

**File:** A065/21

**Applicant:** Ester and John Lombardi

**Address:** 59 Sylvadene Parkway, Woodbridge

**Agent:** Tomasz Goral

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"/>	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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: Lenore Providence  
Hearing Date: Thursday, May 20, 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: 08

A065/21

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, May 20, 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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Ester and John Lombardi

**Agent:** Tomasz Goral

**Property:** 59 Sylvadene Parkway, Woodbridge

**Zoning:** The subject lands are zoned R1, Residential Zone, 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 Building Height of 9.5 metres is permitted (Schedule A).	1. To permit a Maximum building height of 11.75 metres.
2. A maximum Driveway width of 9 metres is permitted (Section 4.1.4 f) v)).	2. To permit a maximum Driveway width of 12.7 metres.
3. A maximum Driveway width of 6 metres is permitted on the portion of the driveway at a point 4.25 metres from the street line onto the private side of the lot (Section 4.1.4 f) ii)).	3. To permit a maximum Driveway width of 8.83 metres at a point 4.25 metres from the street line onto the private side of the lot.

**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](https://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 May 5, 2021

Applicant confirmed posting of signage on May 3, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1950

Applicant has advised that they cannot comply with By-law for the following reason(s): height is requested for elevation portions driveway width is requested to accommodate 3 car garage.)

**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. 21-102935 for Single Detached Dwelling - Residential Demolition, Issue Date: Feb 12, 2021.

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Building Inspections (Septic):**  
No comments received to date

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

The Owner is requesting permission to construct a new single-family dwelling with the above-noted variances. The Development Planning Department has no objections with the above-noted variances.

The proposed dwelling is consistent with the character and scale of the existing residential neighbourhood, specifically with the properties situated along Sylvadene Parkway that comprise of estate residential lots that have been developed with large one and two-storey single family dwellings. The requested variance for maximum building height remains consistent with previous approvals along Sylvadene Parkway where building heights of 11.7 m and 10.21 m have been approved. The proposed dwelling meets the requirements of the Zoning By-law 1-88 for lot coverage and required setbacks. A front yard setback of 23.77 m, a rear yard setback of 49.02 m, and western interior side yard setback of 9.96 m will help to mitigate impacts along the streetscape and adjacent properties.

Urban Design staff have also recommended the submission of a conceptual landscape plan, to show large caliper tree planting that may contribute to minimizing the visual impact of the proposed dwelling and garage on the street. A recommendation to this effect has been included in the Conditions of Approval. A Tree Preservation Plan prepared by Ontario Tree Experts, dated March 14, 2021, was submitted by the Owner in support of the application. The Urban Design Division has reviewed the submitted report and concurs with its recommendations.

A portion of the subject property is also located within the Toronto and Region Conservation Authority ('TRCA') regulated area, however the proposed development is located outside of this regulated area. TRCA staff have no objections to the proposal. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the following condition of approval:

The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.

**Development Engineering:**

The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert.

The Development Engineering (DE) Department does not object to variance application A065/21. 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](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.

**Parks Development - Forestry:**

Applicant/owner shall provide an arborist report to the satisfaction of the forestry division.

Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (if applicable).

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

Arborist recommendations are to be followed as outlined in the Arborist Report.

Please note that Forestry comments do not supersede the requirements of other commenting departments/agencies, including Development Planning with respect to the requirement of an Arborist Report and other tree protection requirements. Arborist Reports and other tree protection requirements may be required by other commenting departments to facilitate the review process of your application for the purpose of finalizing recommendations to the Committee of Adjustment.

Recommended condition of approval:

Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**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

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

**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
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	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 <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.
3	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	That the applicant provides the required fee amount of \$105.00 payable to the Toronto and Region Conservation Authority.
4	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.torres@vaughan.ca">Michael.torres@vaughan.ca</a>	The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.

**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](mailto: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](https://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**

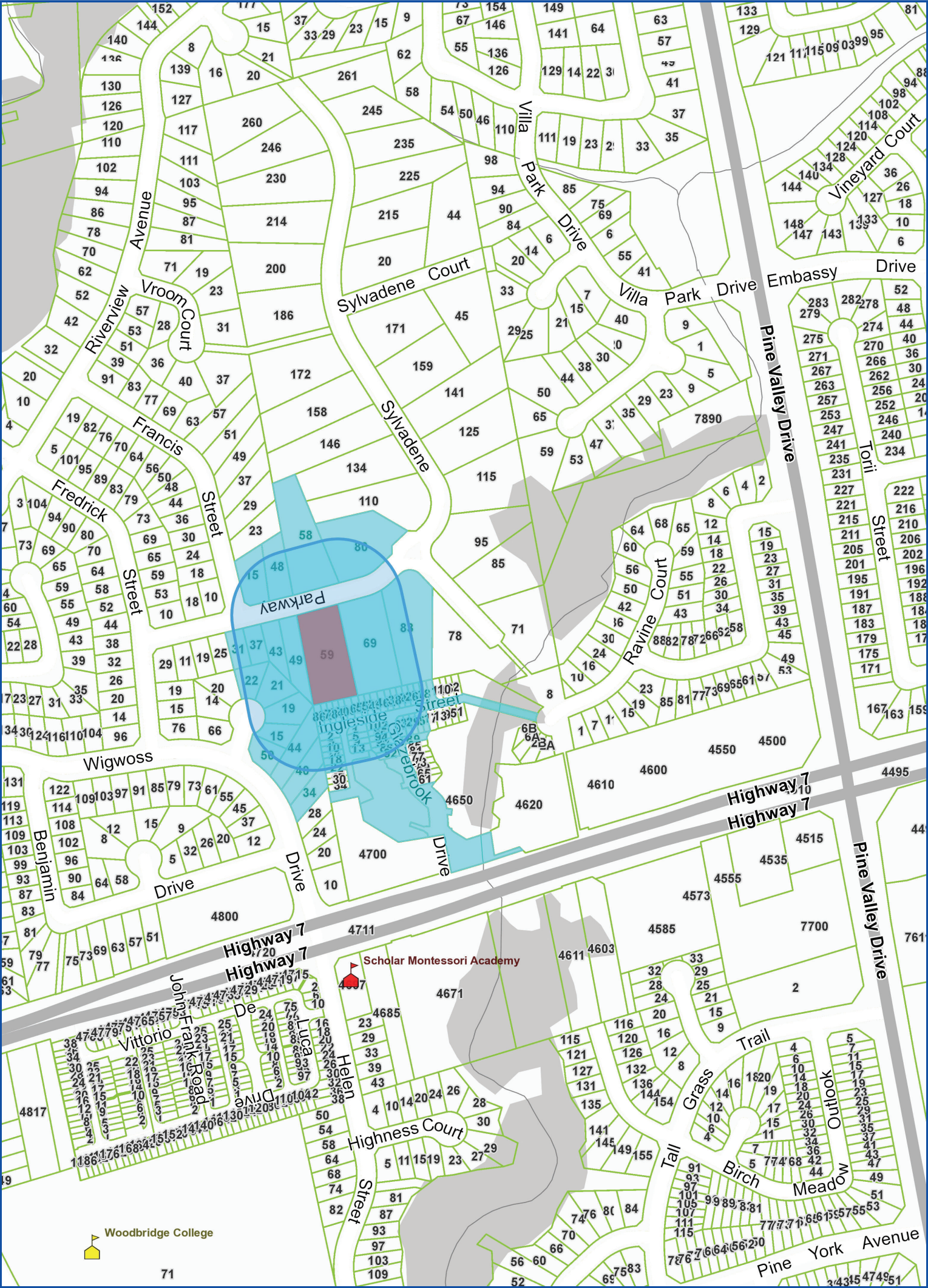
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

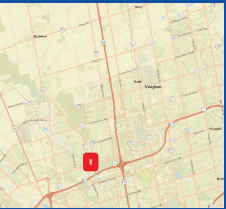
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches





Map Information:



Title:

59 Sylvadene Parkway, Woodbridge

NOTIFICATION MAP - A065/21

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.



VAUGHAN

Scale: 1:4,889

0 0.08 km



Created By:  
Infrastructure Delivery  
Department  
May 4, 2021 2:41 PM

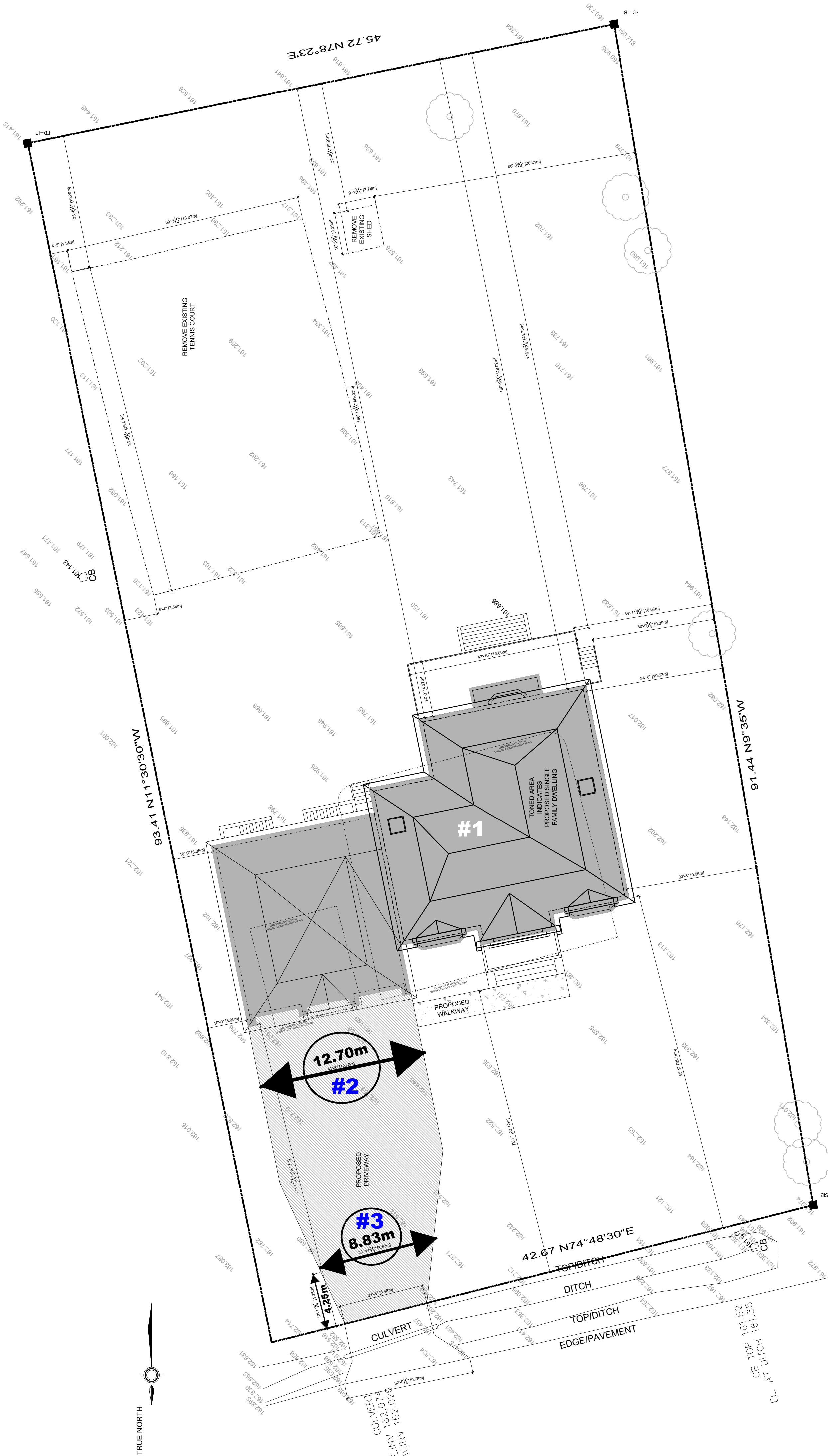
Projection:  
NAD 83  
UTM Zone  
17N



NEW

April 6, 2021

A065/21



PROJECT STATISTICS

885 DANFORTH AVE WOODBRIDGE, ONTARIO			
ZONING	BT/LAW	EXISTING	PROPOSED
SITE AREA	4,078.86 m <sup>2</sup> (43,595.48 ft <sup>2</sup> )		
GROSS FLOOR AREA	294.38 m <sup>2</sup> (3,168.09 ft <sup>2</sup> )		
FIRST FLOOR	232.89 m <sup>2</sup> (2,506.79 ft <sup>2</sup> )		
SECOND FLOOR	61.49 m <sup>2</sup> (661.30 ft <sup>2</sup> )		
TOTAL	294.38 m <sup>2</sup> (3,168.09 ft <sup>2</sup> )		
BUILDING SETBACKS			
FRONT (NORTH)	23.77 m		
REAR (SOUTH)	49.02 m		
SIDE (WEST)	9.29 m		
BUILDING HEIGHT	11.75 m		
LOT COVERAGE	13%		

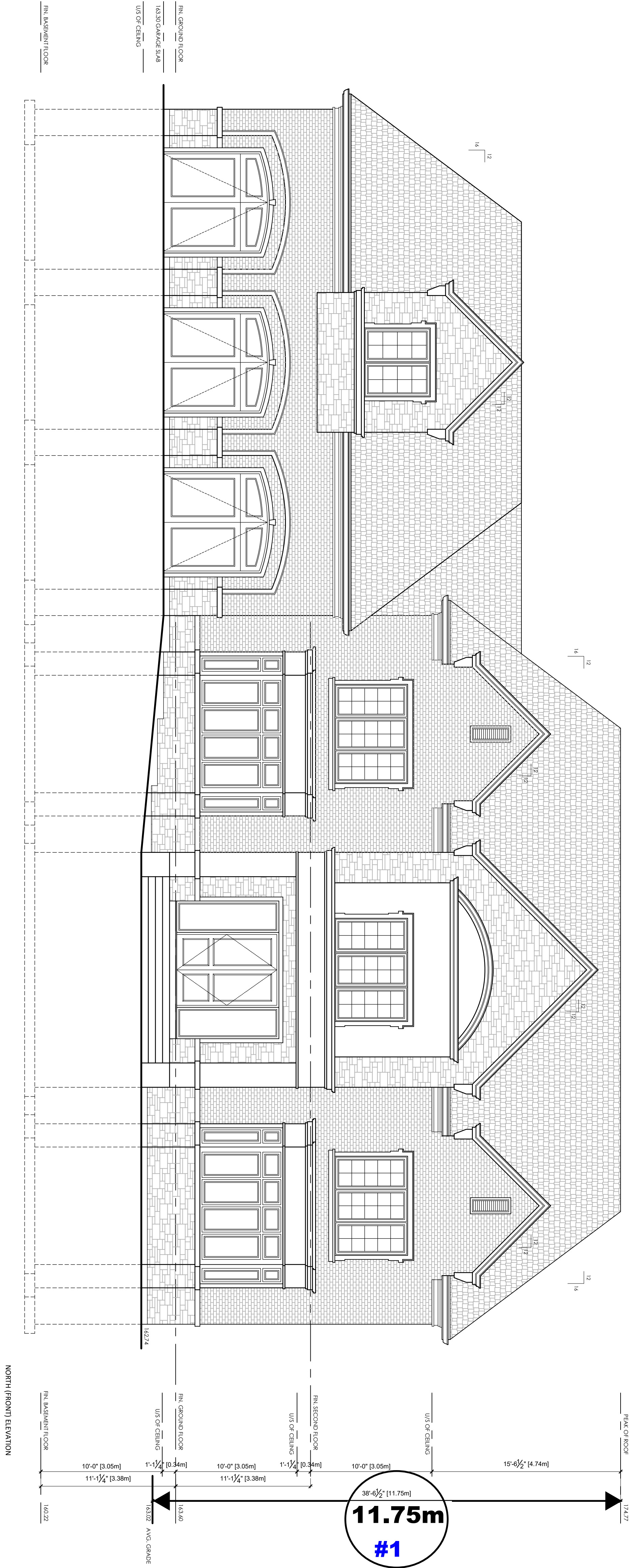
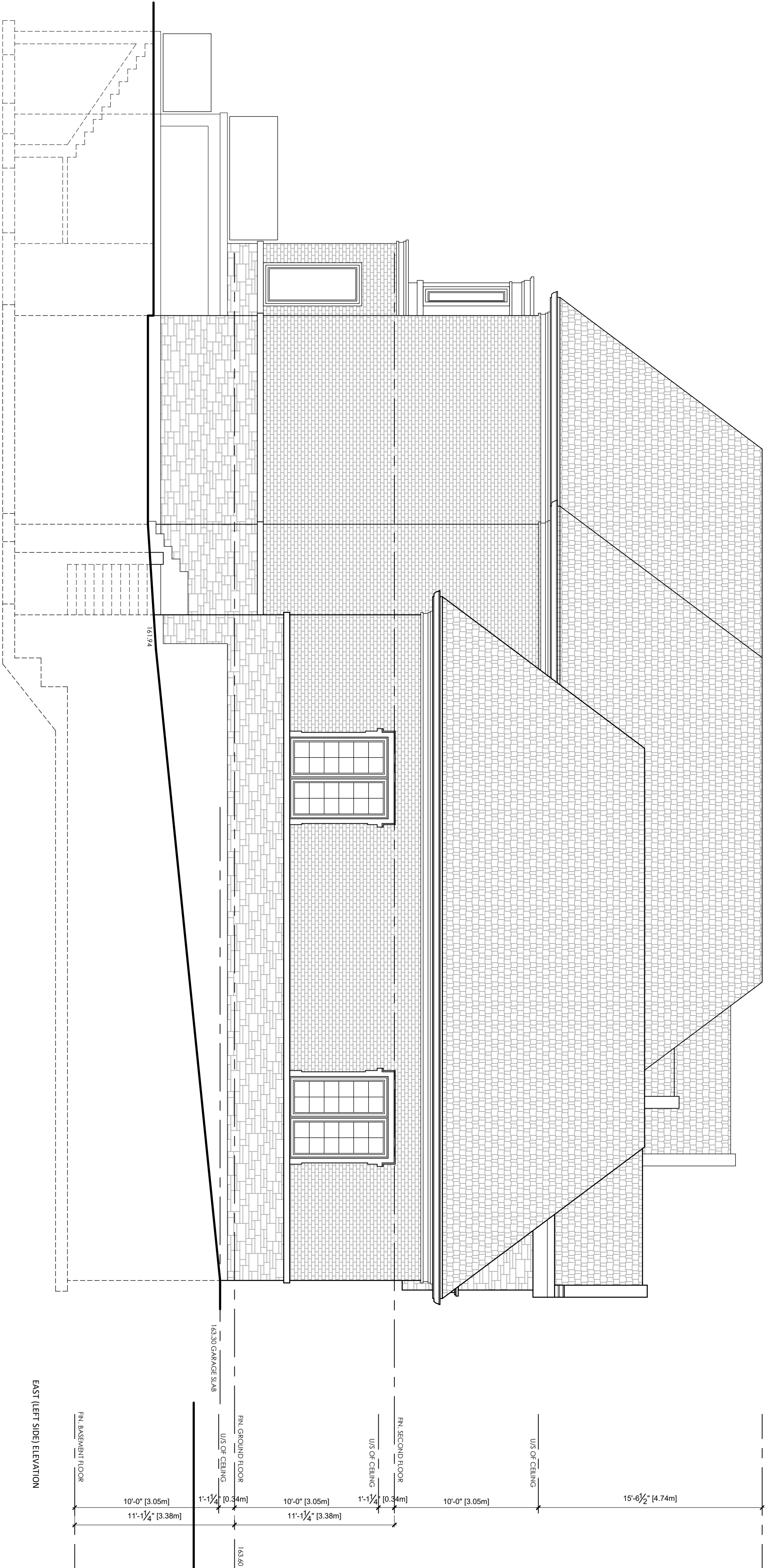
1. To permit a Maximum building height of 11.75 metres.
2. To permit a maximum Driveway width of 12.7 metres.
3. To permit a maximum Driveway width of 8.83 metres at a point 4.25 metres from the street line onto the private side of the lot.



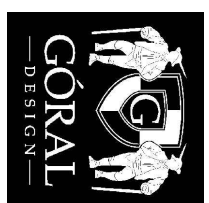
NEW

April 6, 2021

A065/21



1. To permit a Maximum building height of 11.75 metres.



no design@coral.ca

ELEVATIONS

LOWBARDI

RESIDENCE

DATE

SCALE

PROJECT NUMBER

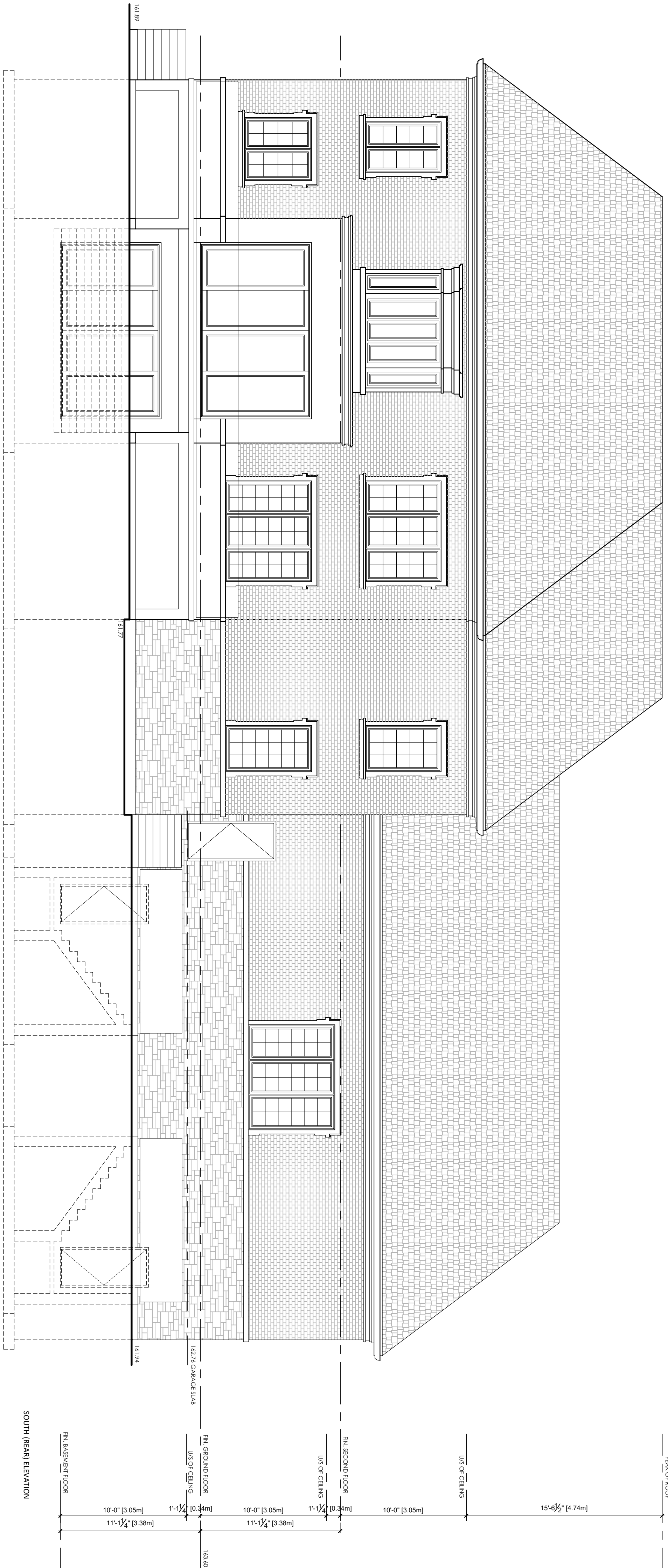
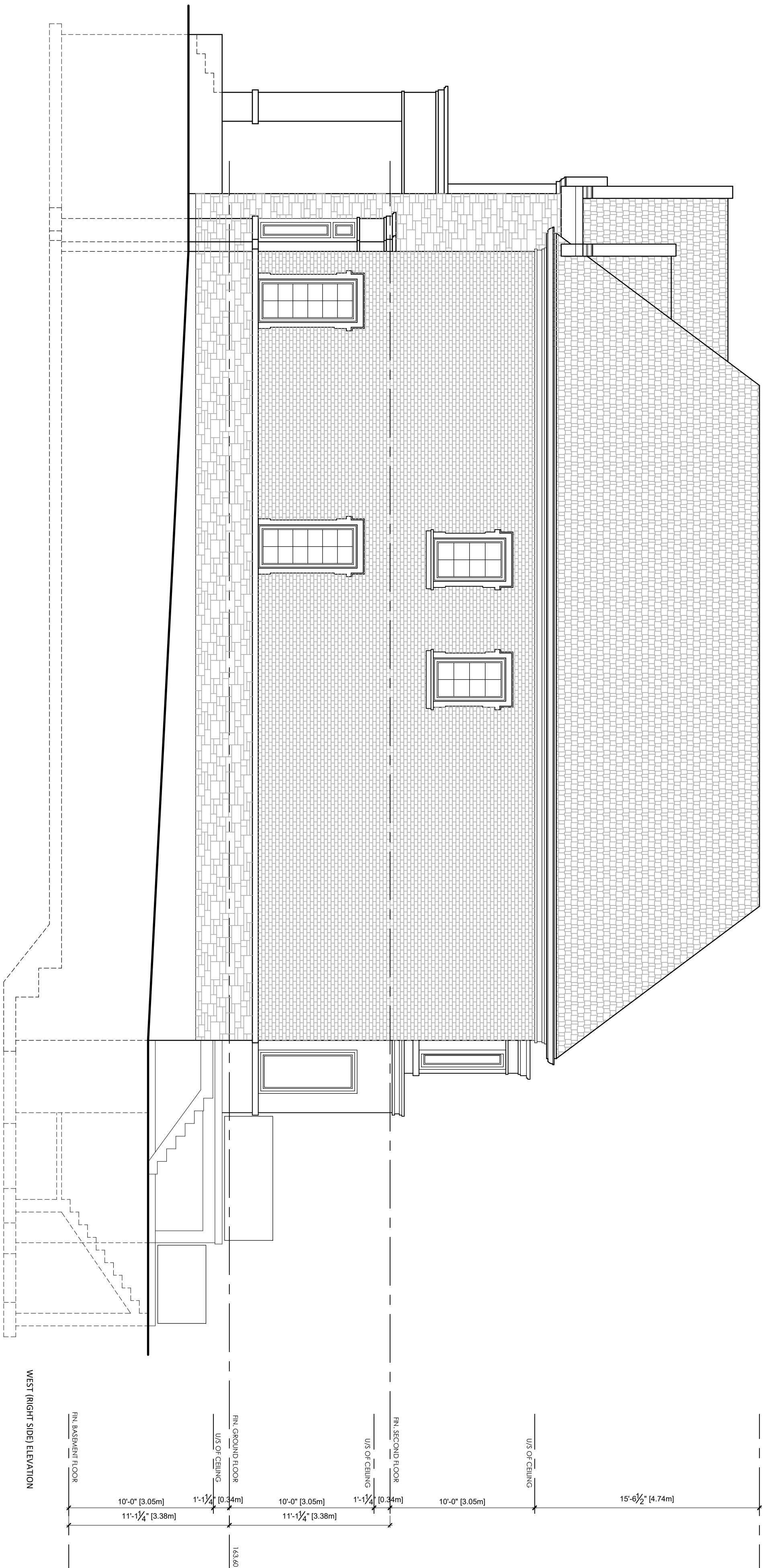
2028

A-4.1

NEW

April 6, 2021

A065/21



CORAL DESIGN

DRAWING TITLE

ELEVATIONS

LOMBARDI  
RESIDENCE

SCALE: 3/16" = 1'-0"

DATE: OCT 2020

PROJECT NUMBER: A-4.2

NO.	DATE	REVISION	BY	CHKD BY
1	10/1/20	ISSUED FOR PERMIT	JD	JD
2	10/1/20	ISSUED FOR PERMIT	JD	JD
3	10/1/20	ISSUED FOR PERMIT	JD	JD
4	10/1/20	ISSUED FOR PERMIT	JD	JD
5	10/1/20	ISSUED FOR PERMIT	JD	JD
6	10/1/20	ISSUED FOR PERMIT	JD	JD
7	10/1/20	ISSUED FOR PERMIT	JD	JD
8	10/1/20	ISSUED FOR PERMIT	JD	JD
9	10/1/20	ISSUED FOR PERMIT	JD	JD
10	10/1/20	ISSUED FOR PERMIT	JD	JD

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CORAL DESIGN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CORAL DESIGN IS STRICTLY PROHIBITED. CORAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. CORAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. CORAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

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
- TRCA – comments with conditions

**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](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Providence, Lenore**

---

**Subject:** FW: A065/21 - REQUEST FOR COMMENTS - 59 Sylvadene Pkwy Woodbridge (Full Circulation)

---

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

**Sent:** April-09-21 3:45 PM

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

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

**Subject:** [External] RE: A065/21 - REQUEST FOR COMMENTS - 59 Sylvadene Pkwy Woodbridge (Full Circulation)

Good afternoon Lenore,  
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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## Providence, Lenore

---

**Subject:** FW: A065/21 - REQUEST FOR COMMENTS - 59 Sylvadene Pkwy Woodbridge (Full Circulation)

---

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

**Sent:** April-07-21 2:20 PM

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

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

**Subject:** [External] RE: A065/21 - REQUEST FOR COMMENTS - 59 Sylvadene Pkwy Woodbridge (Full Circulation)

Good afternoon,

The property at 59 Sylvadene Parkway is not within the MTO permit control area and MTO has **no comments**.

**Colin Mulrenin | Corridor Management Officer | York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

[Colin.Mulrenin@ontario.ca](mailto:Colin.Mulrenin@ontario.ca)



May 3, 2021

CFN 64195.12

**SENT BY E-MAIL: Christine.Vigneault@vaughan.ca**

Ms. Christine Vigneault, Secretary Treasurer  
Committee of Adjustment, City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Application A065.21**  
**59 Sylvadene Parkway, PLAN RP5624 Lot 4**  
**City of Vaughan, Region of York**  
**Owner: Ester and John Lombardi**  
**Agent: Tomasz Goral c/o Goral Design**

This letter acknowledges receipt of the above noted application circulated by the City of Vaughan, Committee of Adjustment. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 4, 2021. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

#### **Purpose of the Applications**

It is our understanding that the purpose of the above noted application is to facilitate the construction of a two-storey single detached dwelling, specifically:

1. To permit a Maximum building height of 11.75 metres.
2. To permit a maximum Driveway width of 12.7 metres.
3. To permit a maximum Driveway width of 8.83 metres at a point 4.25 metres from the street line onto the private side of the lot.

#### **Ontario Regulation 166/06**

The subject land is partially located within TRCA's Regulated Area of the Humber River Watershed due to an estimated flood plain to the south of the subject property. A TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the property.

#### **Application-Specific Comments**

As noted above, a portion of the subject property is located within TRCA's Regulated Area. Based on a review of the submitted materials, the proposed development is not located within TRCA's Regulated Area. As such, it is the opinion of TRCA staff that the current proposal will not impact any

natural features or associated hazards and TRCA's policy interests are not affected. Based on the above, TRCA staff have **no objection** with the proposed variance.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$105.00 (Screening letter - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

**Recommendation**

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A065-21, subject to the following condition:

1. That the applicant provides the required fee amount of \$105.00 payable to the Toronto and Region Conservation Authority.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,



Hamedeh Razavi  
Planner I  
Development Planning and Permits

HR/mh

C: Simbana, Roberto <Roberto.Simbana@vaughan.ca>  
Holyday, Margaret <Margaret.Holyday@vaughan.ca>