Staff Report Summary

Item 20

Ward 3

File: A001/20

Applicant: Isaac O. Olapade & Justine Eyarebe

Address: 125 Dolce Cr Townhouse 14 Woodbridge

Agent: KBK Architects Inc.

Please note that comments received after the preparation of this Staff Report (up until 4:00 p.m. on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	Condition(s) ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning	☑	
Cultural Heritage (Urban Design)	☑	
Development Engineering	☑	☑
Parks, Forestry and Horticulture Operations	☑	☑
By-law & Compliance	☑	
Financial Planning & Development	☑	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, February 27, 2020

Minor Variance Application

Agenda Item: 20

A001/20

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, February 27, 2020

Applicant: Isaac O. Olapade & Justine Eyarebe

Agent: KBK Architects Inc.

Property: **125 Dolce Cr Townhouse 14 Woodbridge**

Zoning: The subject lands are zoned RVM1(WS-A), Residential and subject to the provisions of Exception 9(1188) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed stairway (below grade) in the easterly side yard which will access the basement.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A minimum interior side yard setback of 1.2 metres is required to a side entrance.	To permit a minimum interior side yard setback of 0.5 metres to a side entrance.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, “A001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m**. on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on February 12, 2020

Applicant confirmed posting of signage on February 12, 2020

Property Information	
Existing Structures	**Year Constructed**
Dwelling	Purchased 2005

Applicant has advised that they cannot comply with By-law for the following reason(s): The requested opening falls within the permitted setback to the side. The stairway would not allow an opening in a different location.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

A finished basement is shown on the Proposed Basement Plan. The Owner has advised in writing that a Secondary Suite is not proposed.

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

Building Inspections (Septic):
No comments or concerns

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

The Owner is requesting permission to construct a below-grade entrance in the interior side yard with the above-noted variances. The purpose of the below-grade entrance is to serve the primary dwelling unit, and not to facilitate a secondary suite.

Development Engineering has no objection to the construction of a below-grade entrance in the interior side yard and has requested that the Owner submit a final lot grading plan to the Development Inspection and Lot Grading Division of the Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.

Accordingly, the Development Planning Department is of the opinion that the proposed variance is minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A001/20 subject to the following condition(s):

The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

Parks, Forestry and Horticulture Operations:
No comment no concerns

Recommended condition:

That the front boulevard tree is hoarded according to specification MLA 107B, shall be utilized. Install all sides so they abut existing hardscaping where minimum setback can not be reached. Hoarding is not to be moved for the entire duration of the project.

By-Law and Compliance, Licensing and Permit Services:
That the basement not to be used as secondary suite unless secondary suite permit is obtained.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
N/A

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

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

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
2	Forestry Division Zachary Guizzetti 905-832-8585 x 3614 Zachary.guizzetti@vaughan.ca	That the front boulevard tree is hoarded according to specification MLA 107B, shall be utilized. Install all sides so they abut existing hardscaping where minimum setback can not be reached. Hoarding is not to be moved for the entire duration of the project.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

WRITTEN SUBMISSIONS: 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m**. on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

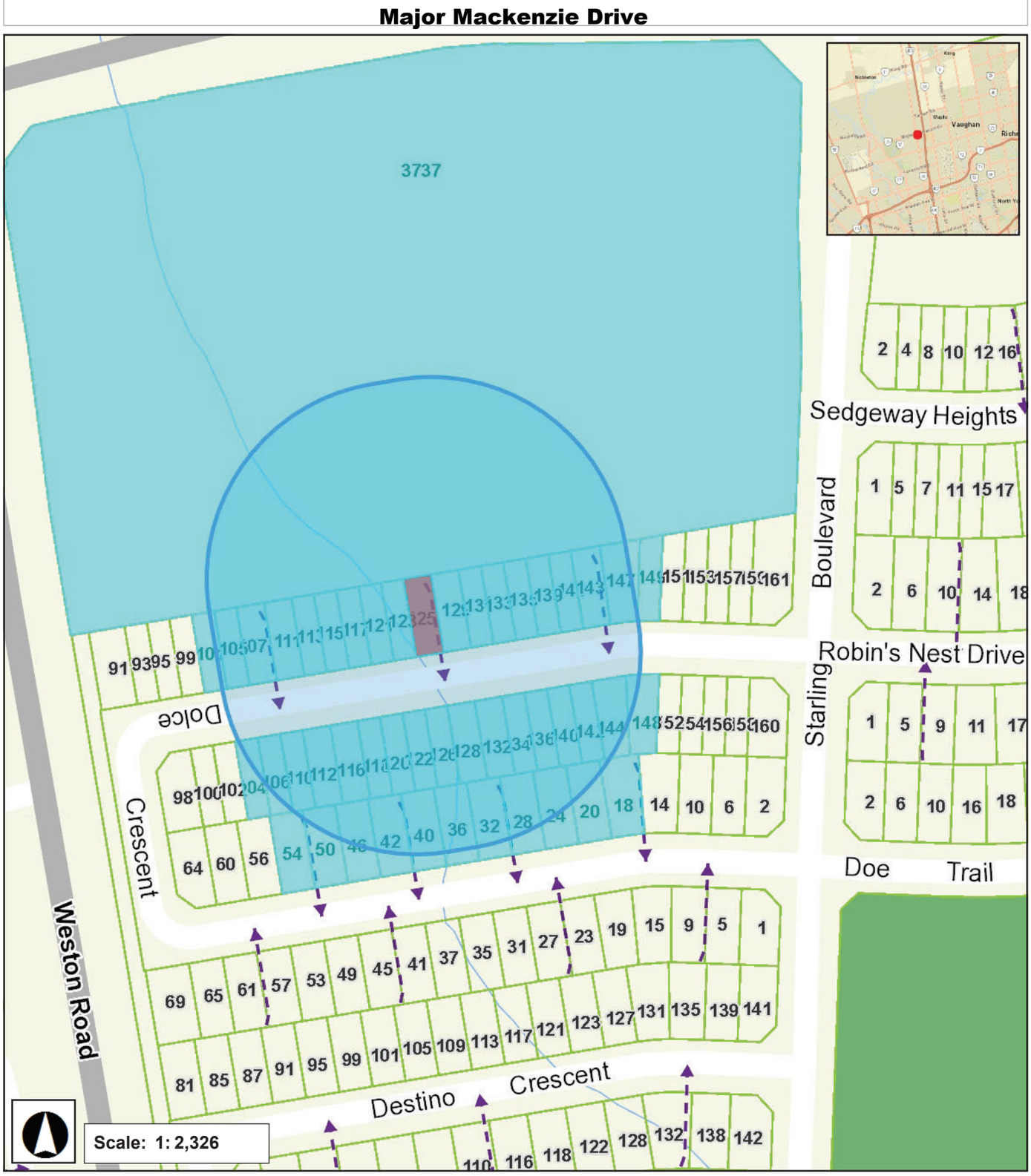
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

LOCATION MAP - A001/20

125 DOLCE CRESCENT, WOODBRIDGE



February 3, 2020 10:57 AM

125 DOLCE CRESCENT

VAUGHAN, ON

KBK ARCHITECTS
T: (647) -867-3210 | 800-203-7010
INFO@KBKARCHITETS.CA

SCOPE OF WORK

1. PROPOSED INTERIOR ALTERATIONS - 62.68 SQ.M
2. PROPOSED BELOW GRADE STEPS - 3.12 SQ.M

GENERAL NOTES

1. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE WITH EXISTING CONDITIONS BEFORE QUOTING FOR THE JOB.
2. VERIFY ALL EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
3. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY FOR ADVISE.
4. CONTRACTOR TO SUBMIT DETAIL SHOP DRAWINGS PRIOR TO FABRICATION.
5. REFER TO NOTES AND SCHEDULES FOR SPECIFICATIONS & GENERAL NOTES.
6. DIMENSIONS MARKED ON STRUCTURAL DRAWINGS ARE FOR DESIGN ONLY. CONTRACTOR IS REQUIRED TO FOLLOW MEASURE ALL DIMENSIONS, LEVELS & CONDITIONS ON SITE.

DISCREPANCY BETWEEN STRUCTURAL & ON SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER & OWNER PRIOR TO COMMENCING ANY CONSTRUCTION AND FABRICATION.

7. THESE NOTES AND ALL NOTES ARE PART OF THE WHOLE APPLICATION.

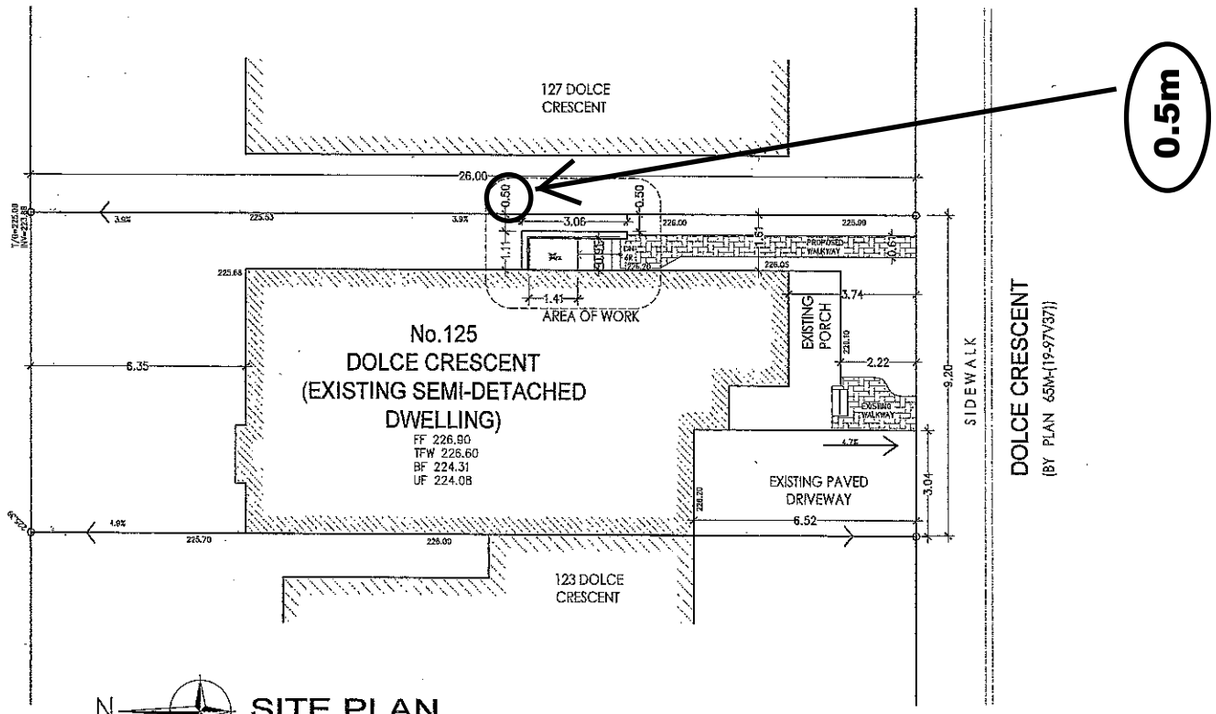
CONTRACTOR(S) MUST GO THOUGHT NOTES AND TREAT ALL DRAWINGS AS PART OF ONE APPLICATION.

8. PRIOR TO THE REMOVAL OF ANY INTERIOR WALLS, VERIFY THE CONSTRUCTION AND SUPPORT REQUIREMENTS OF THE CEILING JOISTS OR BOTTOM CHORDS OF ROOF TRUSSES (ABOVE). IF CEILING JOISTS BEAR ON INTERIOR WALLS, METHOD AND DESIGN OF SUPPORT FOR THE CEILING AREA TO BE PROVIDED TO INSPECTOR ON SITE FOR APPROVAL.

KEY MAP - NTS

Landscaped Area		
	Area (sq.m)	Percentage
Front Yard Area	36.25	100%
Driveway	19.8	54.62%
Landscaped Area	16.45	45.38%
Steps & Walkway	5.61	34.10%
Soft Landscape	**10.84**	**65.90%**

A001/20



SITE PLAN

TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF KBK STUDIOS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK ARCHITECTS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK ARCHITECTS

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

ONTARIO ASSOCIATION OF ARCHITECTS
KHALED KHADRA
LICENCE
9208

KBK ARCHITECTS INC.
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800-203-7010
INFO@KBKARCHITECTS.CA

PROJECT
125 DOLCE CRESCENT,
VAUGHAN, ON

DRAWING
KEY PLAN

DRAWN TIN	PROJECT FOR ISAAC OLOPADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
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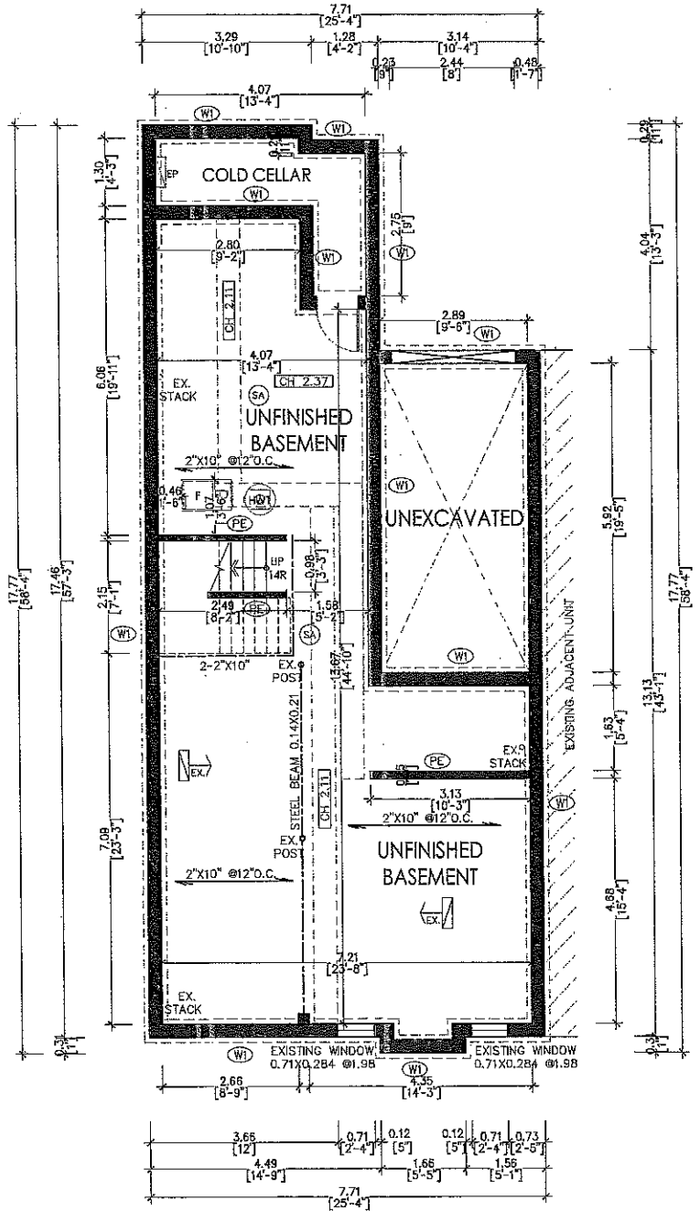
CHECKED KBK	



EXISTING BASEMENT

AREA = 81.15 SQM

EXISTING WALL TO REMAIN

WALLS TO BE DEMOLISHED

PE — EXISTING 2X4" @ 16" OC STUD WALL WITH ½" GWB ON BOTH SIDES

W1 — EXISTING 8" CONC FOUNDATION WALL, WITH GWB INSIDE, OVER MIN 16X8" FOOTING INSULATION LAYERS NOT VERIFIED.

W2 — EXISTING EXTERIOR WALL 4" BRICK VENEER, 2X4" WOOD STUDS @16" O.C WITH ½"GWB, INSULATION LAYERS NOT VERIFIED.

SA — SMOKE DETECTOR (BATTERY OPERATED) AS PER 9.10.19.4

SDA — SMOKE DETECTOR COMBO(WITH CARBON MONOXIDE ALARM) BATTERY OPERATED AS PER 9.10.19.4

LOCATION OF AIR REGISTER

LOCATION OF AIR RETURN

EXHAUST FAN

TO	ISSUED	DATE

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PROJECT
125 DOLCE CRESCENT, VAUGHAN, ON

DRAWING
EXISTING BASEMENT

DRAWN	PROJECT FOR
TIN	ISAAC OLOPADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
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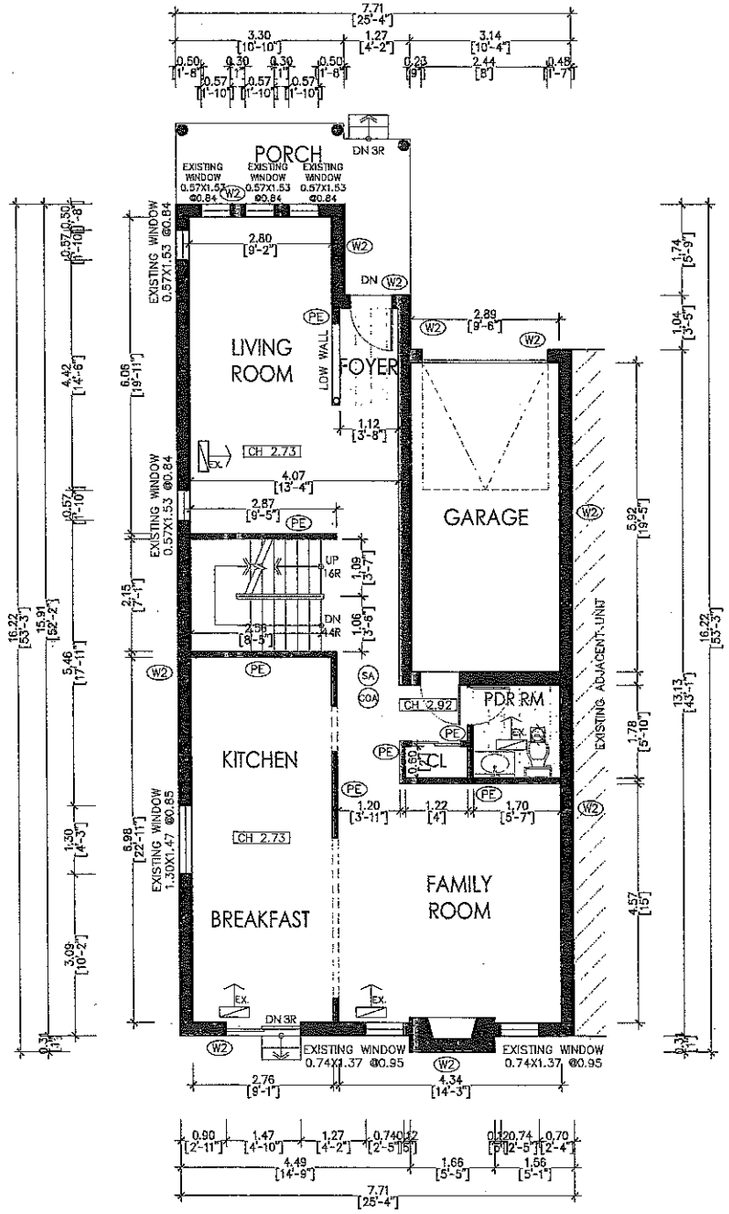

EXISTING FIRST FLOOR

AREA = 95.13 SQM

EXISTING WALL TO REMAIN

WALLS TO BE DEMOLISHED

PE — EXISTING 2X4" @ 16" OC STUD WALL WITH ½" GWB ON BOTH SIDES

W1 — EXISTING 8" CONC FOUNDATION WALL, WITH GWB INSIDE, OVER MIN 16X6" FOOTING INSULATION LAYERS NOT VERIFIED.

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SA — SMOKE DETECTOR (BATTERY OPERATED) AS PER 9.10.19.4

COA — SMOKE DETECTOR COMBO(WITH CARBON MONOXIDE ALARM) BATTERY OPERATED AS PER 9.10.19.4

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LOCATION OF AIR RETURN

EXHAUST FAN

TO	ISSUED	DATE

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EXISTING FIRST FLOOR

DRAWN TIN	PROJECT FOR ISAAC OLOPADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
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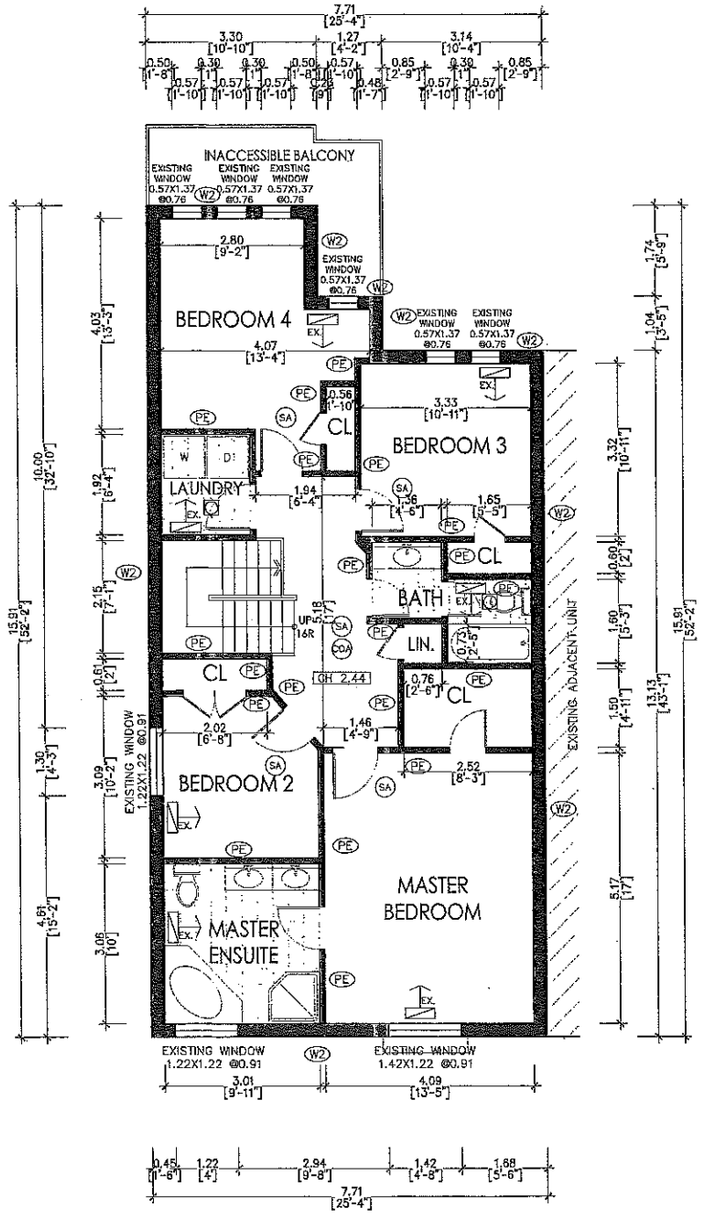

EXISTING SECOND FLOOR

AREA = 111.73 SQM

FOR REFERENCE ONLY

EXISTING WALL TO REMAIN

WALLS TO BE DEMOLISHED

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LOCATION OF AIR REGISTER

LOCATION OF AIR RETURN

EXHAUST FAN

YO	ISSUED	DATE

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PROJECT
125 DOLCE CRESCENT, VAUGHAN, ON

DRAWING
EXISTING SECOND FLOOR

DRAWN	PROJECT FOR
TIN	ISAAC OLOPADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
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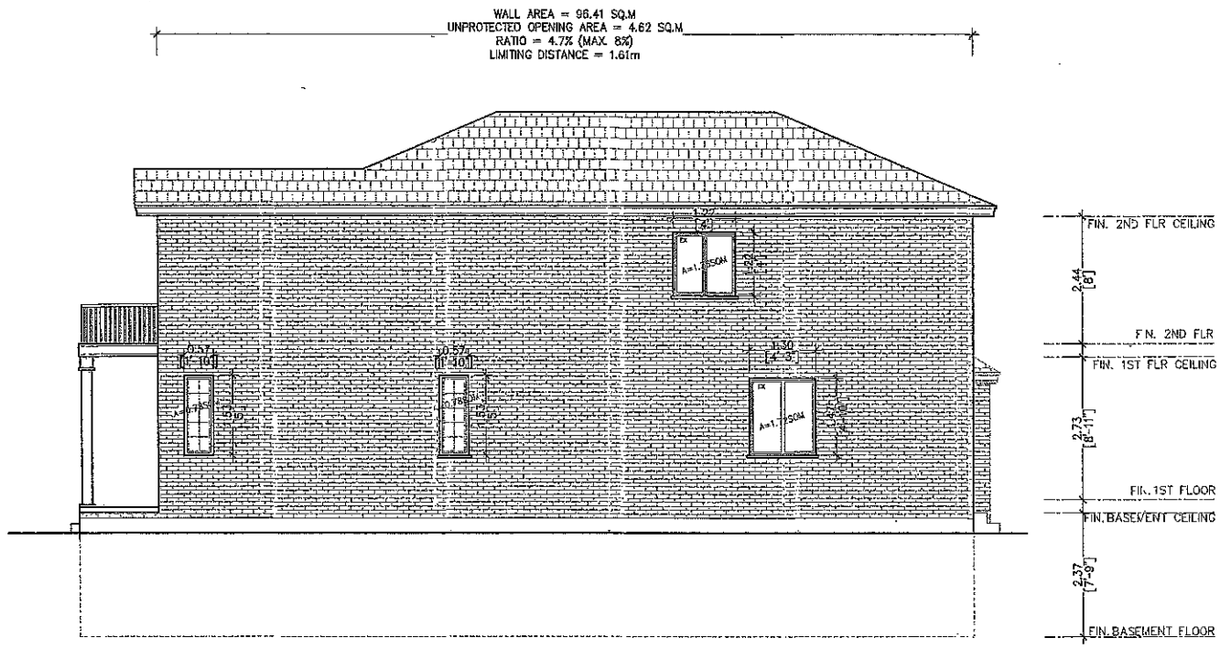

EXISTING EAST SIDE ELEVATION

TO	ISSUED	DATE

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PROJECT

125 DOLCE CRESCENT,
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EXISTING EAST SIDE ELEVATION

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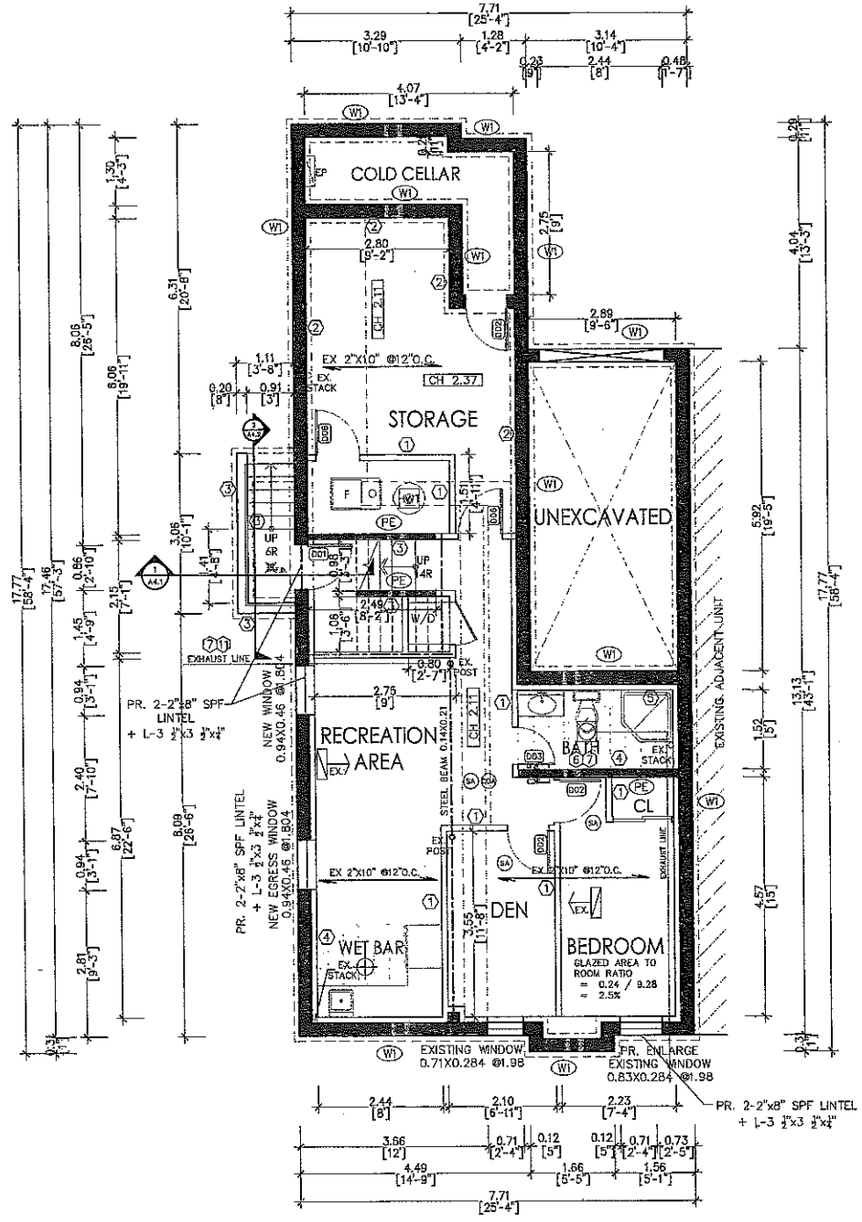
SCALE 11"X17" 1 : 1 0 0	A2.4
CHECKED KBK	



PROPOSED BASEMENT

AREA = 81.15 SQM

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALLS TO BE DEMOLISHED
- PE — EXISTING 2X4" @ 16" OC STUD WALL WITH 1/2" GWB ON BOTH SIDES
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- SA — SMOKE DETECTOR (BATTERY OPERATED) AS PER 9.10.18.4
- COA — SMOKE DETECTOR COMBO(WITH CARBON MONOXIDE ALARM) BATTERY OPERATED AS PER 9.10.18.4
- LOCATION OF AIR REGISTER
- LOCATION OF AIR RETURN
- EXHAUST FAN
- OVERHEAD LIGHT
- SPRINKLER LOCATION (RESIDENTIAL TYPE)

D01	34" DOOR, 7' HEIGHT	MAIN DOOR, EXTERIOR DOOR
D02	32" DOOR, 7' HEIGHT	INTERIOR DOOR
D03	30" DOOR, 7' HEIGHT	INTERIOR DOOR
D04	28" DOOR, 7' HEIGHT	INTERIOR DOOR
D05	24" DOOR, 7' HEIGHT	INTERIOR DOOR
D06	34" DOOR, 7' HEIGHT	INTERIOR DOOR
D07	32" DOOR, 7' HEIGHT	INTERIOR BARN DOOR

TO	ISSUED	DATE

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PROPOSED BASEMENT

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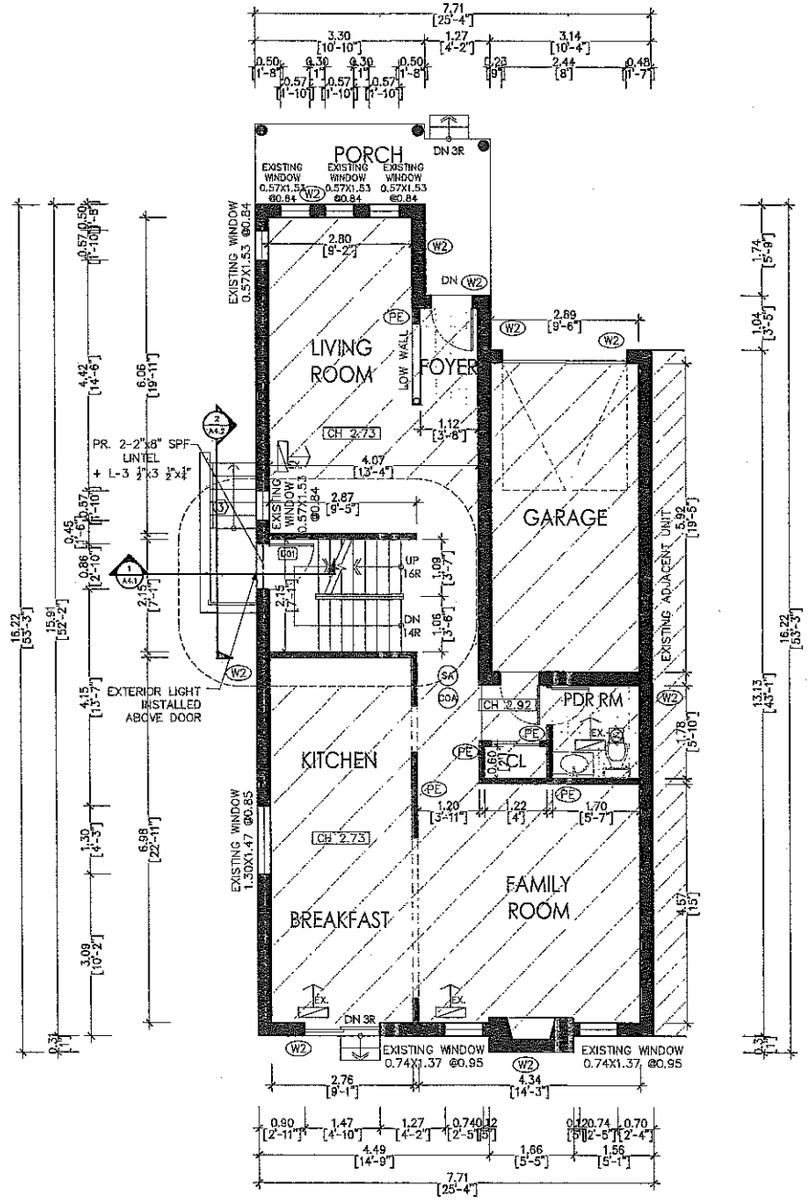

PROPOSED FIRST FLOOR

AREA = 95.13 SQM

LEGEND

- NEW WALL
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- LOCATION OF AIR REGISTER
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- OVERHEAD LIGHT
- SPRINKLER LOCATION (RESIDENTIAL TYPE)

D01	34" DOOR, 7' HEIGHT	MAIN DOOR, EXTERIOR DOOR
D02	32" DOOR, 7' HEIGHT	INTERIOR DOOR
D03	30" DOOR, 7' HEIGHT	INTERIOR DOOR
D04	28" DOOR, 7' HEIGHT	INTERIOR DOOR
D05	24" DOOR, 7' HEIGHT	INTERIOR DOOR
D06	34" DOOR, 7' HEIGHT	INTERIOR DOOR
D07	32" DOOR, 7' HEIGHT	INTERIOR BARN DOOR

TO	ISSUED	DATE

GENERAL NOTES

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK ARCHITECTS

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

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LICENCE
9208

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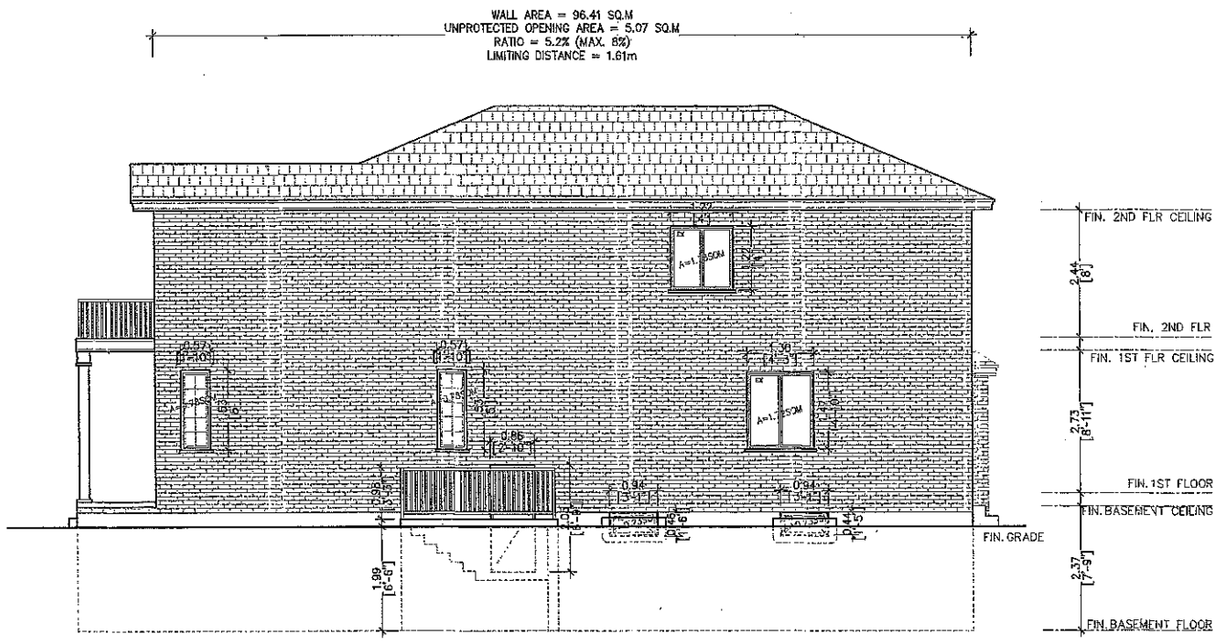
PROJECT
125 DOLCE CRESCENT, VAUGHAN, ON

DRAWING
PROPOSED FIRST FLOOR

DRAWN TIN	PROJECT FOR ISAAC OLOFADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
SCALE 11"X17" 1 : 1 0 0	A3.2
CHECKED KBK	



PROPOSED EAST SIDE ELEVATION

TO	ISSUED	DATE

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PROJECT

125 DOLCE CRESCENT,
VAUGHAN, ON

DRAWING
PROPOSED EAST SIDE ELEVATION

DRAWN	PROJECT FOR
TIN	ISAAC OLOPADE

PLOTTED DATE	DRAWING NO
DEC 18, 2019	A3.3
SCALE 11"X17" 1 : 1 0 0	
CHECKED KBK	

NOTES

1 INTERIOR STUD PARTITIONS:

2"x 4" (OR 2x6" WHERE INDICATED) STUDS AT 16" O.C.
TOP PLATE AND SINGLE BOTTOM PLATE WITH 1/2" INTERIOR DRYWALL ON BOTH SIDES TAPED AND SEALED.
USE MOISTURE RESISTANT GWB IN BATHROOM AROUND SHOWERS, AND BACKSPLASH

2 FOUNDATION INSULATION:

1/2" GYP. BD. ON 6 MIL. VAPOUR BARRIER ON 2"x4" WOOD STRAPPING WITH MIN. R-12 FIBRE INSULATION [SEE WALL ASSEMBLY SECTION FOR R VALUES] ON CONTINUOUS R10 RIGID INSULATION (or R20 CONTINUOUS BATT INSULATION) ON CONCRETE FOUNDATION WALL DAMP-PROOFED WITH 0.05 mm POLY OR NO. 15 ASPHALT - SATURATED FELT OR PAPER LAPPED 4" AT JOINTS. WATERPROOFING SHALL EXTEND FROM THE LOWEST LEVEL OF FOUNDATION INSULATION AND SHALL TERMINATE AT GRADE LEVEL. NO MEMBRANE SHALL BE APPLIED ABOVE GRADE LEVEL BETWEEN THE INSULATION AND THE FOUNDATION WALL.
FOUNDATION INSULATION TO EXTEND FROM CEILING TO MINIMUM 2'-0" BELOW FINISHED GRADE LEVEL EXCEPT AT COLD STORAGE (IF ANY) WHERE INSULATION SHALL EXTEND FROM CEILING TO FINISHED BASEMENT FLOOR.

3 EXTERIOR / INTERIOR HANDRAIL AND GUARDS

SEE OBC 9.8.7
FINISHED NATURAL WOOD HANDRAIL ON WOOD OR METAL PICKETS (UNLESS OTHERWISE SHOWN) MAX. 100mm O.C. SPACING. IF HANDRAIL IS USED AGAINST AN INTERIOR WALL THE GAP FROM WALL MUST BE 2" (5CM) HANDRAIL / GUARD HEIGHT = 950 mm [37.5"] MEASURED VERTICALLY FROM OUTSIDE EDGE OF STAIR NOSING GUARDS AT LANDINGS. REFER TO OBC 3.4.6.4, FOR LOADS ON HANDRAIL, ALL INSTALLATION MUST COMPLY WITH 3.4.6.4.(9). ANY OTHER INTERIOR AREAS REQUIRING GUARDS SHALL BE MINIMUM 36" [900mm] EXTERIOR HANDRAILS/ GUARDS SHALL BE MINIMUM 42" UNLESS OTHERWISE SHOWN. CONTINUOUS BEAM ON RAILING AND GUARDS IS 38X140MM ON ALL EXTERIOR STAIRS AND DECKS UNLESS SHOWN OTHERWISE.
All loads and specs to comply with OBC 9.4.1.1 and OBC 4.1.5.15

4 CERAMIC FINISHED FLOORS:

CERAMIC FLOOR TILES ON 1 1/2" MORTAR BASE REINFORCED WITH WIRE MESH ON 5/8" SUBFLOOR- ALL EDGES SUPPORTED BY MINIMUM 2"x 2" BLOCKING (OPTIONAL), MAY BE REPLACED WITH OTHER APPROVED FINISH

5 WET WALL PROTECTION:

CERAMICS AND PLASTIC TILE INSTALLED ON WALL AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHTUB SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19-GP-22M "SEALING COMPOUND MILDEW RESISTANT, FOR TUBS AND TILE".

6 INTERIOR WASHROOM VENTS

50 CFM EXHAUST FAN WITH 6" INSULATED FLEX PIPE TO SIDE OF HOUSE FOR ALL BATHROOMS OR AS SPECIFIED ON HVAC LAYOUTS. MECHANICAL VENTILATION TO OUTSIDE EXHAUST/VENTILATION TO COMPLY WITH O.B.C. 9.32.1.2, 9.32.1.1.(5), 3.32.3.5 AND 3.32.3.10, TYP. IF EXHAUST IS PROVIDED THROUGH AN EXTERIOR WALL WITH A LIMITING DISTANCE LESS THAN 1.2m, UNPROTECTED OPENING NOT TO EXCEED 130cm^2 AS PER O.B.C. 9.10.15.4.(5)

7 GENERAL EXTERIOR VENTING:

VENTS (INCLUDING STOVE HOOD FAN VENTS, W.C. FAN VENTS & GAS FIREPLACE VENTS) SHALL BE INDEPENDENT OF EACH OTHER, AND INSTALLED WITH A BACK DRAFT DAMPER. OPENINGS SHALL BE SHIELDED FROM THE ENTRY OF SNOW AND RAIN AND SHALL BE FITTED WITH CORROSION-RESISTANT SCREENS OF MESH HAVING OPENINGS NOT LARGER THAN 15mm. THEY SHALL HAVE A MAXIMUM UNPROTECTED OPENING ARE OF 20sq.in, WHERE THEY ARE LOCATED ON AN EXTERIOR WALL WITH A LIMITING DISTANCE OF LESS THAN 1.2m (3'-11").

8 FIRE-RATED WALL:

1 LAYER 5/8" TYPE 'X' GWB EXTENDED TO THE BOTTOM SIDE OF THE UNDERFLOORING OF THE FIRST FLOOR, TAPED AND SEALED. 2"x4" SPF STUDS @ 16" O/C. RESILIENT METAL CHANNELS @ 24" O/C, 2 LAYERS 5/8" TYPE 'X' GWB (OBC SB-3 WALL TYPE W4b - 1 HR FRR, STC 54)

9 FIRE-RATED CEILING:

EXISTING UNDERFLOORING TAPED AND SEALED, EXISTING FLOOR JOISTS @ 16" O/C, SOUND BATT INSULATION, RESILIENT METAL CHANNELS @ 24" O/C, 2 LAYERS 5/8" TYPE 'X' GWB. (OBC SB-3 WALL TYPE F9d - 1 HR FRR, STC 54)

10 FIRE-RATED DOOR:

NEW METAL HOLLOW CORE DOOR WITH MINIMUM 30M FIRE RATING, WITH SELF CLOSER AND LOCK/LATCH, MIN WIDTH 810MM

11 CAPPED DRYER VENTS

CLOTHES DRYER TO BE VENTED DIRECTLY TO THE OUTSIDE THROUGH EXTERIOR WALL. USE 6" INSULATED FLEX PIPE, AND END CAP TO HAVE A SCREEN, AND A FLAP (VALVE TYPE)

GENERAL CONSTRUCTION:

ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE REGULATION (413/90), PART 9. HANDWRITTEN NOTES WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS, MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF THE MORTGAGE AND HOUSING CORPORATION (C.M.H.C.). ALL REFERENCES TO AND FINISHED GRADE LINES AS INDICATED ON THE ARCHITECTURAL WORKING DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH THE WORK: ARCHITECT/ ENGINEER IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST ONE WEEK BEFORE ORDERING OR PLACEMENT OF MATERIALS AND UNITS FOR CONSTRUCTION REGARDING SUCH DISCREPANCIES. FAILURE TO OBSERVE THESE CONDITIONS WHICH MAY REQUIRE EXPENSIVE REMEDIAL ACTION SHALL NOT BECOME THE RESPONSIBILITY OF THE DESIGNER. DIMENSIONS ARE TAKEN TO ROUGH STUD OR MASONRY SURFACES, GIVEN AS NOMINAL DIMENSIONS. EXTERIOR WALL DIMENSIONS DO NOT ALLOW FOR BRICK PROJECTION THEY ARE TAKEN FROM OUTSIDE FACE OF FOUNDATION WALL TO INSIDE FACE OF STUD. (ADD 25mm FOR PROTRUSION OF BRICK)

METRIC:

ALL DRAWINGS ARE DESIGNED IN METRIC FORMAT. DIMENSIONS IN IMPERIAL SYSTEM ARE SHOWN FOR REFERENCE AND ARE ROUNDED UP TO THE NEAREST 1". FOR ACCURACY, UTILIZE THE METRIC DIMENSIONS

WOOD FRAMING:

- ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY, AND STABILITY OBC 9.23.2.1 AND 4.1.1.3
- ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT
- ALL GUARDS AND HANDRAILS TO COMPLY WITH OBC 9.8.7 AND 9.8.8 REQUIREMENTS TYPICAL
- ALL EXTERIOR WOOD TO BE PRESSURE TREATED

SMOKE ALARMS: SA CO

WIRED SMOKE ALARMS SHALL BE PROVIDED FOR EACH BEDROOM WIRED WITH MIN 30M BATTERY BACKUP, AD AS PER SECTION 9.10.18 OF THE ONTARIO BUILDING CODE. SMOKE DETECTOR COMBOS SHALL BE PROVIDED ON EACH FLOOR LEVEL 9.10.18.2(1).
ALL ALARM TO BE EQUIPPED WITH AUDIO AND LIGHT FLASHING WARNING SIGNALS

SMOKE ALARMS COMBOS
ALL SMOKE DETECTORS ON ALL LEVELS TO BE HARD WIRED AND INTERCONNECTED. (REFER TO OBC, DIV B, 9.10)

(1) SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT.
(2) SMOKE ALARMS DESCRIBED IN SENTENCE SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

9.10.19.2. SOUND PATTERNS OF SMOKE ALARMS
(1) THE SOUND PATTERNS OF SMOKE ALARMS SHALL,
(a) MEET THE TEMPORAL PATTERNS OF ALARM SIGNALS, OR
(B) BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY.

9.10.19.3. LOCATION OF SMOKE ALARMS
(1) WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT,
(a) THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS, AND
(b) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
(i) IN EACH SLEEPING ROOM, AND
(ii) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
(2) WITHIN A HOUSE THAT CONTAINS AN INTERIOR SHARED MEANS OF EGRESS OR COMMON AREA, A SMOKE ALARM SHALL BE INSTALLED IN EACH SHARED MEANS OF EGRESS AND COMMON AREA.
(3) A SMOKE ALARM REQUIRED IN SENTENCES (1) AND (2) SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS".
(4) A SMOKE ALARM REQUIRED IN SENTENCES (1) AND (2) SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".
(5) THE VISUAL SIGNALLING COMPONENT REQUIRED IN SENTENCE (4) NEED NOT,
(a) BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT,
(b) BE ON BATTERY BACKUP, OR
(c) HAVE SYNCHRONIZED FLASH RATES, WHEN INSTALLED IN A HOUSE OR AN INDIVIDUAL DWELLING UNIT.
(6) THE LUMINOUS INTENSITY FOR VISUAL SIGNALLING COMPONENTS REQUIRED IN SENTENCE (4) THAT ARE INSTALLED IN SLEEPING ROOMS SHALL BE A MINIMUM OF 175 CD.
(7) SMOKE ALARMS REQUIRED IN SENTENCES (1) AND (2) SHALL BE INSTALLED ON OR NEAR THE CEILING.

TO	ISSUED	DATE

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PROJECT
125 DOLCE CRESCENT,
VAUGHAN, ON

DRAWING
NOTES

DRAWN TIN	PROJECT FOR ISAAC OLOPADE
PLOTTED DATE DEC 18, 2018	DRAWING NO
SCALE 11"X17" NTS	A4.1
CHECKED KBK	

CONTRACTOR TO VERIFY LOCATION OF EXISTING LANDING BEFORE ANY EXCAVATION IS DONE. ANY DISCREPANCIES IN DIMENSIONS ARE TO BE NOTIFIED TO ARCHITECT

RAILING

PROPOSED POURED CONCRETE SLAB AND STEPS, 32 MPa W/ 5-8% AIR ENTRAINMENT

RETAINING WALL: 200MM [8"] POURED CONCRETE RETAINING WALL

EXISTING GRADE

UNDISTURBED

DISCARD EXCAVATED SOIL AND BACKFILL WITH NEW SOIL OBTAINED OF REGIONS IN ONTARIO WITH BETTER STRUCTURE AND INSULATION RATING

4" POURED CONCRETE

4" OWENS CORNING FOAMULAR CODEBORD EXTRUDED POLYSTYRENE RIGID INSULATION R20, 100 PSI

EXIST. CEILING

PR. 2-2"X8" SPF LINTEL +L-3½"x3½"x¼"

EX. LANDING

EX. SLAB

EXIST. STAIRS

1/2" IMPERVIOUS BOARD FOR BOND BREAK WHERE SLAB IS IN CONTACT WITH FND WALL & RETAINING WALL

EXIST. FOOTING TO REMAIN

EX. 4" DIA. WEEPING TILE W/6" OVER CRUSHED STONE COVER TO REMAIN

PROPOSED NEW FLOOR DRAIN CONNECTED TO STORM SEWER, OR SUMP PIT

0.15 [6"]

1.02 [3'-4"]

0.15 [6"]

2.28 [7'-6"]

1.27 [4'-2"]

2.72 [8'-11"]

2.34 [7'-8"]

1.11 [3'-8"]

1 SECTION - A

TO	ISSUED	DATE

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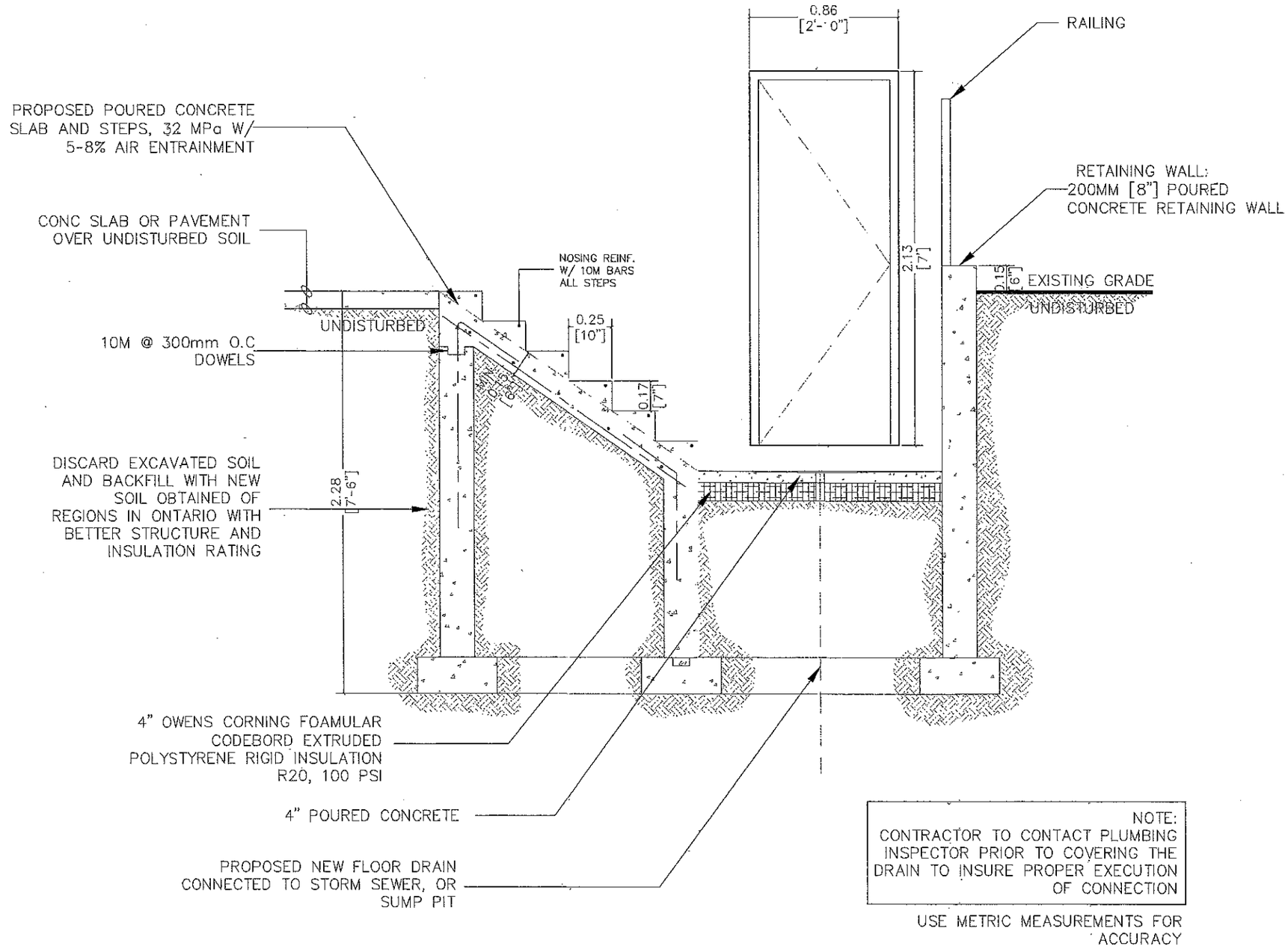
PROJECT
125 DOLCE CRESCENT, VAUGHAN, ON

DRAWING
DETAIL - SECTION A

DRAWN TIN	PROJECT FOR ISAAC OLOPADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
SCALE 11"X17" NTS	A5.1
CHECKED KBK	



NOTE:
CONTRACTOR TO CONTACT PLUMBING INSPECTOR PRIOR TO COVERING THE DRAIN TO INSURE PROPER EXECUTION OF CONNECTION

USE METRIC MEASUREMENTS FOR ACCURACY

(2) SECTION - B

TO	ISSUED	DATE

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PROJECT
125 DOLCE CRESCENT, VAUGHAN, ON

DRAWING
DETAIL - SECTION B

DRAWN TIN	PROJECT FOR ISAAC OLOFADE
PLOTTED DATE DEC 18, 2019	DRAWING NO
SCALE 11"X17" NTS	A5.2
CHECKED KBK	

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

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