

File: A009/20

Applicant: Tevfik & Zuhra Urkan

Address: 157 Headwind Blvd Woodbridge

Agent: Engin Nigdeli

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

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, May 28, 2020



Minor Variance Application

Agenda Item: 14

A009/20

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, May 28, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please see Important Information on next page for instructions or contact the Committee of Adjustment at cofa@vaughan.ca or **905-832-8585**. Ext. **8332**.

Written comments and public deputation requests must be received by noon on the last business day before the meeting.

- Applicant:** Tevfik & Zuhra Urkan
- Agent:** Engin Nigdeli
- Property:** **157 Headwind Blvd Woodbridge**
- Zoning:** The subject lands are zoned RD3 and subject to the provisions of Exception 9(1288) under By-law 1-88 as amended.
- OP Designation:** Low Rise Residential
- Related Files:** None
- Purpose:** Relief from the by-law is being requested to permit a side door entrance to be constructed within the interior side yard (east) to permit a secondary suite.

The proposed side door 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
1. The minimum interior side yard setback to a door shall be 1.8 metres where a door is providing access to the dwelling or an attached garage. [4.22.3 Schedule "A3", General Note C]	1. The proposed interior side yard setback to a door providing access to the dwelling is 1.24m.
2. An entrance to a Secondary Suite shall be setback a minimum of 1.2m from the interior side lot line, except where the minimum interior side yard setback requirement to an entrance is greater (in this case, 1.8 metres). [4.1.8 vi. D.]	2. The proposed entrance to a Secondary Suite is 1.24m from the interior side lot line.

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on May 13, 2020

Applicant confirmed posting of signage on May 13, 2020.

Property Information	
Existing Structures	Year Constructed
Dwelling	2014 (Purchased 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): As per Schedule A3 of Zoning by-law 1-88, the minimum interior side yard setback to a door shall be 1.8m where a door providing access to the dwelling is proposed. We want a side entrance with the current setback of 1.25m.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is requesting permission to construct a side entrance for the purposes of a secondary suite with the above-noted variances.

The requested variances are considered minor in nature as the proposed entrance will not extend past the existing building envelope and no risers are required, maintaining a minimum 1.24m wide path of travel to the entrance which meets the general intent and purpose of the Zoning By-law.

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.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A009/20.

Parks, Forestry and Horticulture Operations:

Forestry has no comments at this time.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Letter of objection - 153 Headwind Blvd

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

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

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil. To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related 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

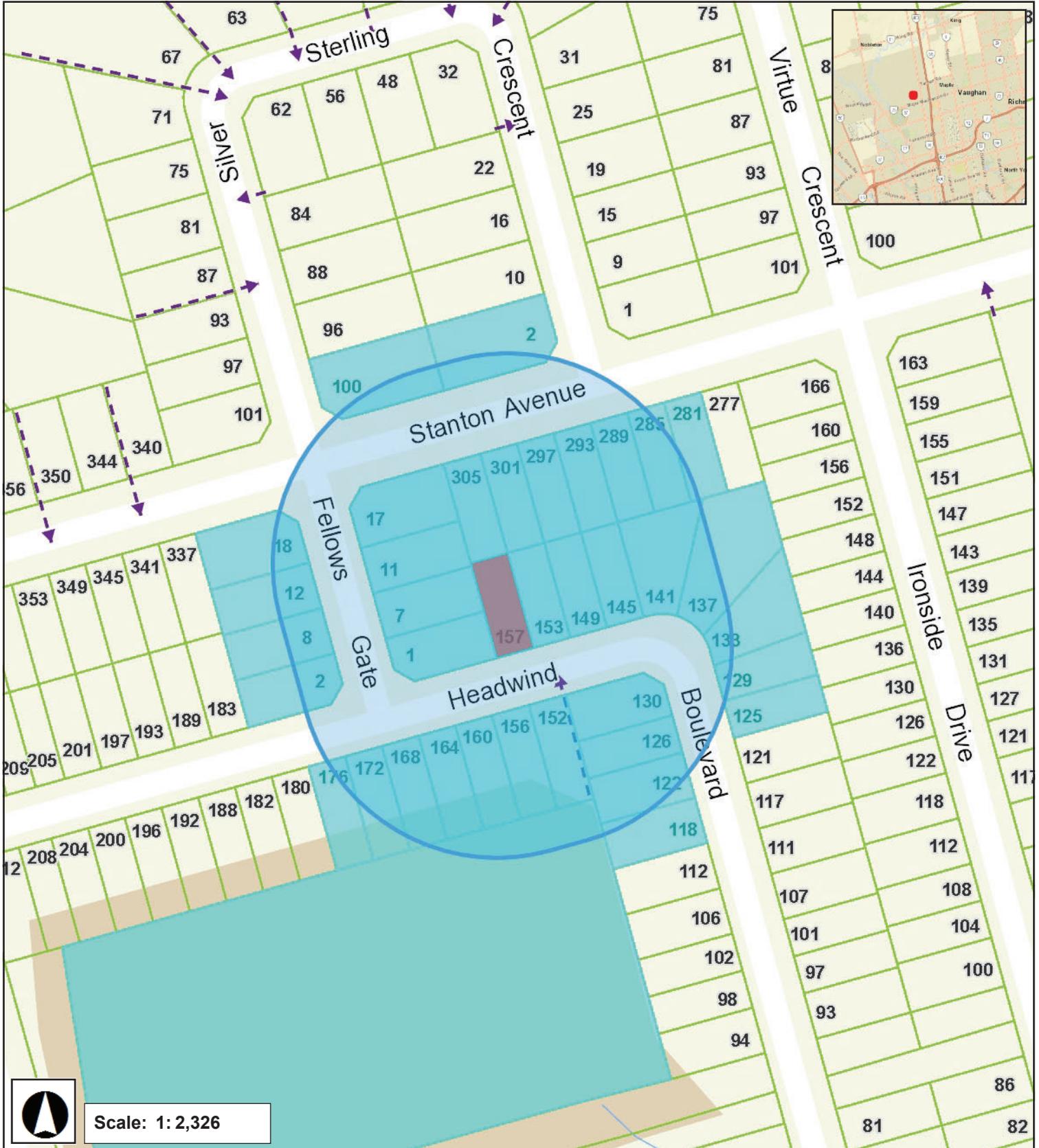
Schedule A: Plans & Sketches

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.

**Location Map
Sketches**

157 HEADWIND BLVD, WOODBRIDGE

Teston Road



Major Mackenzie Drive

February 26, 2020 10:31 AM

Revised February 10, 2020

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CARE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT 1/4"=1'-0". REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CARE ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW _____
- ISSUED FOR TENDER _____
- ISSUED FOR PERMIT _____
- ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

SQUARE _____ DATE _____

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

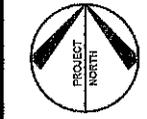
DESIGN LOADS
From Table 2.5.1.1 (1) O.B.G.
Design Data For Selected Locations
(VAUGHAN, ONTARIO)

Show = 1.1 KPa
Rain = 0.4 KPa
Hourly Wind Pressures
160 = 0.63 KPa

LIVE LOAD (ROOF) = 1.00 KPa
DEAD LOAD (ROOF) = 0.22 KPa
LIVE LOAD (FLOOR) = 1.82 KPa
DEAD LOAD (FLOOR) = 0.72 KPa

NO.	DESCRIPTION	DATE	BY
2			
1	ISSUED FOR C. of A.	JAN 20, 2020	F.C.
0	ISSUED FOR REVIEW		

DO NOT SCALE DRAWINGS. THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



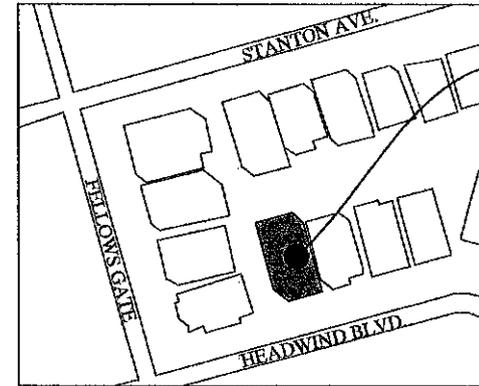
PROJECT NAME
SECONDARY UNIT AT THE BASEMENT
TEVFIK AND ZUHRA'S RESIDENCE AT
157 HEADWIND BLVD
VAUGHAN, ONTARIO

SHEET TITLE
SITE PLAN AND KEY MAP

SCALE	AS NOTED	PROJECT NO.	
DRAWN BY	F.C.	DWG. NO.	
CHECKED BY	T.U.	REV. NO.	
DATE	JANUARY, 2020		
FILE NAME			

SP1 1

KEY MAP



SUBJECT SITE
157 HEADWIND BLVD.
LOT. 4

SECOND UNIT AREA @ BASEMENT : 1,144 SQFT (106.30M²)
WORK AREA @ BASEMENT : 1,405 SQFT (130.5M²)
WORK AREA @ MAIN FLOOR : 53 SQFT (5M²)
WORK AREA @ FRONT PORCH : 70 SQFT (6.5M²)
TOTAL WORK AREA : 1,528 SQFT (142M²)

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL CROSS CHECK ALL STRUCTURAL DRAWINGS AND DIMENSIONS WITH ARCHITECTURAL DRAWING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN SITE.
3. CONTRACTOR SHALL CONSIDER AND PERFORM ALL SAFETY MEASURES TO PROTECT LABORERS AND PUBLIC.
4. CONTRACTOR SHALL VERIFY ALL OPENING SIZES.
5. NOTES AND DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
6. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY BEFORE PROGRESS, IN CASE OF ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE SAFETY OF LABOR AND/OR PUBLIC, AT THE TIME AND/OR IN FUTURE.
7. IN CASE OF EXISTENCE OF DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE MOST CONSERVATIVE OPTION WILL GOVERN, UNLESS ENGINEER REPLY OTHERWISE, AND THIS WILL NOT BE A BASIS FOR CONTRACTOR FAILURE OR ANY BACK CHARGE OR ADDITIONAL CLAIM.
8. PERMIT DRAWINGS ONLY COVER GENERAL SCOPE OF WORK AND DESIGN ENGINEER'S SITE SUPERVISIONS IS REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES AS APPLICABLE TO THE PROJECT. SITE INSTRUCTION BY DESIGN ENGINEER SUPERSEDES DESIGN DRAWINGS.
9. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL/MECHANICAL AND ALL OTHER SPECIFICATIONS.
10. LOADS DURING CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED.
11. TYPICAL STRUCTURAL DETAILS SHOWN ON DRAWINGS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
12. FLOOR JOISTS, STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURE'S SPECIFICATIONS.
13. A PRE CONSTRUCTION MEETING SHALL BE ARRANGED BY CONSTRUCTOR TO REVIEW PLANS WITH DESIGN ENGINEER.
14. STRUCTURAL PLANS ARE GENERAL AND ONLY SHOW ADEQUATE MEMBER SIZES. CONSTRUCTION DETAILS INCLUDING BUT NOT LIMITED TO LOCATION OF BEAMS/COLUMNS TO AVOID CONFLICT WITH OTHER MEMBERS OR HOW TO SUPPORT LVL BEAM ON STEEL POSTS ARE RESPONSIBILITY OF BUILDER.

NOTES:

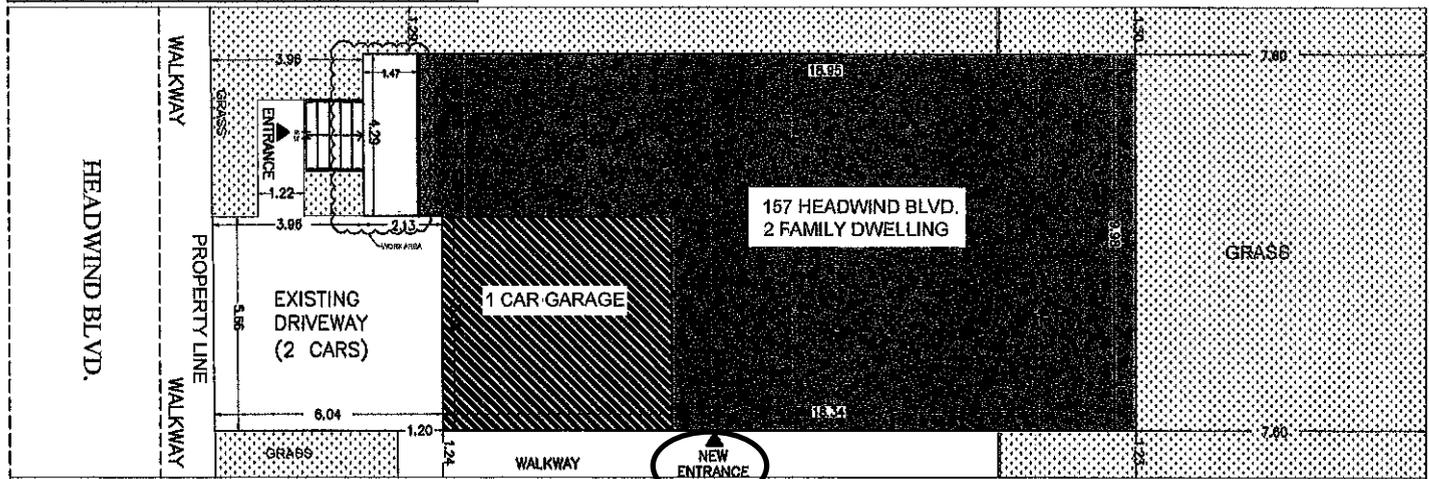
45 MINUTES FIRE RATED CEILING 15.5mm TYPE X GYPSUM BOARD ON THE UNDERSIDE OF CEILING OBC 2012,88 2 TABLE 2.3.12.
1) INSTALL SMOKE ALARM IN EVERY BEDROOM ON BASEMENT
2) SMOKE ALARM SHALL CONFORM TO O.B.C. DIV. B.8.10.19
3) CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS PER OBC B.33.4.
6) D1, D8 & D8 (FR)-20 MIN. FIRE RATED INSULATED DOOR.

- SM SMOKE ALARM
1. SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM.
2. SHALL HAVE A BATTERY BACKUP
- CO CARBON MONOXIDE DETECTOR

DOOR REFERENCE

(D1)	32" X 80" NEW 20 Min. FIRE RATED DOOR WITH SELF CLOSING DEVICE
(D2)	30" X 80" NEW DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
(D3)	36" X 80" NEW CLOSET DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
(D4)	32" X 80" NEW DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
(D5)	36" X 80" EXISTING DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
(D6)	32" X 80" NEW 20 Min. FIRE RATED DOOR WITH SELF CLOSING DEVICE
(D7)	38" X 84" NEW DOOR - NEW ENTRANCE TO BASEMENT

EXISTING FRONT YARD = 66 SQM (Driveway, Walkway and Stairs)	PROPOSED FRONT YARD = 66 SQM (Driveway, Walkway and Stairs)
SOFT LANDSCAPING 24.8 SQM = 37.5% OF FRONT YARD	SOFT LANDSCAPING 23.3 SQM = 35.3% OF FRONT YARD



SITE PLAN

SCALE: 1/200

**Dimensions are in metric

A009/20

Proposed interior side yard setback to a door providing access to the dwelling = 1.24m
Proposed entrance to a secondary suite = 1.24m from interior side lot line.

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CANE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT. 1/4"=1'-0". REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CANE ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ALL DRAWINGS MUST BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

DESIGN LOADS
 FROM TABLE 2.5.1.1 (4) O.C.G.
 Dead Load (FLOOR) = 1.02 KPa
 (VAUGHAN, ONTARIO)

Snow = 1.7 KPa
 Wind = 1.5 KPa
 Seismic = 0.25 KPa
 Live Load (ROOF) = 1.02 KPa
 Live Load (FLOOR) = 1.82 KPa
 Dead Load (FLOOR) = 0.72 KPa

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR C.M.A.	JAN. 28, 2020	P.C.
2	ISSUED FOR REVIEW		

NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED THEREIN IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. USE FOR ANY OTHER PROJECT AND MAY NOT REFLECT EXISTING CONDITIONS.



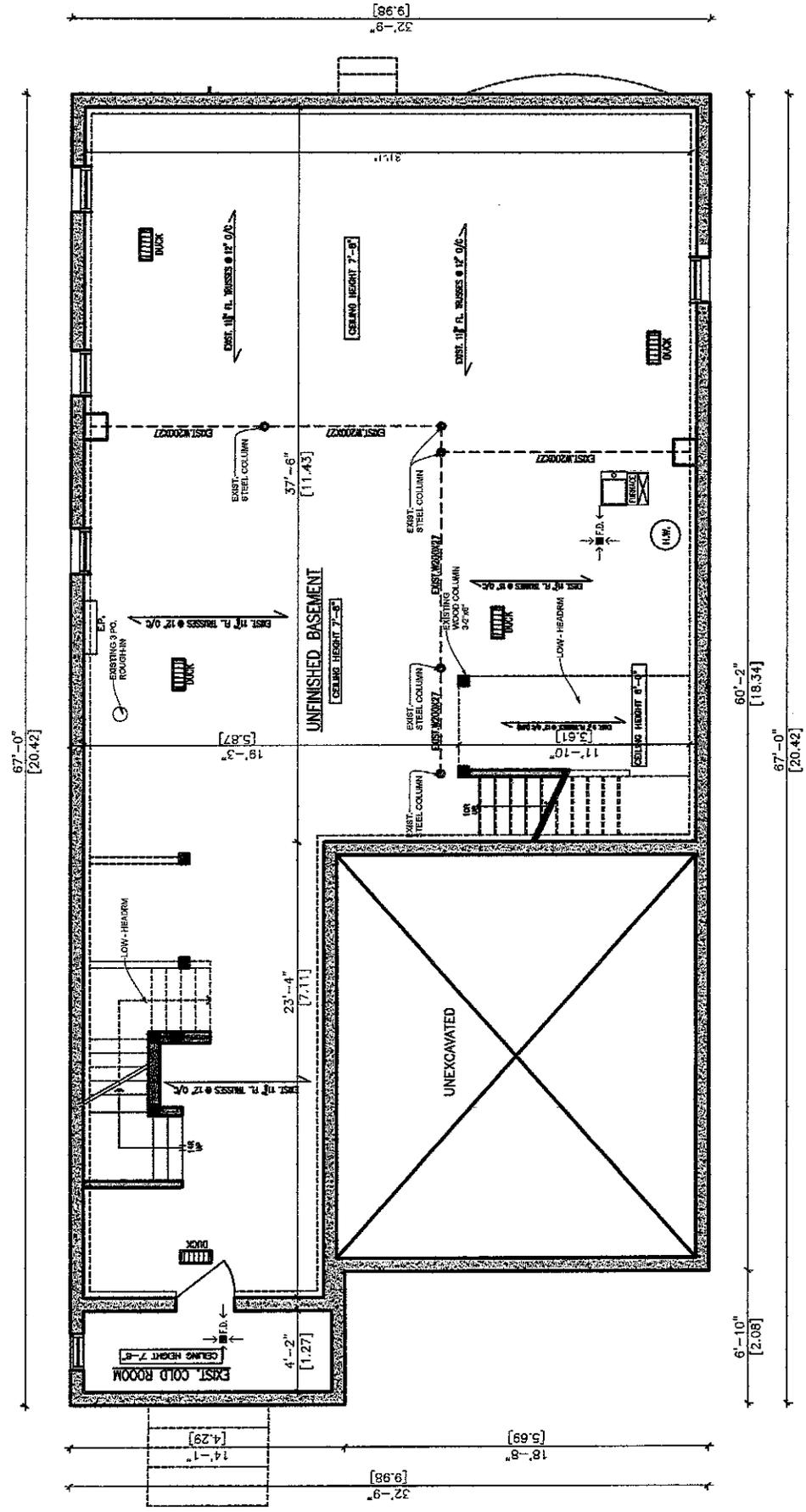
PROJECT NAME
 SECONDARY UNIT AT THE BASEMENT
 TEVFIK AND ZUHRA'S RESIDENCE AT
 157 HEADWIND BLVD
 VAUGHAN, ONTARIO

SHEET TITLE
 EXISTING BASEMENT PLAN

PROJECT NO.	*****
SCALE	AS NOTED
DRAWN BY	F.C.
CHECKED BY	T.U.
DATE	JANUARY, 2020
FILE NAME	*****

A-1 1

WALL LEGEND	
	EXTERIOR WALL : EXISTING CONCRETE WALL
	INTERIOR WALL : EXISTING PARTITION WALL
	INTERIOR WALL CONSTRUCTION : (PROPOSED) 1. 2" X 4" WOOD STUD @ 16" O.C. 2. 1/2" DRYWALL
	INTERIOR WALL CONSTRUCTION : (PROPOSED) 1. 1" DRYWALL 2. 2" X 4" WOOD STUD @ 16" O.C. 3. 1/2" DRYWALL 4. 48 MIL. FIRE RATED
	1. EXISTING 1/4" F.L. TRUSSES @ 12" O.C. 2. NEW 1 LAYER 5/8" TYPE-X GYPSUM BOARD 3. 1/2" Gypsum BOARD 4. 48 MIL. FIRE RATED %. SOUND PROOF (MIN. 50 STC - 8, 11, 2, 1 OBC)



**Dimensions are in metric

EXISTING BASEMENT PLAN
 SCALE: 1/100

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CARE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE END OF THE PROJECT. NO PARTS OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF CARE ENGINEERING. REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW _____ DATE _____
- ISSUED FOR TENDER _____
- ISSUED FOR PERMIT _____
- ALL DRAWINGS MUST BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

DESIGN LOADS FROM TABLE 1.1(1) O.B.C. of the Ontario Building Code (VAUGHAN, ONTARIO)

Snow = 1.1 KPa
 Wind = 150 KPa
 Basic Wind Pressure = 150 = 0.53 KPa

LIVE LOAD (ROOF) = 1.05 KPa
 DEAD LOAD (ROOF) = 0.72 KPa
 LIVE LOAD (FLOOR) = 1.82 KPa
 DEAD LOAD (FLOOR) = 0.72 KPa

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR O.C. #1	JAN. 28, 2020	F.C.
0	ISSUED FOR REVIEW		
2			

NOTES: ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. THE DATA ONLY, OR EXTRACTS THEREOF, MAY NOT REFLECT EXACT LOCATIONS.

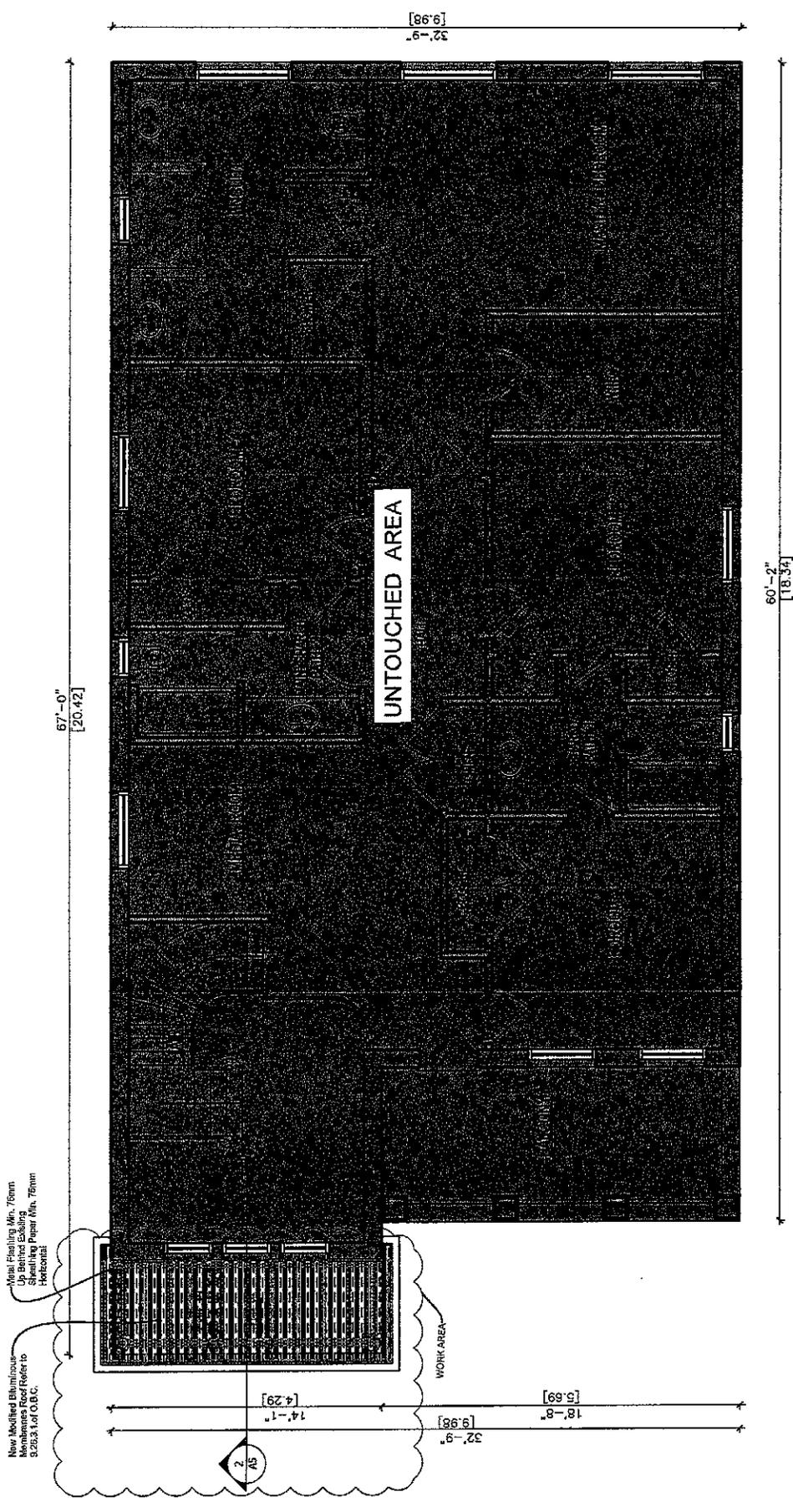


PROJECT NAME
 SECONDARY UNIT AT THE BASEMENT
 TEVFIK AND ZUHRA'S RESIDENCE AT
 157 HEADWIND BLVD
 VAUGHAN, ONTARIO

SHEET TITLE
 EXISTING SECOND FLOOR PLAN

SCALE AS NOTED
 DRAWN BY F.C.
 CHECKED BY T.U.
 DATE JANUARY, 2020
 FILE NAME

PROJECT NO.
 DRAWING NO.
 SHEET NO. **A-3** 1



**Dimensions are in metric

EXISTING SECOND FLOOR PLAN
 SCALE: 1/100

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CAPE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT 147-102. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SANCTIONED BY THE CONSULTANT.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

DESIGN LOADS
From Table 2.6.1.1 (1) O.B.C.
City of Markham Locations
(VAUGHAN, ONTARIO)

Snow = 1.1 kPa
Roof Live Load = 1.0 kPa
Roof Dead Load = 1.0 kPa
Roof Live + Dead Load = 2.0 kPa
Roof Dead Load = 1.0 kPa
Roof Live + Dead Load = 2.0 kPa

LIVE LOAD (ROOF) = 1.0 kPa
LIVE LOAD (FLOOR) = 1.82 kPa
DEAD LOAD (FLOOR) = 0.72 kPa

NO. OF REVISION DESCRIPTION DATE BY

1. ISSUED FOR C.O.A. JAN. 20, 2020 P.C.

2. ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION UNLESS SANCTIONED BY THE CONSULTANT. THIS DRAWING IS THE PROPERTY OF CAPE ENGINEERING AND WILL NOT REFLECT SUDY LOCATIONS.



PROJECT NAME
SECONDARY UNIT AT THE BASEMENT

157 HEADWIND BLVD
VAUGHAN, ONTARIO

SHEET TITLE
PROPOSED BASEMENT PLAN

SCALE AS NOTED

DRAWN BY F.C.

CHECKED BY T.U.

DATE JANUARY, 2020

FILE NAME

PROJECT NO. *****

DATE *****

SCALE *****

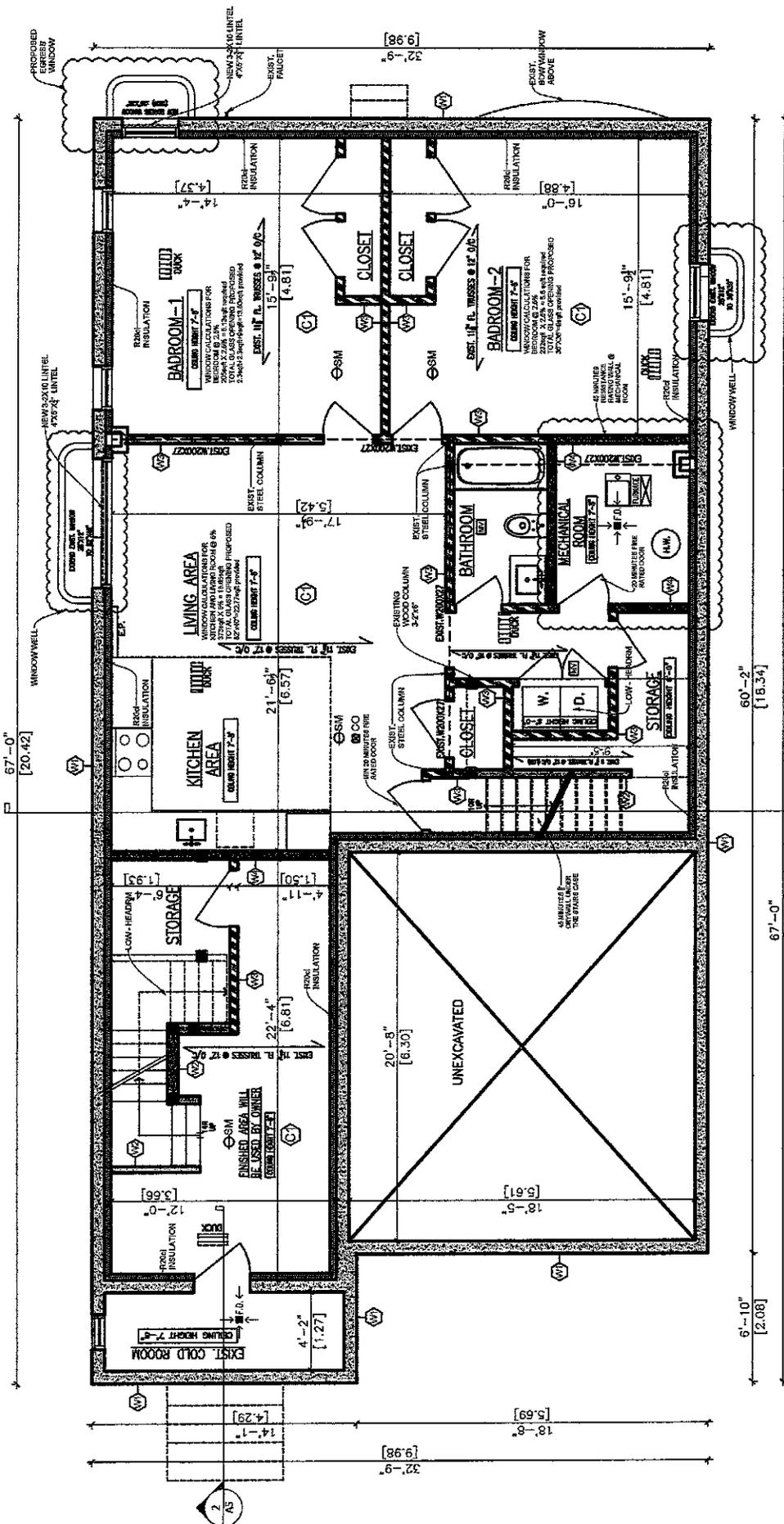
DATE *****

FILE NAME *****

A-4 1

WALL LEGEND

⊗	EXTERIOR WALL - EXISTING CONCRETE WALL	EXISTING CONCRETE WALL
⊗	INTERIOR WALL - EXISTING PARTITION WALL	EXISTING PARTITION WALL
⊗	INTERIOR WALL CONSTRUCTION - (PROPOSED)	PROPOSED INTERIOR WALL
1.	1. 2" DRYWALL	
2.	2. 2" X 4" WOOD STUD @ 16" O.C.	
3.	3. 3/4" DRYWALL	
⊗	INTERIOR WALL CONSTRUCTION - (PROPOSED)	PROPOSED INTERIOR WALL
1.	1. 5/8" DRYWALL	
2.	2. 2" X 4" WOOD STUD @ 16" O.C.	
3.	3. 5/8" DRYWALL	
4.	4. 46 Min. FIRE RATED	
⊗	EXISTING 11/2" FL. TRUSSES @ 12" O.C.	
1.	1. NEW 1 LAYER TYPE-X GYPSUM BOARD ON THE UNDERSIDE OF CEILING	
2.	2. 46 MIN. FIRE RATED	
3.	3. SOUND PROOF (MIN. 50 STC - 9.11, 21.05C)	



WORK AREA @ BASEMENT : 1405 SQFT (130.5M²)
SECOND UNIT AREA @ BASEMENT: 1144SQFT (106.30M²)
31.4 % OF GROSS FLOOR AREA (GFA) OF MAIN DWELLING

PROPOSED BASEMENT PLAN
SCALE: 1/100

**Dimensions are in metric

D CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

E ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CAIRE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE END OF THE PROJECT. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT 147-147. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THE PROJECT INTENDED IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ALL DRAWINGS MUST BE ISSUED FOR CONSTRUCTION UNLESS OTHERWISE DESIGNATED BY THE CONSULTANT.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

DESIGN LOADS
 From Table 23.1.1 (1) O.B.C.
 Live Load (Floor) = 1.82 KPa
 (VAUGHAN, ONTARIO)

Show = 1:1 KPa
 Heavy Wind Pressure
 180 = 0.63 KPa

WALL LOAD (ROOF) = 1.05 KPa
 WALL LOAD (FLOOR) = 0.76 KPa
 LIVE LOAD (FLOOR) = 1.82 KPa
 DEAD LOAD (FLOOR) = 0.72 KPa

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR C. M.A.	JAN. 28, 2020	F.C.L.
2	ISSUED FOR REVIEW		

NOTES: 1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. 2. THE EXISTING CONDITIONS AND ANY NOT REFLECT EACH LOCATION.



PROJECT NAME
 SECONDARY UNIT AT THE BASEMENT

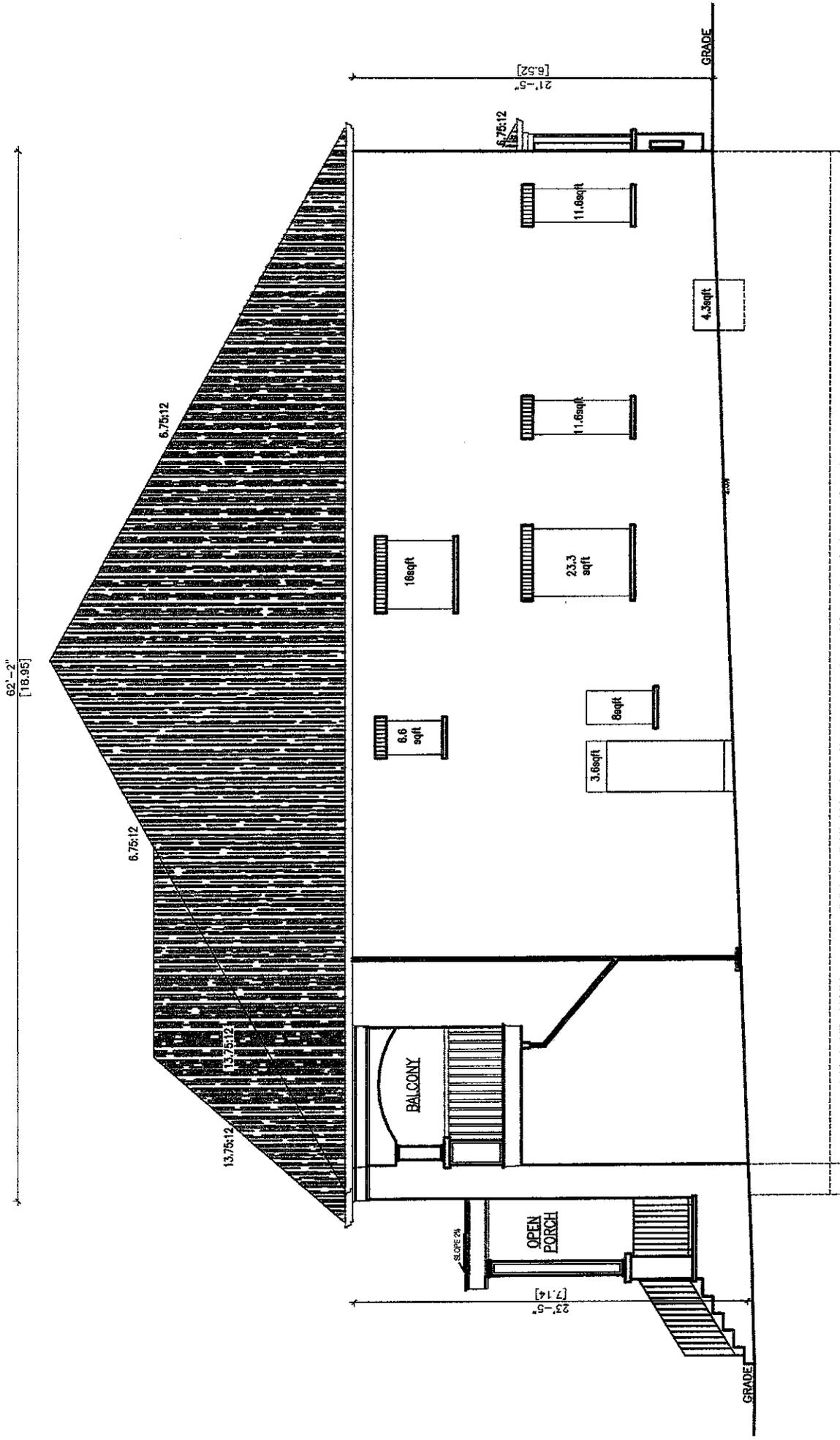
157 HEADWIND BLVD
 VAUGHAN, ONTARIO

SHEET TITLE
 RIGHT SIDE OPENING CALCULATION

SCALE AS NOTED
 DRAWN BY F.C.
 CHECKED BY T.L.
 DATE JANUARY, 2020
 FILE NAME

PROJECT NO.
 DRAWN
 CHECKED
 DATE
 FILE NO.

A-8 1



WALL AREA = 1279sqft
 OPENINGS AREA = 85sqft
 OPENING PERCENTAGE = 6.6%

**Dimensions are in metric

RIGHT SIDE OPENING CALCULATION
 SCALE: 1/100

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CAE ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ANY REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT 187-107. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF CAE ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SUBMITTED BY THE CONSULTANT.

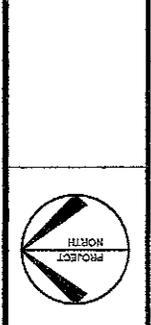
THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

DESIGN LOADS
From Table 2.2, 1.1(1) O.B.C.
Minimum Wind Pressure
(VAUGHAN, ONTARIO)

Snow = 1.1 kPa
Wind = 0.7 kPa
Hull = 0.2 kPa
Roof = 0.2 kPa

LIVE LOAD (ROOF) = 1.00 kPa
LIVE LOAD (FLOOR) = 1.92 kPa
DEAD LOAD (FLOOR) = 0.22 kPa

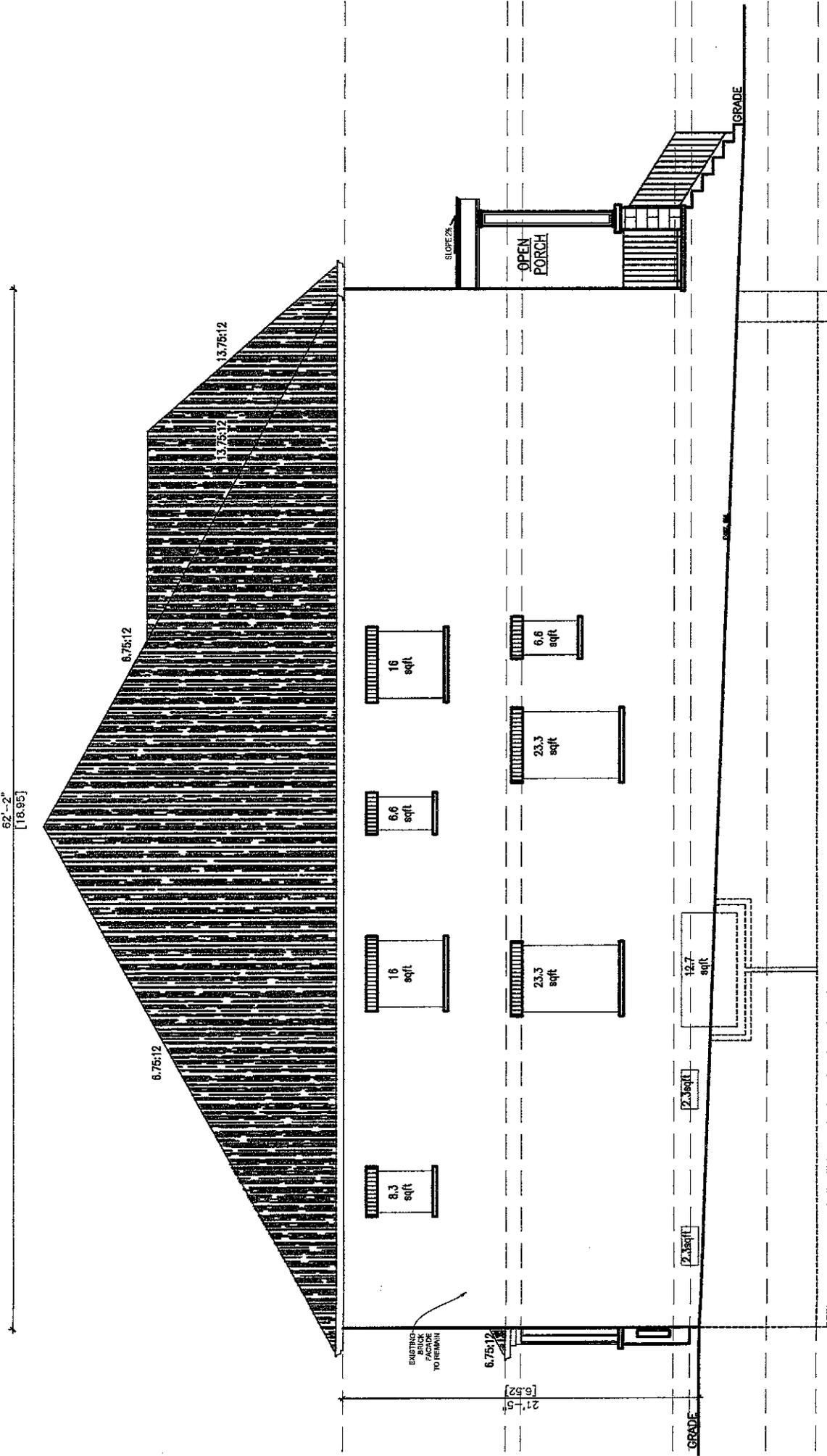
NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR C.D.A.	JAN. 26, 2020	F.C.
2	ISSUED FOR REVIEW		



PROJECT NAME
SECONDARY UNIT AT THE BASEMENT
TEVFIK AND ZUHRA'S RESIDENCE AT
157 HEADWIND BLVD
VAUGHAN, ONTARIO

SHEET TITLE
LEFT SIDE OPENING CALCULATION

SCALE AS NOTED
DRAWN BY F.C.
CHECKED BY T.U.
DATE JANUARY, 2020
PROJECT NO. A-91



WALL AREA = 1400sqft
OPENINGS AREA = 117.4sqft
OPENING PERCENTAGE = 8.4 %

**Dimensions are in metric

LEFT SIDE OPENING CALCULATION
SCALE: 1/100

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.

Letter of Objection - 153 Headwind Blvd

Attwala, Pravina

Subject: FW: [External] Minor Variance Application City File: A009/20 157 Headwind Blvd

-----Original Message-----

From: [REDACTED]
Sent: May-12-20 4:48 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] Minor Variance Application City File: A009/20 157 Headwind Blvd

I am writing in response to the application A009/20 for 157 Headwind Blvd for the relief of Zoning By-Law 1-88, request of side entrance construction.

My husband and I live at 153 Headwind Blvd and are directly next to 157. The letter we received earlier in March for this plan showed the entrance to be constructed on the side of 157 that is next to my house. We were planning to go to that meeting in March to oppose the construction but due to COVID-19, the meeting was cancelled.

My husband and I feel that the entrance will be too close to our house and property, as well as too close to our driveway. We do not want a side entrance so close to our house or driveway.

157 has many vehicles that visit their home, we are worried with the additional side entrance that vehicles visiting their home may use or drive onto our driveway.

We feel that if they want a side entrance, let them put it on the other side of their home as there is a fence on that side dividing their property from the neighbour's yard, not a home like on our side.

Also we do not want to construction noise, equipment, etc to interfere with our daily lives here on Headwind. At the moment, due to COVID-19, I am working from home, teaching remotely live classes several times a day for a private school and any disruption that would interfere with my job is not welcome.

Thank you and I hope that this email serves as a protest to the application made by 157 Headwind Blvd.

Patricia and Rogan De Freitas
153 Headwind Blvd.
L4H 4C7
[REDACTED]

Sent from my iPad

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.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Date: February 12th , 2020

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A009-20**

Related Files:

Applicant: Tevfik & Zuhra Urkan

Location 157 Headwind Blvd



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A009/20 - REQUEST FOR COMMENTS

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

Sent: February-20-20 11:30 AM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: RE: A009/20 - REQUEST FOR COMMENTS

Good morning Pravina,

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

Regards,

Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

Our Mission: **Working together to serve our thriving communities – today and tomorrow**