

File: A078/21

Applicant: Sahand Bagheri-Sherksi

Address: 25 Lancer Dr Maple

Agent: Graham Barrett

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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		
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)		
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: A073/20 (see next page for details)

Staff Report Prepared By: Pravina Attwala
 Hearing Date: Thursday, April 29, 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: 32

A078/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 29, 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:** Sahand Bagheri-Sherksi
- Agent:** Graham Barrett
- Property:** **25 Lancer Dr Maple**
- Zoning:** The subject lands are zoned R1V under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1. A minimum front yard setback of 11.1 metres to the 2nd floor wall is required.	1. To permit minimum front yard setback of 10.69 metres to the 2nd floor wall.
2. A minimum front yard setback of 11.1 metres to the proposed covered porch and cold cellar is required.	2. To permit a minimum front yard setback of 9.91 metres to the proposed covered porch and cold cellar.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A073/20	Height 9.77m; lot coverage 27.83% (23% dwelling; 0.47% front porch; 2.61% loggia; 1.75% side entry); maximum driveway width of 6.22m at the curb.	Approved October 22, 2020

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 April 14, 2021

Applicant confirmed posting of signage on April 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1959 (Purchased 2015)

Applicant has advised that they cannot comply with By-law for the following reason(s): To correct missed variance identification during previous minor variance application

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 21-102919 for Single Detached Dwelling - New, Issue Date: Apr 08, 2021

Building Permit No. 21-104530 for Single Detached Dwelling - Residential Demolition, Issue Date: Mar 10, 2021

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

Building Inspections (Septic):

No response

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 A078/21.

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.

The Owner/applicant needs to be aware of that the planting bed in the Bell easement is subjected to modification by Bell Canada, if required.

Parks Development - Forestry:

Forestry has issued a tree removal & protection permit for 25 Lancer Drive (Permit 2021-43 issued March 10 all fees paid)

Hoarding was installed and approved on March 1, 2021.

Applicant/Owner must plant 9 trees as compensation for the proposed removals within one year of permit issuance date.

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 or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A073/20

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: N/A

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 Michael Torres 905-832-8585 x 8933 Michael.Torres@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

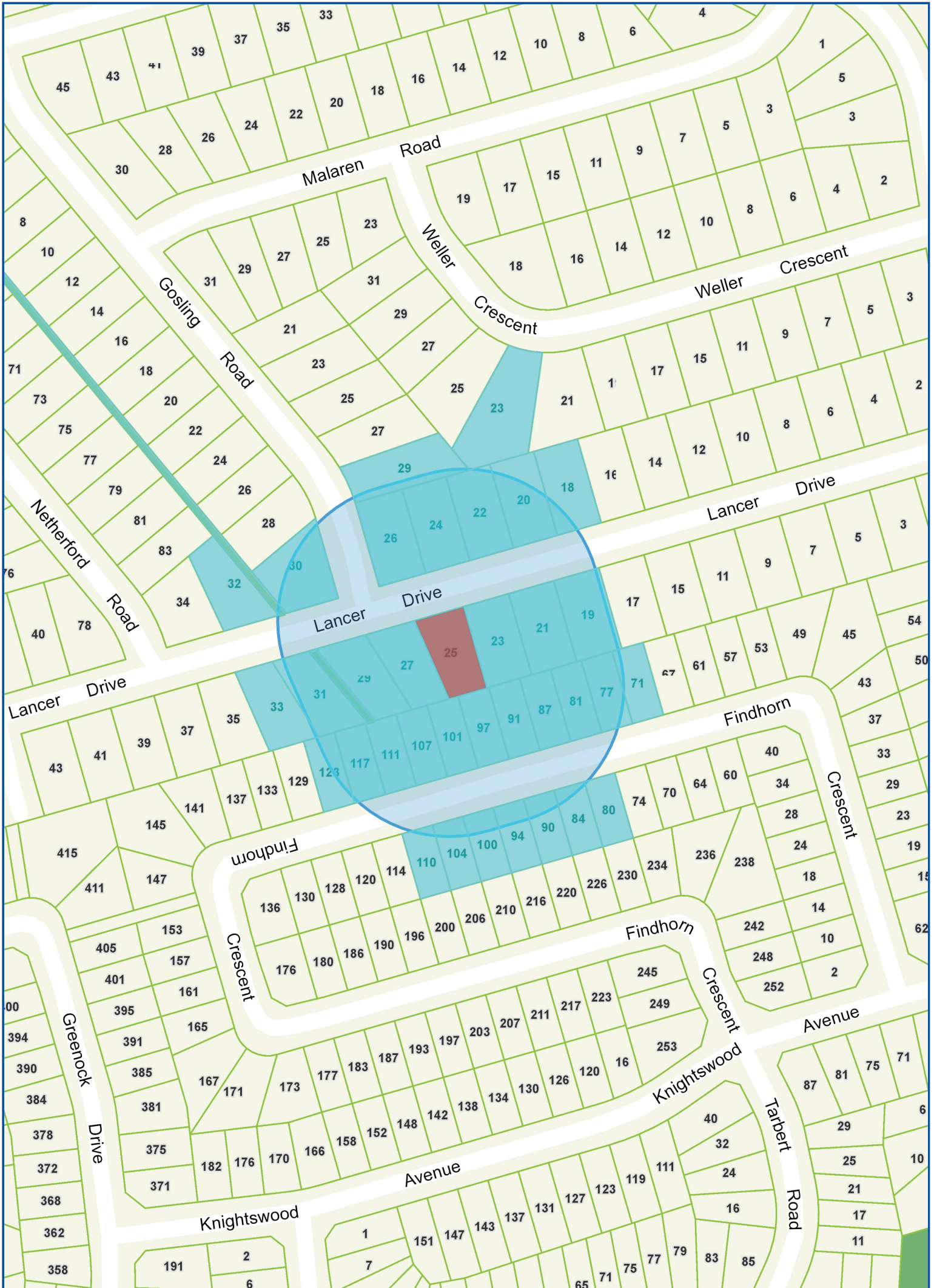
T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

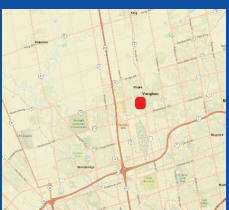
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches

MAJOR MACKENZIE DRIVE



Map Information:



Title:

LOCATION MAP - **A078/21**

25 Lancer Drive, Maple

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,317
0 0.04 km



Created By:
Infrastructure Delivery
Department
September 14, 2020 9:25 AM

Projection:
NAD 83
UTM Zone
17N

A078/21

PLAN OF
 LOT 23
 REGISTERED PLAN 5590
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

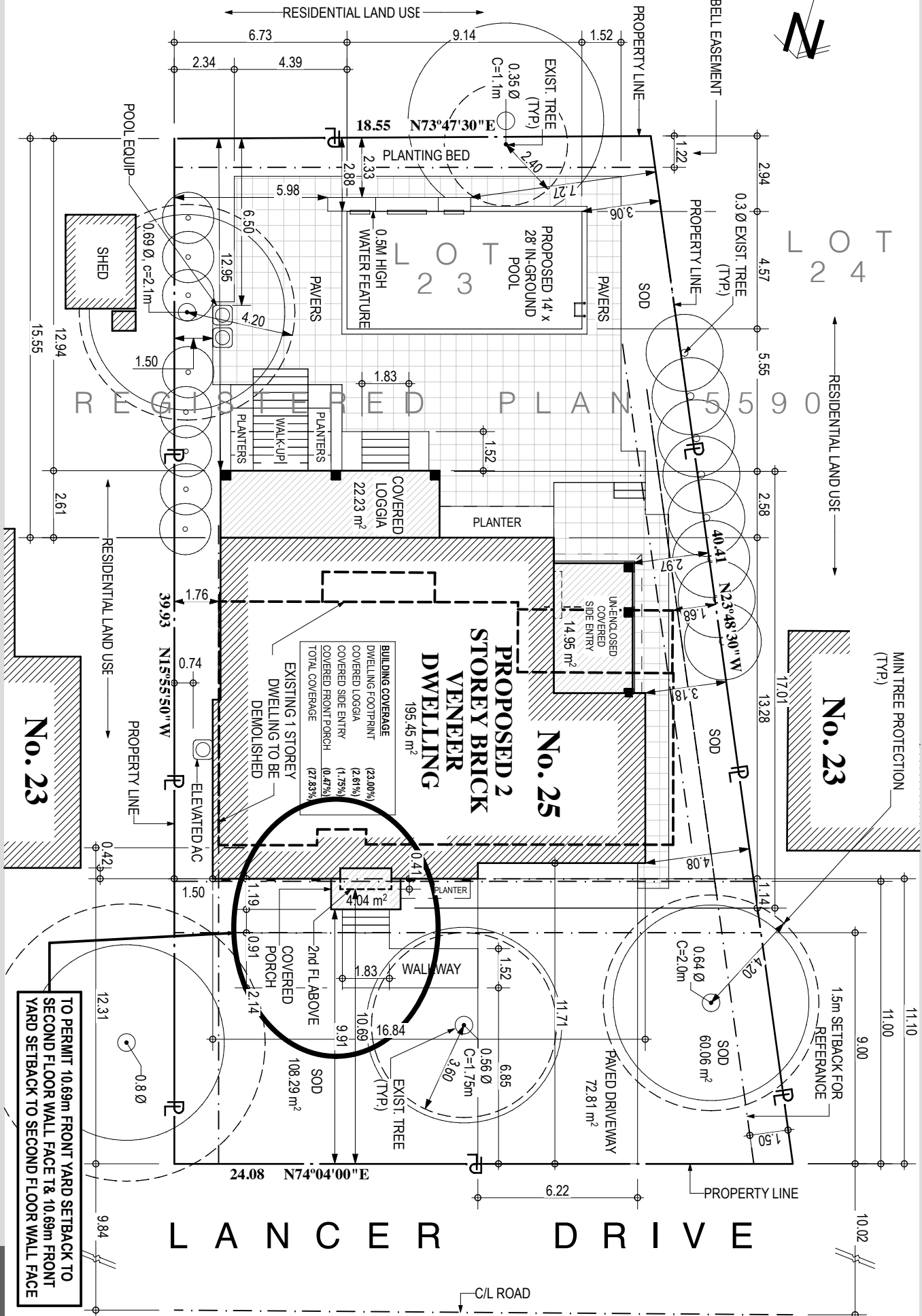
INFORMATION TAKEN FROM COPY OF SURVEY
 PREPARED BY VLADIMIR DOSEN SURVEYING, O.L.S.,
 DATED SEPTEMBER 10, 2013.

LOT AREA = 852.30 sq.m.

BUILDING COVERAGE	
DWELLING FOOTPRINT	= 196.01 sq.m. (23.00%)
COVERED LOGGIA	= 22.23 sq.m. (2.61%)
COVERED SIDE ENTRY	= 14.95 sq.m. (1.75%)
COVERED FRONT PORCH	= 4.04 sq.m. (0.47%)
TOTAL COVERAGE	=237.23 sq.m. (27.83%)

REAR YARD SOFT LANDSCAPED AREA CALCULATION	
REAR YARD AREA =	283.95 sq.m.
AREA IN EXCESS OF 1.35 sq.m. =	134.92 sq.m.
SOD & PLANTING BEDS AREA =	84.38 sq.m.
IN-GROUND POOL AREA =	41.81 sq.m.
TOTAL SOFT LANDSCAPE AREA =	84.38sq.m. (62.5% of area in excess of 1.35 sq.m.)

FRONT YARD SOFT LANDSCAPED AREA CALCULATION	
FRONT YARD AREA =	262.06 sq.m.
SOD & PLANTING BEDS AREA =	168.35 sq.m.
TOTAL SOFT LANDSCAPE AREA =	168.35 sq.m. (64.2%)



Antonio Greco ARCHITECT INC.
 16 Polo Crescent
 Vaughan, ON L4L 8W6
 647-928-5125
 mail@antoniogreco.ca

Proposal for:
NEW SINGLE FAMILY DWELLING
 25 Lancer Drive, Maple, ON L6A 1E1

Drawing:
SITE PLAN

No.	DATE	ISSUED
1	10 Aug 20	Minor Variance Application
2	26 Aug 20	Revision
3	22 Sept 20	Revision
4	01 Apr 21	Minor Variance Application

Project no.: 2010
 Date: July 2020
 Scale: 1:200

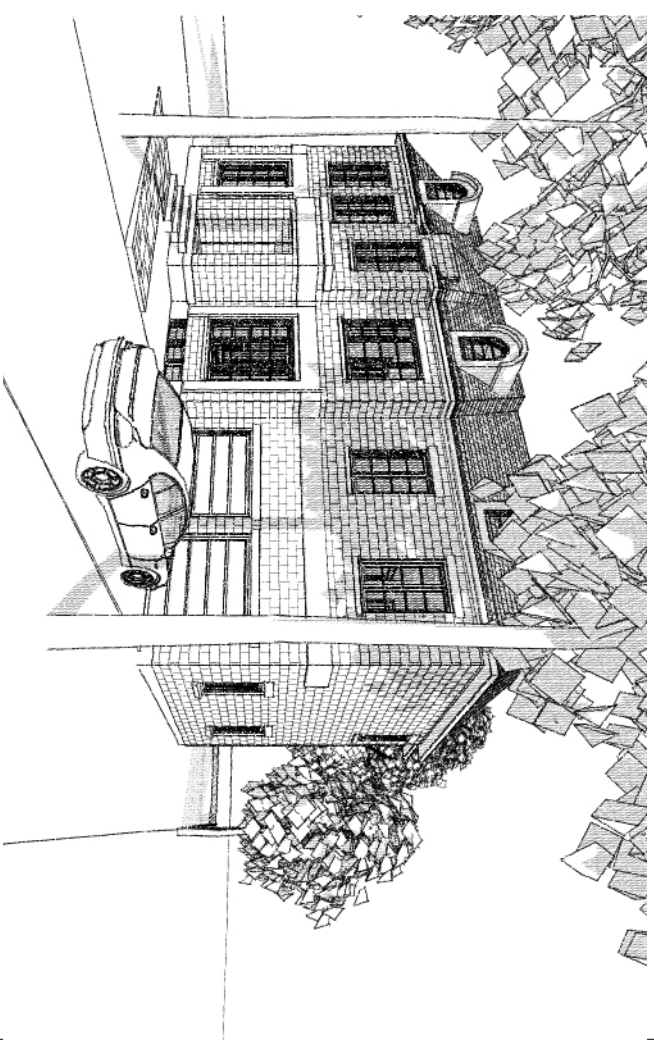
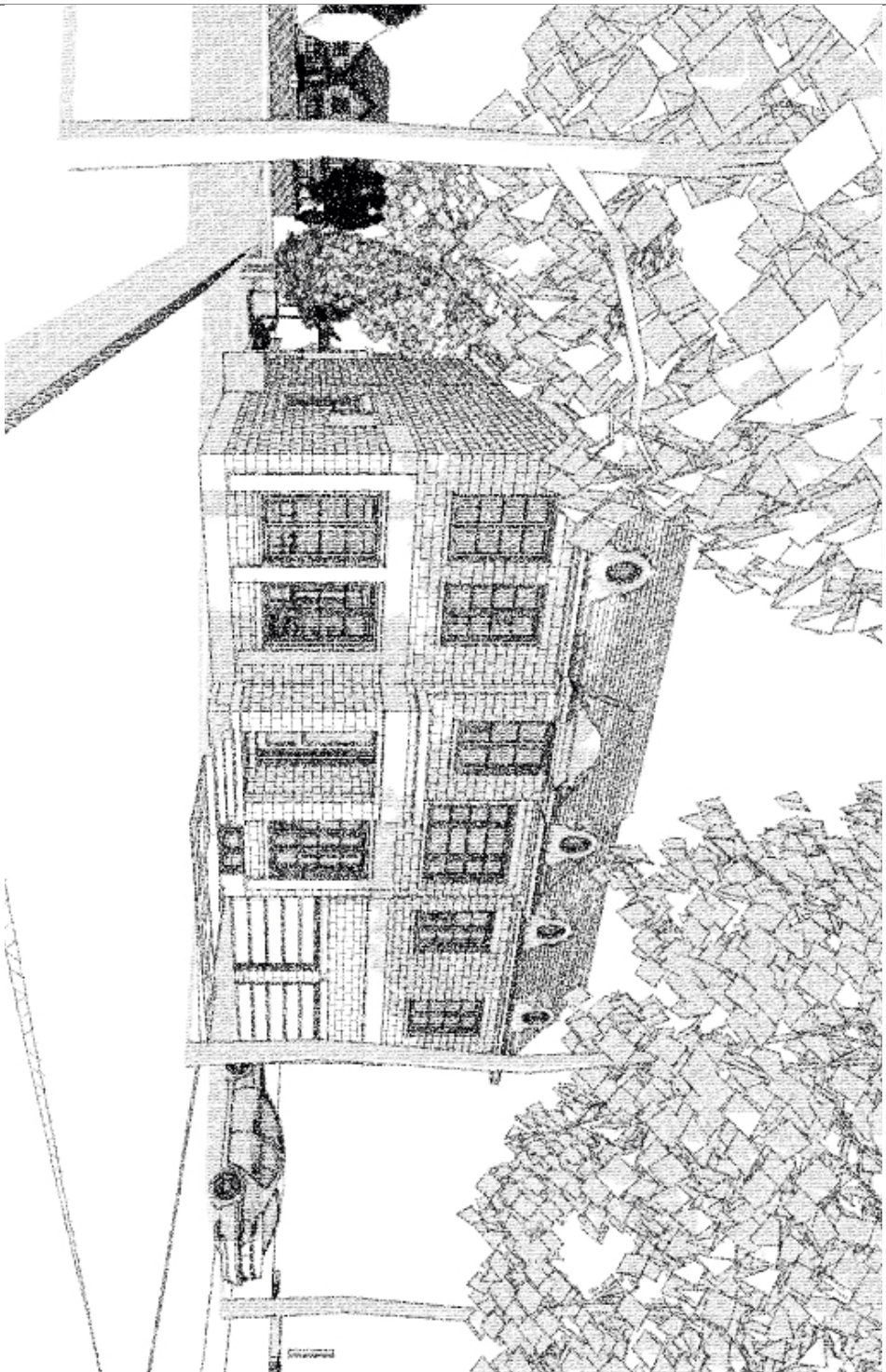
A.5

NEW SINGLE FAMILY DWELLING

25 Lancer Drive, Maple, ON L6A 1E1

- DRAWING LIST**
- A.1 COVER PAGE, ZONING (LOCATION) PLAN
 - A.2 EXTERIOR VIEWS
 - A.3 SITE STATISTICS
 - A.4 PROPERTY SURVEY
 - A.5 SITE PLAN
 - A.6 BASEMENT FLOOR PLAN
 - A.7 GROUND FLOOR PLAN
 - A.8 SECOND FLOOR PLAN
 - A.9 ROOF PLAN
 - A.10 FRONT (NORTH) ELEVATION
 - A.11 SIDE (WEST) ELEVATION
 - A.12 REAR (SOUTH) ELEVATION
 - A.13 SIDE (EAST) ELEVATION





Proposal for:
NEW SINGLE FAMILY DWELLING
 25 Lancer Drive, Maple, ON L6A 1E1

Drawing:
EXTERIOR VIEWS

2	22 Sept 20	Revision
1	10 Aug 20	Minor Variance Application
No.	DATE	ISSUED

Project no.: 2010
 Date: July 2020
 Scale: N/A

Total Lot Area
Zone R1V

9,174 sq.ft.

852.30 m2

	Existing Retained		New		Proposed		% Coverage
	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric	
Building Footprint	0.0	0.0	2,110.1	196.03	2,110.1 sf	196.03 m2	23.00%
Covered Front Porch	0.0	0.0	43.4	4.04	43.4	4.04	0.47%
Covered Side Entry	0.0	0.0	160.9	14.95	160.9	14.95	1.75%
Covered Loggia	0.0	0.0	239.2	22.23	239.2 sf	22.23 m2	2.61%
Total Coverage	0.0	0.0	2,553.7	237.24	2,553.66 sf	237.24 m2	27.83%
Accessory Building							
n/a	0.0	0.0	0.0	0.00	0.0 sf	0.00 m2	0.0%

Gross Floor Area	Existing Retained		New		Proposed	
	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric
Basement	0.0	0.0	1,686.8	156.7	1,686.8 sf	156.7 m2
Ground Floor	0.0	0.0	1,646.3	152.9	1,646.3 sf	152.9 m2
Second Floor	0.0	0.0	2,124.0	197.3	2,124.0 sf	197.3 m2
Total GFA	0.0	0.0	5,457	507.0	5,457.1 sf	507.0 m2

Proposed Total Gross Floor Area (Not Including Basement) **3,770.3 sf** **350.3 m2**

Set Backs	Existing Dwelling		Proposed Dwelling		Proposed in-ground Pool	Proposed Pool Equip
	Front (North)	Side (East)	Side (West)	Rear (South)		
Front (North)	12.31	10.69	1.50	1.19		
Side (East)	1.73				5.98	-
Side (West)	1.68		3.18		3.06	1.5
Rear (South)	15.07		12.94		2.88	6.5

Encroachment of Covered Porch into Front Yard Setback



Heights of Buildings & Structures

Dwelling Height (avg. grade to top of flat roof)	Existing	Proposed (m)
	±6.0	9.77

Proposed Soft Landscaped Areas

	Total Area (m2)	Metric (m2)	%
Front yard Soft Landscaped Area	262.06	168.35	64.2%
Rear yard Soft Landscaped Area (in excess of 135 sq.m.)	134.92	84.38	62.5%

TO PERMIT 10.69 m FRONT YARD SETBACK TO SECOND FLOOR WALL FACE

TO PERMIT 1.19 m FRONT YARD ENCROACHMENT OF COVERED PORCH

- NOTES AND LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES STANDARD IRON BAR
 - IB DENOTES IRON PIPE
 - HT DENOTES WITNESS
 - OU DENOTES SET
 - S DENOTES ORIGIN UNKNOWN
 - M DENOTES MEASURED
 - C DENOTES CALCULATED
 - PL DENOTES REGISTERED PLAN 5590
 - P1 DENOTES PLAN BY SCHAEFFER & ASSOCIATES, O.L.S.
 - DATED
 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE
 - DT DENOTES TREE
 - DENOTES PINE TREE

SURVEYOR'S CERTIFICATE

① NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.

I CERTIFY THAT:

2. THE SKETCH WAS COMPLETED ON THE 30th DAY OF AUGUST, 2013

DATE: SEPTEMBER 10, 2013

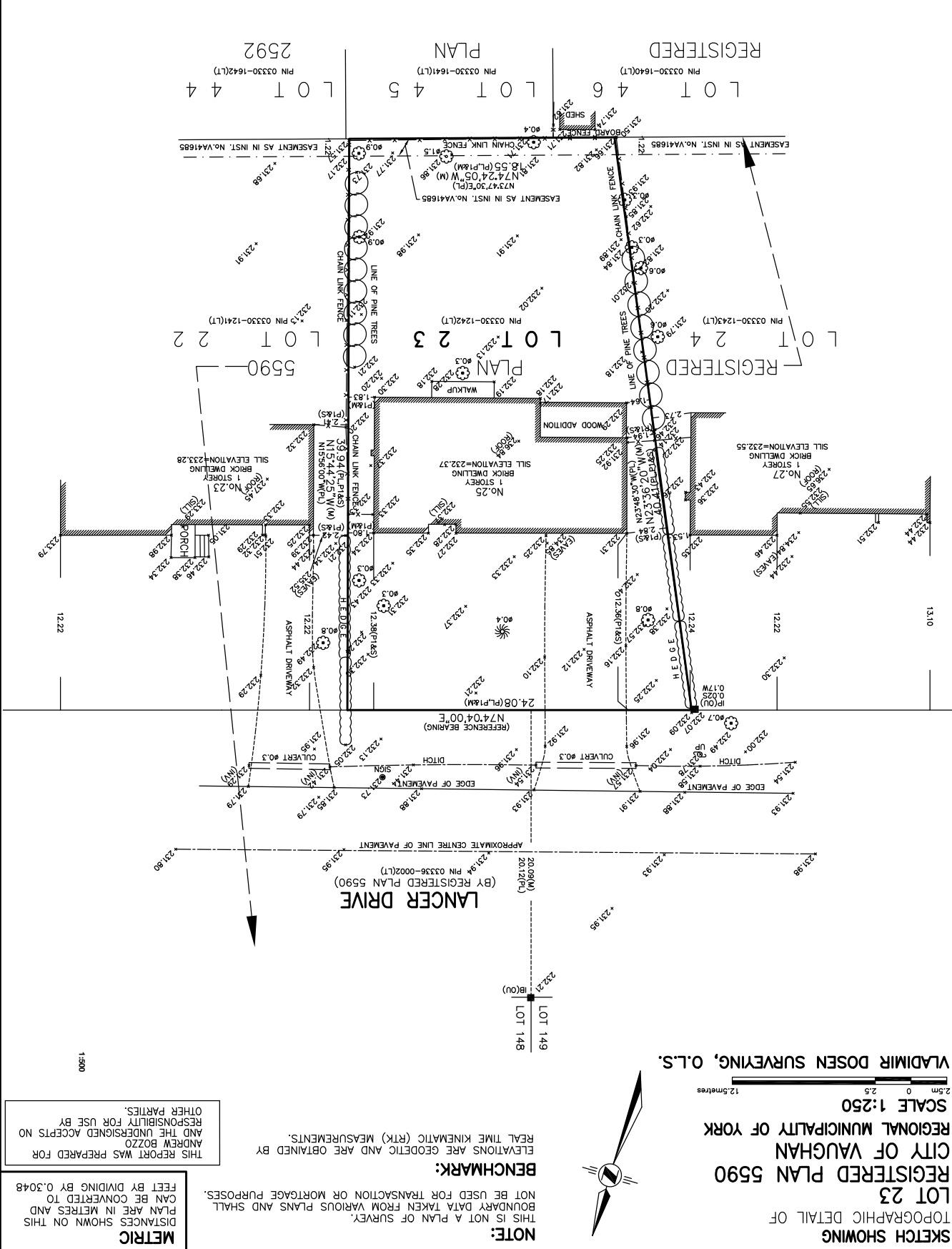
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF LANCER DRIVE AS SHOWN ON REGISTERED PLAN 5590 HAVING A BEARING OF N74°04'00"W.

ONTARIO LAND SURVEYING

555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE: (416) 466-0440 EMAIL: vlad@vadosen.com

CAD FILE: 25 LANCER DRIVE
FILE: 07-068
DRAWN BY: VD
CHECKED BY: VD
JOB NO: 13242



SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
LOT 23
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:250
0 2.5m
12.5metres

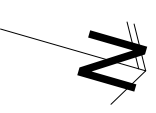
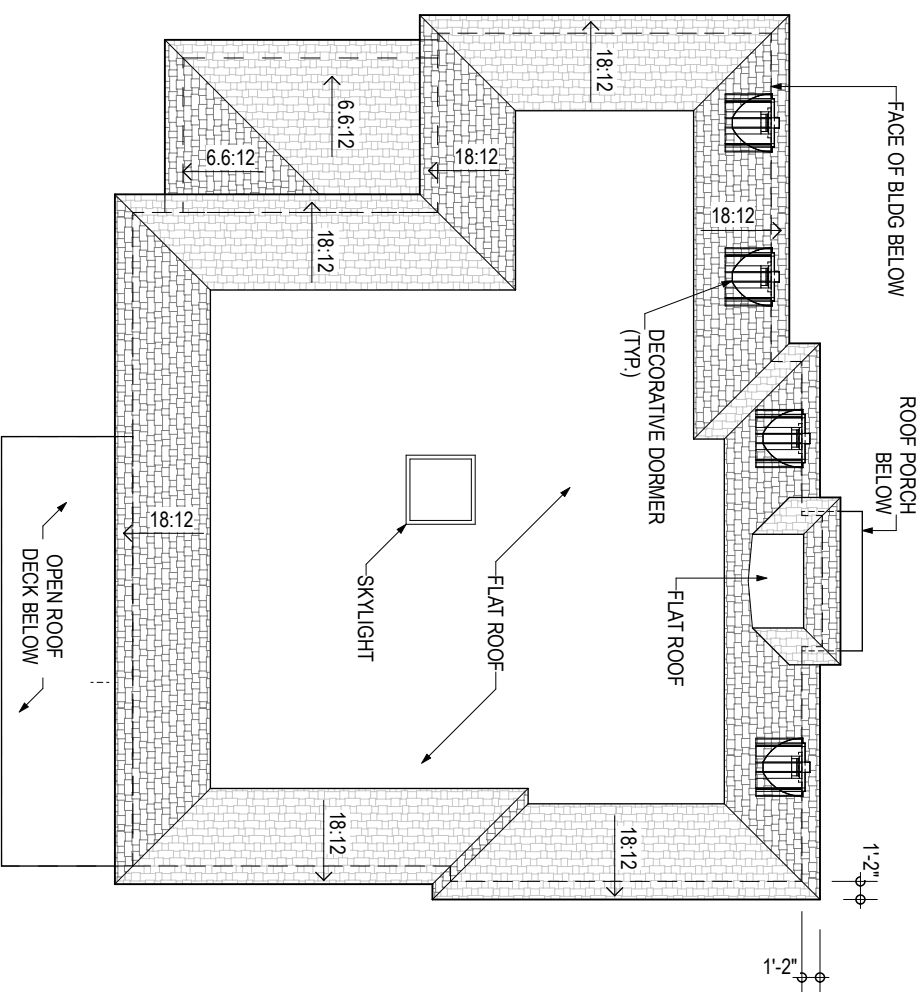
NOTE:
THIS IS NOT A PLAN OF SURVEY.
BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
FEET BY DIVIDING BY 0.3048

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK:
ELEVATIONS ARE GEODETIC AND ARE OBTAINED BY REAL TIME KINEMATIC (RTK) MEASUREMENTS.

THIS REPORT WAS PREPARED FOR ANDREW BOZZO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

1:500

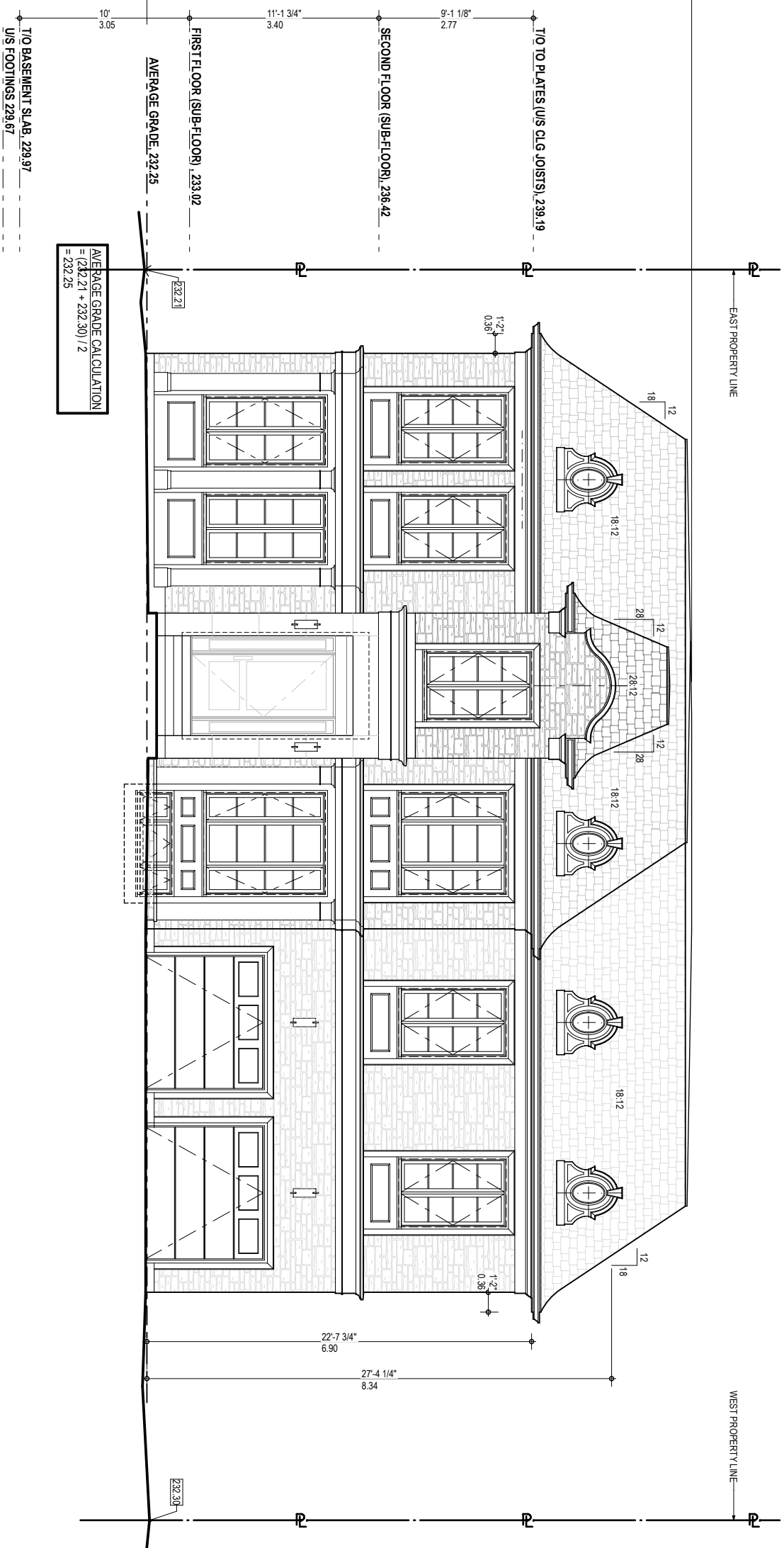


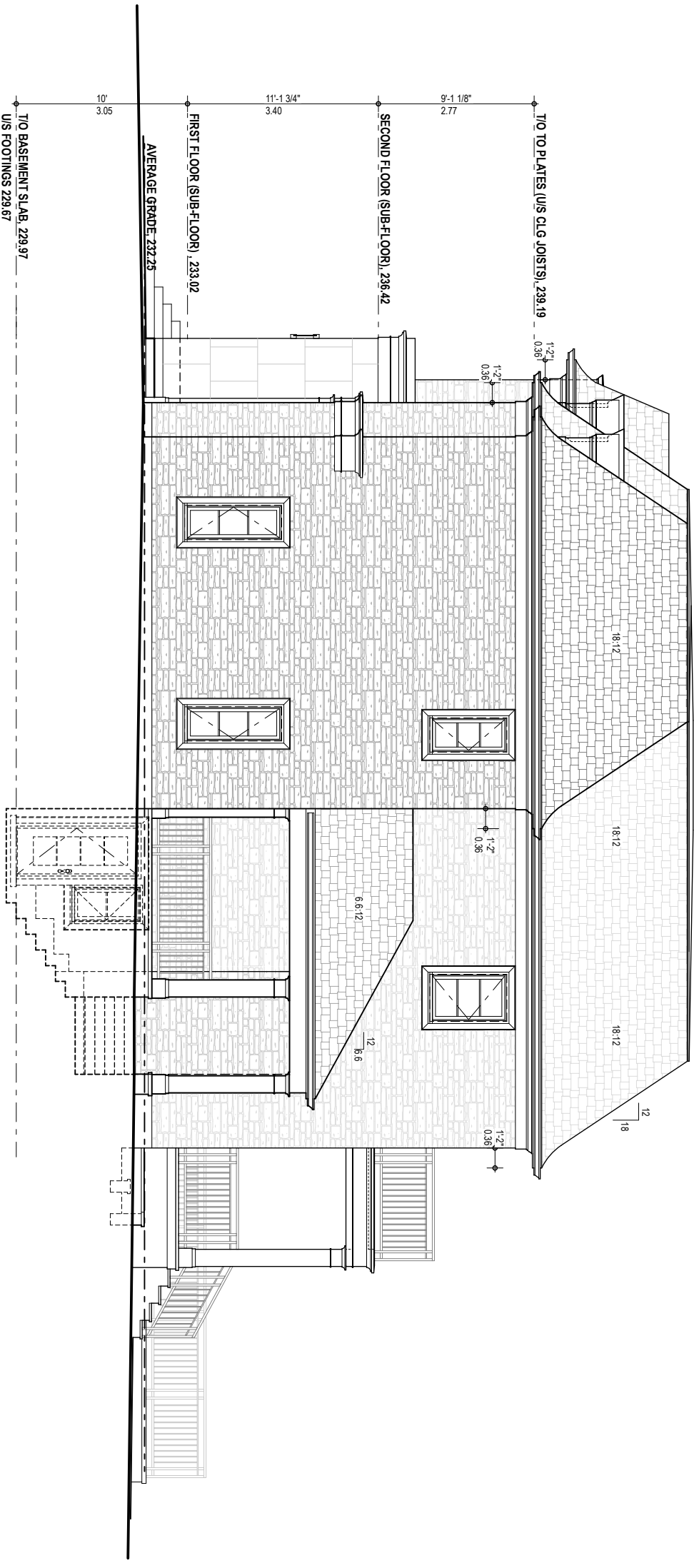
2	22 Sept 20 Revision
1	10 Aug 20 Minor Variance Application ISSUED

Project no.: 2010
 Date: July 2020
 Scale: 1:150

TO PERMIT MAXIMUM BLDG
HEIGHT OF 9.77m

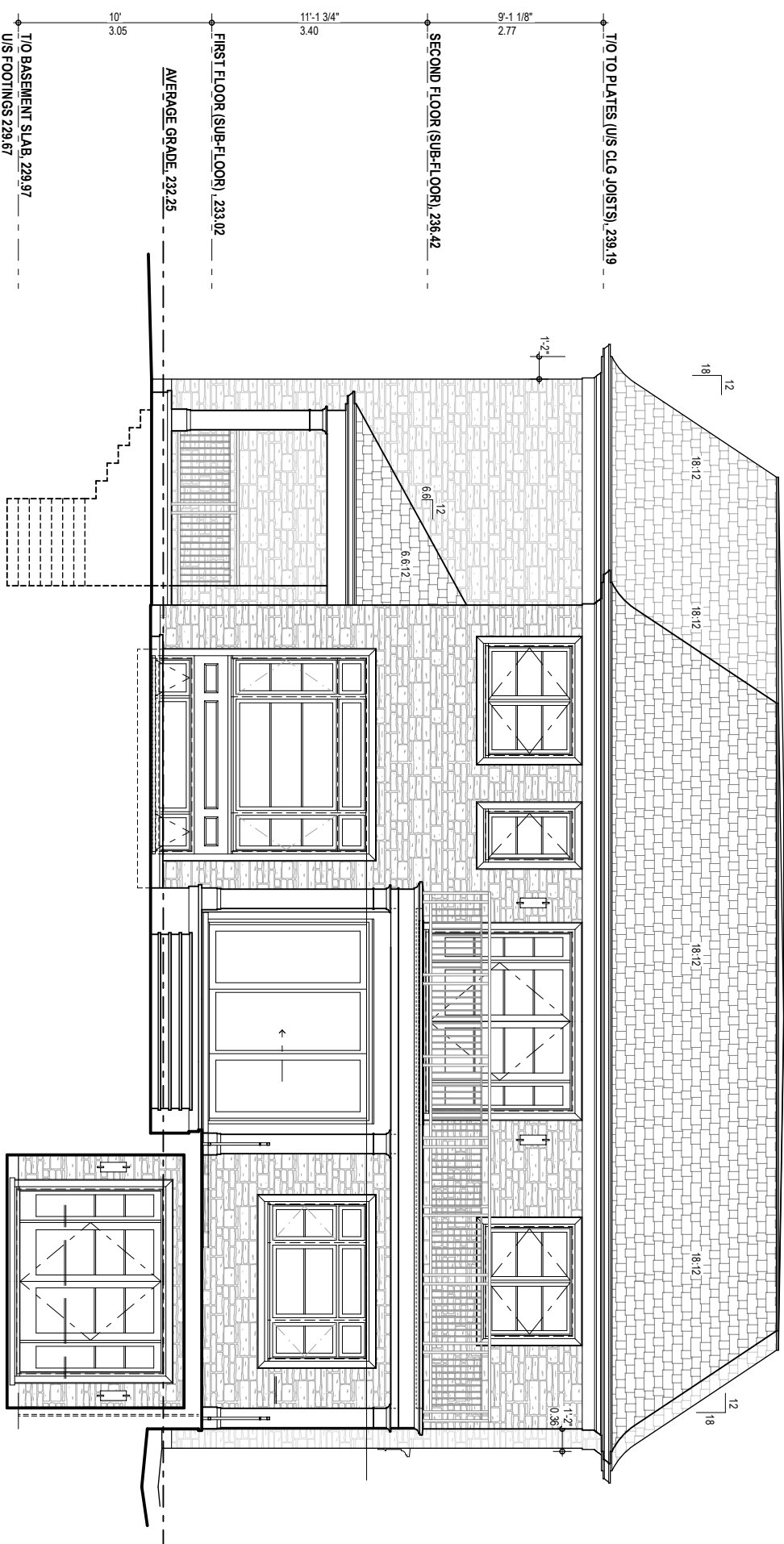
32'-3/4"
9.77





No.	DATE	ISSUED
3	22 Sept 20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application

Project no.: 2010
 Date: July 2020
 Scale: 1:100

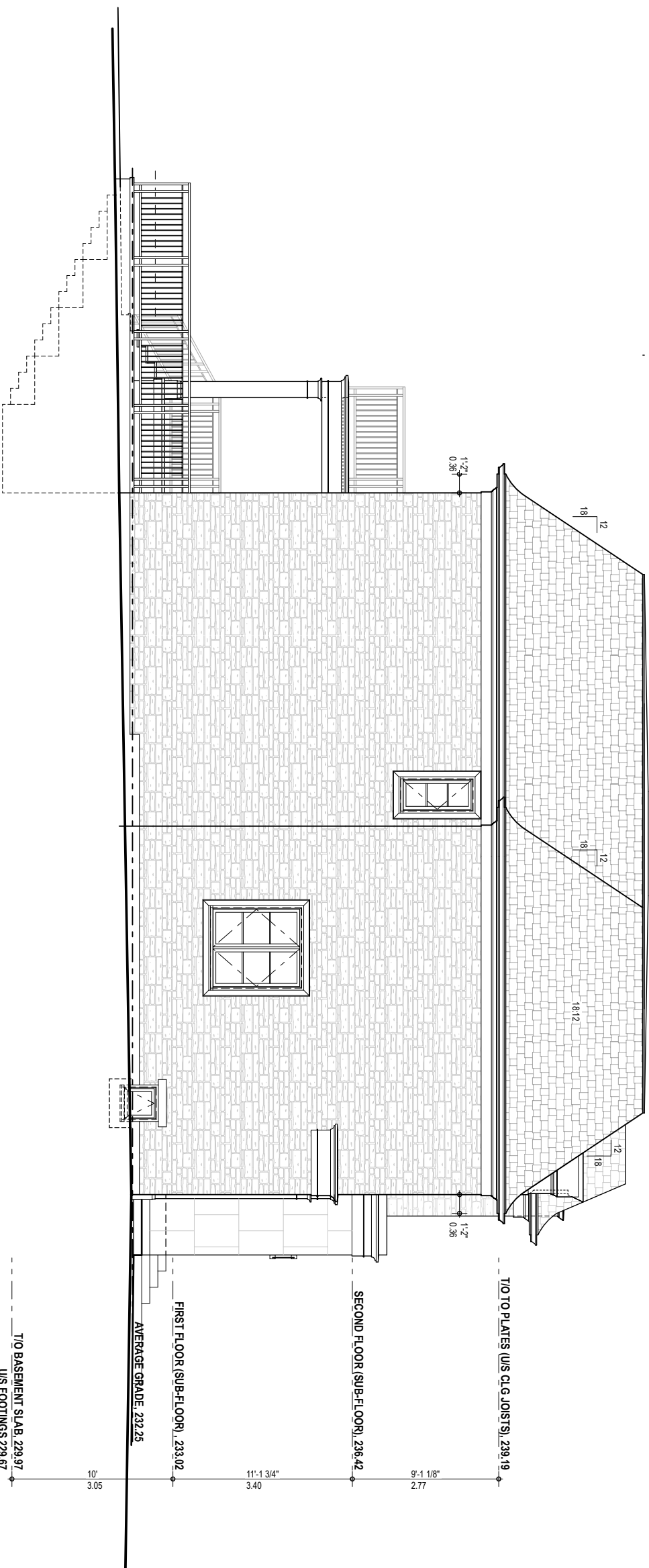


Proposal for:
NEW SINGLE FAMILY DWELLING
 25 Lancer Drive, Maple, ON L6A 1E1

Drawing:
REAR (SOUTH) ELEVATION

No.	DATE	ISSUED
3	22 Sept 20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application

Project no.: 2010
 Date: July 2020
 Scale: 1:100



No.	DATE	ISSUED
3	22 Sept 20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application

Project no.: 2010
 Date: July 2020
 Scale: 1:100

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.-

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Attwala, Pravina

Subject: FW: [External] RE: A078/21 - REQUEST FOR COMMENTS - 25 Lancer Drive, Maple (Full Circulation)

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: April-14-21 4:36 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A078/21 - REQUEST FOR COMMENTS - 25 Lancer Drive, Maple (Full Circulation)

Good afternoon,

As the property at 25 Lancer Drive is outside the MTO permit control area, MTO has no comments.

Colin Mulrenin (he/him) | 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

Attwala, Pravina

Subject: FW: [External] RE: A078/21 - REQUEST FOR COMMENTS - 25 Lancer Drive, Maple (Full Circulation)

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

Sent: April-13-21 10:43 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A078/21 - REQUEST FOR COMMENTS - 25 Lancer Drive, Maple (Full Circulation)

Good morning Lenore,

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A073/20

NOTICE OF DECISION
Minor Variance Application A073/20
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, October 22, 2020
Applicant: Sahand Bagheri-Sherksi
Agent: Graham Barrett
Property: **25 Lancer Drive, Maple ON**
Zoning: The subject lands are zoned R1V and subject to the provisions of Exception 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 increased maximum driveway width.

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 height of 9.5m is permitted.	1. To permit a maximum height of 9.77m.
2. A maximum lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of 27.83% (23% dwelling; 0.47% front porch; 2.61% loggia; 1.75% side entry)
3. A maximum driveway width of 6.0m is permitted at the curb cut.	3. To permit a maximum driveway width of 6.22m at the curb.

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. A073/20 on behalf of Sahand Bagheri-Sherksi, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@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 (New Dwelling). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 Patrick.Courchesne@vaughan.ca	1. A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018; 2. An Arborist Report is required to inventory and assess the trees on and within 6m of the property lines. To the satisfaction of Vaughan Forestry and in accordance with By-Law 052-2018.

For the following reasons:

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

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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.

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

<p align="center">Public Written Submissions</p> <p align="center">* Public Correspondence received and considered by the Committee in making this decision</p>	<p align="center">Public Oral Submissions</p> <p align="center">*Please refer to the approved Minutes of the Thursday , October 22, 2020 meeting for submission details.</p>
<p>Name: Gina and Mike D’Addurno Address: 29 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	<p>None</p>
<p>Name: Valerio Zingone Address: 19 Jackson Street, Maple Nature of Correspondence: Letter of Support</p>	
<p>Name: Tony Luciano Address: 20 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	
<p>Name: Tamara MacLlend Address: 23 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	
<p>Name: Peter FitzGibbon Address: 24 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	
<p>Name: Sergio Tontodonati Address: 27 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	
<p>Name: George Zeppieri Address: 42 Lancer Drive, Maple Nature of Correspondence: Letter of Support</p>	


Late Written Public Submissions:

Name: Judith & Alan Sutherland
Address: 100 Findhorn Crescent, Maple
Nature of Correspondence: Letter of Objection

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>Hao Zheng</i>	<i>Assunta Perrella</i>	<i>Robert Buckler</i>
H. Zheng Vice Chair	A. Perrella Chair	R. Buckler Member
<i>Steve Kerwin</i>		<i>Adolfo Antinucci</i>
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	October 22, 2020
DATE OF NOTICE:	October 30, 2020
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.	November 12, 2020 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.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28, 2020 hearing.

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*.

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.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

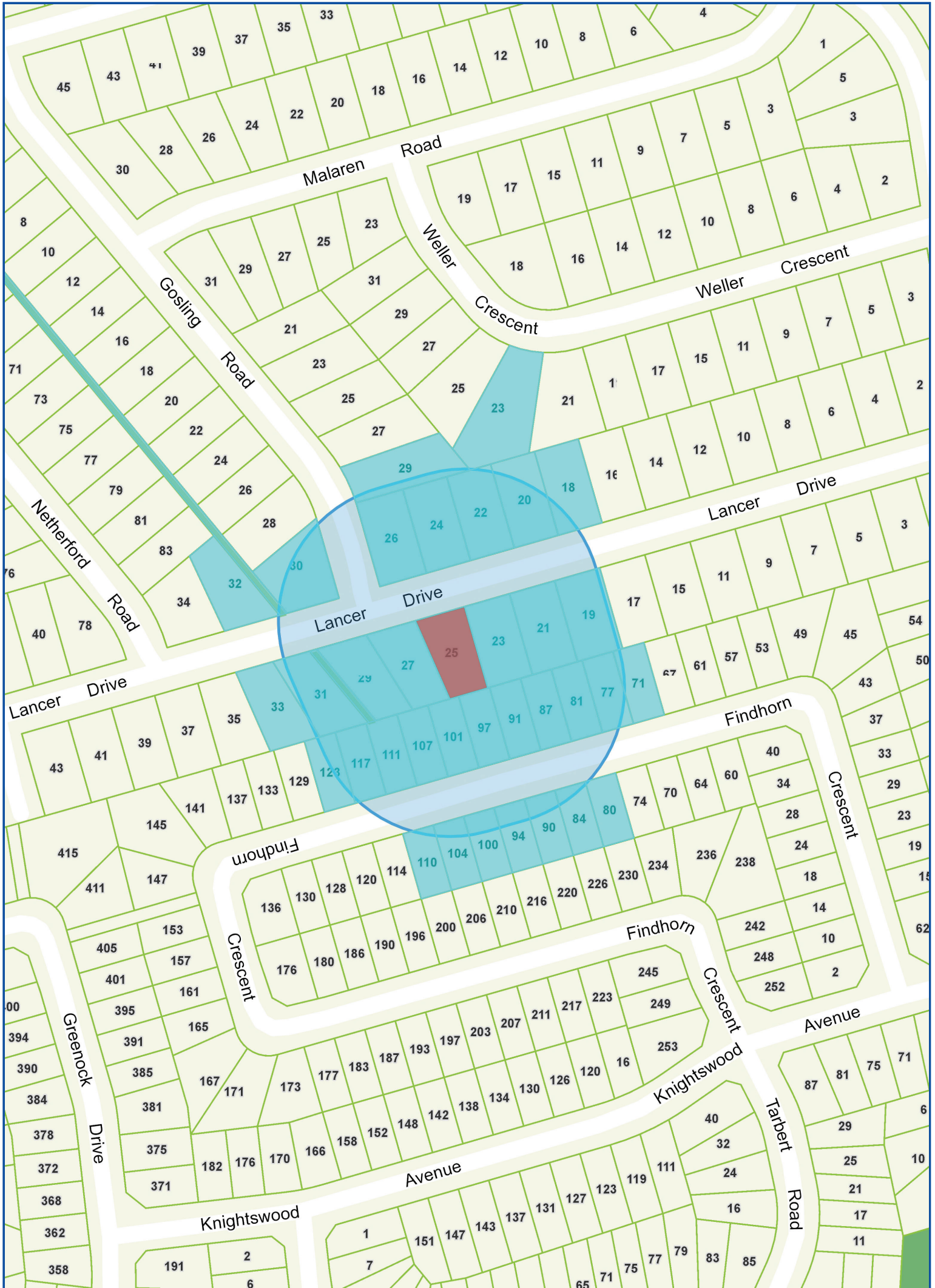
Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$400 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”. Appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.eto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

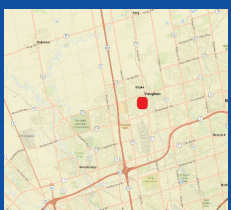
City of Vaughan LPAT Processing Fee: \$841.00 per application

*Please note that all fees are subject to change.

MAJOR MACKENZIE DRIVE



Map Information:



Title:

LOCATION MAP - A073/20

25 Lancer Drive, Maple

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,317

0 0.04 km



Created By:

Infrastructure Delivery
Department
September 14, 2020 9:25 AM

Projection:
NAD 83
UTM Zone
17N

PLAN OF
LOT 23
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

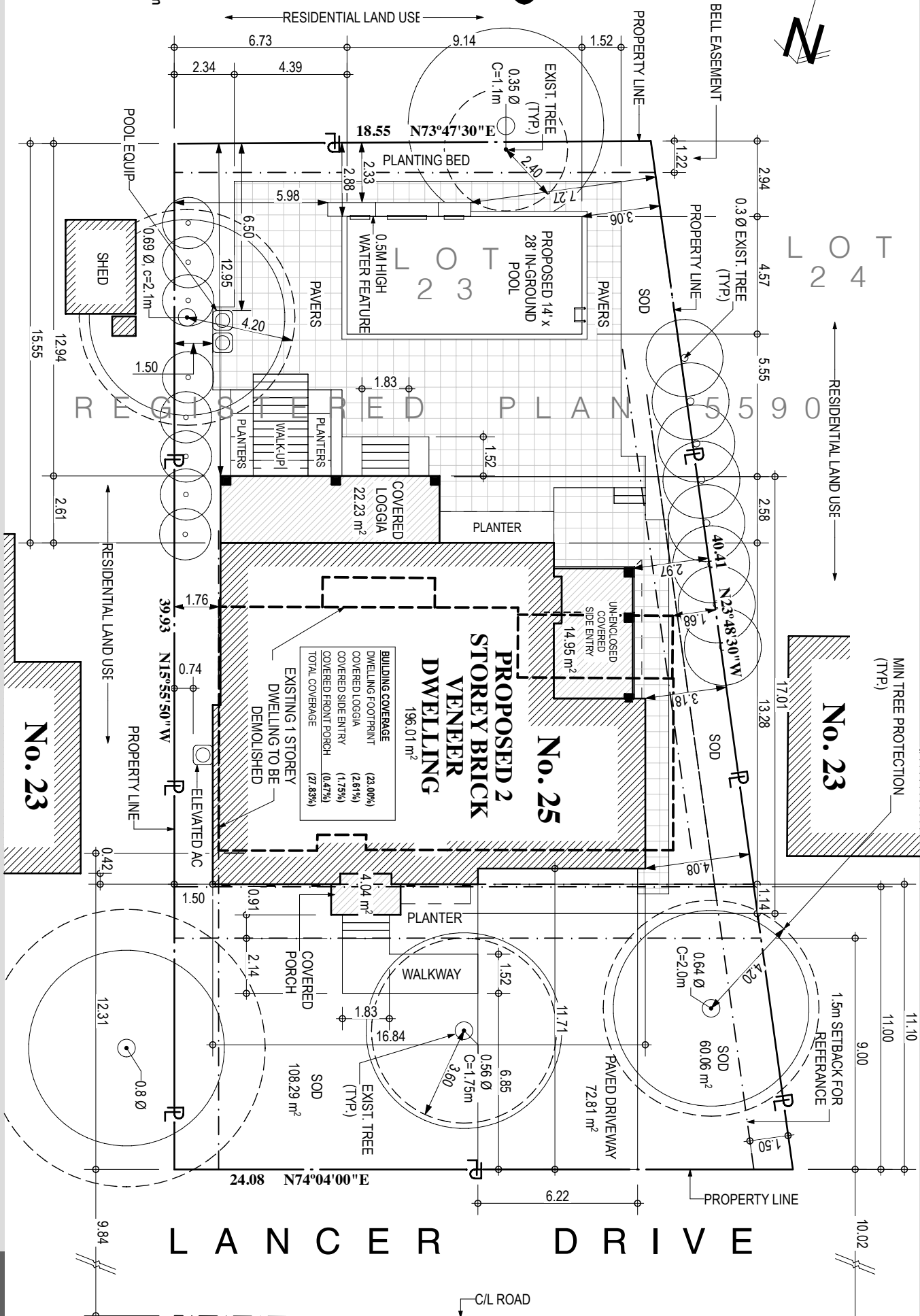
INFORMATION TAKEN FROM COPY OF SURVEY
PREPARED BY VLADIMIR DOSEN SURVEYING, O.L.S.,
DATED SEPTEMBER 10, 2013.

LOT AREA = 892.30 sq.m.

BUILDING COVERAGE	
DWELLING FOOTPRINT	= 196.01 sq.m. (23.00%)
COVERED LOGGIA	= 22.23 sq.m. (2.61%)
COVERED SIDE ENTRY	= 14.95 sq.m. (1.75%)
COVERED FRONT PORCH	= 4.04 sq.m. (0.47%)
TOTAL COVERAGE	= 237.23 sq.m. (27.83%)

TO PERMIT MAXIMUM BLDG COVERAGE OF 27.83%
23.00% for Dwelling,
0.47% for the covered front Porch,
1.75% un-enclosed covered side entry &
2.61% for the un-enclosed Loggia

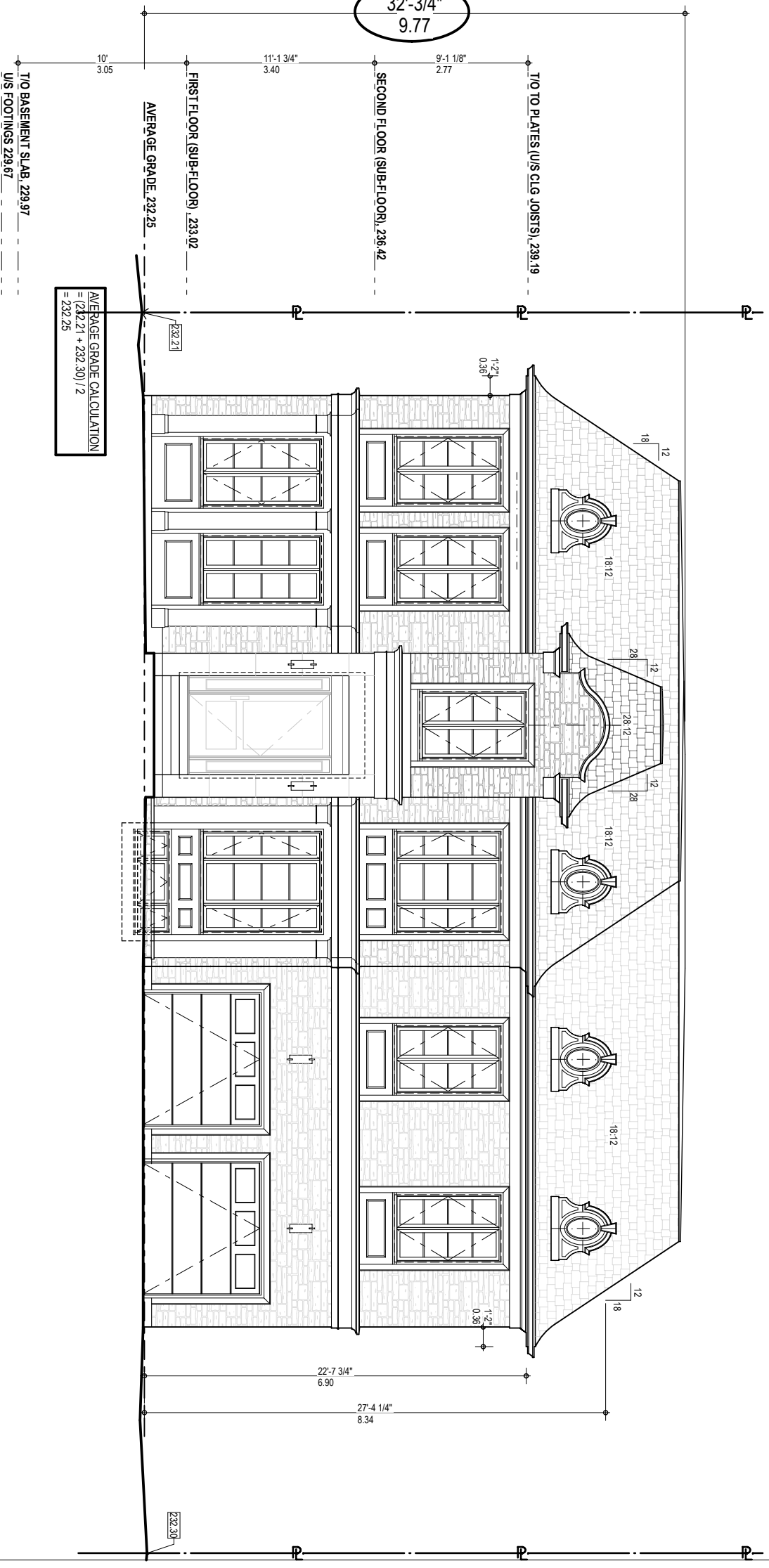
REAR YARD SOFT LANDSCAPED AREA CALCULATION	
REAR YARD AREA =	283.95 sq.m.
AREA IN EXCESS OF 135 sq.m. =	134.92 sq.m.
SOD & PLANTING BEDS AREA =	84.38 sq.m.
IN-GROUND POOL AREA =	41.81 sq.m.
TOTAL SOFT LANDSCAPE AREA =	84.38sq.m. (62.5% of area in excess of 135 sq.m.)
FRONT YARD SOFT LANDSCAPED AREA CALCULATION	
FRONT YARD AREA =	262.06 sq.m.
SOD & PLANTING BEDS AREA =	168.35 sq.m.
TOTAL SOFT LANDSCAPE AREA =	168.35 sq.m. (64.2%)



A073/20

TO PERMIT MAXIMUM BLDG
HEIGHT OF 9.77m

32'-3/4"
9.77



Antonio Greco ARCHITECT Inc.

16 Polo Crescent
Vaughan, ON L4L 8W6
647-928-5125
mail@antoniogreco.ca

Proposal for:

NEW SINGLE FAMILY DWELLING

25 Lancer Drive, Maple, ON L6A 1E1

Drawing:

FRONT (NORTH) ELEVATION

No.	DATE	ISSUED
3	22 Sept'20	Revision
2	26 Aug'20	Revision
1	10 Aug'20	Minor Variance Application

Project no.: 2010
Date: July 2020
Scale: 1:100

A.10