



File: A143/21

Applicant: Maryo Pola

Address: 646 Vellore Park Ave Woodbridge

Agent: Andrew Solari

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning	<input checked="" type="checkbox"/>	<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	<input checked="" type="checkbox"/>	
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York		
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, September 9, 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: 3

A143/21

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, September 9, 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:** Maryo Pola
- Agent:** Andrew Solari
- Property:** **646 Vellore Park Ave, Woodbridge**
- Zoning:** The subject lands are zoned RD3, Residential Detached Zone Three, and subject to the provisions of Exception 9(1222) 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 cabana located in the rear yard and ground mounted pool equipment to be located in the westerly side yard. Relief is also being requested to permit the existing front yard landscaping.

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

By-law Requirement	Proposal
1. A minimum Rear yard setback of 7.5 metres is required (Schedule A)	1. To permit a minimum Rear yard setback of 1.5 metres for an Accessory Structure (cabana).
2. A minimum Interior side yard setback of 1.2 metres is required (Schedule A).	2. To permit a minimum Interior side yard setback of 0.61 metres for an Accessory Structure (Cabana).
3. A minimum of 96.18 m2 (60%) is required (Section 4.1.2 b)).	3. To permit a minimum of 60.87 m2 (37%) of soft Landscaping in the rear yard for the area in excess of 135 m2.
4. A minimum setback of 0.6 metres is required (Section 3.14 h)).	4. To permit a minimum Interior side yard setback of 0.43 metres to the Ground mounted pool equipment.
5. A minimum of 43.33m2 (50%) front yard landscaping area is required (Section 4.1.4 f) v) (2)).	5. To permit a minimum of 39.17m2 (45%) front yard landscaped area.
6. A minimum of 23.5m2 (60%) of the required Front yard landscaping shall be soft landscape (Section 4.1.2 a)).	6. To permit a minimum of 20.87m2 (53%) front yard soft landscaping.

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

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on August 25, 2021

Applicant confirmed posting of signage on August 19, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2006 (Purchased 2020)

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposal requires relief from the by Law to permit the proposed construction for accessory structures

Adjournment Request: None

Building Standards (Zoning Review):

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

Building Permit No. 21-104332 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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

The proposed rear porch cover was not reviewed as an accessory structure, as it is attached to the dwelling.

The proposed front walkway adjacent to the driveway shall be constructed of materials that distinguishes it from the driveway in accordance with section 4.1.4 h) i).

Building Inspections (Septic):

No response

Development Planning:

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

The Owner is proposing to construct an awning, cabana, and pool equipment pad with the above-noted variances. Variances 1 and 2 for the reduced rear yard setback of 1.5 m and interior side yard setback of 0.6 m are considered minor as the cabana is under the maximum permitted height for an accessory structure and will not negatively impact neighbouring properties.

The reduction in interior side yard setback to the ground mounted pool equipment is considered minor. The Development Engineering ('DE') Department has no objection to the location of the pool equipment, given there are no drainage impacts on neighbouring properties.

The reduced front yard landscaping is a result of a proposed walkway from the front entrance of the dwelling to the sidewalk. The Development Planning Department does not object to the reduction in front yard landscaping area and soft landscaping area, as the subject property maintains an appropriate balance of front yard landscaping and the minor reduction in landscaping will not impact the existing streetscape.

Likewise, the reduction in rear yard landscaping will not adversely impact existing drainage in the rear yard, as soft landscaping is proposed along the rear and interior property line which mitigates rainwater draining towards neighbouring properties. DE has reviewed the reduction in landscaping and has no objections, subject to a condition that the Owner provide a brief demonstrating appropriate Low-Impact Development measures to the satisfaction of DE addressing the reduced soft landscaping to mitigate potential future impacts on the municipal storm water system.

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.

Development Engineering:

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City’s Storm Water management system. Staff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition.

Although the typical required setback for pool equipment pad is 0.6m from the property line, but the proposed floating pad will be built on top of 6”-8” granular fill and will not obstruct drainage flow.

The Development Engineering (DE) Department does not object to variance application A143/21 subject to the following condition(s):

The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the reduced soft landscaping coverage in the front and rear yard, in order to mitigate potential impacts on the municipal storm water system.

Parks Development - Forestry:

Municipal By-law 052-2018 directs that municipal trees shall be protected during all phases of construction. MLA-107B Light Duty Tree Hoarding Protection Detail (Snow Fence) shall be used for trees within the road allowance.

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
 MTO – Located outside of MTO permit control area
 TRCA – No concerns or objections

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:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the reduced soft landscaping coverage in the front and rear yard, in order to mitigate potential impacts on the municipal storm water system.

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

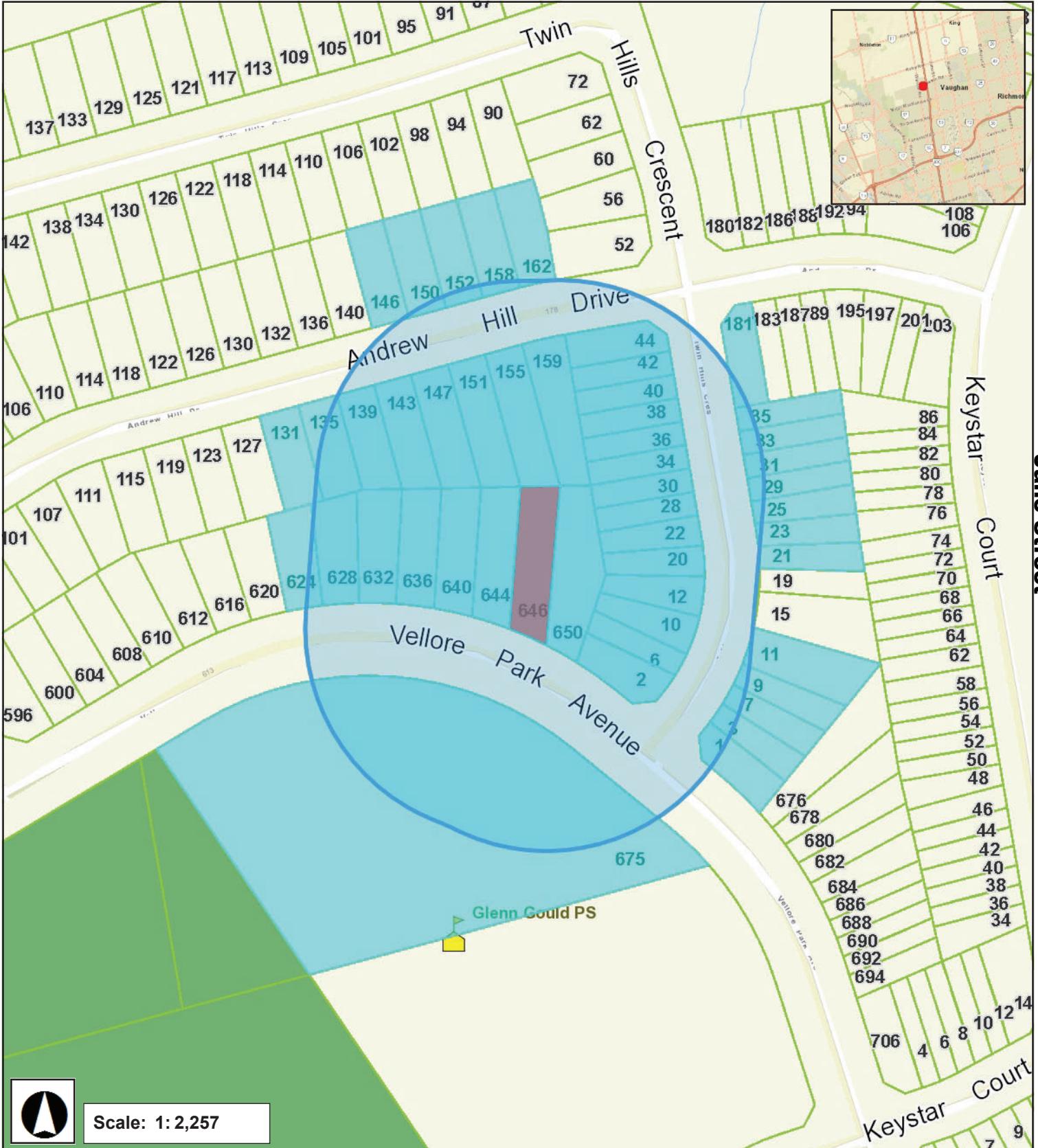
Plans & Sketches



LOCATION MAP - A143/21

646 VELLORE PARK AVENUE, WOODBRIDGE

Teston Road



Major Mackenzie Drive

August 13, 2021 2:05 PM

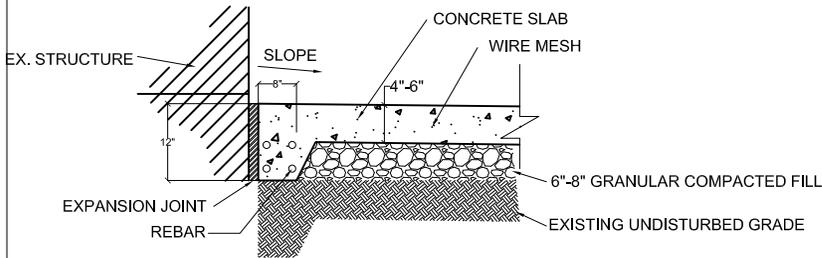
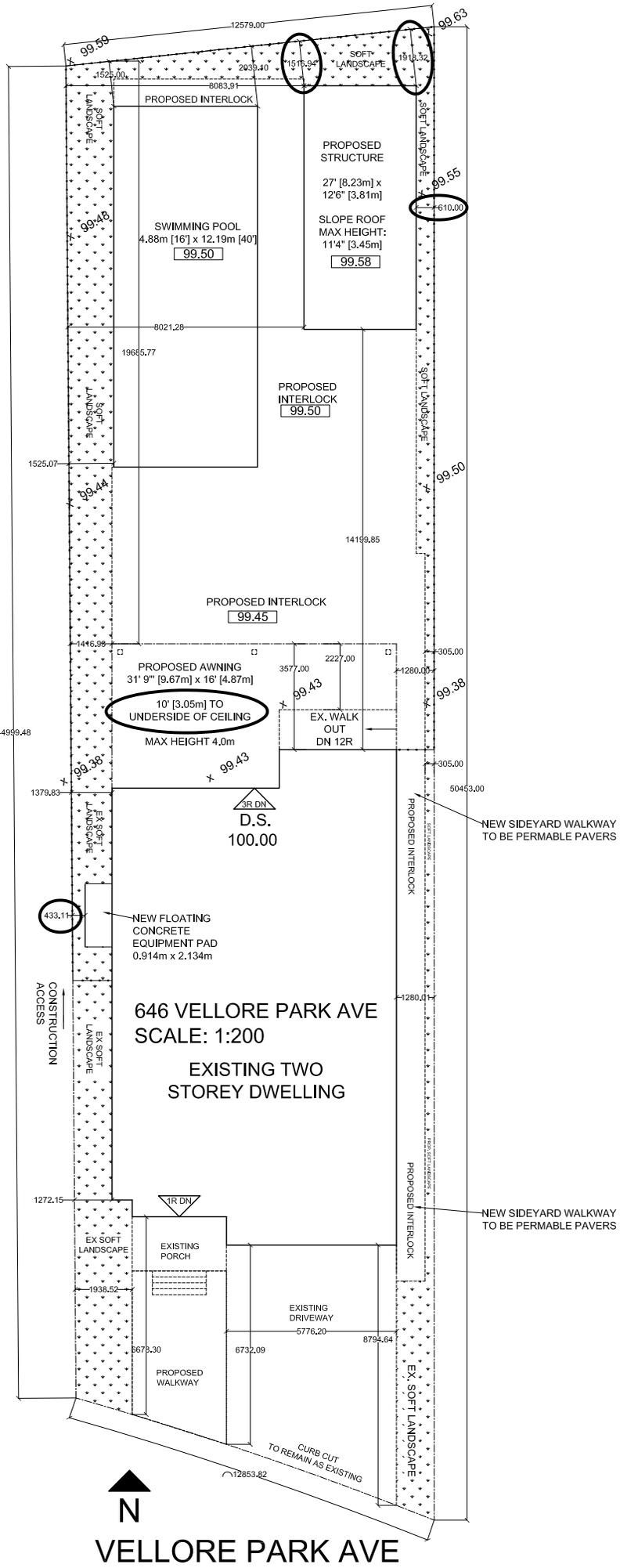
FRONT YARD
LANDSCAPE: 45.00%

REAR YARD
SOFTSCAPE: 60.87m2

REARYARD AREA: 295.30 m2	
Minus 135m2	160.30 m2
Softscape Required 60 %-	96.18m2 required
HARD VS SOFT SCAPE- PROPOSED	
Hardscape/ Structure:	174.94m2
Pool:	59.49m2
Softscape:	60.87m2

LOT COVERAGE DETAILS	
TOTAL LOT AREA- 567.18m2	
HOUSE/GARAGE PROP. ACCESSORY STRUCTURE TOTAL:	151.42m2 31.35m2
REAR YARD STATISTICS	
POOL	59.49m2
CABANA	31.35m2
AWNING	41.95m2
INTERLOCK	109.02m2

FRONTYARD AREA: 86.66 m2	
DRIVEWAY	44.69m2
PORCH & STAIR	2.80m2
HARDSCAPE	18.30m2
SOFTSCAPE	20.87m2
FRONTYARD LANDSCAPE AREA: 45.00%	



FLOATING CONCRETE SLAB TYP. DETAIL
SCALE: NTS

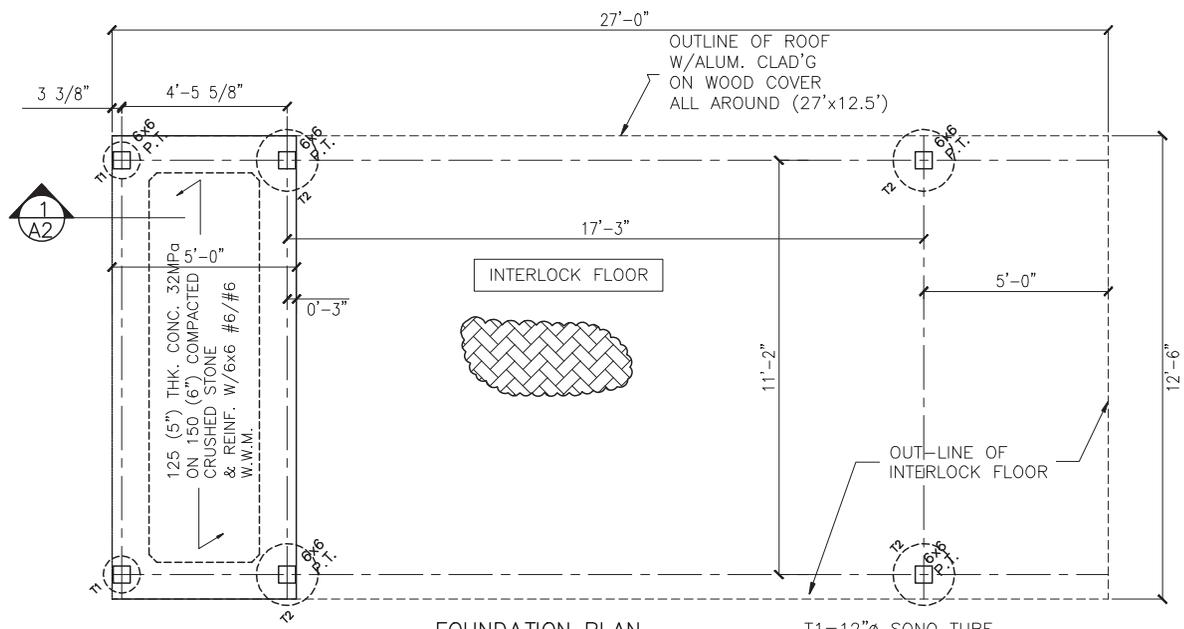
BANCHERI BROS INTERLOCK AND POOLS

646 VELLORE PARK AVE
AUG 30 2021 SCALE 1:200

NOTES

- 1.1 Roof drains to discharge at front of dwelling units onto grassed areas via concrete splash pads and not conflict with walkways.
- 1.2 The contractor shall check and verify all given grade elevations prior to commencement of construction.
- Footings to bear on natural undisturbed soil or rock and to be a minimum of 1.22m below finished grade.
- 1.3 All front and rear yards shall be graded at a 2% -5% grade within 6.0m of the dwelling unit.
- 1.4 Maximum driveway slope shall be 8%.
- 1.5 The maximum, allowable slope is 3:1 (horizontal to vertical) with a maximum elevation difference of 600mm.
- 1.6 Driveways to be set back a minimum of 1.0m, from above ground services or other obstruction.





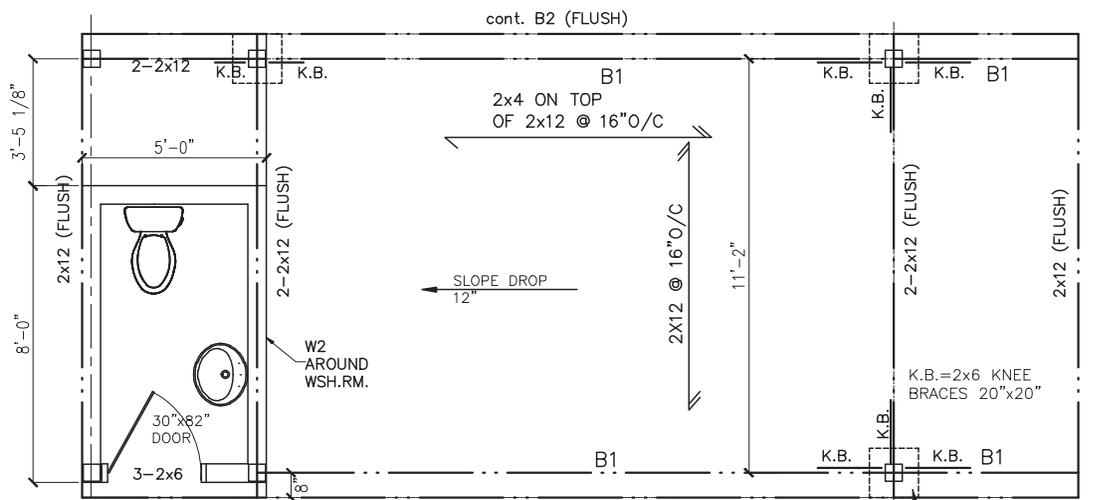
FOUNDATION PLAN

T1=12"Ø SONO TUBE
T2=20"Ø SONO TUBE

W/25MPa CONCRETE

ALL WOOD MEMBERS IN CONTACT
W/WEATHER TO BE PRESSURE TREATED

BOTTOM OF PIERS TO BE
(1220) 4FT. BELOW GRADE



**FLOOR PLAN &
ROOF FRAMING PLAN**

W2=WALL SYSTEM
1/2" GYPSUM B.
ON 2x6 WD.STUDS @ 16"O/C
W/SOLE PL. @ BOTT.+1/2"Ø ANCHORS
@ 6FT. O/C & BLK'GS @ MID HT.
1/2" GYPSUM B. FINISH



Engineering Inc.
75 Richmond Cres.
Stoney Creek, On. L8E 5T3
TEL.(905) 570-9365 FAX.(905) 643-0800

TITLE:
CABANA PLANS

JOB No.:

DATE:
FEB.8/21

SCALE:
1/4"=1FT.

DRAWN BY:
A.C.

CHECKED BY:

CLIENT:

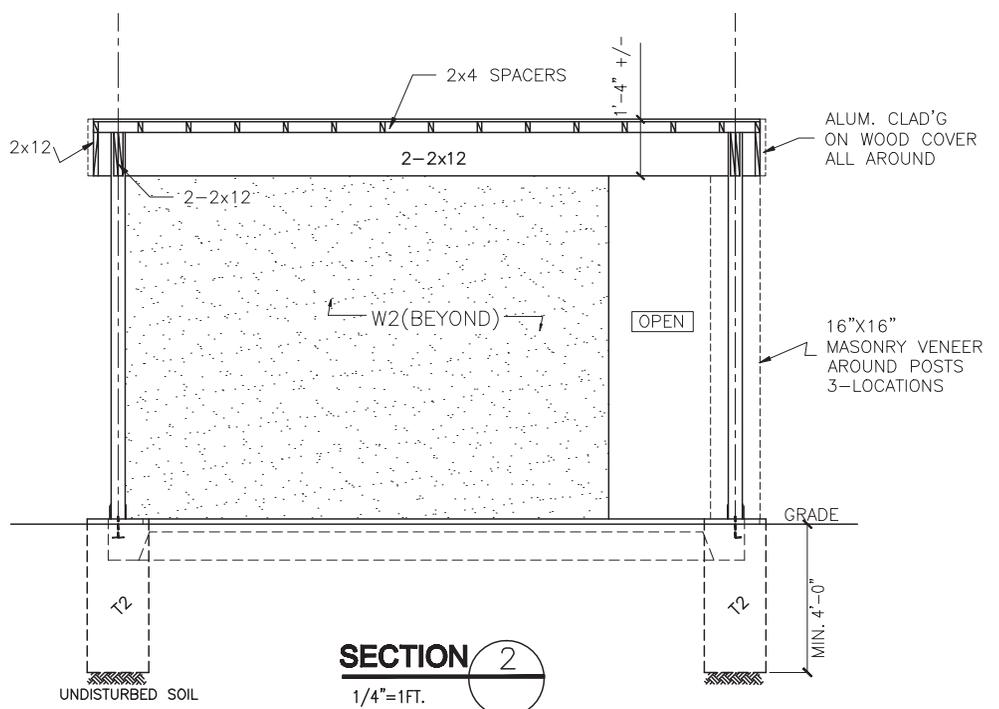
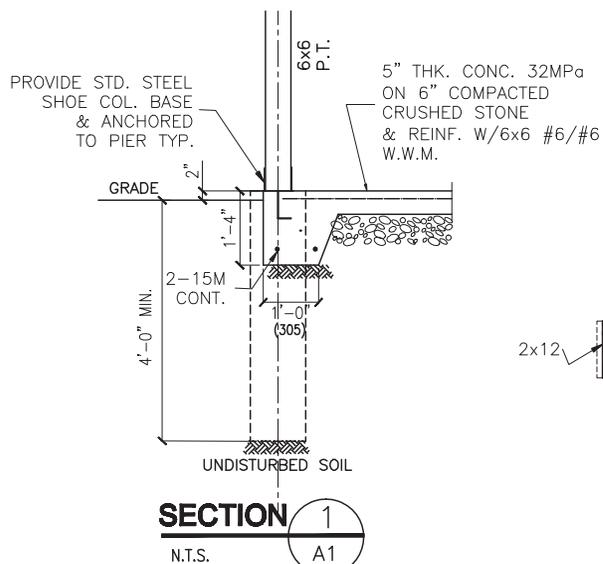
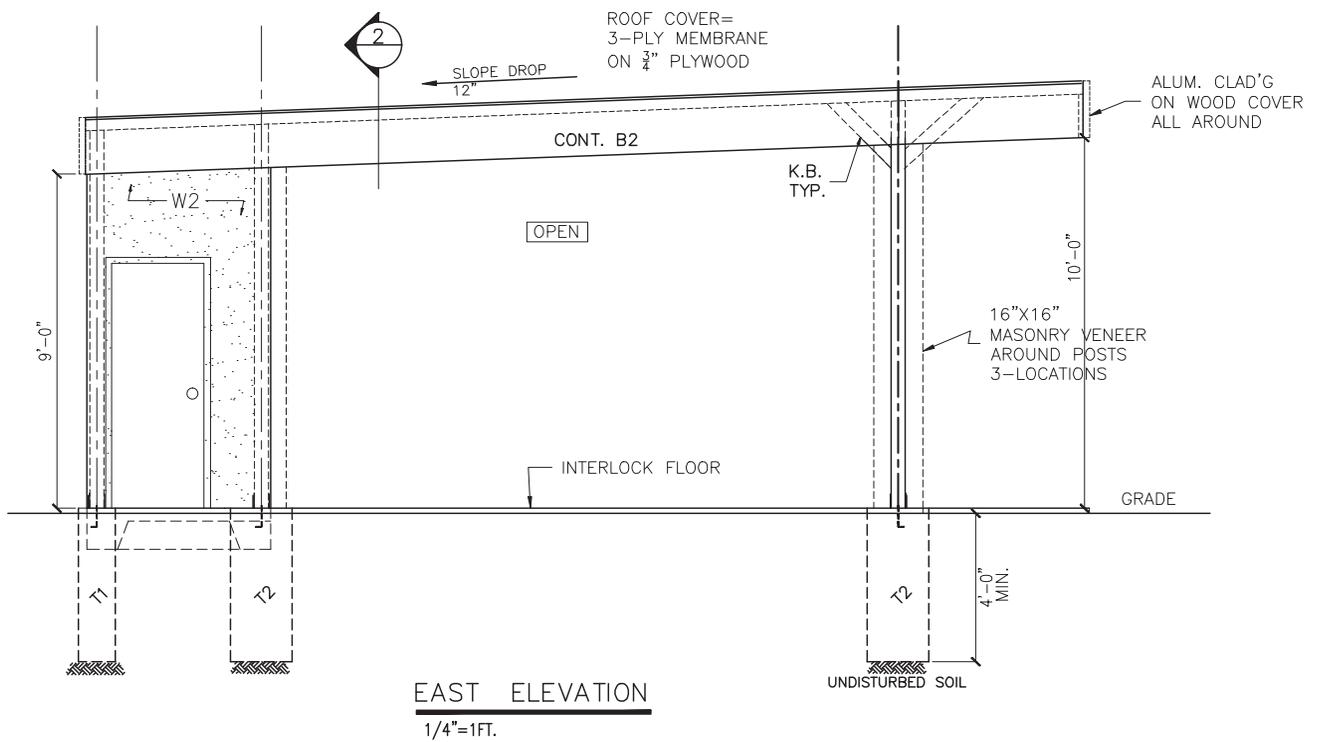
BANCHERI BROS

PROJECT:

646 VELLORE PARK AVE.,
WOODBRIDGE, ON.

DRAWING No.:

A1



Engineering Inc.
75 Richmond Cres.
Stoney Creek, On. L8E 5T3
TEL.(905) 570-9365 FAX.(905) 643-0800

TITLE:
CABANA SECTION

JOB No.:

DATE:
FEB.8/21

SCALE:
AS INDICATED

DRAWN BY:
A.C.

CHECKED BY:

CLIENT:

BANCHERI BROS

PROJECT:

646 VELLORE PARK AVE.,
WOODBRIDGE, ON.

DRAWING No.:

A2

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

MTO – Located outside of MTO permit control area

TRCA – No concerns or objections



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 - A143/21 (646 VELLORE PARK AVENUE)

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

Sent: July-28-21 5:00 PM

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

Subject: [External] RE: REQUEST FOR COMMENTS - A143/21 (646 VELLORE PARK AVENUE)

Good afternoon,

As the property at 646 Vellore Park 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

Phone: 437-533-9427

Colin.Mulrenin@ontario.ca

Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A143/21 (646 VELLORE PARK AVENUE)

From: York Plan <yorkplan@trca.ca>

Sent: July-26-21 4:06 PM

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

Subject: [External] RE: REQUEST FOR COMMENTS - A143/21 (646 VELLORE PARK AVENUE)

TRCA has no concerns with regard to the above noted application.

Should further clarification be required, please contact the undersigned at your earliest convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

All digital submissions and documents can be submitted to the following e-mail addresses:

Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.