



**File:** A102/19

**Applicant:** Marvin and Dana Godelewicz

**Address:** 45 Donna Mae Crescent, Thornhill

**Agent:** Alex Akselrod

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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		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, July 22, 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: 1

**A102/19**

Ward: 5

**Staff Report Prepared By: Christine Vigneault, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, July 22, 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](http://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:** Marvin and Dana Godelewicz
- Agent:** Alex Akselrod
- Property:** **45 Donna Mae Crescent, Thornhill**
- Zoning:** The subject lands are zoned R1V, Old Village Residential Zone under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit construction of a proposed single family dwelling, cabana and the installation of an inground pool 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 maximum lot coverage of 20% is required.	1. To permit a maximum lot coverage of 26.5%. (19.58% Dwelling; 3.42% Garage; 1.32% Courtyard Niche, 0.76% Covered Porches; 0.50% Entrance; 0.92% Cabana)
2. A maximum building height of 9.5 metres is required for a dwelling.	2. To permit a maximum building height of 10.8 metres for a dwelling.
3. A minimum rear yard setback of 7.5 metres is required to an Accessory Building (Cabana).	3. To permit a rear yard setback of 1.7 metres to an Accessory Building (Cabana).
4. A private swimming pool shall be constructed only in the rear yard.	4. To permit a swimming pool not entirely 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](http://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 July 7, 2021

Applicant confirmed posting of signage on July 8, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC
Cabana	TBC
Pool	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Client wanted bigger house to match the newer neighborhood homes.

**Adjournment Request:** The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address TRCA concerns. Revised drawings were provided to the TRCA for review and the TRCA issued a report in support with a condition dated July 9, 2021.

### Building Standards (Zoning Review):

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

Building Permit No. 17-000532 for Single Detached Dwelling - New (Infill Housing) L of C Included (Not Yet Issued).

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority). The applicant shall be advised that additional variances may be required upon review of detailed drawing 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 2-storey single family dwelling, covered porches and deck, private swimming pool and rear yard cabana with the above noted variances. Initially, the proposal contemplated a maximum dwelling height of 11 m and lot coverage of 28.32% which was not in keeping with the existing character of the neighbourhood. At the request of the Development Planning Department, the Owner reduced the height to 10.5 m and lot coverage to 26.5% (dwelling 23%, covered porches and deck 3.50%). The subject lands are located within a Toronto and Region Conservation Authority (TRCA) Regulated Area within the regional storm flood plain.

Based on recent TRCA flood plain mapping, the flood plain levels increased by 0.42 m. As a result, the design and floor plates had to be raised to safely construct a basement that is habitable and satisfy the requirements of the TRCA. Given the sensitivity of the flood plain, Policy Planning and Environmental Planning deferred review to the technical expertise of the TRCA. In addition, the majority of the height is measured at 9.70 m with the exception of the roof peaks (extending an additional 1.10 m) thereby, constructing a dwelling with a built form and overall scale that is compatible with the abutting properties. Given the circumstances, the maximum building height of 10.8 m can be supported. Development Planning Department has no objections to the proposed variances as they are appropriate for the development of the lot.

The maximum lot coverage of 26.5% includes the main dwelling with the attached garage occupying 23% consistent with other recently constructed homes. The remaining 3.5% includes the covered front porches and rear deck which does not add to the overall massing of the home nor impact the existing streetscape. The rear yard setback of 1.7 m to the cabana, does not cause an adverse impact since it complies with the height and area provisions of Zoning By-law 1-88 and is situated in an area of the lot that is surrounded by an abundance of soft landscape. The pool location variance is minor in nature and is required since it does not form part of the technical rear yard as defined in the By-law, however, is located in rear amenity area and tucked behind the main dwelling. 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.

**Development Engineering:**

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](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 the pool permit.

The Development Engineering (DE) Department does not object to variance application A102/19 subject to the following condition:

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:**

No comments.

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

No comments received to date

**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

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections  
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:

	<b>Department/Agency</b>	<b>Condition</b>
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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> 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	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

**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](http://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](http://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 Ontario Land Tribunal (OLT) 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.

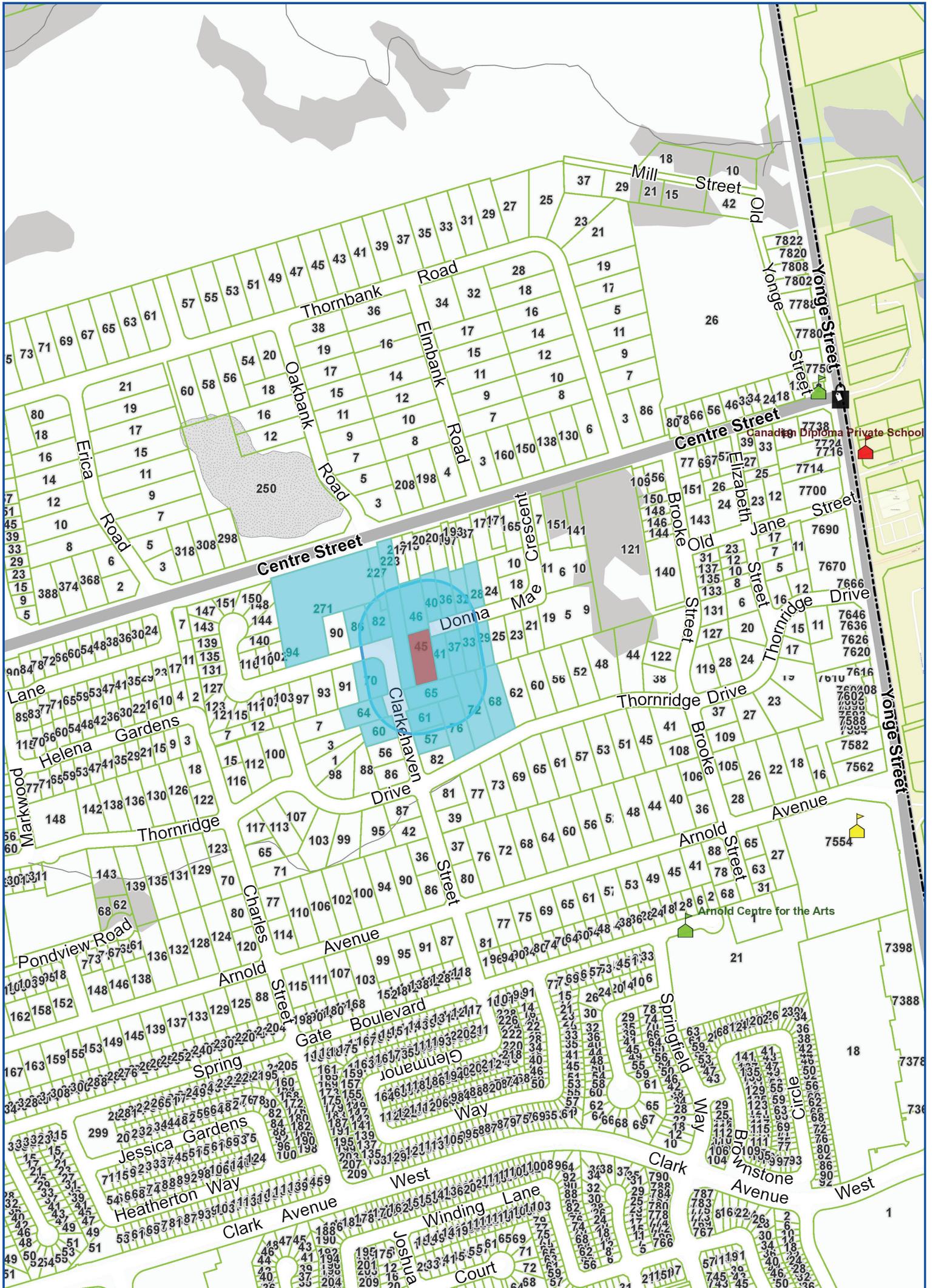
**For further information please contact the City of Vaughan, Committee of Adjustment**  
**Adriana MacPherson**  
T 905 832 8585 Extension 8360  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

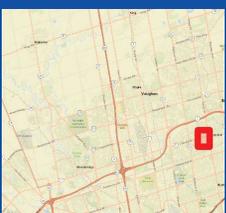
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map**

**Plans & Sketches**



Map Information:



Title:

45 DONNA MAE CRESCENT, THORNHILL

NOTIFICATION MAP - A102/19

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: 1:6,645

0 0.10 km



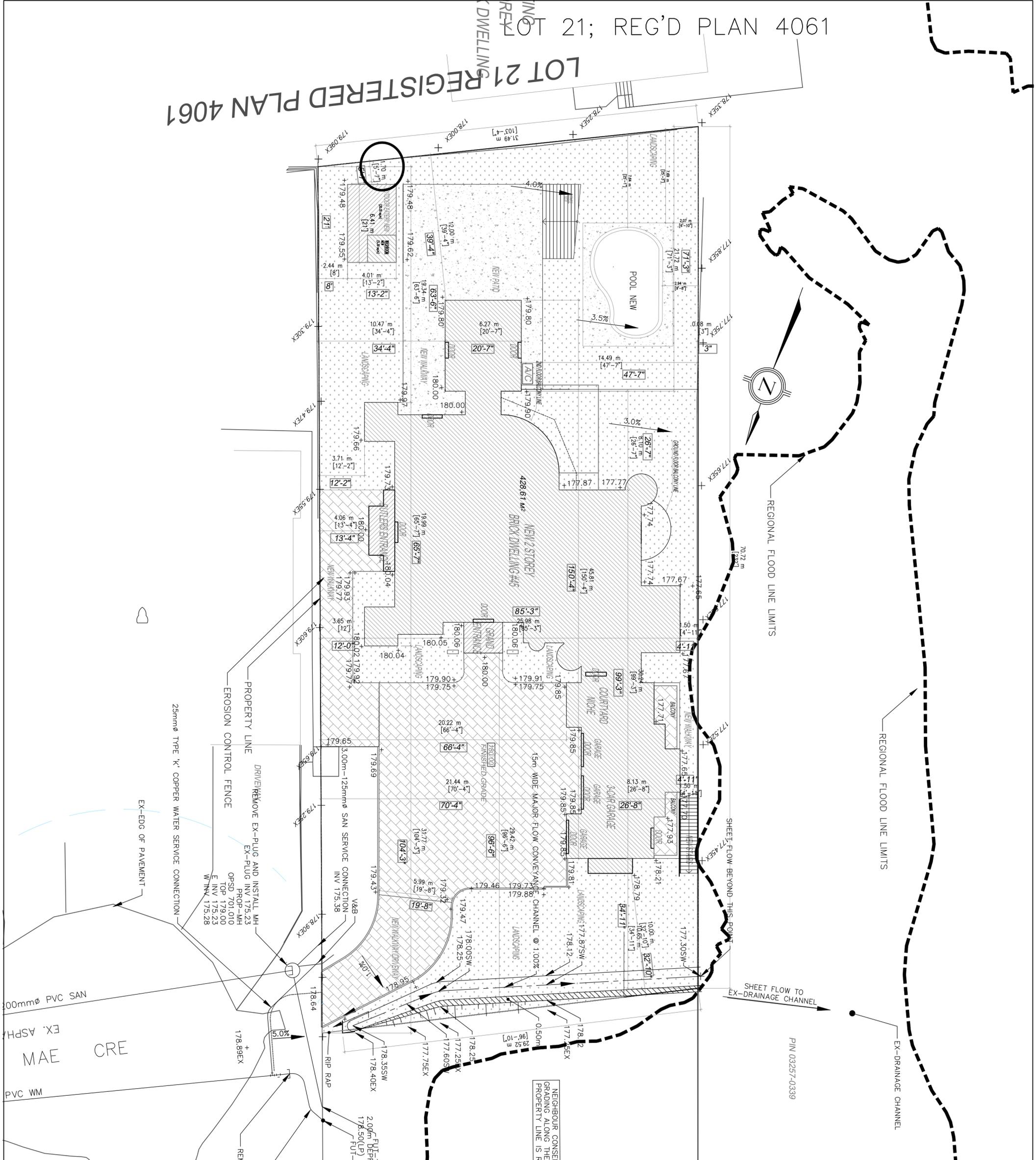
Created By:

Infrastructure Delivery  
Department  
March 23, 2021 10:28 PM

Projection:  
NAD 83  
UTM Zone  
17N

# LOT 21; REG'D PLAN 4061

## LOT 21 REGISTERED PLAN 4061



**NOTES:**

1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL JOB SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR FAIL TO OBSERVE THESE CONDITIONS, THE ADDITIONAL EXPENSE FOR REMEDIAL WORK SHALL NOT BE THE RESPONSIBILITY OF THE DESIGNER UNDER ANY CIRCUMSTANCES.
2. DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.
3. USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.
4. REPRODUCTION OR USE OF THIS DRAWING FOR CONSTRUCTION OR ANY OTHER PURPOSE IS FORBIDDEN UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM DESIGNER.
5. DO NOT SCALE DRAWING.
6. ALL MEASUREMENTS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.

3. DETAIL NUMBER  
DRAWING NUMBER

4. REPRODUCTION OR USE OF THIS DRAWING FOR CONSTRUCTION OR ANY OTHER PURPOSE IS FORBIDDEN UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM DESIGNER.

5. DO NOT SCALE DRAWING

6. ALL MEASUREMENTS ARE IN IMPERIAL UNLESS OTHERWISE NOTED

No	Description	Date
1.	SITE PLAN	06-14-2019

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**Architect/Engineer**  
  
 Required unless design is exempt under Division C - 3.2.3.1 of the 2006 Ontario Building Code (or 217.5.1. of the 1997 Ontario Building Code)

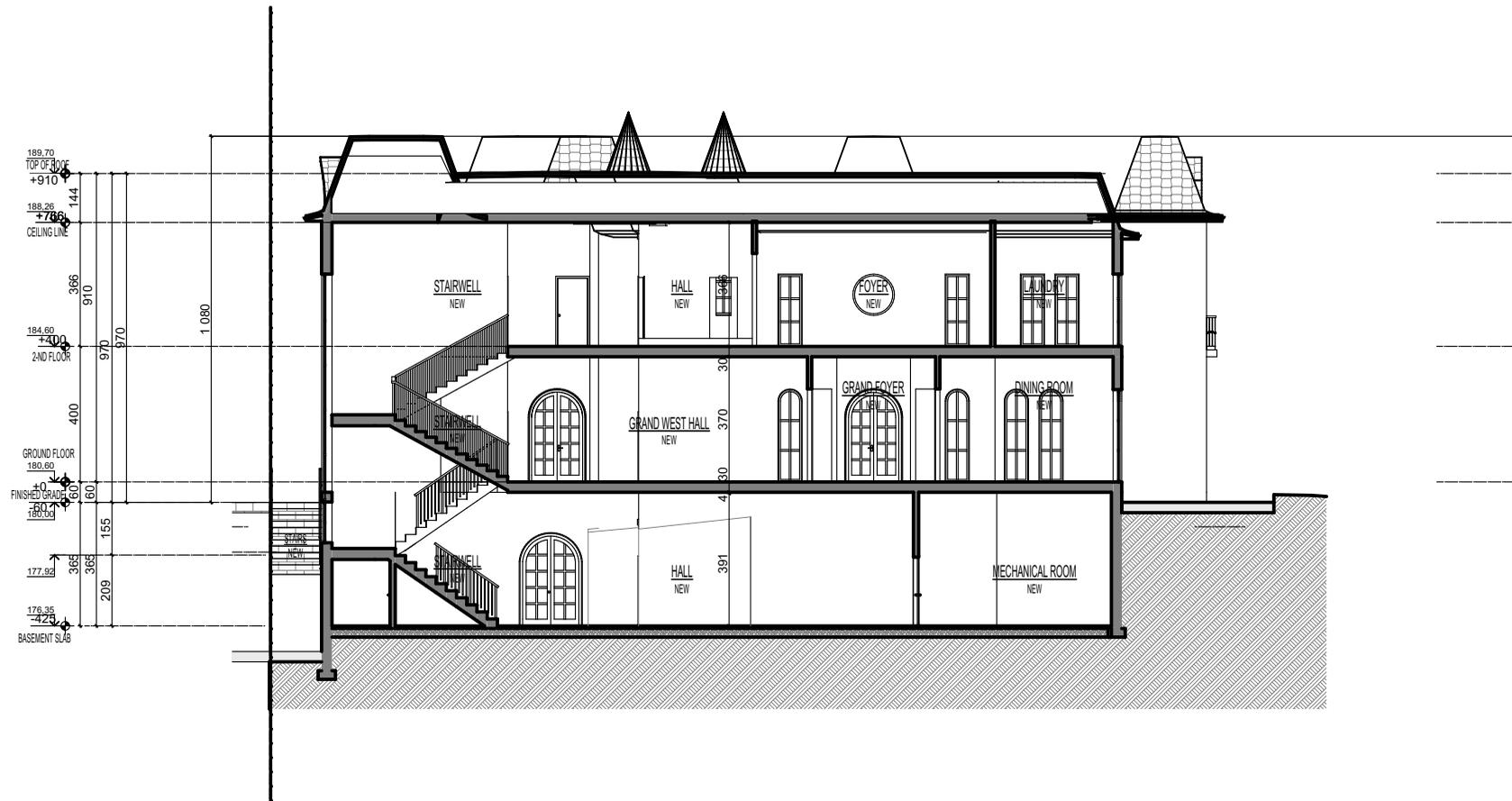
**CAD/AXX DESIGN LTD**  
 100624

**cadaxxdesign**  
 5000 Yonge Street, Suite 1901  
 Toronto, Ontario, M2N 7E9  
 B.O.N. office 416.539.0304 cell 416.873.5899  
 www.cadaxx.com info@cadaxx.com

**PROJECT**  
 RENOVATION  
 45 Donna Mae Cres  
 Vaughan

**DRAWING TITLE**  
 SITE PLAN

DRAWN BY CADDD	CHECKED BY
DATE DRAWN 07-08-2021	SCALE 1/16"=1'
PROJECT NO. 13-31	DRAWING NO. A100



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

**A. AKSELROD** 37139  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

**CADAXX DESIGN** 100624  
 FIRM NAME BCIN



5000 Yonge Street, Suite 1901  
 Toronto, Ontario M2N 7E9  
 office 416.639.0904 cell 416.873.6899  
 www.cadaxx.com info@cadaxx.com

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

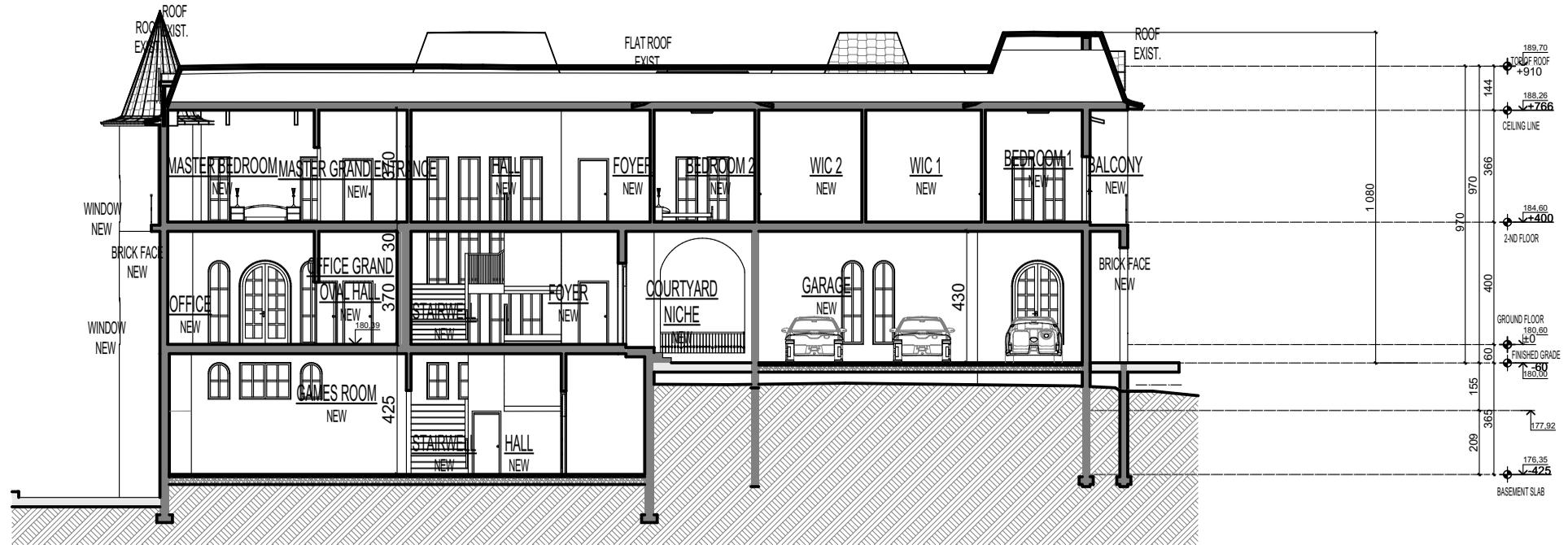
PROJECT:  
**PROPOSED**  
**45 Donna Mae Cres**  
**Vaughan**

REVISION / ISSUE

DRAWING TITLE:  
**SECTION A-A - PROPOSED**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

DATE: 14.07.2021	PROJECT NO: 13-31
SCALE: 1:200	DWG. NO: A204
DRAWN: A.A.	CHECKED:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD *[Signature]* 37139  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

CADAXX DESIGN 100624  
 FIRM NAME BCIN



5000 Yonge Street, Suite 1901  
 Toronto, Ontario M2N 7E9

office 416.639.0904 cell 416.873.6899  
 www.cadaxx.com info@cadaxx.com

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

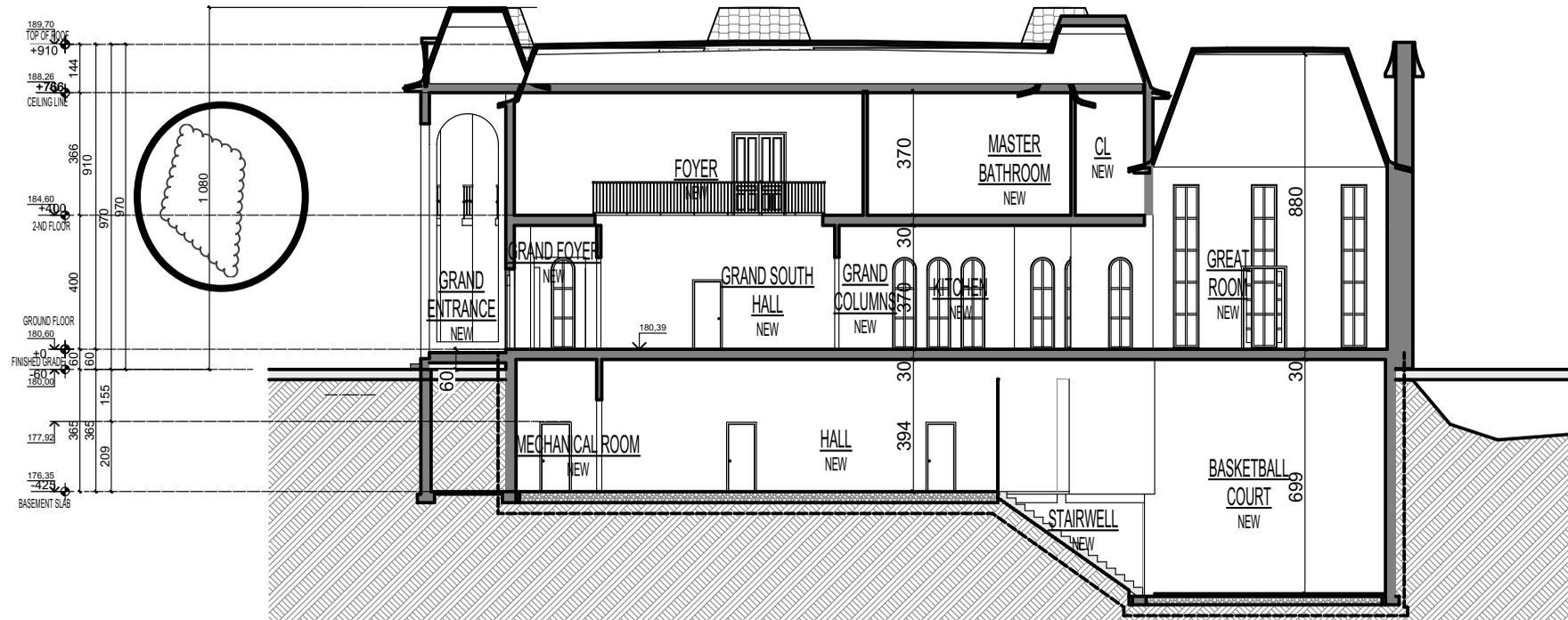
USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

PROJECT:  
**PROPOSED**  
**45 Donna Mae Cres**  
**Vaughan**

REVISION / ISSUE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWING TITLE:  
**SECTION B-B - PROPOSED**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

DATE: 14.07.2021	PROJECT NO: 13-31
SCALE: 1:200	DWG. NO: A205
DRAWN: A.A.	CHECKED:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)  
**A. AKSELROD** SIGNATURE 37139  
 NAME REGISTRATION INFORMATION BCIN  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
**CADAXX DESIGN** 100624  
 FIRM NAME BCIN



5000 Yonge Street, Suite 1901  
 Toronto, Ontario M2N 7E9  
 office 416.639.0904 cell 416.873.6899  
 www.cadaxx.com info@cadaxx.com

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

PROJECT:  
**PROPOSED**  
**45 Donna Mae Cres**  
**Vaughan**

REVISION / ISSUE  
 DRAWING TITLE:  
**SECTION C-C - PROPOSED**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

DATE: 14.07.2021	PROJECT NO: 13-31
SCALE: 1:200	DWG. NO: A206
DRAWN: A.A.	CHECKED:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD *[Signature]* 37139  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

CADAXX DESIGN 100624  
 FIRM NAME BCIN



DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.		NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK	
USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.		DATE:	PROJECT NO:
PROJECT:	PROPOSED 45 Donna Mae Cres Vaughan	14.07.2021	13-31
		SCALE:	DWG. NO:
		1:200	A207
DRAWING TITLE:		DRAWN:	CHECKED:
NORTH ELEVATION - PROPOSED		A.A.	



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD 37139  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
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CADAXX DESIGN 100624  
 FIRM NAME BCIN



DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.		NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK	
USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.		DATE:	PROJECT NO:
PROJECT:	PROPOSED 45 Donna Mae Cres Vaughan	14.07.2021	13-31
		SCALE:	DWG. NO:
DRAWING TITLE:		DRAWN:	CHECKED:
EAST ELEVATION - PROPOSED		A.A.	A208



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)  
**A. AKSELROD** *[Signature]* 37139  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)  
**CADAXX DESIGN** 100624  
 FIRM NAME BCIN



5000 Yonge Street, Suite 1901  
 Toronto, Ontario M2N 7E9  
 office 416.639.0904 cell 416.873.6899  
 www.cadaxx.com info@cadaxx.com

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

PROJECT: <b>PROPOSED</b> <b>45 Donna Mae Cres</b> <b>Vaughan</b>	REVISION / ISSUE	DATE: 14.07.2021	PROJECT NO: <b>13-31</b>
	DRAWING TITLE: <b>SOUTH ELEVATION - PROPOSED</b>	SCALE: 1:200	DWG. NO: <b>A209</b>
	DRAWN: A.A.	CHECKED:	



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

A. AKSELROD *[Signature]* 37139  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

CADAXX DESIGN 100624  
 FIRM NAME BCIN



5000 Yonge Street, Suite 1901  
 Toronto, Ontario M2N 7E9  
 office 416.639.0904 cell 416.873.6899  
 www.cadaxx.com info@cadaxx.com

DO NOT START CONSTRUCTION UNTIL A PERMIT IS ISSUED.

USE ONLY OFFICIAL CITY STAMPED PERMIT DRAWINGS FOR CONSTRUCTION.

PROJECT:  
**PROPOSED**  
**45 Donna Mae Cres**  
 Vaughan

REVISION / ISSUE

DRAWING TITLE:  
**WEST ELEVATION - PROPOSED**

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK

DATE: 14.07.2021	PROJECT NO: 13-31
SCALE: 1:200	DWG. NO: A210
DRAWN: A.A.	CHECKED:

## **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**  
**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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

July 9, 2021

CFN: 60819.25  
XRef CFN: 52340.10

**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 Christine:

**Re: Minor Variance Application A102.19  
45 Donna Mae Crescent  
Part lot 30, Concession 1  
City of Vaughan  
Owner: Marvin and Dana Godelewicz**

Further to our letter dated March 24, 2021, this letter is to provide Toronto and Region Conservation Authority (TRCA) comments in response to the 3<sup>rd</sup> submission materials for Minor Variance Application A102.19. The formal circulation package from the City was received by TRCA on June 16, 2021. A list of the materials that have been reviewed by TRCA can be found in Appendix 'A.'

**Background**

It is TRCA's understanding that the purpose of the variance application is to permit the construction of a new 2 storey dwelling on the subject property. More specifically, application A102.19 is requested to provide relief from the Bylaw to permit the following:

1. a maximum lot coverage of 26.5%;
2. a maximum building height of 10.8 metres for a dwelling;
3. a rear yard setback of 1.7 metres to an Accessory Building (Cabana); and
4. a swimming pool not entirely in the rear yard.

**Application-Specific Comments**

TRCA staff have reviewed the submitted materials and noted a discrepancy in the proposed flood plain elevations noted in the Floodplain Impact Study at cross-section 164.2 compared to the HecRAS output. The HecRAS output notes a larger impact in change in WSEL between existing and proposed conditions of 0.11 m and not 0.07 m. The impact does not impact the risk to the adjacent property which is severely impacted by the flood plain. Thus, this information is for reference purposes only and further modifications are not required. TRCA staff are satisfied that no upstream or downstream impacts to the storage or conveyance of flood waters will be result because of the proposed development.

Furthermore, the updated flood plain elevation across the site ranges from 177.25 metre at the north end to 177.71 metre at the south end of the site. Based on a review of the submitted materials, the

building has been designed to have all openings (i.e., doors, windows) above the Regional Storm flood plain elevation, plus a 0.3-metre freeboard. Thus, it meets TRCA's floodproofing requirements.

TRCA is satisfied that the proposal complies with the intent of the Living City Policies and Ontario Regulation 166/06 and has no objections to the proposed variances.

### **Fees**

We thank the applicant for providing the application review fee of \$580.00 (Variance-Residential-Minor)

### **Recommendation**

Based on the above, TRCA staff have **no objection** to the approval of Minor Variance Application A102.19, subject to the following conditions:

1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the applicant and their consultants to ensure that TRCA's expectations for meeting our requirements are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



**Hamedeh Razavi** MURP

Planner I

Development Planning and Permits

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

HR/mh

**Appendix 'A': Materials Reviewed by TRCA**

- Floodplain Impact Study, prepared by Masongsong Associates, dated June 11, 2021, received by TRCA on June 16, 2021;
- Drawings FPP, Flood plain, prepared by Masongsong Associates, dated June 2021, received by TRCA on June 16, 2021;
- Drawing No. SGR-1, Servicing and Grading Plan, prepared by Masongsong Associates, dated June 2021, received by TRCA on June 16, 2021;
- Drawing No. CFP-2, Cut Fill Cross Sections, prepared by Masongsong Associates, dated June 2021, received by TRCA on June 16, 2021;
- Drawing A100, Site Plan, prepared by cadaxxdesign, dated July 8, 2021, received by TRCA July 8, 2021; and,
- Drawing A210, West Elevation – Proposed, prepared by cadaxxdesign, dated July 8, 2021, received by TRCA July 8, 2021;

**Appendix 'B': TRCA Permit Requirements**

In order to initiate the permit process, a digital copy of the following materials must be submitted to TRCA:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06).
2. A digital copy of the following finalized plans/drawings:
  - Site plan
  - Architectural Drawings
  - Grading Plan
  - Erosion and Sediment Control Plan
  - Landscape Plan
  - Associated Notes and Details
3. One Copy of a legal survey of the subject property.
4. Permit Review fee of \$920.00 (Works on Private Residential Property – Standard).