ITEM: 6.16

REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A097/24

Report Date: July 26, 2024

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City's <u>website</u>.

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes □	No ⊠	General Comments
Building Standards (Zoning)	Yes □	No ⊠	General Comments
Development Planning	Yes □	No □	Application Under Review
Development Engineering	Yes ⊠	No □	Recommend Approval w/Conditions
Development Finance	Yes □	No ⊠	General Comments
By-law & Compliance	Yes □	No ⊠	General Comments

External Agencies	Conditions Required		Nature of Comments
*Comments Received			*See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
Region of York	Yes □	No ⊠	General Comments
TRCA	Yes □	No ⊠	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
* Background Information contains historical development approvals considered to be related to this file.	
This information should not be considered comprehensive.	
Application No. (City File) Application Description	
(i.e. Minor Variance Application; Approved by COA / OLT)	
N/A	N/A

ADJOURNMENT HISTORY		
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.		
Hearing Date Reason for Adjournment (to be obtained from NOD_ADJ)		
N/A	N/A	

SCHEDULES		
Schedule A	Drawings & Plans Submitted with the Application	
Schedule B	Comments from Agencies, Building Standards & Development Planning	
Schedule C (if required)	Public & Applicant Correspondence	
Schedule D (if required)	Background	



MINOR VARIANCE APPLICATION FILE NUMBER A097/24

CITY WARD #:	2
APPLICANT:	Lubov Zilyakov
AGENT:	Konstantin Alekseev
PROPERTY:	8326 Kipling Avenue, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" by Volume 2, Section 11.5 - Kipling Avenue Corridor Secondary Plan.
RELATED DEVELOPMENT APPLICATIONS:	None
PROPOSAL:	Relief from the Zoning By-law is being requested to permit a proposed secondary suite/dwelling unit onsite.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned RT- Townhouse Residential Zone under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling. (maximum permitted GFA = 53.27 m2) [Section 5.21.7]	To permit a maximum gross floor area of 77.73 m2 (65.7%) of the total gross floor area of the principal dwelling for a secondary suite.
2	The entrance to the secondary suite shall not be permitted on the same wall as the main entrance to the principal dwelling unit. [Section 5.21.10. d]	To permit the entrance to the secondary suite on the same wall as the main entrance to the principal dwelling unit.
3	The entrance to the secondary suite shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot. [Section 5.21.10. c]	To permit the entrance to the secondary suite to be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 1, 2024

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: <u>Vaughan.ca/LiveCouncil</u>

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

To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

HEARING INFORMATION

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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		
Date Public Notice Mailed:	July 18, 2024	
Date Applicant Confirmed Posting of Sign:	July 12, 2024	
Applicant Justification for Variances: *As provided in Application Form	Existing building configuration.	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.	Yes □ No ⊠	
COMMENTS:		
None		
Committee of Adjustment Recommended Conditions of Approval:	None	
BUILDING S	STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zo	ning) Comments	
Building Standards Recommended Conditions of Approval:	None	
DEVELOPMENT PLANNING		
**See Schedule B for Development Planning Comments. Application under Review.		
Development Planning Recommended Conditions of Approval:	TBC	
DEVELOPMENT ENGINEERING		

DEVELOPMENT ENGINEERING		
The state of the s	proposed entrance in the side yard. Development	
Development Engineering has reviewed the proposed entrance in the side yard. Development Engineering does not object to the Minor Variance application A097/24, subject to the following condition(s).		
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca	

PARKS, FORESTRY & HORTICULTURE (PFH)		
No comments received to date.		
PFH Recommended Conditions of	None	
Approval:		

DEVELOPMENT FINANCE	
No comment no concerns.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES		
No comments.		
BCLPS Recommended Conditions of Approval:	None	

BUILDING INSPECTION (SEPTIC)	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

F	FIRE DEPARTMENT
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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	TBC
	Nicholas.delprete@vaughan.ca	
2	Development Engineering	The Owner/Applicant shall submit an
	Rex.bondad@vaughan.ca	application and obtain an approved Grading
		Permit before initiating any work on the
		property. The Final Lot Grading and/or
		Servicing Plan will be required for the Grading
		Permit Application. Please visit the Permits
		page of the City of Vaughan's website: Permits
		City of Vaughan to apply for a Grading
		Permit. For any inquiries regarding the Grading
		Permit, please email DEPermits@vaughan.ca

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.

IMPORTANT INFORMATION

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.

IMPORTANT INFORMATION

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.

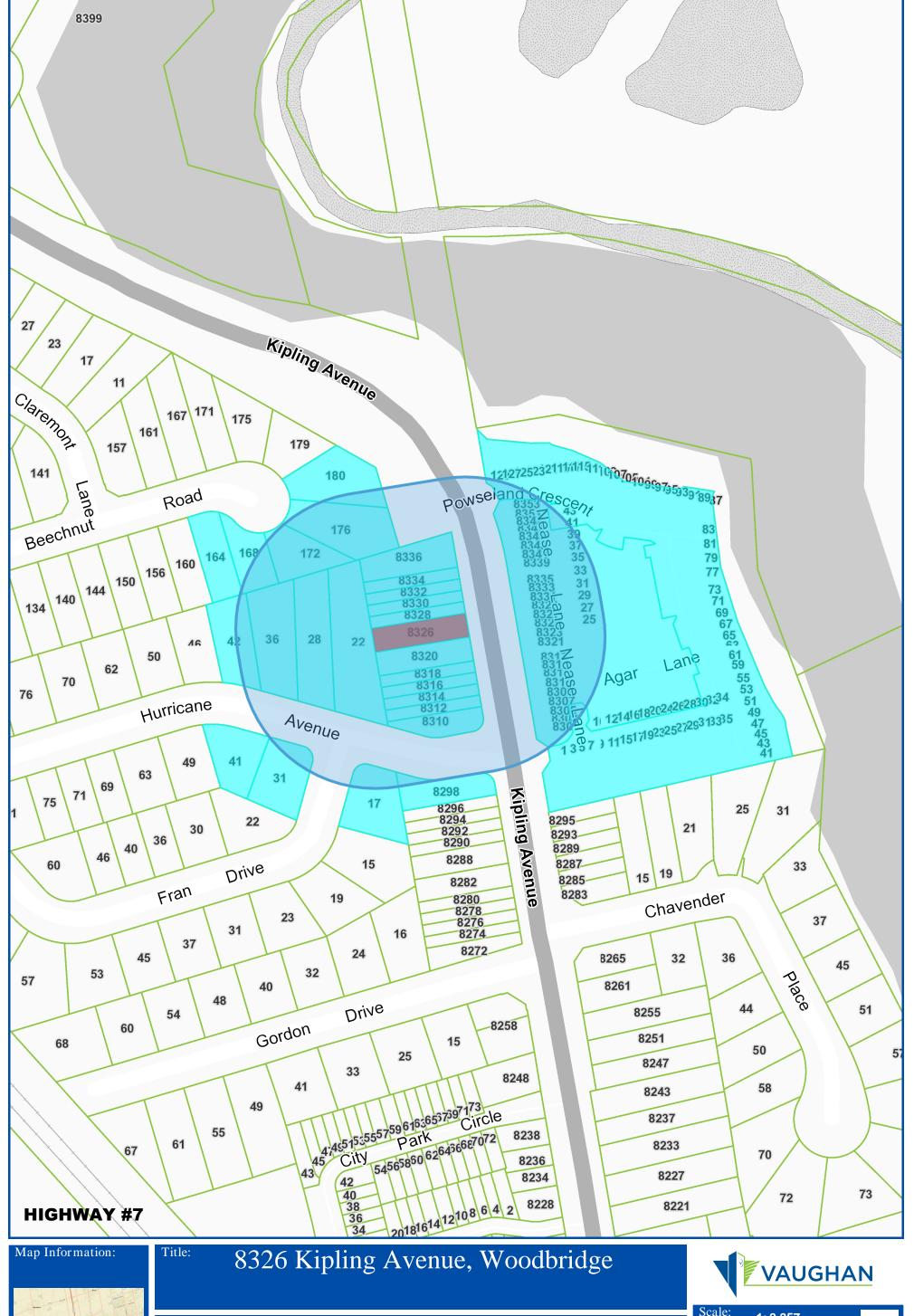
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

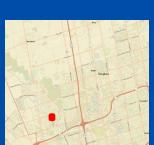
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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







Disclaimer:

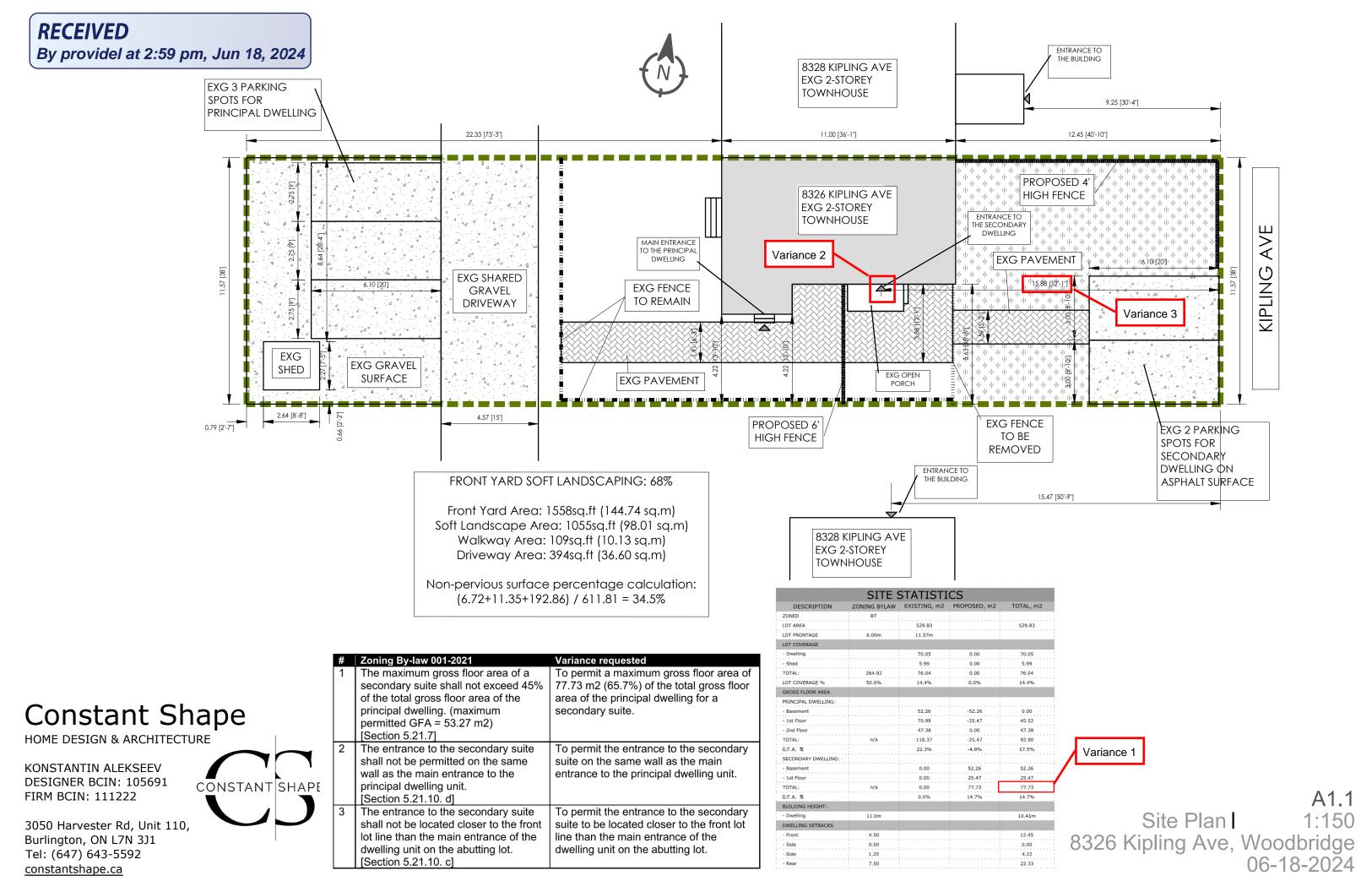
Scale: 1: 2,257 0

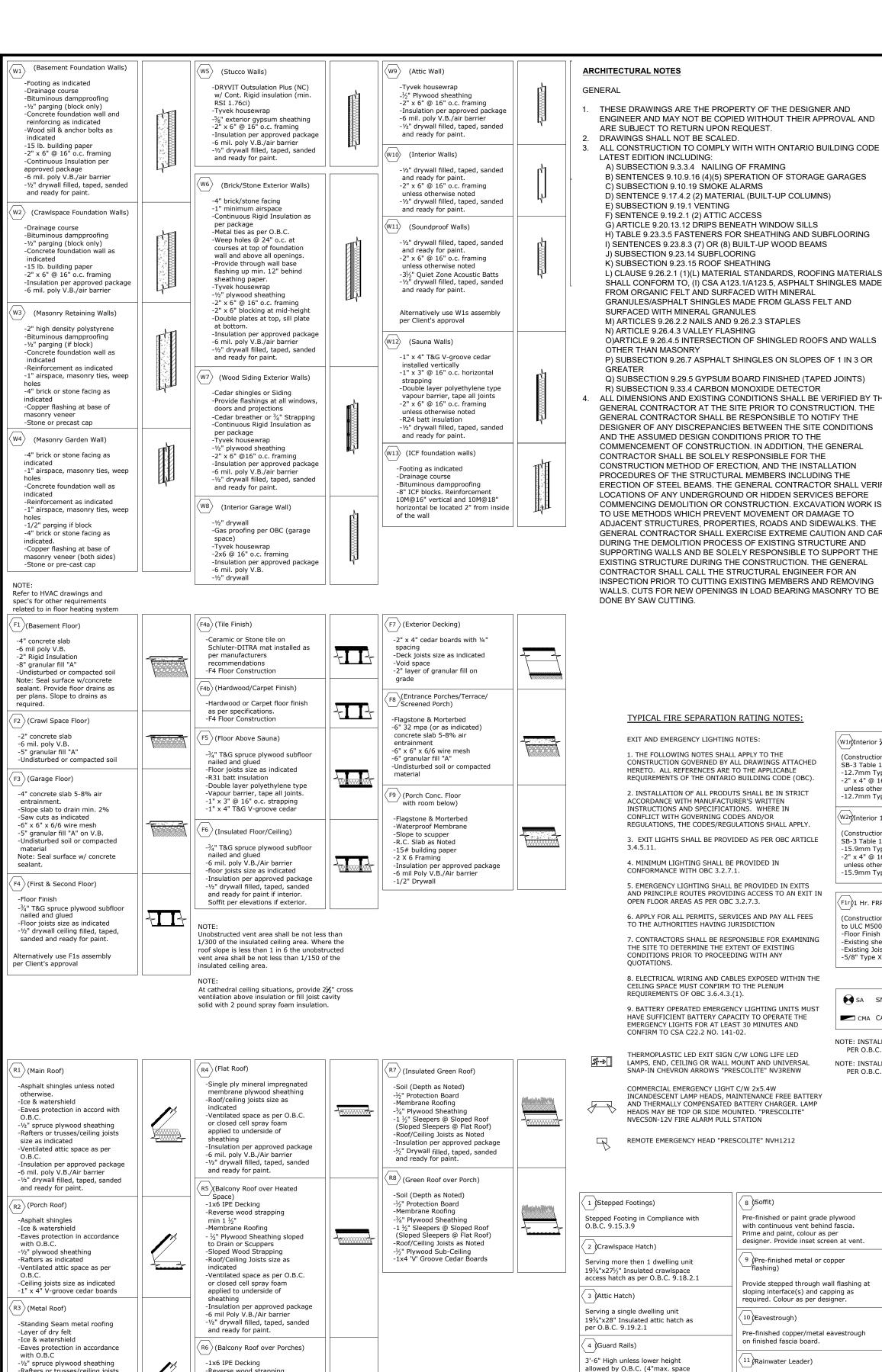
June 6, 2024 9:12 AM



Created By: Infrastructure Delivery NAD 83 Department

UTM Zone





-Rafters or trusses/ceiling joists

Ventilated attic space as per

-Insulation per approved packag

-1/2" drywall filled, taped, sanded

-6 mil. poly V.B./Air barrier

size as indicated

and ready for paint.

-Reverse wood strapping

5" Plywood Sheathing sloped

-Membrane Roofing

indicated

to Drain or Scuppers

-Sloped Wood Strapping

-Roof/Ceiling Joists size as

-1x4 'V' Groove Cedar Boards

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ENGINEER AND MAY NOT BE COPIED WITHOUT THEIR APPROVAL AND

ARE SUBJECT TO RETURN UPON REQUEST. DRAWINGS SHALL NOT BE SCALED. ALL CONSTRUCTION TO COMPLY WITH WITH ONTARIO BUILDING CODE

LATEST EDITION INCLUDING: A) SUBSECTION 9.3.3.4 NAILING OF FRAMING B) SENTENCES 9.10.9.16 (4)(5) SPERATION OF STORAGE GARAGES C) SUBSECTION 9.10.19 SMOKE ALARMS D) SENTENCE 9.17.4.2 (2) MATERIAL (BUILT-UP COLUMNS) F) SUBSECTION 9 19 1 VENTING

F) SENTENCE 9.19.2.1 (2) ATTIC ACCESS G) ARTICLE 9.20.13.12 DRIPS BENEATH WINDOW SILLS H) TABLE 9.23.3.5 FASTENERS FOR SHEATHING AND SUBFLOORING I) SENTENCES 9.23.8.3 (7) OR (8) BUILT-UP WOOD BEAMS J) SUBSECTION 9.23.14 SUBFLOORING

K) SUBSECTION 9.23.15 ROOF SHEATHING L) CLAUSE 9.26.2.1 (1)(L) MATERIAL STANDARDS, ROOFING MATERIALS SHALL CONFORM TO. (I) CSA A123.1/A123.5. ASPHALT SHINGLES MADE FROM ORGANIC FELT AND SURFACED WITH MINERAL GRANULES/ASPHALT SHINGLES MADE FROM GLASS FELT AND SURFACED WITH MINERAL GRANULES

M) ARTICLES 9.26.2.2 NAILS AND 9.26.2.3 STAPLES N) ARTICLE 9.26.4.3 VALLEY FLASHING O)ARTICLE 9.26.4.5 INTERSECTION OF SHINGLED ROOFS AND WALLS OTHER THAN MASONRY P) SUBSECTION 9.26.7 ASPHALT SHINGLES ON SLOPES OF 1 IN 3 OR

Q) SUBSECTION 9.29.5 GYPSUM BOARD FINISHED (TAPED JOINTS) R) SUBSECTION 9.33.4 CARBON MONOXIDE DETECTOR ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION METHOD OF ERECTION, AND THE INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ANY UNDERGROUND OR HIDDEN SERVICES BEFORE COMMENCING DEMOLITION OR CONSTRUCTION. EXCAVATION WORK IS TO USE METHODS WHICH PREVENT MOVEMENT OR DAMAGE TO ADJACENT STRUCTURES, PROPERTIES, ROADS AND SIDEWALKS, THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF EXISTING STRUCTURE AND SUPPORTING WALLS AND BE SOLELY RESPONSIBLE TO SUPPORT THE EXISTING STRUCTURE DURING THE CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER FOR AN INSPECTION PRIOR TO CLITTING EXISTING MEMBERS AND REMOVING

TYPICAL FIRE SEPARATION RATING NOTES:

ONSTRUCTION GOVERNED BY ALL DRAWINGS ATTACHED

REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC).

2. INSTALLATION OF ALL PRODUTS SHALL BE IN STRICT

REGULATIONS, THE CODES/REGULATIONS SHALL APPLY.

5. EMERGENCY LIGHTING SHALL BE PROVIDED IN EXITS

APPLY FOR ALL PERMITS, SERVICES AND PAY ALL FEES

THE SITE TO DETERMINE THE EXTENT OF EXISTING

CONDITIONS PRIOR TO PROCEEDING WITH ANY

7. CONTRACTORS SHALL BE RESPONSIBLE FOR EXAMINING

8. ELECTRICAL WIRING AND CABLES EXPOSED WITHIN THE CEILING SPACE MUST CONFIRM TO THE PLENUM

9. BATTERY OPERATED EMERGENCY LIGHTING UNITS MUST HAVE SUFFICIENT BATTERY CAPACITY TO OPERATE THE

EMERGENCY LIGHTS FOR AT LEAST 30 MINUTES AND

THERMOPLASTIC LED EXIT SIGN C/W LONG LIFE LED LAMPS, END, CEILING OR WALL MOUNT AND UNIVERSAL

COMMERCIAL EMERGENCY LIGHT C/W 2x5.4W

REMOTE EMERGENCY HEAD "PRESCOLITE" NVH1212

SNAP-IN CHEVRON ARROWS "PRESCOLITE" NV3RENW

INCANDESCENT LAMP HEADS, MAINTENANCE FREE BATTERY

Pre-finished or paint grade plywood

designer. Provide inset screen at vent.

Provide stepped through wall flashing at

Pre-finished copper/metal eavestrough

Pre-finished copper/metal rainwater

leader (RWL) - to match eavestrough

Washrooms to be mechanically vented

Oryer/Cooktop to be vented directly

Single station alarm style product of

mounted on ceiling connected to the

disconnect wall switch and having a

circuit not interconnected to any wall

with indicator for operating condition.

Multi-station alarm style carbon

building electrical supply without a

disconnect wall switch and having a

circuit not interconnected to any wall

outlet. ULC or equal tested & approved

monoxide detector permanently mounted on ceiling and connected to the

building electrical supply without a

combustion detector permanently

to exterior. Provide required air

changes per hour per O.B.C

with continuous vent behind fascia

Pre-finished metal or copper

sloping interface(s) and capping as

required. Colour as per designer.

10 (Eavestrough)

on finished fascia board.

11 (Rainwater Leader)

12 (Washroom Vent)

outside through wall.

15 CO Detector)

14 (Combustion Detector)

Prime and paint, colour as per

AND THERMALLY COMPENSATED BATTERY CHARGER. LAM

HEADS MAY BE TOP OR SIDE MOUNTED. "PRESCOLITE"

AND PRINCIPLE ROUTES PROVIDING ACCESS TO AN EXIT IN

3. EXIT LIGHTS SHALL BE PROVIDED AS PER OBC ARTICLE

EXIT AND EMERGENCY LIGHTING NOTES:

1. THE FOLLOWING NOTES SHALL APPLY TO THE

ACCORDANCE WITH MANUFACTURER'S WRITTEN

CONFLICT WITH GOVERNING CODES AND/OR

4. MINIMUM LIGHTING SHALL BE PROVIDED IN

CONFORMANCE WITH OBC 3.2.7.1.

OPEN FLOOR AREAS AS PER OBC 3.2.7.3.

REQUIREMENTS OF OBC 3.6.4.3.(1).

CONFIRM TO CSA C22.2 NO. 141-02

between pickets. Guards to resis

Glass in guard - heat strengther

5 (Stairs)

loads as per O.B.C. Sec. 4.1.10.1)

O.B.C. 4.3.6.1 design basis for glass.

Glass guard to be designed to comp

with O.B.C. part 4 and O.B.C. SB-13

Refer to Table 9.8.4.1 in the O.B.C

for Rise and Run requirements

Max. Height of Stairs = 12'-2"

Railing at stair = 3'-0" above tread

Wood trim as per elevations and detail

drawing. Prime and paint with 3 coats - Benjamin Moore exterior alkyd. All

work to beco-ordinated with on site

7 Cut limestone or precast trim)

Dimensions as per detail drawings.

Provide shop drawings for designer's

review. Provide copper/metal flashing

dimensions and proportioned

at all horizontal planes.

Min. Stair Width = 3'-0"

Min. Clear Height = 6'-9"

6 (Decorative Wood Trim)

Max. Nosing = 1"

accordingly.

laminated glass to CAN/CGSB-12.20-M

TO THE AUTHORITIES HAVING JURISDICTION

INSTRUCTIONS AND SPECIFICATIONS. WHERE IN

HERETO. ALL REFERENCES ARE TO THE APPLICABLE

5. ALL DIMENSIONS ON PLAN WILL BE TO BEAM CENTERS AND WALL EDGES

6. PROVIDE WIND BRACING AS PER O.B.C. ALL GUARDS TO COMPLY WITH O.B.C. 9.8.8 AND SG-7.

8. VAPOUR BARRIERS ARE TO BE OVERLAPPED MIN. 4" AND BE SEALED WITH ACOUSTIC SEALANT 9. ALL EXTERIOR DOORS TO BE INSULATED C/W WEATHER STRIPPING AND ALUMINUM THRESHOLD U.N.O.

10 ALL BEAMS TO BE LATERALLY SUPPORTED UNO 11. ALL BOLT HOLES SHALL BE $\frac{1}{6}$ " OVERSIZED AND BOLT THREADS SHALL

12. MAKE ALL POSTS CONTINUOUS THROUGH FLOOR AND ROOF FRAMING

13. SHOP DETAILS OF ALL FABRICATION ITEMS SHALL BE SUBMITTED FOR

BY INSTALLING VERTICAL BLOCKING FOR THE FULL AREA OF THE POST.

MASONRY

MORTAR SHALL CONFORM TO O.B.C. 9.20.3. 2. C.M.U.'S SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OVER NET

NOT BE ON THE WOOD MEMBERS

APPROVAL PRIOR TO FABRICATION

AREA IN ACCORDANCE WITH TABLE 9.20.2.7. AS PER PART 9 OF THE 3. BRICK AND BLOCK SHALL BE TIED AND BONDED BY HEAVY DUTY

"BLOCKLOK" @ 16" O.C. VERTICALLY. 4. MINIMUM BEARING OF STRUCTURAL MEMBERS ON MASONRY SHALL BE AS FOLLOWS: A) CONCRETE AND STEEL BEAMS = 8" B) CONCRETE SLABS = 4"

D) WOOD BEAMS AND JOISTS = 3 ½" E)BEARING PLATES SHALL BEAR ON 3 COURSES OF SOLID MASONRY WHICH SHALL EXTEND A MINIMUM OF 6" FROM EACH SIDE OF THE

STRUCTURAL STEEL

C) OWSJ = 4"

1. ALL STRUCTURAL STEEL SHALL BE CSA G40.21 GRADE 350W. FABRICATION, CONNECTION DESIGN AND WELDING SHALL CONFORM TO AN.3-516.1-M89 AND W59-M1989. PROVIDE SOLID BEARING TO BEAMS OR

FOUNDATION AT POINT LOADS OR BEARING WALLS

STRUCTURAL STEEL FABRICATOR TO PROVIDE SHOP DETAIL DRAWINGS. SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. FOR ALL CONNECTIONS, PRIOR TO FABRICATION, FOR ENGINEER'S REVIEW THE SHOP DETAILS SHALL PROVIDE AS A MINIMUM THE REQUIRED MATERIAL AND PRODUCT STANDARDS, LOCATION, TYPE AND SIZE OF ALL MECHANICAL FASTENERS, BOLT INSTALLATION REQUIREMENTS AND WELDS 3 PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CSA

SOUND TRANSMISSION RATED ASSEMBLIES

w1s Interior STC54 Walls)

SB-3 Table 1 Assembly W4b)

-15.9mm Type X drywall

-2" x 4" @ 16" o.c. framing

-3½" Ouiet Zone Acoustic Batts

side spaced 406mm or 610mm

Resilient metal channels on one

-2 layers-15.9mm Type X drywall

(Construction conforming to O.B.C.

STANDARD A23.3-94 "DESIGN OF CONCRETE STRUCTURES" AND CSA STANDARD A23.1-94 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION' COLUMNS TO BE HSS 350 GRADE.

5. ALL EXTERIOR STEEL FITTINGS SHALL BE HOT-DIPPED GALVANIZED AFTER FARRICATION PAINT STEEL WITH ONE COAT PRIMER.

FOOTINGS AND FOUNDATIONS

W1r/Interior 3/4 Hr. FRR Walls)

SB-3 Table 1 Assembly W1e

12.7mm Type X drywall

-2" x 4" @ 16" o.c. framing

W2n/Interior 1 Hr. FRR Walls)

SB-3 Table 1 Assembly W1d)

15.9mm Type X drywall

-2" x 4" @ 16" o.c. framing

-15.9mm Type X drywall

to ULC M500/UL Design L501)

-Existing sheathing to remain

-Existing Joists to remain

SA SMOKE ALARM

CMA CARBON MONOXIDE ALARM

PER O.B.C. 9.10.19 & 9.36.2.4.(1)

16 Masonry wood burning fireplace)

17 (Chimneys & Flues)

O.B.C. Section 9.21.2.5

19 (Skylight)

Refer to typical masonry fireplace detail

Chimneys and flues shall be min. 3'-0"

above any point of the roof within a

10'-0" radius of the chimney or flue

18 Zero clearance gas fireplace)

Provide gas outlet and type "B" vent

to roof or direct vent to outside wall

as per manufacturers specifications.

iameter of flue and vent as per

Curb mounted double glazed skylight.

indicated on drawings. Co-ordinate with

Provide inside curb dimensions as

Note: Double frame all surroundin

Number of risers to grade is to be

onditions. In case of discrepancy,

grading plan will govern. Report any

discrepancies to the architectural

21 Studwall Reinforcement)

Reinforce stud walls of master

bathroom walls adjacent to toilet

bathtub and shower per O.B.C 9.5.2.3.

coordinated with grading plan and site

lumber as skylight. Curb to be min. 8"

manufacturer. Install as per

manufacturer's instruction

20 (Exterior Stairs)

designer.

NOTE: INSTALL SMOKE ALARMS AS

NOTE: INSTALL CO ALARMS AS

-5/8" Type X drywall ceiling

(F1r)1 Hr. FRR Floor)

unless otherwise noted

-12.7mm Type X drywall

Construction conforming to O.B.C.

FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL. EXTERNAL FOOTINGS SHALL BE ERECTED 4'-0" MINIMUM BELOW GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIEV THE DESIGN BEARING CAPACITY AND REPORT TO THE ENGINEER OF ANY DISCREPANCIES. ALL FILL SHALL BE COMPACTED TO A MINIMUM 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY.

SLAB ON GRADE SHALL BE 4" THICK REINFORCED WITH 6"X6"X% WELDED

MINIMUM SPECIFIED STRENGTH: 32 MPa FOR PORCH SLABS, GARAGE SLABS, AND EXTERIOR FLATWORK, 20 MPa FOR ALL OTHER CONCRETE ALL REINFORCEMENT SHALL BE DEFORMED BARS CSA C30.1 FY = 60 KSI. EXTEND CONTINUOUS BARS INTO INTERSECTING MEMBERS FOR A DISTANCE OF 36 BAR DIAMETERS AND BENT IF REQUIRED, PROVIDE CONCRETE COVER OF REINFORCEMENT AS REQUIRED BY O.B.C.

WOOD FRAME CONSTRUCTION

WOOD FRAMING TO CONFORM TO O.B.C. PART 9 FOR WORKMANSHIP. THE DESIGN OF THE STRUCTURAL COMPOSITE LUMBER MEMBERS SHALL CONFORM TO THE CSA STANDARD 086.1-M89. ALL THE STRUCTURAL COMPOSITE LUMBER BEAMS SHALL BE OF MICRO-LAM LUMBER AS OUTLINED IN THE TRUSS JOIST CANADA LTD. DESIGN CATALOGUE OR EQUIVALENT. THE INSTALLATION OF ALL THE STRUCTURAL COMPOSITE LUMBER BEAMS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS.

WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 6 MIL. POLYETHYLENE OR OTHER APPROVED DAMP PROOFING MATERIAL 4. PROVIDE APPROVED METAL CONNECTORS BY MGA CONNECTORS OR SIMPSON STRONG-TIE AT POST BASES. POST CAPS. AND ALL WOOD TO WOOD JOINTS OR CONNECTIONS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO QUANTITY OF NAILS RECOMMENDED BY MANUFACTURER ARE NOT TO

BE REDUCED. ALL FRAMING LUMBER SHALL BE #2 OR BETTER U.N.O.

PLYWOOD FLOOR SHEATHING SHALL BE 3/4" SPF U.N.O. PLYWOOD WALL SHEATHING SHALL BE 1/2" SPELLING PROVIDE EXTERIOR GRADE PLYWOOD WHERE REQUIRED BY O.B.C.

THE "I" TYPE JOISTS SHALL BE TJI JOISTS AS OUTLINED IN THE TRUSS JOIST CANADA LTD. DESIGN CATALOGUE OR EQUIVALENT. SEE PLANS FOR THE LOCATION AND SPACING OF THE JOISTS. THE INSTALLATION OF ALL "I" TYPE JOISTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS. LOAD BEARING STUD WALLS SHALL BE 2X6 @ 16" O.C. SPF #2 LUMBER,

U.N.O. PROVIDE BRIDGING OR BLOCKING AT THE STUD WALLS TO GIVE 4'-0" MAXIMUM UNBRACED I ENGTH U N O PROVIDE DOUBLE JOISTS UNDER NON-LOADBEARING PARTITIONS PARALLEL TO JOISTS.

10. PROVIDE ALL LUMBER FLOOR JOIST WITH 2X2 BRIDGING OR SOLID BLOCKING AT 6'-11" MAXIMUM CENTERS.

Table 3.1.1.11 (IP) Thermal Performance Requirements for Additions to Existing Buildings⁽³⁾ Forming Part of Sentence 3.1.1.11.(2)

		Compliance Package		
Component	Thermal Values ⁽⁷⁾	Zone 1	Zone 2	Electric Space Heating
·		Less than 5000 Degree Days	5000 or more Degree Days	Zones 1 and 2
0.31. 311. 411.	Min. Nominal R ⁽¹⁾	60	60	50
Ceiling with Attic Space	Max. U ⁽²⁾	0.017	0.017	0.017
Space	Min. Effective R ⁽²⁾	59.22	59.22	59.22
0	Min. Nominal R ⁽¹⁾	31	31	31
Ceiling Without Attic Space	Max. U ⁽²⁾	0.036	0.036	0.036
Space	Min. Effective R ⁽²⁾	27.65	27.65	27.65
	Min. Nominal R ⁽¹⁾	31	31	31
Exposed Floor	Max. U ⁽³⁾	0.034	0.034	0.034
	Min. Effective R ⁽³⁾	29.80	29.80	29.80
	Min. Nominal R ⁽¹⁾	19+5 ci	22+7.5 ci	22+10 ci
Walls Above Grade	Max. U ⁽³⁾	0.049	0.042	0.038
	Min. Effective R ⁽³⁾	20.32	23.90	26.40
	Min. Nominal R ⁽¹⁾	20 ci	20 ci	20 ci
Basement Walls ⁽⁶⁾	Max. U ⁽⁴⁾	0.047	0.047	0.047
	Min. Effective R ⁽⁴⁾	21.12	21.12	21.12
Heated Slab or Slab	Min. Nominal R ⁽¹⁾	10	10	10
≤ 600 mm Below	Max. U ⁽⁴⁾	0.090	0.090	0.090
Grade	Min. Effective R ⁽⁴⁾	11.13	11.13	11.13
Edge of Below Grade Slab ≤ 600 mm Below Grade	Min. Nominal R ⁽¹⁾	10	10	10
Windows and Sliding	Max. U ⁽⁵⁾	0.28	0.25	0.25
Glass Doors	Energy Rating	25	29	29
Column 1	2	3	4	5

RECEIVED

By Prabhdeep Kaur at 2:15 pm, Jun 06, 2024

DESCRIPTION

LOT AREA

- Shed

TOTAL

LOT FRONTAGE

LOT COVERAGE

LOT COVERAGE %

SITE STATISTICS

76.04

14.4%

50.0%

ZONING BYLAW EXISTING, m2 PROPOSED, m2 TOTAL, m2

0.00

0.00

0.00

0.0%

14.4%

4 2024-05-17 Per City Comments K.A. 2024-05-15 Per City Comments K.A. 2 2024-04-24 Per City Comments K.A. 1 2024-02-15 For Building Permit K.A. No. Date Issued/Revision

K.A.

Constant Shape

HOME DESIGN & ARCHITECTURE

4 2024-05-24 Per City Comments

KONSTANTIN ALEKSEEV DESIGNER BCIN: 105691 FIRM BCIN: 111222

True North:

Project North:

3050 Harvester Rd, Unit 110, Burlington, ON, L7N 3J1

Tel: (647) 643-5592 constantshape.ca

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CONSTANT

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 Required unless design is exempt under 2.17.5.1 of the building code

KONSTANTIN ALEKSEEV 105691 SIGNATURE BCIN# REGISTRATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code KONSTANTIN ALEKSEEV 111222 BCIN# NAME

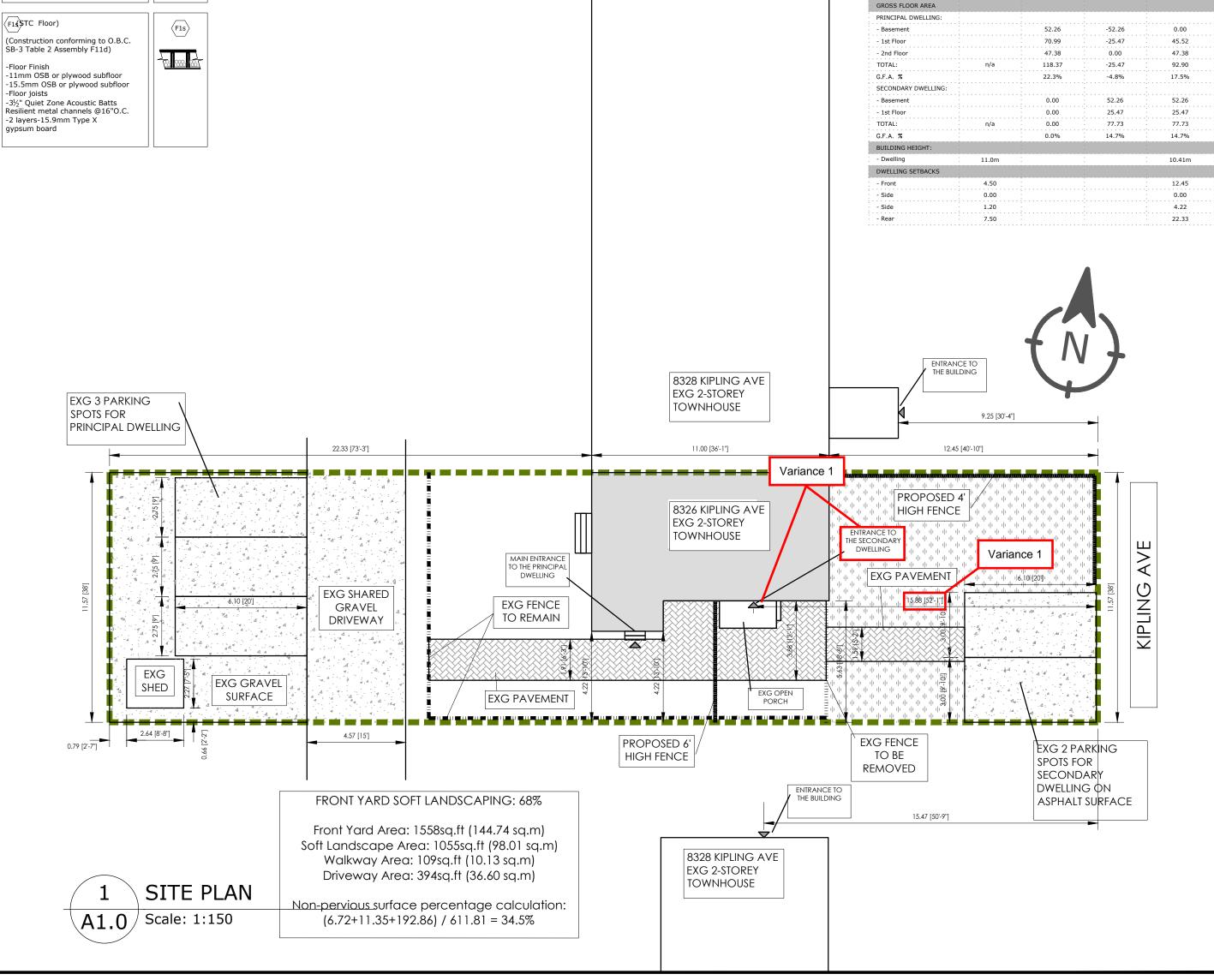
Designer

Private Residence

8326 Kipling Ave, Woodbridge, ON L4L 2A8

General Notes & Charts SITE PLAN

K.A. Scale Project No: FEB 2024 24.01



SCHEDULE B: COMMENTS FROM AGENCIES, BUILDING STANDARDS & DEVELOPMENT PLANNING

Department / Agency *Comments Received	Conditions I	Required	Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes □	No ⊠	General Comments
Development Planning	Yes □	No □	Application Under Review

External Agencies *Comments Received	Conditions I	Required	Nature of Comments *See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
Region of York	Yes □	No ⊠	General Comments
TRCA	Yes □	No ⊠	General Comments



Date: June 10th 2024

Attention: Christine Vigneault

RE:

File No.: A097-24

Related Files:

Applicant Lubov Zilyakov

Location 8326 Kipling Avenue



COMMENTS:

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

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

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

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

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

References:

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



Power Stream 1

Construction Standard

03-1

	SYSTEM VOLTAGE			
LOCATION OF WIRES, CABLES OR CONDUCTORS	SPAN GUYS AND COMMUNICATIONS WIRES		4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			NOTE 2)
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG

- + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE

- + 0.3m (VEHICLE OR RAILWAY LOCATION) + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

- THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
- 2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER $\underline{\text{MAXIMUM SAG}}$ CONDITIONS.
- 3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH
- 4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

<u>\G</u>	340cm	11'-4"		
	310cm	10'-4"		
VALUES.	250cm	8'-4"		
VALUES.				
REFERENCES				
SAGS AND	FNSIONS 1	SECTION 02		

METRIC

810cm

760cm 730cm

520cm 480cm

442cm 370cm

CONVERSION TABLE

IMPERIAL (APPROX)

27'-0" 25'-4"

24'-4" 17'-4"

15'-5" 12'-4"

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng. Name	2012-JAN-09 Date
P Fng. Annroyal By-	Ine Crozier



Construction Standard

03 - 4





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- 2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- 4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- 6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- 7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE			
IMPERIAL			
(APPROX)			
16'-0"			
10'-0"			
8'-4"			
3'-4"			

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010—MAY—05 REVISION NO: REVISION DATE:
PEgystem Planning and Standards/Standard Design/PowerStream Standards/working (abbr/Sardbin 3/3-4/c/wg d3-4 R0 May 5, 2010, dwg, %/3/2010 8/2/202 AM, Adobe POF



To: Committee of Adjustment

From: Catherine Saluri, Building Standards Department

Date: June 10, 2024

Applicant: Lubov Zilyakov

Location: 8236 Kipling Avenue

File No.(s): A097/24

Zoning Classification:

The subject lands are zoned RT- Townhouse Residential Zone under Zoning Bylaw 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling. (maximum permitted GFA = 53.27 m2) [Section 5.21.7]	To permit a maximum gross floor area of 77.73 m2 (65.7%) of the total gross floor area of the principal dwelling for a secondary suite.
2	The entrance to the secondary suite shall not be permitted on the same wall as the main entrance to the principal dwelling unit. [Section 5.21.10. d]	To permit the entrance to the secondary suite on the same wall as the main entrance to the principal dwelling unit.
3	The entrance to the secondary suite shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot. [Section 5.21.10. c]	To permit the entrance to the secondary suite to be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit Application No. 2024 105362 has been submitted for the construction of a Secondary Suite in an existing dwelling.

Other Comments:

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

Conditions of Approval:

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

None

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

Prabhdeep Kaur

From: Cameron McDonald <Cameron.McDonald@trca.ca>

Sent: Tuesday, June 11, 2024 4:01 PM **To:** Committee of Adjustment

Subject: [External] RE: A097/24 (8326 Kipling Avenue) - REQUEST FOR COMMENTS, CITY OF

VAUGHAN

Follow Up Flag: Follow up Flag Status: Follow up

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: (437) 880-1925

E: cameron.mcdonald@trca.ca

A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca



Prabhdeep Kaur

From: Development Services <developmentservices@york.ca>

Sent: Friday, June 14, 2024 4:12 PM

To: Prabhdeep Kaur

Cc: Committee of Adjustment

Subject: [External] RE: A097/24 (8326 Kipling Avenue) - REQUEST FOR COMMENTS, CITY OF

VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A097/24 (8326 Kipling Avenue) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None