



File: A039/19

Applicant: Maurizio Galifi and Lisa Fiorillo-Galifi

Address: 252 Village Green Drive, Woodbridge

Agent: None.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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"/>	<input checked="" type="checkbox"/>
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Forestry Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
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: None.

Background History: None.



Minor Variance
Application

Agenda Item: 10

A039/19

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: Maurizio Galifi and Lisa Fiorillo- Galifi

Agent: None.

Property: 252 Village Green Drive, Woodbridge

Zoning: The subject lands are zoned R1 under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: "Low-Rise Residential"

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the construction of a proposed cabana, in-ground pool and pool equipment enclosure located in the rear yard.

Relief is also being requested to permit the existing lower pergola (located partially in easterly side yard) and shed (located in easterly side yard).

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

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5m to the proposed Cabana is required.	1. To permit a minimum rear yard setback of 1.61m to the proposed Cabana.
2. A minimum interior side yard setback of 1.5m to the proposed Cabana is required.	2. To permit a minimum interior side yard setback of 0.7m to the proposed Cabana.
3. An accessory structure (Shed) is permitted in the rear yard only.	3. To permit the existing Shed to be located in the side yard.
4. An accessory structure (Pergola) is permitted in the rear yard only.	4. To permit the existing Pergola to be located partially in the side yard.
5. A minimum rear yard setback of 1.5m to the proposed Pool is required.	5. To permit a minimum rear yard setback of 1.24m to the proposed Pool.
6. A minimum interior side yard setback of 1.5m to the proposed Pool is required.	6. To permit a minimum interior side yard setback of 1.24m to the proposed Pool.
7. A minimum rear yard setback of 6.0m to the proposed Pool Equipment is required.	7. To permit a minimum rear yard setback of 0.6m to the proposed Pool Equipment.
8. A minimum rear yard soft landscaping of 60.0% (50.53sq.m) is required.	8. To permit a minimum rear yard soft landscaping of 48.2% (40.65sq.m).

Background (previous applications approved by the Committee on the subject land): None.

Adjournment History: N/A

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:

Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 11, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2002
Deck, Spa and pergola	2017
Shed	2003

Applicant has advised that they cannot comply with By-law for the following reason(s): To create more outdoor space in backyard

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: N/A

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

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:

Vaughan Official Plan 2010: "Low-Rise Residential"

The Owner is requesting permission to construct a cabana, pool equipment enclosure and a swimming pool with the above-noted variances. The Owner is also requesting permission to maintain a wall-mounted air conditioner, shed and pergola.

The subject lands contain existing mature trees which will be impacted by the proposed development. As such, an Arborist Report and Tree Preservation Plan was submitted by the Owner, dated March 28th, 2019 and revised April 16th, 2019, which identified that 1 tree will be removed to accommodate the proposal, requiring the replacement of 1 tree. The Owner is not providing a replacement tree instead, the Owner will provide a cash-in-lieu payment for the tree that will not be accommodated on the subject lands at a rate of \$550.00 per tree. The Arborist Report and Tree Preservation Plan was reviewed by the Urban Design and Cultural Heritage Division and minor revisions are required.

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, subject to the conditions below:

1. That a revised Arborist Report and Tree Preservation Plan be submitted and approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 1 additional replacement tree at a rate of \$550.00 per tree, pursuant to the City of Vaughan's Tree Protection By-law No. 052-2018 and the City Tree Protection Protocol.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A039/19 for 252 Village Green Drive and we have no objections, but we have these conditions:

1. The owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department for the proposed pool and existing hot-tub. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.
2. 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 for the pool and cabana prior to any work being under taken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
3. The owner/applicant shall apply to the Parks and Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department for a tree permit prior to removing any trees. An arborist report may be required. The application can be made at the Joint Operations Centre at 2800 Rutherford Road.

Parks Development:

Recommended Condition: If approved a private tree permit will be required.

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

Applicant – Structural Inspection Report (Revive Engineering)

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 have been recommended:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	1. That a revised Arborist Report and Tree Preservation Plan be submitted and approved to the satisfaction of the Urban Design and Cultural Heritage Division. 2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 1 additional replacement tree at a rate of \$550.00 per tree, pursuant to the City of Vaughan’s Tree Protection By-law No. 052-2018 and the City Tree Protection Protocol.
2	Development Engineering Margaret Olivier 905-832-8585 x 8716 margaret.olivier@vaughan.ca	1. The owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department for the proposed pool and existing hot-tub. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 2. 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 for the pool and cabana prior to any work being under taken on the property. Please visit of contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval. 3. The owner/applicant shall apply to the Parks and Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department for a tree permit prior to removing any trees. An arborist report may be required. The application can be made at the Joint Operations Centre at 2800 Rutherford Road
3	Parks and Forestry Operations Peter Harper/Adelina DeLuca 905-832-8585 x 6121 Peter.Harper@vaughan.ca 905-832-8585 x 6121 Adelina.DeLuca@vaughan.ca	The owner/applicant shall apply for a tree permit.

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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

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.

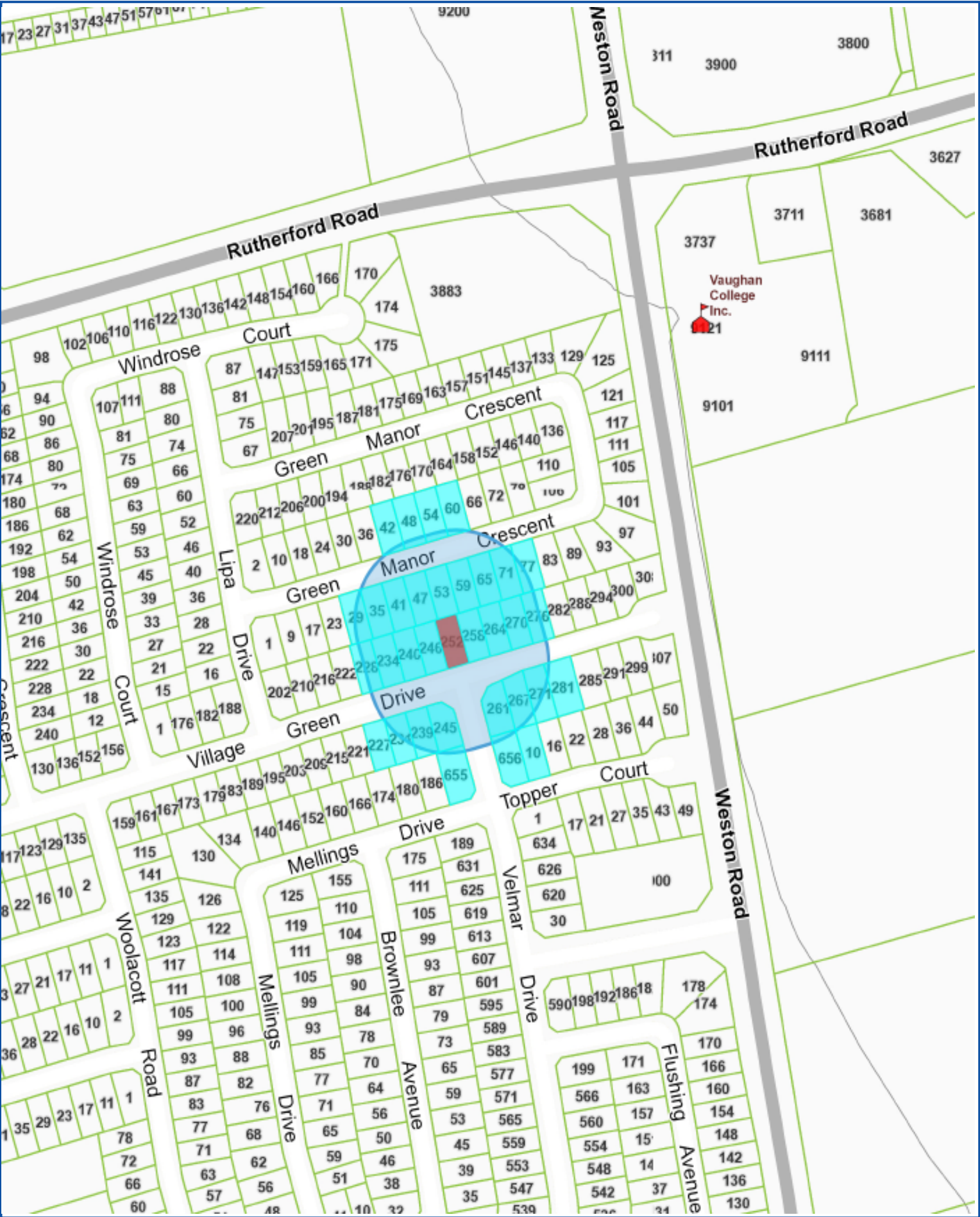
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

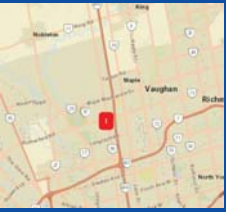
Schedule A: Plans & Sketches

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



Map Information:



Title:

252 VILLAGE GREEN DRIVE, WOODBRIDGE

NOTIFICATION MAP - A039/19

Disclaimer:

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



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department
March 22, 2019 4:48 PM

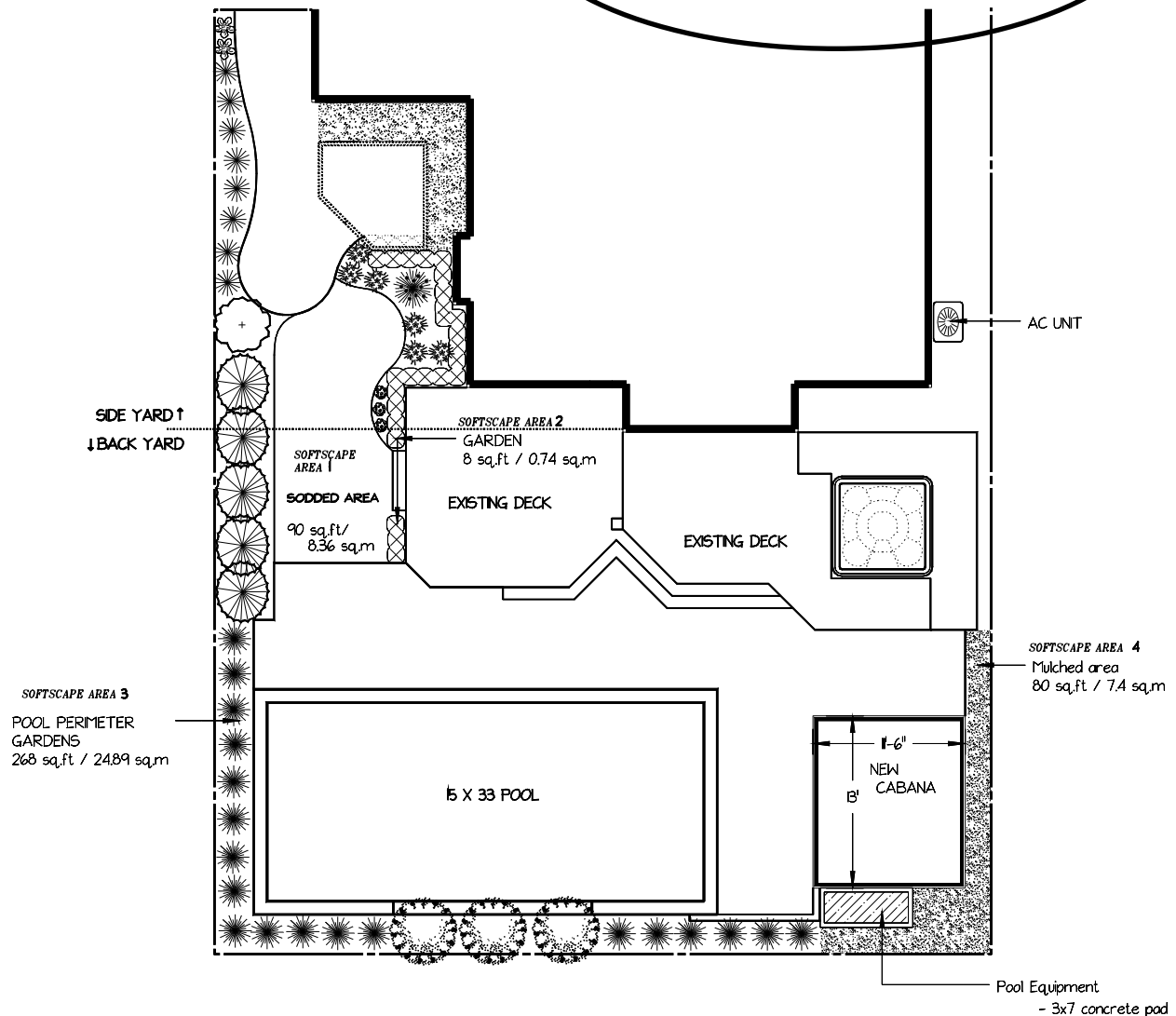
Projection:
NAD 83
UTM Zone
17N

GALIFI RESIDENCE

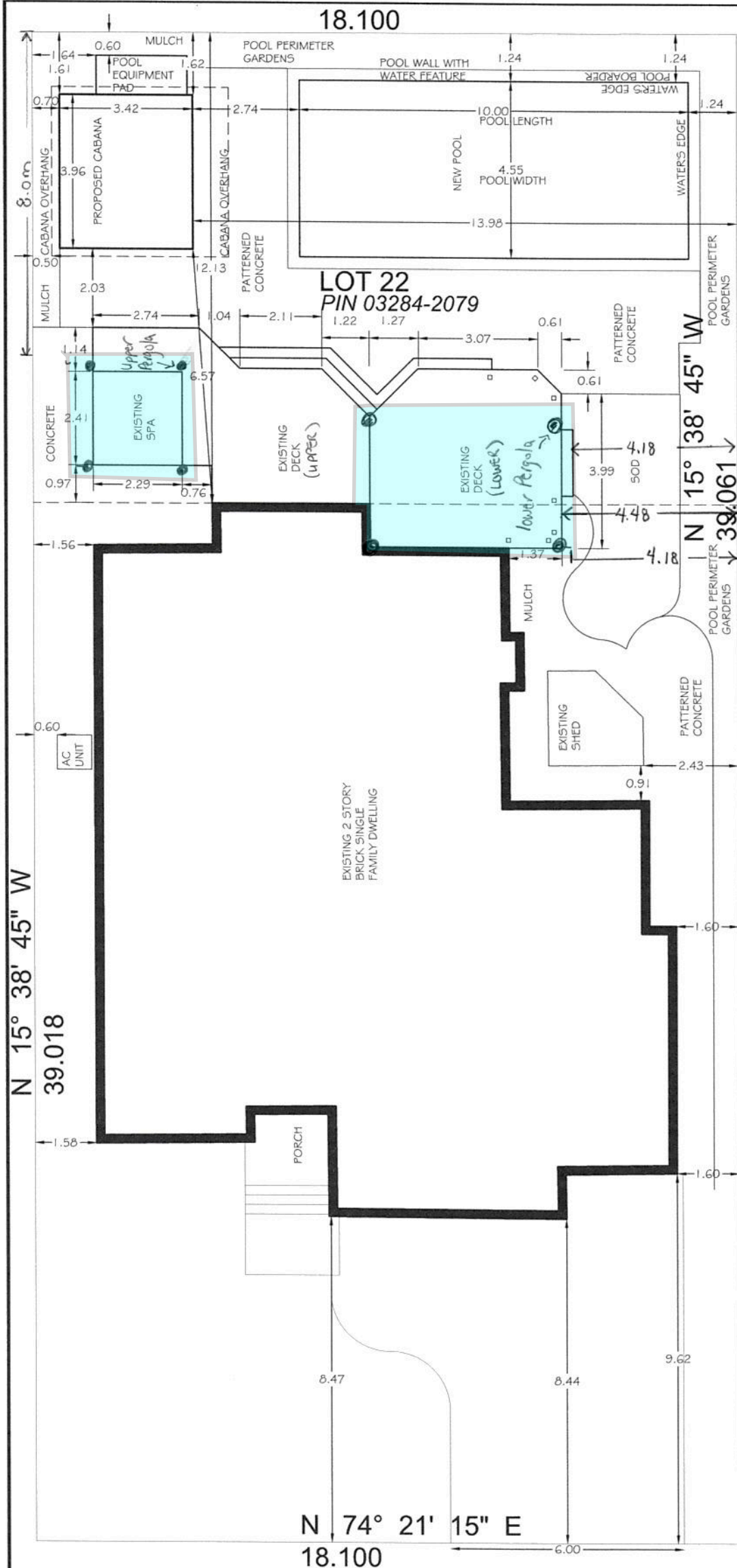
A039/19

SOFTSCAPE PLAN

**To permit a minimum
rear yard soft
landscaping of 48.2%
(40.65sq.m).**



GALIFI, client: LISA & MAURIZIO		252 VILLAGE GREEN DRIVE VAUGHAN	
scale: 1:150	date: MARCH 12, 2019	revision	
drawn by: PLD	checked by: PLD	drawing # SOFTSCAPE PLAN	



1 SITE PLAN
Scale: 1:100

This Site Plan is based on a Plan prepared by
P. SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
dated JULY 10, 2002

2 SITE STATISTICS

R1		LOT AREA: 706.61 m²	
LOT COVERAGE	EXISTING	PROPOSED	
GROUND FLOOR	217.76 m²	EXISTING TO REMAIN	
EXISTING SHED	5.23 m²	EXISTING TO REMAIN	
NEW CABANA	13.54 m²		
SUM			236.53 m² - 33.5%
SETBACKS		PERMITTED	PROPOSED
WEST SIDE YARD			0.70 m
EAST SIDE YARD			13.98 m
REAR YARD			1.50 m
TO HOUSE			0.68 m
MAX. HEIGHT		4.5 m	3.77 m
REAR YARD AREA		219.22 m	
REAR YARD AREA SOFTSCAPING		40.65 m	48.2 %

3 REVISIONS

NO.	DATE	DESCRIPTION
1	2018 11/08	ISSUED FOR REVIEW
2	2019 02/05	ISSUED FOR REVIEW
3	2019 03/19	ISSUED FOR REVIEW
4	2019 03/19	ISSUED FOR REVIEW

4 SITE PLAN

PROJECT NUMBER: 1830
DRAWN BY: CH
DATE: OCT 2018
SCALE: 1:100
DRAWING NUMBER: A-1.0

First Step Design Limited
416-779-9370
www.firststepdesign.ca

PROJECT ADDRESS:
252 VILLAGE GREEN DRIVE
VAUGHAN, ON

DO NOT SCALE DRAWING

ALL CONSULTANTS AND CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO FIRST STEP DESIGN.

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF PROFESSIONAL SERVICE AND THE REPRODUCTION OF THIS DRAWING IS ALLOWED ONLY WITH THE WRITTEN CONSENT OF FIRST STEP DESIGN.

THE DRAWING IS NOT ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION.

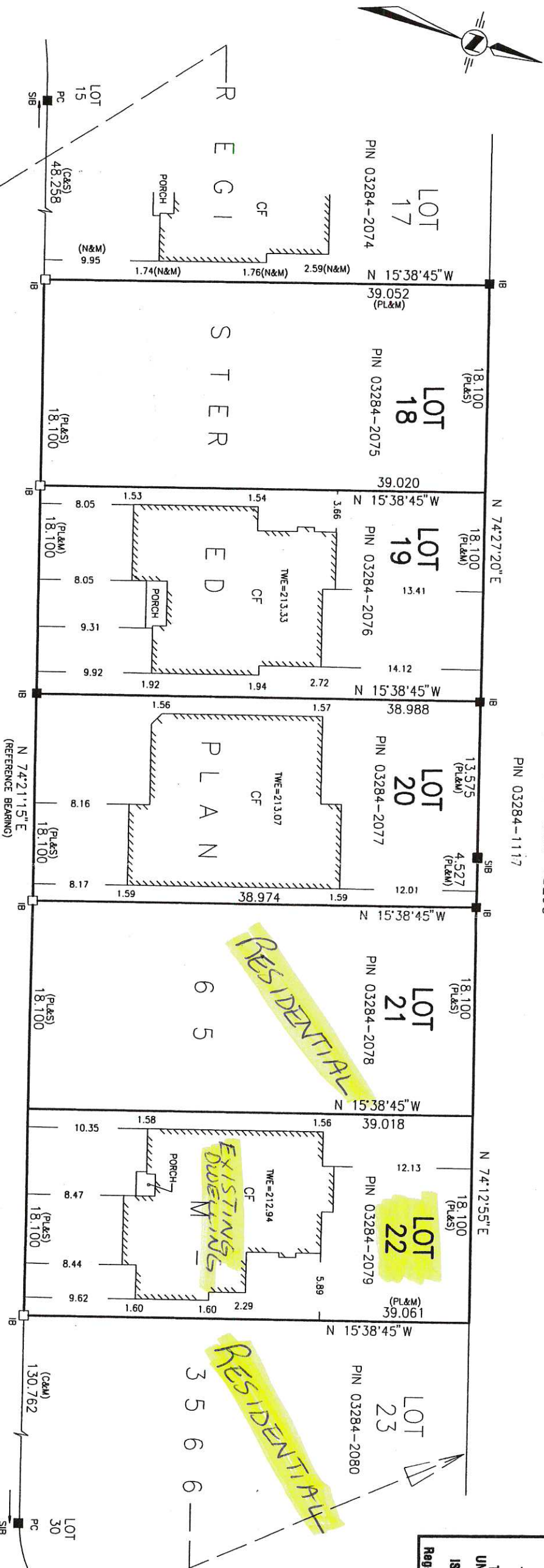
SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 18 TO 22 BOTH INCLUSIVE
REGISTERED PLAN 65M-3566
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
P. SALNA Co. LTD., O.L.S.

THIS REPORT WAS PREPARED FOR
NOVA VALLEY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048

PART LOT 15, CONCESSION 6
PART 1, PLAN 65R-18290
PIN 03284-1117



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1 403955
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1025, Section 29(3).

NOTE:
ALL FOUND MONUMENTS ARE BY
VLAADIMIR KRCMAR LTD., O.L.S.
UNLESS OTHERWISE SHOWN

REVISION OF NEW DWELLINGS		
LOT	DATE	O.L.S.
18		
21		

VILLAGE GREEN DRIVE
(BY REGISTERED PLAN 65M-3566)
PIN 03284-2110

LEGEND

- IB DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES SURVEY MONUMENT FOUND
- IB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- CC DENOTES CUT CROSS
- S DENOTES SET
- M DENOTES MEASURED
- N DENOTES NOTES BY P.SALNA CO.LTD., O.L.S.
- PC DENOTES POINT OF CURVATURE
- PRC DENOTES POINT OF REVERSE CURVATURE
- CF DENOTES CONCRETE FOUNDATION WALLS
- TWE DENOTES TOP OF WALL ELEVATION
- GSE DENOTES GARAGE SILL ELEVATION
- PL DENOTES REGISTERED PLAN 65M-3566
- BR DENOTES 2 STOREY BRICK DWELLING
- BY DENOTES FOUND TEMPORARY WITNESS MONUMENTS BY P.SALNA CO.LTD., O.L.S.
- C DENOTES CALCULATED
- 1042 DENOTES EDWARDS AND GUNN O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF R.SALNA O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE
8th DAY OF JULY, 2002

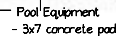
P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
10225 YONGE STREET
RICHMOND HILL, ONTARIO
PHONE(905) 884-3988 FAX:(905)737-7516

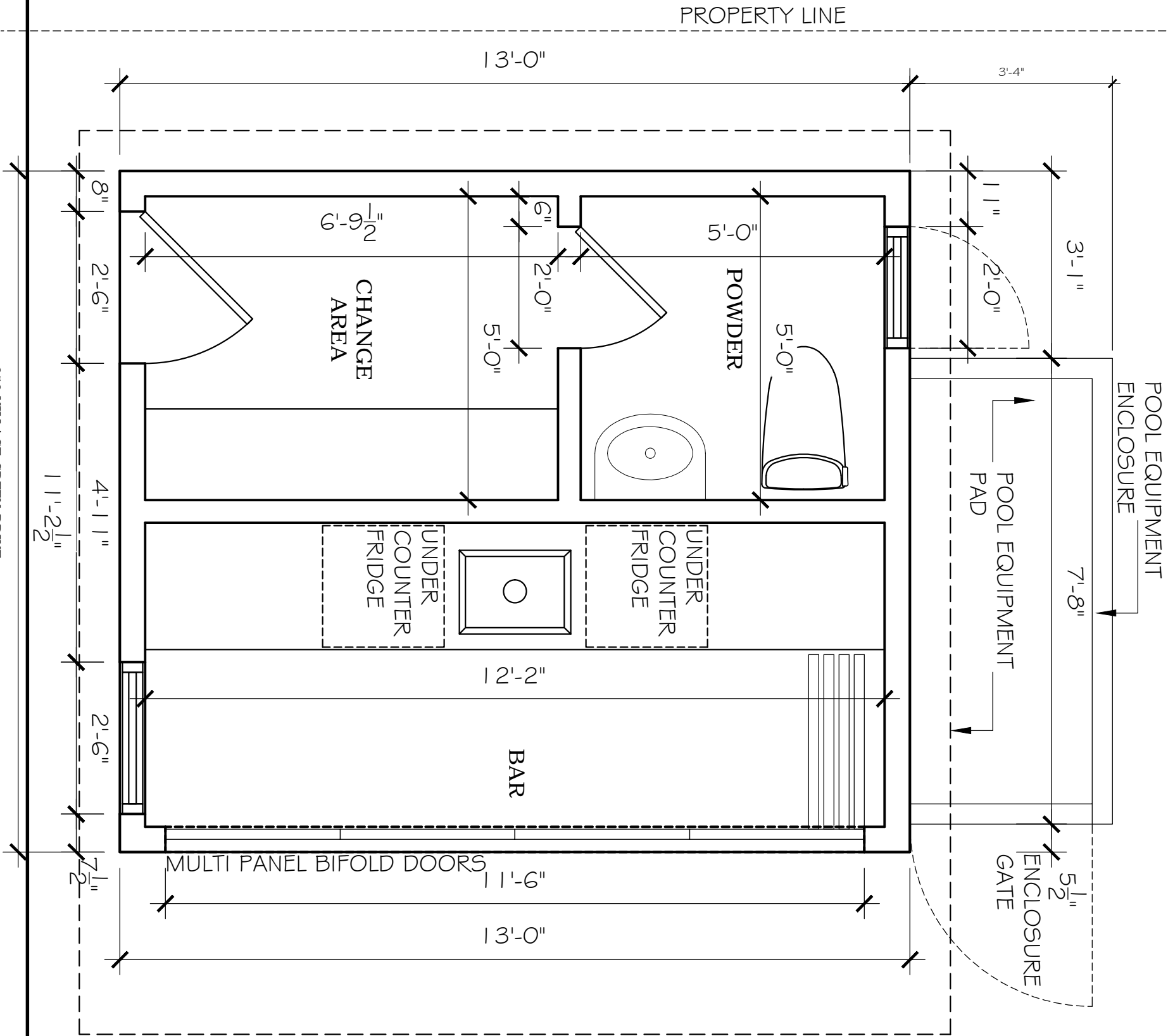
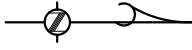
DATE 10th JULY, 2002
R. SALNA, B.S.C.
ONTARIO LAND SURVEYOR

PARTY CHIEF: KUMAR
DRAWN BY: T.RAJA
CHECKED BY: SUPER

CAD FILE: 3566 F-TR
FILE: 01-069

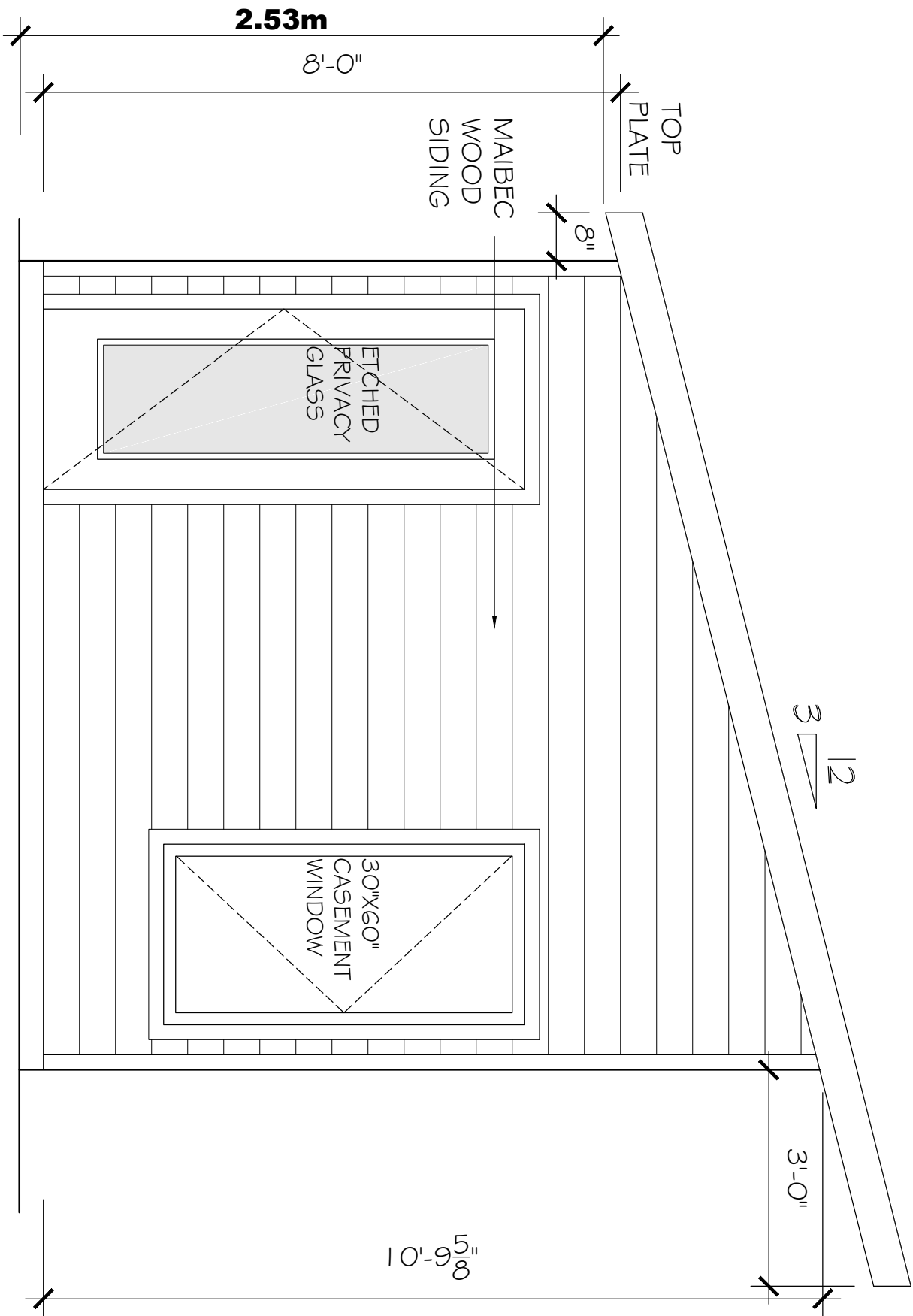
252 VILLAGE GREEN DRIVE

drawing #
SITE PLAN I

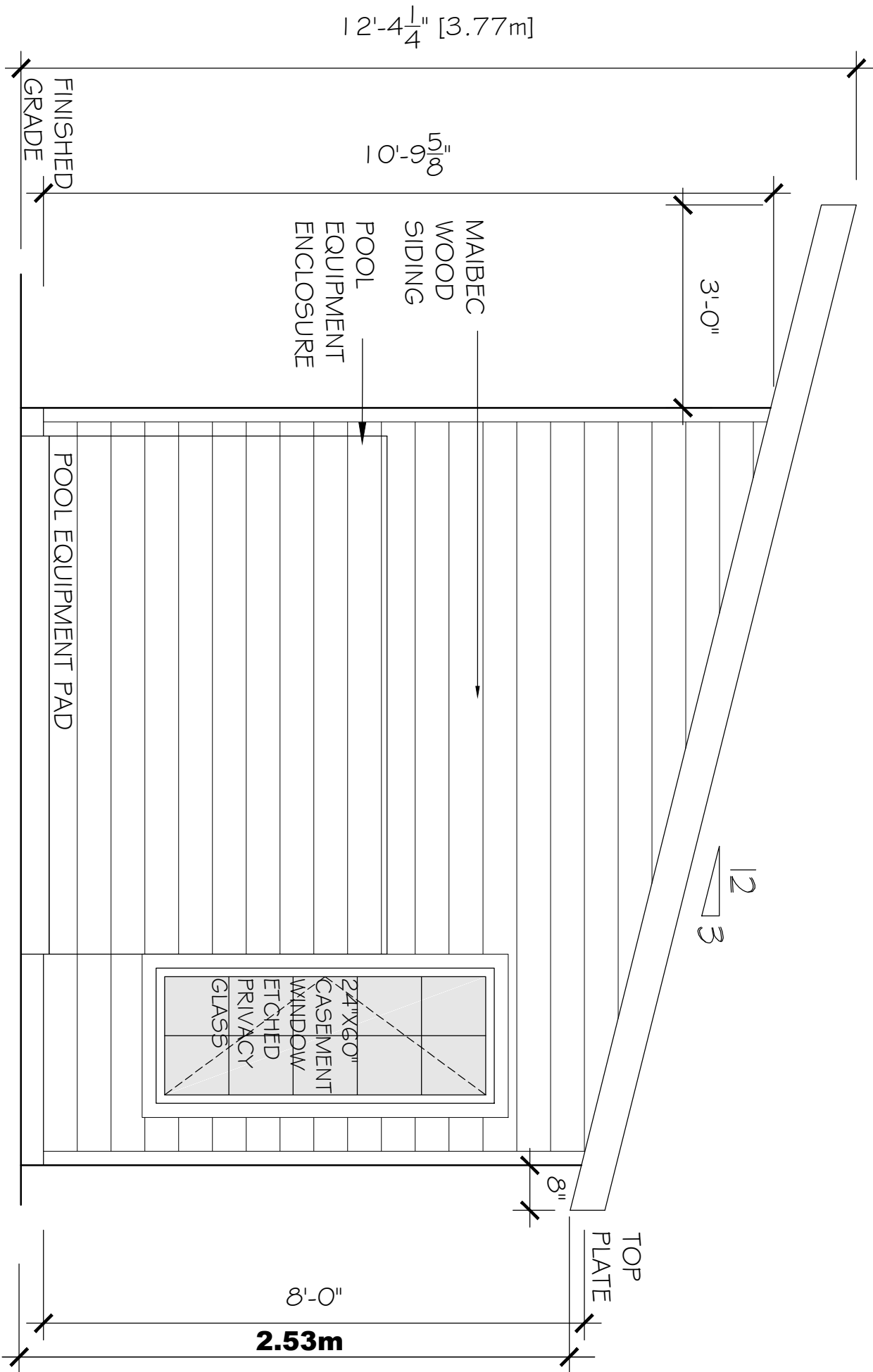


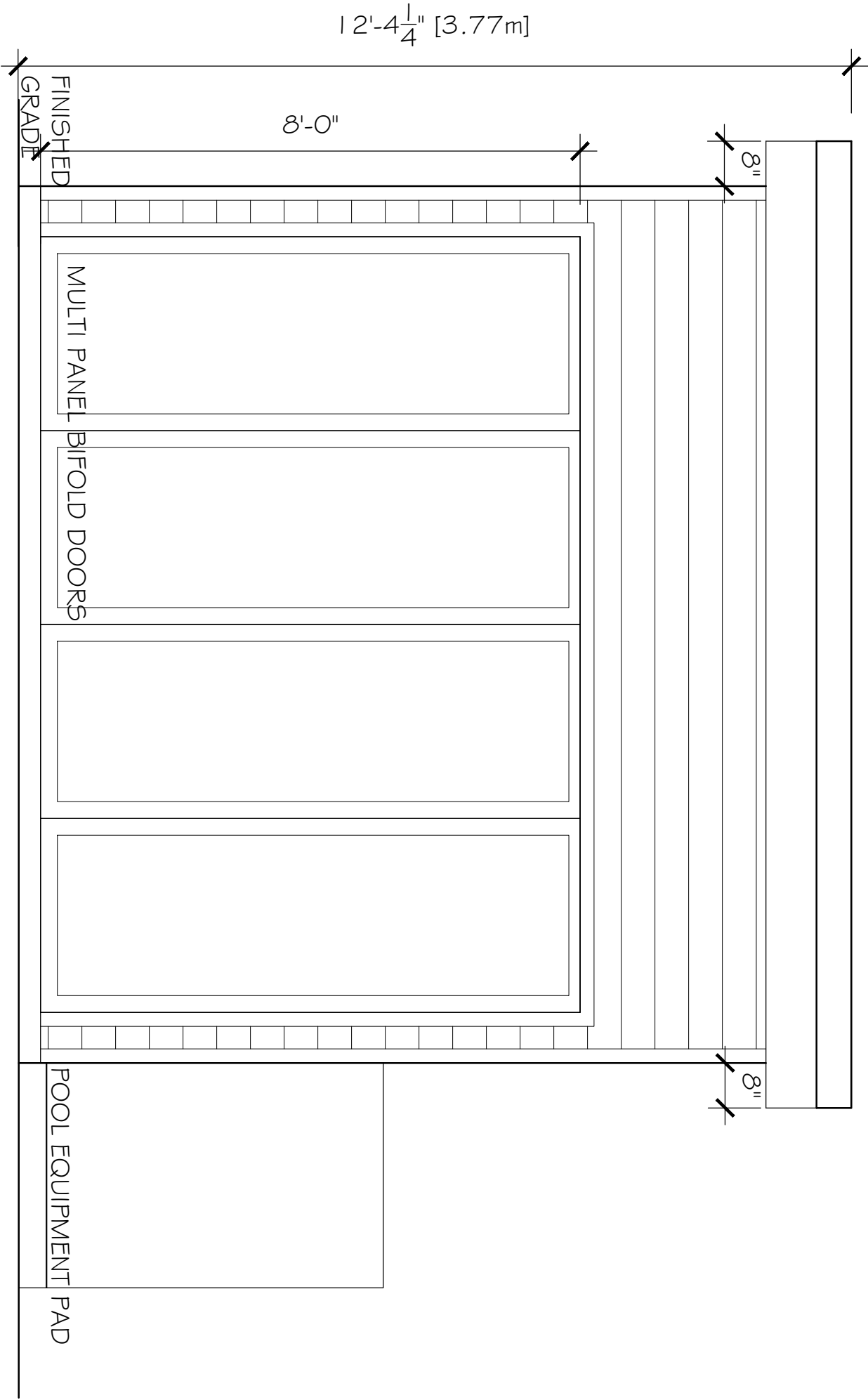
Revised

March 28, 2019



Revised
March 28, 2019





LOW
SLOPE
ASPHALT
ROOFING

TOP
PLATE

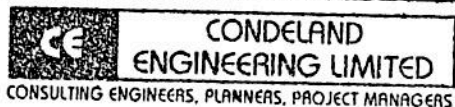
12'-4 $\frac{1}{8}$ " [3.76m]

8'-0"
POOL
EQUIPMENT
ENCLOSURE

MAIBEC
WOOD
SIDING

POOL
EQUIPMENT PAD

FINISHED
GRADE



APPROVED FOR LOT GRADING
ONLY

OWNER

NOVA VALLEY HOMES

PROJECT LOCATION

VILLAGE GREEN DRIVE
VAUGHAN, ONT.

DRAWING TITLE

SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	N/A
ZONE	R1
LOT NUMBER	22
LOT AREA(m) ²	706.61
BLDG AREA(m) ²	221.20
LOT COVERAGE(%)	31.13%
No. OF STOREYS	2
MEAN HEIGHT(m)	XXX
PEAK HEIGHT(m)	XXX

NOTES:

- * ENGINEERED FILL LOT
- ☒ BELL PEDESTAL
- ☑ CABLE T.V.
- ☐ CATCH BASIN
- HYDRANT
- +— HYDRO SERVICE LATERAL
- ☒ MAILBOX
- STREET LIGHT
- +— STORM & SANITARY CONNECTION
- || SINGLE STM & SAN CONNECTION
- ☒ TRANSFORMER
- ⊕ VALVE
- +— WATER SERVICE
- x— CHAINLINK FENCE
- xx— PRIVACY FENCE
- xxx— SOUND BARRIER
- SWALE DIRECTION
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDERSIDE FOOTING
- USFR UNDERSIDE FOOTING @ REAR
- R NUMBER OF RISERS
- WOD WALKOUT DECK
- WOB WALK OUT BASEMENT
- REV REVERSE PLAN
- ☒ DOWN SPOUT TO SPLASH PAD
- ▷ EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW (SITED)	22/04/02	MTL
2	REV. AS PER ENG. COMMENTS	25/04/02	MTL
3	ISSUED FOR PERMIT	26/04/02	MTL

SCALE

1:250

DATE

22/04/02

DRAWN BY

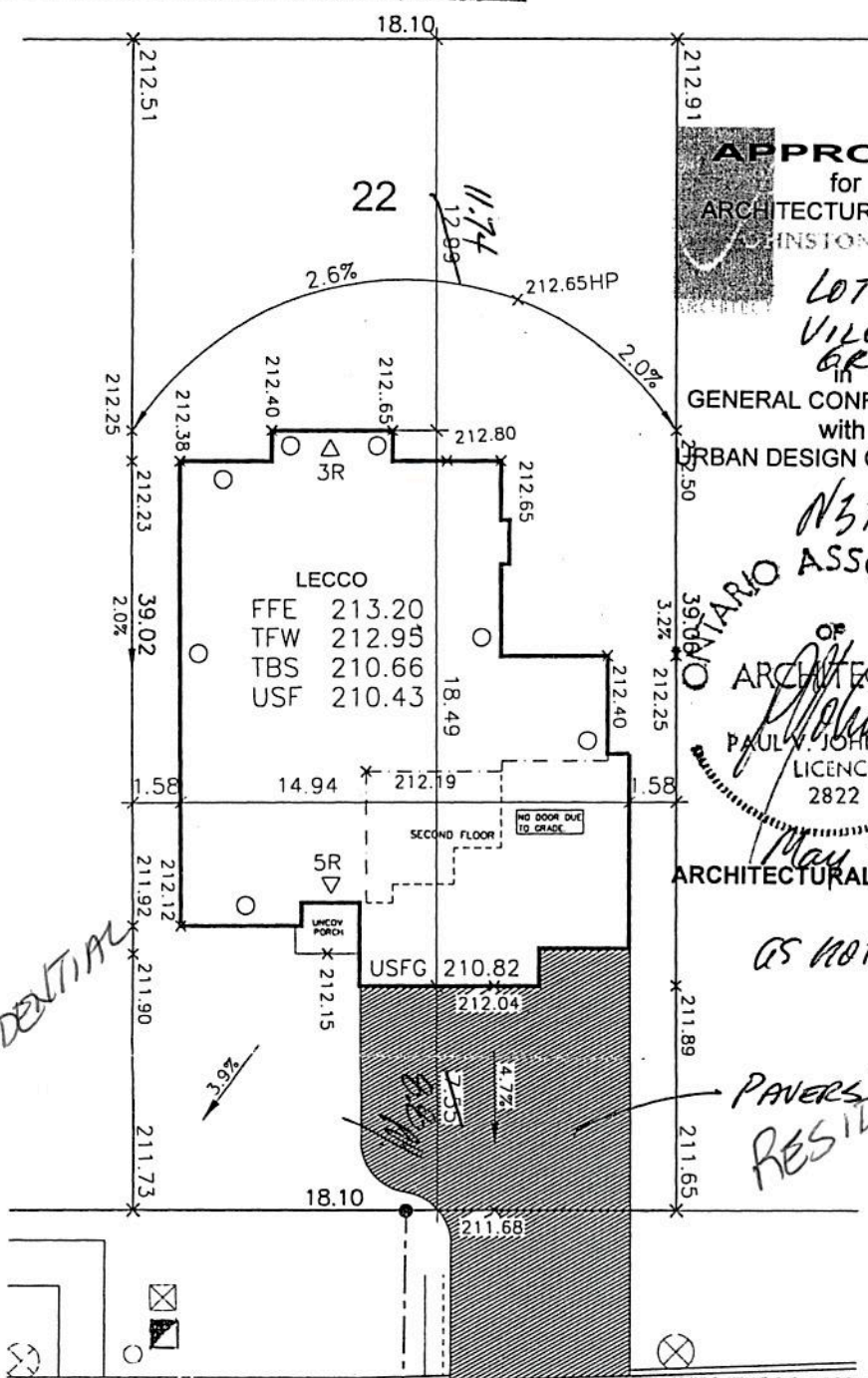
MTL

RN design



71 SILTON ROAD
UNIT 9
WOODBIDGE,
ONTARIO. L4L 7Z8
TEL (905) 264-0899
FAX (905) 264-6673
E-MAIL:
DWG@RNDISIGN.COM

0 2 0 9 L T 2 2



APPROVED
for
ARCHITECTURAL SITING
PAUL V. JOHNSTON

LOT 22:
VILLAGE
GREEN
GENERAL CONFORMANCE
with
URBAN DESIGN GUIDELINES

ARCHITECTS
PAUL V. JOHNSTON
LICENCE
2822
May 9/02
ARCHITECTURAL CONTROL

as noted.

PAVERS
RESIDENTIAL

VILLAGE GREEN DRIVE

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED MAY 09 2002

DATE REVIEWED	INITIAL
June 11/02	cc
June 13/02	Hub

ZONING
GRADING
BUILDING CODE
MECHANICAL

















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.

Applicant – Structural Inspection Report (Revive Engineering)

March 22, 2019

Re: Lisa & Maurizio Galifi [REDACTED]
Address: 252 Village Green Drive, Vaughan, Ontario L4L 9R3 ,
Lot 22, plan 65M-3566, Part Lot 15 Concession 6

To whom this may concern,

Please accept this written note and supporting documentation from REVIVE STRUCTURAL ENGINEERING indicating that we have hired REVIVE ENGINEERING to complete a structural inspection of the existing deck located at the above referenced property concerning the application for a MINOR VARIANCE and future BUILDING PERMITS for an existing deck located at the aforementioned address.

Due to the current weather conditions and the condition of the surrounding ground around the existing deck being frozen, the structural inspection cannot be completed at this time. We will have to wait for the ground to thaw in order to open the skirt around the deck for the engineer to complete his inspection.

The following is the scope of work is to be completed by REVIVE ENGINEERING upon the ground thaw and prior to the final approval and inspection of our proposed project:

- Go to site and review deck and make "As-Built" sketches
- Review the deck supports and framing to confirm they are structurally adequate
- Provide redline markups of the as-built conditions on the site plan provided by the homeowner
- Stamp the revised plans for the structural components only of the as-built deck

We have paid REVIVE ENGINEERING a retainer of \$600.00 for said work to be completed and for a stamped inspection and as built drawings of the deck.

Please see signed contract attached to this note and a copy of the payment provided to REVIVE ENGINEERING for the retainer.

Thank you for your consideration

[REDACTED]
Lisa Fiorillo-Galifi & Maurizio Galifi

Address: 252 Village Green Drive, Woodbridge
Date: March 14, 2019



Review of Shop Drawings

Shop Drawings allow for minimal on-site confusion, and in our opinion should be ordered by the general contractor. We will review the shop drawings in comparison to the structural drawings for structural components and respond to any structural questions. Examples include: Structural Steel, Joists, Engineered Trusses, Concrete Reinforcement.

Construction Start-up Meeting

An on-site meeting with all parties involved at the beginning of the construction. An initial meeting is important, so your project is built on a solid foundation. The meeting allows a Q&A session to occur. Our office will highlight critical structural scope to consider and plan around. We will provide meeting minutes summarizing the structural specifications, suggested structural review milestones and scope of the structural work required.

On-Site Review Report

To help support the Contractor's quality control program, we offer on-site review with sealed Structural Review Reports that can be submitted to the City Inspector. There are a few critical milestones that can make the construction process smoother. The milestones are presented in the Start-up Meeting. Examples: Footing Formwork, Reinforcement in Concrete, Framing.

Engineering Support

Our professional advice and support can help the Contractor with critical guidance with respect to structural scope and constructability. We can provide additional phone service, be responsive with site specific structural instructions, and support the demands of the site conditions. We provide additional support when your suppliers and sub-trades cannot, such as connection details between different materials.

Please feel free to contact us should you have any questions, either by email or phone. We look forward to hearing from you and working with you.

Sincerely yours,
Revive Engineering Inc.
Structural Engineers

Joel Luis, P.Eng
jluis@reviveng.com
647-939-5750

Matthew Reid, P.Eng, M.A.Sc.
mreid@reviveng.com
647-648-3969



Revive Engineering Inc.
368 Dahlia Trail Oakville, ON, L6M 1L5
www.ReviveEngineering.com

March 14, 2019

Lisa Galifi

Email: [REDACTED]

Project: 252 Village Green Drive, Woodbridge

Structural Engineering Fee Proposal – Design and Seal Drawings

Thank you for choosing Revive Engineering Inc. as your structural engineer to support you with your project. We are pleased to submit the following proposal to provide structural engineering services.

Project Description

We understand your project consists of the following:

- As-built wood deck supported on the existing home foundations and new sonotube foundations.
- The deck is less than 24" off the ground.

Structural Engineering Scope of Services

- Perform a site to review to determine the deck construction and record "As-built" conditions. A partial demo plan will be provided for access under the deck. Prior to our visit, the skirt will need to be locally removed so we can confirm the framing and connections.
- Review the deck supports and framing to confirm they are structurally adequate
- Provide redline markups of the as-built conditions on the plans you have provided
- Seal Permit drawings for structural components pertaining only to the as-built deck

Exclusions

- Stairs, Guards, Cladding and other Non-base building elements.
- Landscaping elements such as detached decks and retain walls.
- Connection detailing such as Joists Hangers and Steel to Steel Connections.
- Shoring and Temporary Structural Support design as required by Contractor.
- Redesign/details for components of the deck which have not been designed appropriately.

Revive Engineering can provide additional services to the contractor, homeowner or architectural designer for any excluded basic service.

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
Region of York – No concerns or objections



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, 03-9), 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

Providence, Lenore

Subject: FW: A039-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjstment)
Attachments: A039-19 - CIRCULATION.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>

Sent: April-03-19 9:12 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: FW: A039-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjstment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A039/19 (252 Village Green Drive) and has **no comments**. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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