



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A265/21**

AGENDA ITEM NUMBER: 9	CITY WARD #: 2
APPLICANT:	Escobar Byron and Quintana Tatiana
AGENT:	None.
PROPERTY:	133 Adriana Louise Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('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 secondary suite and increased maximum driveway width.

**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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
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 checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concern
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
Public	Serhat Ekinci	131 Adriana Louise Drive	01/23/2022	Letter of Support
Public	Suaad Al-Toma	135 Adriana Louise Drive	01/23/2022	Letter of Support

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	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A265/21**

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APPLICANT:	Escobar Byron and Quintana Tatiana
AGENT:	None.
PROPERTY:	133 Adriana Louise Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('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 secondary suite and increased maximum driveway width.

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

The subject lands are zoned R4A(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.663 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted driveway width is 3.75m. Sect. 6.7 Table 6-11	To permit a driveway width of 5.40m.
2	Hard Landscaping is permitted to encroach up to 0.6 m from any lot line. Sect. 4.13 Table 4-1	To permit a hard landscaped walkway to encroach up to 0.0m from the side lot line.

The subject lands are zoned RV4 –Residential Urban Village Zone four and subject to the provisions of Exception 9(988) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A Secondary Suite shall only be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling located on a lot with a minimum lot frontage of 9m. Sect. 4.1.8 iii. Bylaw 1-88.	To permit a secondary suite in a semi detached dwelling on a lot with a lot frontage of 7.93m.
4	The maximum permitted driveway width is 3.75m. Sect. 4.1.4 f) v)	To permit a driveway width of 5.40m.

HEARING INFORMATION

DATE & TIME OF HEARING:	February 10, 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	
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

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.

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:

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.

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.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	January 26, 2022
Date Applicant Confirmed Posting of Sign:	January 24, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Secondary Suite shall only be permitted within a Semi-Detached Dwelling located on a lot with a minimum lot frontage of 9 m. A maximum driveway of 3.75 meters is permitted. Please see attached letter from Plans Examiner.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	N/R
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*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.</small>	No
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

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

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

The Development Engineering (DE) Department does not object to variance application A265/21.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

The driveway and/or interlock material must be no closer than 1.5m from the base of the existing city owned front boulevard tree.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

Providing all the other interest departments have no issues and this application is accepted. The applicant will be required to go through the permit process for a secondary suite.

Fire Department Recommended Conditions of Approval:	
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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
None		

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

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

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.

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.

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.

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.

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.

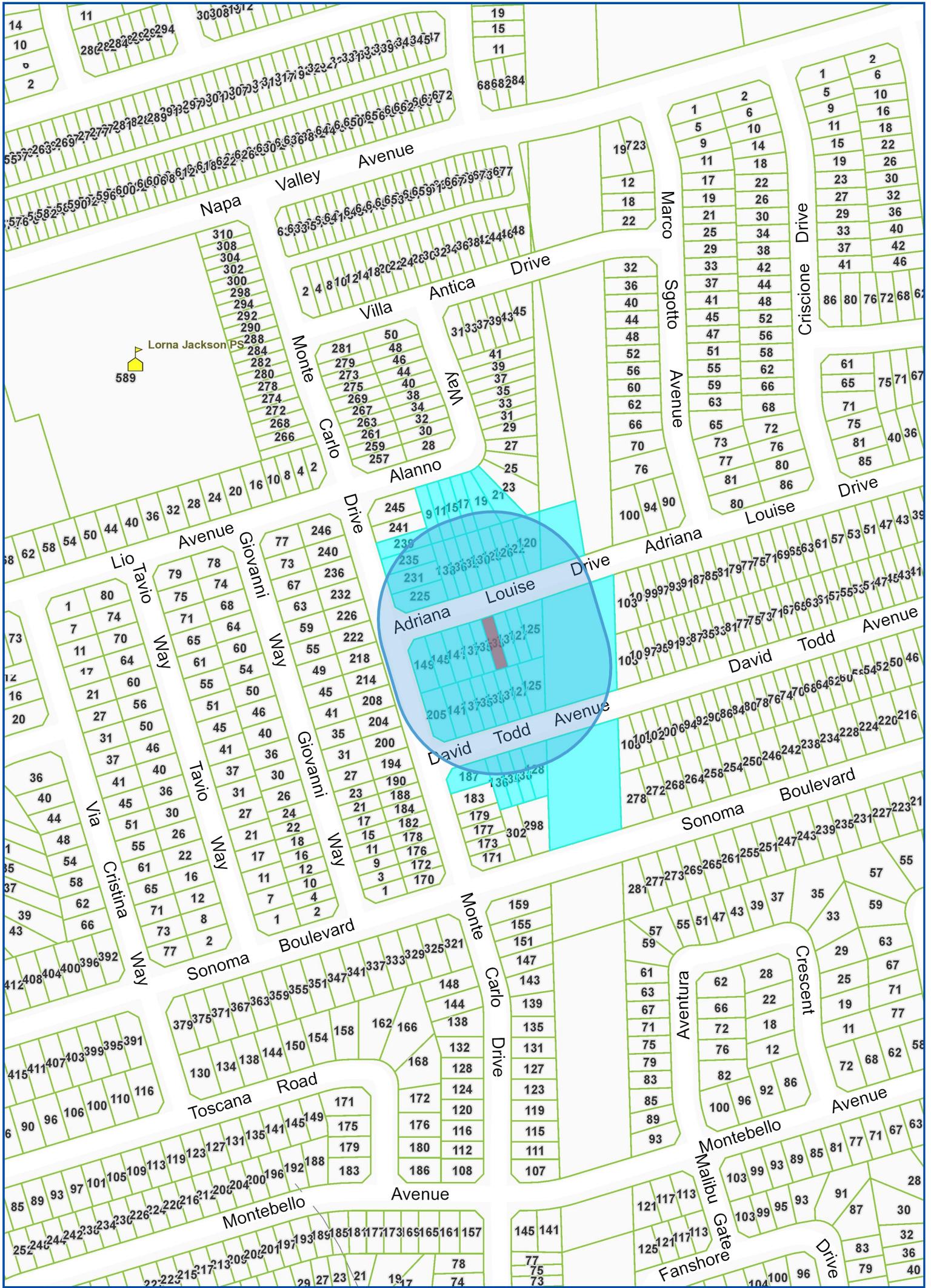
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

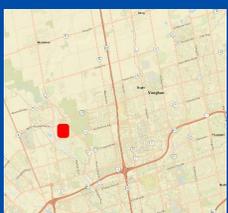
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE 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.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



NOTIFICATION MAP - A265/21

133 ADRIANA LOUISE DRIVE, WOODBRIDGE

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: 1:3,074
0 0.05 km



Created By:
Infrastructure Delivery
Department
December 14, 2021 1:14 PM

Projection:
NAD 83
UTM Zone
17N

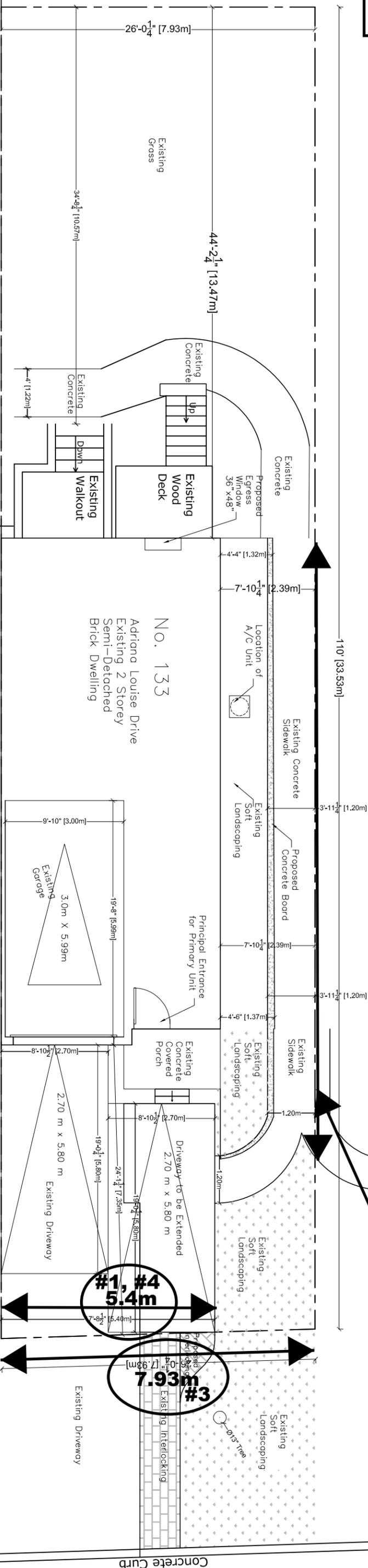
A265/21



All Sidewalk needs to be 1.20m

Existing 2 Storey
Semi-Detached
Brick Dwelling
No. 135

**0.0m
#2**



ADRIANA LOUISE DRIVE

SITTE PLAN

Revised

December 21, 2021

Existing 2 Storey
Semi-Detached
Brick Dwelling
No. 131



TBM Engineers Inc.
15 Jaylynm Crt.
Woodbridge, ON (905) 893-9070
www.tbmengeiners.com
tbmengeiners@mail.com



Project Address:
133 Adriana Louise Dr.,
Woodbridge, ON, L4H

SITE PLAN

Date Issued for:
2021-10-06 Building Permit
2021-11-03 Building PermitR1
2021-12-15 COA

Scale:
1:100

These Drawings are the sole property of TBM Engineers Inc. and must not be used for any other project and/or by any other person without written permission. All drawings must not be used for any construction before the building Permit. Do not scale this document.

Drawing No.

D-02

2 of 22

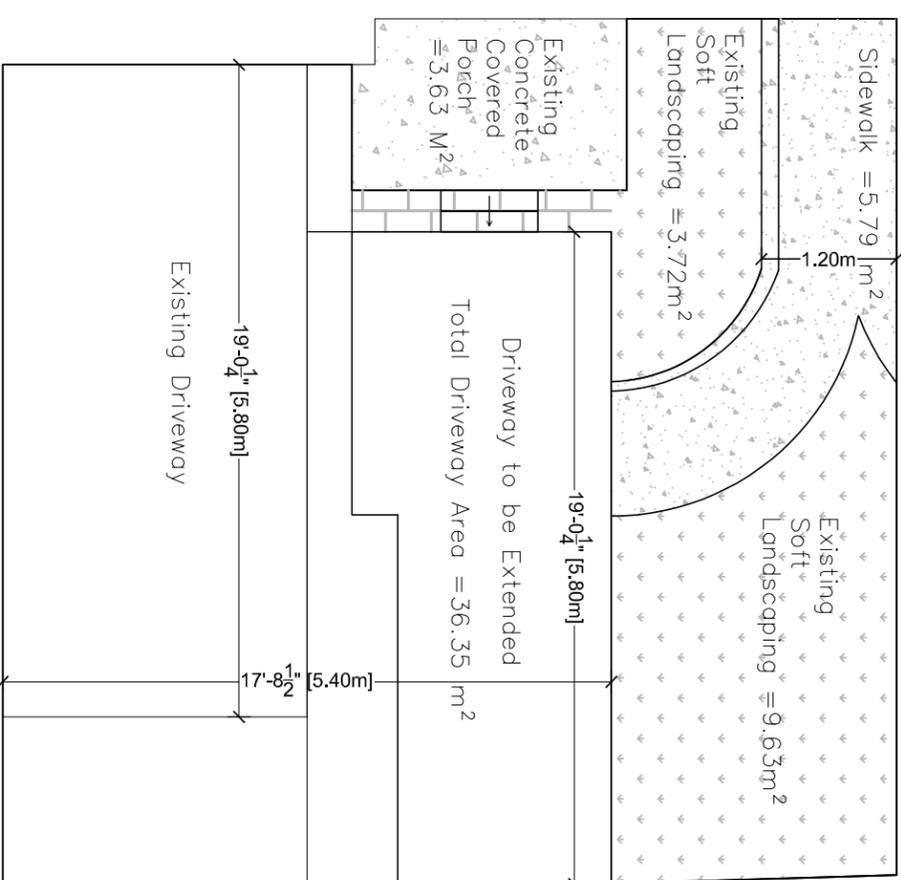
#	Zoning-By-law-01-2021¶ Variance-requested#
1	To-permit-a-driveway-width-of-5.40m.α
2	To-permit-a-hard-landscaped-walkway-to-encroach-up-to-0.0m-from-the-side-lot-line.α
#	Zoning-By-law-1-88¶ Variance-requested#
3	To-permit-a-secondary-suite-in-a-semi-detached-dwelling-on-a-lot-with-a-lot-frontage-of-7.93m.α
4	To-permit-a-driveway-width-of-5.40m.¶

A265/21

ADDRESS 133 Adriana Louise Dr
ZONING RV4
PLAN No. 65M3274 PT LOT 171 RP

LOT AREA 265.89 M²
LOT FRONTAGE 7.93 M
LOT DEPTH 33.53 M
MAX. LOT COVERAGE N/A
MA. BUILDING HEIGHT 9.5 M

SITE STATISTICS	EXISTING	PROPOSED	TOTAL
BASEMENT FLOOR	M2	M2	M2
GROUND FLOOR	54.38	0	54.38
SECOND FLOOR	50.97	0	50.97
TOTAL GROUND FLOOR AND SECOND FLOOR EXCLUDED GAR	63.38	0	63.38
TOTAL GROUND FLOOR AND SECOND FLOOR EXCLUDED GAR	114.35		114.35
FRONT YARD			
	EXISTING		
FRONT YARD AREA	M2	%	
TOTAL DRIVEWAY	56.35		
TOTAL FRONT LANDSCAPING	36.35		
TOTAL SOFT LANDSCAPING	19.98	35.46	
TOTAL HARD LANDSCAPING(EX. SIDEWALK)	13.35	66.82	
PORCH	6.63		
	3.63		
SETBACKS			
	EXISTING		
FRONT	M		
SIDE	7.35		
REAR	2.39		
	13.47		



TOTAL AREA OF SECOND SUITE
 $87.99\text{FT}^2 + 243.12\text{FT}^2 + 82.93\text{FT}^2 = 414.04\text{ FT}^2 = 38.47\text{ M}^2$

Revised

December 21, 2021

SITE STATISTICS



DESIGN. DELIVER. INNOVATE.

TBM Engineers Inc.
15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengeers.com
tbmengeers@mail.com



Project Address:
133 Adriana Louise Drive, Woodbridge, ON L4H 1R3

Interior Alterations and Proposed Secondary Suite

Date 2021-12-15
Issued for: COA

These Drawings are the sole property of TBM Engineers Inc. and must not be used for any other project and/or by any other person without written permission. All drawings must not be used for any construction before the building Permit. Do not scale this document.

Scale:
3/16" = 1'-0" (1:64)

Drawing No.

D-03

3 of 22

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concern
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: February 10, 2022
Name of Owner: Escobar and Quintana Tatiana
Location: 133 Adriana Louise Drive
File No.(s): A265/21

Proposed Variance(s) (By-law 001-2021):

1. To permit a driveway width of 5.4 m.
2. To permit a hard landscaped walkway to encroach up to 0 m from the side lot line.

By-Law Requirement(s) (By-law 001-2021):

1. The maximum permitted driveway width is 3.75 m.
2. Hard Landscaping is permitted to encroach up to 0.6 m from any lot line.

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

3. To permit a secondary suite in a semi-detached dwelling on a lot with a lot frontage of 7.93 m.
4. To permit a driveway width of 5.4 m.

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

3. A Secondary Suite shall only be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling located on a lot with a minimum lot frontage of 9 m.
4. The maximum permitted driveway width is 3.75 m.

Official Plan:

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

Comments:

The Owner is proposing to widen the existing driveway to provide an additional parking space on the subject lands to accommodate a secondary suite, and to maintain an existing hard landscaped walkway along the western interior side yard, subject to the above-noted variances.

The Development Planning Department has no objections to Variances 1, 3, and 4. The proposed driveway widening will facilitate the third parking space required for the secondary suite, while maintaining the minimum front yard soft landscaping requirements of both Zoning By-law 1-88 and 001-21.

The Development Planning Department has no objection to Variance 2 as there is existing soft landscaping between the side of the dwelling and the walkway, which the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained.

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 conditions of approval are recommended:

None

Comments Prepared by:

Michael Torres, Planner 1
Chris Cosentino, Senior Planner

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A265/21 (133 Adriana Louise Drive, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: January-17-22 9:19 AM

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

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: Request for Comments: A265/21 (133 Adriana Louise Drive, Woodbridge)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property. Furthermore, the site is not within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, so no water balance would be required.

Should further clarification be required, please contact me at your convenience.

Have a great day,
Mark

Mark Howard, BES, MLA, MCIP, RPP
Senior Planner – Vaughan Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

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

E: mark.howard@trca.ca

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





Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A265/21 (133 Adriana Louise Drive, Woodbridge)

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

Sent: January-20-22 8:52 AM

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

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

Subject: [External] RE: Request for Comments: A265/21 (133 Adriana Louise Drive, Woodbridge)

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
Public	Serhat Ekinci	131 Adriana Louise Drive	01/23/2022	Letter of Support
Public	Suaad Al-Toma	135 Adriana Louise Drive	01/23/2022	Letter of Support

Vaughan, January 23, 2022

Committee of Adjustment

City of Vaughan

Vaughan City Hall, Level 100

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

Dear Sir / Madam:

I am the owner of 131 Adriana Louise Drive and have received the Public Hearing Notice regarding the minor variances sought for the property at 133 Adriana Louise Drive.

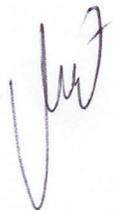
I have reviewed the information attached to the notice regarding the minor variances and discussed the application with the owner of the property.

In my opinion, the proposed variances would not negatively impact on our property or the surrounding neighbourhood, in fact, I think that it will make the house more in keeping with the esthetic of the neighbourhood. I am in support of the application.

Yours Truly,

[Name] Serhat Ekinici

[Signature]



Vaughan, January 24, 2022

Committee of Adjustment
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Sir / Madam:

I am the owner of 135 Adriana Louise Drive and have received the Public Hearing Notice regarding the minor variances sought for the property at 133 Adriana Louise Drive.

I have reviewed the information attached to the notice regarding the minor variances and discussed the application with the owner of the property.

In my opinion, the proposed variances would not negatively impact on our property or the surrounding neighbourhood, in fact, I think that it will make the house more in keeping with the esthetic of the neighbourhood. I am in support of the application.

Yours Truly,

[Name] Suaad AL-Toma

[Signature] 

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