

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A236/21
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AGENDA ITEM NUMBER: 09	CITY WARD #: 1
APPLICANT:	Nicky Maraj, Tsambikos Antonarakis and Tetyana Rigillo
AGENT:	Sam Pasquale
PROPERTY:	52 Goodman Crescent, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No comments, no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) 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.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A236/21**

AGENDA ITEM NUMBER: 09	CITY WARD #: 1
APPLICANT:	Nicky Maraj, Tsambikos Antonarakis and Tetyana Rigillo
AGENT:	Sam Pasquale
PROPERTY:	52 Goodman Crescent, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ("VOP 2010"): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard of 10.23 metres is required. (Sections 4.5 and 7.2.2)	To permit a minimum front yard of 9.0 metres.
2	A maximum encroachment of 2.0 metres is permitted into the required front yard for the porch and access stairs. (Section 4.13)	To permit a maximum encroachment of 2.18 metres into the required front yard for the porch and access stairs.
3	A maximum lot coverage of 23% is permitted for dwellings that do not exceed 9.5 metres in height. (Section 7.2.2)	To permit a maximum lot coverage of 23.69% (dwelling 23.0% and covered porch 0.69%) for the dwelling that does not exceed 9.5 metres in building height.

The subject lands are zoned R1V Old Village Residential under By-law 1-88 as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum front yard of 11.0 metres is required. (Schedule A)	To permit a minimum front yard of 7.31 metres.
5	A maximum lot coverage of 20% is permitted. (Schedule A)	To permit a maximum lot coverage of 23.69% (dwelling 23.0% and covered porch 0.69%).

HEARING INFORMATION

DATE & TIME OF HEARING: January 20, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION	
<p>Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.</p> <p>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>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.</p> <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	January 5, 2022	
Date Applicant Confirmed Posting of Sign:	December 9, 2021	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Due to family needs. Home with extra square footage with parent, kids and live-in inlaws.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.		Yes
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
<p>A minimum front yard setback shall be the existing front yard setback, provided that the said yard may be reduced a maximum of 10% and provided further that the minimum shall be no less than 9.0 metres. The existing survey that was provided did not indicate the original setback. Please provide the minimum setback from the front lot line to the nearest part of the existing dwelling.</p> <p>Notes:</p> <ol style="list-style-type: none"> Please note that an A/C unit shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard. Lot coverage has been calculated as follows: 24.9% for the dwelling and 0.69% for the covered porch. 	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
<p>As the proposed dwelling in the subject property has some changes after the grading approval (Received April 19, 2021), the owner/ applicant needs to obtain a revised lot 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)</p> <p>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. Stuff 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. (Condition attached)</p> <p>The owner/applicant shall contact Transportation and Fleet Management Services (Joint Operations Centre) if there is any work required related to the driveway culvert. Please visit https://www.vaughan.ca/services/residential/transportation/roads/culvert_installation/Pages/default.aspx for more information.</p> <p>The Development Engineering (DE) Department does not object to variance application A136/21 subject to the following condition(s):</p>	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the revised 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 and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.59% in order to mitigate potential impacts on the municipal storm water system.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>Demolition development charge credit will expire on Oct 13, 2025.</p>	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

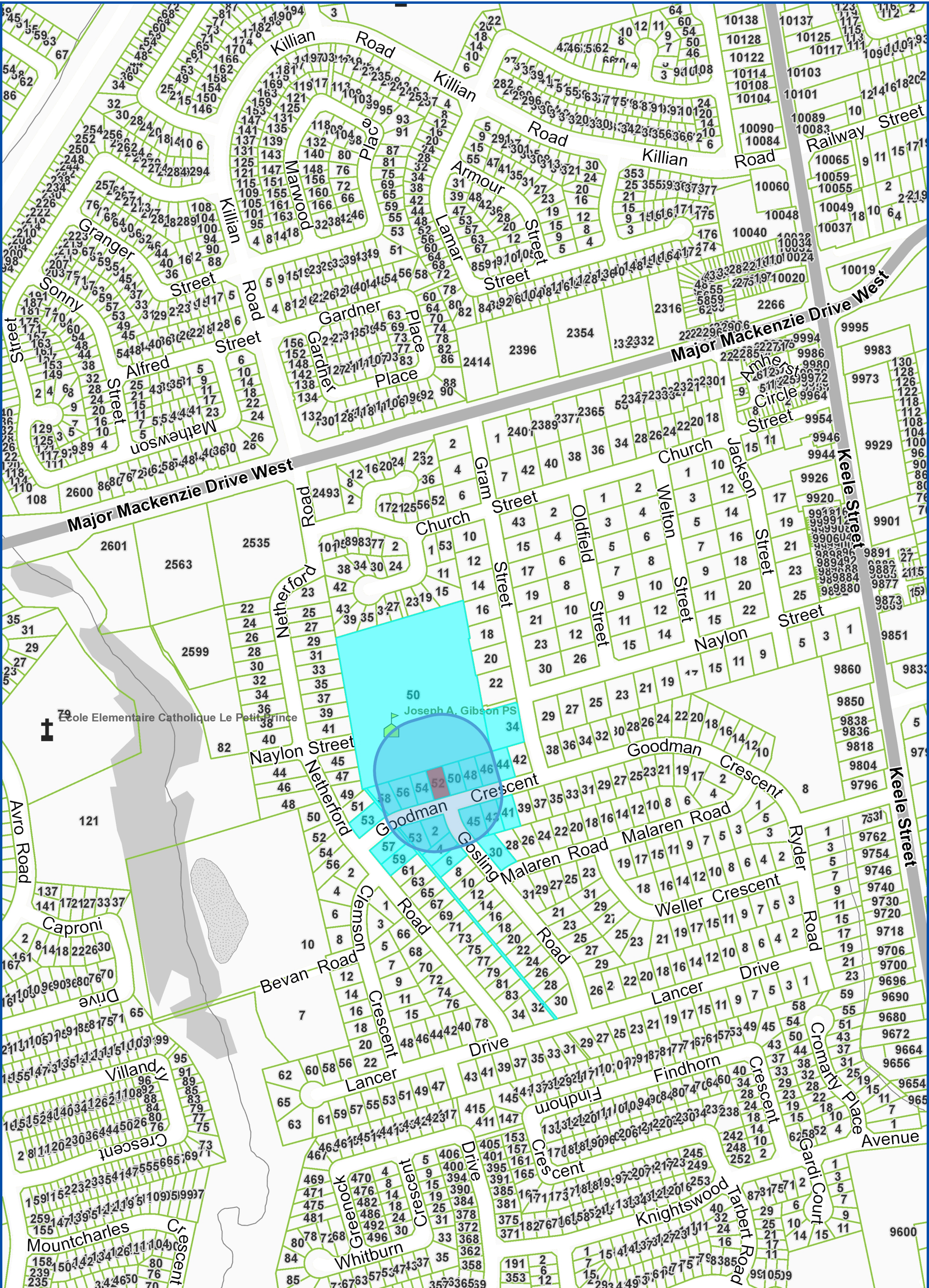
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the revised 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 and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.59% in order to mitigate potential impacts on the municipal storm water system.

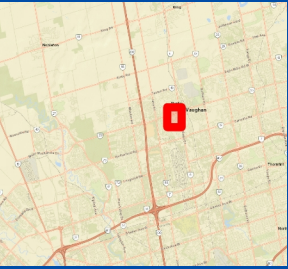
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>	
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>	
<p>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.</p>	

SCHEDULE A: DRAWINGS & PLANS



Map Information:




Title:

52 GOODMAN CRESCENT, MAPLE

NOTIFICATION MAP - A236/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:6,180

0 0.10 km



Created By:

Infrastructure Delivery Department
November 2, 2021 12:07 PM

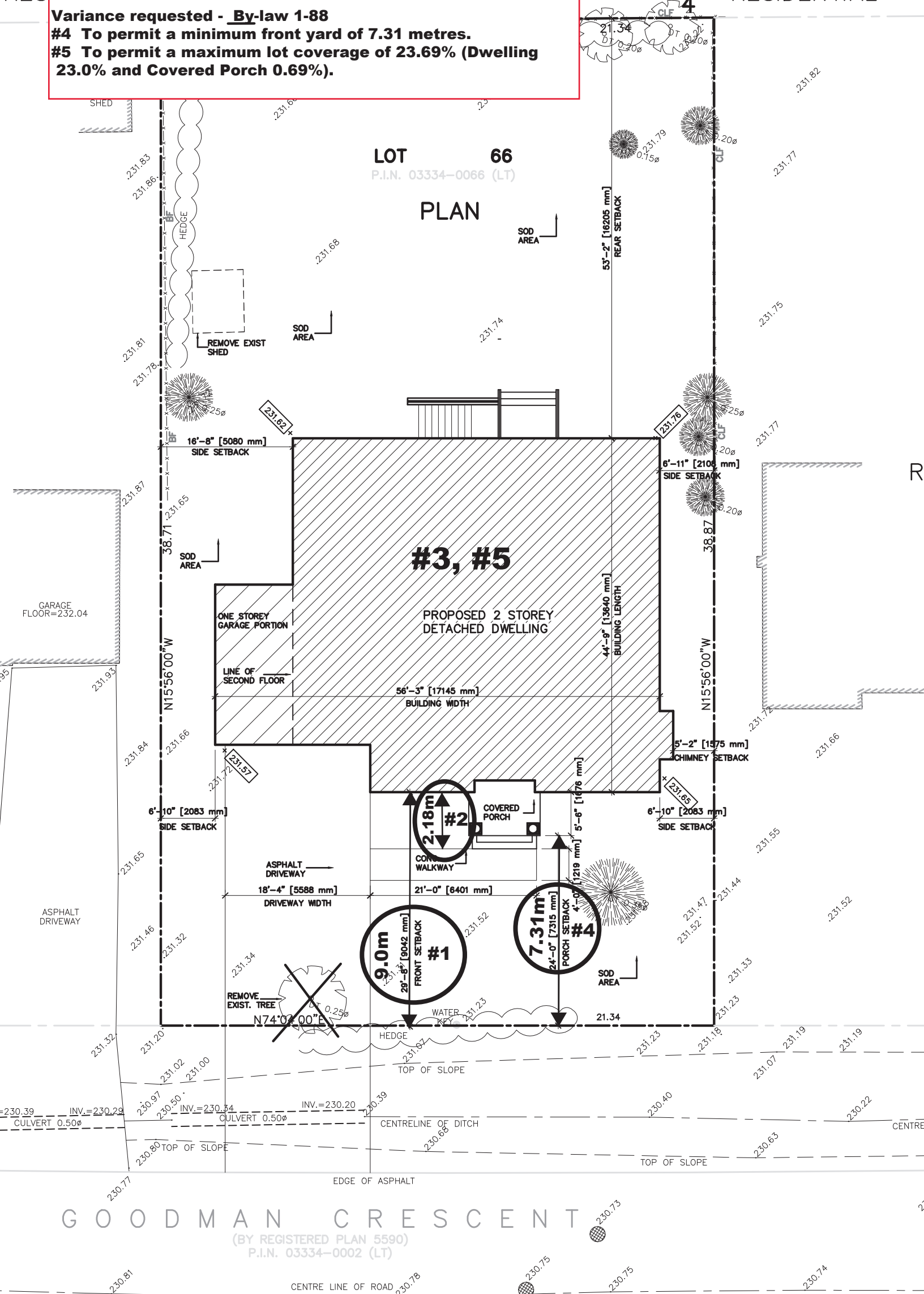
Projection:

NAD 83
UTM Zone 17N

- #1 To permit a minimum front yard of 9.0 metres.**
- #2 To permit a maximum encroachment of 2.18 metres into the required front yard for the porch and access stairs.**
- #3 To permit a maximum lot coverage of 23.69% (Dwelling 23.0% and Covered Porch 0.69%), for the dwelling that does not exceed 9.5 metres in building height.**

December 22, 2021

#4 To permit a minimum front yard of 7.31 metres.
#5 To permit a maximum lot coverage of 23.69% (Dwelling 23.0% and Covered Porch 0.69%).



Revised
December 22, 2021



LOT 66
P.I.N. 03334-0066 (LT)
REGISTERED

RESIDENTIAL LOT	20	RESIDENTIAL
P.I.N. 0334-0076 (LIT)	24	

5590

SITE STATISTICS		IMPERIAL	METRIC
SITE AREA		8,908.19 S.F.	827.57 SM
BASEMENT FLOOR PLAN		1,619 S.F.	150.4 SM
FIRST FLOOR PLAN		1,619 S.F.	150.4 SM
SECOND FLOOR PLAN		2,011 S.F.	186.8 SM
GARAGE AREA		599 S.F.	55.6 SM
PORCH AREA ONLY		61 S.F.	5.7 SM
COVERAGE BUILDING AREA ONLY NOT INCLUDING PORCH AREA	24.0 %	2,416.17 S.F.	260.7 SM
COVERAGE TOTAL COVERAGE - BUILDING AREA AND INCLUDING PORCH AREA	25.56 %	2,279.17 S.F.	211.8 SM
TOTAL LIVING AREA		3,630 S.F.	337.3 SM

ESIDENTIAL

1 STY.
BRICK DWELLING
No. 54
FFE=232.21

GARAGE
FLOOR=232.04

#3, #5

PLAN

RESIDENTIAL

1 STY.
RICK DWELLING
No. 50
FFE=231.78

31.79 GE

GOODMAN CRESCENT

Variance requested - By-law 01-2021

#1 To permit a minimum front yard of 9.0 metres.

#2 To permit a maximum encroachment of 2.18 metres into the required front yard for the porch and access stairs.

#3 To permit a maximum lot coverage of 23.69% (Dwelling 23.0% and Covered Porch 0.69%), for the dwelling that does not exceed 9.5 metres in building height.

Variance requested - By-law 1-88

#4 To permit a minimum front yard of 7.31 metres.

#5 To permit a maximum lot coverage of 23.69% (Dwelling 23.0% and Covered Porch 0.69%).

Architectural CADD Studio



Residential • Retail • Industrial • Commercial

Construction Drawings • Design Drawings • Measured Drawings
Details • Interior Design • Site Planning

27 Gillespie Avenue
Toronto, Ontario M6N 2Y5

Tel: (416) 656-1454

DATE
JULY 26 2021

DRAWN
S.J.P.

1:250
1:250

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND SHALL BE RETURNED UPON COMPLETION OF THE CONSTRUCTION WORK.

PROJECT
PROPOSED TWO STOREY DETACHING DWELLING FOR:

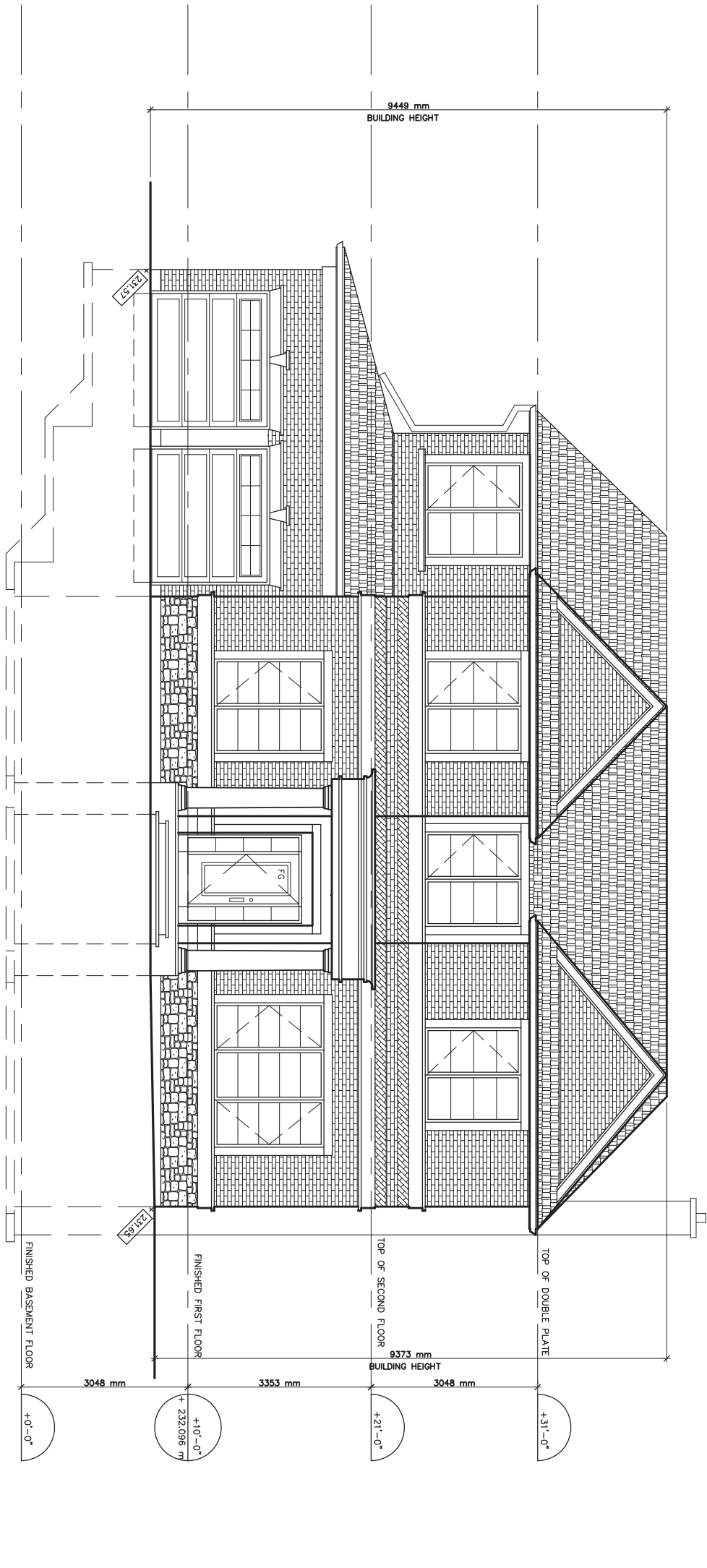
RIGILLO RESIDENCE
52 GOODMAN CRESCENT
VAUGHAN

ONTARIO

SHEET TITLE
SITE PLAN

SHEET NO.

A1



Architectural CADD Studio



Residential • Retail • Industrial • Commercial

Construction Drawings • Design Drawings • Measured Drawings
Details • Interior Design • Site Planning

27 Gillespie Avenue
Toronto, Ontario M6N 2Y5

Tel: (416) 656-1454

DATE
JULY 26 2021

DRAWN
S.J.P.

1:250
1:100

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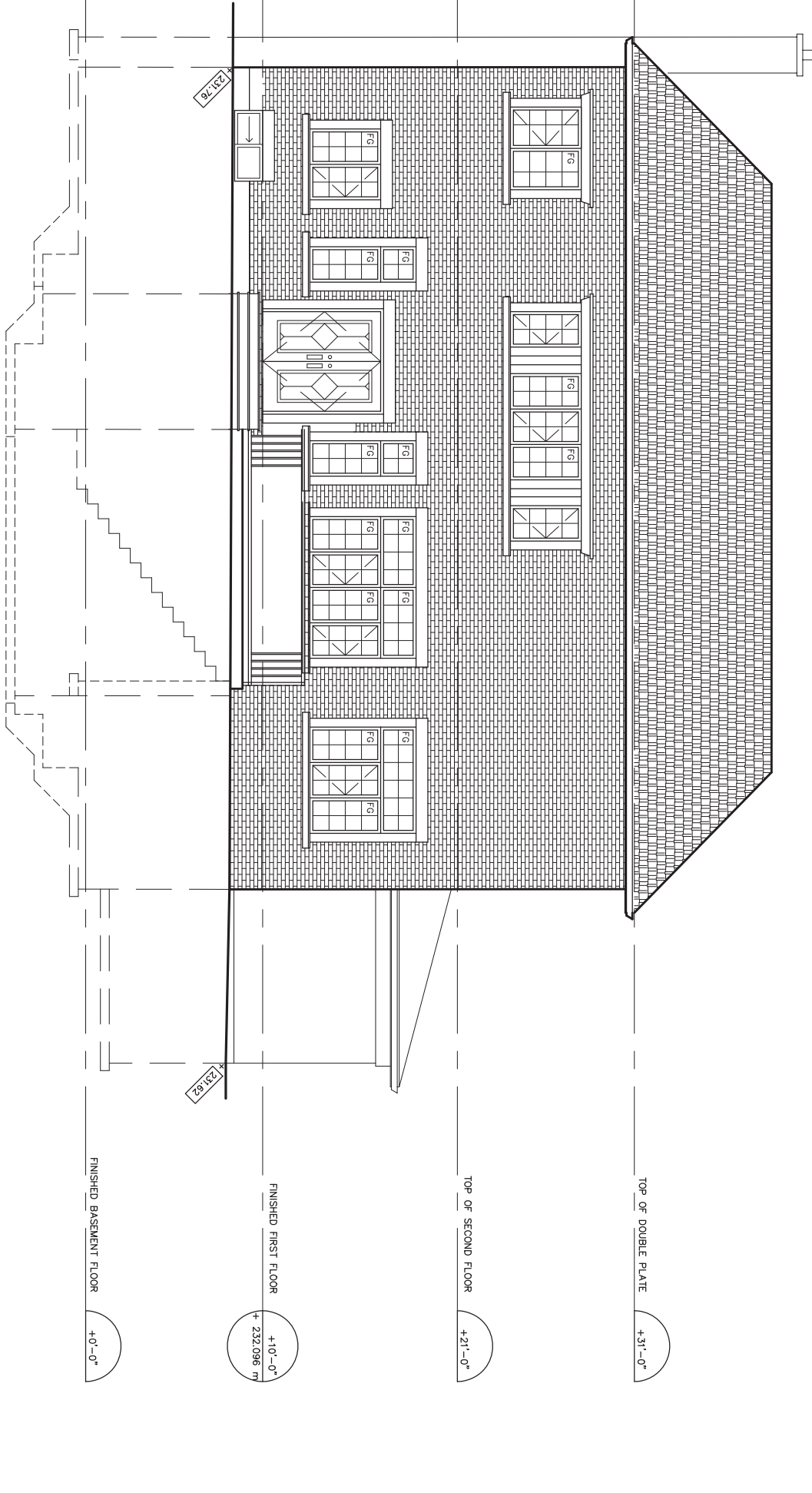
PROJECT
PROPOSED TWO STOREY DETACHING DWELLING FOR:
RIGILLO RESIDENCE
52 GOODMAN CRESCENT
VAUGHAN

ONTARIO

SHEET TITLE
SOUTH ELEVATION

SHEET NO.

A5



Architectural CADD Studio



Residential • Retail • Industrial • Commercial

Construction Drawings • Design Drawings • Measured Drawings
Details • Interior Design • Site Planning

27 Gillespie Avenue
Toronto, Ontario M6N 2Y5

Tel: (416) 656-1454

DATE
JULY 26 2021

DRAWN
S.J.P.

1:250
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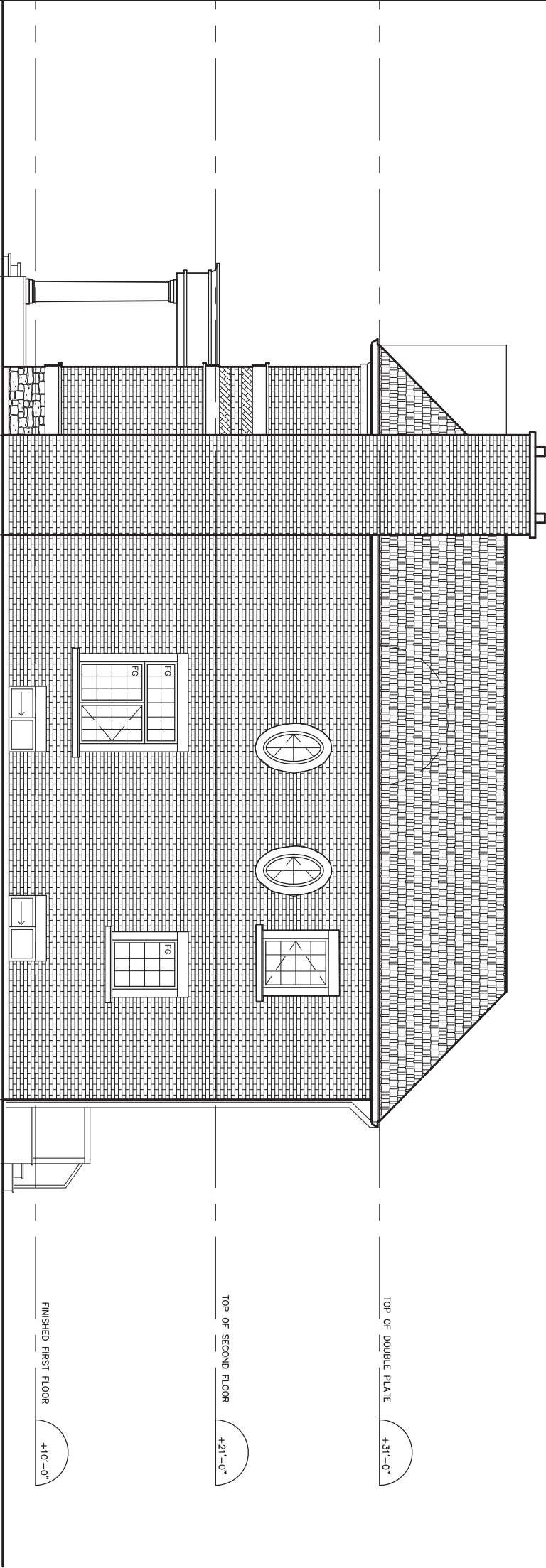
PROJECT
PROPOSED TWO STOREY DETACHING DWELLING FOR:
RIGILLO RESIDENCE
52 GOODMAN CRESCENT
VAUGHAN

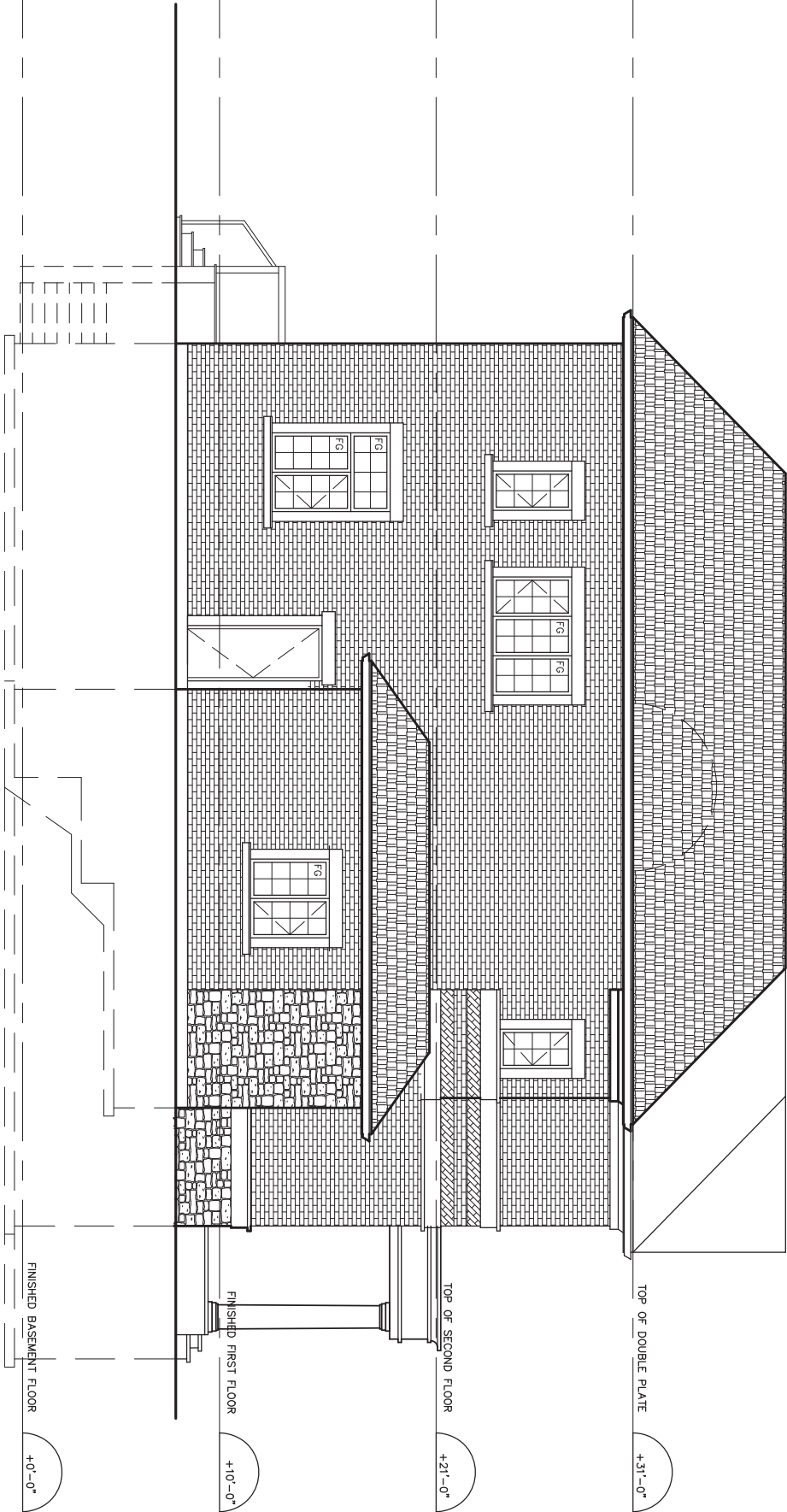
ONTARIO

SHEET TITLE
NORTH ELEVATION

SHEET NO.

A6





Architectural CADD Studio



Residential • Retail • Industrial • Commercial

Construction Drawings • Design Drawings • Measured Drawings
Details • Interior Design • Site Planning

27 Gillespie Avenue
Toronto, Ontario M6N 2Y5

Tel: (416) 656-1454

DATE
JULY 26 2021

DRAWN
S.J.P.

1:250
1:100

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PROJECT
PROPOSED TWO STOREY DETACHING DWELLING FOR:
RIGILLO RESIDENCE
52 GOODMAN CRESCENT
VAUGHAN

ONTARIO

SHEET TITLE
WEST ELEVATION

SHEET NO.

A8

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS				
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 20, 2022

Name of Owner: Nicky Maraj, Tsambikos Antonarakis and Tetyana Rigillo

Location: 52 Goodman Crescent

File No.(s): A236/21

Proposed Variance(s) (By-law 01-2021):

1. To permit a minimum front yard of 9 m.
2. To permit a maximum encroachment of 2.18 m into the required front yard for the porch and access stairs
3. To permit a maximum lot coverage of 23.69% for the dwelling that does not exceed 9.5 m in building height.

By-Law Requirement(s) (By-law 01-2021):

1. A minimum front yard of 10.23 m is required. (Sections 4.5 and 7.2.2)
2. A maximum encroachment of 2.0 m is permitted into the required front yard for the porch and access stairs. (Section 4.13)
3. A maximum lot coverage of 23% is permitted for dwelling that do not exceed 9.5 m in height. (Section 7.2.2)

Proposed Variance(s) (By-law 1-88):

4. To permit a minimum front yard of 7.31 m.
5. To permit a maximum lot coverage of 23.69%.

By-law Requirement(s) (By-law 1-88):

4. A minimum front yard of 11 m is required. (Schedule A)
5. A maximum lot coverage of 20% is permitted. (Schedule A)

Official Plan:

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

Comments:

The Owner is requesting permission to construct a two-storey single-detached dwelling with the above noted variances.

The Development Planning Department has no objection to Variances #1 and #4, as the reduction in front yard setback largely pertains to the covered and unenclosed porch, while the majority of the dwelling maintains a distance of 9 m which continues to meet the general intent and purpose of both By-laws.

In regards to Variance #2, this technical discrepancy is caused by the fact the newly enacted comprehensive by-law (01-2021) measures the distances of specific structures (i.e., decks, porches, eaves) in terms of encroachments rather than as part of the main dwelling itself. Development Planning staff is of the opinion that an increase of 18 cm is minimal and will not be perceived from the right-of-way.

With respect to Variances #3 and #5, the Development Planning Department has historically supported variances with a maximum lot coverage of 23% in this area for two-storey dwellings. Exceptions where greater lot coverage have been supported is if a covered, unenclosed porch and/or patio is included in the total lot coverage calculation. As such, the Development Planning Department has no objection to the proposed maximum lot coverage of 23.69% as the main dwelling represents 23% of the total proposed lot coverage and the remaining 0.69% lot coverage is associated with the proposed covered and unenclosed front porch, which is considered non-livable area. The proposed maximum lot coverage of 23.69% is also consistent with previous approvals in the area.

In support of the application, the Owner submitted an Arborist Report, prepared by Jason Hill, dated November 8, 2021. Urban Design staff reviewed the report and have noted a discrepancy between the removal/retaining of tree #1 noted in the report versus

the drawings provided. The Owner is advised that if tree #1 (as shown on the site plan) is being removed and/or injured it will require compensation and should be discussed in further detail with the Parks, Forestry and Horticulture Operations Department.

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 conditions of approval are recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A236/21 (52 Goodman Crescent, Maple)

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

Sent: December-16-21 10:21 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: Request for Comments: A236/21 (52 Goodman Crescent, Maple)

Good morning Lenore,
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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None.				

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		