

ITEM #: 6.15

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A141/22
Units 1-6, Block 7, 19T-19V0001, Hartington
Street, Part of Lot 22, Concession 9**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X			No Comments Recieved to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B	X			No Comments Recieved to Date
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

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

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
------	--



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A141/22
Units 1-6, Block 7, 19T-19V0001, Hartington
Street, Part of Lot 22, Concession 9**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.15	CITY WARD #: 1
APPLICANT:	Nashville Developments (South) Inc.
AGENT:	Vince Figliomeni
PROPERTY:	Units 1-6, Block 7, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	Minor Variance Application A139/22 and A140/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed townhouse block, shown as Units 1-6 on Block 7.

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

The subject lands are zoned RT–Residential Townhouse Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	No Variances	

The subject lands are zoned RT1 –Residential Townhouse and subject to the provisions of Exception 9(1510) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback is 7.5m. Schedule A3	To permit a minimum rear yard setback of 7.02m.

HEARING INFORMATION

DATE OF MEETING: Thursday, July 7, 2022
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:
Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	June 22, 2022
Date Applicant Confirmed Posting of Sign:	June 21, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	City requires a minimum exterior side yard of 7.5m
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to variance application A141/22 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.21.050)

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
--	------

DEVELOPMENT FINANCE COMMENTS

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Development Finance Recommended Conditions of Approval:	None
--	------

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval:	None
--	------

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
--	------

FIRE DEPARTMENT COMMENTS

No comments no concerns

Fire Department Recommended Conditions of Approval:	None
--	------

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.21.050)

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

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

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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

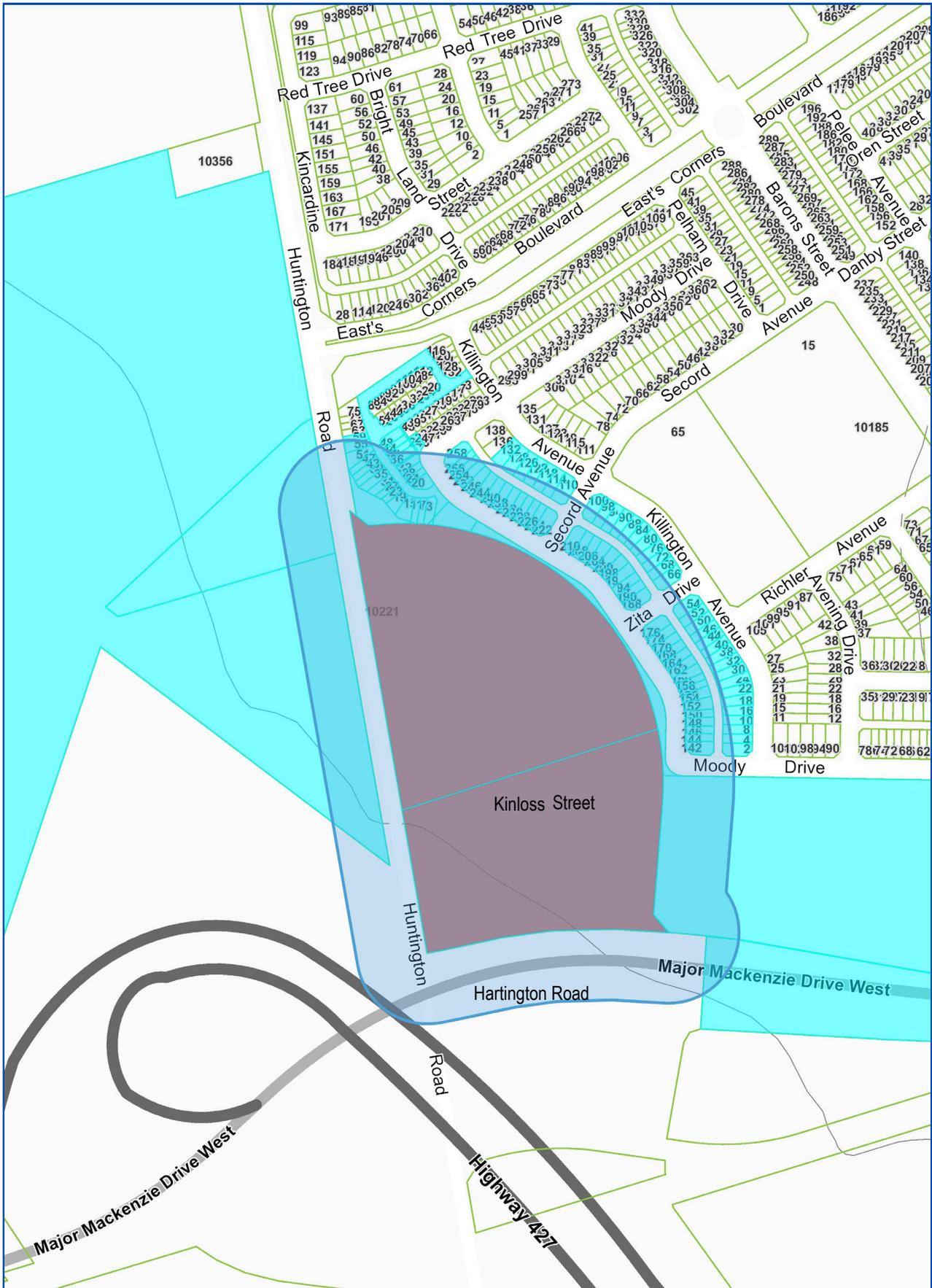
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

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

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

SCHEDULE A: DRAWINGS & PLANS



Title:
LOCATION MAP - A139/22, A140/22, A141/22

UNIT 6, BLOCK 5; UNITS 1-6, BLOCK 6; UNITS 1-6, BLOCK 7

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
 June 21, 2022 11:09 AM

Projection:
 NAD 83
 UTM Zone
 17N

BLOCK 7

A141/22

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
FRONT YARD LANDSCAPE AREA					
FRONT YARD AREA : 34.330000	FRONT YARD AREA : 28.250000	FRONT YARD AREA : 29.180000	FRONT YARD AREA : 29.160000	FRONT YARD AREA : 28.230000	FRONT YARD AREA : 34.330000
LANDSCAPE AREA : 15.610000	LANDSCAPE AREA : 9.530000	LANDSCAPE AREA : 10.030000	LANDSCAPE AREA : 10.010000	LANDSCAPE AREA : 9.520000	LANDSCAPE AREA : 15.620000
COVERAGE (33% MIN.) : 45.47 %	COVERAGE (33% MIN.) : 33.73 %	COVERAGE (33% MIN.) : 34.37 %	COVERAGE (33% MIN.) : 34.33 %	COVERAGE (33% MIN.) : 33.72 %	COVERAGE (33% MIN.) : 45.50 %
SOFT LANDSCAPE AREA: 13.240000	SOFT LANDSCAPE AREA: 7.120000	SOFT LANDSCAPE AREA: 7.610000	SOFT LANDSCAPE AREA: 7.570000	SOFT LANDSCAPE AREA: 7.030000	SOFT LANDSCAPE AREA: 13.060000
SOFT COVERAGE (60% MIN.): 84.82 %	SOFT COVERAGE (60% MIN.): 74.71 %	SOFT COVERAGE (60% MIN.): 75.87 %	SOFT COVERAGE (60% MIN.): 75.62 %	SOFT COVERAGE (60% MIN.): 73.84 %	SOFT COVERAGE (60% MIN.): 83.61 %

PLANS PREPARED BY APPLICANT

GRADING AND DRAINAGE NOTES

- STANDARD DRAWING AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN AND THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.
- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.00%. THE PROPOSED ELEVATION OF THE SIDE LOT SWALE AT THE BUILDING LINE SHALL BE A MINIMUM OF 0.15 METERS BELOW THE PROPOSED ELEVATION OF A BUILDING LINE AT CENTER OF THE LOT.
- TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR MAXIMUM OF 75% OF THE REAR YARD LENGTH AND SLOPES OF 3:1 TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.60 M CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
- ROOF LEADERS SHALL NOT BE CONNECTED TO THE STORM SEWER BUT SHALL DISCHARGE TO THE GROUND ONTO A SPLASH PAD AND SHALL DRAIN TO THE FRONT OF THE HOUSE TO STREET. ENSURE DOWNSPOUT DRAINAGE TO THE FRONT OF THE HOUSE ONLY.
- FOOTINGS CONSTRUCTED NEXT TO A CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
- EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0M FROM THE EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATIONS AND INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
- IF THE DISTANCE BETWEEN THE MAIN WALLS OF ADJACENT UNITS IS LESS THAN 1.8M, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND BE SURFACED WITH 13M LIMESTONE SCREENING, OVERLAID BY A PATIO SLAB WALKWAY.
- BRICK LINE SHALL BE 0.15M ABOVE SOD ELEVATION.
- ALL FENCES ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED COMPLETELY ON PRIVATE LANDS (INCLUDING FOUNDATIONS) AND TOTALLY CLEAR OF ANY 0.30M RESERVES.
- SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS
- IN LOTS WITH REAR LOT CATCHBASINS, THE MINIMUM SIDE YARD WIDTH SHALL BE 1.2M ALONG THE CATCH-BASIN LEAD.
- BUILDER TO STAKE OUT CURB DEPRESSIONS ON ALL LOTS.
- THE BUILDER MUST VERIFY THE EXISTING SANITARY AND STORM LATERAL SEWER INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2% SLOPE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.

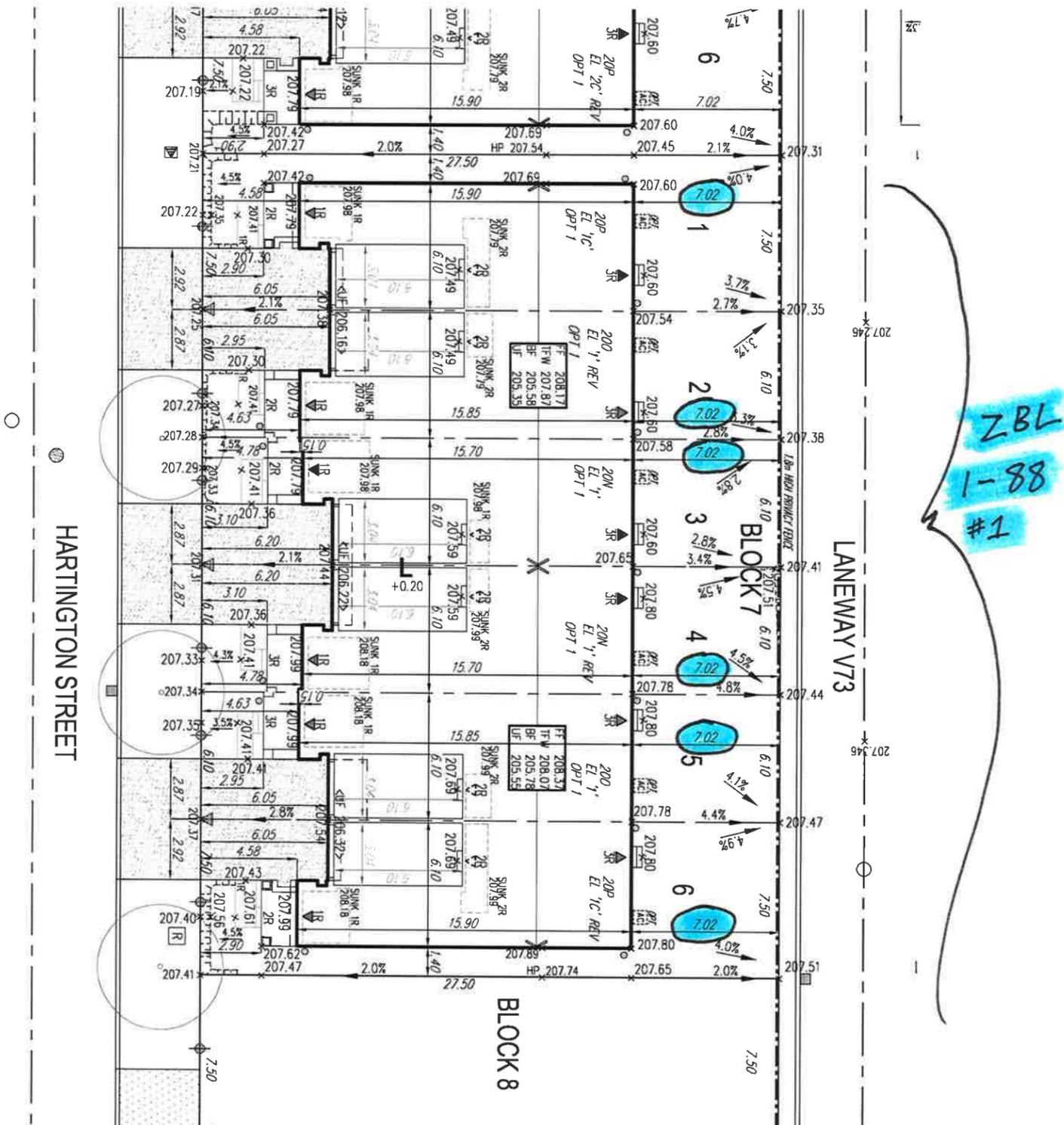
CONSULTANTS CERTIFICATION

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:

- THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
- THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
- THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE.
- WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

SCHAEFFER'S AND ASSOCIATES

DATE



BUILDING HEIGHT
8.41M

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 - APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
 - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

REV. PER 2ND ENGINEERS COMMENTS ISSUED FOR PERMIT	MAS	2022.04.20
ISSUED FOR FINAL APPROVAL	MAS	2022.02.23
ISSUED FOR PRELIMINARY APPROVAL	MAS	2021.07.27

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

R DENOTES ROGER VAULT	AC AIR CONDITIONER UNITS MUST CONFORM TO BY-LAW 1-88
SAN & STM INVERTS NOT AVAILABLE AT TIME OF SITING	LOCATION OF UTILITIES NOT AVAILABLE AT TIME OF SITING
<ul style="list-style-type: none"> ENGINEERED FILL LOTS STREET TREE RETAINING WALL CATCH BASIN DOUBLE / SINGLE STM & SAN CONNECTION 	<ul style="list-style-type: none"> SANITARY MAN-HOLE STORM MANHOLE VALVE & CHAMBER VALVE & BOX HYDRANT WATER SERVICE HYDRO SERVICE SHEET DRAINAGE STREET LIGHT PEDESTAL STREET LIGHT HYDRO SIGNAL POWER PEDESTAL BELL PEDESTAL CABLE PEDESTAL HYDRO POLE HYDRO POLE GUY STREET SIGN COMMUNITY MAILBOX BELL TRANSFORMER PAD MOUNTED MOTOR EXISTING GRADES 190.10 PROPOSED GRADES 2.0% SWALE DIRECTION EMBANKMENT / BERM MAX 3:1 SLOPE SANITARY LINE STORM WATER LINE WATERLINE HYDRO LINE GAS LINE CABLE LINE BELL HYDRO, GAS, BELL, CABLE LINE DOWNSPOUTS WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED) EXTERIOR DOOR LOCATION EXTERIOR DOOR LOCATION IF GRADE PERMITS SUMP PUMP AND SURFACE DISCHARGE LOCATION UPGRADE ELEVATION CHAIN LINK FENCE FENCE AND GATE PRIVACY FENCE ACOUSTIC FENCE FF FINISHED FLOOR TFW TOP OF FOUNDATION WALL BF BASEMENT FLOOR UF UNDERSIDE OF FOOTING WOD WALKOUT DECK WOB WALKOUT BASEMENT MOD MODIFIED REV REVERSED NO NO DOOR HIGHLIGHTED GRADE

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Mark-André Simard 21640

NAME SIGNATURE BCDN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Plan No. 65M- Lot BLOCK 7 Street Name HARTINGTON STREET

PARADISE DEVELOPMENTS - 220094
NEW KLEINBURG SOUTH, VAUGHAN ON

Drawn By MAS Checked By MAS Scale 1:250 File Number 220094WSP01

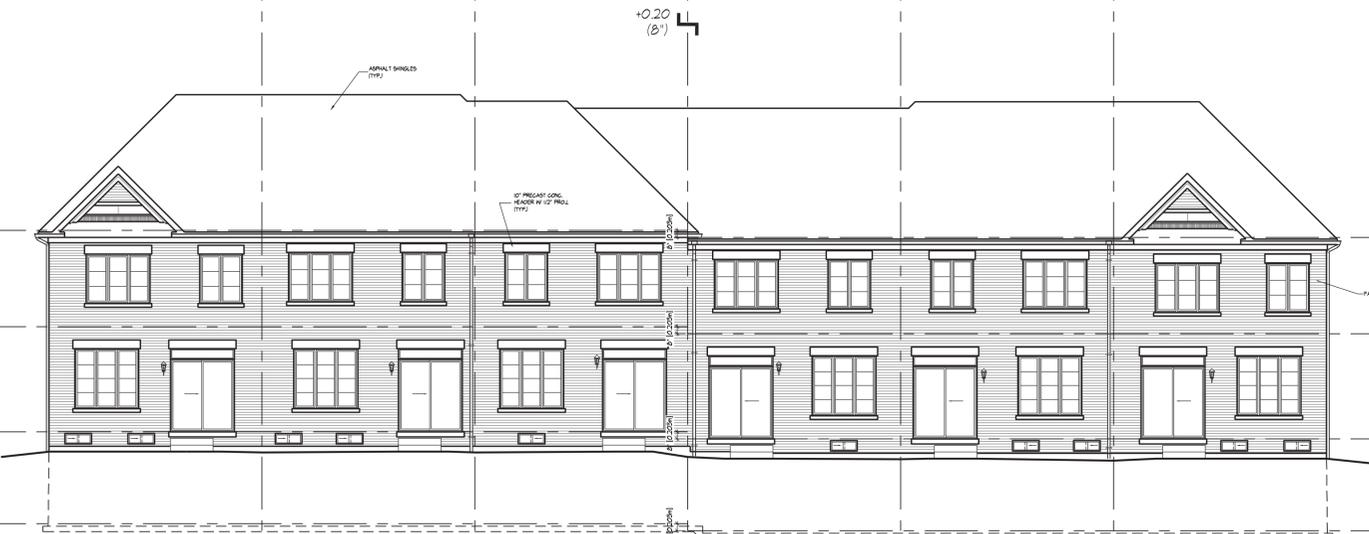
8866 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number **BLOCK 7**

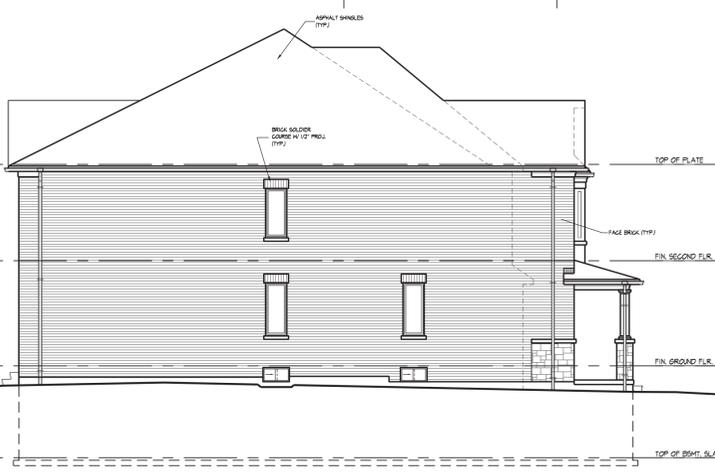
All drawings, specifications, related documents and designs are the copyright property of Hunt Design Associates (HDA). Reproduction of this drawing is prohibited without HDA's written permission. HDA assumes no responsibility or liability for the accuracy or quality of the information herein unless it bears the appropriate HDA logo and is signed by a registered professional.



1 UNIT 20P - OPT. 1 EL. '1'0'
 2 UNIT 200 - OPT. 1 EL. '1' (REV.)
 3 UNIT 20N - OPT. 1 EL. '1'
 4 UNIT 20N - OPT. 1 EL. '1' (REV.)
 5 UNIT 200 - OPT. 1 EL. '1'
 6 UNIT 20P EL. '1'0' (REV.)
FRONT ELEVATION - BLOCK 7



6 UNIT 20P EL. '1'0' (REV.)
 5 UNIT 200 - OPT. 1 EL. '1'
 4 UNIT 20N - OPT. 1 EL. '1' (REV.)
 3 UNIT 20N - OPT. 1 EL. '1'
 2 UNIT 200 - OPT. 1 EL. '1' (REV.)
 1 UNIT 20P - OPT. 1 EL. '1'0'
REAR ELEVATION - BLOCK 7



1 UNIT 20P - OPT. 1 EL. '1'0'
LEFT SIDE ELEVATION - BLOCK 7



6 UNIT 20P EL. '1'0' (REV.)
RIGHT SIDE ELEVATION - BLOCK 7

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning ordinances and any conditions in the subdivision agreement. The Contractor is not responsible in any way for existing or proposed side building lines or setbacks or zoning or zoning changes or any other building code or zoning matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

HUNTER HILL
 DESIGN ASSOCIATES INC.
 8906 Vantage
 WWW.HUNTERHILLDESIGN.COM | L101 017
 T: 905.227.0133 | F: 905.227.7200 | EMAIL: INFO@HUNTERHILLDESIGN.COM
PARADISE DEVELOPMENTS - 220094
 SOUTH KLEINBURG, VAUGHAN, ON

BLOCK 7
 LOTS 1 TO 6

ELEVATIONS
 REV: 2022.04.14
 DATE: 2022.04.14
 DRAWN: NNS
 CHECKED: JMS
 3 of 3

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

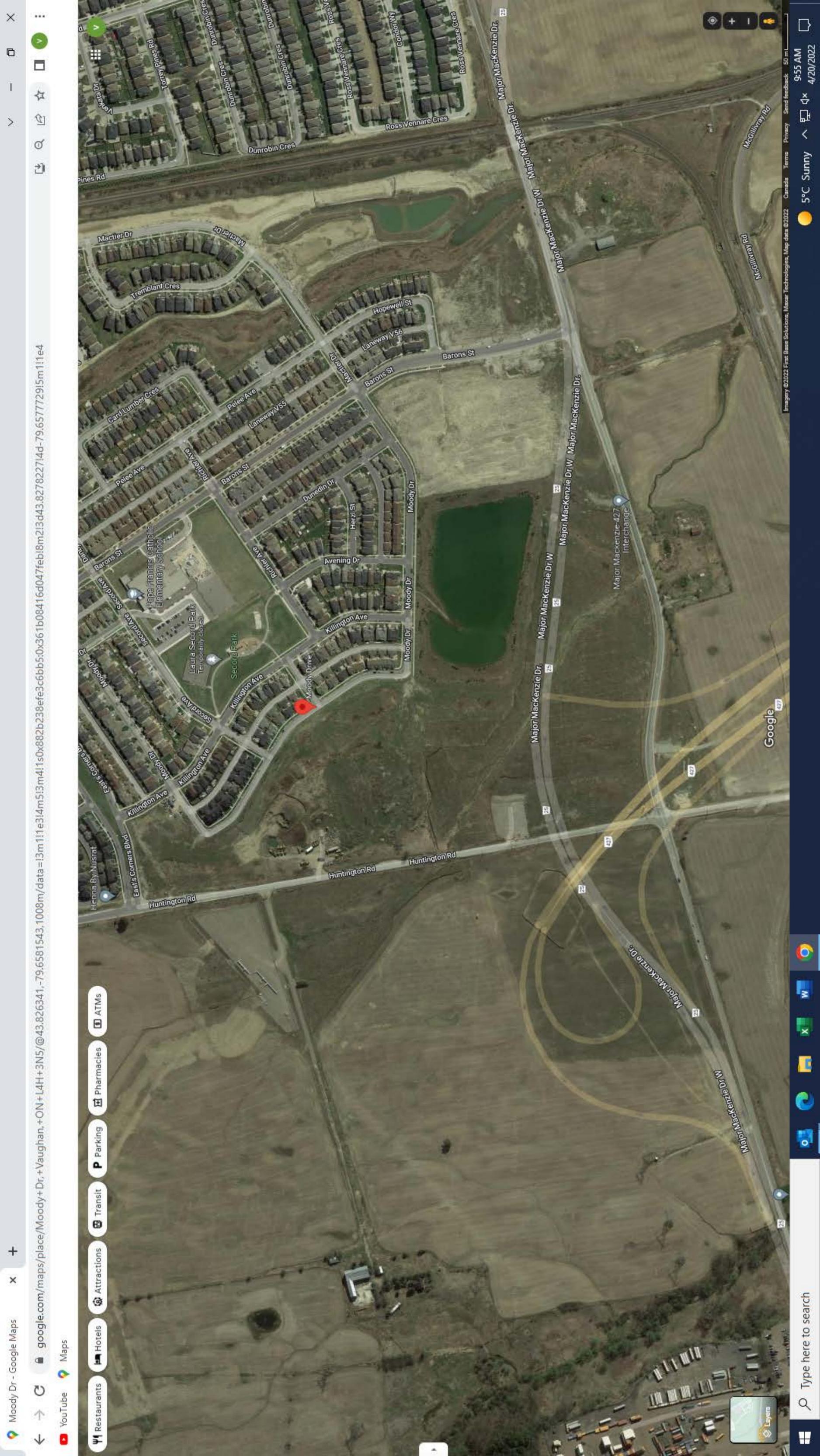
BUILDING AREA 6298.89 sq ft
 INCLUDING COULD CELLARS 579.89 sq ft

GENERAL NOTES
 1. PROVIDE FIRESTOPS AS REQUIRED BY O.B.C. S.10.16
 2. REFER TO UNIT WORKING DRAWINGS, ENGINEERS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND VERIFICATION.
 3. REFER TO ROOF-TRUSS MANUFACTURERS DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.
 4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. H.O.D.A.U BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.O.D.A.U.
 5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 100mm (4 IN) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2M (4 FT) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLICWAY OR 2.4M (8 FT) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.1.4.5(1)

LEGEND
 ▲ POURED CONC. STEPS WITH MASONRY VENEER ON SIDES INDICATED.
 ▲ BRICK OR RISE BANDING BY AMOUNT INDICATED.
 ▲ ADD BANDING AND/OR TRIMS AS INDICATED.
 ▲ ADDED CAMBERED HEADERS.
 ▲ 8'-0" X 8'-0" GARAGE DOORS.
 ▲ DROPPED OR RAISED SOFFIT AS INDICATED.
 ▲ ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
 ▲ PROVIDE GUARD PER CONSTRUCTION NOTE 11.
 ▲ FLOWERS SUNKEN AS INDICATED.
 ▲ LIGHT FIXTURE RELOCATED AS INDICATED.

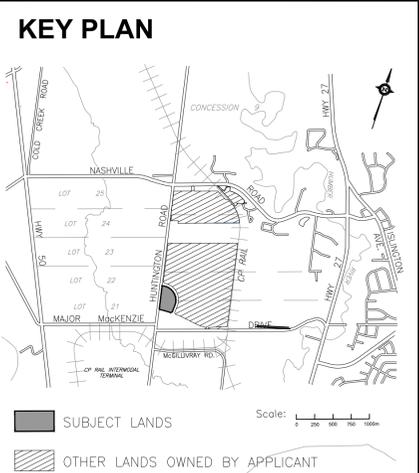
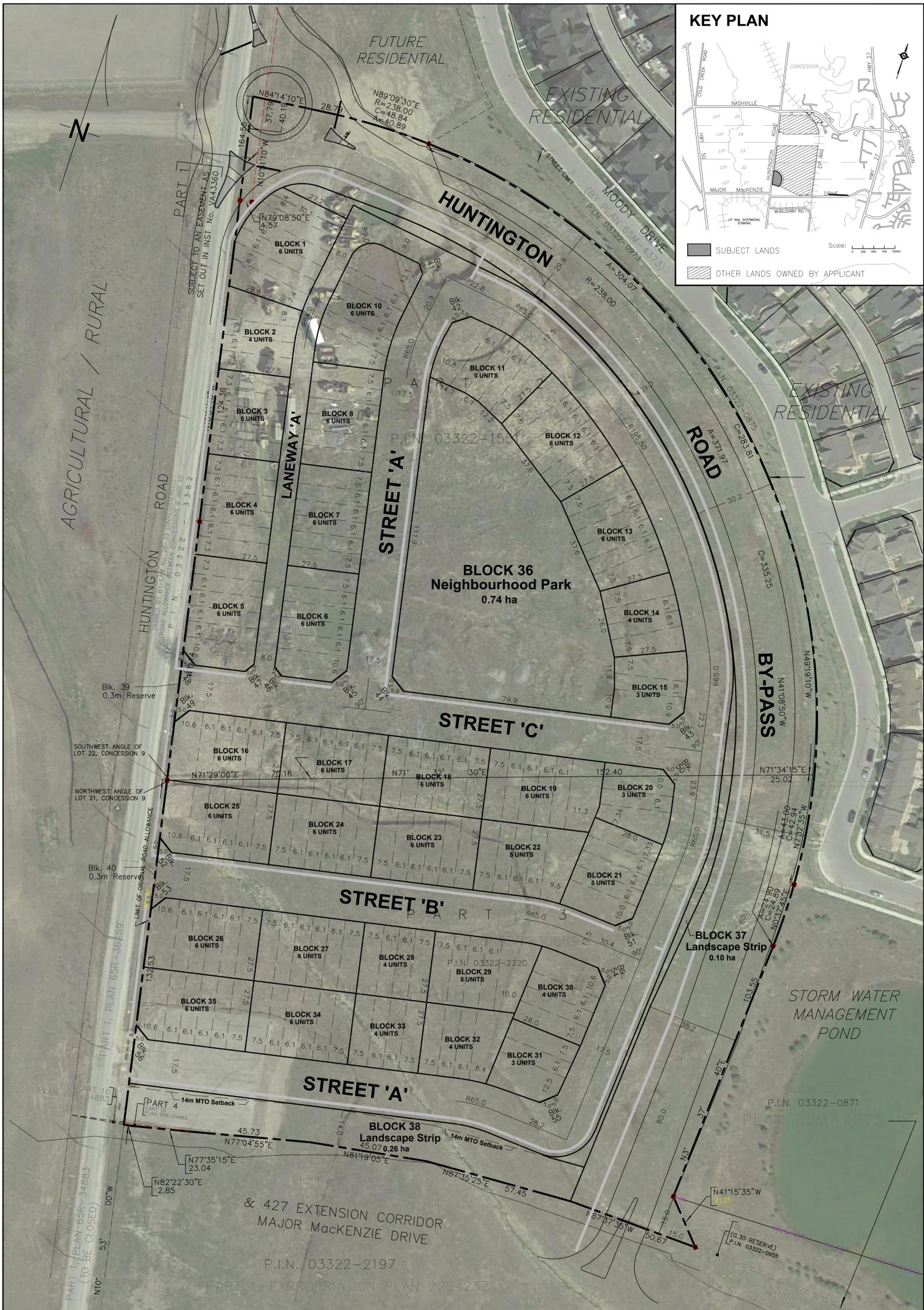
NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2022.04.14	NNS
2	ISSUE FOR PERMIT	2022.04.14	NNS
3	ISSUE FOR PERMIT	2022.04.14	NNS
4	ISSUE FOR PERMIT	2022.04.14	NNS
5	ISSUE FOR PERMIT	2022.04.14	NNS
6	ISSUE FOR PERMIT	2022.04.14	NNS
7	ISSUE FOR PERMIT	2022.04.14	NNS
8	ISSUE FOR PERMIT	2022.04.14	NNS
9	ISSUE FOR PERMIT	2022.04.14	NNS
10	ISSUE FOR PERMIT	2022.04.14	NNS

BLOCK NUMBER 7



- Restaurants
- Hotels
- Attractions
- Transit
- Parking
- Pharmacies
- ATMs

Google



DRAFT PLAN OF SUBDIVISION
19T-19V001
 Part of West half of Lots 21 & 22
 Concession 9
 Geographic Township of Vaughan
 City of Vaughan
 Regional Municipality of York

Scale: 1:750
 0 5 10 25 50m

BLOCK	LAND USE	UNITS	AREA (ha)
1-35	Street Townhouses @ 6.1m (min)	178	3.46
36	Neighbourhood Park		0.75
37-38	Landscape Strips		0.36
39-56	0.3m Reserves		0.01
	Public Roads		
	Huntington Road By-pass	530m	
	Streets 'A'-C' - 17.5m	1085m	3.79
	Laneway 'A' - 8.0m	210m	
TOTAL		1825m	178

OWNER'S AUTHORIZATION
 I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Vaughan.

 Signing Officer
 Nashville Developments (South) Inc.
 Date _____

 Signing Officer
 Nashville Major Developments Inc.
 Date _____

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

 Ross Denbroeder, O.L.S.
 Rady-Pentek & Edwards Surveying Ltd.
 Date _____

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.
 (e)(b)(e)(f)(g)(i)(j) As shown on this Plan.
 (c) As shown on this Draft and Key Plan.
 (d) Land to be used in accordance with the Schedule of Land Use.
 (f) Soil is sand and silt surficial glacial till.
 (h)(k) Full municipal services.

NOTE: Contours relate to Canadian Geodetic Datum.
 Contour interval is 1m with 5m interpolated.

 Sidewalk Locations

Date: July 27, 2018
 Project No.: 15-2436

Revised: Nov 14, 2018
 Aug 13, 2020
 Sept 16, 2020
 Nov 6, 2020

Prepared by:
MALONE GIVEN PARSONS LTD.
 140 Renfrew Drive, Suite 201
 Markham, Ontario, L3R 6B3
 Tel: (905) 513-0170 Fax: (905) 513-0177

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X			No Comments Recieved to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B	X			No Comments Recieved to Date
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 29, 2022
Name of Owner: Nashville Developments (South) Inc.
Location: Units 1-6, Block 7, 19T-19V0001
File No.(s): A141/22

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

1. To permit a minimum rear yard setback of 7.02 m.

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

1. The minimum rear yard setback is 7.5 m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"

Comments:

The Owner is requesting relief to permit the construction of a townhouse block with the above noted variance. The Owner has submitted Site Development Application DA.21.050 to facilitate the development, which is currently under review.

The Development Planning Department has no objection to the proposed variance as the reduced rear yard is minor in nature and complies with Zoning By-law 001-2021, which was enacted by Vaughan Council on October 20, 2021, but has been appealed to the Ontario Land Tribunal and is not in effect.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: June 6, 2022
Applicant: Nashville Developments (South) Inc.
Location: CONC 3 Lot 20 municipally known as Units 1-6, Block 7, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9
File No.(s): A141/22

Zoning Classification:

The subject lands are zoned RT–Residential Townhouse Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	No Variances	

The subject lands are zoned RT1 –Residential Townhouse and subject to the provisions of Exception 9(1510) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback is 7.5m. Schedule A3	To permit a minimum rear yard setback of 7.02m.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

Other Comments:

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Date: June 29th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A139-22, A140-22 and A141-22**

Related Files:

Applicant Nashville Developments Inc.

Location BLOCKS 5, 6,7



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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