



File: A165/20

Applicant: Robert Candido

Address: 17 Malaren Road, Maple

Agent: Mikhail Saidov

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		
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		
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, February 25, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance
Application

Agenda Item: 11

A165/20

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, February 25, 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: Robert Candido

Agent: Mikhail Saidov

Property: 17 Malaren Road, 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.

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.	To permit a maximum lot coverage of 25.93% (Dwelling 22.98%, 2.28% Deck, 0.67% Porch)

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 February 10, 2021

Applicant confirmed posting of signage on February 11, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The permitted coverage is not sufficient to accommodate the family needs in floor area.

Adjournment Request: None

Building Standards (Zoning Review):

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

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

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

The maximum permitted encroachment of eaves and gutters into the required interior side yard shall be 0.5 metres.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

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 A165/20 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.

Additional comment:

The owner / applicant needs to contact Transportation Services Division about the proposed culvert extension.

Parks Development - Forestry:

Private property tree removal & protection permit application not received by Forestry at this time.

Subject to the following Conditions:

1. Applicant must obtain a private property tree removal & protection permit from the Forestry Department.
2. Hoarding must be installed as a prerequisite of the private property tree removal & protection permit prior to construction.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date.

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 received to date.

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

Schedule D - Previous Approvals (Notice of Decision)
N/A

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

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

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

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

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.
2	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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
3	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Applicant must obtain a private property tree removal & protection permit from the Forestry Department. 2. Hoarding must be installed as a prerequisite of the private property tree removal & protection permit prior to construction.

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

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.

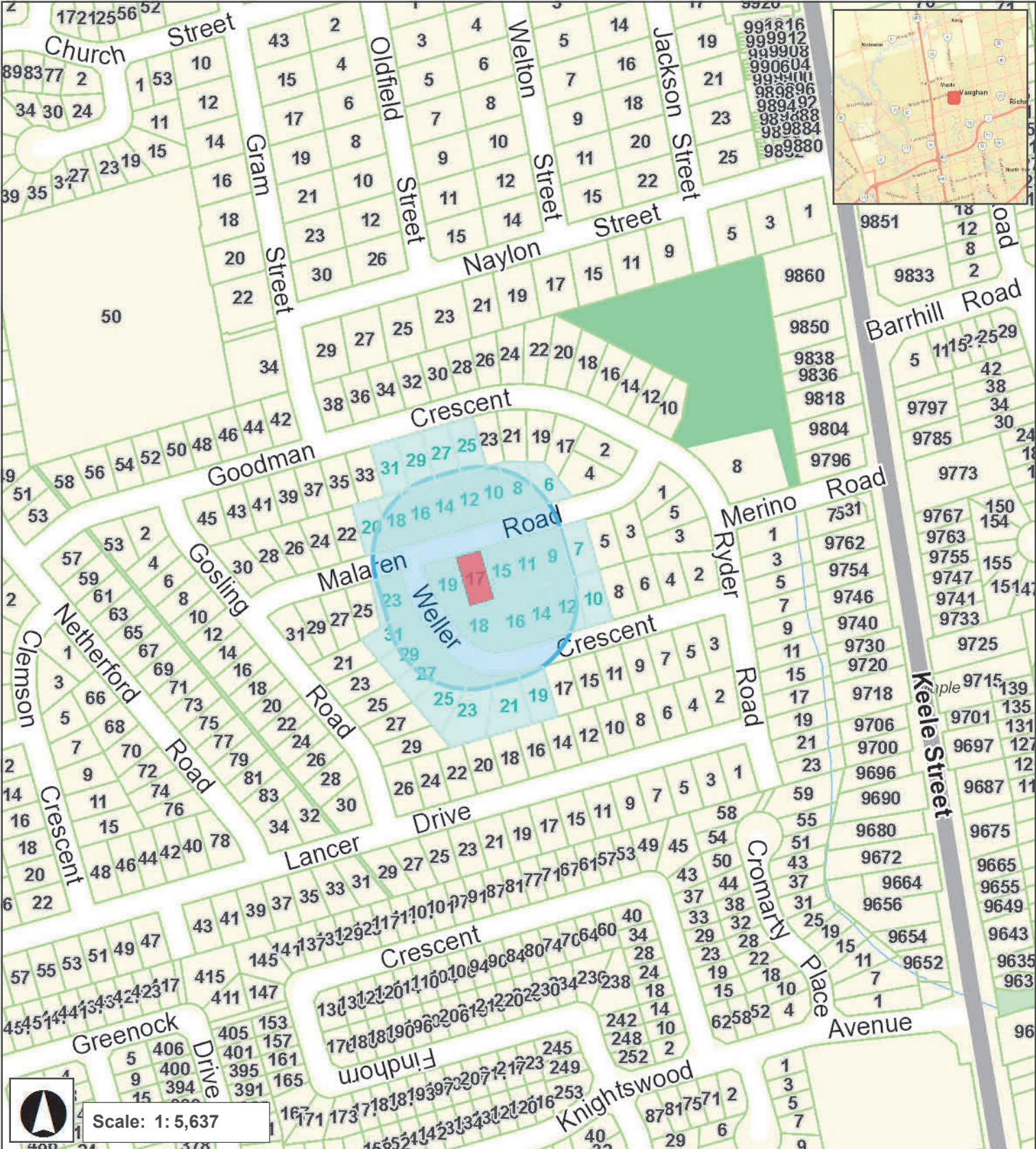
Location Map
Plans & Sketches



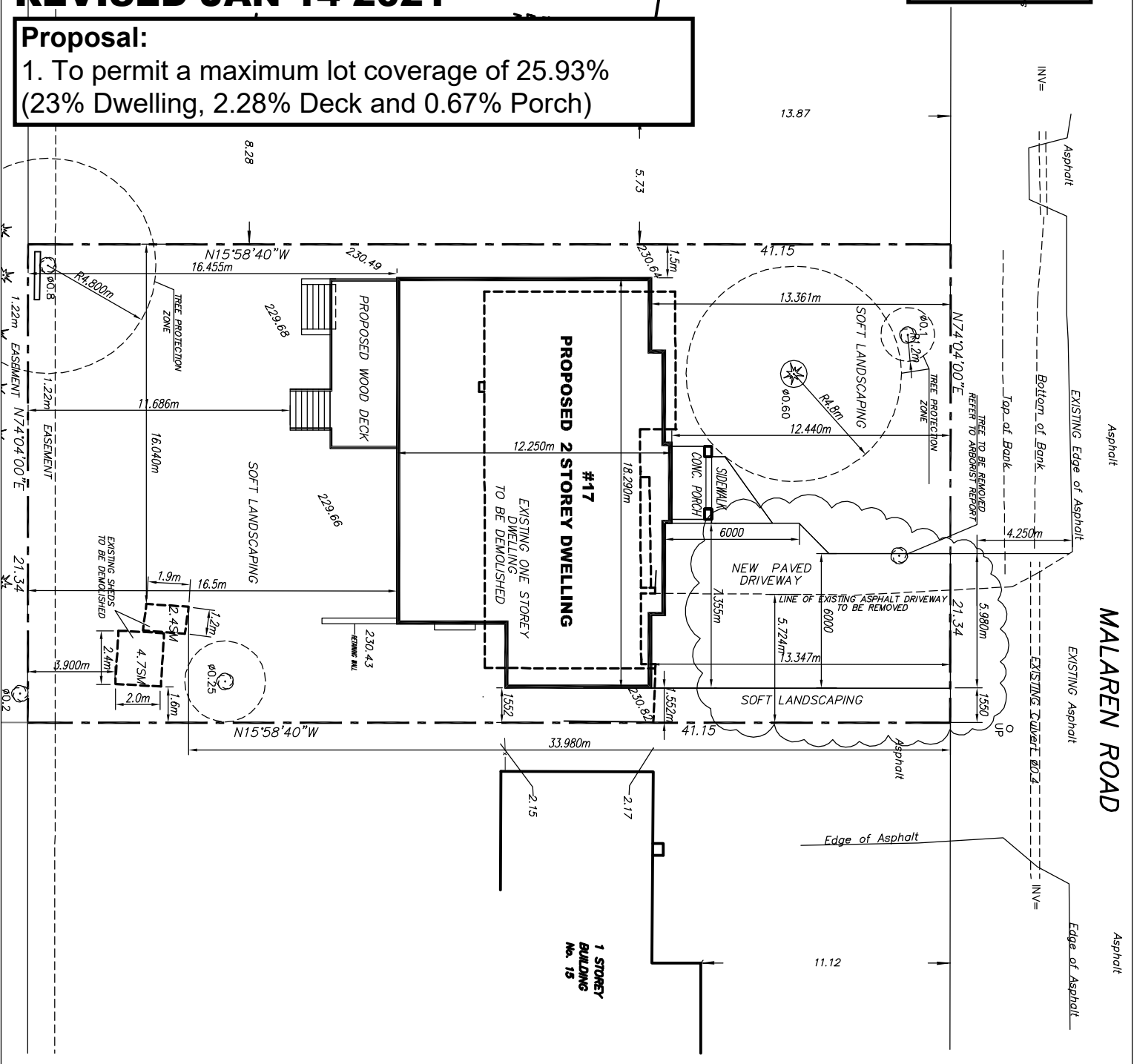
A165/20 - Notification Map

17 Malaren Road, Maple

Major Mackenzie Drive



Proposal:
1. To permit a maximum lot coverage of 25.93%
(23% Dwelling, 2.28% Deck and 0.67% Porch)



LEGAL DESCRIPTION

INFORMATION ON THIS DRAWING
TAKEN FROM TOPOGRAPHIC SURVEY OF
LOT 130

REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

PREPARED BY
ALEX MARTON LTD., O.L.S.

DATED: OCTOBER 30, 2020

STATISTICS

LOT AREA : 878.1 SM (9,452 SF)
BUILDING COVERAGE:
DWELLING FOOTPRINT: 201.8 SM (2,172 SF) (22.98%)
COVERED PORCH: 6.3SF (0.67%)
COVERED WOOD DECK: 244SF (2.28%)
TOTAL COVERAGE: (25.93%)

GROUND FLOOR LIVING AREA: 157.1 SM (1,691 SF)
SECOND FLOOR AREA: 175.4 SM (1,888 SF)
TOTAL LIVING AREA: 332.5 SM (3,579 SF)

LANDSCAPING

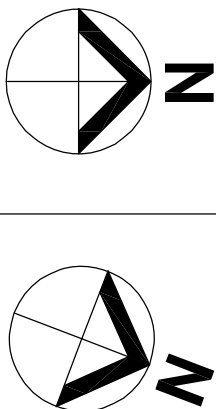
FRONT YARD AREA: 266 SM
DRIVEWAY AREA: 88 SM
LANDSCAPED AREA: 178 SM (66.9%)
AREA OF SIDEWALK, PORCH & STEPS: 11.0 SM
SOFT LANDSCAPING: 167 SM (93.8%)

AVERAGE GRADE: 230.73

(230.64+230.82) / 2 = 230.73

LEGEND

- EXISTING BUILDING
- TO BE DEMOLISHED
- NEW HOUSE



PROJECT NORTH

TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR CoA	KK	19NOV2020
2	RE-ISSUED FOR CoA	KK	08JAN2021



ARCHITECTURE

66 Oak Ave,
Richmond Hill, On
L4C 6R7
kulish@rogers.com
T: 416-731-9223
T: 647-895-9389
F: 905-709-9469

NEW 2 STOREY RESIDENCE
17 MALAREN ROAD
CITY OF VAUGHAN, ON

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

KARINE A. KULISH
LICENCE 6387

SCALE: 1:250

DRAWN BY: IK

DATE: NOVEMBER 17, 2020

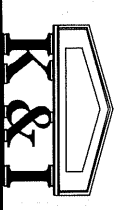
PROJECT NO: 2012

DWG. NO: A1

NO.	ISSUED	BY	DATE
1	ISSUED FOR CoFA	KK	19NOV2020

NO	REVISIONS	MARK VOID ALL COPIES PREVIOUS TO FINAL DATE	DATE	BY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF WORK. DRAWINGS ARE NOT TO BE SCALED.

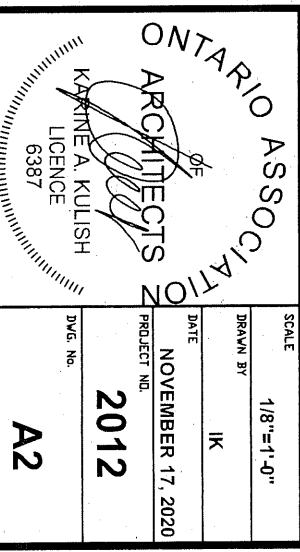
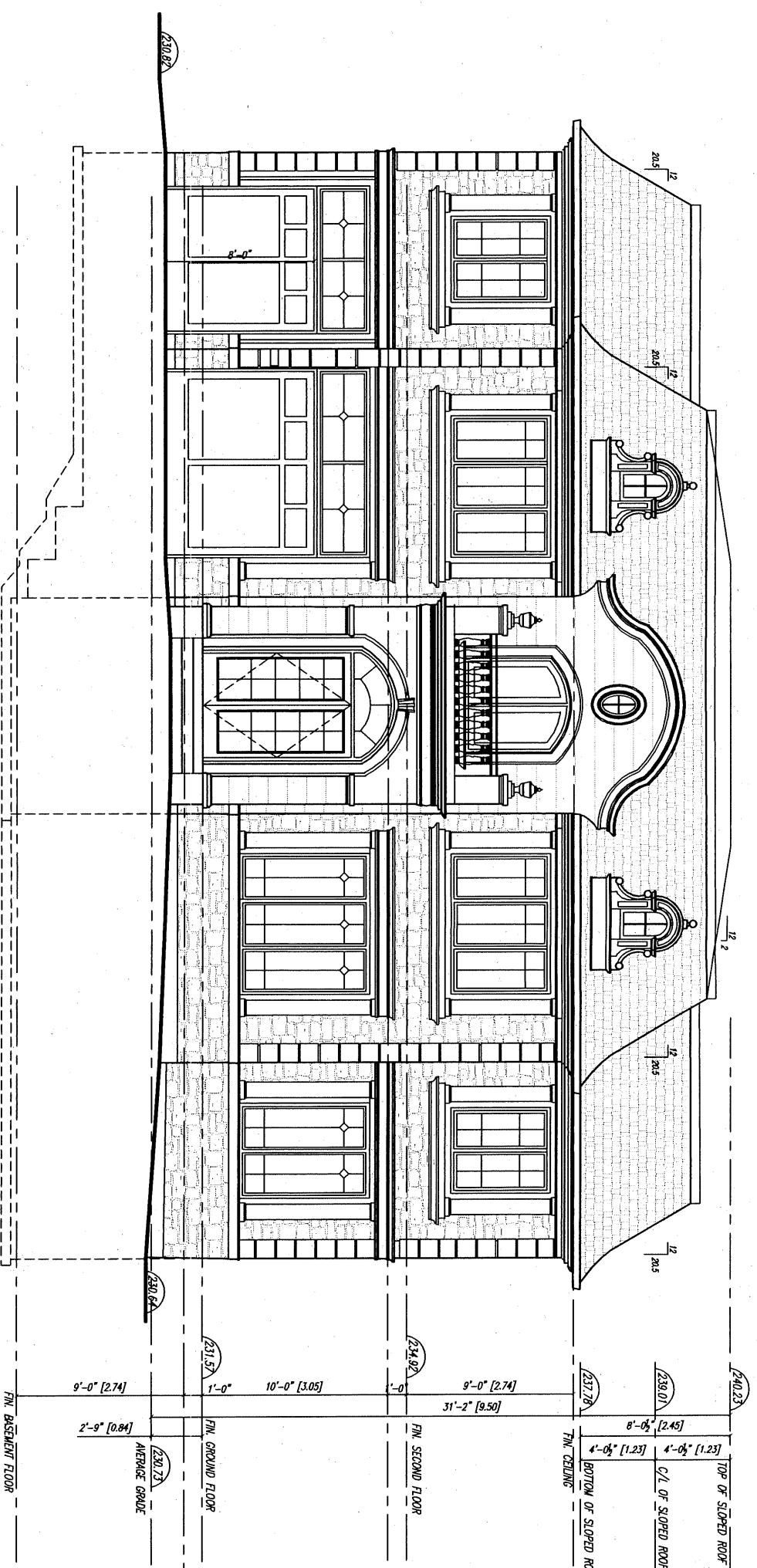


ARCHITECTURE

66 Oak Ave,
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T: 416-731-9223
T: 647-895-9389
F: 905-709-9460

**NEW 2 STOREY RESIDENCE
17 MALAREN ROAD
CITY OF VAUGHAN, ON**

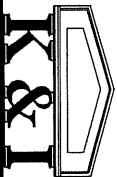
NORTH ELEVATION



NO.	ISSUED	BY	DATE
1	ISSUED FOR CoFA	KK	19NOV2020

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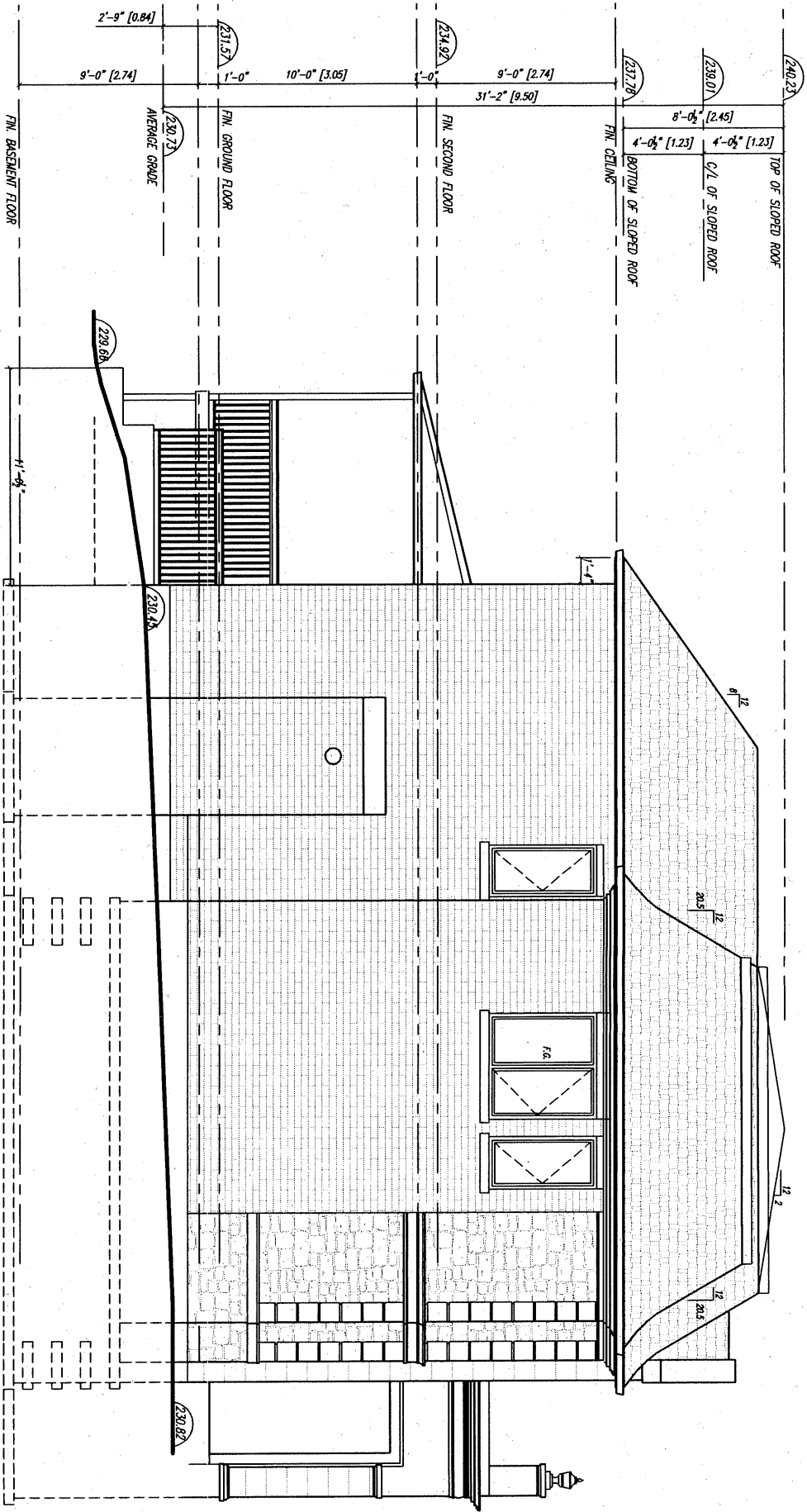


ARCHITECTURE

66 Oak Ave,
Richmond Hill, On
L4C 6R7
kulish@rogers.com
T: 416-731-9223
T: 647-895-9389
F: 905-709-9469

NEW 2 STOREY RESIDENCE
17 MALAREN ROAD
CITY OF VAUGHAN, ON

EAST ELEVATION



EAST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS

KARINE A. KULISH
LICENCE 6387

SCALE 1/8"=1'-0"

DRAWN BY IK

DATE NOVEMBER 17, 2020

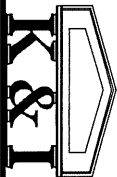
PROJECT NO. 2012

DWG. No. A5

NO.	ISSUED	BY	DATE
1	ISSUED FOR CoFA	KK	19NOV2020

NO	REVISIONS	MARK VOID ALL COPIES PREVIOUS TO FINAL DATE	DATE	BY

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NEW 2 STOREY RESIDENCE
17 MALAREN ROAD
CITY OF VAUGHAN, ON

SOUTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS

KAMINE A. KULISH
LICENCE
6387

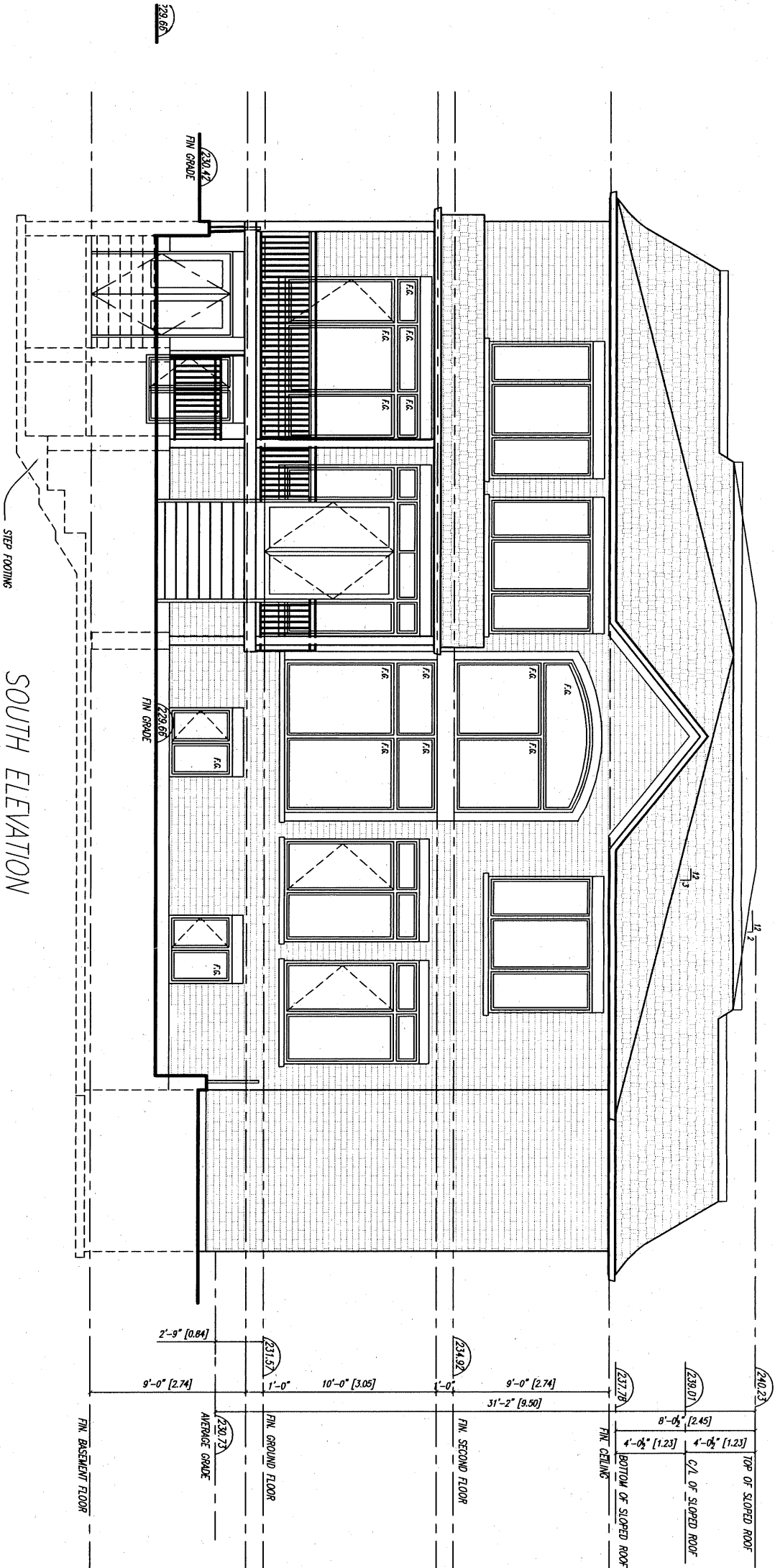
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IK

DATE
NOVEMBER 17, 2020

PROJECT NO.
2012

DWG. No.
A4



NO.	ISSUED	BY	DATE
1	ISSUED FOR CoFA	KK	19NOV2020

NO	REVISIONS	MARK, VOID ALL COPIES PREVIOUS TO FINAL DATE	DATE	BY

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T: 647-895-9389
F: 905-709-9469

NEW 2 STOREY RESIDENCE
17 MALAREN ROAD
CITY OF VAUGHAN, ON

WEST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS


KARINE A. KULISH
LICENCE 6387

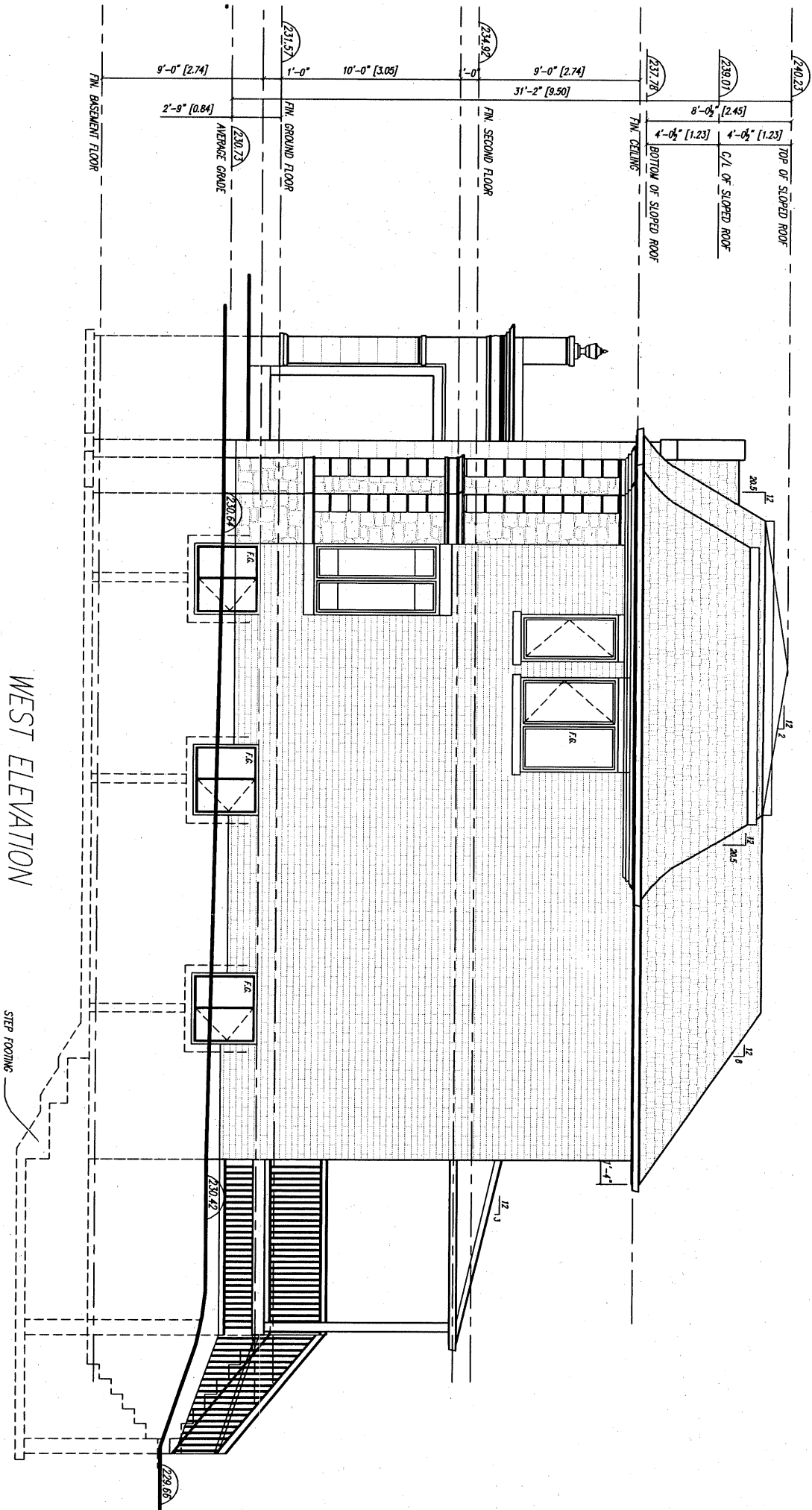
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DRAWN BY IK

DATE NOVEMBER 17, 2020

PROJECT NO. 2012

DWG. No. A3



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

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A165/20 - Request for Comment

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

Sent: February-11-21 9:00 AM

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

Subject: [External] RE: A165/20 - Request for Comment

Good morning Adriana,

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

Regards,

Gabrielle

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