



File: A152/20

Applicant: Mira & Shay Yehoshua Glinauer

Address: 150 Gesher Cr Maple

Agent: Albert Yerushalmi

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		
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
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: 4

A152/20

Ward: 4

Staff Report Prepared By: Pravina Attwala, 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

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: Mira & Shay Yehoshua Glinauer

Agent: Albert Yerushalmi

Property: **150 Gesher Cr Maple**

Zoning: The subject lands are zoned RD3, Residential and subject to the provisions of Exception 9(1244) 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 deck and pergola at the rear of the existing 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 minimum rear yard setback of 5.7 metres is required to an accessory structure (deck with stairs).	1. To permit a minimum rear yard setback of 4.80 metres to an accessory structure (deck with stairs).
2. A minimum rear yard setback of 7.5 metres is required to an accessory structure (pergola on deck).	2. To permit a minimum rear yard setback of 4.57 metres to an accessory structure (pergola on deck).

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

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 March 24, 2021

Applicant confirmed posting of signage on March 15, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2010

Applicant has advised that they cannot comply with By-law for the following reason(s): The request for the above requires relief for rear side setback variance. The design and requested width of the deck requires the variance.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: Order No. 20-000051, Order to Comply for Deck without a permit, Issue Date: Jul 03, 2020.

Building Permit No. 08-000283 for Single Detached Dwelling- New, Issue Date: Feb 05, 2008

Building Permit No. 20-110685 for Single Detached Dwelling - Alteration, Issue Date: (Not Yet Issued)

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

Drawings submitted for building permit shall match those submitted for minor variance application.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

Application under review

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A152/20.

Parks Development - Forestry:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns.

Financial Planning and Development Finance:

No comment no concerns.

Fire Department:

No comments or concerns.

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: N/A

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.

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 8002
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.

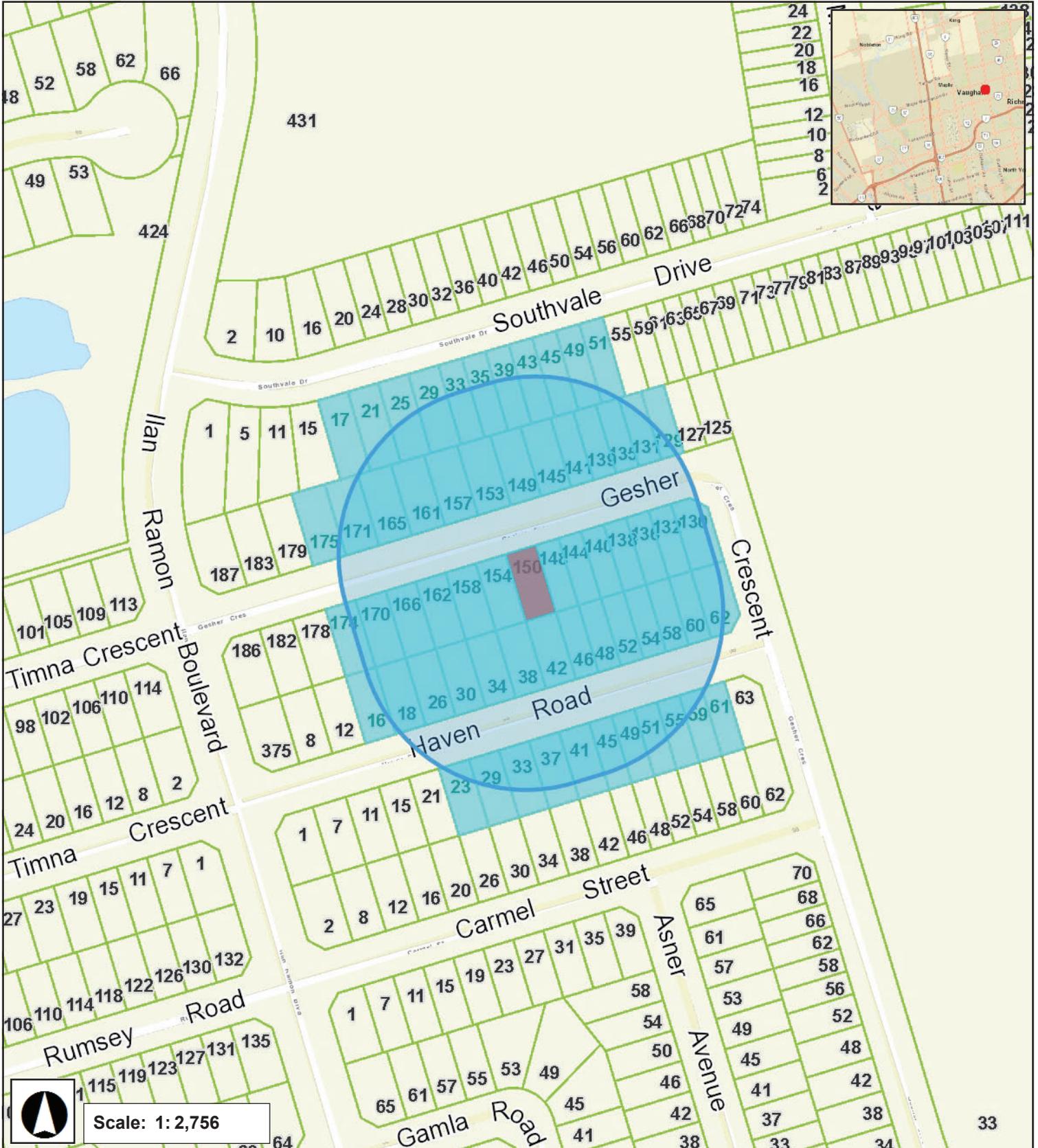
Location Map
Plans & Sketches



LOCATION MAP - A152/20

150 GESHER CRESCENT, MAPLE

Major Mackenzie Drive



Bathurst Street

Rutherford Road

March 23, 2021 2:30 PM

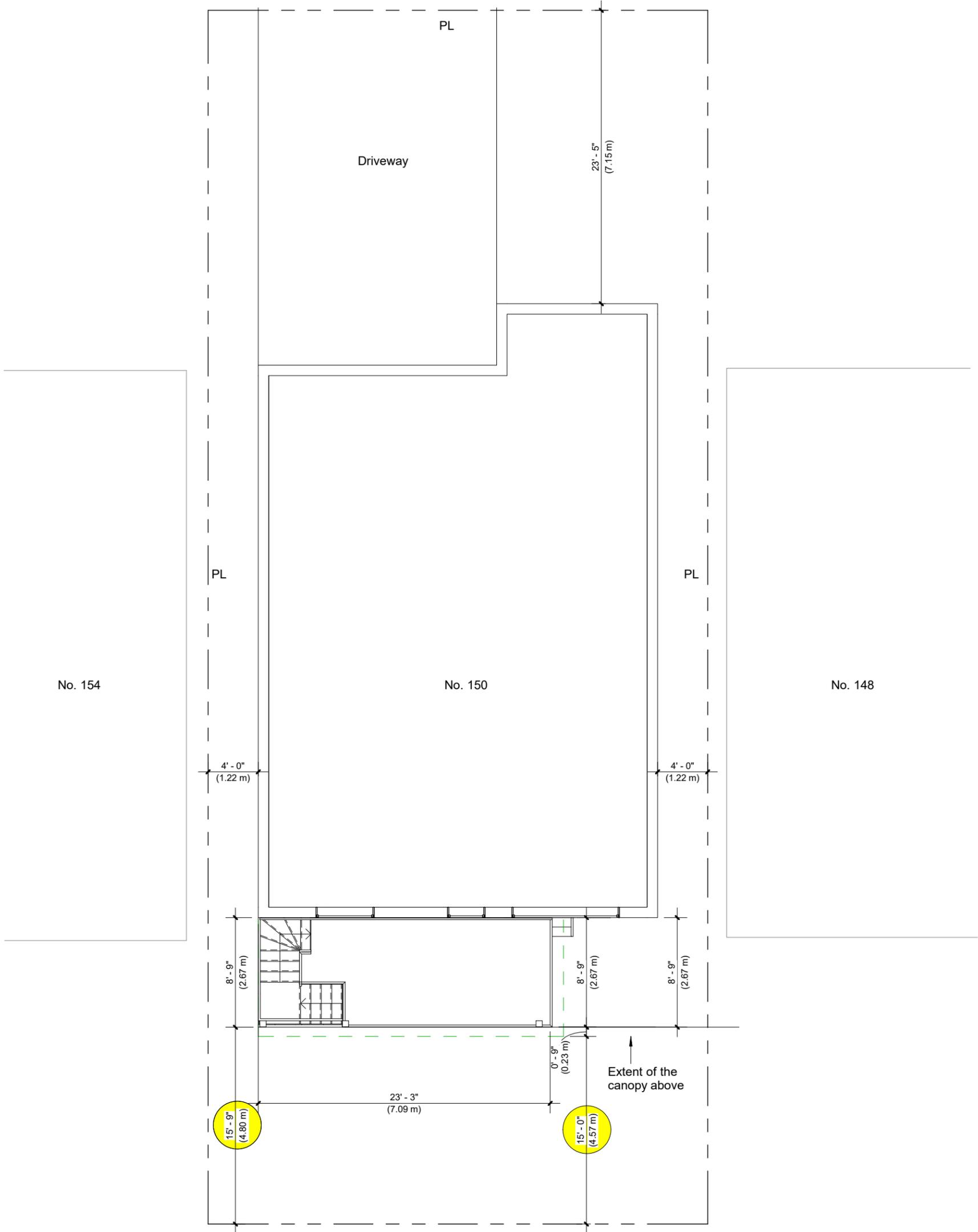
REVISED MARCH 29, 2021

Width of deck revised from original proposal to address staff comments.

A152/20



Gesher Cres.



① Site/Grade
1 : 100

Drawn By		Date	Revisio
		18.2.2021	Deck width reduced. Stairs moved back.
Checked By	AY		
Project issue Date	5.12.2020		

Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled



Eden Engineering & Design Inc.
Consulting Engineers

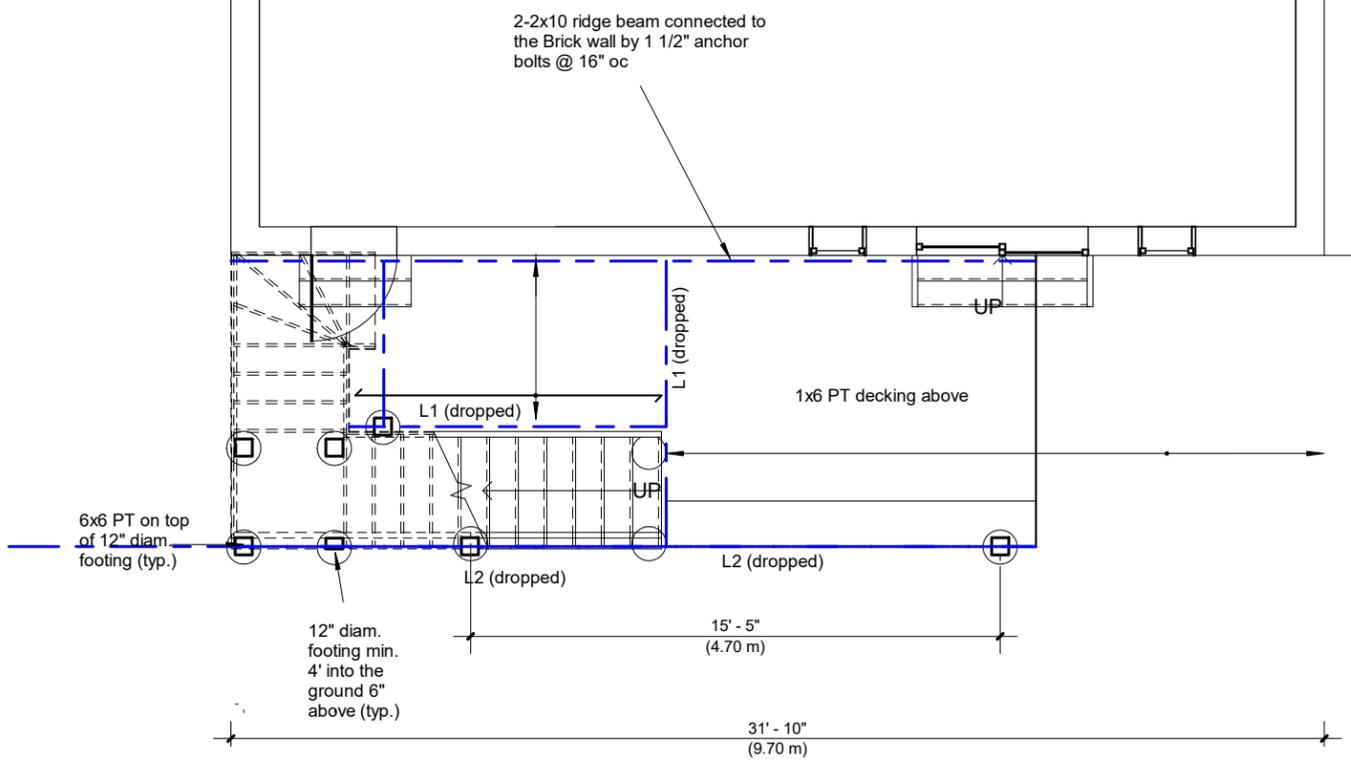
34 Pheasant Valley Ct.
Markham, ON L3T2H1
Tel : 416-876-0957
Fax : 905-248-3595
E-mail : info@edenengineering.ca

150 Gesher Cres.
Maple, ON.

RECEIVED

By RECEIVED at 2:14 pm, Mar 29, 2021

- J1:TJI s47 11 7/8" @ 12" OC;
- J2:TJI s47 11 7/8" @ 16" OC
- J3:TJI s31 11 7/8" @ 16" OC
- J4: 2x8 dim. lum@12"
- J5: 2x10 dim. lum@12"
- J6: 2x12 dim. lum @12"
- J7: 2x8 dim. lum @16"
- J8: 2x10 dim. lum@16"
- J9: 2x12 dim. lum@16", Mid span blocking @8" oc
- J10: LVL 11 7/8" -2.0E @12"
- J11: LVL 9.5" -2.0E @12"
- J12: LVL 7.5" -2.0E @16"
- B1:1-LVL 11 7/8" -2.0E
- B2:2-LVL11 7/8" -2.0E
- B3:3LVL 11 7/8" -2.0E
- B4:4LVL 11 7/8" -2.0E
- C1: 3-2x6 or 6x6
- C2:4-2x6 or 8x8
- C3:5-2x6
- C4: 4x4x3/8 HSS c/w 8x8x1/2 PL T&B
- C5: 6x6x3/8 HSS c/w 8x8x1/2PL T&B
- C6:6x6 PT.
- C7:8x8 PT.
- L1:2-2x8, SPF, NO2
- L2:3-2x8, SPF, NO2
- L3:4-2x8, SPF, NO2
- L4:2-2x10, SPF, NO2
- L5:3-2x10, SPF, NO2
- L6:4-2x10, SPF, NO2
- L7:2-2x12, SPF, NO2
- L8:3-2x12, SPF, NO2
- L9:4-2x12, SPF, NO2
- S1 : 3 1/2" x 3 1/2" x 1/4" (max 4' span)
- S2 : 5" x 3 1/2" x 5/16" (7' max span)
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- S6 : 9" x 4" x 5/8" (16' max span)



① Basement
3/16" = 1'-0"

Drawn By	Date	Revisio
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Checked By	AY	
Project issue Date	5.12.2020	

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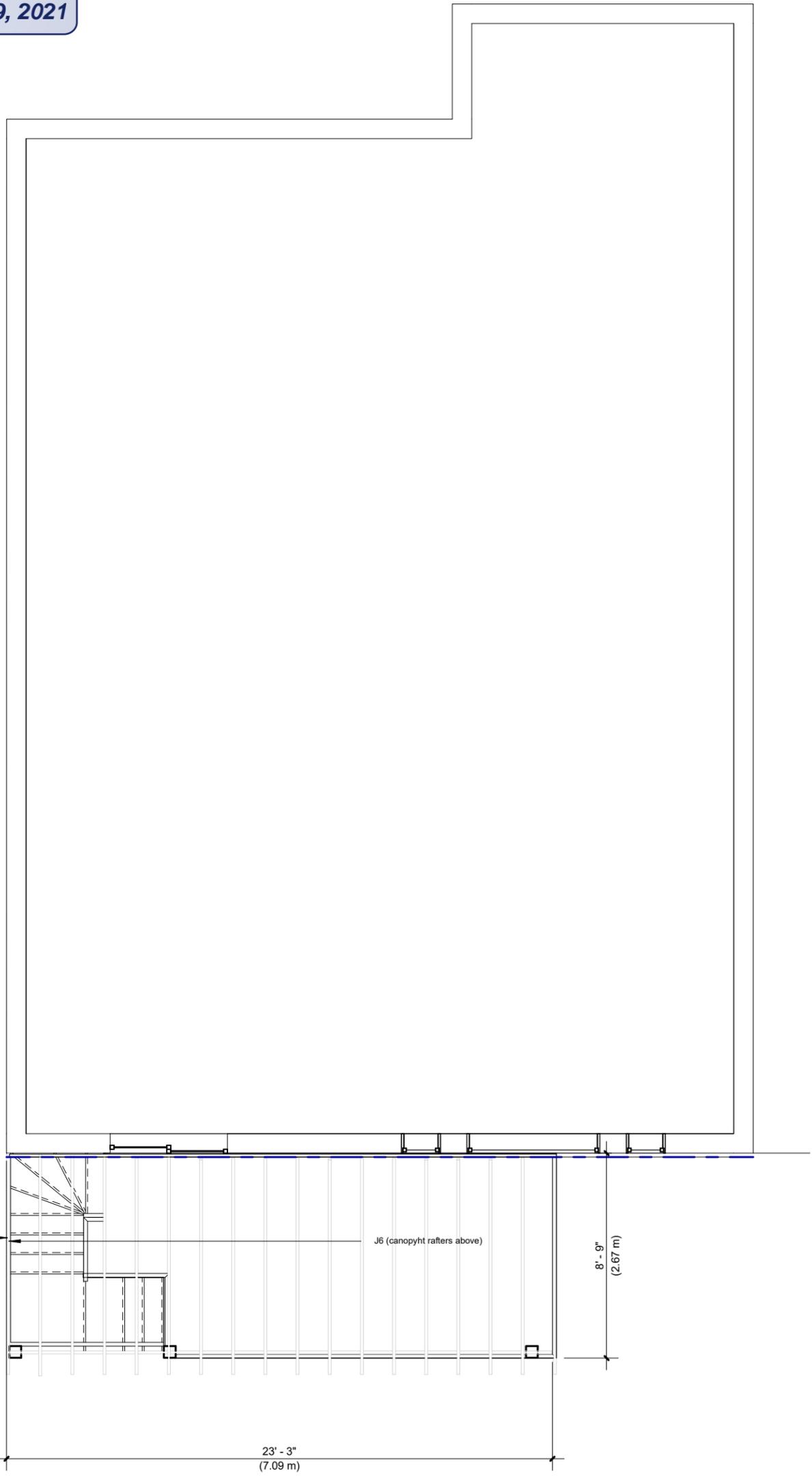
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- C6:6x6 PT.
- C7:8x8 PT.
- L1:2-2x8, SPF, NO2
- L2:3-2x8, SPF, NO2
- L3:4-2x8, SPF, NO2
- L4:2-2x10, SPF, NO2
- L5:3-2x10, SPF, NO2
- L6:4-2x10, SPF, NO2
- L7:2-2x12, SPF, NO2
- L8:3-2x12, SPF, NO2
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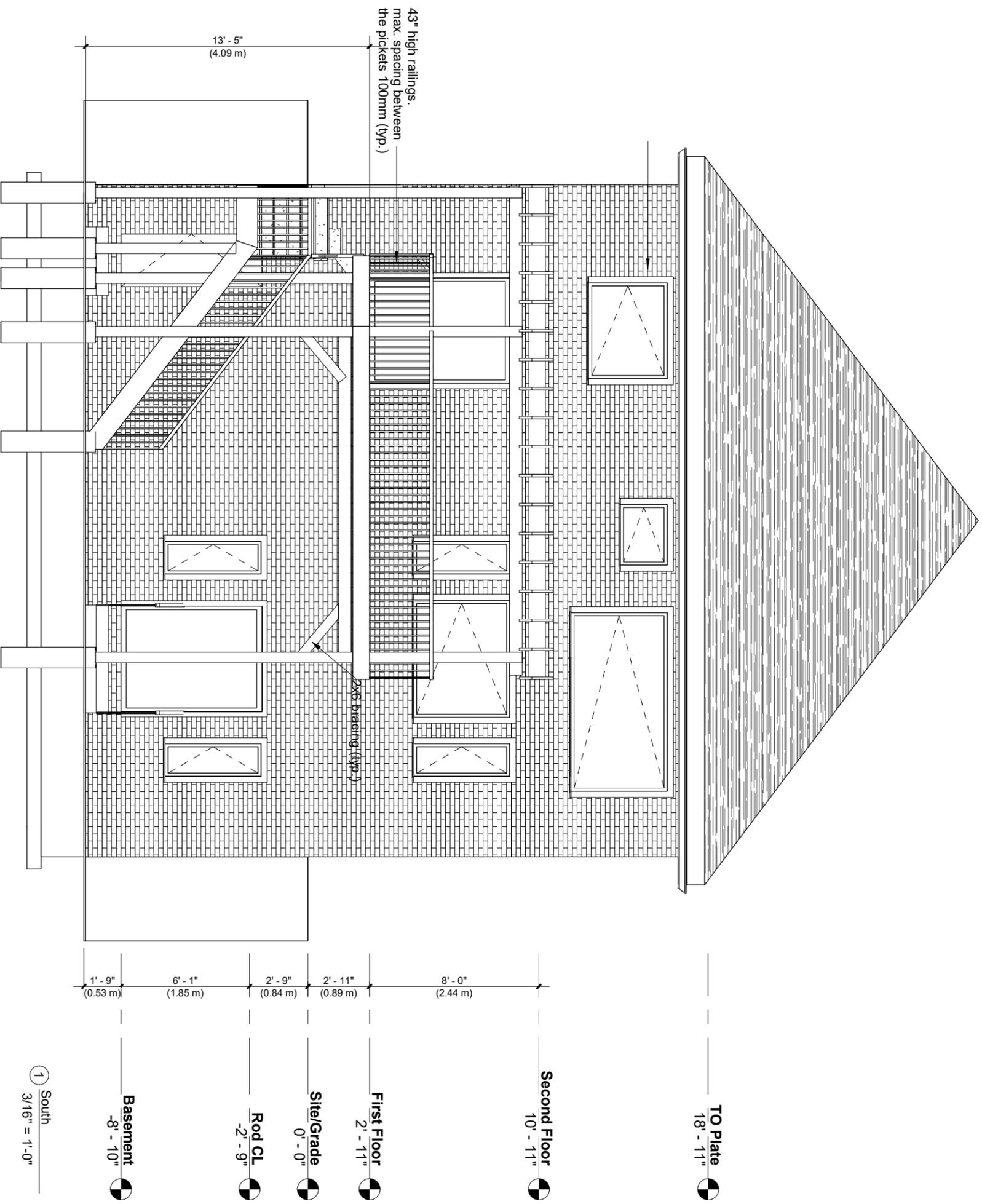


① First Floor
3/16" = 1'-0"

Drawn By		Date	Revisio	Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled			150 Geshar Cres. Maple, ON. 3
Checked By	AY	18.2.2021	Deck width reduced. Stairs moved back.				
Project issue Date	5.12.2020						

RECEIVED

By RECEIVED at 2:14 pm, Mar 29, 2021



Date Revision

18.2.2012 Deck width reduced. Stairs moved back.

Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer consent. Drawings are not to be scaled

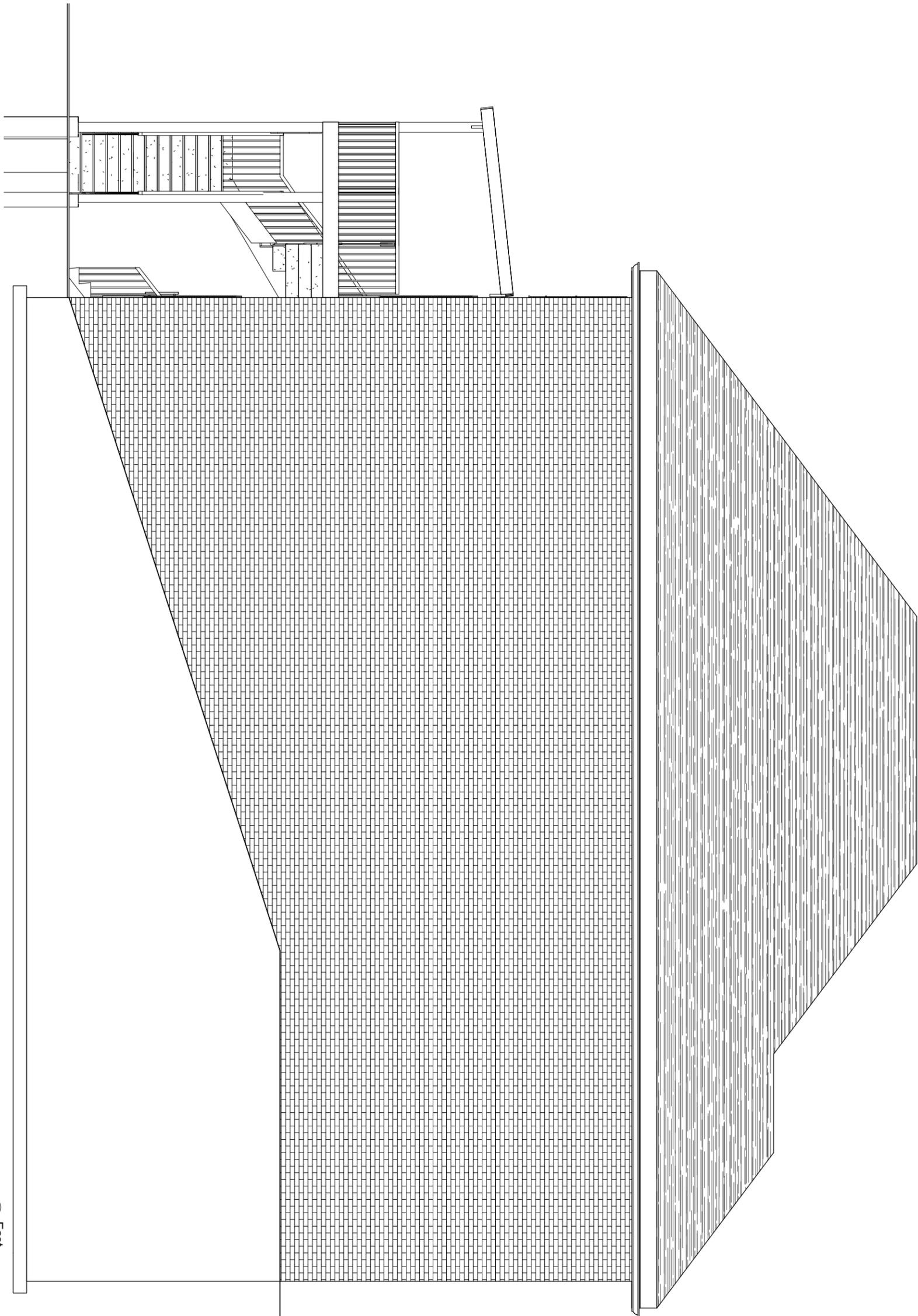
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Markham, ON L3T2H1
Tel : 416-876-0957
Fax : 905-248-3505
E-mail : info@edenengineering.ca

Drawn	
Checked By	AY
Project issue date	5.12.2020

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 By RECEIVED at 2:14 pm, Mar 29, 2021



① East
 3/16" = 1'-0"

Date Revision

18.2.2012 Deck width reduced. Stairs moved back.

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 Maple, ON.

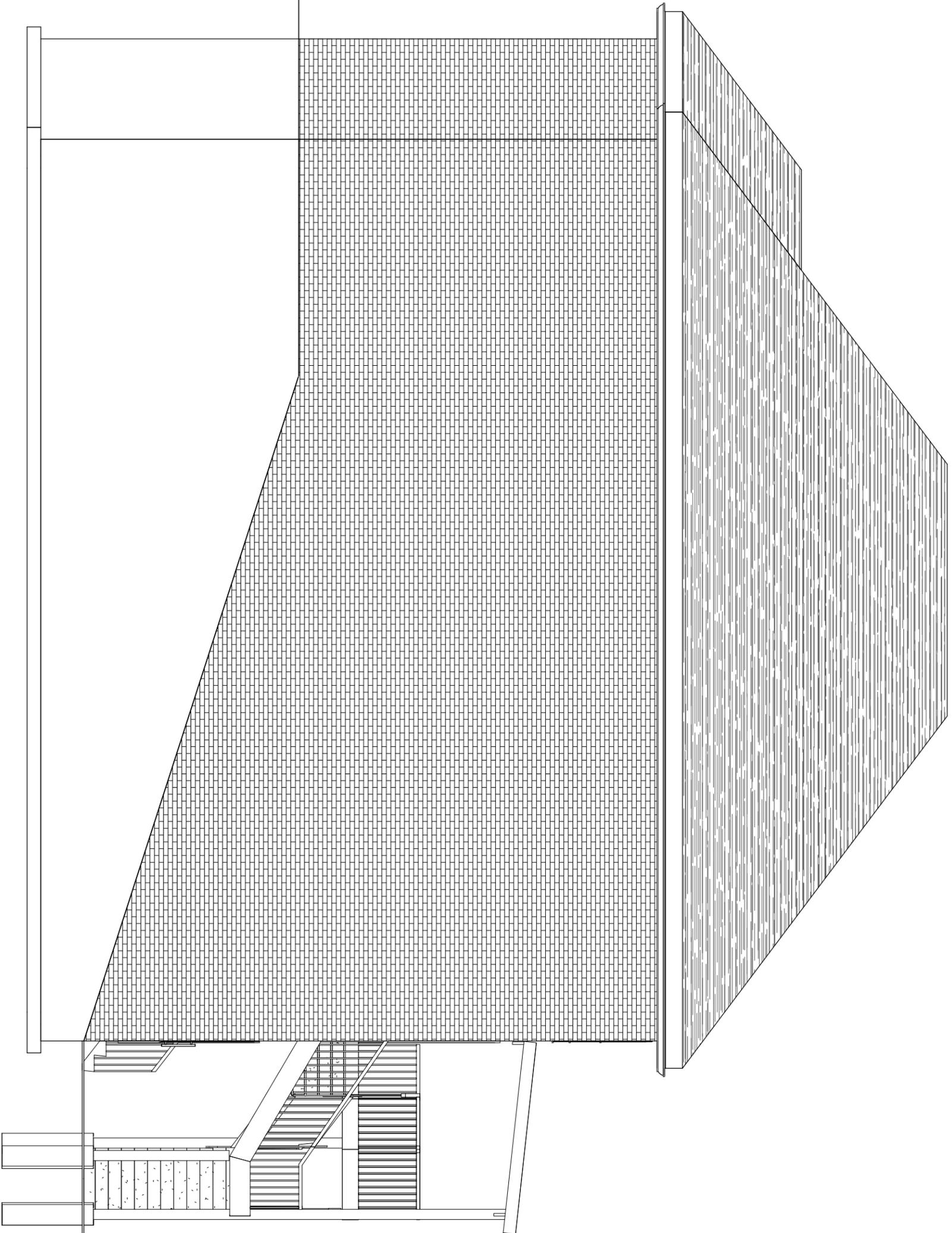


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Drawn	
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RECEIVED

By RECEIVED at 2:14 pm, Mar 29, 2021



① West
3/16" = 1'-0"

Date Revision

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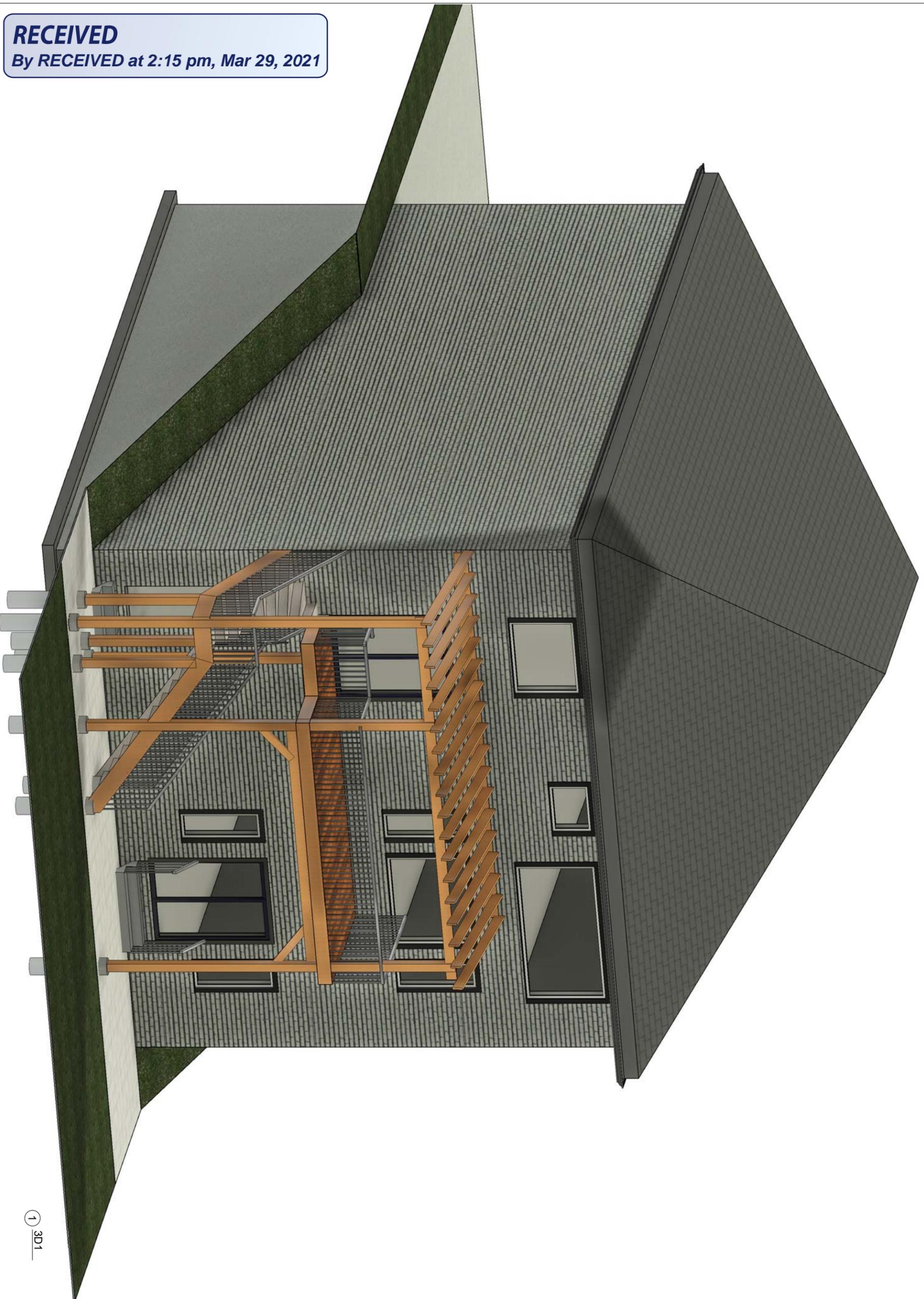


 **Eden Engineering & Design Inc.**
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34 Pleasant Valley Ct.
Markham, ON L3T2H1
Tel : 416-876-0957
Fax : 905-248-3505
E-mail : info@edenengineering.ca

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Project issue date	5.12.2020

RECEIVED

By RECEIVED at 2:15 pm, Mar 29, 2021



Date Revision

18.2.2012 Deck width reduced. Stairs moved back.

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150 Geshet Cres.
Maple, ON.



**Eden Engineering & Design Inc.**
Consulting Engineers
34 Pleasant Valley Ct.
Markham, ON L3T2H1
Tel : 416-876-0957
Fax : 905-248-3595
E-mail : info@edenengineering.ca

Drawn

Checked By AY

Project issue date 5.12.2020

① 3D1

7

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

Attwala, Pravina

Subject: FW: A152/20 - REQUEST FOR COMMENTS

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: February-24-21 3:59 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A152/20 - REQUEST FOR COMMENTS

Hello Pravina,

This site (A152/20) is not within MTO permit control area and MTO has no concerns.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

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

416-358-7871

Cameron.Blaney@ontario.ca

Attwala, Pravina

Subject: FW: A152/20 - REQUEST FOR COMMENTS

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

Sent: March-03-21 3:22 PM

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

Subject: [External] RE: A152/20 - REQUEST FOR COMMENTS

Good afternoon Pravina,

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

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