, ON

PAGE	
EAST ELEVATION	
APPROVED BY	T.S.
DATE	MAY 2019
SHEET	31/6 = 140
PROJECT No	2018SER194
A2.3	

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No.	DESCRIPTION	DATE
1.	ISSUED FOR C OF A APP.	JAN 7, 20
2.	REVISED FOR C OF A	APR 14, 2
3.	REVISED FOR C OF A	MAY 5, 2
4.	REVISED FOR C OF A	MAY 6, 2
5.	REVISED FOR C OF A	MAY 7, 2

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JOSEF AND ANNE KAUFMANN

PROJECT
25 GOSLING ROAD,
MAPLE, ON

WEST ELEVATION

APPROVED BY: T.S.	A2
DATE: MAY, 2019	
SCALE: 3/16" = 1'-0"	
PROJECT No. 2018SE194	

