

Application Change Form

In order to expedite the zoning review of your updated minor variance application submission, please provide this form, together with the following information to cofa@vaughan.ca (if your information is not sent to this email it will not be processed).

Directions:

1. Update and resubmit Page 2 (location and setbacks) and Page 4 (requested variances) of your original application form, if required.
2. Update and resubmit your plans and sketches. Revised plans must be **date stamped** and all variances must be **circled and labelled clearly**.
3. Updated cover letter, if required.
4. If you are updating your variances, please complete the following chart using your original zoning comments. To do this:
 - a) Copy and paste the date of your original zoning comments, variance number(s) and the original proposed variances from your zoning report in column 1 and 2.
 - b) Under “My Revised Proposal” (column 3), please indicate the change to your variance(s) and where there has been no change, you will comment either “no change” or “variance removed”.

Date of Original (Final) Zoning Comments: June 22, 2021		
Variance No. <small>(as provided on original Zoning Report)</small>	Original Proposal <small>(as provided on original zoning report)</small>	My Revised Proposal
Example: 1	To permit a Maximum building height of 11.75 metres.	To permit a Maximum building height of 10.50 metres.
Example: 2	To permit a maximum Driveway width of 12.7 metres.	No change
1	The minimum proposed front yard is 7.5 metres.	No Change
2	<small>The proposed exterior stairway extends into the required front yard to a maximum of 8.28 metres.</small>	No Change
3	<small>The proposed exterior stairway in the front yard exceeds one-half storey in height.</small>	No Change
4	The maximum proposed lot coverage is 26.63%.	No Change
5	The maximum proposed building height is 10.58 metres.	The maximum proposed building height is 10.34 metres.
6	<small>The proposed private swimming pool is not entirely in the rear yard.</small>	No Change

5. In addition to revising your variances (if required), please confirm **any** changes to the application and/or plans that have not been reviewed by Zoning staff as part of the original submission. This may include the addition of any structures, changes to any building envelope(s) and/or any setbacks previously not shown on a plan. This information is required to determine if additional variances are required. Provide clear details.

Change No.	Change Description
Example	<i>Building envelope of the dwelling has been updated to include a dimension of the projection of the front porch.</i> <i>Building envelope of the cabana has been changed.</i> <i>An existing shed, including setbacks, has been added to the plan.</i>
1	BUILDING HEIGHT HAS BEEN REDUCED TO 10.34m
2	
3	

NAVID ARBABI

Owner/ Agent, recognize that any errors or omissions in the above information may result in delays in the processing of my application.

Application No.: A097/21

Date of Revised Submission Package: 29.09.2021

Signature: **NAVID ARBABI** Digitally signed by NAVID ARBABI
Date: 2021.09.29 09:48:52 -04'00'

IMPORTANT INFORMATION:

The completeness of your application is dependent on having a completed zoning review. As part of your zoning review staff may request additional information to determine the variances that are required to support your proposal.

A tentative hearing will be provided by staff in accordance with our internal schedule and statutory notice requirements once your application is deemed complete. At this stage, your application is circulated to all commenting bodies for review and comment and you will be provided a public notice sign. Tentative hearing dates are only provided to assist the applicant with preparing the required public notice sign and should not be considered final as they are subject to change based on comments and recommendations received.

Prior to the issuance of public notice (14 days prior to the hearing date), staff and agency review comments will be provided to you. These comments may contain recommendations that will require you to make changes to your application. If changes are required your application must be adjourned to a subsequent hearing date (to facilitate a zoning review of your revised submission package) or alternatively, your revised submission package can be submitted together with a Zoning Review Waiver. Zoning Review Waivers can only be submitted if your application has received an initial zoning review. Staff cannot be consulted to complete your Zoning Review Waiver.



ZONING REVIEW WAIVER

I, _____, owner/ agent wish to proceed with an application(s) to the Committee of Adjustment without the benefit of having my variances identified and confirmed by a Zoning Examiner, City of Vaughan Building Standards Department.

I assume full responsibility for identifying, correctly and completely, all variances associated with the proposal for the property located at:

I also recognize and acknowledge that any errors may result in:

- a) a potential delay in the processing of my application(s);
- b) an inability to obtain a building permit;
- c) the need for additional application(s) to the Committee of Adjustment; and
- d) additional fees (adjournment/recirculation).

INSTRUCTIONS: For each variance being requested, please provide the following information:

The applicable section of the Zoning By-law for which a variance is being requested

The Zoning By-law requirement (**IN METRIC**)

The requested variance being proposed (**IN METRIC**)

	<u>Link to Zoning By-law</u>	Zoning Requirement (in Metric)	Proposed Variance (in Metric)
1	Example: 4.1.9, Schedule "A"	The minimum required rear yard is 7.5 metres.	The proposed rear yard of the accessory building (cabana) is 1.2 metres.
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE:

SIGNATURE:

Zoning Review Waivers can only be submitted if your application has received an initial zoning review. Staff cannot be consulted to complete your Zoning Review Waiver. The owner/ agent can obtain a zoning review of their revised application, through the Committee of Adjustment submission process in accordance with the Committee of Adjustment internal deadlines. Should an applicant/agent/representative wish to proceed to a hearing without application revisions being reviewed by a zoning examiner they must complete this waiver.

SECTION C: PROPERTY, ACCESS & SERVICING INFORMATION

PROPERTY SIZE (metric units)	
Frontage: Frontage is typically the horizontal distance between the side lot lines abutting your street. However, please reference the Zoning By-law for calculation requirements which differ for irregular lot shapes, corner lots etc.	24.38 metres
Lot Depth: Where lot configuration is irregular, approximate (+/-) can be provided.	38.40 metres
Lot Area:	936.48 m ²

SIZE OF ALL EXISTING AND/OR PROPOSED BUILDINGS AND STRUCTURES ON THE SUBJECT LAND – in metric (m)					
	Example	Structure #1	Structure #2	Structure #3	Structure #4
	Dwelling	DWELLING	DWELLING		
	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Demolished
Ground Floor Area	159 m ²	175m ²	215.4m ²		
Gross Floor Area	318 m ²	175m ²	426.3m ²		
Number of Storeys	2	1	2		
Width of Structure	15.76 m	21.19m	20.73m		
Length of Structure	16.25 m	9.59m	13.17m		
Building Height	10.98 m	7.5m	10.34m		

LOCATION (SETBACKS) FOR ALL EXISTING AND/OR PROPOSED BUILDINGS AND STRUCTURES ON THE SUBJECT LAND - in metric (m)					
	Example	Structure #1	Structure #2	Structure #3	Structure #4
	Dwelling	DWELLING	DWELLING		
	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Demolished	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Demolished
Front Yard Setback	7.58 m	9.37m	7.5m		
Rear Yard Setback	6.25 m	19.40m	16.08m		
Side Yard Setback N S E W	1.56 m	1.62m	1.83m E		
Side Yard Setback N S E W	1.56 m	1.58m	1.83m W		
Exterior Side Yard (corner lot)	N/A	N/A	N/A		

PROPERTY INFORMATION	
Are you proposing an addition to an existing building? If yes, what will it be used for?	NO
What is the existing use of the property? How long has the property been used for this purpose (approx. # of years)?	RESIDENTIAL DWELLING - 1930s
What is the proposed use of the property?	RESIDENTIAL DWELLING
What year did you acquire the subject land (year of purchase)?	2021
What year were all buildings and/or structures on the subject land constructed?	1930s

PURPOSE OF APPLICATION

Confirm the purpose of the application:

Examples of Purpose Statement:

To permit the construction of a proposed single-family dwelling.

To facilitate severance of the subject land (creation of a new lot).

To permit the existing cabana located in the rear yard.

To permit a reduced number of parking spaces to support a new retail facility within Unit 123.

TO PERMIT THE CONSTRUCTION OF A PROPOSED SINGLE FAMILY DWELLING

Explain why you cannot comply with the provisions of the City's Zoning By-law?

*This section must be completed. If additional space required, please provide separately.

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.

IDENTIFY VARIANCES REQUIRED
 * Using the chart below, confirm what variances you are applying for (from the City's Zoning By-law):

Variance Type	Zoning By-law Requirement * As per By-law 1-88	Proposed Variance *Please Highlight on Plan/Drawing
Lot Area		
Lot Frontage		
Front Yard Setback	9.0m	7.5m
Exterior Side Yard (Flankage)		
Interior Side Yard N S E W (circle direction)		
Interior Side Yard N S E W (circle direction)		
Rear Yard		
Gross Floor Area		
Lot Coverage (%)	20%	Total Coverage: 26.63%
Building Height	9.5m	10.34m
Parking Spaces To support variances to parking, please confirm with staff if a parking study is required to support your proposal.		
Other:		Breakdown of Coverage: 23% Dwelling + Porch/ Patio 3.63%
Other: Exterior Stairway Encroachment/ Front Yard	1.8m	8.28m
Other: Exterior Stairway Height	Not to exceed one-half storey in height	Exceeds one-half storey in height
Other: Private Swimming Pool	Shall be constructed only in the rear yard	It is not entirely in the rear yard

REVERSE SLOPE DRIVEWAY

Does your application propose a reverse slope driveway? Yes No

If yes, a **Grading Plan will be required** as part of the application submission. Furthermore, depending on the nature of the reverse sloped driveway, a **Servicing Plan and Stormwater Management Brief prepared by a qualified Professional Engineer may be required**. For more information regarding this requirement please contact Development Engineering.

REVISED

RECEIVED

By RECEIVED at 11:09 am, Sep 29, 2021

A097/21

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 DIMENSIONS NOT ON THE SET DATE SHALL BE CONSIDERED AS APPROVED BY BANANARCH. BANANARCH SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR THE SET DATE. THE SET DATE SHALL BE CONSIDERED AS APPROVED BY BANANARCH. BANANARCH SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR THE SET DATE. THE SET DATE SHALL BE CONSIDERED AS APPROVED BY BANANARCH.

RESPONSES FROM BANANARCH SHALL BE ALL RIGHTS RESERVED. BANANARCH RETAINS ALL RIGHTS OF OWNERSHIP AND CONTROL IN THE ELECTRICAL, MECHANICAL AND PLUMBING WORK. BANANARCH SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR THE SET DATE. THE SET DATE SHALL BE CONSIDERED AS APPROVED BY BANANARCH. BANANARCH SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR THE SET DATE. THE SET DATE SHALL BE CONSIDERED AS APPROVED BY BANANARCH.

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

14	SEP 27 21	ISSUED FOR COA
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 ARCHITECTURAL
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
NO.	DATE	DESCRIPTION
REVISIONS / ISSUE DATES		

BANANARCH
Design studio

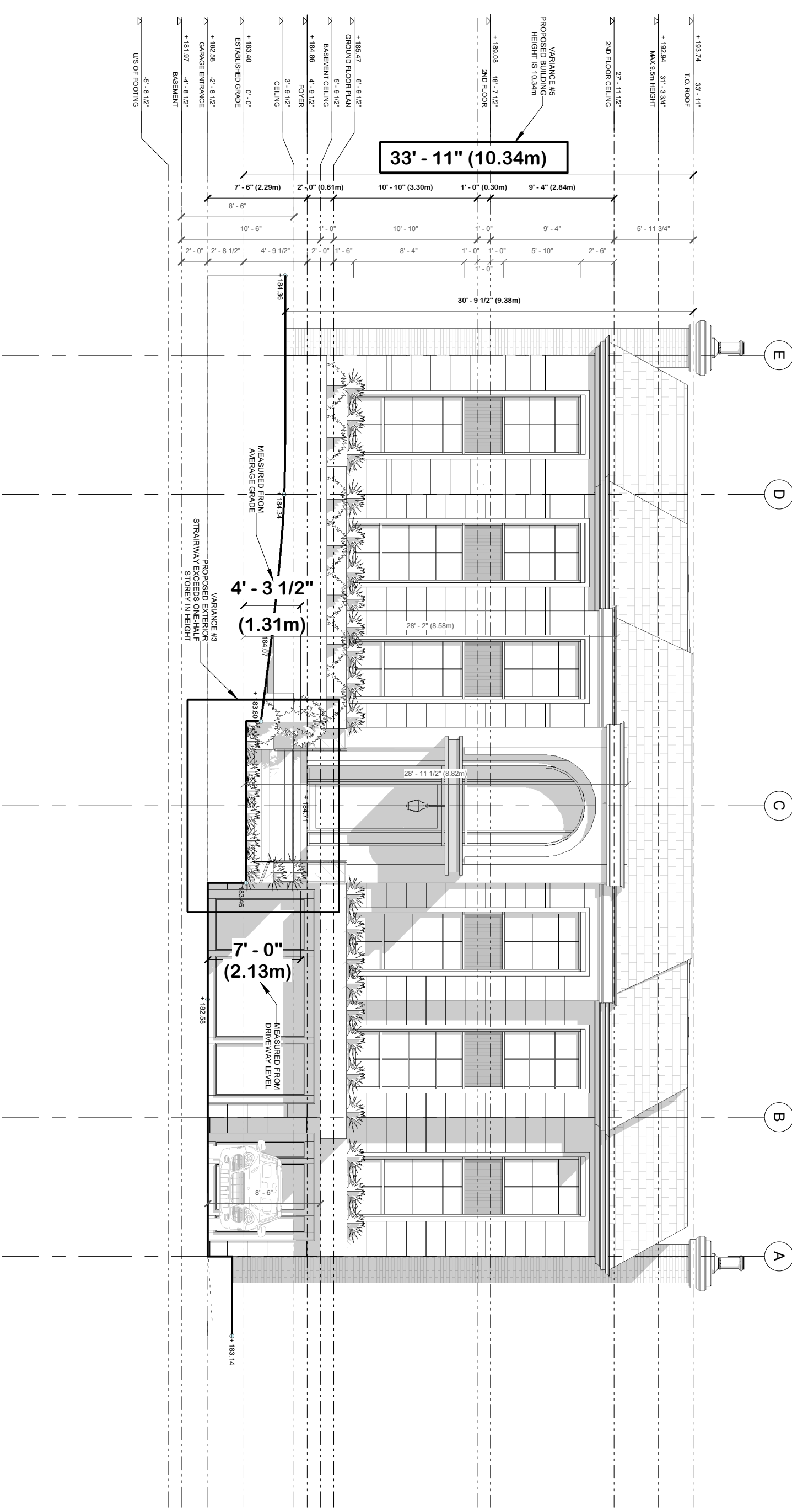
TEL: (416) 275-7553
INFO@BANANARCH.COM

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

DRAWN BY: DATE:
M.G. APRIL 2021

CHECKED BY: PROJECT NO.:
N/A F-0143

SCALE: 1/8" = 1'-0"
DRAWING TITLE: FRONT ELEVATION
DRAWING NO: A200



- Z +185.47 6'-9 1/2" GROUND FLOOR PLAN
- Z +184.86 5'-9 1/2" BASEMENT CEILING
- Z +184.86 4'-9 1/2" Foyer
- Z 3'-9 1/2" CEILING
- Z +183.40 0'-0" ESTABLISHED GRADE
- Z +182.58 -2'-8 1/2" GARAGE ENTRANCE
- Z +181.97 -4'-8 1/2" BASEMENT
- Z -5'-8 1/2" US OF FOOTING

