

**File:** A097/21

**Applicant:** Dmitry Baev & Ganna Tkachova

**Address:** 53 Longbridge Rd Thornhill

**Agent:** Navid Arbabi

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		
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		
Ministry of Transportation		
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 , September 30, 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: 8

**A097/21**

Ward: 5

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday , September 30, 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:** Dmitry Baev & Ganna Tkachova
- Agent:** Navid Arbabi
- Property:** **53 Longbridge Rd 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 ('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 swimming pool.

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

By-law Requirement	Proposal
1. The minimum required front yard is 9.0 metres. [4.1.9, Schedule A]	1. The minimum proposed front yard is 7.5 metres.
2. Exterior stairways may extend into a required front yard to a maximum of 1.8 metres. [3.14 c)]	2. The proposed exterior stairway extends into the required front yard to a maximum of 8.28 metres.
3. Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard. [3.14 b)]	3. The proposed exterior stairway in the front yard exceeds one-half storey in height.
4. The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	4. The maximum proposed lot coverage is 26.63%. (23% dwelling & porch; 3.63% patio)
5. The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	5. The maximum proposed building height is 10.58 metres.
6. A private swimming pool shall be constructed only in the rear yard. [4.1.1 i)]	6. The proposed private swimming pool is not entirely in the rear yard.

**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](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: 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 September 15, 2021

Applicant confirmed posting of signage on September 13, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1930's (Purchased 2021)

Applicant has advised that they cannot comply with By-law for the following reason(s):  
 The existing lot conditions and grading do not allow for the required height, the zoning by-laws do not allow for the family's growing needs based on their personal requirements and area precedents.

**Adjournment Request:** The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address Planning Department and Urban Design comments.

**Planning Department Email:**

I have yet to receive a response with respects to Urban Design comments that were provided to you on June 3, 2021. Based on zoning's comments dated June 22, 2021, the Development Planning Department recommends:

- Reduce the exterior stairway extension into the front yard (Comment #1, attached urban design memo)
- Reduce the dwelling's height to remain compatible to other two-storey dwellings in the area (Comment #2, attached urban design memo)

**Urban Design Comments:**

Urban Design Staff have reviewed the 1<sup>st</sup> circulation of the proposed development concept for the above-mentioned site and provides the following comments:

**Site Plan:**

1. Please revise the location or extent of the front walkway by reducing the length of the front stairs to avoid removal of the public mature tree #1(Forestry would advise on compensation value and justification for removal)

**Architecture:**

2. To be consistent with the City's zoning standard for Vaughan's neighborhoods of detached houses, the height of the building needs to be adjusted to 9.5m. If this cannot be achieved due to the grading, please revise the roof line to slope or step down to 7.5 meters at the eaves (at the side) to ensure an appropriate transition to houses on adjacent lots.

**Arborist Report and Tree Preservation Plan:**

3. Trees #5, #9, #10, #14, #15, #18, #20, #26 & #27 are subject to root injury, Forestry staff to advise if assessment of the injury would be required. Depending on the extent of the injury, compensation for some of these trees might be required.
4. An equivalent of 5 trees is being removed from the site. 2 replacement trees are proposed to be planted on site. Cash in lieu for 3 trees(\$550x3) needs to be provided as compensation. Please note the replacement trees need to be planted within the private boundaries. One of the proposed trees is within City's R.O.W, please revise.
5. Tree #2, a public tree has risk of injury due to the encroachment of the site work within the tree protection zone. Forestry would advise on the required measures.

**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. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

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

**Building Inspections (Septic):**

No comments received to date

**Development Planning:**

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

Application under review.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A097/21.

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](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 owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

**Development Engineering Conditions:**

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:**

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.

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

**Parks Development – Forestry Conditions:**

Applicant/owner shall apply for 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 no concerns

**Development Finance:**

1. 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.
2. 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.
3. 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
4. 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 no concerns

**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

**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:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A097/21, if required.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application under review.
2	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.
3	Parks, Forestry and Horticulture Operations Andrew Swedlo  905-832-8585 x 3615 <a href="mailto:Andrew.Swedlo@vaughan.ca">Andrew.Swedlo@vaughan.ca</a>	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

**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](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**

T 905 832 8585 Extension 8002  
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.

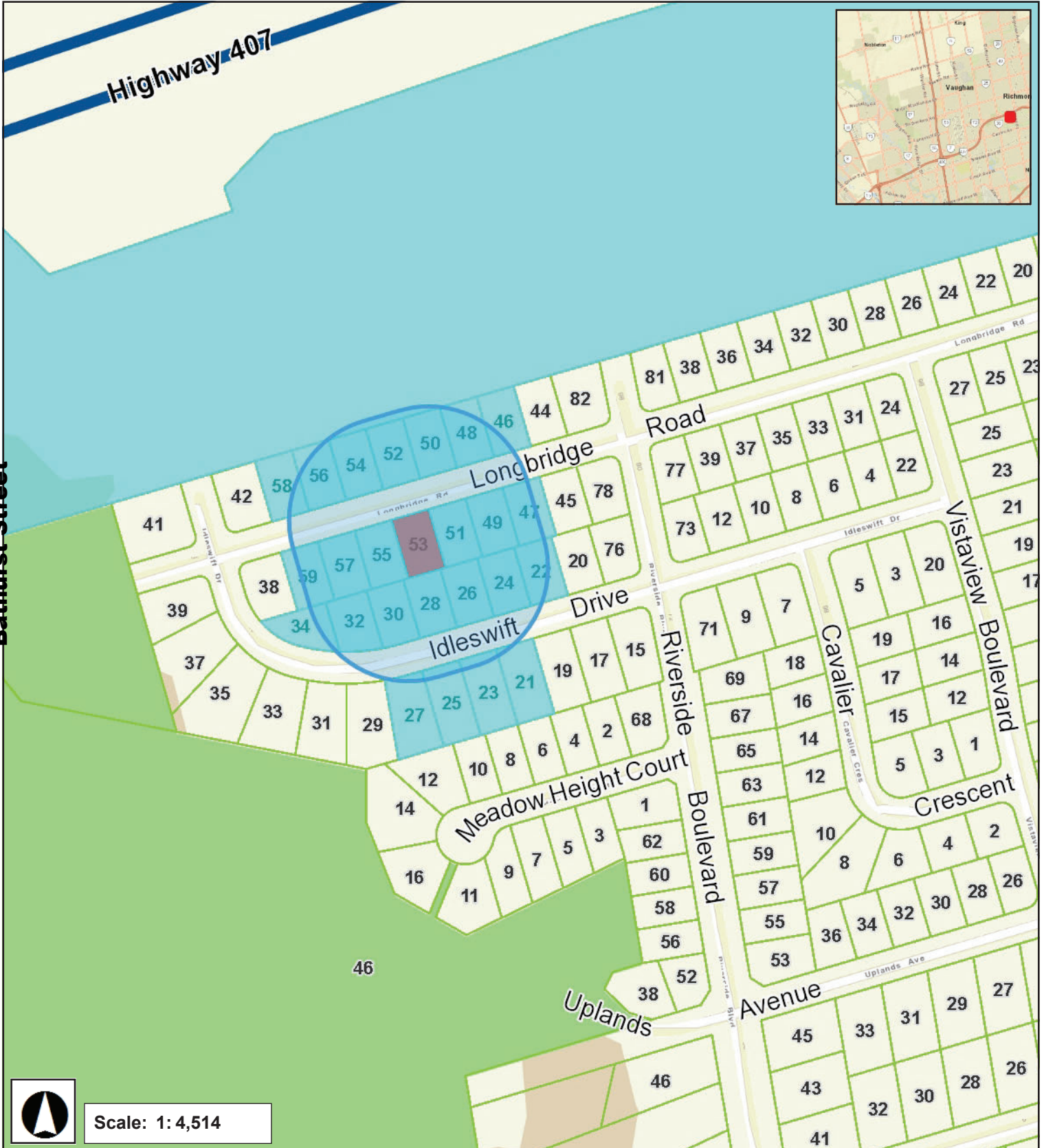
**Location Map**  
**Plans & Sketches**



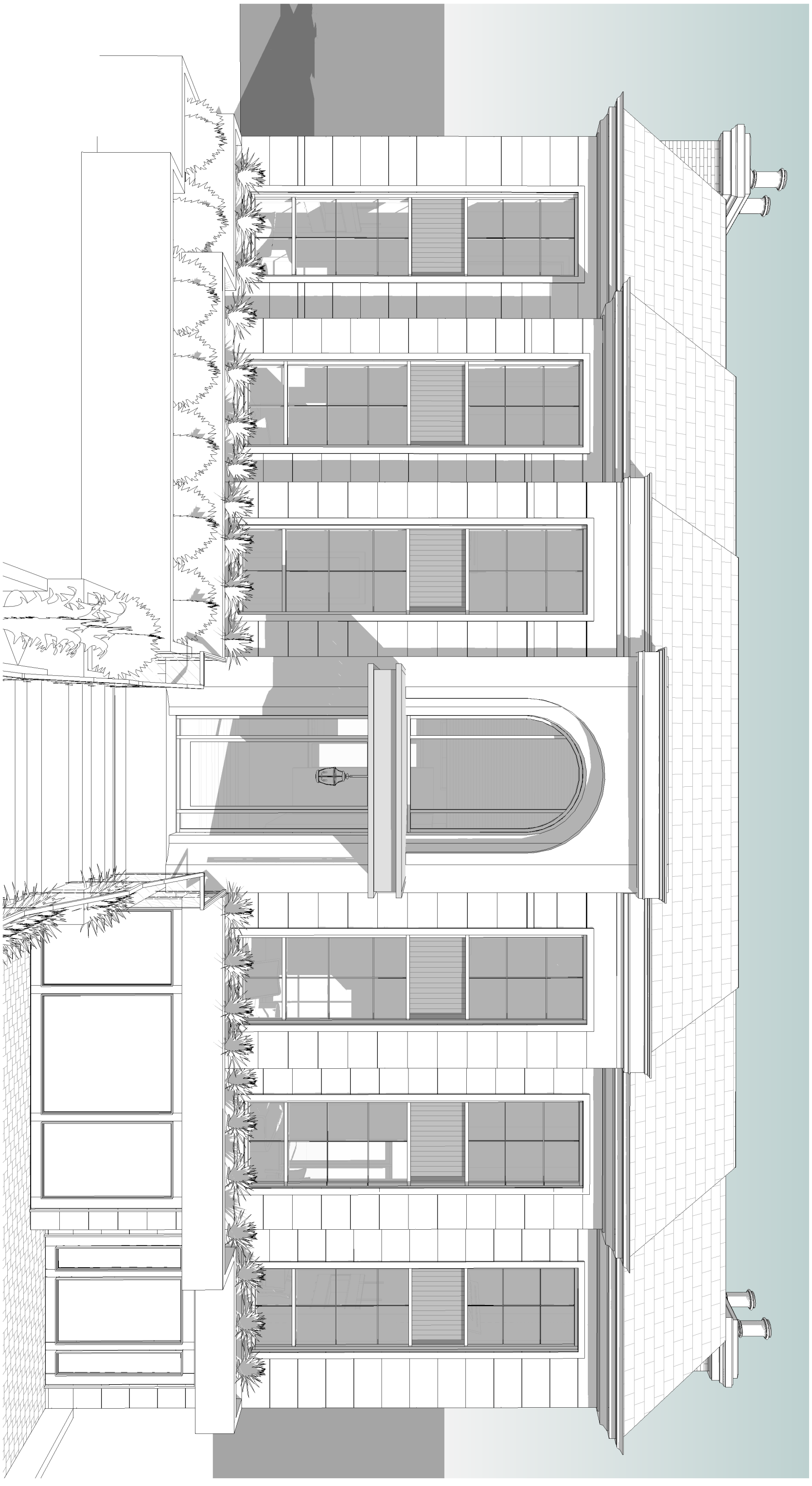
# LOCATION MAP - A097/21

53 LONGBRIDGE ROAD, THORNHILL

**Highway 7**







**53 LONGBRIDGE RD.**

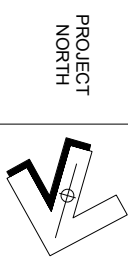
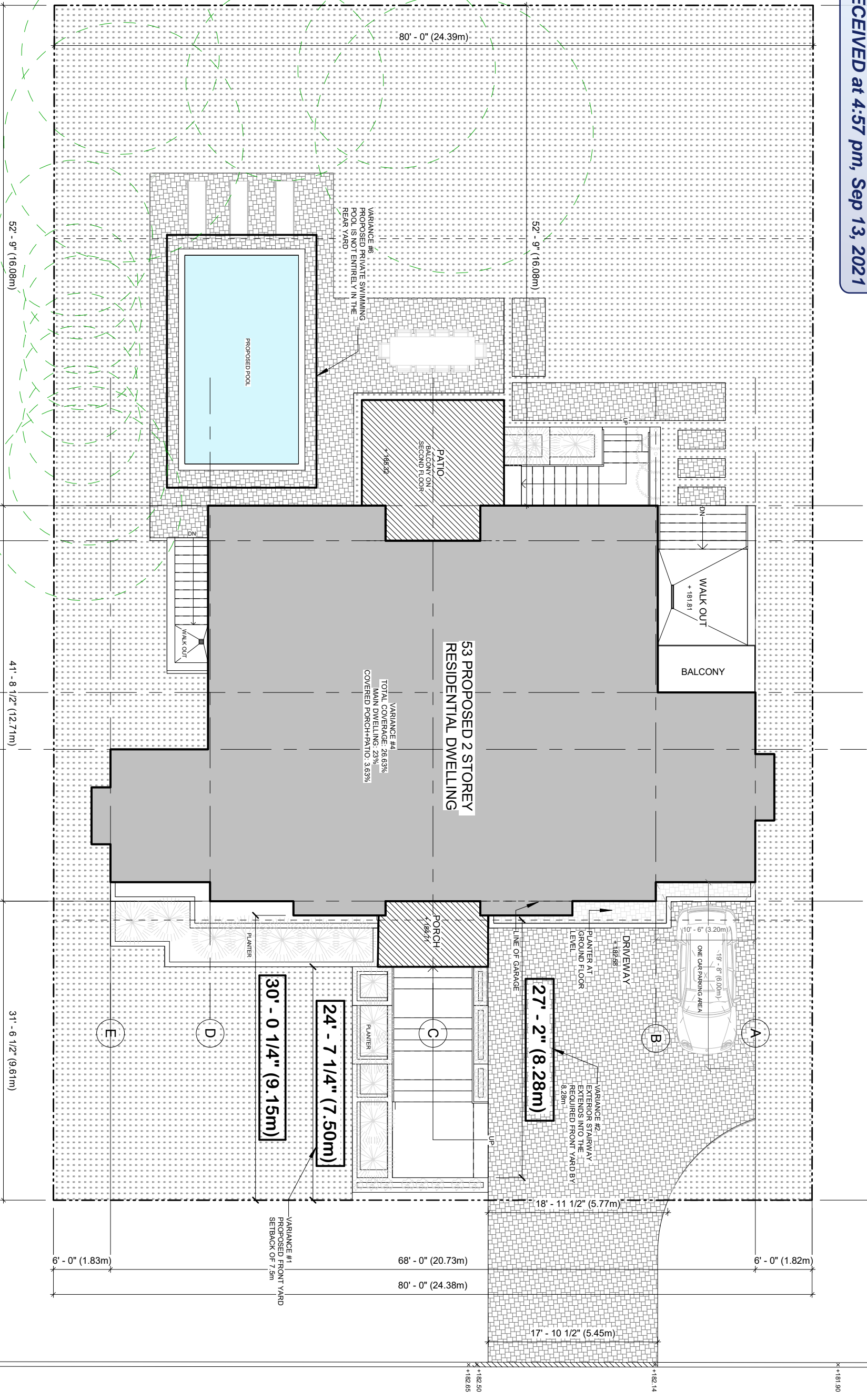
THORNHILL, ON

AUGUST 24, 2021

ISSUED FOR CoFA

**RECEIVED**  
By RECEIVED at 4:57 pm, Sep 13, 2021

126' - 0" (38.40m)



PROJECT NORTH

THESE DRAWINGS SHALL BE USED FOR ALL PERMITTING AND ALL OTHER REGULATORY PURPOSES TO PROCEED WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BANANARCH.

RESPONSE: BANANARCH RESERVES ALL RIGHTS RESERVED. BANANARCH RETAINS ALL RIGHTS OF OWNERSHIP AND CONTROL IN THE ELECTRICAL, MECHANICAL AND PLUMBING WORK. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BANANARCH.

\*FOR STRUCTURAL, DESIGN, PLUMBING, REFER TO ENGINEERING DRAWINGS. ELECTRICAL, MECHANICAL AND DETAIL PLUMBING REFER TO THE TRADESMAN DRAWINGS.

NO.	DATE	DESCRIPTION	REVISIONS / ISSUE DATES
13	AUG. 24. 21	ISSUED FOR COA	
12	MAY. 28. 21	REVISED FOR COA	
11	MAY. 19. 21	REVISED FOR ZONING	
10	APR. 05. 21	REVISED BASED ON ARCHITECT'S COMMENTS	
9	MAR. 12. 21	ISSUED FOR COA	
8	MAR. 04. 21	ISSUED FOR COA	
7	FEB. 28. 21	ISSUED FOR CLIENT REVIEW	
6	FEB. 19. 21	ISSUED FOR CLIENT REVIEW	
5	FEB. 18. 21	ISSUED FOR CLIENT REVIEW	
4	FEB. 03. 21	ISSUED FOR CLIENT REVIEW	
3	JAN. 28. 21	ISSUED FOR CLIENT REVIEW	
2	JAN. 07. 21	ISSUED FOR CLIENT REVIEW	
1	DEC. 11. 20	ISSUED FOR CLIENT REVIEW	

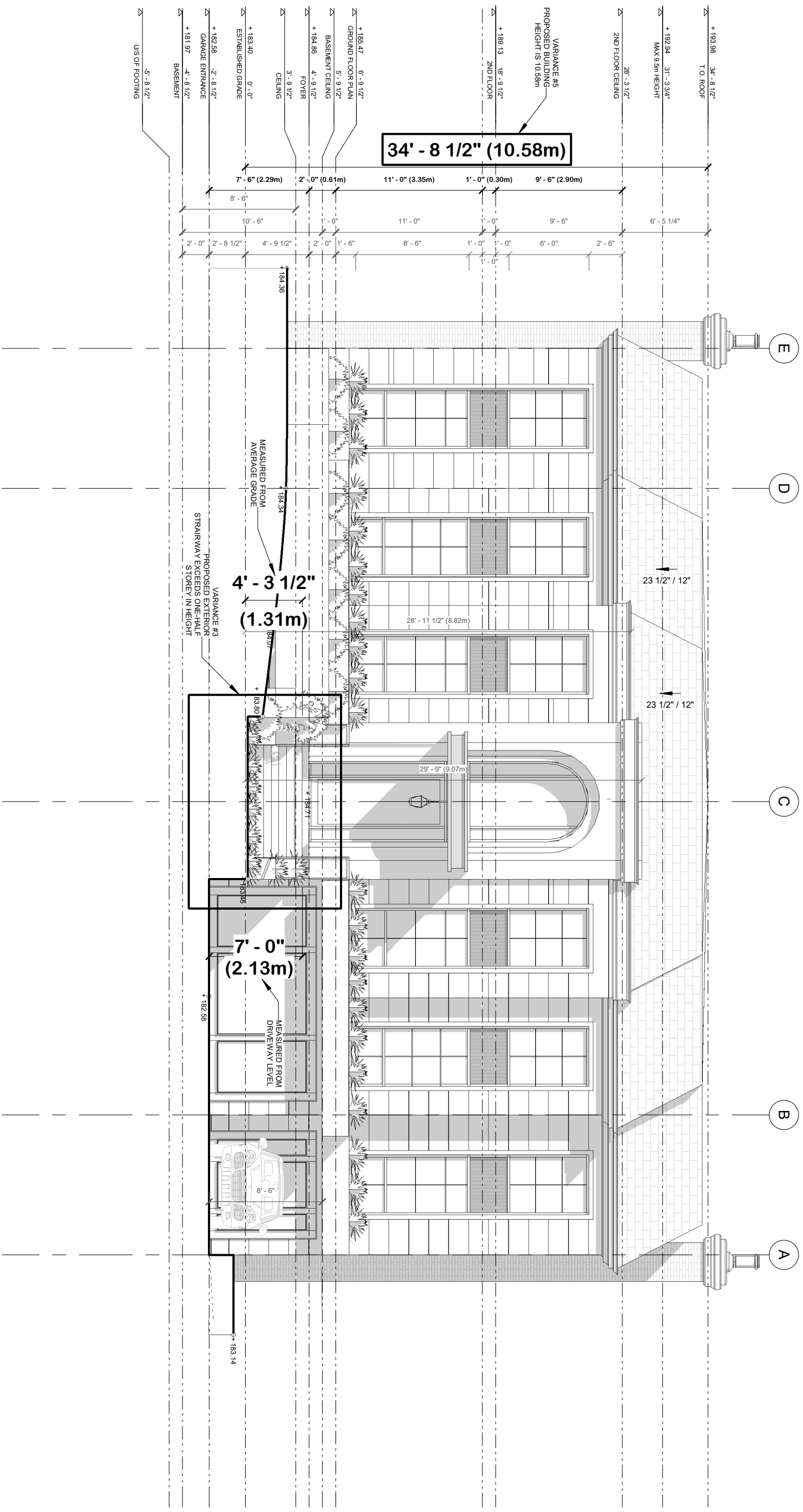


TEL: (416) 279-7833  
INFO@BANANARCH.COM

PROJECT:  
PROPOSED DEVELOPMENT AT:  
**53 LONGBRIDGE RD.**  
THORNHILL, ON

DRAWN BY:	DATE:	
M.G.	APRIL 2021	
CHECKED BY:		
N.A.		
SCALE:	PROJECT NO.:	
3/2" = 1'-0"	F-0143	
DRAWING TITLE:	DRAWING NO.:	
<b>SITE PLAN VARIANCES</b>	<b>A101b</b>	

**RECEIVED**  
 By RECEIVED at 4:57 pm, Sep 13, 2021



PROJECT  
 NORTH

THE SET DATE SHALL VERIFY ALL DIMENSIONS AND ALL SET DATE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH. ANY DIMENSIONS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE WORK. DRAWINGS ARE NOT TO BE SCALED. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR THE SET DATE. THE SET DATE SHALL VERIFY THAT THE LATEST APPROVED DRAWINGS HAVE BEEN USED.

RESPONSES FROM BANANARCH SHALL BE ALL RIGHTS RESERVED. BANANARCH SHALL BE THE PORT OF ORIGIN FOR ALL DIMENSIONS AND CONDITIONS IN THE ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THESE DRAWINGS ARE THE PROPERTY OF BANANARCH. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BANANARCH.

\*FOR STRUCTURAL DESIGN PLEASE REFER TO ENGINEERING DRAWINGS AND INTERIOR PLANS, ELEVATIONS AND DETAILS PLEASE REFER TO THE TRUSS COMPANY DRAWINGS

NO.	DATE	DESCRIPTION
1	DEC. 11.20	ISSUED FOR CLIENT REVIEW
2	JAN. 07. 21	ISSUED FOR CLIENT REVIEW
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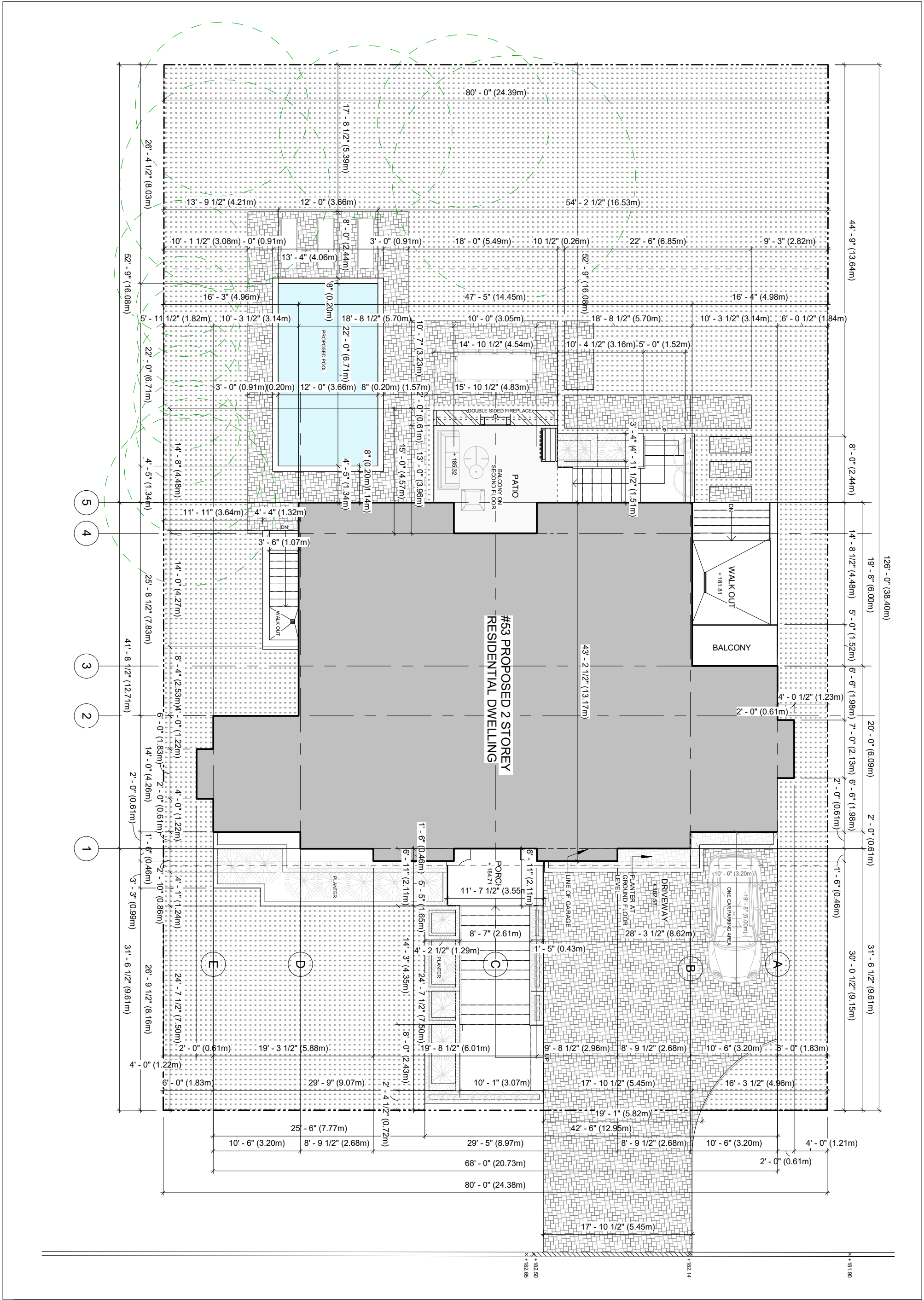
**BANANARCH**  
 Design studio

TEL: (416) 275-7553  
 INFO@BANANARCH.COM

PROJECT:  
 PROPOSED DEVELOPMENT AT:  
**53 LONGBRIDGE RD.**  
 THORNHILL, ON

DRAWN BY:	DATE:	
M.G.	APRIL 2021	
CHECKED BY:		
N.A.		
SCALE:	PROJECT NO.:	
1/8" = 1'-0"	F-0143	
DRAWING TITLE:	DRAWING NO.:	
<b>FRONT ELEVATION</b>	<b>A200</b>	





**PROJECT NORTH**

THESE DRAWINGS SHALL BE USED FOR ALL PERMITTING AND ALL OTHER REGULATORY AGENCIES PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ANY OTHER DOCUMENTS OR REGULATIONS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BANANARCH. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR PERMITTING AND CONSTRUCTION. THESE DRAWINGS SHALL BE USED FOR PERMITTING AND CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BANANARCH.

REGISTERED PROFESSIONAL ENGINEER: ALL RIGHTS RESERVED. BANANARCH ENGINEERING, INC. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202. THESE DRAWINGS ARE THE PROPERTY OF BANANARCH ENGINEERING, INC. AND SHALL REMAIN THE PROPERTY OF BANANARCH ENGINEERING, INC. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF BANANARCH ENGINEERING, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BANANARCH ENGINEERING, INC.

\*FOR STRUCTURAL DESIGN PLEASE REFER TO ENGINEERING DRAWINGS. \*FOR ELECTRICAL, MECHANICAL, AND PLUMBING REFER TO THE TRADESMAN DRAWINGS.

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13	AUG. 24.21	ISSUED FOR COA

**BANANARCH Design studio**

TEL: (416) 279-7833  
 INFO@BANANARCH.COM

**PROJECT:** PROPOSED DEVELOPMENT AT: 53 LONGBRIDGE RD. THORNHILL, ON

**DRAWN BY:** M.G. DATE: APRIL 2021

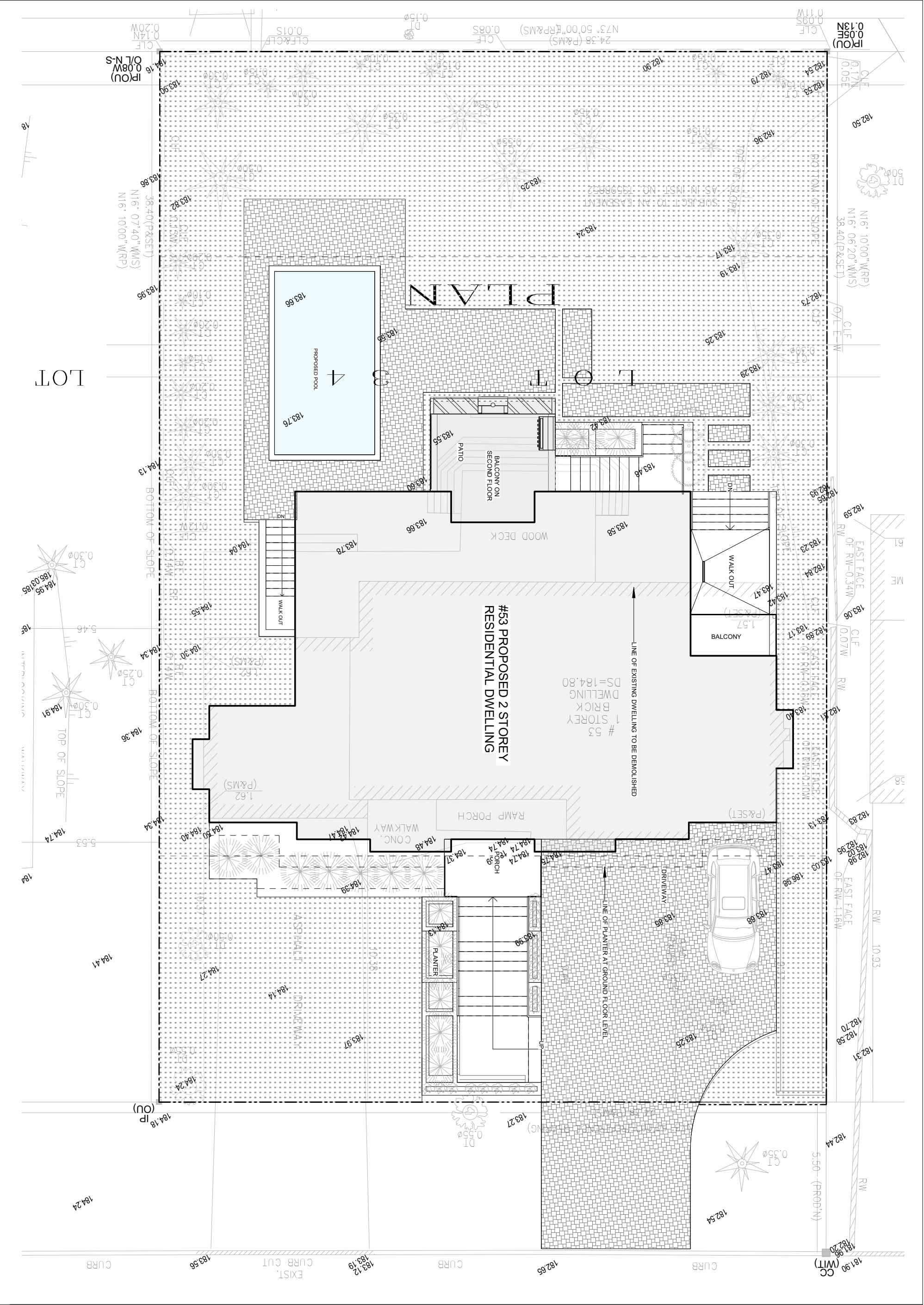
**CHECKED BY:** N.A.

**SCALE:** 3/32" = 1'-0"

**PROJECT NO.:** F-2143

**DRAWING TITLE:** SITE PLAN

**DRAWING NO.:** A101



**PROJECT NORTH**

THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION AND ALL USES PERMITTED BY THE LOCAL GOVERNMENT. THE CLIENT ACCEPTS RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. BANANARCH DESIGN STUDIO SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CLIENT AGREES TO INDEMNIFY AND HOLD BANANARCH DESIGN STUDIO HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS, WHETHER SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF BANANARCH DESIGN STUDIO.

REVISIONS: 1. 01/12/2021 ISSUED FOR CLIENT REVIEW. 2. 02/02/2021 ISSUED FOR CLIENT REVIEW. 3. 03/03/2021 ISSUED FOR CLIENT REVIEW. 4. 04/04/2021 ISSUED FOR CLIENT REVIEW. 5. 05/05/2021 ISSUED FOR CLIENT REVIEW. 6. 06/06/2021 ISSUED FOR CLIENT REVIEW. 7. 07/07/2021 ISSUED FOR CLIENT REVIEW. 8. 08/08/2021 ISSUED FOR CLIENT REVIEW. 9. 09/09/2021 ISSUED FOR CLIENT REVIEW. 10. 10/10/2021 ISSUED FOR CLIENT REVIEW. 11. 11/11/2021 ISSUED FOR CLIENT REVIEW. 12. 12/12/2021 ISSUED FOR CLIENT REVIEW. 13. 01/13/2022 ISSUED FOR CLIENT REVIEW.

NO.	DATE	DESCRIPTION
1	DEC 11 20	ISSUED FOR CLIENT REVIEW
2	JAN 07 21	ISSUED FOR CLIENT REVIEW
3	JAN 28 21	ISSUED FOR CLIENT REVIEW
4	FEB 03 21	ISSUED FOR CLIENT REVIEW
5	FEB 19 21	ISSUED FOR CLIENT REVIEW
6	FEB 19 21	ISSUED FOR CLIENT REVIEW
7	FEB 28 21	ISSUED FOR CLIENT REVIEW
8	MAR 04 21	ISSUED FOR CLIENT REVIEW
9	MAR 12 21	ISSUED FOR CLIENT REVIEW
10	APR 05 21	REVISED BASED ON ARCHITECT'S COMMENTS
11	MAY 19 21	REVISED FOR ZONING
12	MAY 25 21	REVISED FOR COA
13	AUG 24 21	ISSUED FOR COA

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12	MAY 25 21	REVISED FOR COA
13	AUG 24 21	ISSUED FOR COA

**BANANARCH**  
Design studio

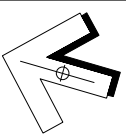
TEL: (416) 279-7653  
INFO@BANANARCH.COM

PROJECT:  
PROPOSED DEVELOPMENT AT:  
**53 LONGBRIDGE RD.**  
THORNHILL, ON

DRAWN BY: M.G.	DATE: APRIL 2021
CHECKED BY: N.A.	PROJECT NO: F-4143
SCALE: 3/32" = 1'-0"	DRAWING NO: A101a

DRAWING TITLE:  
**SITE PLAN W/EXISTING**

PROJECT  
NORTH



THE SET DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION AND ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL VERIFY ALL DIMENSIONS AND ALL SET POINTS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO BANANARCH. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONSTRUCTION PROCEEDING WITHOUT THE WORK. DRAWINGS ARE NOT TO BE SCALED. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED DRAWINGS IN ADVANCE.

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THESE ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BANANARCH.

\*FOR STRUCTURAL, DESIGN PLEASE REFER TO ENGINEERING DRAWINGS AND ELEVATIONS AND DETAILS PLEASE REFER TO THE TRUSS COMPANY DRAWINGS

NO.	DATE	DESCRIPTION	REVISIONS / ISSUE DATES
13	AUG. 24.21	ISSUED FOR CDA	
12	MAY. 25.21	REVISED FOR CDA	
11	MAY. 19.21	REVISED FOR ZONING	
10	APR. 05.21	REVISED BASED ON ARCHITECT'S	
9	MAR. 12.21	ISSUED FOR CDA	
8	MAR. 04.21	ISSUED FOR CDA	
7	FEB. 28.21	ISSUED FOR CLIENT REVIEW	
6	FEB. 19.21	ISSUED FOR CLIENT REVIEW	
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2	JAN. 07.21	ISSUED FOR CLIENT REVIEW	
1	DEC. 11.20	ISSUED FOR CLIENT REVIEW	



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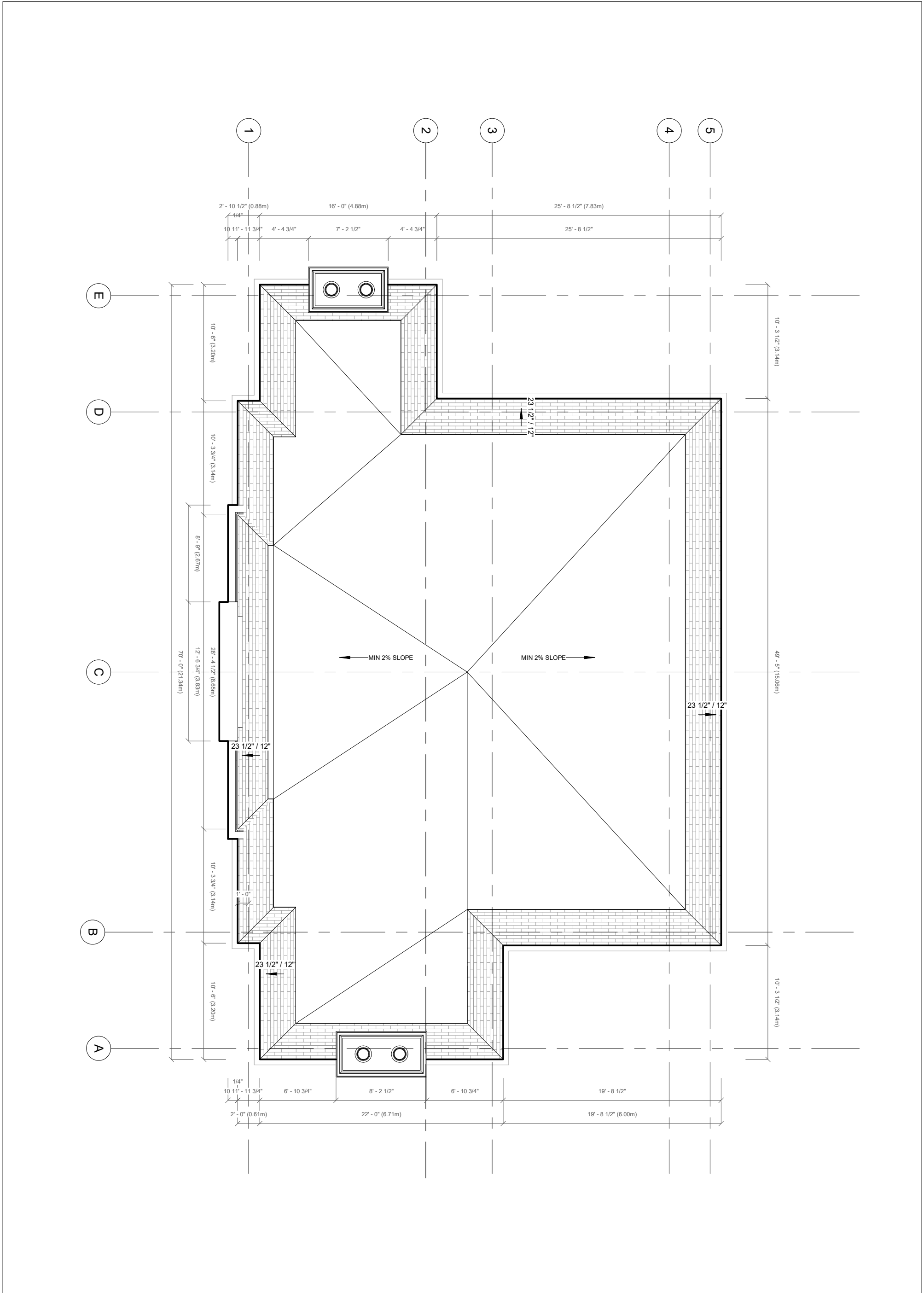
PROJECT:  
PROPOSED DEVELOPMENT AT:  
**53 LONGBRIDGE RD.**  
THORNHILL, ON

DRAWN BY: M.G.  
DATE: APRIL 2021

CHECKED BY: N/A

SCALE: PROJECT NO. F-0143

DRAWING TITLE: ROOF PLAN  
DRAWING NO. A105



PROJECT  
NORTH





PROJECT  
NORTH

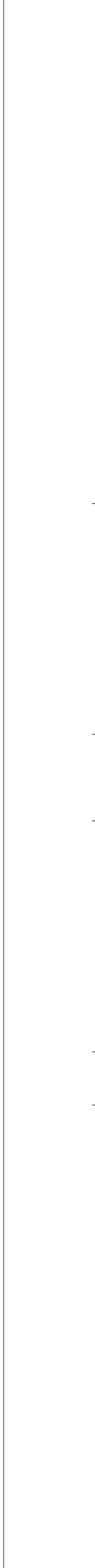
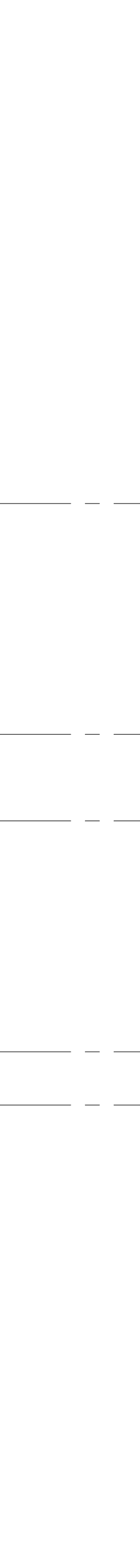
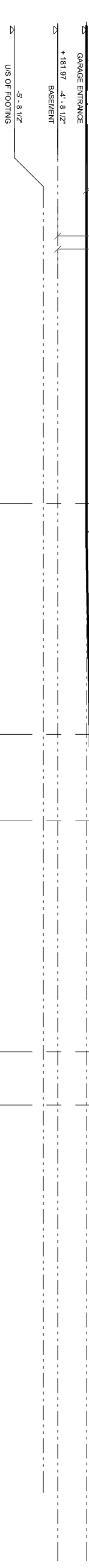
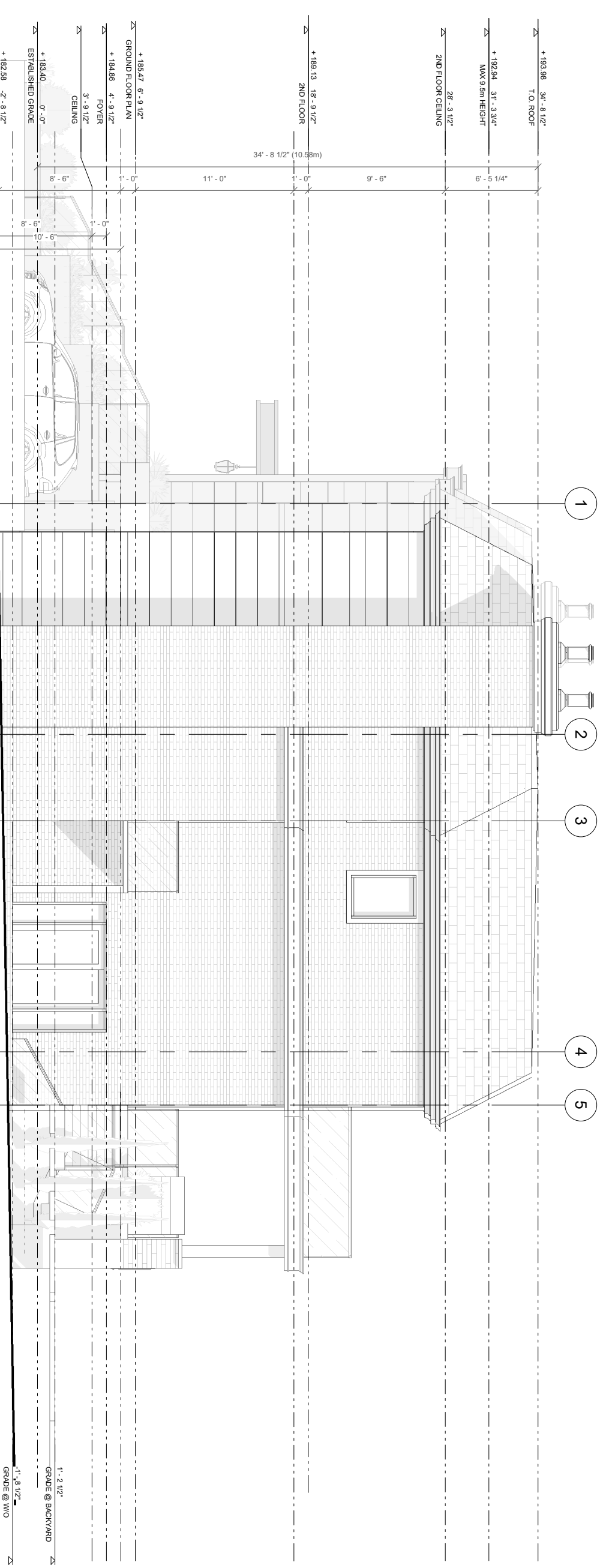
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RESPONSES TO BANANARCH REQUESTS SHALL BE RETURNED TO BANANARCH WITHIN 10 BUSINESS DAYS OF THE DATE OF REQUEST. BANANARCH SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THE DRAWINGS AND SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE DRAWINGS. THESE ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF BANANARCH. NO REPRODUCTION OR ALTERATION OF THE ARCHITECTURAL DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF BANANARCH. BANANARCH SHALL NOT BE RESPONSIBLE FOR ANY REPRODUCTION OR ALTERATION OF THE ARCHITECTURAL DRAWINGS WITHOUT THE WRITTEN CONSENT OF BANANARCH.

FOR STRUCTURAL DESIGN PLEASE REFER TO ENGINEERING DRAWINGS AND FOR MECHANICAL, ELECTRICAL AND DETAIL PLEASE REFER TO THE TRUSS COMPANY DRAWINGS.

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**BANANARCH**  
Design studio

TEL: (416) 275-7553  
INFO@BANANARCH.COM

PROJECT:  
PROPOSED DEVELOPMENT AT:  
**53 LONGBRIDGE RD.**  
THORNHILL, ON

DRAWN BY: DATE:  
M.G. APRIL 2021

CHECKED BY: N/A

SCALE: PROJECT NO.:  
1/8" = 1'-0" F-0143

DRAWING TITLE: EAST ELEVATION DRAWING NO: A202



## **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**

**Date:** August 27<sup>th</sup> , 2021

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A097-21**

**Related Files:**

**Applicant** Dmitry Baev, Ganna Teakachova

**Location** 53 Longbridge Road



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

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

## Pravina Attwala

---

**Subject:** FW: REQUEST FOR COMMENTS - A097/21 (53 LONGBRIDGE ROAD)

---

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

**Sent:** September-02-21 11:54 AM

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

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

**Subject:** [External] RE: REQUEST FOR COMMENTS - A097/21 (53 LONGBRIDGE ROAD)

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