



File: A212/21

Applicant: Giuseppe and Enza Aquilino

Address: 205 Bourbon Street, Woodbridge

Agent: Fausto Cortese Architects Inc.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, November 18, 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: 15

A212/21

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, November 18, 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:** Giuseppe and Enza Aquilino
- Agent:** Fausto Cortese Architects Inc.
- Property:** **205 Bourbon Street, Woodbridge**
- Zoning:** The subject lands are zoned R2, Residential, and subject to the provisions of Exception 9(382) and (438) 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 and sports court to be 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 rear yard setback of 7.5 metres is required [Schedule A]	1. To permit a minimum rear yard setback of 1.60 metres for an accessory building (cabana).
2. In an R2 Zone, where the area of a rear yard of a lot is greater than 135 square metres, a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 square metres shall be composed of soft landscaping. 250.18 m ² -135 m ² x 60% = 69.11 m ² required [4.1.2 b]	2. To permit a minimum of 42.47% (48.92 m ²) of that portion of the rear yard in excess of 135 square metres to be composed of soft landscaping.
3. The nearest part of the roof shall not be more than three (3) metres above finished grade. [4.1.1 b)]	3. To permit a maximum height of 3.57 metres to the nearest part of the roof of an accessory structure (cabana), measured from finished grade.

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 November 3, 2021

Applicant confirmed posting of signage on November 3, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1986
Cabana (partially constructed)	Proposed
Sports Court	Proposed

Applicant has advised that they cannot comply with By-law for the following reason(s):
The as built/partially constructed cabana does not follow current zoning standards.

Committee of Adjustment recommended conditions of approval:

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 10m2.

1. In an email dated October 19, 2021, the Applicant confirms that the artificial turf is not included in calculations for soft rear yard landscaped area.
2. In an email dated October 19, 2021, and on a revised Site Plan received via email on October 20, 2021 the Applicant confirms that the retaining wall, as shown shown in the rear yard (abutting the interior side lot lines and near the rear lot line), will be 0.51 metres in height.
Note: The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.
3. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

Building Standards Recommended conditions of approval:

Building Inspections (Septic):

No comments or concerns

Development Planning:

Please see Schedule C for Development Planning comments/conditions.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A212/21 subject to the following condition(s):

1. 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 or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 40% in order to mitigate potential impacts on the municipal storm water system.

Additional comments:

1. As the cabana in the subject property is 36.8 m2, the owner/ applicant needs to obtain a grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Development Planning & Agency Comments

Development Planning – Under Review

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 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	1. 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 or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 40% 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

Adriana MacPherson

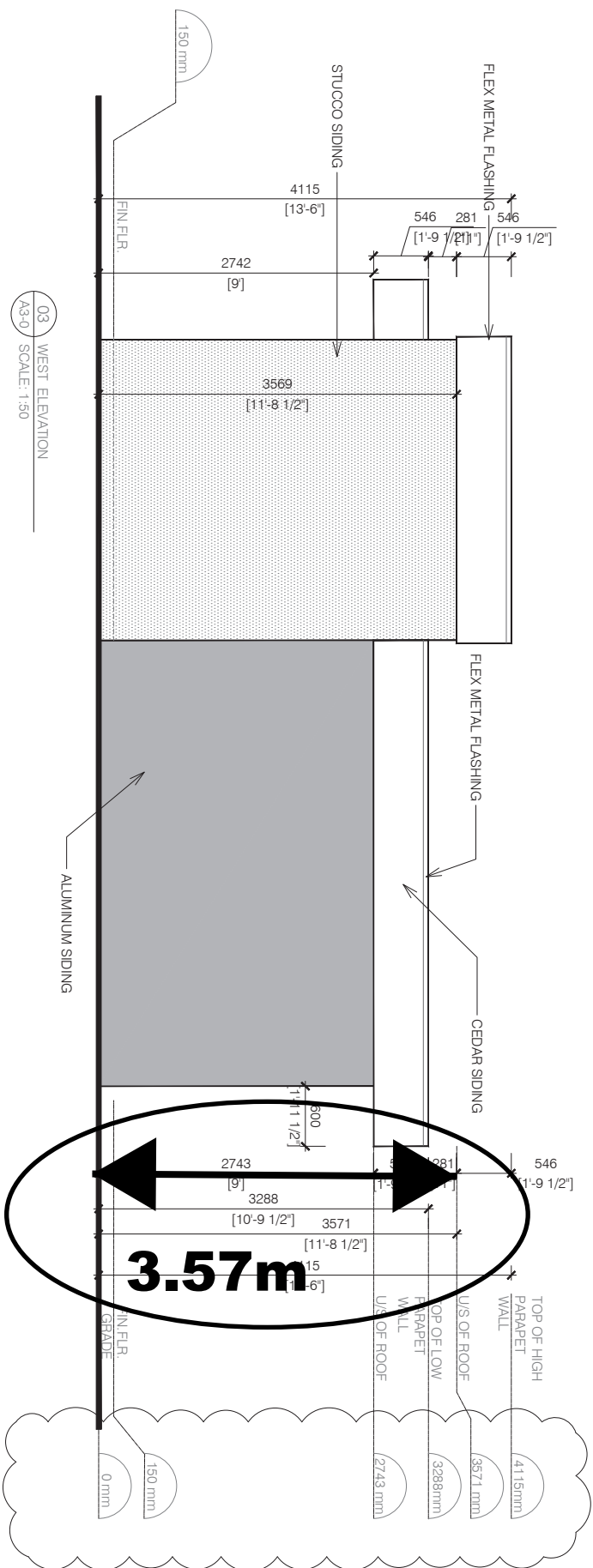
T 905 832 8585 Extension 8360

E CofA@vaughan.ca

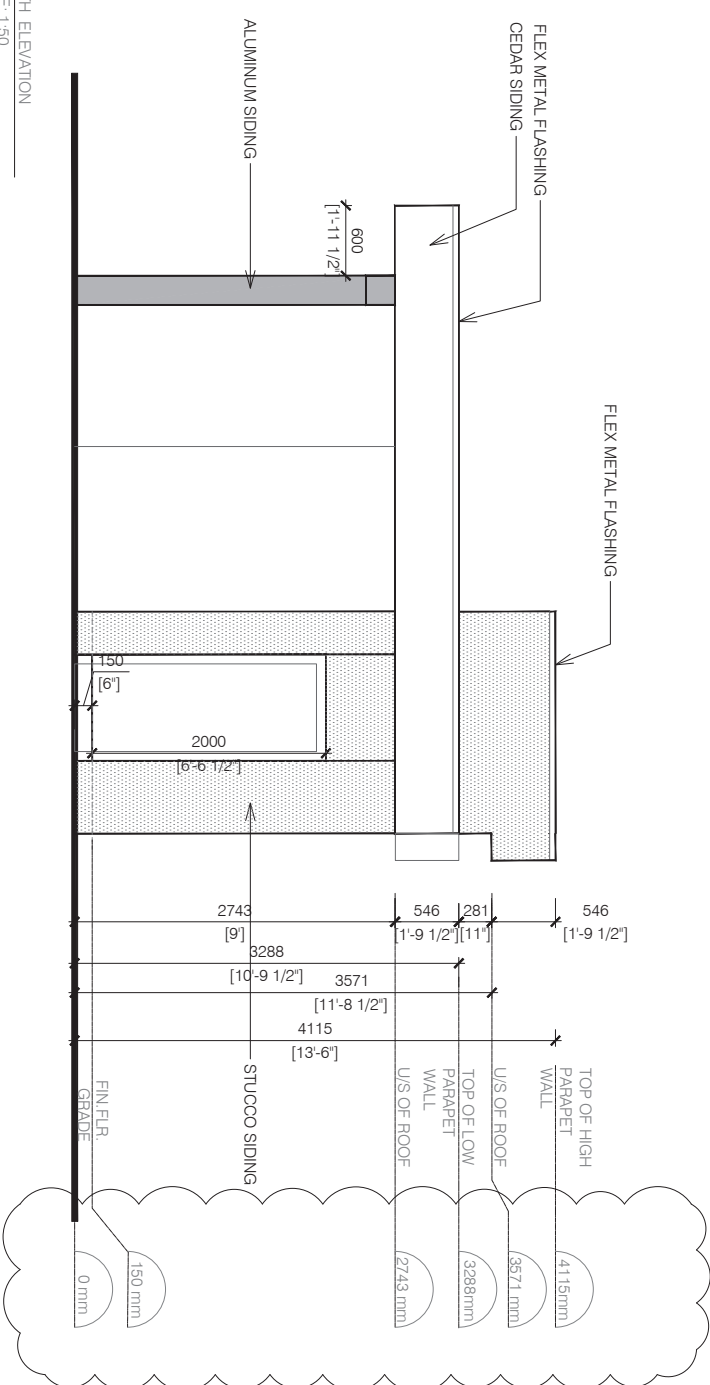
Schedule A: Plans & Sketches

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.

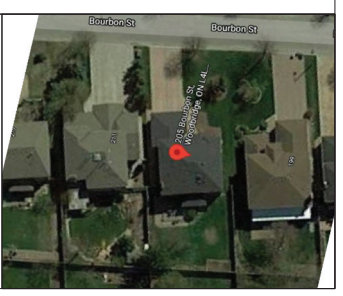
Location Map
Plans & Sketches



03 WEST ELEVATION
A3-0 SCALE: 1:50



04 NORTH ELEVATION
A3-0 SCALE: 1:50



NO.	DESCRIPTION	DATE
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		

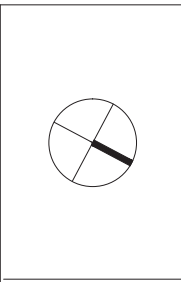
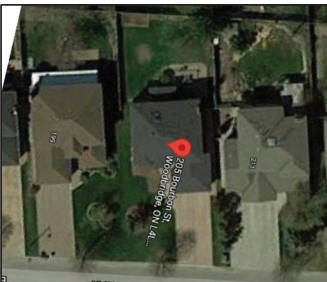
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FCVA
ARCHITECTS

3390 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTES@FCVAARCHITECTS.CA

DRAWING: PROPOSED CABANA
205 BOURBON ST
VAUGHAN

DATE: 13/08/2022	PROJECT NO: 2021-34
SCALE: AS NOTED	DRAWING NO: A3-0
DRAWN BY: BSH	REVIEWED BY: F.C.



No.	REVISIONS	DESCRIPTION	DATE

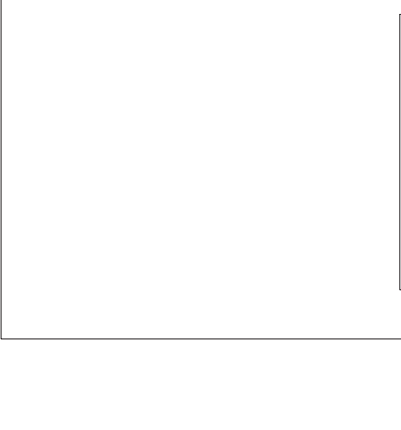
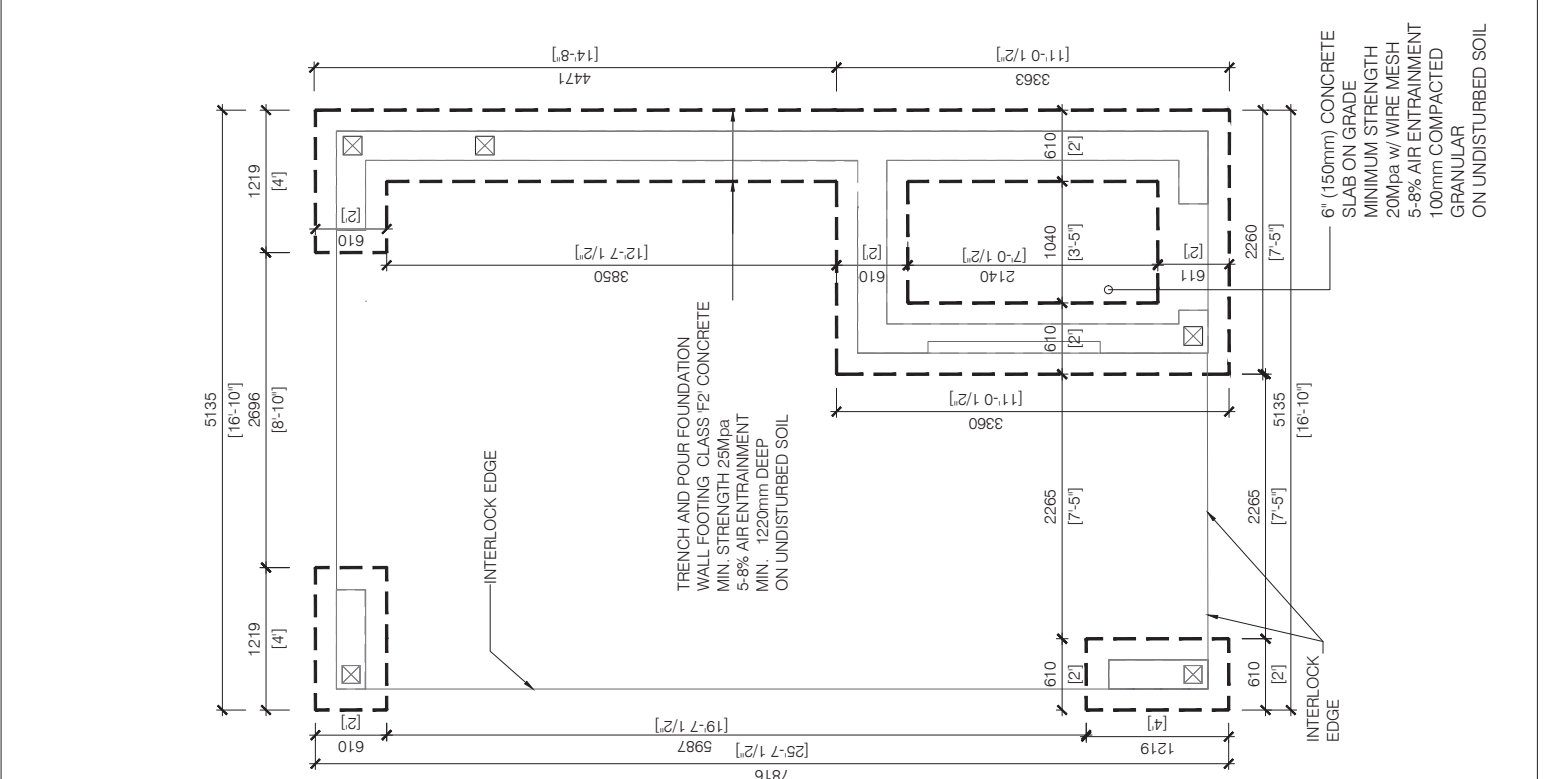
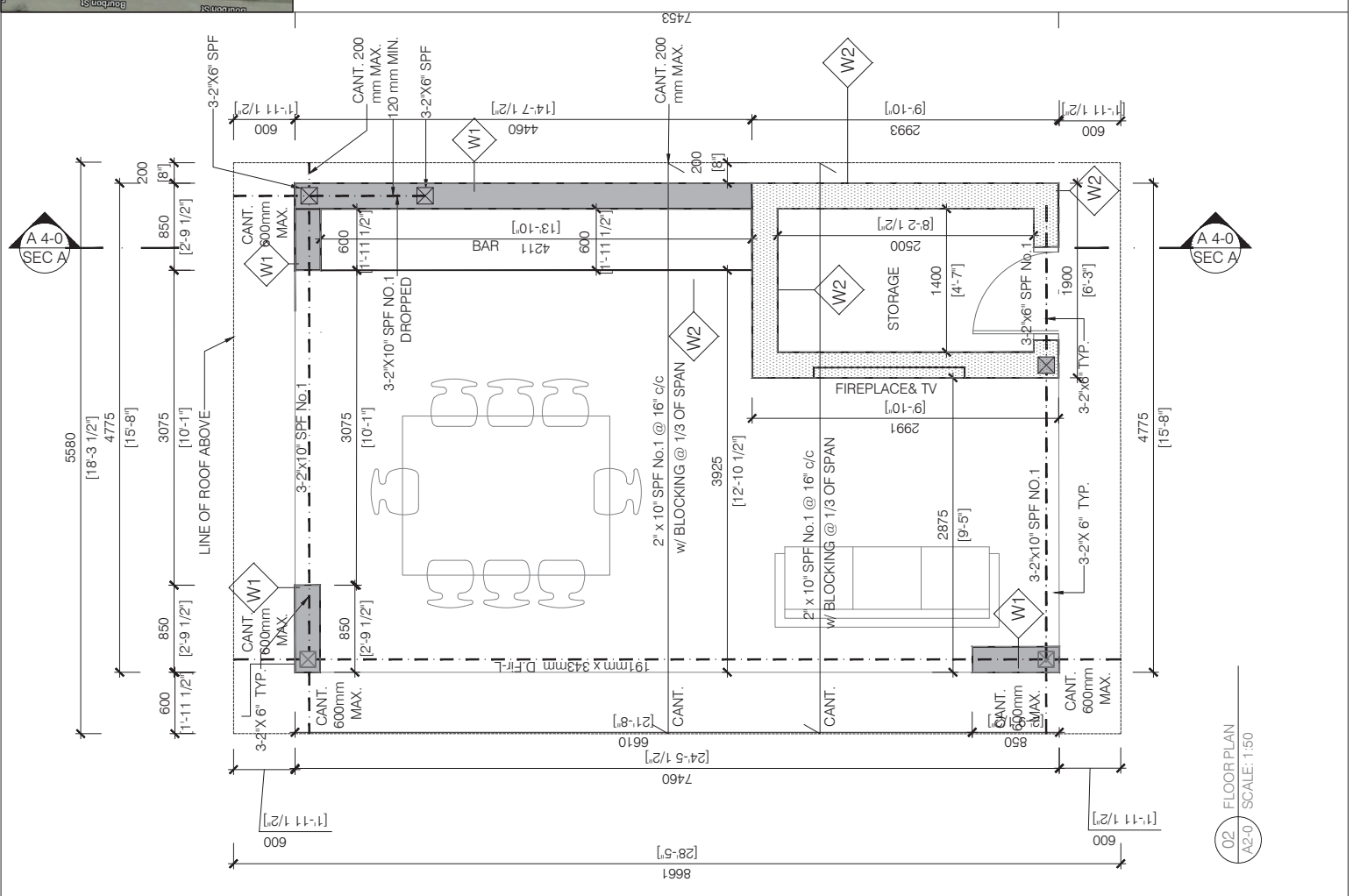
ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR SITE PLAN APPROVAL
 ISSUED FOR BUILDING PERMIT



3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-806-7000
 FCORTES@FCAARCHITECTS.CA

DRAWING
PROPOSED CABANA
 ON
 205 Bourbon St
 VAUGHAN

PROJECT NO:	2021-34
DATE:	13/08/2021
SCALE:	AS NOTED
DRAWING NO:	A2-0
DRAWN BY:	B.S.H.
REVIEWED BY:	F.C.

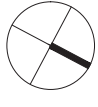
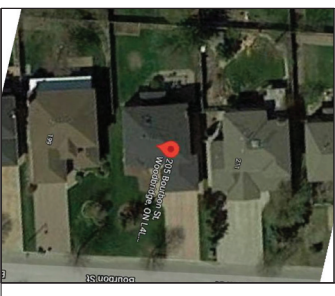


WALL TYPES	WALL TYPES
EXTERIOR ALUMINUM SIDE PARTITION $\frac{3}{8}$ " GYPSUM BOARD (DRYWALL) 2" x 6" WOOD STUDS AT 16" O/C $\frac{1}{4}$ " SHEATHING (PLYWOOD) 1" AIR SPACE ALUMINUM PANEL - DARK ANODIZED	EXTERIOR STUCCO SIDE PARTITION $\frac{3}{8}$ " GYPSUM BOARD (DRYWALL) 2" x 6" WOOD STUDS AT 16" O/C $\frac{1}{4}$ " SHEATHING (PLYWOOD) 1" AIR SPACE STUCCO

01 FOUNDATION PLAN
 A2-0 SCALE: 1:50

02 FLOOR PLAN
 A2-0 SCALE: 1:50

6" (150mm) CONCRETE
 SLAB ON GRADE
 MINIMUM STRENGTH
 20Mpa w/ WIRE MESH
 5-8% AIR ENTRAINMENT
 100mm COMPACTED
 GRANULAR
 ON UNDISTURBED SOIL



No.	DESCRIPTION	DATE
REVISIONS		
1	ISSUED FOR CONSTRUCTION	
2	ISSUED FOR BID	
3	ISSUED FOR BUILDING PERMIT	
4	ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS		

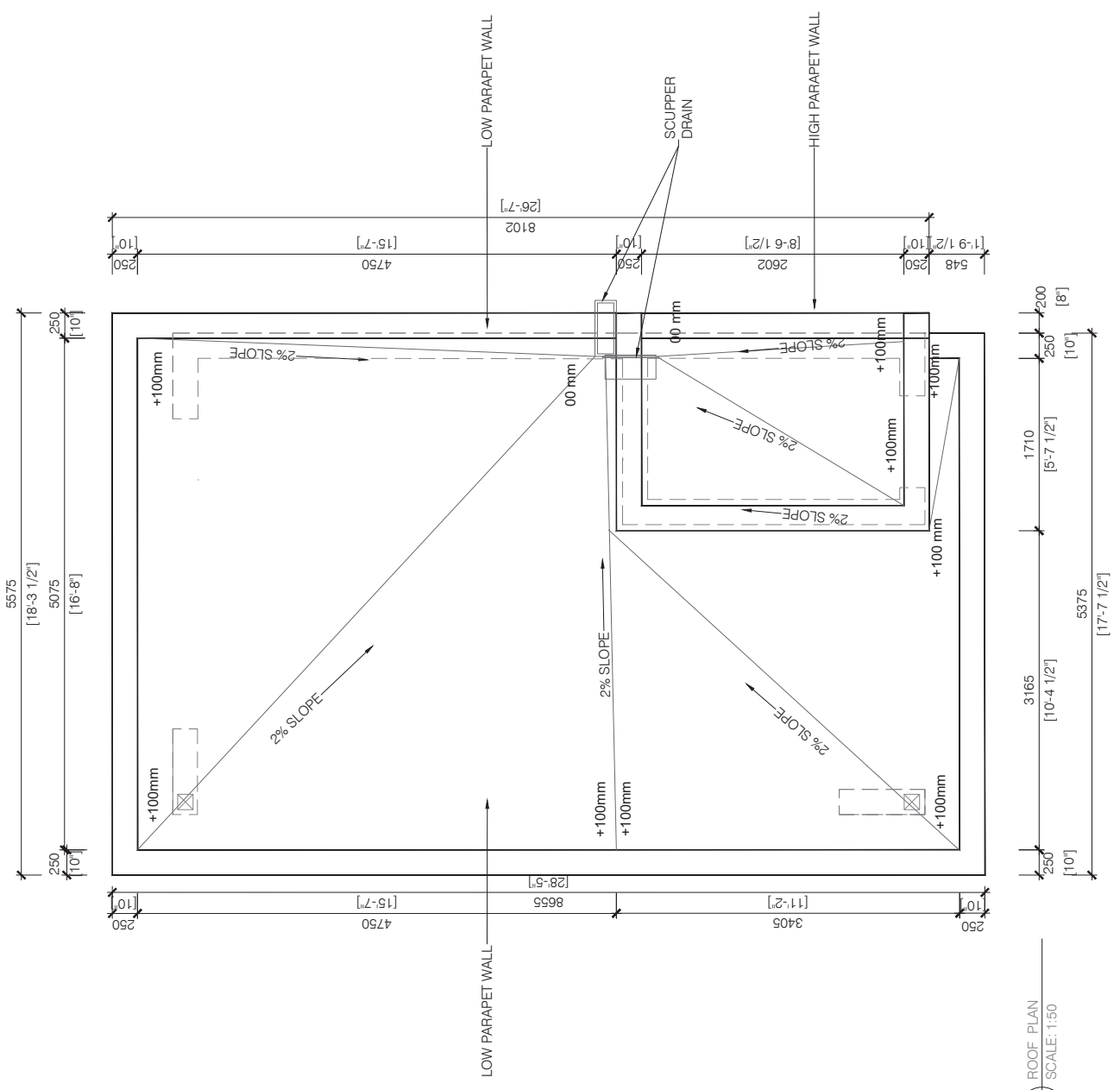
CONTRACTOR MUST CHECK ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED AND SEALED BY THE DESIGNER.
DO NOT SCALE DRAWINGS.

FAUSTO CORTESE
ARCHITECTS

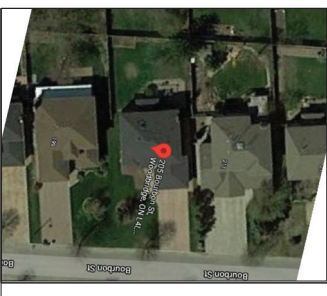
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3B8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING: **PROPOSED CABANA**
ON: **205 Bourbon St**
VAUGHAN

ROOF PLAN	
PLOTTED:	N/A
DATE:	13/09/2021
SCALE:	AS NOTED
DRAWN BY:	B.S.H.
REVIEWED BY:	F.C.
PROJECT No:	2021-34
DRAWING No:	A2-1



01 ROOF PLAN
A2-1 SCALE: 1:50



No.	DESCRIPTION	DATE
REVISIONS		

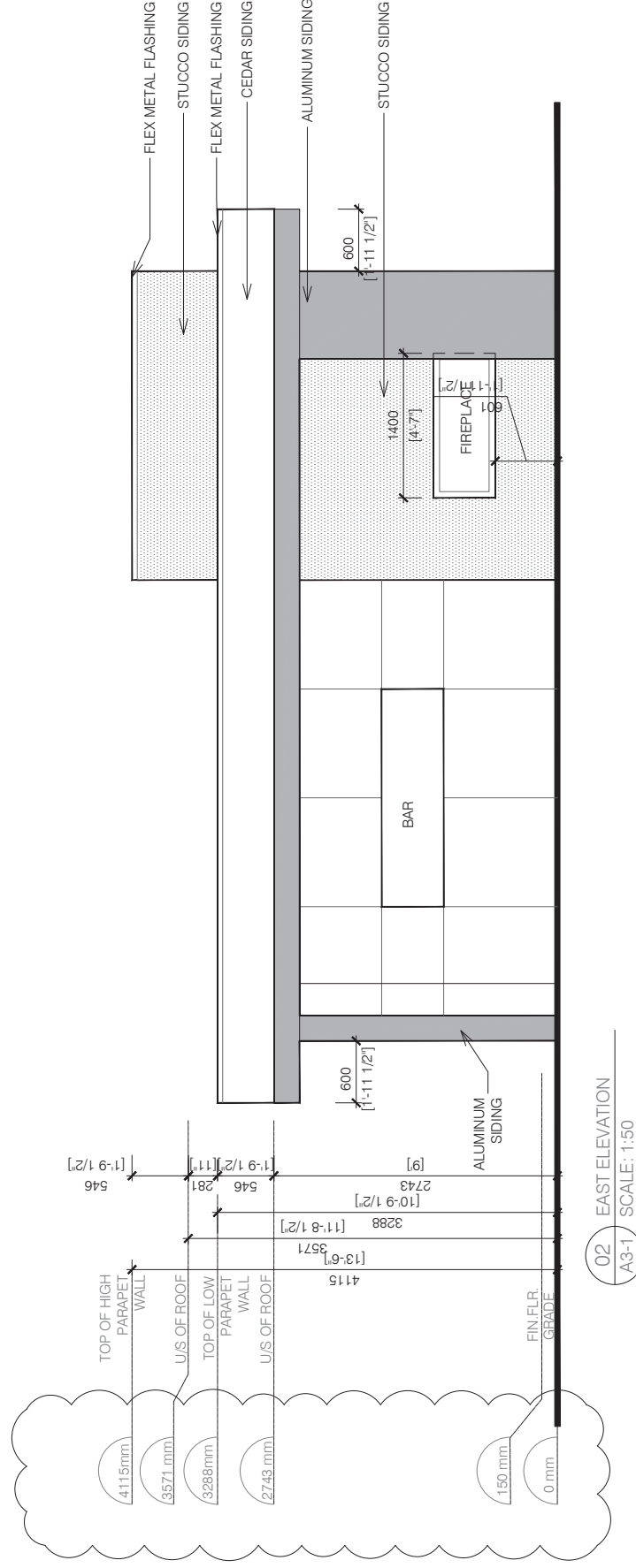
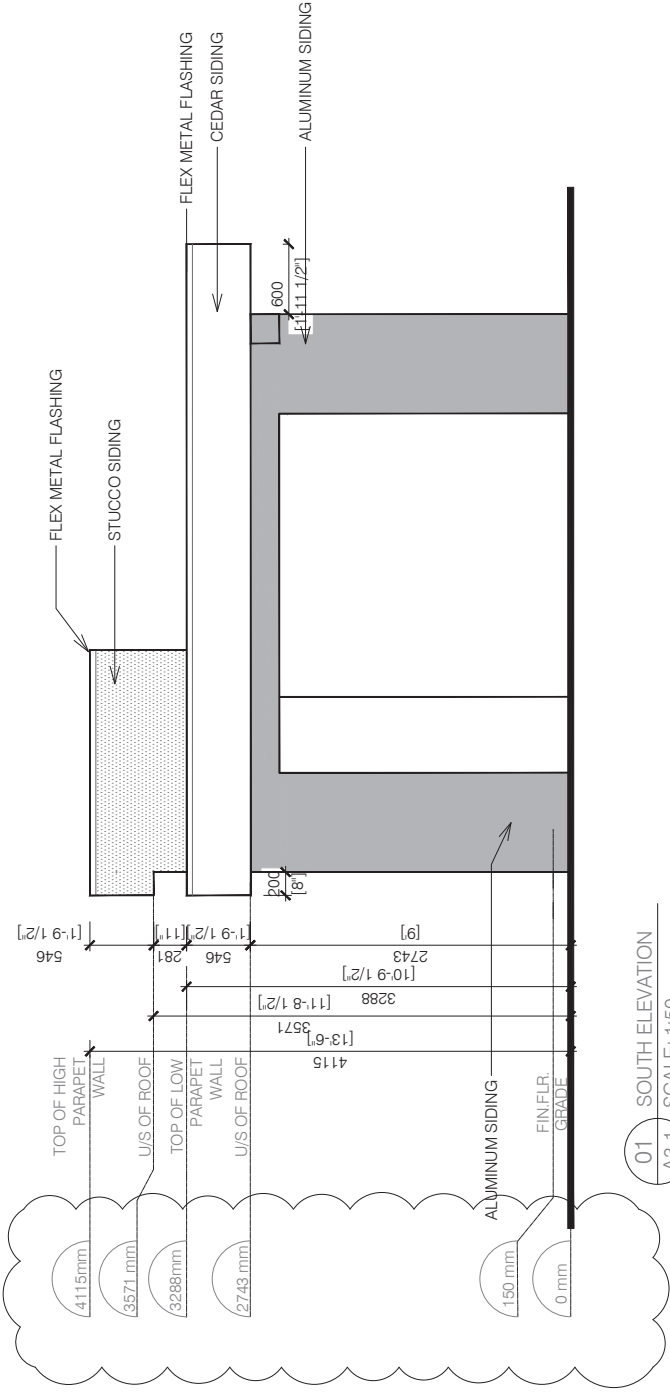
ISSUED FOR CONSTRUCTION
 ISSUED FOR BID
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS

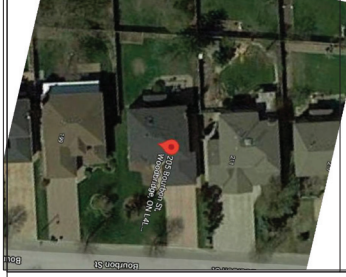
CONTRACTOR MUST CHECK ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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FAUSTO CORTESE ARCHITECTS
 3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3B8
 416-806-7000
 FCORTESE@FCAKCHITECTS.CA

DRAWING: **PROPOSED CABANA**
 205 BOURBON ST
 VAUGHAN

DRAWING	ELEVATION	PROJECT No.	2021-34
DATE	13/09/2022	DRAWING No.	A3-1
SCALE	AS NOTED	DRAWN BY	B.S.H.
DRAWN BY	REVIEWED BY	DATE	2021-34





No.	REVISIONS	DATE

ISSUED FOR CONSTRUCTION

ISSUED FOR BID

ISSUED FOR BUILDING PERMIT

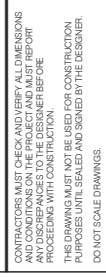
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTOR MUST CHECK ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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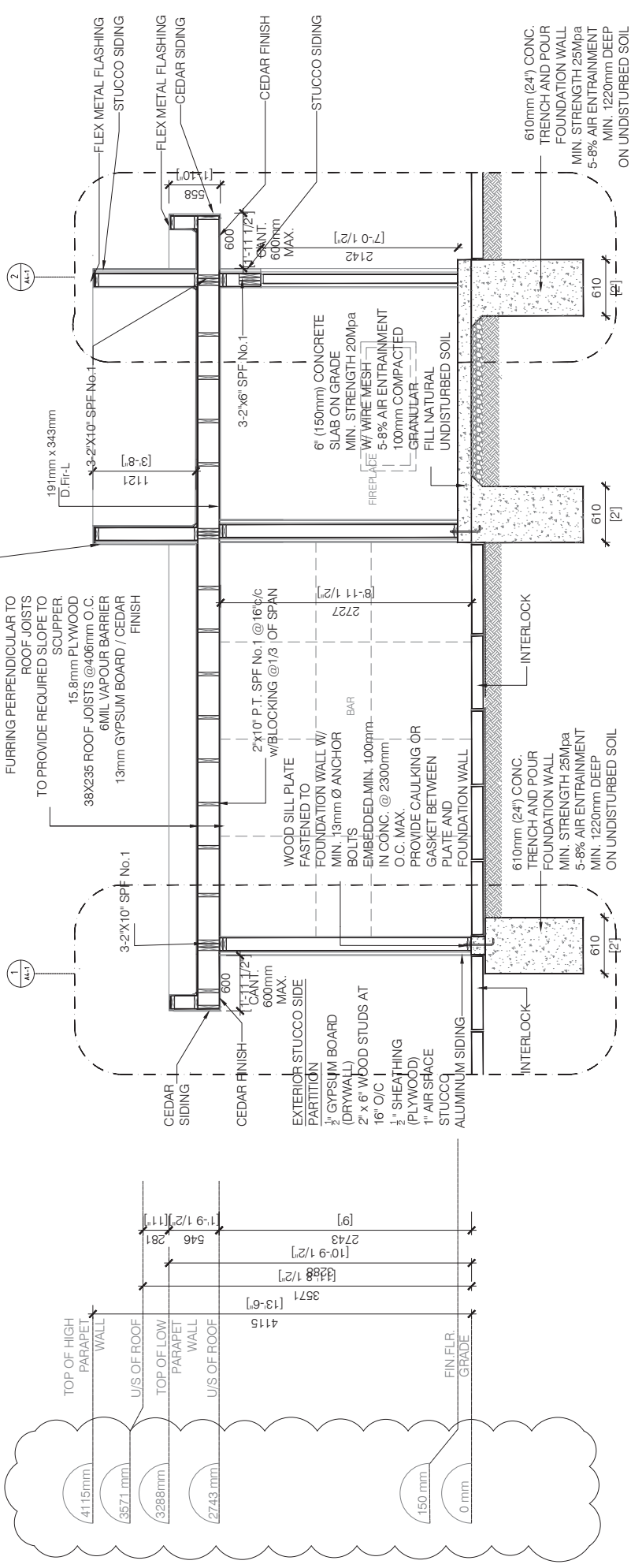


FAUSTO CORTESE
ARCHITECTS

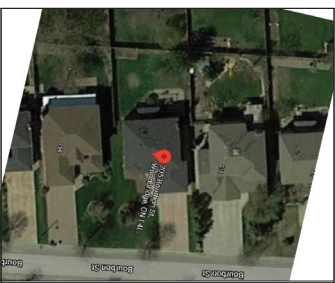
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCAKCHITECTS.CA

DRAWING: **PROPOSED CABANA**
205 BOURBON ST
VAUGHAN

DRAWING		SECTION	
PLOTTED:	N/A	PROJECT No:	2021-34
DATE:	13/09/2022	DRAWING No:	A4-0
SCALE:		AS NOTED	
DRAWN BY:	B.S.H.	REVIEWED BY:	F.C.



02 SECTION A
A4-0 SCALE: 1:50



No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		
SUBMITTALS		
CONTRACTOR MUST CHECK ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND LIST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.		
THE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION OF OTHER PROJECTS WITHOUT THE WRITTEN CONSENT AND SIGNED BY THE DESIGNER.		
DO NOT SCALE DRAWINGS.		

3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 416-806-7000
 FCORTESE@FCAKCHITCS.CA

PROPOSED CABANA
 205 BOURBON ST
 VAUGHAN

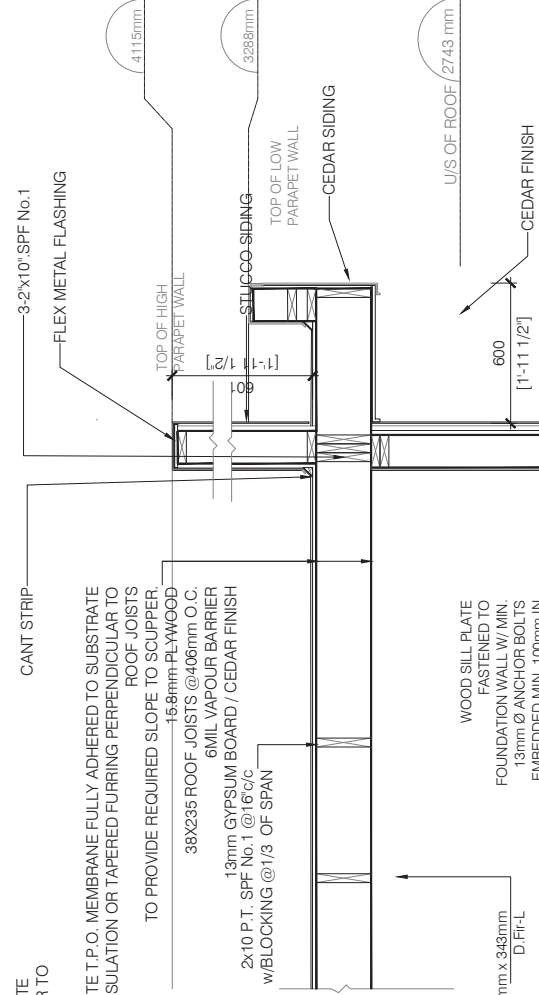
WALL SECTION



DATE: 13/09/2021 PROJECT No: 2021-34
 SCALE: AS NOTED DRAWING No: A4-1
 DRAWN BY: B.S.H. REVIEWED BY: F.C.

60mm WHITE T.P.O. MEMBRANE FULLY ADHERED TO SUBSTRATE TAPERED INSULATION OR TAPERED FURRING PERPENDICULAR TO ROOF JOISTS TO PROVIDE REQUIRED SLOPE TO SCUPPER.

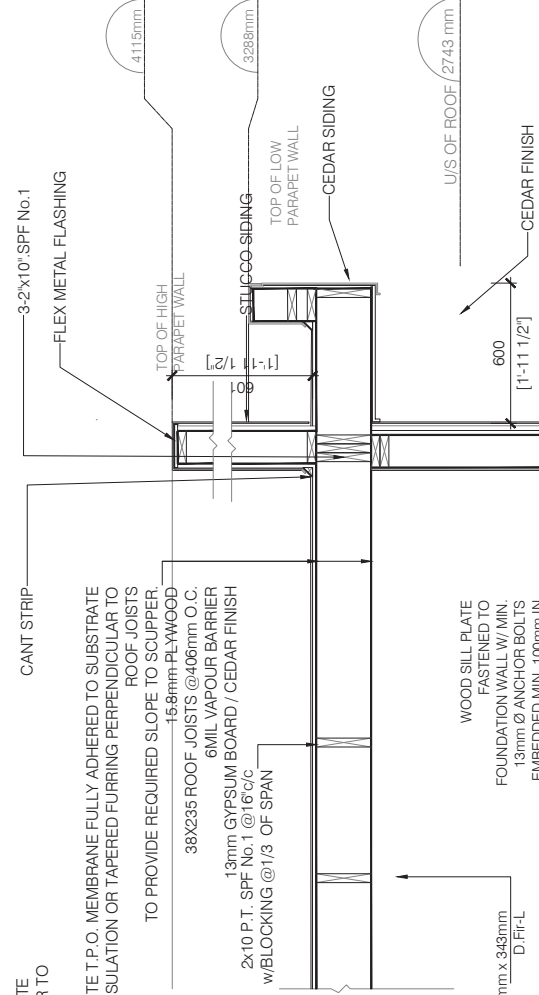
15.8mm PLYWOOD
 38X235 ROOF JOISTS @406mm O.C.
 6MIL VAPOUR BARRIER
 13mm GYPSUM BOARD / CEDAR FINISH
 2X10 P.T. SPF No.1 @16° c/c w/BLOCKING @1/3 OF SPAN



01 WALL SECTION W1
 A4-1 SCALE: 1:25

60mm WHITE T.P.O. MEMBRANE FULLY ADHERED TO SUBSTRATE TAPERED INSULATION OR TAPERED FURRING PERPENDICULAR TO ROOF JOISTS TO PROVIDE REQUIRED SLOPE TO SCUPPER.

15.8mm PLYWOOD
 38X235 ROOF JOISTS @406mm O.C.
 6MIL VAPOUR BARRIER
 13mm GYPSUM BOARD / CEDAR FINISH
 2X10 P.T. SPF No.1 @16° c/c w/BLOCKING @1/3 OF SPAN



02 WALL SECTION W2
 A4-1 SCALE: 1:25

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: Development Planning & 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.-

Development Planning – No concerns or objections

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 18, 2021
Name of Owner: Enzo and Giuseppe Aquilino
Location: 205 Bourbon Street
File No.(s): A212/21

Proposed Variance(s):

1. To permit a minimum rear yard setback of 1.6 m for an accessory building (cabana).
2. To permit a minimum of 42.47% (48.92 m²) of that portion of the rear yard in excess of 135 square metres to be composed of soft landscaping.
3. To permit a maximum height of 3.57 m to the nearest part of the roof of an accessory structure (cabana), measured from finished grade.

By-Law Requirement(s):

1. A minimum rear yard setback of 7.5 m is required. [Schedule A]
2. In an R2 Zone, where the area of a rear yard of a lot is greater than 135 square metres, a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 square metres shall be composed of soft landscaping. 250.18 m² - 135 m² x 60% = 69.11 m² required [4.1.2 b]
3. The nearest part of the roof shall not be more than three (3) m above finished grade. [4.1.1 b]

Official Plan:

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

Comments:

The Owner is proposing to permit a cabana in the rear yard with the above-noted variances.

The Development Planning Department has no objection to the requested rear yard setback to the cabana. The requested rear yard setback of 1.6 m is measured to a pinch point and expands to 2.37 m at its greatest extent. Additional landscape screening in the form of hedge trees has been provided along the interior side yard and is also proposed between the cabana and the rear lot line, as shown on the submitted Site Plan, which will mitigate the visual impact of the structure.

The Development Planning Department does not object to Variance 2 as the Owner is proposing soft landscaping along the edge of the property which minimizes drainage impacts associated with an increase in hard landscaping. The Development Engineering (DE) Department has also reviewed the application and have no concern with the reduction in rear yard soft landscaping, subject to the condition that the Owner demonstrate appropriate Low-Impact Development (LID) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard in order to mitigate potential impacts on the municipal storm water system.

A small portion of the roof of the cabana projects to a maximum height of 4.1 m, and the underside portion of the roof projection is measured at 3.57 m, for which a variance has been identified. Most of the structure is at a lower height which complies with both the total maximum height of 4.5 m for an accessory structure as well as the maximum height of 3 m measured to the nearest part of the roof of an accessory structure, for which the cabana provides 3.3 m and 2.7 m respectively. As the requested variance is only for a small portion of the roof, the Development Planning Department has no objection to Variance 3.

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.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following condition(s) of approval are recommended:

None

Comments Prepared by:

Michael Torres, Planner I

Letizia D'Addario, Senior Planner



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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

Adriana MacPherson

Subject: FW: A212/21 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: October-26-21 10:58 AM
To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A212/21 - Request for Comments

Good morning Adriana,
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