

**File:** A051/20

**Applicant:** Adeel Mahmood & Hamad Mahmood

**Address:** 689 Via Campanile Woodbridge

**Agent:** Marwan Al Farraji

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

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, August 20, 2020



Minor Variance  
Application

Agenda Item: 9

A051/20

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, August 20, 2020 at 6:00 p.m.

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

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

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** Adeel Mahmood & Hamad Mahmood

**Agent:** Marwan Al Farraji

**Property:** 689 Via Campanile Woodbridge

**Zoning:** The subject lands are zoned RD3 9(1280) and subject to the provisions of Exception under By-law 1-88 as amended

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Related Files:** None

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a side door entrance to accommodate a proposed secondary suite. The side door entrance is to be located on the south side of the existing dwelling.

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

By-law Requirement	Proposal
1. A minimum setback of 1.80m to side entrance is required.	1. To permit a minimum setback of 1.25 to side entrance.
2. A minimum setback of 1.2m to side steps is required.	2. To permit a minimum setback of 0.34m to side steps.
3. A minimum setback of 1.2m to window well is required.	3. To permit a minimum setback of 0.69m to window well.

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](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

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

Adjournment History: N/A

Staff & Agency Comments

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

**Committee of Adjustment:**  
Public notice was mailed on August 5, 2020

Applicant confirmed posting of signage on August 6, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2012 (Purchased 2014)

Applicant has advised that they cannot comply with By-law for the following reason(s):Side yard setback should be minimum 1.8m which physically can't happen, and a step is required for the new prosed door.

**Adjournment Request:** None

**Building Standards (Zoning Review):**  
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 17-003905 for Single Detached Dwelling - Alteration, Issue Date: (Not Yet Issued)

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

**Building Inspections (Septic):**  
No comments or concerns

**Development Planning:**  
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

The Owner is proposing a side entrance to facilitate the construction of a secondary suite with the above-noted variances.

The side entrance is proposed on the existing wall adjacent to the southerly interior lot line. As the existing wall is setback 1.25 m, the required setback of 1.8 m to the side entrance cannot be provided. To facilitate entry into the secondary suite, a single precast concrete step is required. This results in the step encroaching into the minimum interior yard requirement as 0.34 m is provided where 1.2 m is required. Development Planning staff note that the proposal maintains the required 1.2m wide path of travel to the entrance of the secondary suite.

To prevent grading impacts, the proposed precast concrete step will feature a hollow area underneath to allow for proper drainage along the property line. Development Engineering staff have reviewed the application and have no objections. The proposed interior yard setback of 0.69 m to the window well does not impact the path of travel from the driveway to the entrance of the secondary suite and is considered minor.

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

The Development Planning Department recommends approval of the application.

**Development Engineering:**  
The applicant/owner has submitted drawings for the proposed pre-cast step for the second entrance to have a hollow area under the step to allow for proper drainage along the property line and so the Development Engineering (DE) Department has reviewed the minor variance application A051/20 and has no comments.

**Parks, Forestry and Horticulture Operations:**  
No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**  
No Response.

**Financial Planning and Development Finance:**  
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.

**Fire Department:**  
No Response.

**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  
MTO – Located outside of MTO permit control area

**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: N/A

**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.

**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.

## Notice to the Applicant – Development Charges

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

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

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

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

## Notice to Public

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

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

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](https://www.vaughan.ca)

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

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**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](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

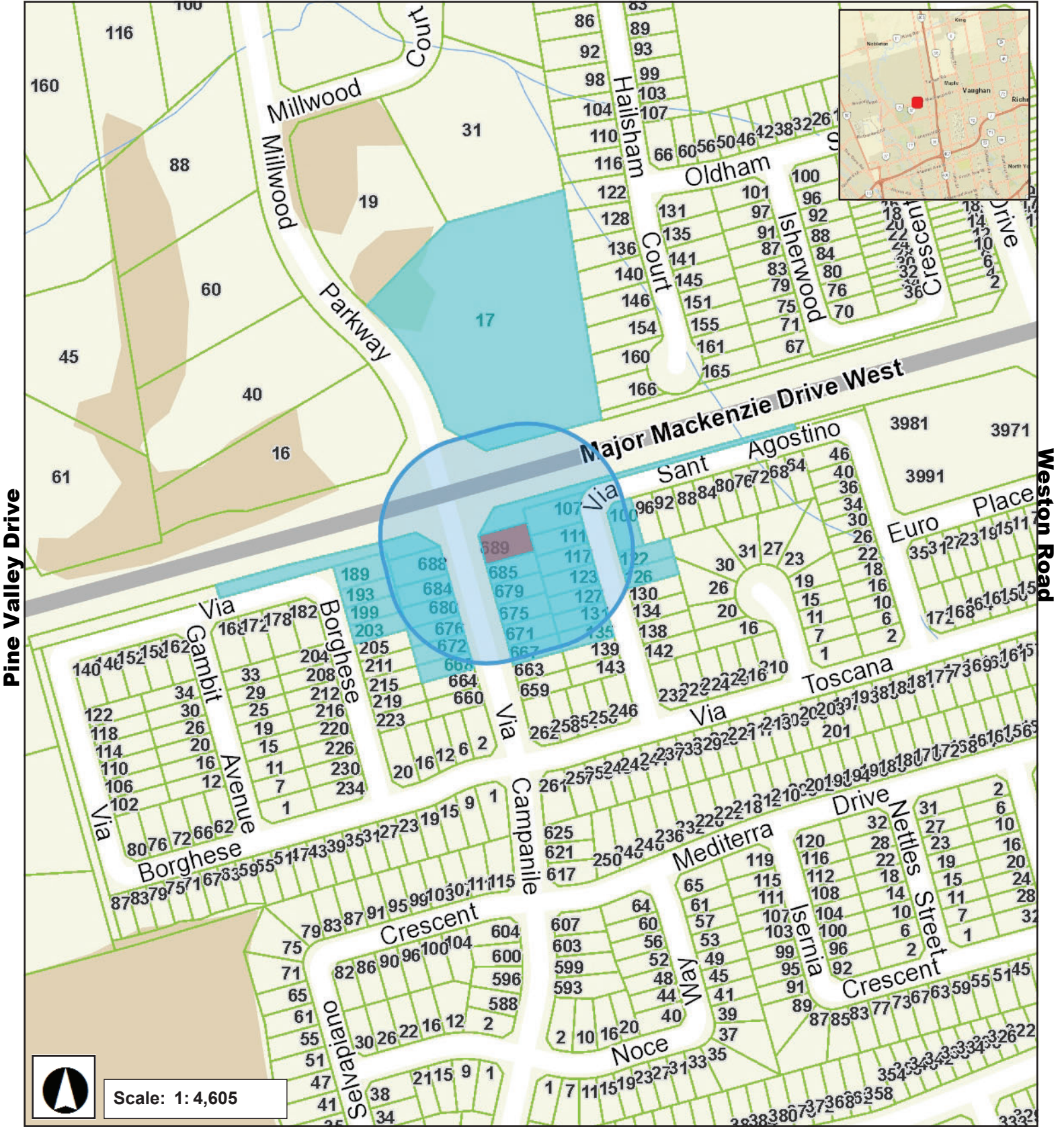
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches



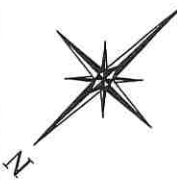
# LOCATION MAP - A051/20

689 VIA CAMPANILE, WOODBRIDGE



Rutherford Road

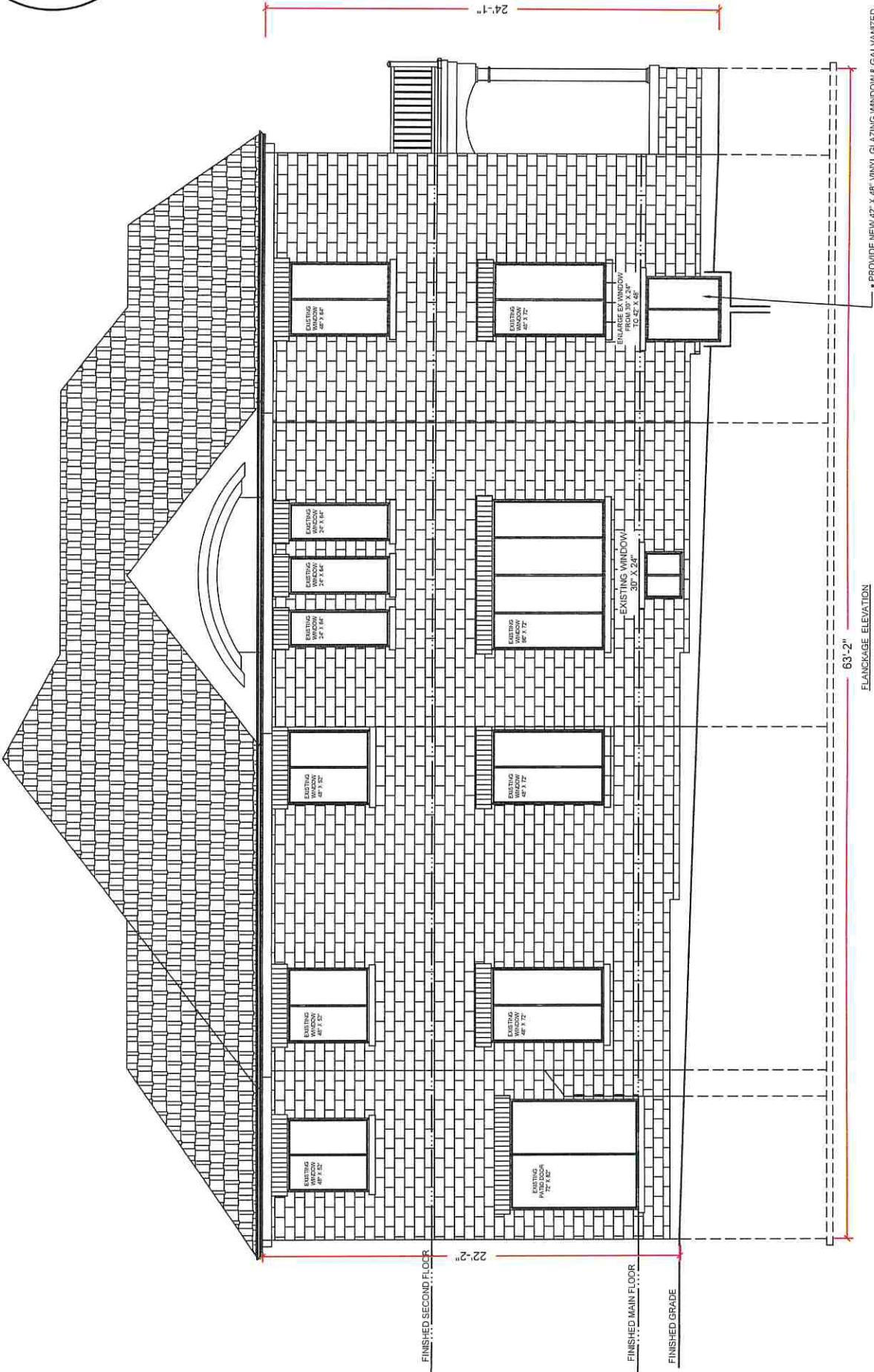
July 8, 2020 12:05 PM



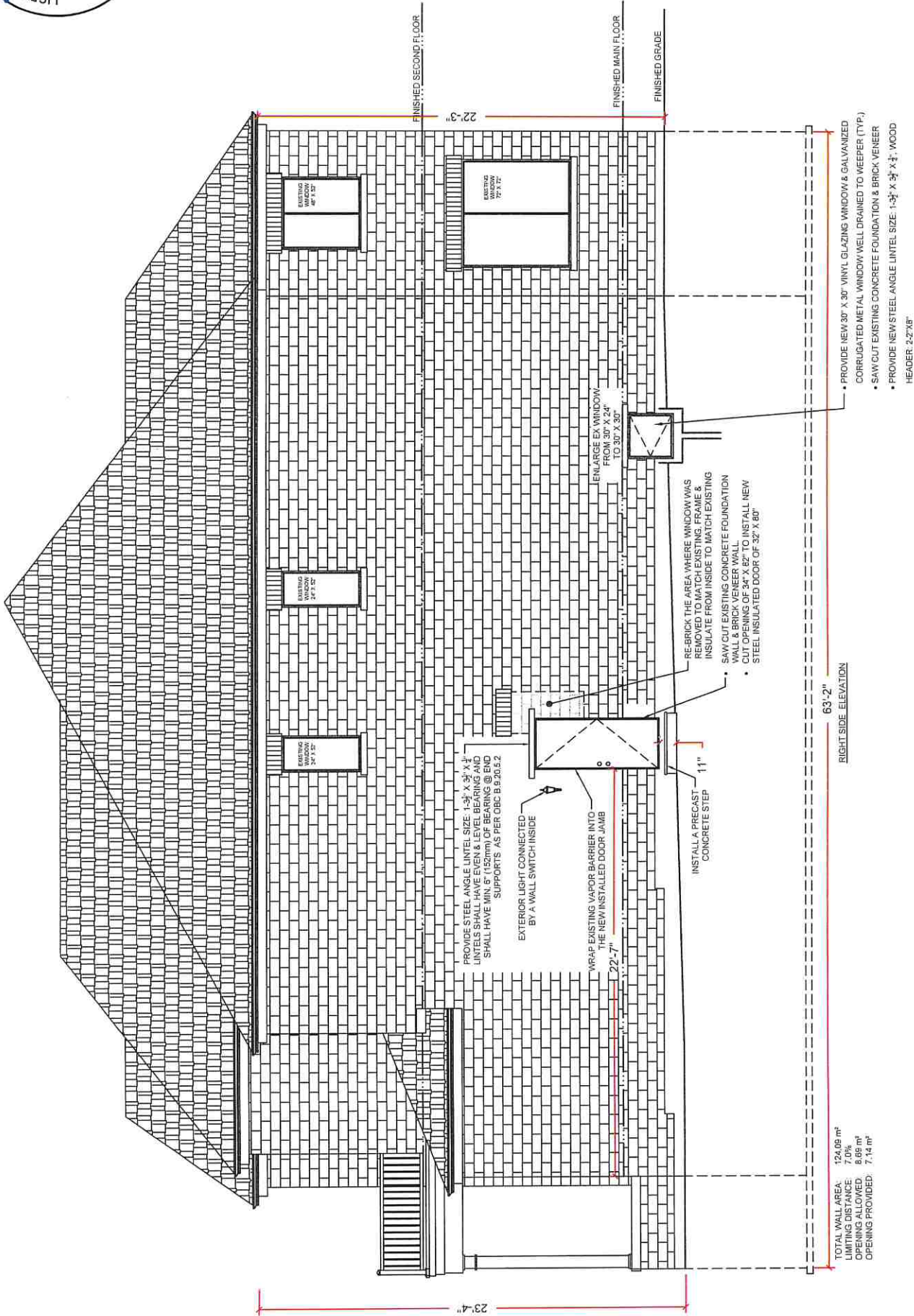
<b>PROJECT STATISTICS</b>			
ADDRESS: 688 VIA CAMPANILE, WOODBRIDGE, ONTARIO			
ZONING: RESIDENTIAL			
LOT AREA:			623.71 m <sup>2</sup>
LOT FRONTAGE:			18.73 m
<b>LOT COVERAGE</b>			
	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT: (EXCLUDING PORCH)	206.88 m <sup>2</sup>	0 m <sup>2</sup>	206.88 m <sup>2</sup>
PORCH:	4.86 m <sup>2</sup>	0 m <sup>2</sup>	4.86 m <sup>2</sup>
TOTAL LOT COVERAGE:			211.74 m <sup>2</sup>
% LOT COVERAGE EXISTING: 33.95 %			

<div>THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ALFA ENGINEERING SOLUTIONS INC. AND ARE NOT TO BE REPRODUCED OR DISSEMINATED WITHOUT EXPRESS WRITTEN CONSENT OF ALFA ENGINEERING SOLUTIONS INC. THIS DRAWING IS TO BE USED ONLY FOR CONSIDERATION OF THE MATTER ENCLOSED HEREON.</div>	Rev.	Date	Description	<div><b>ALFA ENGINEERING SOLUTIONS</b> ENGINEERING FOR A BETTER FUTURE</div>	Project Address: 685 Via Campanile Woodbridge, Ontario Canada, L4H 0Y8	Project Title: <b>TWO UNIT DWELLING</b>	Designed: <b>M.A.F</b>	Checked: <b>M.A.F</b>	Date drawn by <b>20.02.2020</b>
	00	21.03.20							

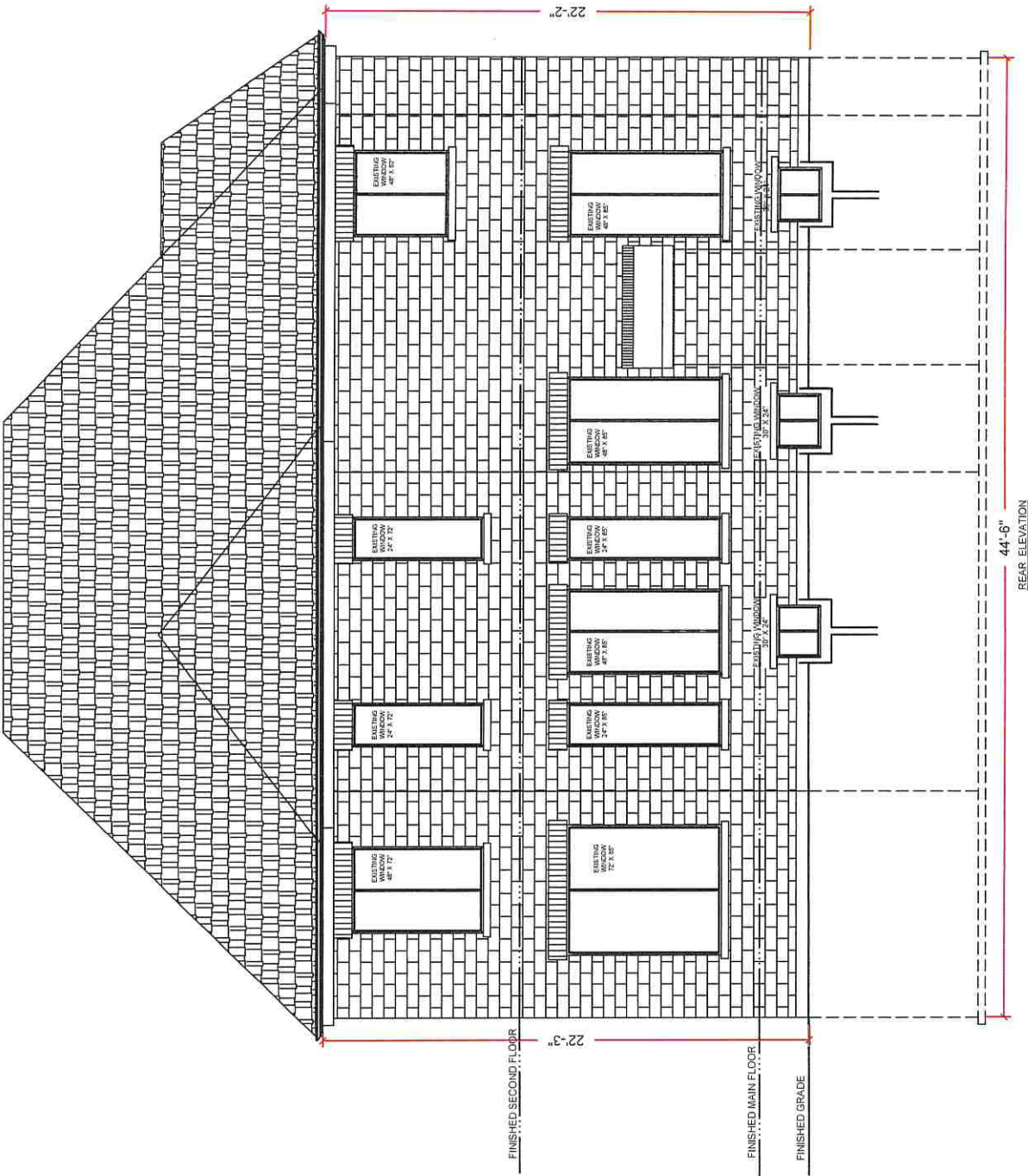




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		00	21.03.20							
ISSUED FOR BUILDING PERMIT					Customer Info		Drawing Title: FLANKAGE ELEVATION	Project No. VCN-2124	Sheet No. A2.5	Scale: 1:70
				ALFA ENGINEERING SOLUTIONS ENGINEERING FOR A BETTER FUTURE						
				67 Woodvalley Drive Brampton, Ontario L7A 1Z3 Tel: 647-227-5227 www.alfaengsolutions.com Email: mallikaraj@alfaengsolutions.com						



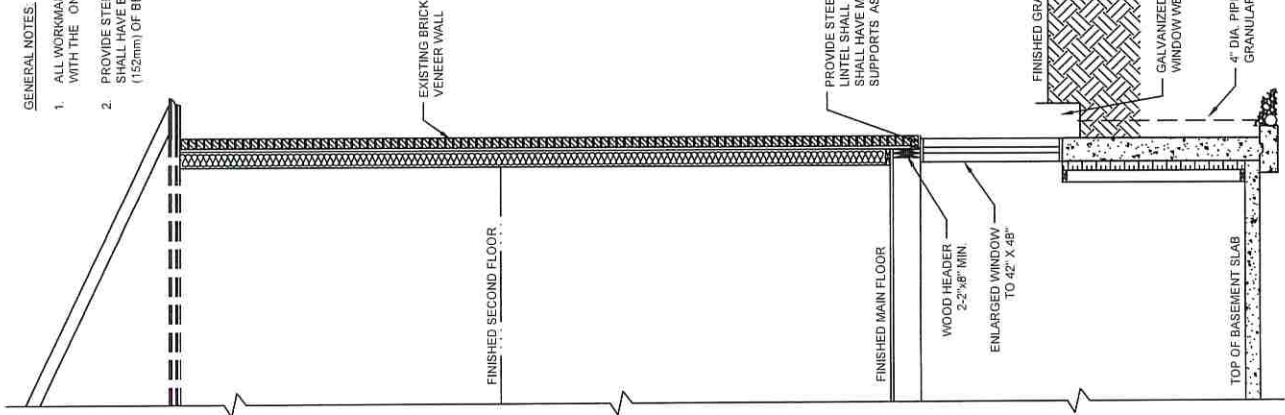
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	00	21.03.20							
			<b>ALFA ENGINEERING SOLUTIONS</b> ENGINEERING FOR A BETTER FUTURE  67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3 Tel: 647-227-3227, www.alfaengsolutions.com Email: mallaraj@alfaengsolutions.com						
			Customer Info  Project Address: 689 Via Campanile Woodbridge, Ontario Canada, L4H 0Y8  Name: Adeel Mahmood Tel: 647-219-6423 Email: adeelmahmood@rogers.com						
			Project Title: <b>TWO UNIT DWELLING</b>						
			Designed: <b>M.A.F</b>						
			Checked: <b>M.A.F</b>						
			Date: dd/mm/yyyy <b>20.02.2020</b>						
			Project No. <b>VCN-2124</b>						
			Sheet No. <b>A2.6</b>						
			Scale: <b>1:70</b>						



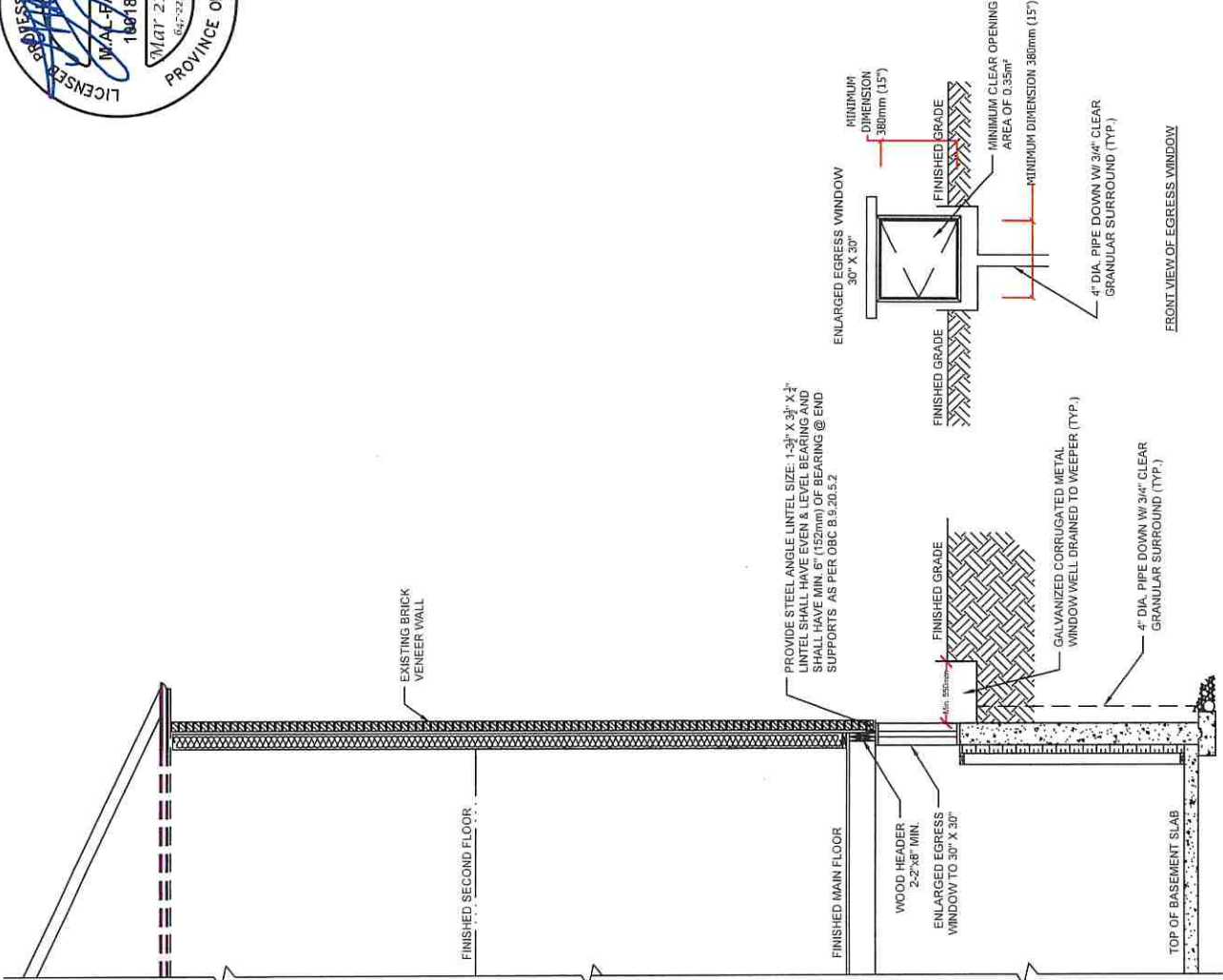
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	00	21.03.20	<b>ISSUED FOR BUILDING PERMIT</b>						
			Drawing Title: <b>REAR ELEVATION</b>	Project No. <b>VCN-2124</b>	Sheet No. <b>A2.7</b>	Scale: <b>1:70</b>			

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
2. PROVIDE STEEL ANGLE LINTEL SIZE: 1-3/4" X 3/4" X 1/4" LINTELS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC B 9.20.5.2.



SECTION A - for BASEMENT ENLARGED WINDOW (TYP.)



SECTION B - for BASEMENT EGRESS WINDOW (TYP.)



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Rev.	Date	Description
00	21.03.20	ISSUED FOR BUILDING PERMIT



**ALFA ENGINEERING SOLUTIONS**  
ENGINEERING FOR A BETTER FUTURE

67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3  
Tel: 647-227-3227, www.alfaengsolutions.com  
Email: malfarraj@alfaengsolutions.com

Project Address:  
688 Via Campanile  
Woodbridge, Ontario  
Canada, L4H 0Y8

Customer Info  
Name: Adeel Mahmood  
Tel: 647-219-6423  
Email: adeelmahmood@rogers.com

Project Title:  
TWO UNIT DWELLING

Drawing Title:  
WINDOW SECTIONAL DETAILS

Designed:	M.A.F	Checked:	M.A.F	Date:	20.02.2020
Project No.	VCN-2124	Sheet No.	A3.0	Scale:	1:50

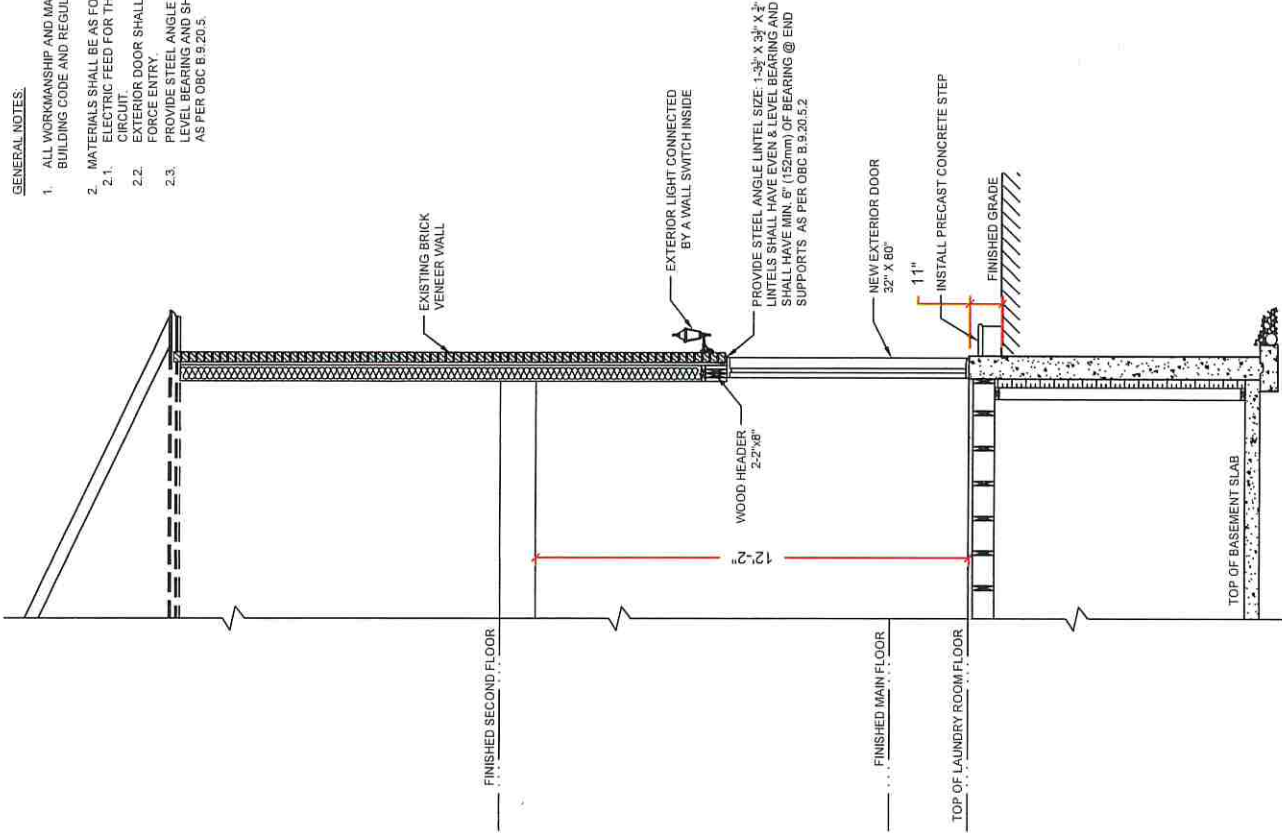
GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
2. MATERIALS SHALL BE AS FOLLOWS:

2.1. ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.

2.2. EXTERIOR DOOR SHALL CONFORM TO STANDARD AS PER OBC AND RESIST FORCE ENTRY.

2.3. PROVIDE STEEL ANGLE LINTEL SIZE: 1-3/4" X 3/4" X 1/2". LINTELS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC B.9.20.5.



SECTION C-C - for SIDE ENTRANCE (TYP)



THE DRAWING AND THE DESIGN SPECIFICATIONS AND ENGINEERING INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF ALFA ENGINEERING SOLUTIONS INC. AND ARE NOT TO BE REPRODUCED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT. IF THIS DRAWING IS USED IN CONFIDENCE ONLY FOR THE PROJECT OF THE MATTER ENCLOSED HEREON.	Rev.	Date	Description	 <b>ALFA ENGINEERING SOLUTIONS</b> ENGINEERING FOR A BETTER FUTURE	Project Address: 689 Via Campanile Woodbridge, Ontario Canada, L4H 0Y8  Customer Info: Name: Adeel Mahmood Tel: 647-219-6423 Email: adeelmahmood@rogers.com	Project Title: TWO UNIT DWELLING	Designed: M.A.F	Checked: M.A.F	Date: dd.mm.yyyy 20.02.2020
	00	21.03.20	ISSUED FOR BUILDING PERMIT						
				67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3 Tel: 647-227-3227, www.alfaengsolutions.com Email: malfarraji@alfaengsolutions.com	Drawing Title: SIDE ENTRANCE SECTIONAL DETAILS	Project No. VCN-2124	Sheet No. A3.1	Scale: 1:50	

**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.

**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.-

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

**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](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Attwala, Pravina**

---

**Subject:** FW: A051/20 - 689 Via Campanile - Request for Comments (City of Vaughan)

---

**From:** Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

**Sent:** July-17-20 9:25 AM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Cc:** Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A051/20 - 689 Via Campanile - Request for Comments (City of Vaughan)

Good Afternoon "CONTACT"

MTO has reviewed the subject land(s) located at 689 Via Campanile in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

**Alexander Hajjar**

*Transportation Technician*

*Highway Corridor Management Section*

*Ministry of Transportation, MTO*

*416.235.4504*

## Attwala, Pravina

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**Subject:** FW: A051/20 - 689 Via Campanile - Request for Comments (City of Vaughan)

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

**Sent:** July-17-20 3:38 PM

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

**Subject:** [External] RE: A051/20 - 689 Via Campanile - Request for Comments (City of Vaughan)

Good afternoon Pravina,

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

Regards,

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Associate Planner | Community Planning and Development Services | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)