



File: A078/19

Applicant: Alizeza M. Varankesh &
Behnaz G. Varnamkhasti

Address: 3 Idleswift Dr Thornhill

Agent: Mehdy Ajvand

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

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 7

A078/19

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, July 11, 2019

Applicant: Alizeza M. Varankesh & Behnaz G. Varnamkhasti

Agent: Mehdy Ajvand

Property: 3 Idleswift Dr Thornhill

Zoning: The subject lands are zoned R1V, Residential under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the By-law is being requested to permit the construction of a proposed single family dwelling (with integrated garage).

Relief is also being sought to recognize the (existing) deficient lot frontage.

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

By-law Requirement	Proposal
1. A maximum building height of 9.5 metres is permitted.	1. To permit a maximum building height of 10.26 metres.
2. A maximum lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of 23% (22.67% dwelling; 0.33% porch)
3. A minimum lot frontage of 30 metres is required.	3. To permit a minimum lot frontage of 24.38 metres.
4. A minimum interior garage length of 6.0 metres is required.	4. To permit a minimum interior garage length of 5.63 metres 5.7 metres. (revised)

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

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on June 26, 2019

Applicant has confirmed posting of signage June 26, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	1965

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing frontage is less than minimum required, and desired design does not complied with existing zoning by-law.

Adjournment Request:

Planning and Committee of Adjustment staff advised the following on June 19, 2019 (prior to the issuance of public notice):

The subject lands contain existing mature trees which may be impacted by the proposed development. As per Section E 2. of the application form, the Owner must submit an Arborist Report, Tree Inventory, and Tree Preservation/Planting Plan, which is to be reviewed and approved to the satisfaction of the Urban Design and Cultural Heritage Division to support any development on the property.

The Owner is advised that the removal of any private tree(s) are subject to the Private Tree By-law (By-law No. 185-2007), which prohibits the destruction of trees with a diameter of 20 centimetres or more without a permit.

The Development Planning Department recommends that the application be adjourned until such a time that the Owner submits an Arborist Report, Tree Inventory, and Tree Preservation/Planting Plan, which are to be reviewed and approved to the satisfaction of the Urban Design and Cultural Heritage Division.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Low-Rise Residential"

The Development Planning Department **recommends adjournment** of the application until such time that the Urban Design and Cultural Heritage Division has completed their review of the Arborist Report and all comments have been satisfied.

Cultural Heritage (Urban Design):

Urban Design Staff have reviewed the 1st circulation of the proposed development concept for the above-mentioned site, circulated on June 25, 2019 and provide the following comments:

Landscape

One driveway can serve the site in order to save Trees# A and B. Currently the infringement is very close to their base and can be detrimental. By eliminating the North end vehicular access the TPZ for those trees can be extended to their drip-line and injury can be minimized at the south/west corner of Tree B

The likelihood of Trees D-I not surviving is high as the building's footprint will be very close to their base. Consider removing and provide 14 trees as replacement and/or cash-in-lieu

Please include the standard phrase: the tree protection barriers shall be installed at the approved location and shall be maintained in their original location and condition until all construction activities within the site have ceased and all equipment is removed from the site. No equipment or material storage, flushing of fuel or washing of equipment is allowed within the TPZ. Any works within the TPZ are to be performed or supervised by a Certified Arborist

Replace the MTPZ table on page 8 with Table 2 (page 17) of the Tree Protection Protocol and revise MTPZ for the trees to be protected accordingly

http://www.vaughan.ca/services/business/urban_design/General%20Documents/Tree%20Protection%20Protocol.pdf

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A078/19 subject to the following condition(s):

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

2. The Owner/Applicant shall visit the City of Vaughan Transportation Services Division of Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed 3m curb cut does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No comment no concerns

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None

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 Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1) The Owner/applicant shall submit the final Lot Grading Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval 2) The Owner/Applicant shall visit the City of Vaughan Transportation Services Division of Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed 3m curb cut does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

Please Note:

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

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

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

Conditions

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

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

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

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

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

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

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

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

Schedule A: Plans & Sketches

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

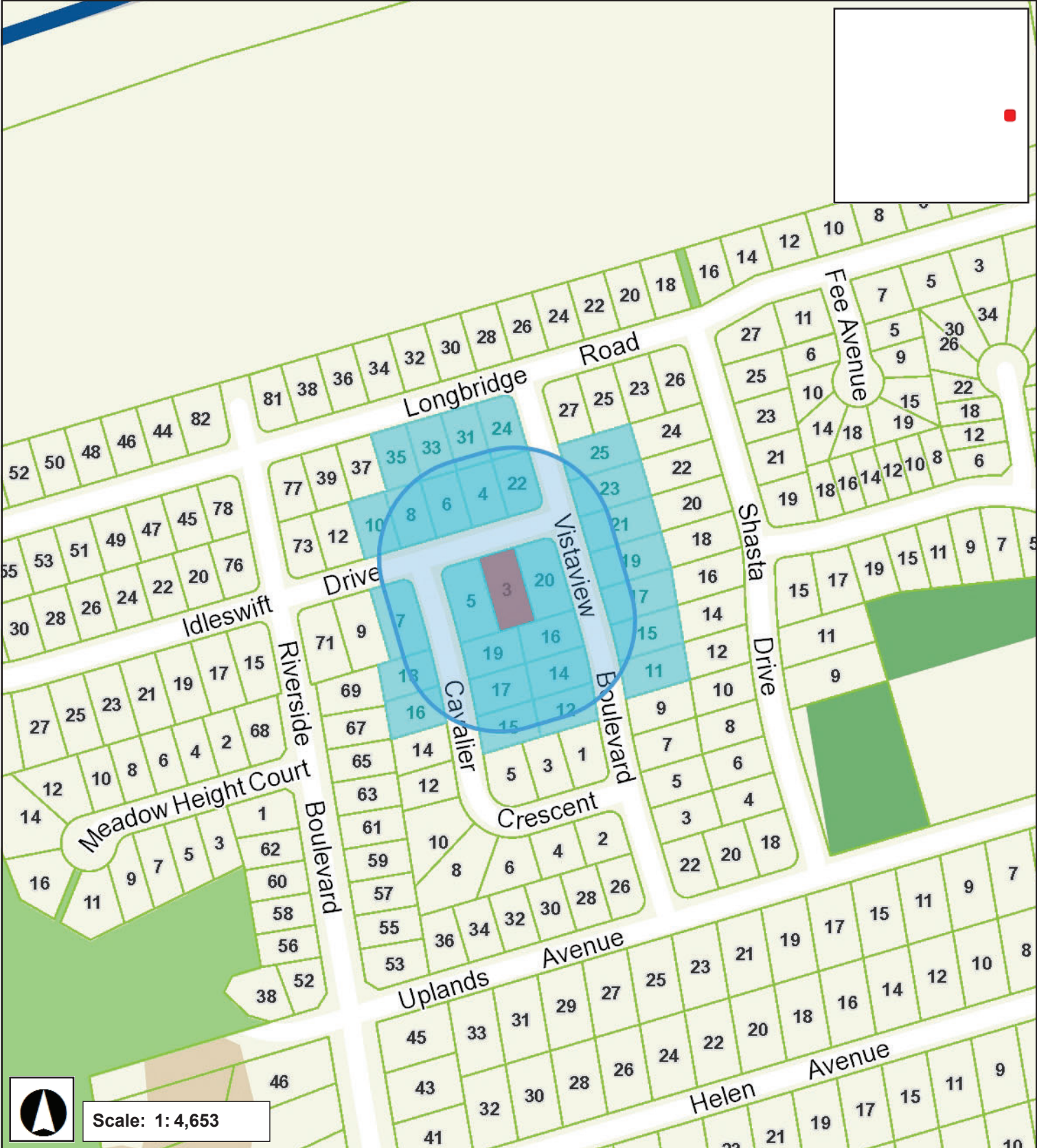
Location Map
Sketches



LOCATION MAP A078/19

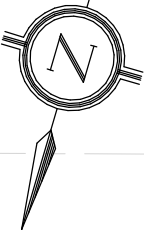
3 IDLESWIFT DRIVE, THORNHILL

Highway 7



Centre Street

To permit a maximum building height of 10.26 metres
To permit a maximum lot frontage of 23%
To permit a minimum lot frontage of 24.38 metres



LOT COVERAGE = 23%
(22.67% dwelling, 0.33% porch)

IDLE SWIFT DR

A078/19

Project:

3 IDLESWIFT DRIVE
THORNHILL ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	19-05-08	CLIENT REVIEW	
2	19-05-13	CLIENT REVIEW	
3	19-05-21	CLIENT REVIEW	
4	19-05-27	ZONING REVIEW	
5	19-06-03	For CoA	
6			
7			
8			
9			

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This drawing must not be scaled.

The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to Hyphen Studio Inc., for adjustment.

This drawing is not to be used for Construction purpose until signed and sealed by the Architect.

HYPHEN

3429 Yonge St., Toronto, ON, M4N 2N1
info@hyphenstudio.co
(+1)647-869-9356

Sheet Title:

SITE PLAN

Drawn: ARCH

Checked: Checker

Project No: 16-146

Date: DEC 2016

Scale: As indicated

1 SITE PLAN

Scale: 1/16" = 1'-0"

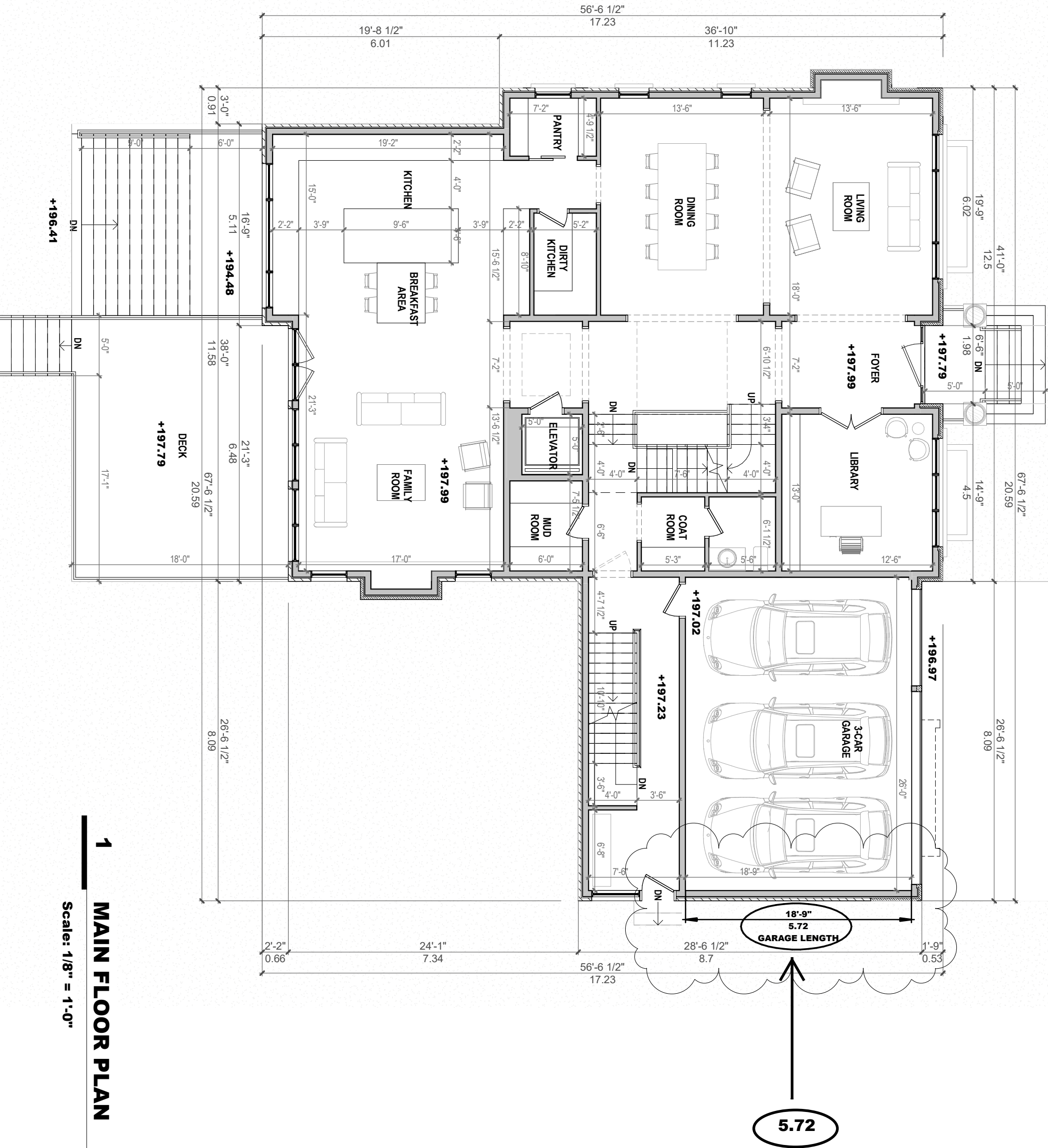
A01-00

Drawn: ARCH
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Project No: 16-146
Date: DEC 2016
Scale: As indicated

1 SITE PLAN

Scale: 1/16" = 1'-0"

A01-00



1 MAIN FLOOR PLAN

Scale: 1/8" = 1'-0"



3 IDLESWIFT DRIVE
THORNHILL ONTARIO

Submission Chart		
No.	Date:	Issued For:
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3	19-05-21	CLIENT REVIEW
4	19-05-27	ZONING REVIEW
5	19-07-02	As Per COA
6		
7		
8		
9		

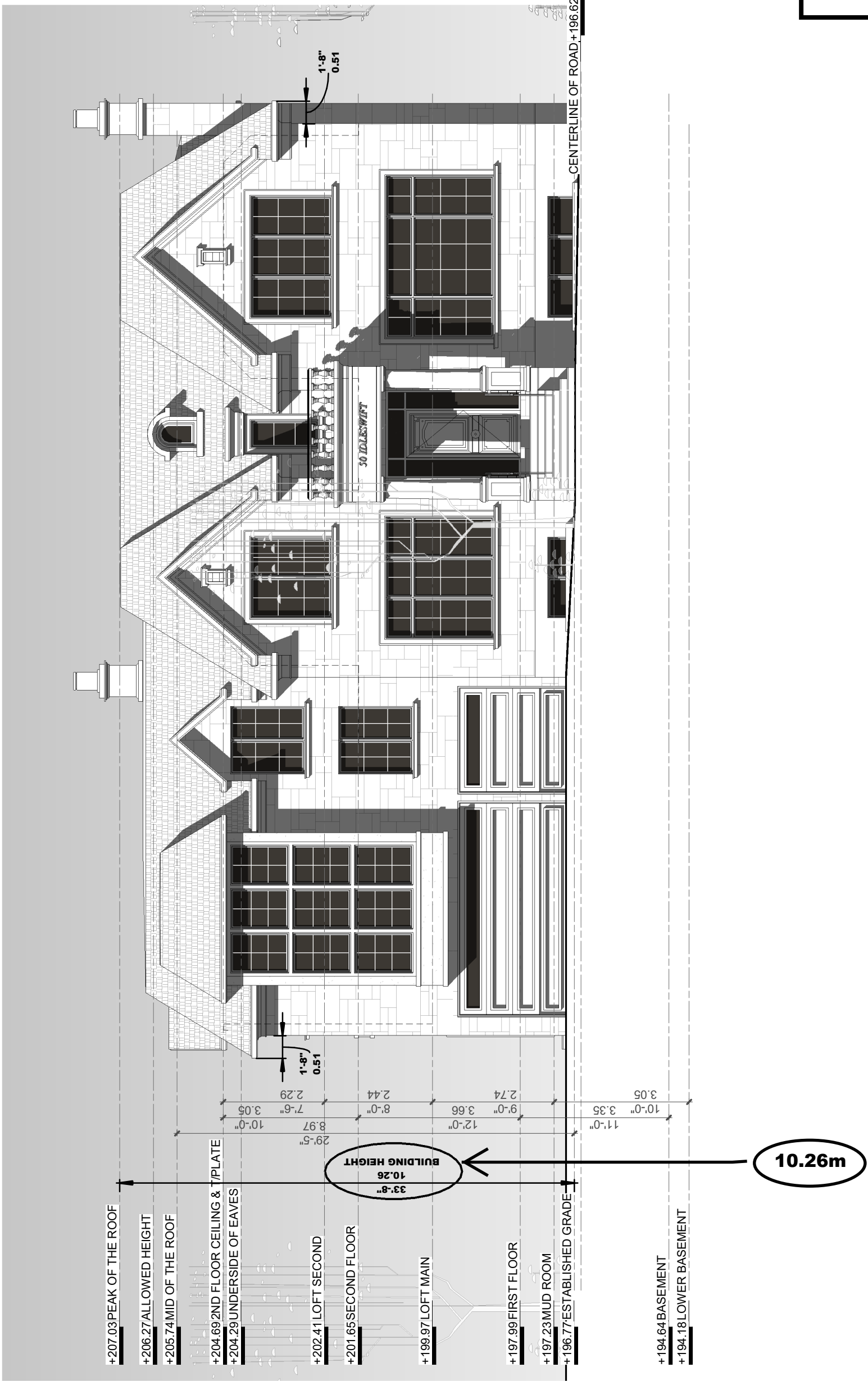
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STUDIO

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MAIN FLOOR PLAN

Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	As indicated	



1 NORTH ELEVATION

Scale: 1/8" = 1'-0"

A078/18

Project:

3 IDLESWIFT DRIVE			THORNHILL ONTARIO			
Submission Chart						
No.	Date:	Issued For:				By:
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Sheet Title:

MAIN ELEVATION

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Checked:	Checker		
Project No:	16-146		
Date:	DEC 2016		
Scale:	1/8" = 1'-0"		

A02-01

3 IDLESWIFT DRIVE

LOT 81

REGISTERED PLAN M681

CITY OF VAUGHAN

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GRENKIE DATED APRIL 2019.THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" GRANULAR)
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF TORONTO STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)
- THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER . REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

NOUSHIN MOZAFFARI

BCIN #46468

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

HYPHEN STUDIO Inc.

BCIN #101757

BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R1 V" PER VAUGHAN ZONING BY-LAW 1-88 AS AMENDED.

Site Analysis

Lot Frontage	24.38 m	13119 s.f.
Lot Area	1218.8 m ²	196.62
Average Grade of CL of Road	196.67, 196.87)	196.77
Establish Grade		

Setbacks

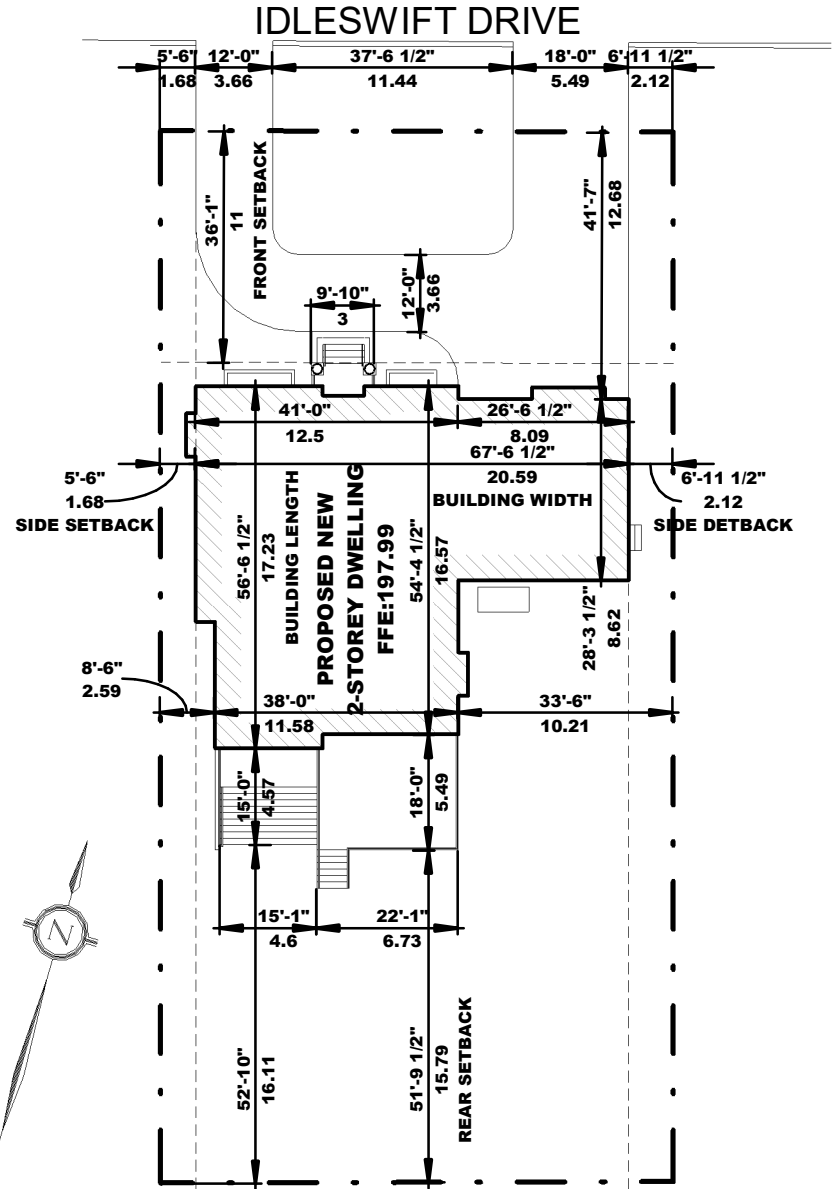
	Allowed	Proposed
Front Yard Setback	11 m	11 m
Side Setback(East)	1.5 m	2.12 m
Side Setback(West)	1.5 m	1.68 m
Rear Yard Setback	7.5 m	15.79 m
Building Length	-----	17.23 m
Building Depth	-----	17.23 m
Building Height	9.5 m	9.0 m

Yard Analysis

	Metric	Imperial
Front Yard Area	302.2 m ²	3253 s.f.
Driveway Area	150.6 m ²	1621 s.f.
Hard Landscape	8.7 m ²	94 s.f.
Open Landscape	50 % 151.6 m ²	1632 s.f.
Soft Landscape	94 % 142.9 m ²	1538 s.f.

Building Area Analysis

	Metric	Imperial
Lot Coverage	% 23.0	
1st Floor	229.77 m ²	2473 ft ²
2nd Floor	255.60 m ²	2751 ft ²
LOFT	52.62 m ²	566 ft ²
Gross Floor Area(GFA)	537.99 m ²	5791 ft ²
Floor Space Index(FSI)	44.2 %	
Basement	268.37 m ²	2889 ft ²
Garage	44.69 m ²	481 ft ²
Provided Parking Spaces		3



1 LAND TABLE PLAN

Scale: 1" = 30'-0"

A00-00

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Sheet Title:

SITE ANALYSIS

Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	1" = 30'-0"	

A00-00





Project:			3 IDLESWIFT DRIVE			THORNHILL ONTARIO		
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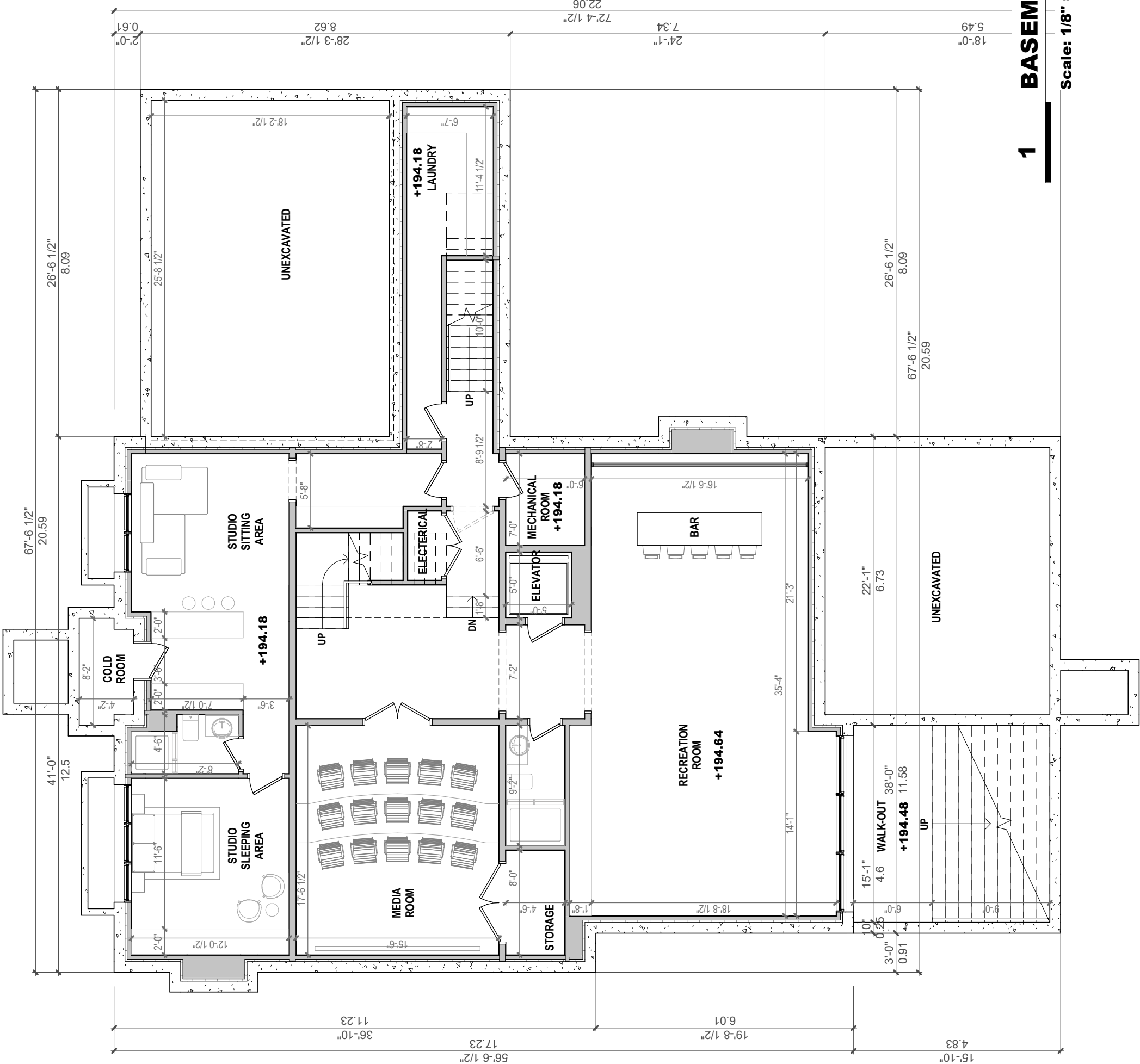
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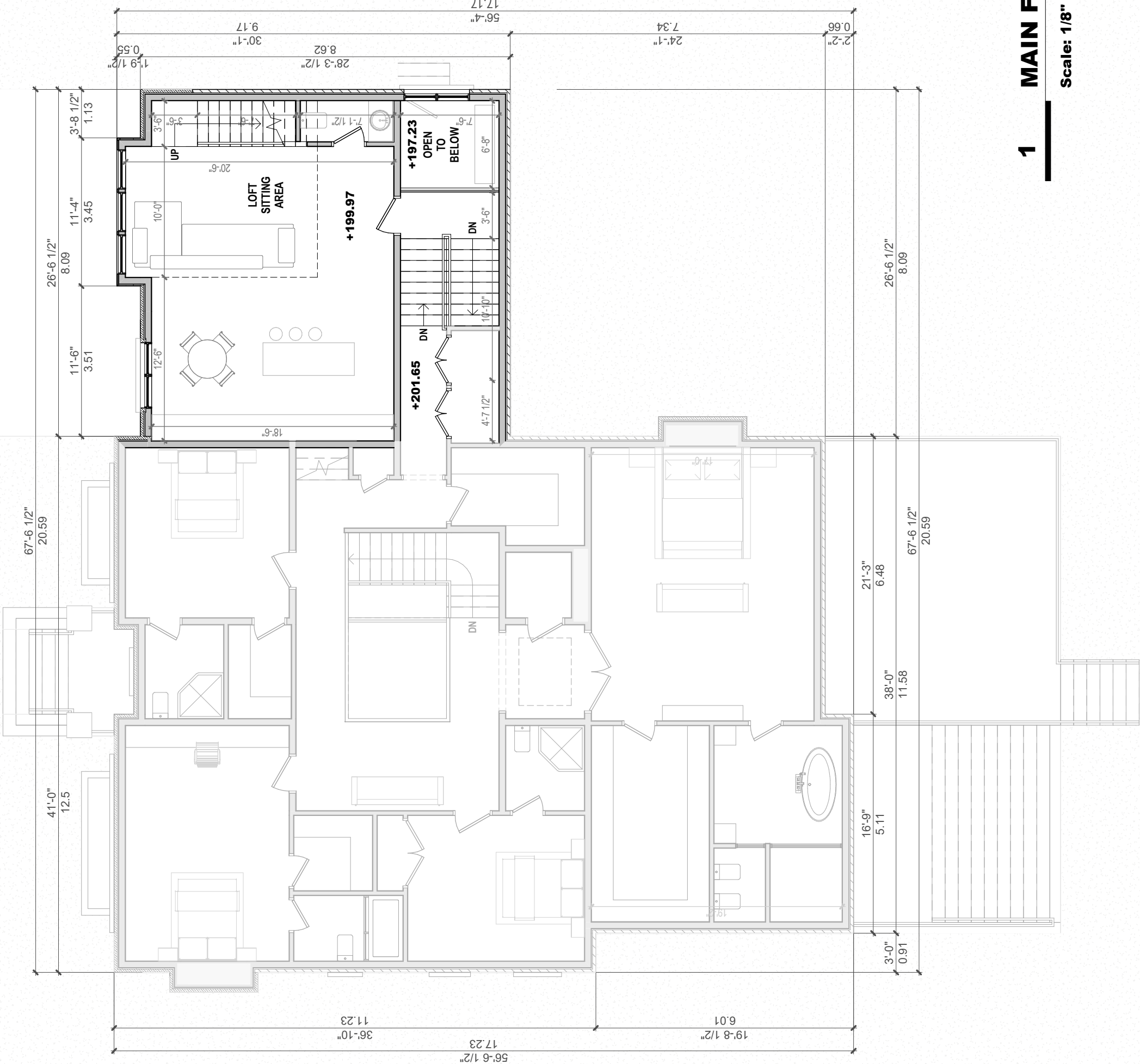
Sheet Title:		BASEMENT PLAN	
Drawn:	ARCH	Sheet No:	
Checked:	Checker		
Project No:	16-146		
Date:	DEC 2016		
Scale:	As indicated		

A01-01



1 BASEMENT PLAN

Scale: 1/8" = 1'-0"



1 MAIN FLOOR PLAN-LOFT

Scale: 1/8" = 1'-0"

Project:

3 IDLESWIFT DRIVE

THORNHILL ONTARIO

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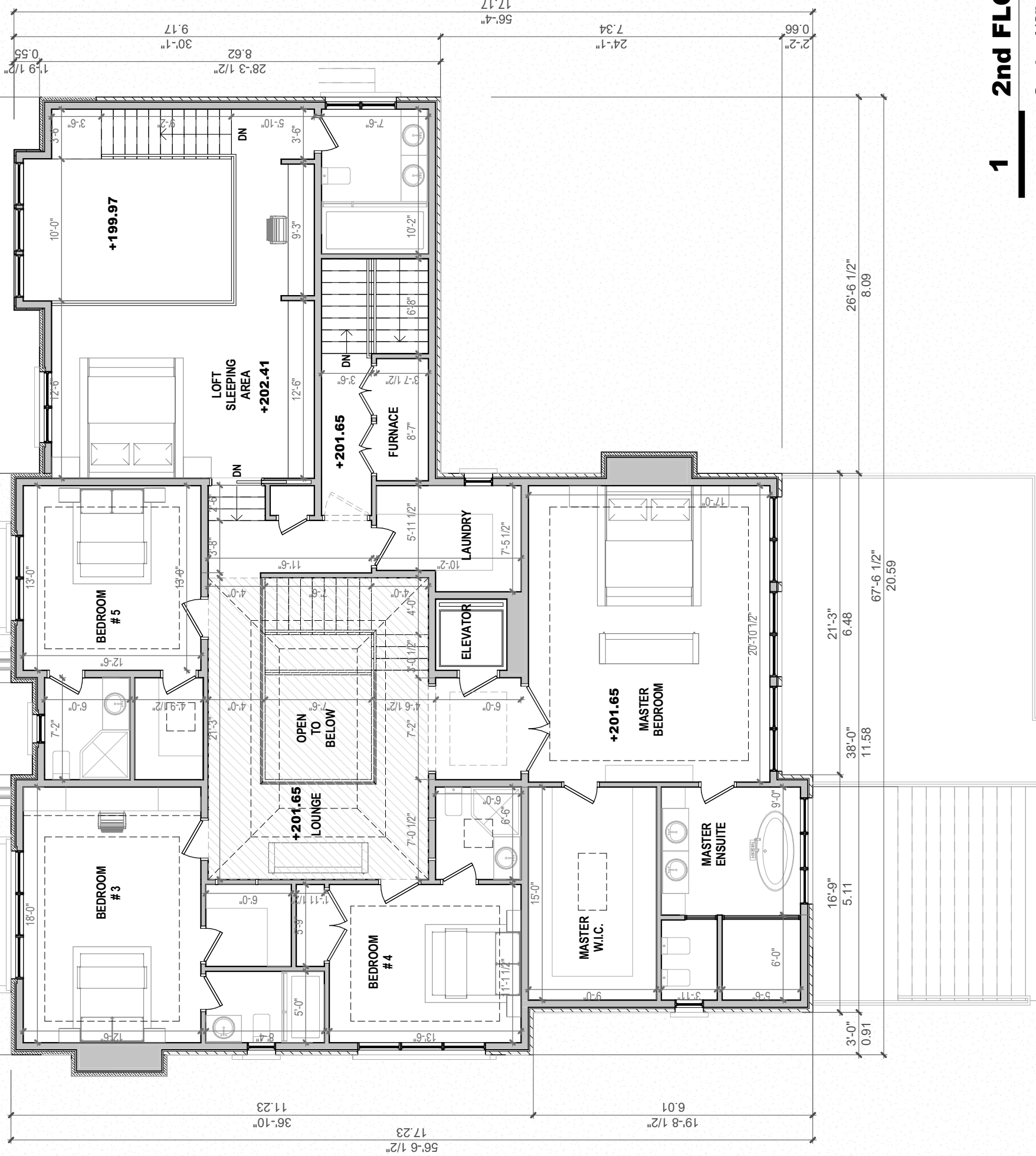
HYPHEN

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MAIN FLOOR-LOFT

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Scale:	1/8" = 1'-0"		

A01-03



1 2nd FLOOR PLAN

Scale: 1/8" = 1'-0"

Project:

3 IDLESWIFT DRIVE			
THORNHILL ONTARIO			
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8			
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Sheet Title:

SECOND FLOOR PLAN

Drawn:	ARCH	Sheet No:	
Checked:	Checker		
Project No:	16-146		
Date:	DEC 2016		
Scale:	As indicated		

A01-04



Project:		3 IDLESWIFT DRIVE	
		THORNHILL	ONTARIO
Submission Chart			
No.	Date:	Issued For:	By:
1	19-05-08	CLIENT REVIEW	
2	19-05-13	CLIENT REVIEW	
3	19-05-21	CLIENT REVIEW	
4	19-05-27	ZONING REVIEW	
5	19-06-03	For CoA	
6			
7			
8			
9			

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HYPHENSTUDIO

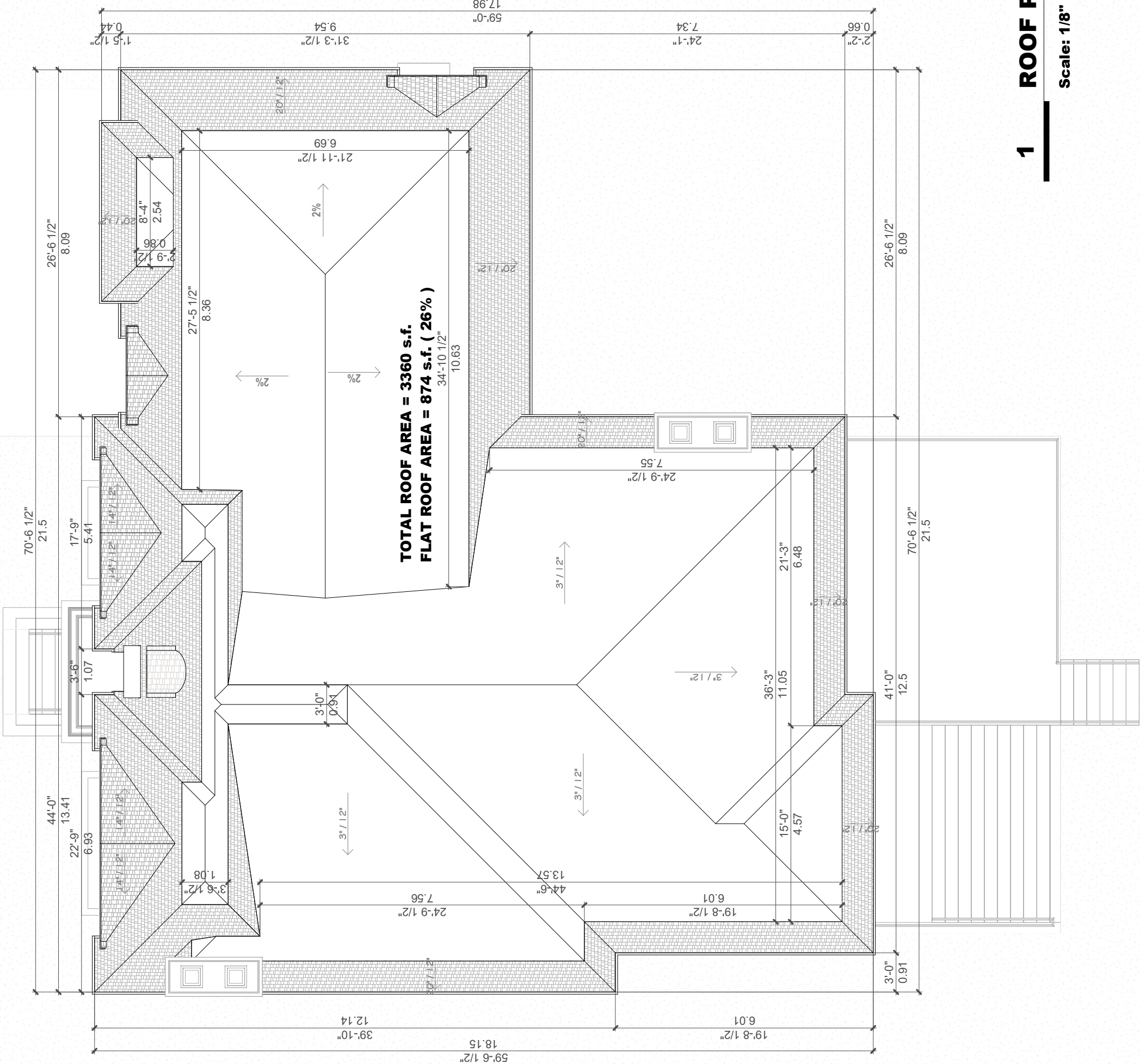
3429 Yonge St., Toronto, ON, M4N 2N1
info@Hyphenstudio.co
(+1)647-869-9356 (+1)647-9796879

Sheet Title:

ROOF PLAN

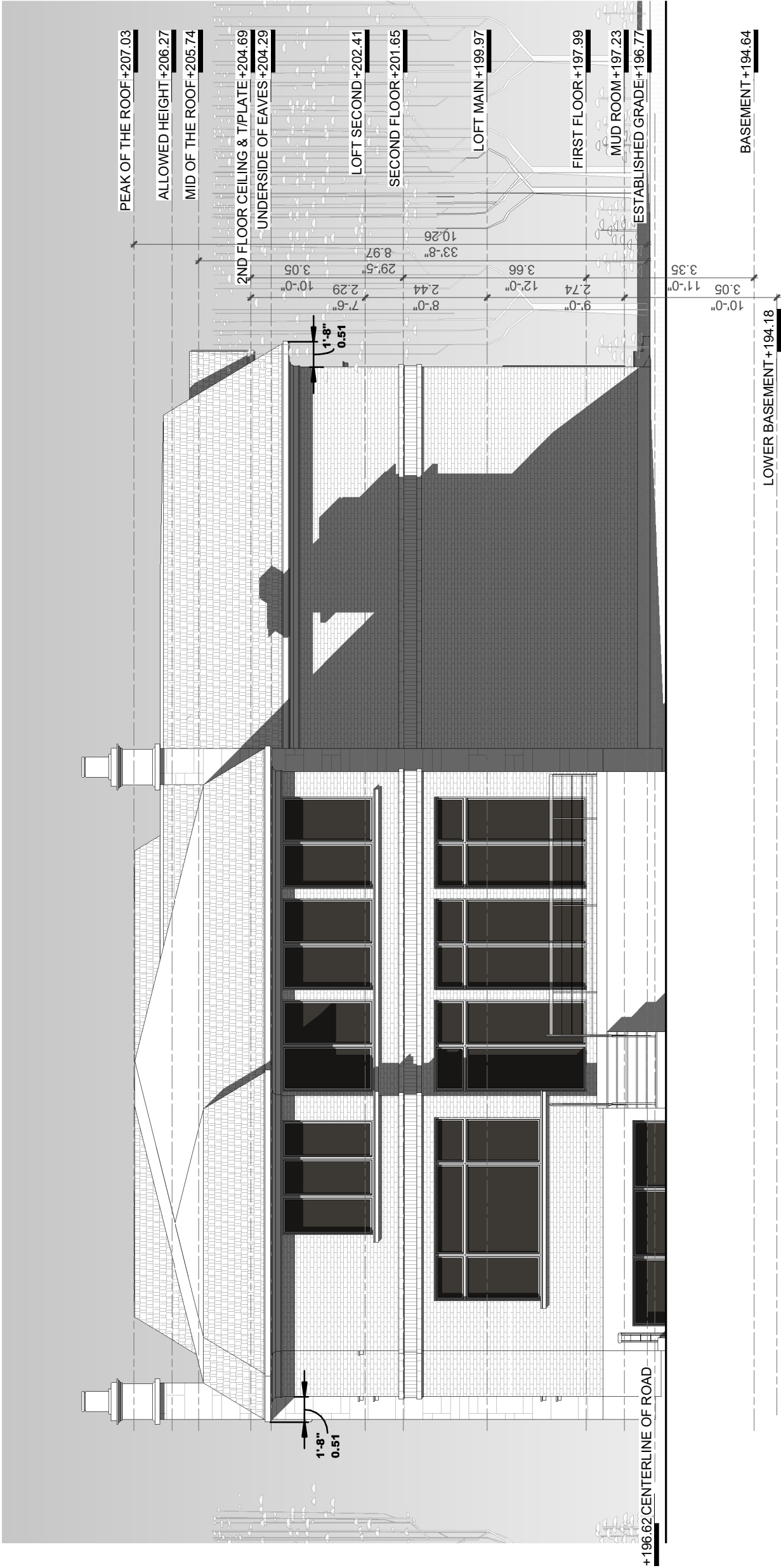
Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	As indicated	

A01-05



1 ROOF PLAN

Scale: 1/8" = 1'-0"



Project: **3 IDLESWIFT DRIVE**
THORNHILL ONTARIO

Submission Chart		
No.	Date:	Issued For:
1	19-05-08	CLIENT REVIEW
2	19-05-13	CLIENT REVIEW
3	19-05-21	CLIENT REVIEW
4	19-05-27	ZONING REVIEW
5	19-06-03	For CoA
6		
7		
8		
9		

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Sheet Title:

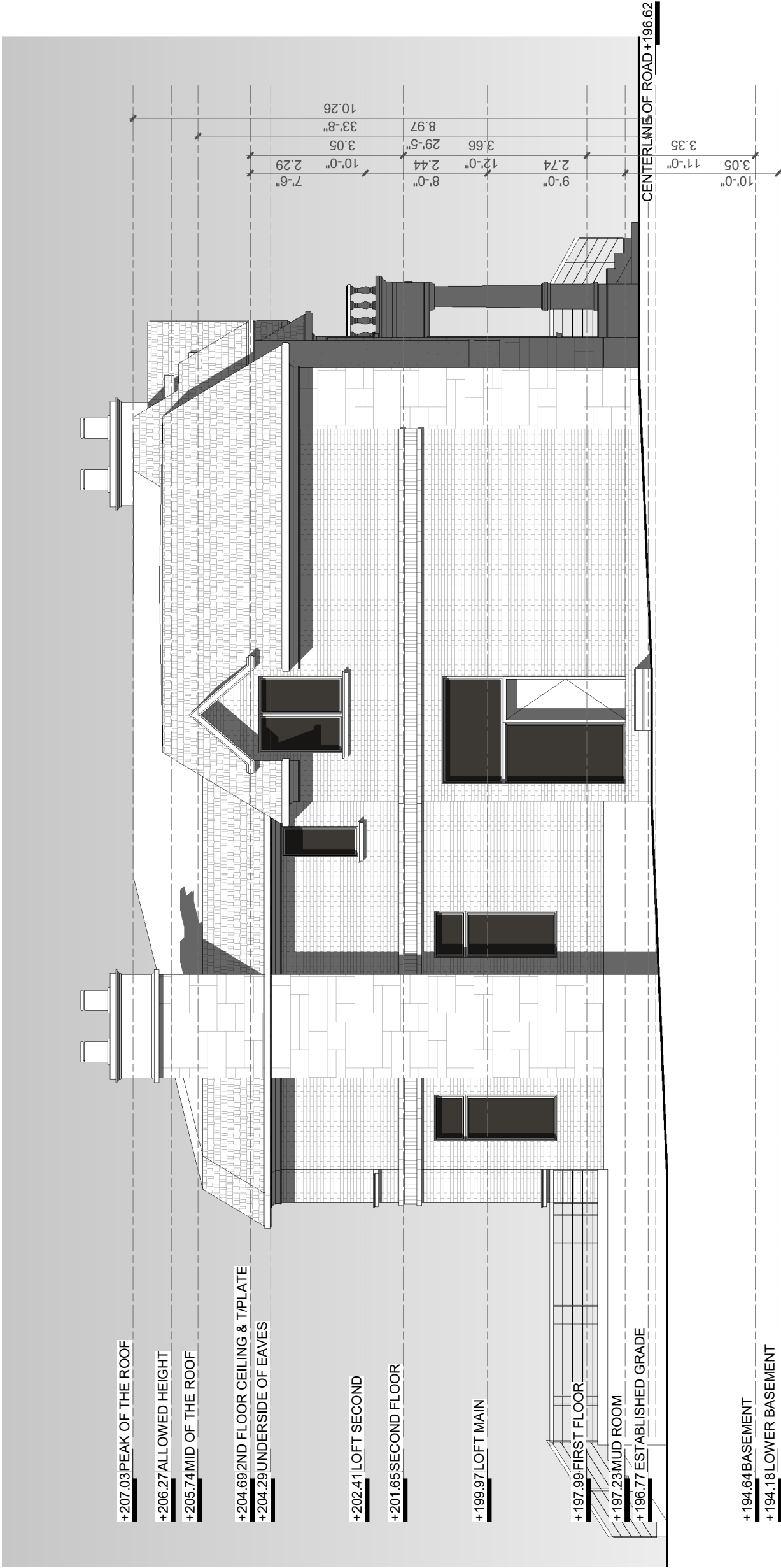
REAR ELEVATION

Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	1/8" = 1'-0"	

A02-02

1 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1 EAST ELEVATION

Scale: 1/8" = 1'-0"

SIDE ELEVATION

Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	1/8" = 1'-0"	

A02-03

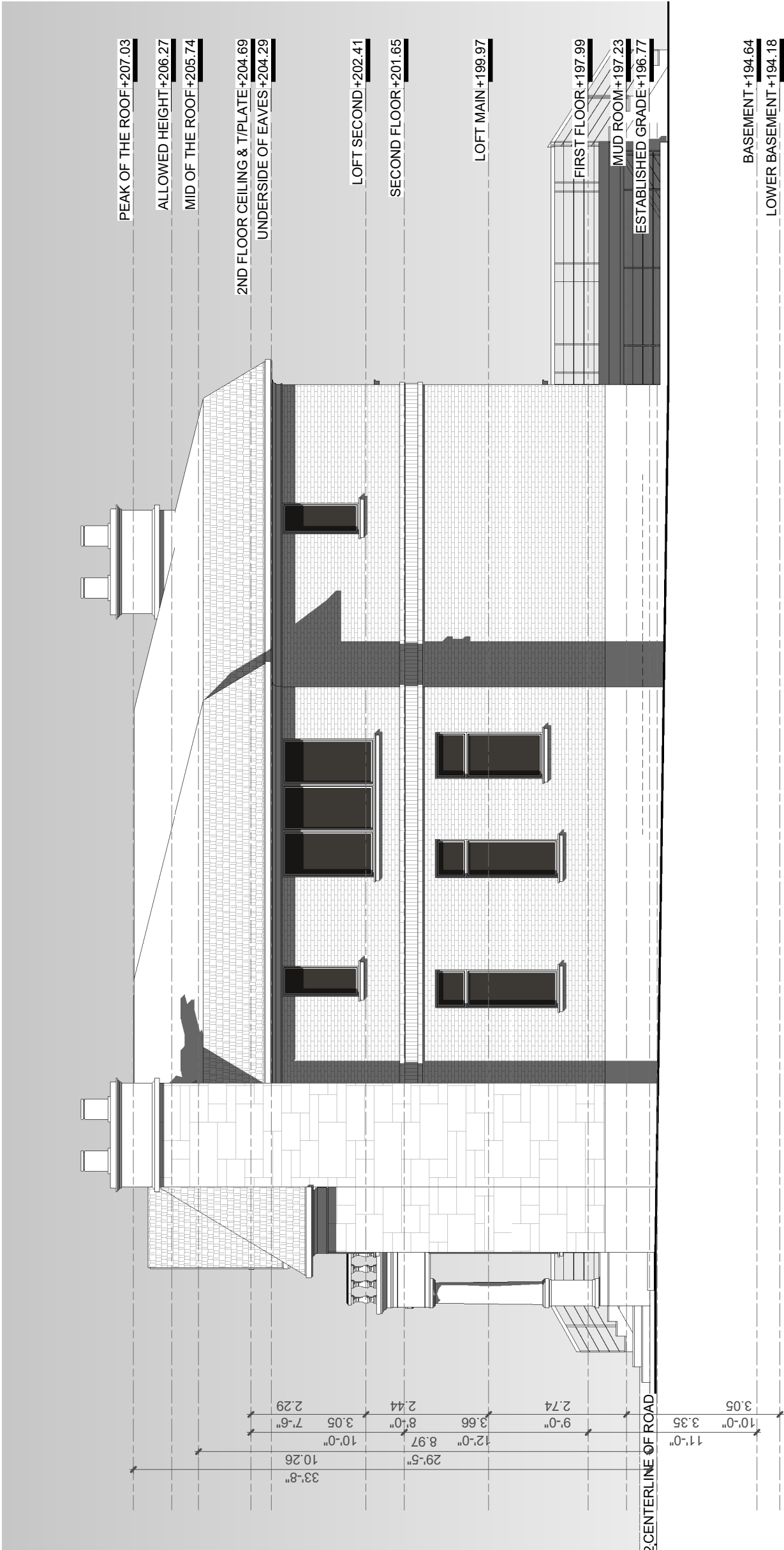
Project: 3 IDLESWIFT DRIVE
THORNHILL ONTARIO

Submission Chart		
No.	Date:	Issued For:
1	19-05-08	CLIENT REVIEW
2	19-05-13	CLIENT REVIEW
3	19-05-21	CLIENT REVIEW
4	19-05-27	ZONING REVIEW
5	19-06-03	For CoA
6		
7		
8		
9		

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1 WEST ELEVATION

Scale: 1/8" = 1'-0"

Project: **3 IDLESWIFT DRIVE**
THORNHILL ONTARIO

Submission Chart		
No.	Date:	Issued For:
1	19-05-08	CLIENT REVIEW
2	19-05-13	CLIENT REVIEW
3	19-05-21	CLIENT REVIEW
4	19-05-27	ZONING REVIEW
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Sheet Title:

SIDE ELEVATION

Drawn:	ARCH	Sheet No:
Checked:	Checker	
Project No:	16-146	
Date:	DEC 2016	
Scale:	1/8" = 1'-0"	

A02-04

Schedule B: Public Correspondence Received

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

None

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections
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), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

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

Attwala, Pravina

Subject: FW: MVAR.19.V.0220 (A078/19) - Alizeza M. Varankesh & Behnaz G. Varnamkhasti - 3 Idleswift Drive

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: June-12-19 3:37 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: MVAR.19.V.0220 (A078/19) - Alizeza M. Varankesh & Behnaz G. Varnamkhasti - 3 Idleswift Drive

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

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