



File: A126/21

Applicant: Vito & AnnaMaria Cramarossa

Address: 62 Saint Francis Ave Woodbridge

Agent: None

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, 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: 9

A126/21

Ward: 3

Staff Report Prepared By: Pravina Attwala, 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

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: Vito & AnnaMaria Cramarossa

Agent: None

Property: **62 Saint Francis Ave Woodbridge**

Zoning: The subject lands are zoned RV3(WS) Residential Urban Zone Three and subject to the provisions of Exception 9(1024) 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 swimming pool and shed/pavilion located in the rear yard.

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

By-law Requirement	Proposal
1. A minimum setback of 1.5 metres is required from the rear lot line to the inground pool. (S.4.1.1.)	1. To permit a minimum setback of 0.92 metres from the rear lot line to the inground pool.
2. A minimum setback of 1.5 metres is required from the interior side lot line to the inground pool. (S.4.1.1.)	2. To permit a minimum setback of 1.23 metres from the interior side lot line to the inground pool.
3. A minimum setback of 6.0 metres is required from the rear lot line to the accessory building (shed/pavilion). (S.4.1.1.)	3. To permit a minimum setback of 0.62 metres from the rear lot line to the accessory buildings (shed/pavilion).

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on July 7, 2021

Applicant confirmed posting of signage on July 2, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	December 1999

Applicant has advised that they cannot comply with By-law for the following reason(s):

Pool Variance: Complying with the by-law would restrict usable space for a functional patio area.

Accessory Structure Variance: Structure consists of a shed and an open wall covered patio area (pavillion) under a shared roof. To comply with the by-law, the covered area/pavillion would not be permitted/feasible and therefore would limit overall functionality and enjoyment.

Adjournment Request: None

Building Standards (Zoning Review):

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

A Building Permit has not been issued for the inground pool.

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

Building Inspections (Septic):

No response

Development Planning:

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

The Owner is proposing to construct a pool, pool equipment, and combined shed and pavilion in the rear yard of the subject lands.

The Development Planning Department has no concerns with the requested reduction in rear and interior side yard setbacks to the pool, as an appropriate area for drainage and access is provided. The shed and pavilion structure is partially enclosed, complies with the requirements of Zoning By-law 1-88 with respect to height and area, and there are no drainage concerns between the structure and property line.

A Tree Preservation Report, prepared by Noica Consulting Inc. on May 21, 2021, was submitted in support of the application. The report identified no trees to be removed, and 3 trees to be protected. The Urban Design Division has reviewed the report and concurs with its recommendations.

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 Development Engineering (DE) Department does not object to variance application A126/21.

Parks Development - Forestry:

Applicant/owner to install the tree protection hoarding prior to any site works. Applicant/owner shall be liable for any tree damages as a result of construction as per By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Development Finance:

No comment no concerns

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

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 **adjourn** this application the following condition(s) is required: None

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: None

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related 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

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

Schedule A: Plans & Sketches

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

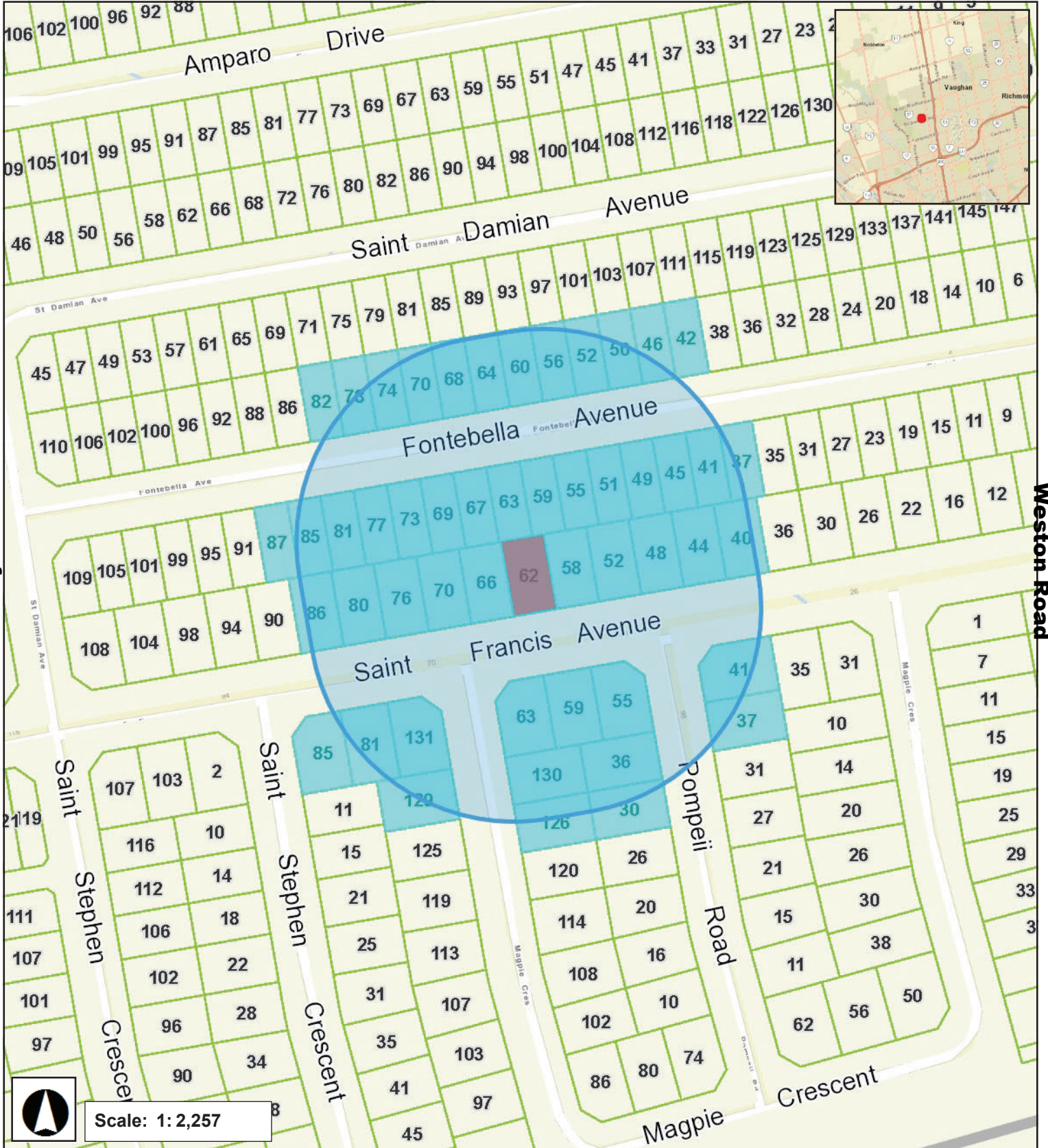
**Location Map
Plans & Sketches**



LOCATION MAP - A126/21

62 SAINT FRANCIS AVENUE, WOODBRIDGE

Major Mackenzie Drive



Pine Valley Drive

Weston Road



Scale: 1: 2,257

Rutherford Road

June 29, 2021 3:07 PM

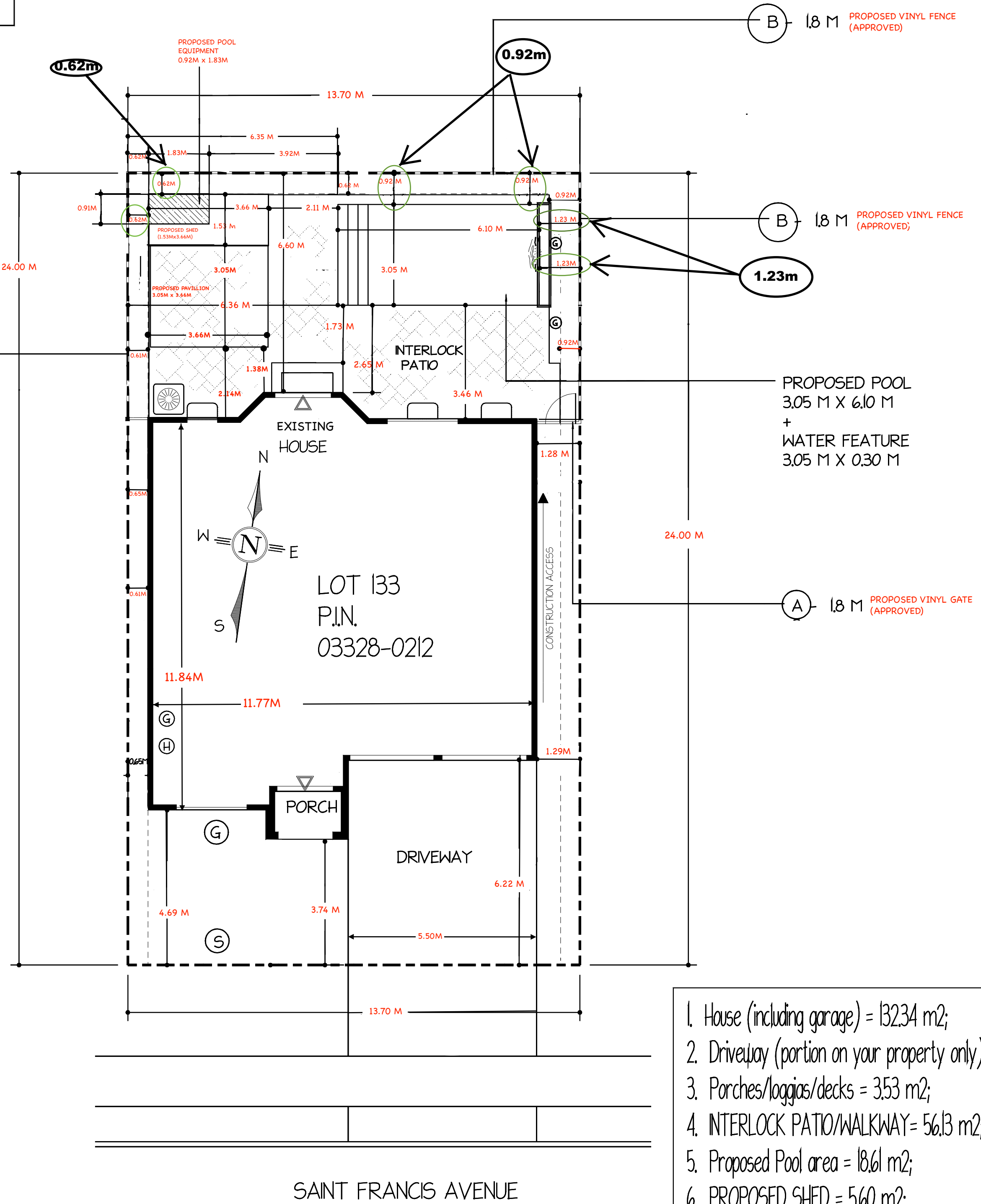
POOL LAYOUT - LOT 133, 62 SAINT FRANCIS AVENUE, WOODBRIDGE

A126/21

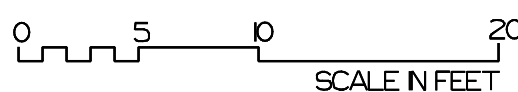
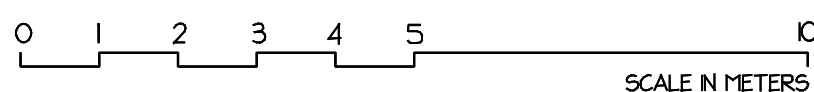
EDITED DRAWING FOR MINOR VARIANCE(S) APPLICATION

- Ⓐ - 1.8 M PROPOSED VINYL GATE (APPROVED)
SELF LATCHING
SELF CLOSING
- Ⓑ - 1.8 M PROPOSED VINYL FENCE (APPROVED)
- Ⓒ - GARDEN
- Ⓓ - SOD

STRUCTURE PEAK HEIGHT 3.05M
SHARED ROOF FOR PROPOSED
SHED AND PAVILLION



1. House (including garage) = 132.34 m²;
2. Driveway (portion on your property only) = 36.43 m²;
3. Porches/loggias/decks = 35.3 m²;
4. INTERLOCK PATIO/WALKWAY = 56.13 m²;
5. Proposed Pool area = 18.61 m²;
6. PROPOSED SHED = 5.60 m²;
- PROPOSED PAVILLION = 11.16 m²
- TOTAL STRUCTURE: 16.76 m²**
- TOTAL LOT AREA- 328.80 m²**



LANDSCAPE DESIGN
TANA@LANDSCAPE.CA

Client :
CRAMAROSSA

Address :
62 SAINT FRANCIS AVENUE
WOODBRIDGE
647-987-4512

Scale : 1/8"=1'-0"
18x24

Plan No : 2021-29

Designer :
TANA NAPOLITANO
Date :
APRIL 20, 2021

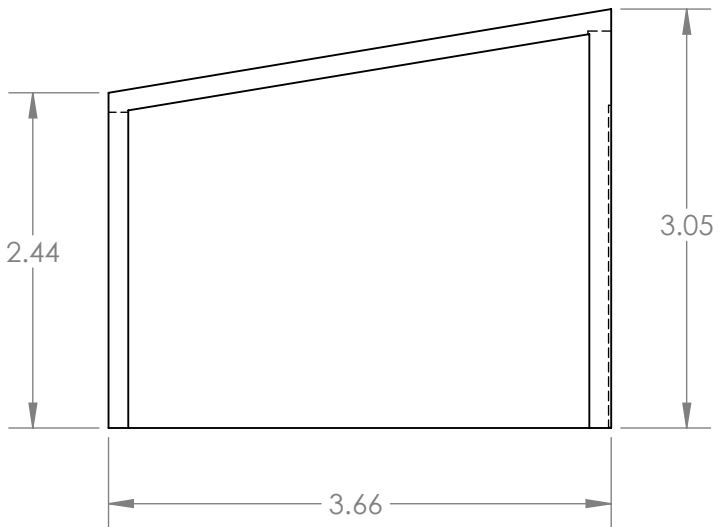
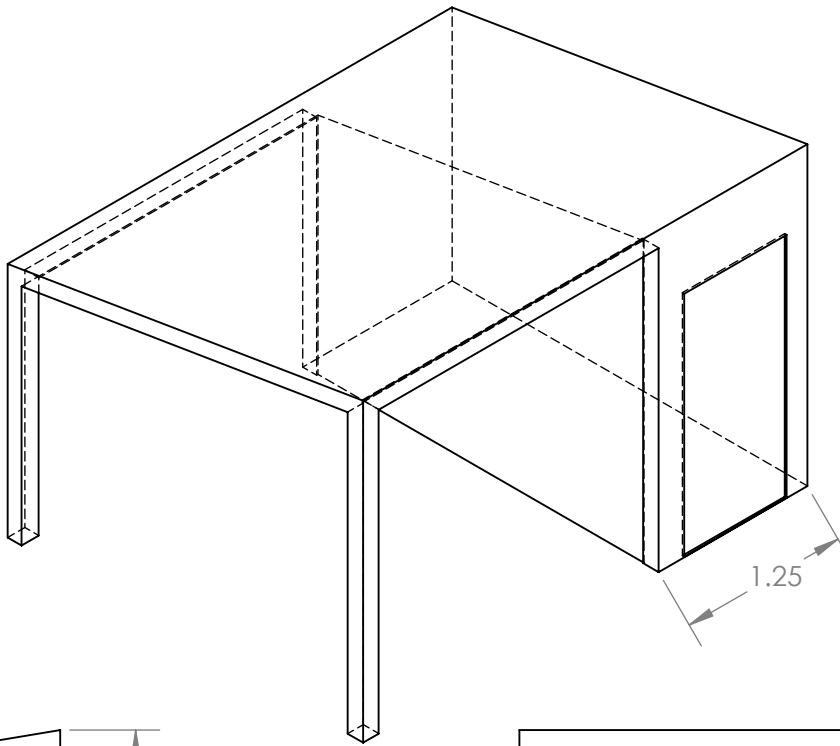
PLEASE NOTE ALL MEASUREMENTS ARE TO BE CHECKED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION REFER TO ENGINEER FOR GRADING

REVISIONS:

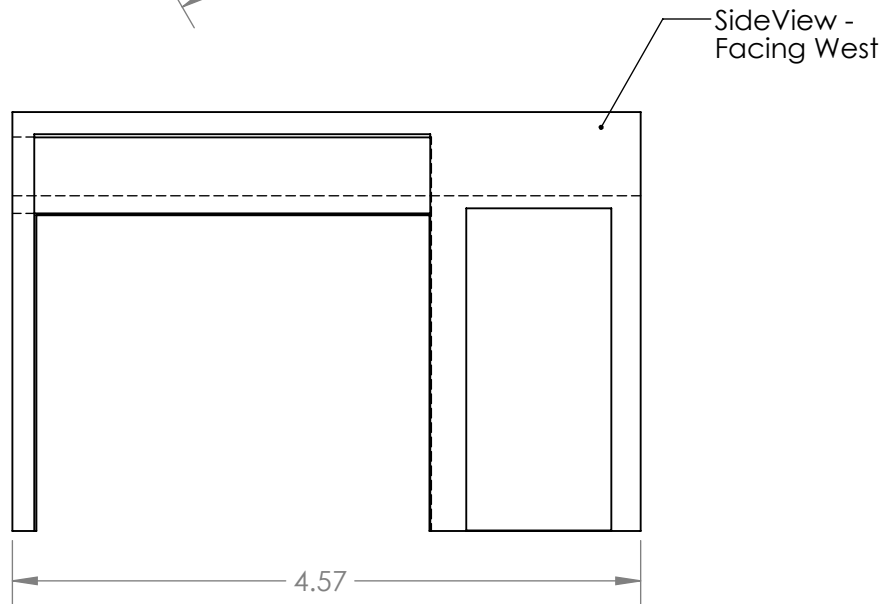
QTY.	DATE
1)	APRIL 16, 2021
2)	APRIL 19, 2021
3)	APRIL 20, 2021

NOTES:
MEASUREMENTS, LOT LINES, EXISTING FEATURES, INDICATION OF GRADES ARE APPROXIMATE ONLY BUT REASONABLE ACCURACY FOR CONCEPTUAL PURPOSE INTENDED. PLEASE REFER TO AND ENGINEER AND ARCHITECT FOR FURTHER DETAILS

A126/21



Front View - Facing North



	NAME	DATE	APSC162 - Engineering Graphics Queen's University	
DRAWN		07/04/21	TITLE: Proposed Structure	
CHECKED			FILE NAME: Minor Variance App	
NOTES	62 Saint Francis Ave Application A126-21		SCALE: 1:55	all in meters

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: Request for Comments: A126/21 (62 Saint Francis Avenue, Woodbridge)

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

Sent: June-29-21 12:46 PM

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

Subject: [External] RE: Request for Comments: A126/21 (62 Saint Francis Avenue, Woodbridge)

Good afternoon,

As the property at 62 St. Francis Avenue is outside MTO permit control, 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

Pravina Attwala

Subject: FW: Request for Comments: A126/21 (62 Saint Francis Avenue, Woodbridge)

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

Sent: June-29-21 9:22 AM

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

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

Subject: [External] RE: Request for Comments: A126/21 (62 Saint Francis Avenue, Woodbridge)

Good morning Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca