



File: A144/20

Applicant: Angela Hage

Address: 4 Olympia Gate, Woodbridge

Agent: Anthony Bartolini

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 | <input checked="" type="checkbox"/> | |
| Development Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks, Forestry and Horticulture Operations | <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, April 8, 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: 2

A144/20

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 8, 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: Angela Hage

Agent: Anthony Bartolini

Property: 4 Olympia Gate, Woodbridge

Zoning: The subject lands are zoned R2, Residential and subject to the provisions of Exception 9(476) 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 cabana and pergola in the rear yard.

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

| By-law Requirement | Proposal |
|--|---|
| 1. A minimum rear yard setback of 7.5 metres is required for an accessory structure (cabana). | 1. To permit a minimum rear yard setback of 1.21 metres for an accessory structure (cabana). |
| 2. A minimum interior side yard setback of 1.2 metres is required for an accessory structure (cabana). | 2. To permit a minimum interior side yard setback of 1.21 metres for an accessory structure (cabana). |
| 3. Any accessory building or structure shall be located in the rear yard. | 3. To permit an accessory structure (cabana) not to be entirely located in the rear yard. |

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 March 24, 2021

Applicant confirmed posting of signage on March 19, 2021

| Property Information | |
|----------------------|------------------|
| Existing Structures | Year Constructed |
| Dwelling | 1985 |
| Cabana | TBC |

Applicant has advised that they cannot comply with By-law for the following reason(s): Rear yard setback to proposed Cabana. Interior side yard setback to proposed Cabana. Max height for proposed Cabana. Rear Soft scape Coverage.

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 is required for the proposed cabana.

The Applicant has confirmed that the maximum height of the three architectural or design elements will not exceed 1.8 metres.

The Applicant has provided only the Front Elevation drawing with respect to the cabana. The Applicant shall be advised that the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

The applicant shall be advised that additional variances may be required upon review of detailed drawings for building permit.

Building Inspections (Septic):
No comments or concerns

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

The Owner is requesting permission to construct a cabana with a minimum rear and interior side yard setback of 1.219 m. At the request of the Development Planning Department, the Owner increased the setbacks from 0.61 m to 1.219 m to remain compatible and consistent to other accessory structure in the immediate neighbourhood. Development Planning staff is of the opinion the revised setbacks maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate development of the land.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A144/20 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading 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 approval.

Parks Development - Forestry:
No comment received to date.

By-Law and Compliance, Licensing and Permit Services:
No comment received to date.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment 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
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 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 |
|---|--|--|
| 2 | Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca | The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading 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 approval. |

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

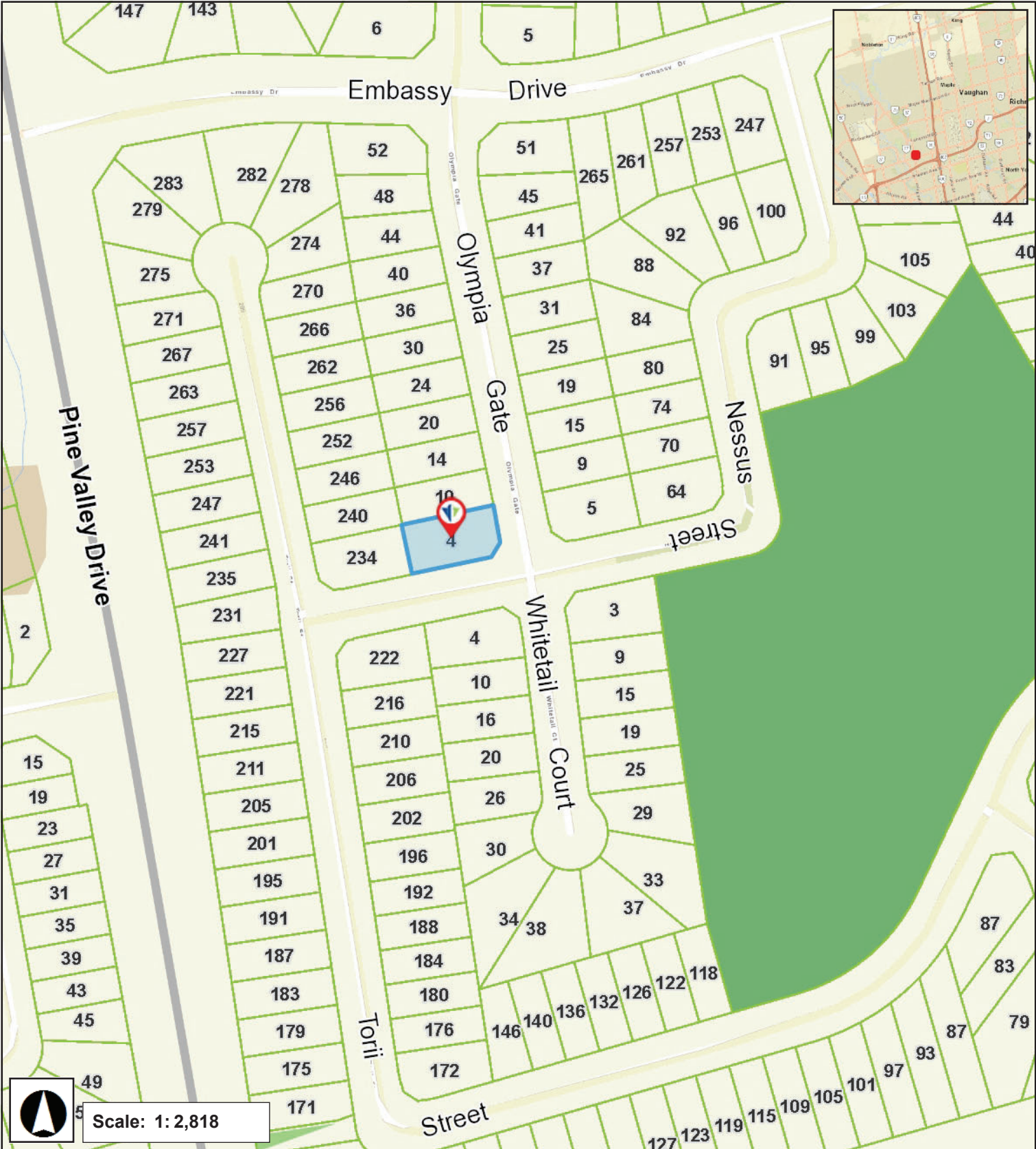
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A144/20 - Location Map

4 Olympia Gate, Woodbridge



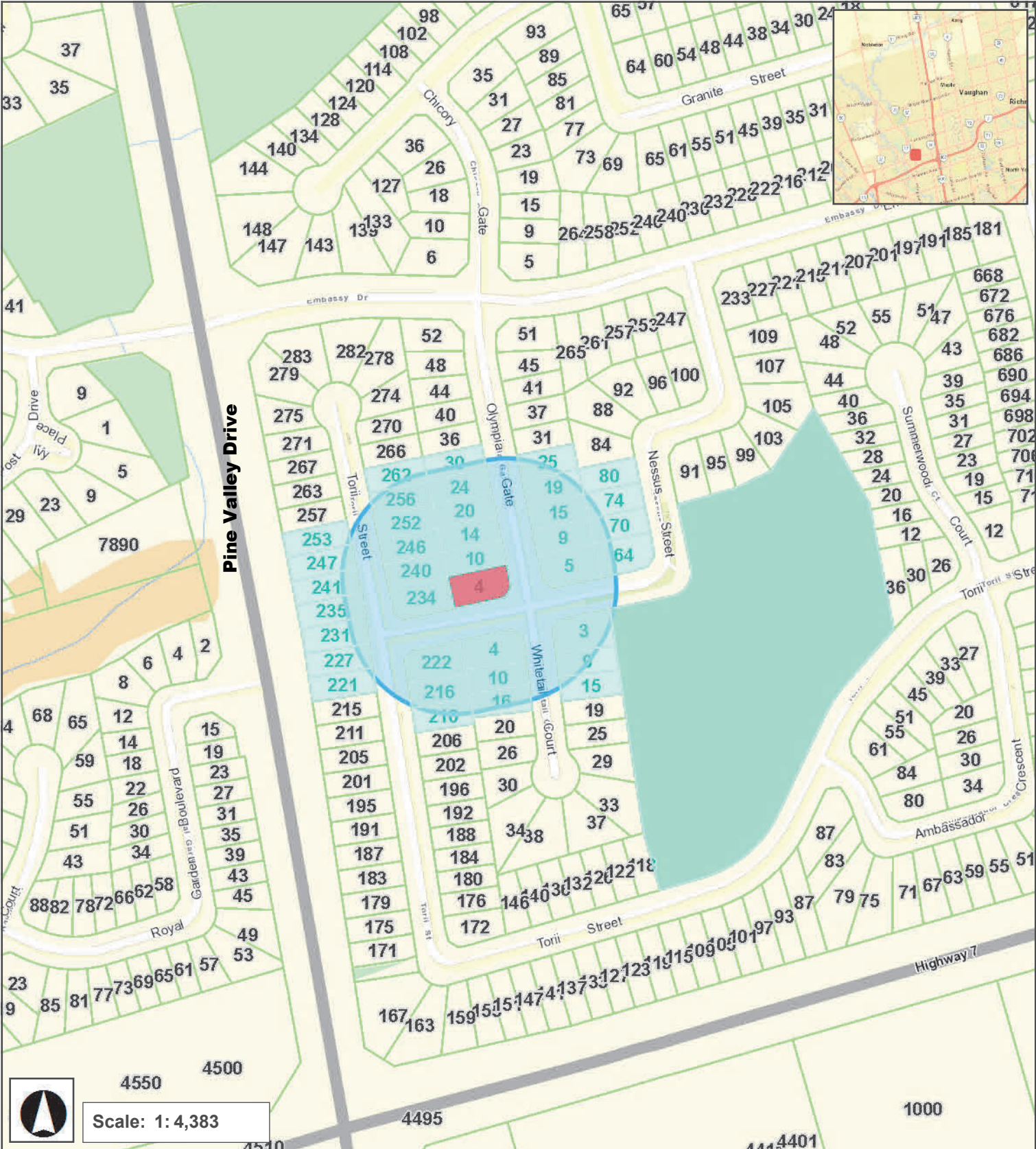
Highway 7

March 23, 2021 2:19 PM



A144/20 - Notification Map

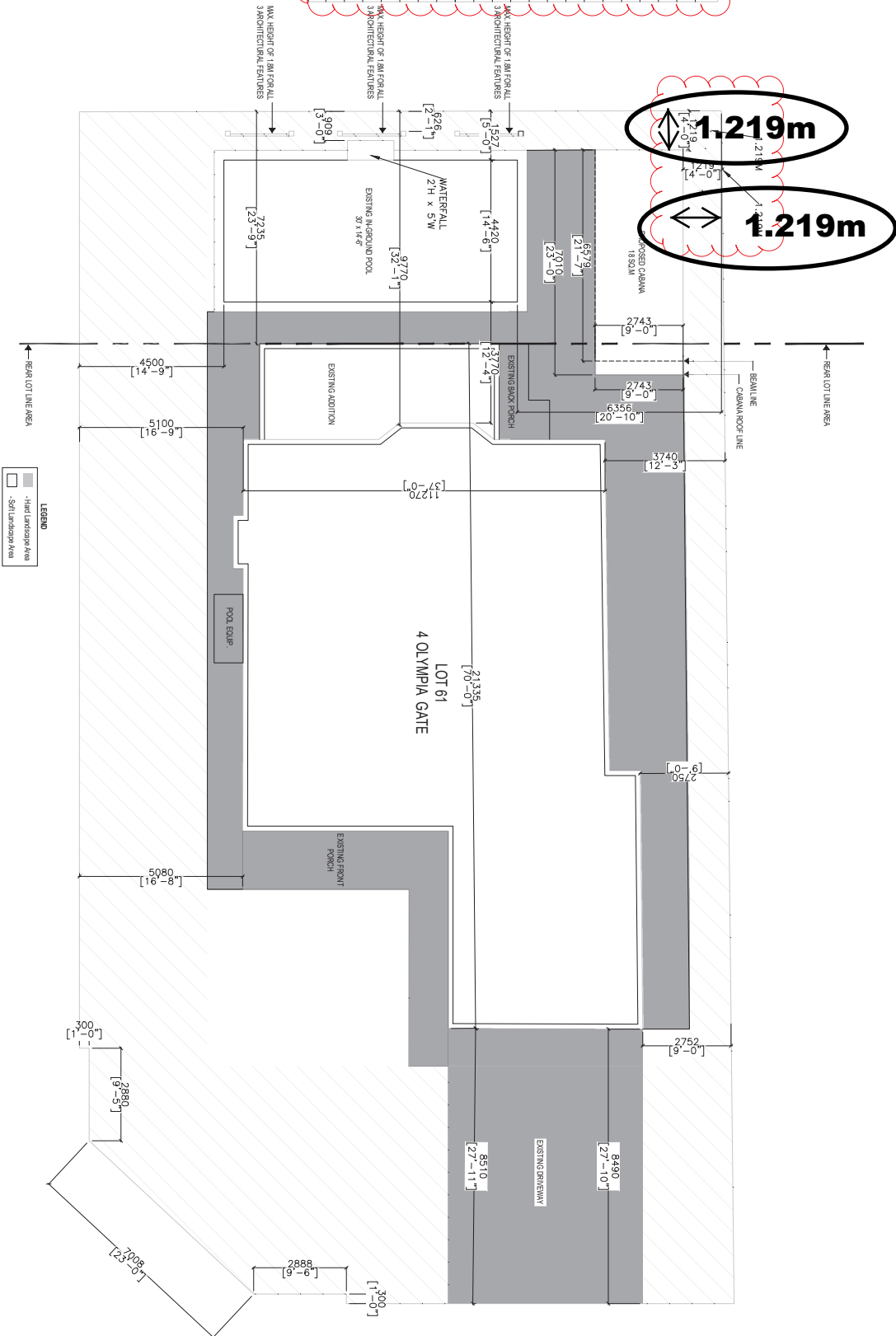
4 Olympia Gate, Woodbridge



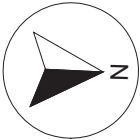
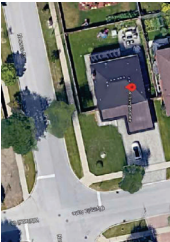
Proposal:

- 1. To permit a minimum rear yard setback of 1.219 metres for an accessory structure (cabana).
- 2. To permit a minimum interior side yard setback of 1.219 metres for an accessory structure (Cabana).
- 3. To permit an accessory structure (cabana) not to be entirely located in the rear yard.

| SITE DEVELOPMENT | | |
|----------------------------------|---|-------------|
| ZONING | R2 - RESIDENTIAL BY-LAW 388 | |
| LOT AREA | M2 | SQ. FT |
| TOTAL LOT AREA | 731 m2 | 7891 Sq.ft |
| HOUSE AREA | M2 | SQ. FT |
| HOUSE FOOTPRINT | House 200 sq.m 2 Cabana 10 sq.m 2. Cabana 10 sq.m 2. Cabana 10 sq.m 2. Cabana | 2002 Sq.ft |
| LOT COVERAGE | BY-LAW | PROVIDED |
| EXISTING HOUSE | | 30% |
| COVERAGE BY-LAW | | 30% |
| SETBACKS TO CABANA | BY-LAW | PROVIDED |
| NORTH SETBACK (FRONT) | N/A | 1.219m |
| SOUTH SETBACK (REAR) | N/A | N/A |
| EAST SETBACK | N/A | N/A |
| WEST SETBACK | N/A | 1.219m |
| LANDSCAPE AREA REAR LOT | BY-LAW | PROVIDED |
| TOTAL REAR AREA | 731m x 19.35m = 14157.675sq.m | 1492.14sqft |
| REAR LANDSCAPE AREA | 1457.50sq.m | |
| SOFT LANDSCAPE AREA | 10.13m2 x 4.18 x 6.075m2 | |
| HARD LANDSCAPE AREA | 6.075m2 | 607.24sqft |
| TOTAL LANDSCAPE AREA (WHOLE LOT) | N/A | 994.94sqft |
| TOTAL SOFT LANDSCAPE AREA | BY-LAW | PROVIDED |
| TOTAL HARD LANDSCAPE AREA | N/A | 329.84sqft |
| TOTAL HARD LANDSCAPE AREA | N/A | 4691.79sqft |



OLYMPIA GATE



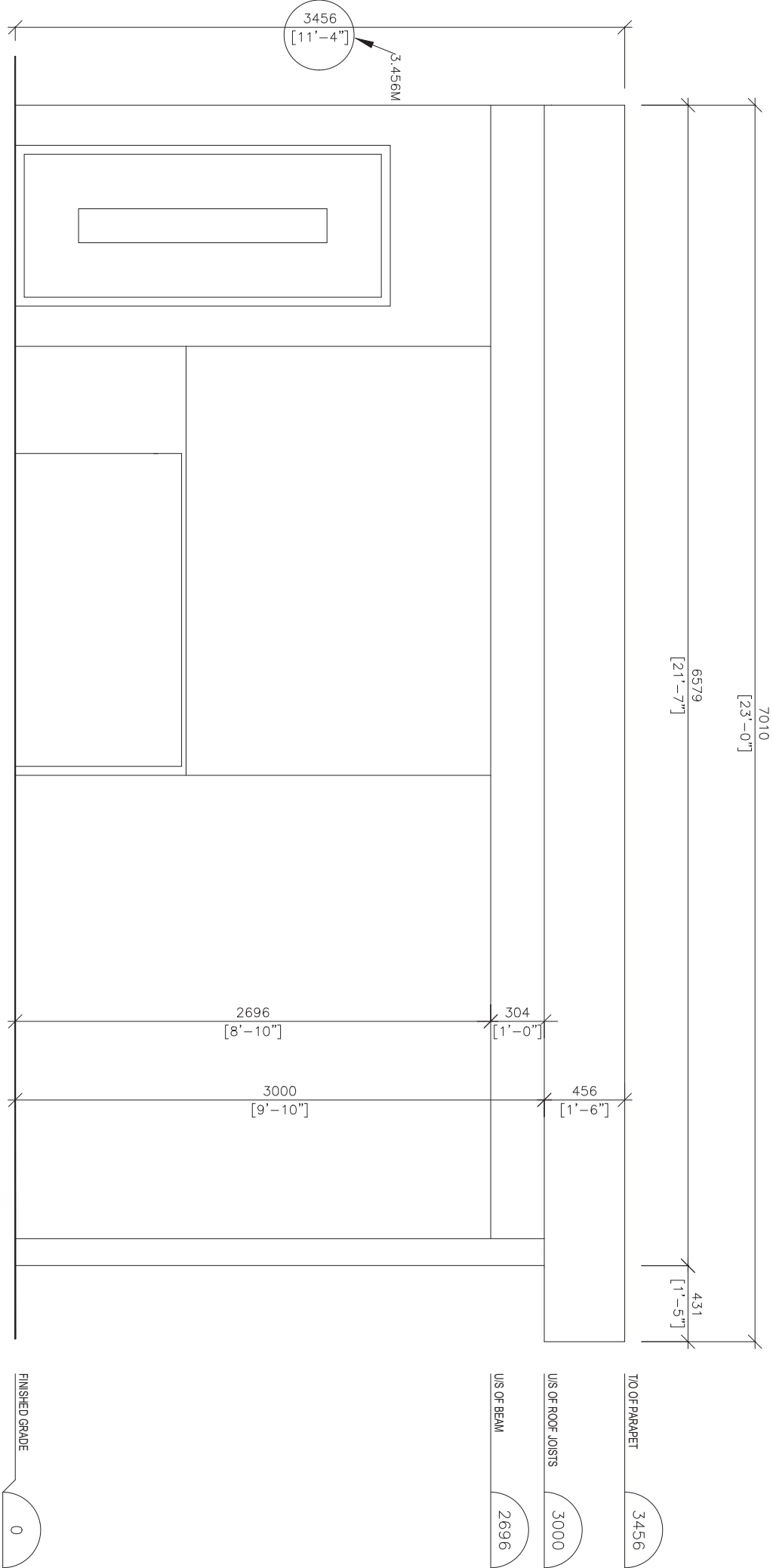
| | | |
|-----|-------------------------|-------------|
| 8 | Revised Site Plan | 8/1/2023/03 |
| 7 | Revised Site Plan | 8/1/2023/03 |
| 6 | Revised drawings | 8/1/2023/03 |
| 5 | Revised cabana | 8/1/2023/03 |
| 4 | Revised drawings | 8/1/2023/03 |
| 3 | Revised drawings | 8/1/2023/03 |
| 2 | Revised cabana/ pergola | 8/1/2023/03 |
| 1 | Revised drawings | 8/1/2023/03 |
| No. | DESCRIPTION | DATE |

| | |
|-------------------------------|--|
| ISSUED FOR CONSTRUCTION | |
| ISSUED FOR BID | |
| ISSUED FOR BUILDING PERMIT | |
| ISSUED FOR SITE PLAN APPROVAL | |
| SUBMITTALS | |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.



| | |
|--------------|----------------|
| PROJECT: | SITE PLAN |
| PROJECT: | 4 OLYMPIA GATE |
| PROJECT: | WOODRIDGE |
| DRAWING: | Site Plan |
| DATE: | 2021-01-22 |
| SCALE: | AS NOTED |
| DRAWN BY: | REVIEWED BY: |
| PROJECT NO.: | DRAWING NO.: |
| | A1 |



T/O PARAPET

3456

U/S OF ROOF JOISTS

3000

U/S OF BEAM

2696

FINISHED GRADE

0

| | | |
|-----------|-------------------------|----------|
| 7 | Revised Site Plan | 11/02/05 |
| 6 | Revised drawings | 11/01/26 |
| 5 | Revised cabana | 11/01/07 |
| 4 | Revised drawings | 10/12/23 |
| 3 | Revised drawings | 10/12/14 |
| 2 | Revised cabana/ pergola | 10/11/12 |
| 1 | Revised drawings | 10/11/10 |
| No. | DESCRIPTION | |
| REVISIONS | | |

| | |
|-------------------------------|--|
| ISSUED FOR CONSTRUCTION | |
| ISSUED FOR BID | |
| ISSUED FOR BUILDING PERMIT | |
| ISSUED FOR SITE PLAN APPROVAL | |
| DATE | |

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.



| | |
|-----------------|--|
| PROJECT: | |
| PROPOSED CABANA | |
| ON | |
| 4 OLYMPIA GATE | |
| WOODBRIOE | |

| | |
|------------------------|-------------|
| DRAWING: | |
| FRONT ELEVATION | |
| PLOTED: | |
| DATE | PROJECT No. |
| 2021-01-22 | |
| SCALE: | |
| AS NOTED | DRAWING No. |
| DRAWN BY: REVIEWED BY: | A1.1 |

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

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: A144/20 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: March-19-21 8:45 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A144/20 - Request for Comments

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

MacPherson, Adriana

Subject: FW: A144/20 - Request for Comments

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>
Sent: March-24-21 3:48 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: [External] Re: A144/20 - Request for Comments

Good afternoon,

This site 4 Olympia Gt is not within MTO permit control area and MTO has no concerns.

Colin Mulrenin | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Colin.Mulrenin@ontario.ca