

	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A102/22</b>
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<b>AGENDA ITEM NUMBER: 6.11</b>	<b>CITY WARD #: 4</b>
<b>APPLICANT:</b>	Saba Hasan and Imran Hanif
<b>AGENT:</b>	Nafiseh Zangiabadi
<b>PROPERTY:</b>	66 Rockview Gardens, Concord
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is 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"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
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 Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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"/>	

<div><div><b>PUBLIC &amp; APPLICANT CORRESPONDENCE</b></div><div><div>*Please see <b>Schedule C</b> of this report for a copy of the public &amp; applicant correspondence listed below.</div><div>The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b></div><div>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.</div><div>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.</div></div></div>				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
None				

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

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



COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A102/22

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.11	CITY WARD #: 4
APPLICANT:	Saba Hasan and Imran Hanif
AGENT:	Nafiseh Zangiabadi
PROPERTY:	66 Rockview Gardens, Concord
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('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 Zoning By-law is 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) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1])	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 meters is required.
2	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be 2.02 metres on the west side, and 4.8 metres on the east side. [4.5 2]	To permit a minimum interior side yard of 1.82 metres on the west side, and 1.83 metres on the east side.
3	The maximum permitted Lot Coverage is 20%. [7.2.2, Table 7-3]	To permit a maximum Lot Coverage of 22.61%.
4	Eaves, eavestroughs, and gutters are permitted to encroach into a required yard a maximum of 0.5 metres. [4.13, Table 4-1]	To permit eaves, eavestroughs, and gutters to encroach 0.71 metres into a required yard.
5	The maximum permitted height is 8.5 metres. [4.5 1]	To permit a maximum height of 9.68 metres.

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

	Zoning By-law 1-88	Variance requested
6	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 [4.1.1 j])	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 meters is required.
7	The maximum permitted Lot Coverage is 20%. [4.1.9, Schedule A]	To permit a maximum Lot Coverage of 21.19%.
8	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 9.68 metres.

HEARING INFORMATION	
<b>DATE &amp; TIME OF HEARING:</b>	Thursday, May 12, 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.	
<b>PUBLIC PARTICIPATION</b>	
You can watch a live stream of the hearing at <a href="https://vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>	
If you wish to speak to the Committee of Adjustment on an application please complete and submit a <a href="#">Request to Speak Form</a> to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> by <b>noon</b> 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 <b>noon</b> on the last business day <b>prior</b> to the day of the scheduled hearing. Written submissions can be emailed to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	
<a href="#">For more information, please visit the City of Vaughan website.</a>	

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:	April 29, 2022	
Date Applicant Confirmed Posting of Sign:	May 1, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	The applicants for this home are a young growing family. They have been living in Vaughan, Ontario for over 10 years and need more space for their family. They are wanting to build this proposed home for long term family use. It will be enjoyed by their young kids. They want to continue to grow and live in this robust city and foster good relationships. The proposed building structure is similar in height and size to multiple homes on the same street.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	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.	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	
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file	
Building Permit No. 21-109238 for Single Detached Dwelling - New, Issue Date: (Not Yet Issued)	
A complete Zoning Review could not be undertaken based upon the drawings and documents submitted as part of this application. Please note that this review was based solely on the drawings submitted. Zoning compliance with all applicable provisions of the zoning bylaw(s) must be demonstrated prior to the issuance of any building permit, and review of any such building permit application containing additional information may result in additional non-compliance being identified.	
The pergola affixed to the proposed accessory building was assumed for the purposes of this review to be open to the sky and not covered by an impermeable structure based on the drawings submitted.	
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

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	<ol style="list-style-type: none"><li>1. That all directional elevations be included as part of the submission.</li><li>2. That the arborist report includes the recommendation/action for each tree including those that are identified as exempt.</li><li>3. That a written consent letter from neighbouring property owners be submitted for trees that are within the neighboring property and might endure some level of injury and that appear to be straddling along the common boundary line and are tagged for removal.</li><li>4. That a cash in lieu contribution for the remainder of the trees 29x\$550 would be required, if replanting on site is not possible.</li></ol>

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
As the proposed dwelling in the subject property is 346m <sup>2</sup> , the owner/ applicant needs to obtain a 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 m <sup>2</sup> requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)	
The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the pool permit link provided above to learn how to apply for the pool permit.	
The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit the curb cut permit link provided above to learn how to apply for the curb cut/ reinstating permit.	
Development Engineering Recommended Conditions of Approval:	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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS
Parks: None Forestry: None Horticulture: None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

DEVELOPMENT FINANCE COMMENTS	
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.	
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.	
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.	
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.	
Demolition development charge credits are valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.	
Development Finance Recommended Conditions of Approval:	None

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

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

FIRE DEPARTMENT COMMENTS	
None	
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 Planning <a href="mailto:Michelle.perrone@vaughan.ca">Michelle.perrone@vaughan.ca</a>	1. That all directional elevations be included as part of the submission. 2. That the arborist report includes the recommendation/action for each trees including those that are identified as exempt. 3. That a written consent letter from neighbouring property owners be submitted for trees that are within the neighboring property and might endure some level of injury and that appear to



SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. 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.		
		be straddling along the common boundary line and are tagged for removal. 4. That a cash in lieu contribution for the remainder of the trees 29x\$550 would be required, if replanting on site is not possible.
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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.
<b>APPROVALS:</b> 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.
<b>DEVELOPMENT CHARGES:</b> 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.
<b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.

**SCHEDULE A: DRAWINGS & PLANS**









DESIGN & CONSTRUCTION  
LIVENSIA  
2021, SEPTEMBER 21

NAME AND PHONE  
MATSEH ZANGABADI 43595

COMPANY ADDRESS AND PHONE  
MATSEH ZANGABADI 43595  
2021, SEPTEMBER 21

NAME AND PHONE  
MATSEH ZANGABADI 43595

STRUCTURAL DESIGN  
N. Gopalakrishnan

ISSUED FOR  
PROJECT SUBMISSION  
2021, SEPTEMBER 21

PAPER SIZE  
18x24

DATE  
2021, SEPTEMBER 21

PROJECT ADDRESS  
66 ROCKVIEW GARDENS

VAUGHAN  
ONTARIO, CANADA

TITLE  
PROPOSED FRONT ELEVATION

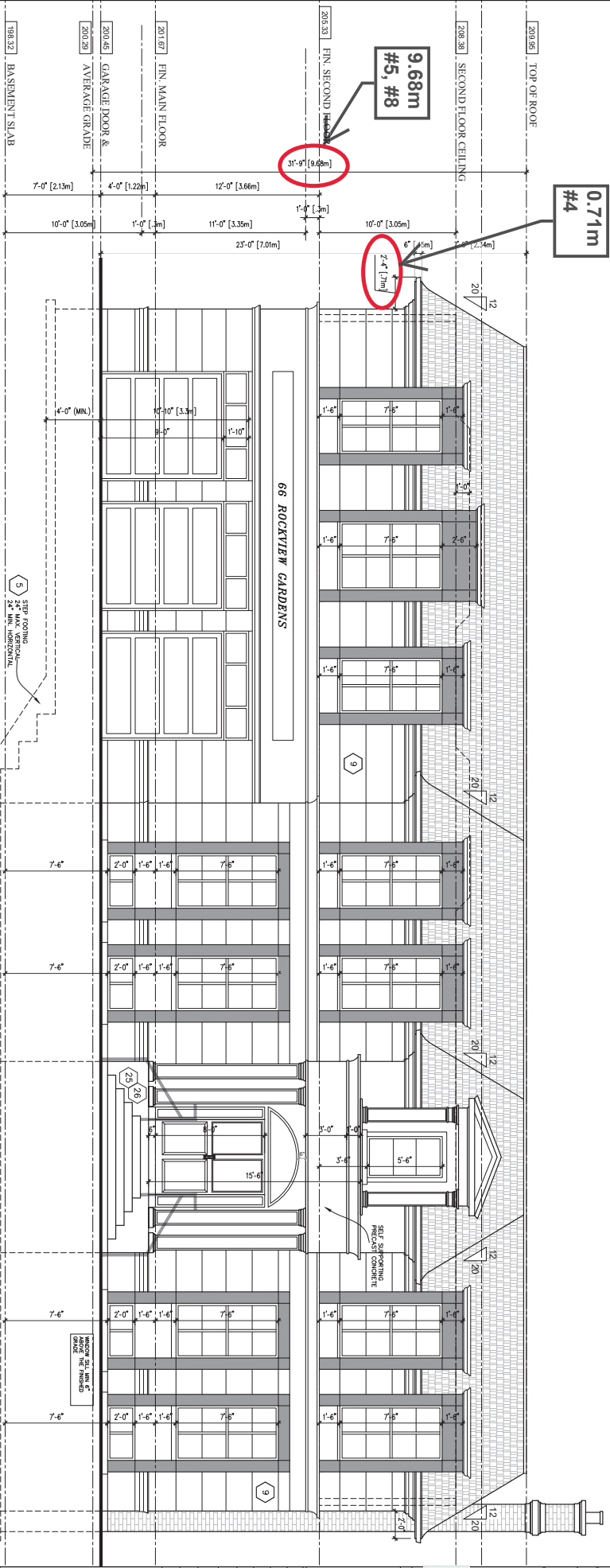
SCALE  
3/16" = 1'-0"

DATE  
2021, SEPTEMBER 21

DESIGNER'S NOTE  
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF MATSEH ZANGABADI & ASSOCIATES, INC. (MZA) AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MZA. ALL RIGHTS ARE RESERVED.  
2. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MZA.  
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DATE  
2021, SEPTEMBER 21

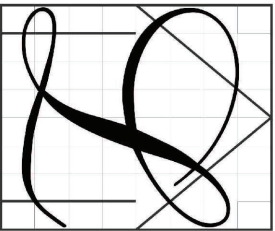
NAME  
A7



#	Zoning By-law 1-88 Variance Requested
6	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97m from the east interior side lot line where a setback of 1.22m is required.
7	To permit a maximum lot coverage of 21.19%
8	To permit a maximum building height of 9.68m

#	Zoning By-law 01-2021 Variance Requested
1	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97m from the east interior side lot line where a setback of 1.22m is required.
2	To permit a minimum interior side yard of 1.82m on the west side and 1.83m on the east side.
3	To permit a maximum lot coverage of 22.61%
4	To eaves, eavesthrooughs and gutters to encroach 0.71m into a required yard.
5	To permit a maximum height of 9.68m





LIVENSIA  
DESIGN & CONSTRUCTION

THE ENGINEER OF RECORD AND ARCHITECT OF RECORD FOR THIS PROJECT IS LIVENSIA DESIGN & CONSTRUCTION, INC. (LIVENSIA). LIVENSIA IS A PROFESSIONAL CORPORATION INCORPORATED IN THE PROVINCE OF ONTARIO, CANADA. LIVENSIA'S REGISTRATION NUMBER IS 21731.1, OF THE 1997 ONTARIO BUILDING CODE.

NAME AND FIRM:

NAFISEH ZANGIABADI 43395

REGISTRATION NUMBER: 21731.1, OF THE 1997 ONTARIO BUILDING CODE

PROFESSIONAL DESIGNER: NAFISEH ZANGIABADI, P. ENG. (21731.1, OF THE 1997 ONTARIO BUILDING CODE)

NAME AND FIRM:

NAFISS DESIGN INC 44961

NAME AND FIRM:

NAFISS DESIGN INC 44961

N. Zangiabadi

STRUCTURAL DESIGN

ISSUED FOR:

PERMIT SUBMISSION 2021, SEPTEMBER 21

PAPER SIZE 18X24

DATE 2021, SEPTEMBER 21

PROJECT ADDRESS:

66 ROCKVIEW GARDENS

VAUGHAN

ONTARIO, CANADA

TITLE

PROPOSED SIDE ELEVATION

SCALE: 3/16"=1'-0"

GENERAL NOTES:

1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISS DESIGN INC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS A VIOLATION OF THE COPYRIGHT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

2. THE CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.

3. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN BUILDING CODE.

4. USE ONLY LATEST REVISIONS OF THE CANADIAN BUILDING CODE.

5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

6. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB SITE AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF THE WORK.

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GLAZED AREA CALCULATION:	
- AREA OF EXPOSED BUILDING FACE:	1872.79 Sq.Ft.
- MAX. ALLOWED GLAZED COVERAGE:	131.09 Sq.Ft. (%7 OF LINE 1)
- PROPOSED GLAZED AREA:	129.15 Sq.Ft.

Relating walls are to be constructed in accordance with the City of Vaughan's Building Code. Relating walls shall be constructed in accordance with the City of Vaughan's Building Code and shall be served by guards or otherwise treated to reduce public hazard.

STEP FOOTING  
24" MIN. HORIZONTAL





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"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 type="checkbox"/>	<input type="checkbox"/>	Application Under Review



**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@alecrautilities.com](mailto:stephen.cranley@alecrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A102/22 - Request for Comments (66 Rockview Gardens) VAUGHAN

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

**Sent:** April-26-22 1:13 PM

**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

**Subject:** [External] RE: A102/22 - Request for Comments (66 Rockview Gardens) VAUGHAN

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A102/22 - Request for Comments (66 Rockview Gardens) VAUGHAN

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**From:** York Plan <yorkplan@trca.ca>

**Sent:** April-25-22 1:56 PM

**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

**Subject:** [External] RE: A102/22 - Request for Comments (66 Rockview Gardens) VAUGHAN

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 the undersigned at your convenience.

**Mark Howard, BES, MLA, MCIP, RPP**

Senior Manager – Toronto, Durham & York East Review Areas

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](mailto:mark.howard@trca.ca)

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



**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** May 3, 2022

**Name of Owner:** Saba Hasan & Imran Hanif

**Location:** 66 Rockview Gardens

**File No.(s):** A102/22

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

1. To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 meters is required.
2. To permit a minimum interior side yard of 1.82 metres on the west side, and 1.83 metres on the east side.
3. To permit a maximum Lot Coverage of 22.61%.
4. To permit eaves, eavestroughs, and gutters to encroach 0.71 metres into a required yard.
5. To permit a maximum height of 9.68 metres.

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

1. A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall.
2. For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be 2.02 metres on the west side, and 4.8 metres on the east side.
3. The maximum permitted Lot Coverage is 20%.
4. Eaves, eavestroughs, and gutters are permitted to encroach into a required yard a maximum of 0.5 metres.
5. The maximum permitted height is 8.5 metres.

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

6. To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 meters is required.
7. To permit a maximum Lot Coverage of 21.19%.
8. To permit a maximum building height of 9.68 metres.

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

6. 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.
7. The maximum permitted Lot Coverage is 20%.
8. The maximum permitted building height is 9.5 metres.

**Official Plan:**

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

**Comments:**

The Owner is requesting permission to demolish an existing 1-storey single-detached dwelling and construct a new 2-storey single detached dwelling with the above noted variances.

The Development Planning Department has no objection to Variance 1, 2 and 6, as the reduction to the interior side yard setback will not pose a significant visual impact to the abutting properties. The side yard setback of 1.82 m maintains an appropriate area for access and drainage and will not impact the abutting properties.

The Development Planning Department has no objection to Variance 3 and 7 for the increase in lot coverage of 22.61%, as the proposed dwelling has a lot coverage of 19.12%, which complies with the permissions of both by-laws, the increase is associated with the dwelling eaves (1.42%), cabana (1.59%) and covered porch (0.48%). The

proposed lot coverage is consistent with previous approvals in the neighbourhood and will not pose a significant visual impact to the adjacent properties or streetscape. The increase in total lot coverage is minor in nature relative to the requirement under Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in-effect.

The Development Planning Department have no objection to Variance 4, as the maximum eave and gutter encroachment of 0.71 metres into the required yard is considered minor in nature.

The Development Planning Department has no objection to Variance 5 and 8, as the maximum building height of 9.68 m is consistent with the character of existing dwellings in the R1V Old Village Residential Zone.

The Owners have submitted an Arborist Report by DA White Tree Care, dated May 27, 2021. The report inventoried 32 trees which are proposed to be removed. Of these 32 trees, 3 trees are identified for replanting on the site. Urban Design staff have reviewed the report and recommend planting as many trees as possible on the site to compensate.

Accordingly, the Development Planning Department can support the required variances and 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, subject to the following conditions:

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That all directional elevations be included as part of the submission.
2. That the arborist report includes the recommendation/action for each trees including those that are identified as exempt.
3. That a written consent letter from neighbouring property owners be submitted for trees that are within the neighboring property and might endure some level of injury and that appear to be straddling along the common boundary line and are tagged for removal.
4. That a cash in lieu contribution for the remainder of the trees 29x\$550 would be required, if replanting on site is not possible.

**Comments Prepared by:**

Michelle Perrone, Planner 1  
Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				



<b>SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND</b>
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None