

File: A031/20

Applicant: Denise Levy and Larry Levine

Address: 55 Hallmark Ct Thornhill

Agent: Valencia Enterprises

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)	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Adjournment History: June 11, 2020 (see next page for details)

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, October 22, 2020



**Minor Variance
Application**

Agenda Item: 12

A031/20

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 22, 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

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at 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:** Denise Levy and Larry Levine
- Agent:** Enrique Valencia - Valencia Enterprises
- Property:** **55 Hallmark Court, Thornhill**
- Zoning:** The subject lands are zoned R4, Residential Zone and subject to the provisions of Exception 9(471) 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 proposed second storey addition over the existing garage and to permit the existing shed.

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 garage size of 3 metres x 6 metres is required.	1. To permit a minimum garage size of 3.48 metres x 3.36 metres.
2. A minimum of 71.78 m2 of soft landscaping is required.	2. To permit a minimum of 52.02 m2 of Rear yard soft landscaping.
3. A minimum Rear yard setback of 7.5 metres is required.	3. To permit a minimum Rear yard setback of 0.53 metres to an accessory structure.
4. A minimum Interior side yard setback of 1.2 metres is required.	4. To permit a minimum Interior side yard setback of 0.2 metres to an accessory structure.

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
June 11, 2020	N/A	Adjourned	Permit discussion with Planning staff and modification of the application to accommodate additional soft landscaping in the rear yard.

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 October 7, 2020

Applicant confirmed posting of signage on October 3, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	2014

Applicant has advised that they cannot comply with By-law for the following reason(s):

- Existing Garage was modified from a 2 Car Garage to a 1 Car Garage and made smaller. Unable to comply with by law requesting a garage with interior dimensions of 3.0m x 6.0m.
- Existing Landscaping does not comply with today's bylaw requirements.
- & 4. Existing accessory structure does not meet today's setback requirements.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 14-001123 for Single Detached Dwelling - Alteration, Issue Date: May 26, 2014
 Building Permit No. 14-002912 for Single Detached Dwelling - Alteration, Issue Date: Oct 15, 2014
 Building Permit No. 20-000274 for Single Detached Dwelling - Addition, 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.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: City of Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a 2nd floor addition over the existing garage and legalize an existing shed and rear yard landscape reduction with the above noted variances.

On May 28, 2020, Committee of Adjustment adjourned Minor Variance File A031/20 to permit the Owner the opportunity to address Development Planning Department's concerns pertaining to Variance 2. Development Planning staff had recommended that Variance 2 be refused on the basis that it was neither appropriate nor minor in nature given the context of the area. Since then the Owner has worked with Development Planning staff to increase the minimum rear yard landscape from 30.98m² (25.90%) to 52.02m² (43.50%), which improves the open space area, helps balance the soft landscape features and remains compatible with the other properties in the neighbourhood.

As previously mentioned, Development Planning Department has no objection to Variance 1 as it has been identified by the Owner that the 2nd floor addition and internal alterations are for the purposes of servicing a single family home, therefore, the reduction in minimum garage size will not impact the requirement of providing two (2) parking spaces which the existing driveway can accommodate.

The Development Planning Department has no objection to Variances 3 and 4 as Development Engineering's initial water runoff concerns were addressed in the Low Impact Development Brief, 71 prepared by Valencia Enterprises, dated April 2020.

The Development Planning Department reviewed the application and is of the opinion that Variances are 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:

Please note Development Engineering Department has no objection to permitting a garage size of 3.48m x 3.36m when by-law requires 3m x 6m, but may the owner/applicant be aware that the reduced garage size cannot be considered a parking space when calculating required parking spaces needed for dwellings.

The agent/applicant has addressed the following Development Engineering concerns stated below.

1. The owner/applicant has provide a brief to demonstrate the appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 71.78m² to 26.27m² (now changed to 52.02m², does not change DE review) in order to mitigate potential impacts on the municipal storm water system. The owner/applicant has advised the site has maintained the same conditions for 6 years with no issues noted and plan to introduce more soft landscaping within their property.
2. The minimal setback to the existing shed is 0.2m and 0.53m is less than Engineering's typical minimum required setback requirement of 0.6m for storm drainage. The applicant has proposed to introduce rainware eavestrough drains to the existing shed to discharged on the existing soft landscaping to mitigate the risks of draining on to the neighboring property.

The Development Engineering (DE) Department does not object to variance application A031/20.

Parks, Forestry and Horticulture Operations:

Forestry has no comments at this time.

By-Law and Compliance, Licensing and Permit Services:

No comments.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A031/20 – Public Correspondence (43 Hallmark Court)
 A031/20 – Public Correspondence (33 Hallmark Court)
 A031/20 – Public Correspondence (51 Hallmark Court)
 A031/20 – Public Correspondence (97 Heatherton Way)
 A031/20 – Public Correspondence (77 Spring Gate Blvd)
 A031/20 – Public Correspondence (Anonymous)
 A031/20 – Public Correspondence (40 Hallmark Court, 36 Hallmark Court, 37 Hallmark Court & 46 Hallmark Court)

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting 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

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.

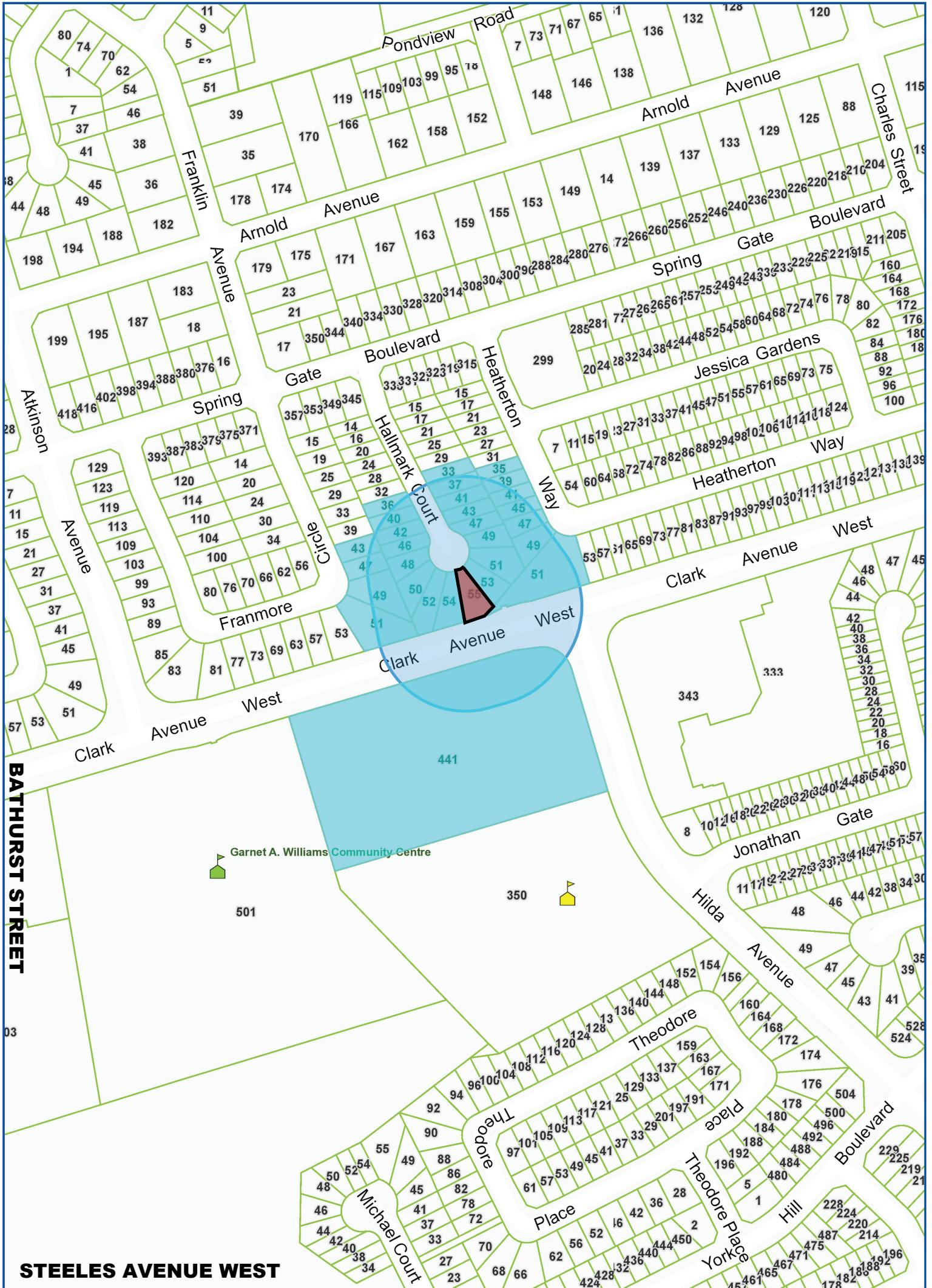
For further information please contact the City of Vaughan, Committee of Adjustment

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

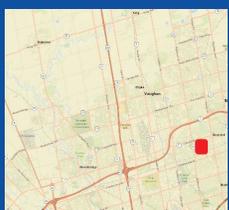
Schedule A: Plans & Sketches

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

Location Map
Plans & Sketches



Map Information:



Title:

55 HALLMARK COURT, THORNHILL

LOCATION MAP - A031/20

Disclaimer:

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



Scale: 1:3,564

0 0.06 km



Created By:

Infrastructure Delivery
Department
May 13, 2020 5:41 PM

Projection:
NAD 83
UTM Zone
17N



GENERAL NOTES:
 All construction to adhere to these plans and specs and to conform to the Ontario code and all other applicable codes and authorities having jurisdiction. general contractor shall check and verify all dimensions and reports all errors and omissions before proceeding with the work.



QUALIFICATION INFORMATION
 NAME SAHAR ARFA ARFA DESIGN INC
 BCIN 107072
 FIRM NAME ARFA DESIGN INC
 BCIN 110518
 I review and take responsibility for the design work on behalf of Arfa design inc registered under subsection 3.2.4 of division c of the building code in the appropriate classes categories



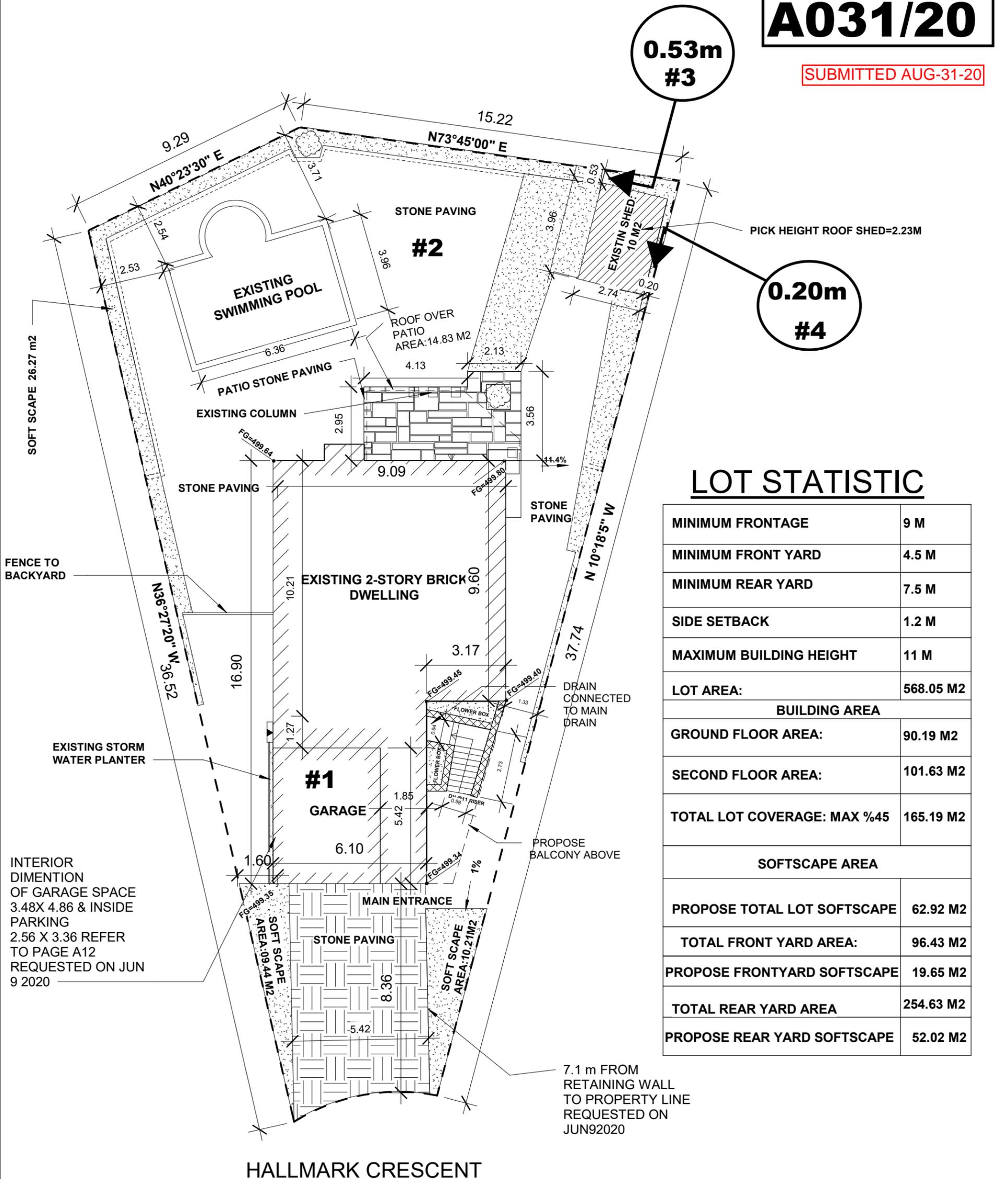
PROJECT NAME
PROJECT ADDRESS

DRAWING NAME
SITE PLAN

A10
 SCALE 1 : 150

A031/20

SUBMITTED AUG-31-20



- To permit a minimum garage size of 3.48 metres x 3.36 metres.
- To permit a minimum of 52.0 m2 of Rear yard soft landscaping.
- To permit a minimum Rear yard setback of 0.53 metres to an accessory structure.
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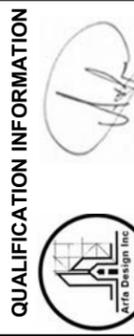
SITE PLAN

SCALE 1:150

NOTE: ALL AREA ARE STONED PAVING EXCEPT THE DOTET HATCH THAT REPRESENT THE SOFT SCAPING



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PROJECT NAME

PROJECT ADDRESS

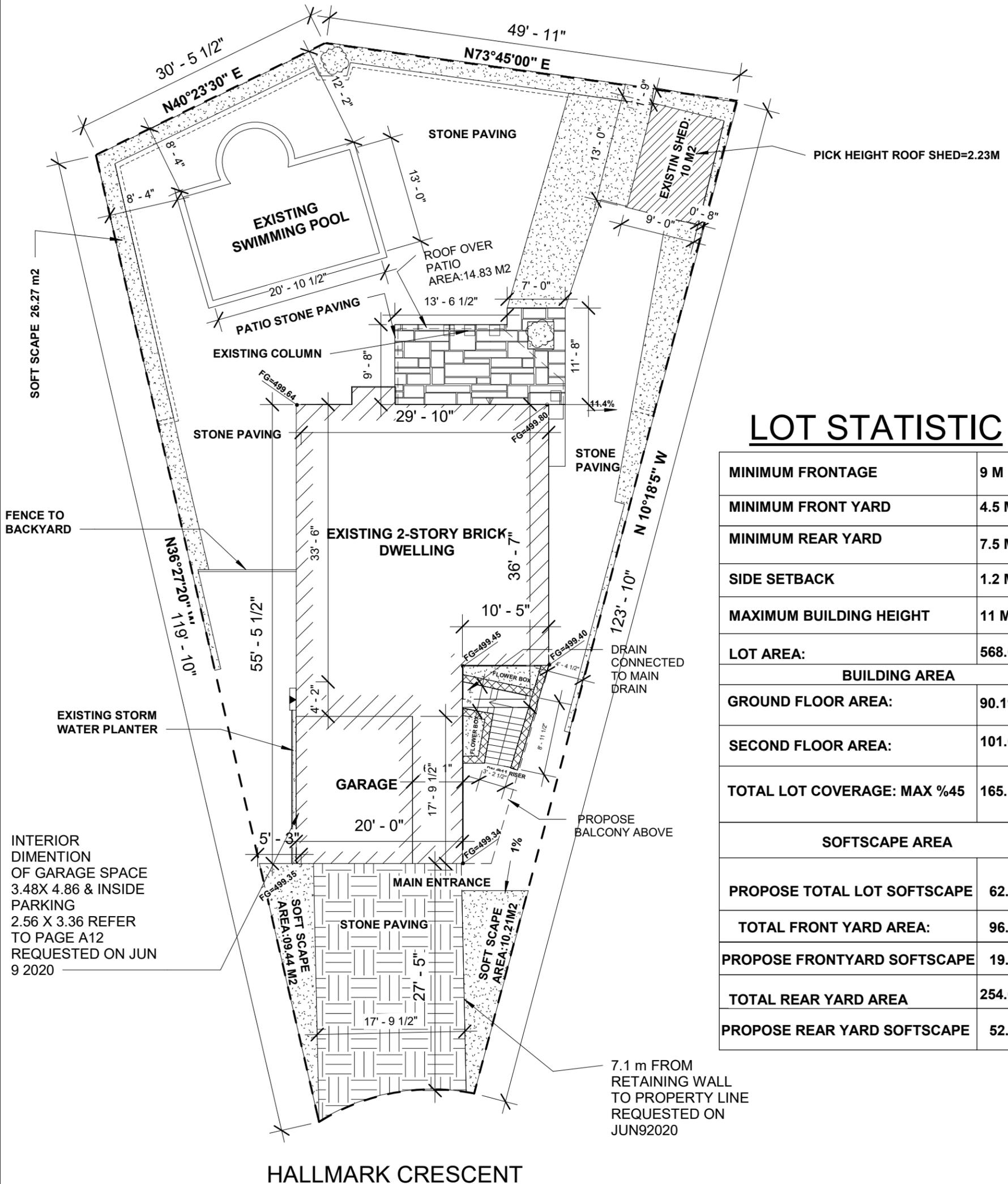
DRAWING NAME

SITE PLAN

A10

SCALE 1 : 150

SUBMITTED AUG-31-20



LOT STATISTIC

MINIMUM FRONTAGE	9 M
MINIMUM FRONT YARD	4.5 M
MINIMUM REAR YARD	7.5 M
SIDE SETBACK	1.2 M
MAXIMUM BUILDING HEIGHT	11 M
LOT AREA:	568.05 M ²
BUILDING AREA	
GROUND FLOOR AREA:	90.19 M ²
SECOND FLOOR AREA:	101.63 M ²
TOTAL LOT COVERAGE: MAX %45	165.19 M ²
SOFTSCAPE AREA	
PROPOSE TOTAL LOT SOFTSCAPE	62.92 M ²
TOTAL FRONT YARD AREA:	96.43 M ²
PROPOSE FRONTYARD SOFTSCAPE	19.65 M ²
TOTAL REAR YARD AREA	254.63 M ²
PROPOSE REAR YARD SOFTSCAPE	52.02 M ²

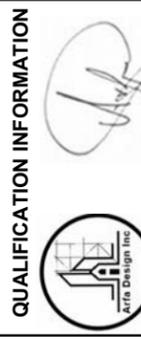
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SITE PLAN

SCALE 1:150



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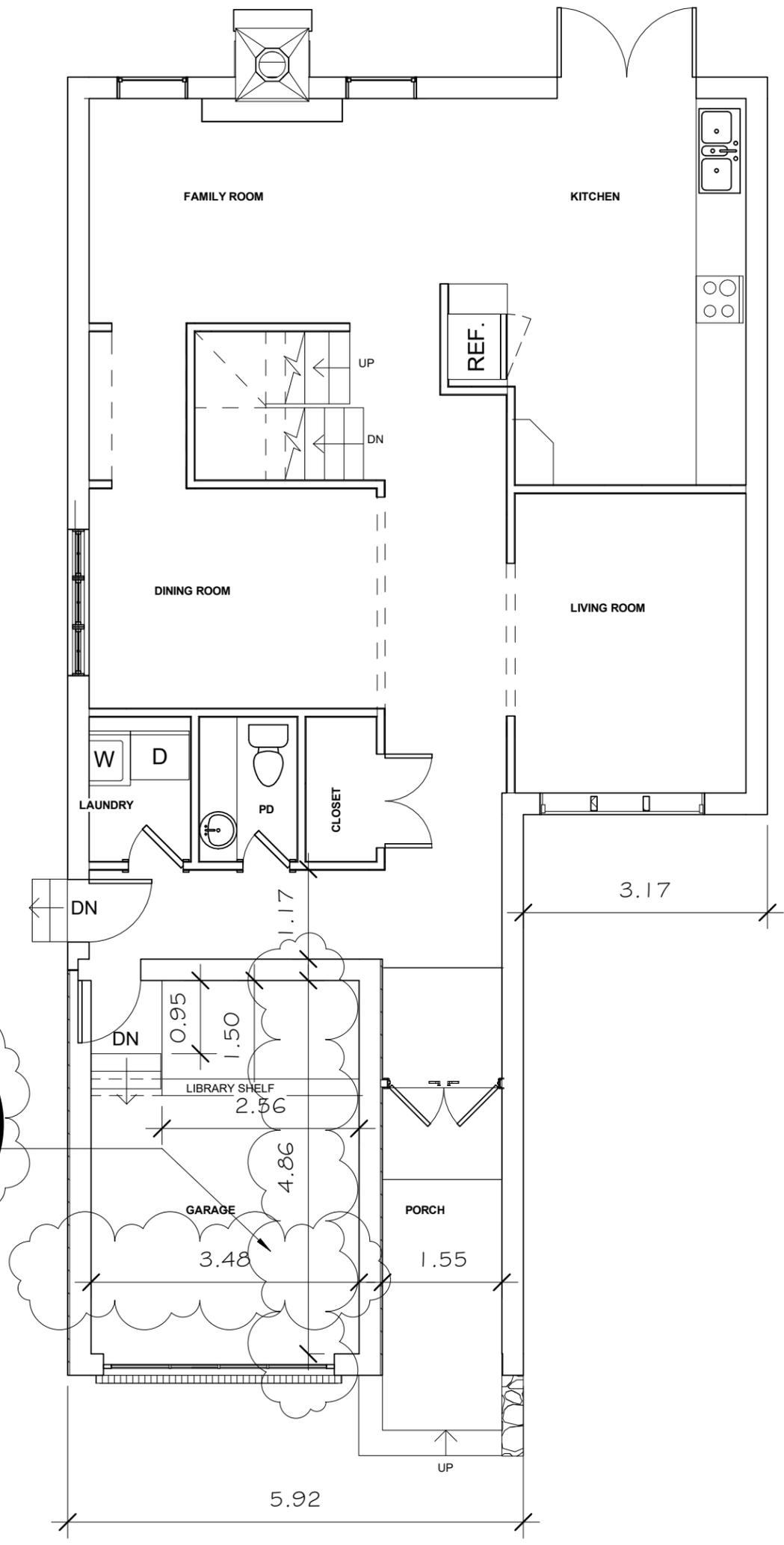
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REVISION DATE: 07-04-2020

PROJECT NAME
PROJECT ADDRESS

DRAWING NAME
EXISTING FIRST FLOOR

A12
 SCALE 1 : 70



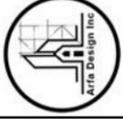
EXISTING FIRST FLOOR
 SCALE 1:70



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PROJECT NAME

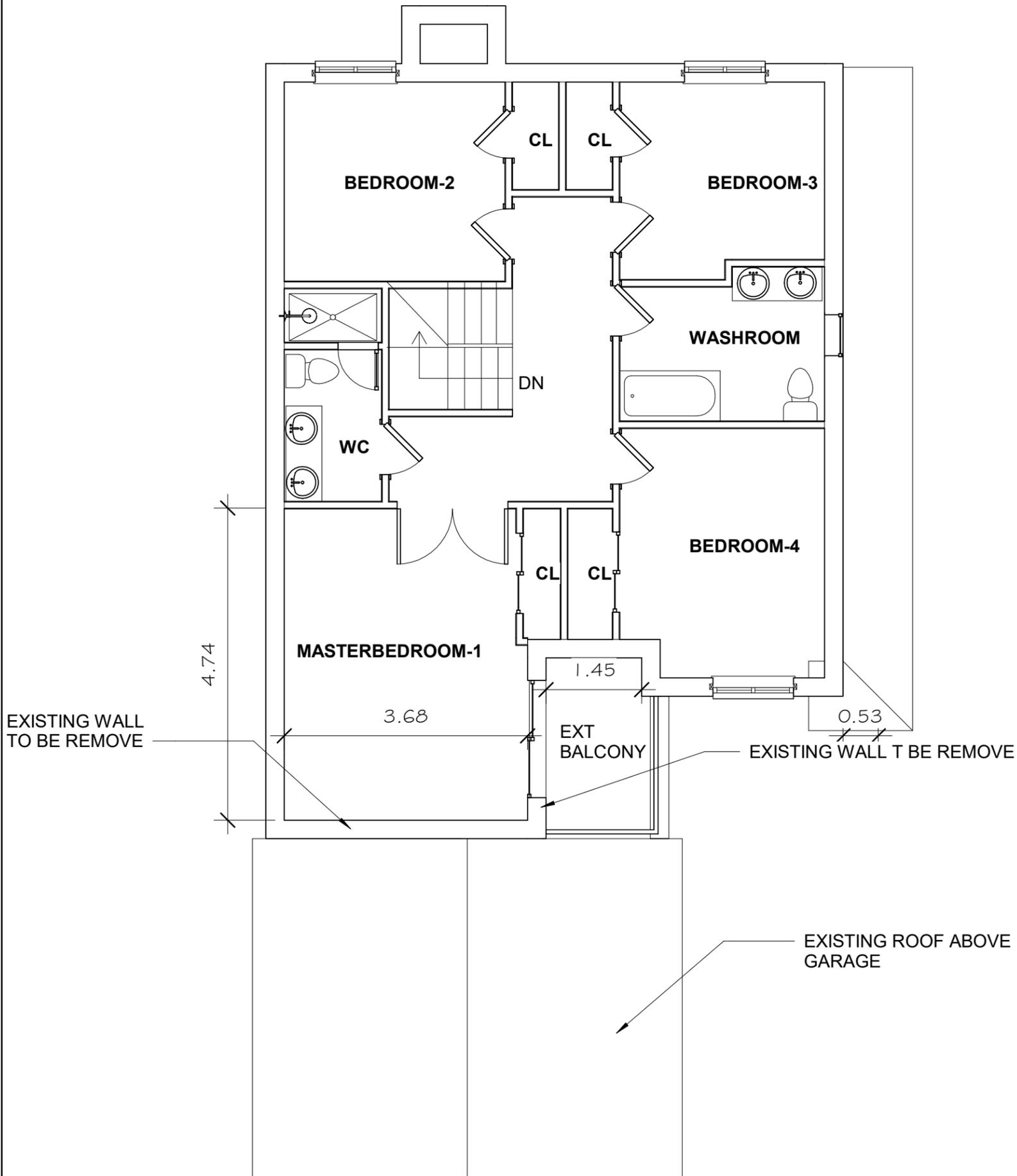
PROJECT ADDRESS

DRAWING NAME

EXISTING SECOND FLOOR

A13

SCALE 1 : 70



EXISTING SECOND FLOOR

SCALE 1:70

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PROJECT NAME

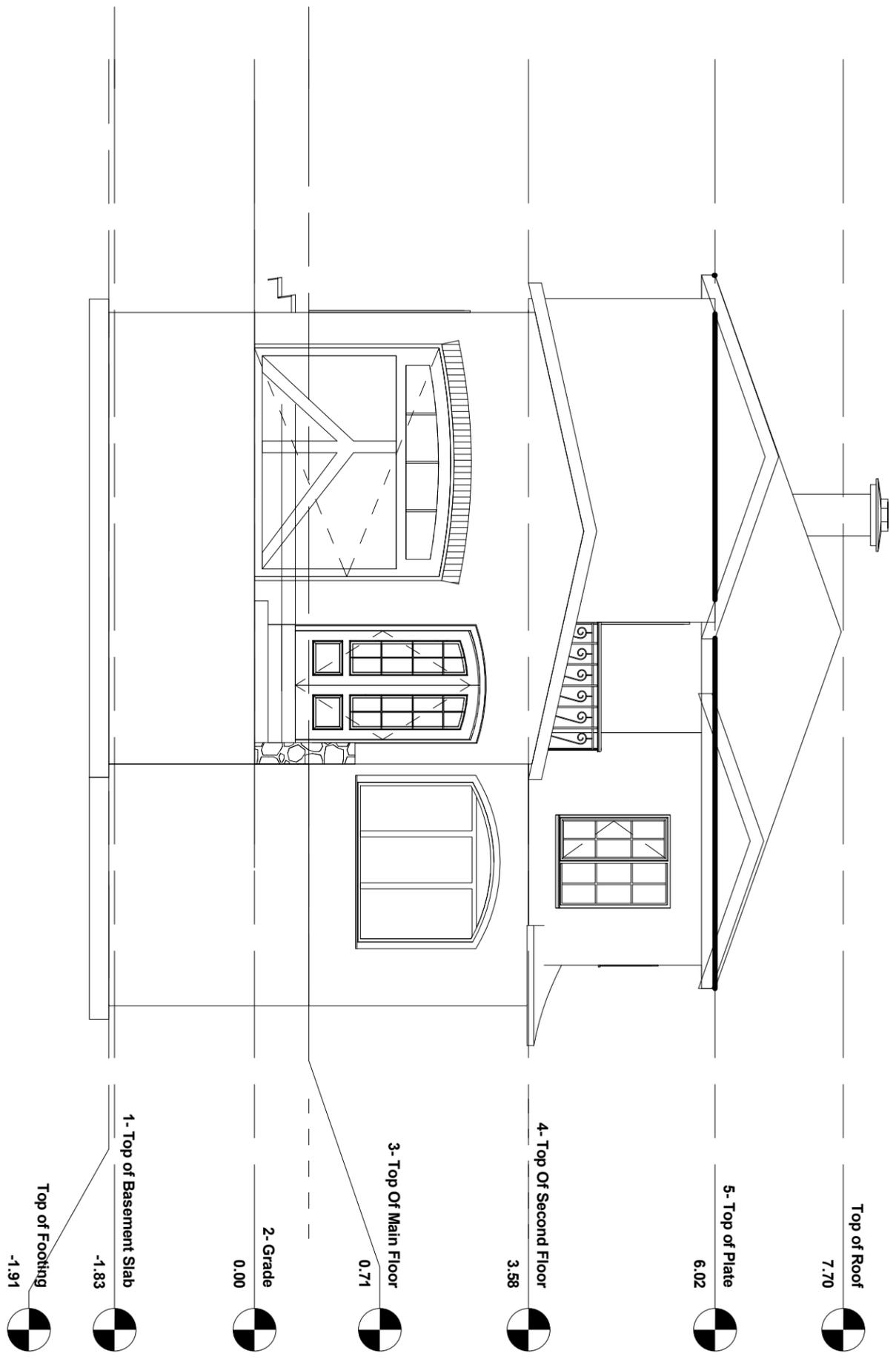
PROJECT ADDRESS

DRAWING NAME

EXISTING FRONT ELEVATION

A14

SCALE 1 : 70



EXISTING FRONT ELEVATION

SCALE 1:70

Top of Roof
7.70

5- Top of Plate
6.02

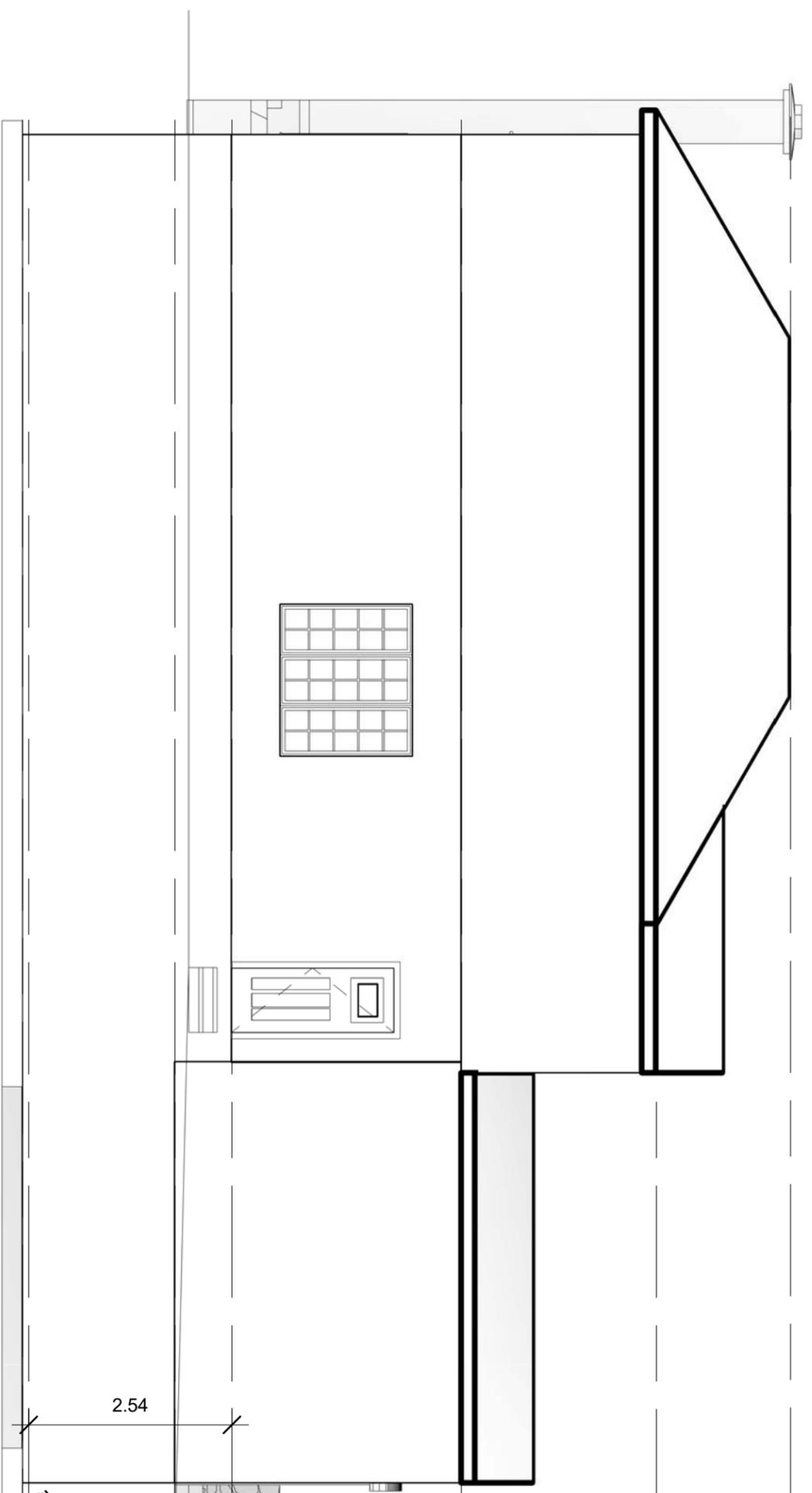
4- Top Of Second Floor
3.58

3- Top Of Main Floor
0.71

2- Grade
0.00

1- Top of Basement Slab
-1.83

Top of Footing
-1.91



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PROJECT NAME

PROJECT ADDRESS

DRAWING NAME

EXISTING LEFT ELEVATION

A15

SCALE 1 : 70

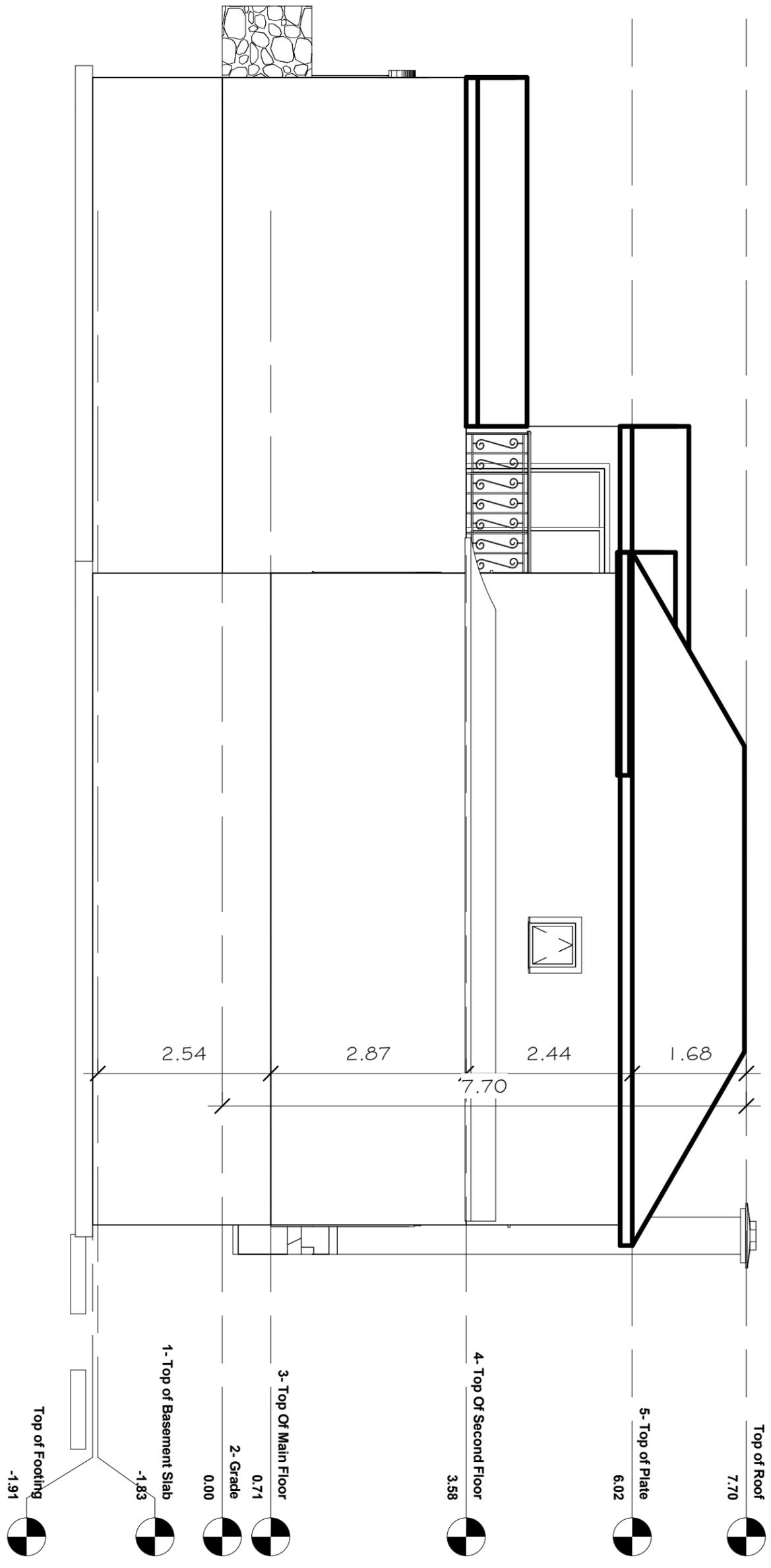
EXISTING LEFT ELEVATION
SCALE 1:70

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EXISTING RIGHT ELEVATION
SCALE 1:70

DRAWING NAME
 EXISTING RIGHT ELEVATION

PROJECT NAME

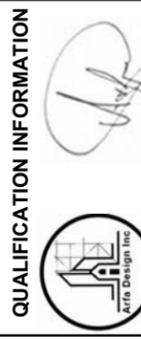
PROJECT ADDRESS

SCALE 1 : 70

A16



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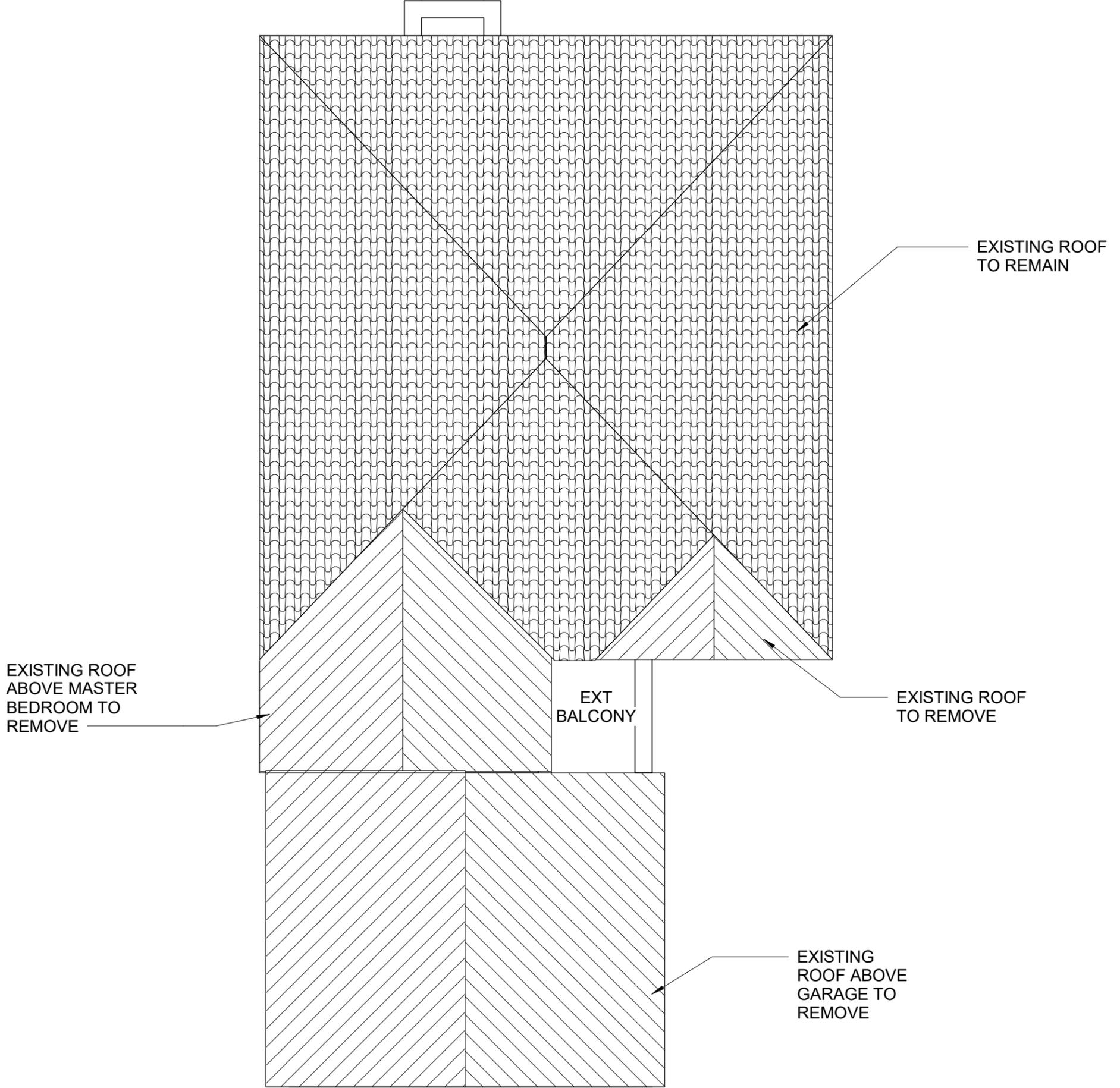
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PROJECT NAME
PROJECT ADDRESS

DRAWING NAME
EXISTING ROOF PLAN

A17
 SCALE 1 : 70



EXISTING ROOF PLAN
 SCALE 1:70



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QUALIFICATION INFORMATION



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BCIN 107072 **BCIN** 110518

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PROJECT NAME

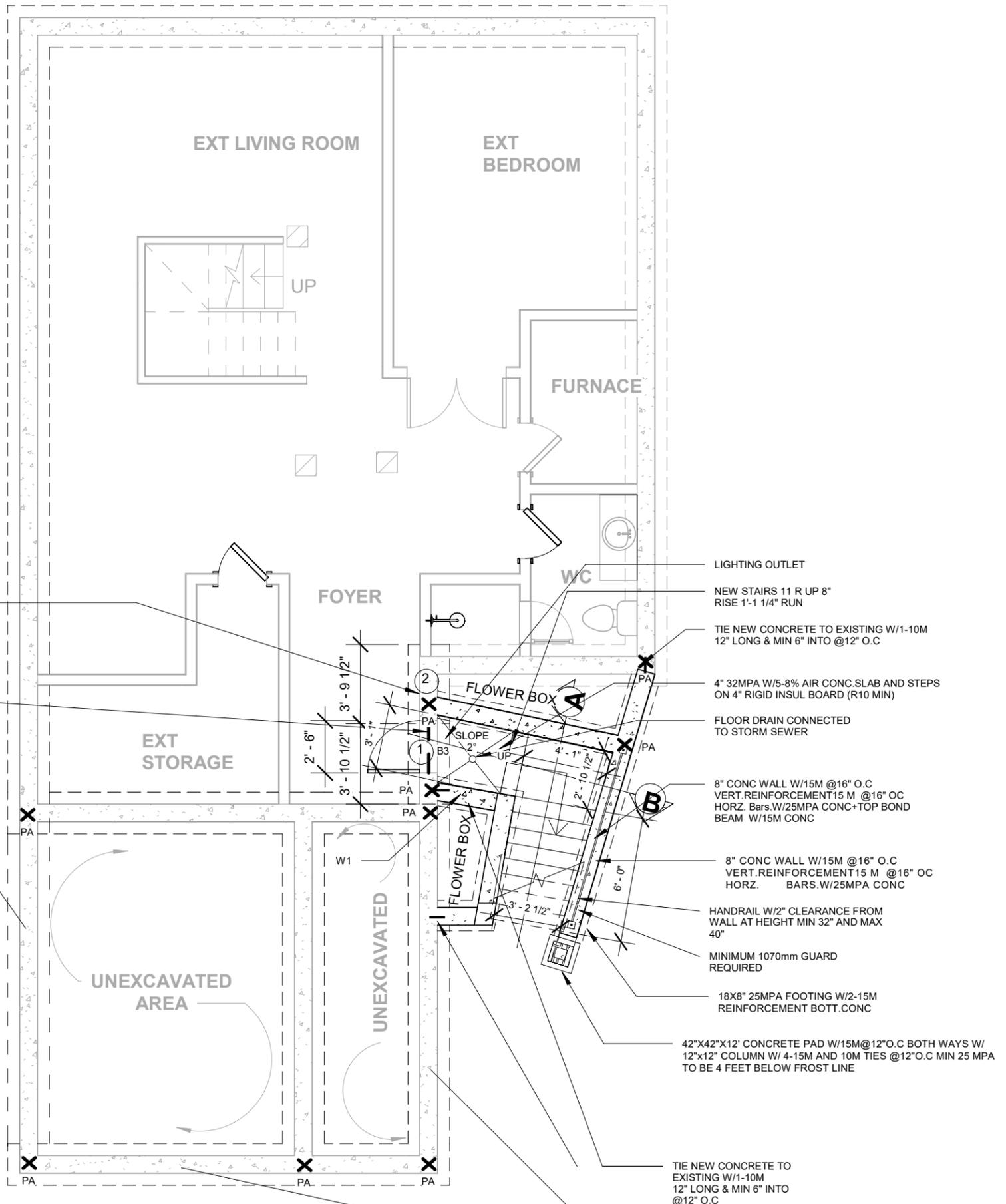
PROJECT ADDRESS

DRAWING NAME

BASEMENT PLAN

A18

SCALE 1 : 70



PA: POINT LOAD ABOVE

BASEMENT PLAN
SCALE 1:70



FOR STRUCTURAL ONLY



GENERAL NOTES:

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QUALIFICATION INFORMATION



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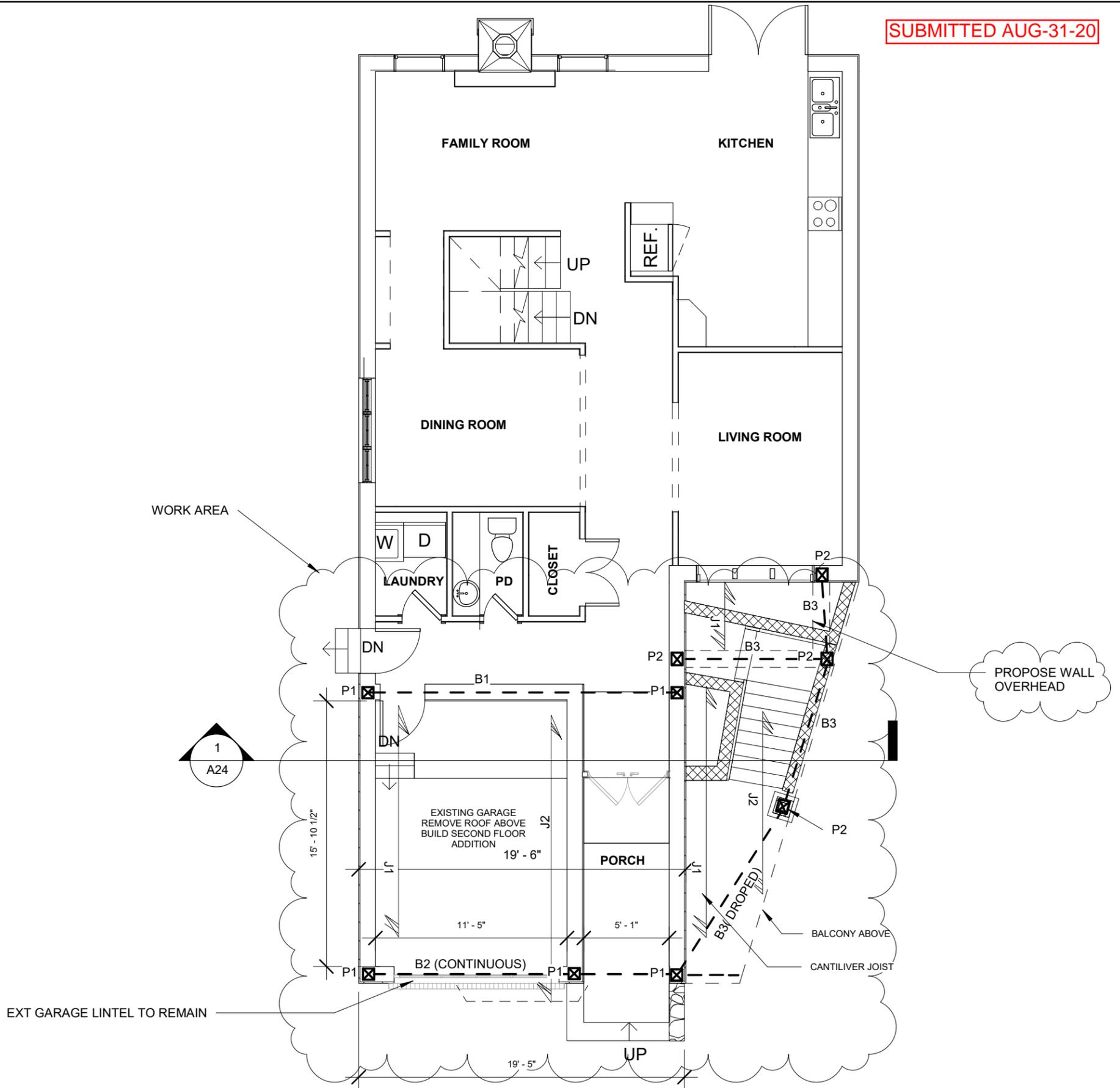
DRAWING NAME

PROPOSE FIRST FLOOR PLAN

A19

SCALE 1 : 80

SUBMITTED AUG-31-20



FUME - PROOF GARAGE CEILING CONSTRUCTION.

FINISH FLOORING ON 1/2" GLUE AND SCREWED T. & G. DOUGLAS FIR PLYWOOD ON 6 MIL. VAPOUR BARRIER ON JOISTS R- 31 FIBERGLASS BATT INSULATION ON 2 LAYERS 12.7 mmm THICK G.W.B. WITH STAGGERED JOINTS, COVERED WITH F.P. TAPE AND COMPOUND AND PAINT FINISH (SEE DETAIL). ALL DUCT WORK IN CEILING TO BE INSULATED AND GAS PROOFED.

FUME - PROOF INSULATED INTERIOR PARTITION IN GARAGE

12.7mm (1/2") THICK G.W.B. ON HOUSE INTERIOR SIDE OF 6 MIL. POLY. AIR/VAPOUR BARRIER ON 38mm X 140mm OR AS INDICATED ON DRAWINGS STUDS @ 400 mm O.C. C/W. R- 24 BATT INSULATION BETWEEN , ON 2 LAYERS G.W.B. WITH STAGGERED JOISTS COVERED WITH F.P. TAPE AND COMPOUND FINISHED WITH PAINT (SEE TYP. DETAIL)

GAS AND EXHAUST FUMES PROTECTION

1/2" PLYWOOD BEHIND 5/8" TYPE X DRYWALL FOR FIRE PROTECTION, TAPED AND SEAL ALL JOINTS TO INTERIOR WALLS AND CEILING

- B1 4-1 3/4x 11 7/8 LVL 2.0E (FLUSH)
- B2 4- 1 3/4" X 11 7/8" LVL 2.0E(CANTILIVER)
- B3 2-1 3/4" X 11 7/8" LVL 2.0E (DROPED)
- J1 S33 TJI 117/8" @16" O.C
- J2 S33 TJI 117/8" @12" O.C(CANTILIVER)

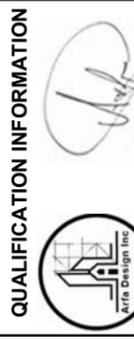
- P1 : 4-2"x6" WOOD POST
- P2 : 3-2"x6" WOOD POST

PROPOSE FIRST FLOOR PLAN
 SCALE 1:80



FOR STRUCTURAL ONLY

GENERAL NOTES:
 All construction to adhere to these plans and specs and to conform to the Ontario code and all other applicable codes and authorities having jurisdiction. general contractor shall check and verify all dimensions and reports all errors and omissions before proceeding with the work.



QUALIFICATION INFORMATION
 NAME SAHAR ARFA ARFA DESIGN INC
 FIRM NAME ARFA DESIGN INC
 BCIN 107072 BCIN 110518

I review and take responsibility for the design work on behalf of Arfa design inc registered under subsection 3.2.4 of division c of the building code in the appropriate classes categories

PROJECT NAME
PROJECT ADDRESS

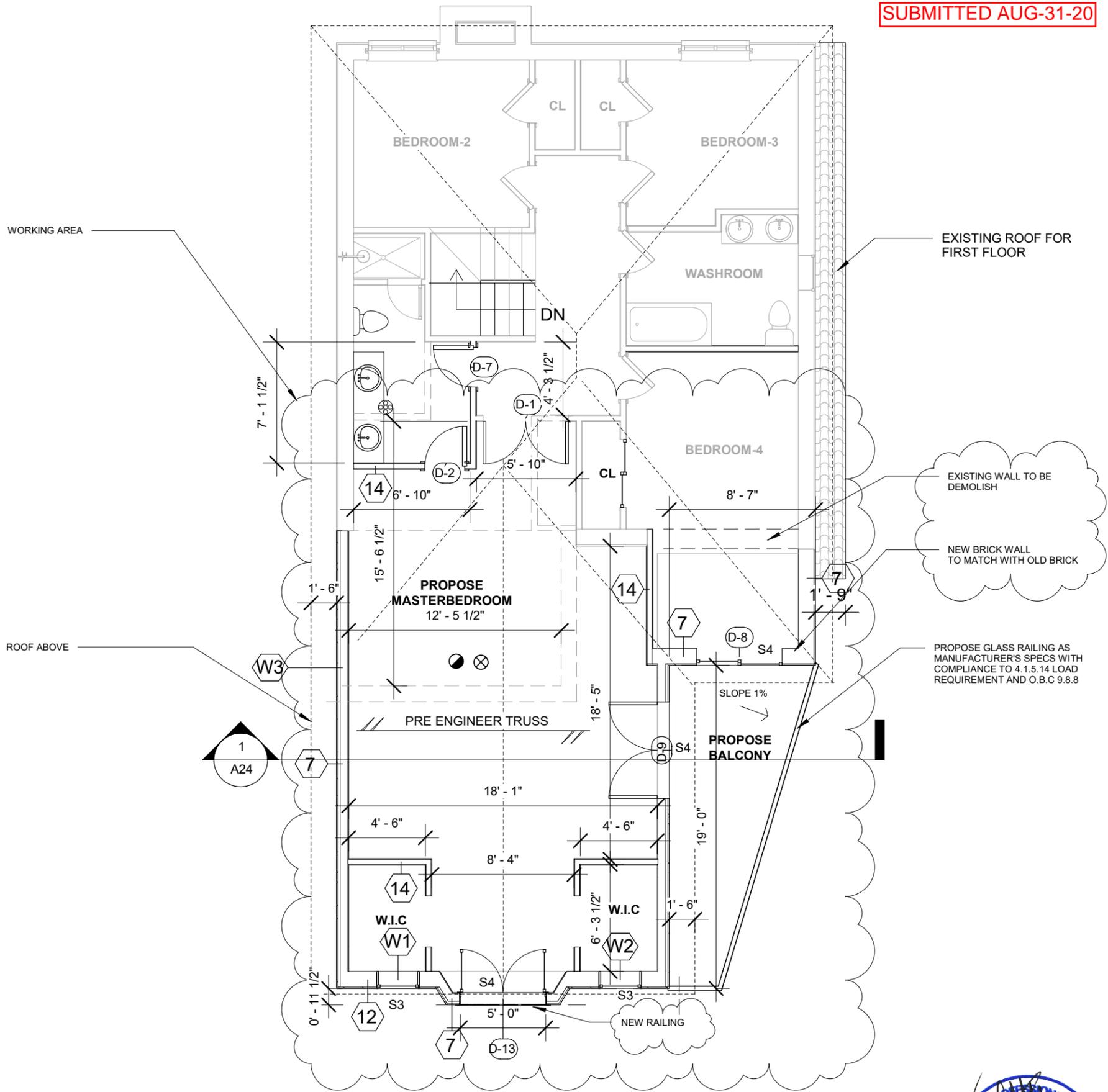
DRAWING NAME
PROPOSE SECOND FLOOR PLAN

A20
 SCALE 1 : 80

LEGAND

- EXISTING PARTITION
- - - EXISTING WALL TO BE DEMOLISHED
- ⊗ CARBON MONOXIDE DETECTOR W/ AN ALARM AUDIBLE
- S3 ST. L - 4" X 3.5" X 1/4" -3-2X10
- S4 2-2X8 ST LINTEL 3 1/2"X3 1/2"X1/4"
- U.L.C. APPROVED SMOKE ALARM
- B2 2-1 3/4" X 11 7/8" LVL 2.0E
- 14 1/2" DRYWALL FINISH BOTH SIDES OF 2" X 4" WOOD STUDS @ 16" O/C
 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLAN
- 7 **STUCCO SYSTEM WALL**
 FINISH COAT OVER BROWN COAT OVER SCRATCH COAT OVER SELF-FURRING LATH - 2 LAYER OF WATER RESISTANCE BARRIER - 1/2" EXTERIOR GRADE PLYWOOD - 2"X6" WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6mm POLY V.B. 1/2" GYPSUM BOARD. TAPE AND SANDED. PAINT FIN.
- 12 9.4.4.1.MASONRY STONE VENEER (PROVIDE SAMPLES OF FINISH AND COLOUR TO OWNER FOR APPROVAL) ATTACHED TO SHEATHING WITH METAL TIES EVERY 1'-6" VERT, & HORIZ. ON 1" AIR-SPACE (ENSURE CAVITY IS CLEAR OF ALL MORTAR AND DEBRIS "TYVEC" PERFORATED POLYSTYRENE AIR-BARRIER LAP AND TAPE ALL SEAMS OR 15 LB.BLDG.PAPER AIR BARRIER 1/2" EXTERIOR GRADE PLYWOOD 2"X6" WOOD STUDS @ 16" O.C. R-24 BATT INSULATION 6mm POLY V.B. 1/2" GYPSUM BOARD. TAPE AND SAND- PAINT FINISH (STONE MAY BE ATTACHED AS PER MANUFACTURERS INSTRUCTION

SUBMITTED AUG-31-20



PROPOSE SECOND FLOOR PLAN
 SCALE 1:80

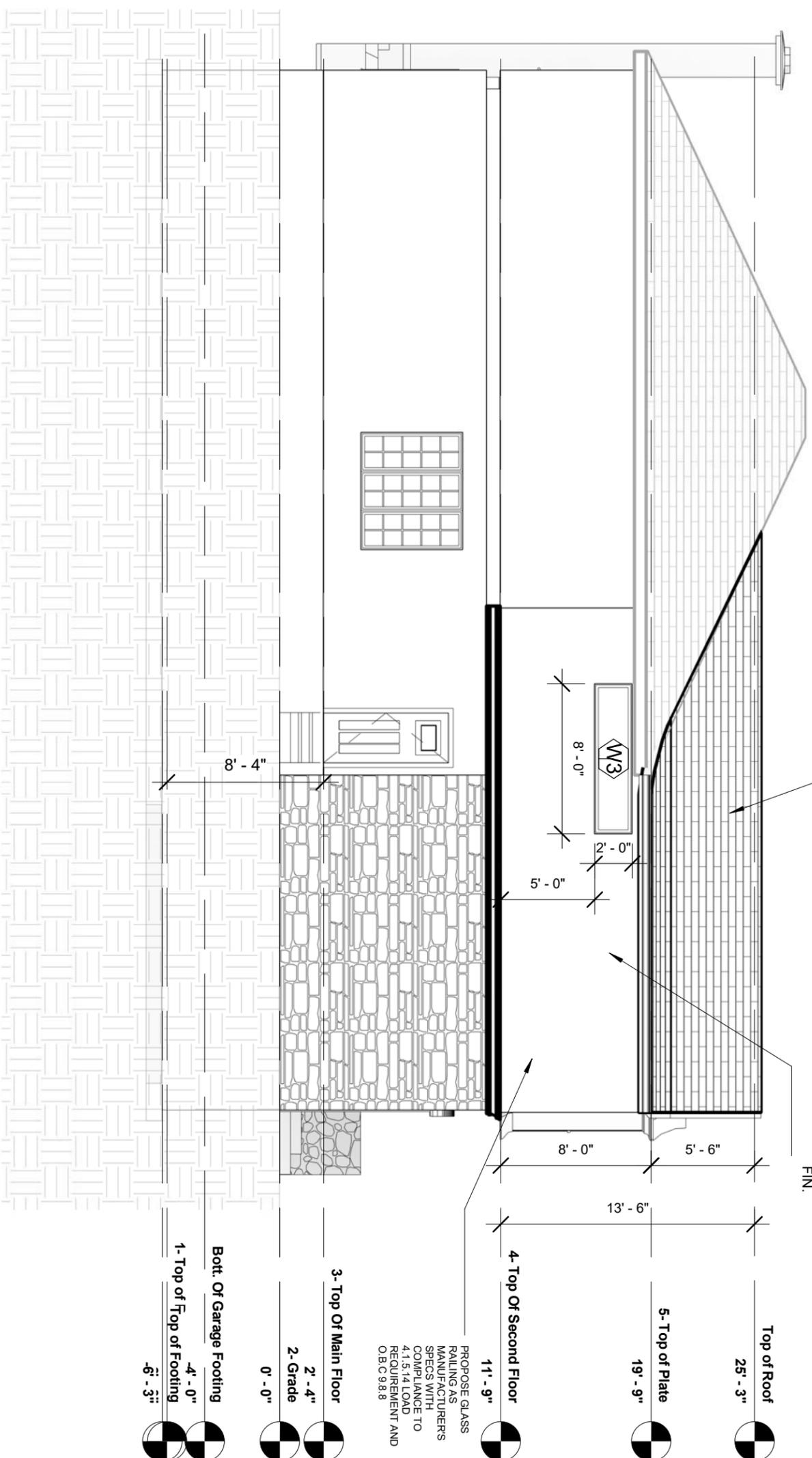


FOR STRUCTURAL ONLY

SUBMITTED: AUG-31-20

SLOPED ROOF CONSTRUCTION
NO. 210 ASPHALT SHINGLES ON 1/5 LB BLDG PAPER
ON 1/2" PLYWOOD SHEATHING ON ENGINEERED ROOF
TRUSSES OR AS INDICATED ON DRAWINGS.
PROVIDE APPROVED EAVES PROTECTION TO MIN. 12"
BEYOND INNER FACE OF EXTERIOR WALL.
MIN. R-50 BATT INSULATION OR BLOWN LOOSE FILL INSULATION.
W/ 6 mil POLY VAPOUR BARRIER (WARM SIDE)
CW 1/2" GYPSUM BOARD TAPE AND SAND-PAINT FINISH.

STUCCO SYSTEM WALL FINISH COAT
OVER BROWN COAT OVER SCRATCH COAT
OVER SELF-FURRING LATH - 2 LAYER OF
WATER RESISTANCE BARRIER -
1/2" EXTERIOR GRADE PLYWOOD
- 2"x6" WOOD STUDS @ 16" O.C.
R-24 BATT INSULATION
6mm POLY V.B.
1/2" GYPSUM BOARD. TAPE AND SANDED. PAINT
FIN.



PROPOSE LEFT ELEVATION
SCALE 1:80



GENERAL NOTES:

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QUALIFICATION INFORMATION



NAME SAHAR ARFA ARFA DESIGN INC
BCIN 107072 BCIN 110518

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PROJECT NAME

PROJECT ADDRESS

DRAWING NAME

PROPOSE LEFT
ELEVATION

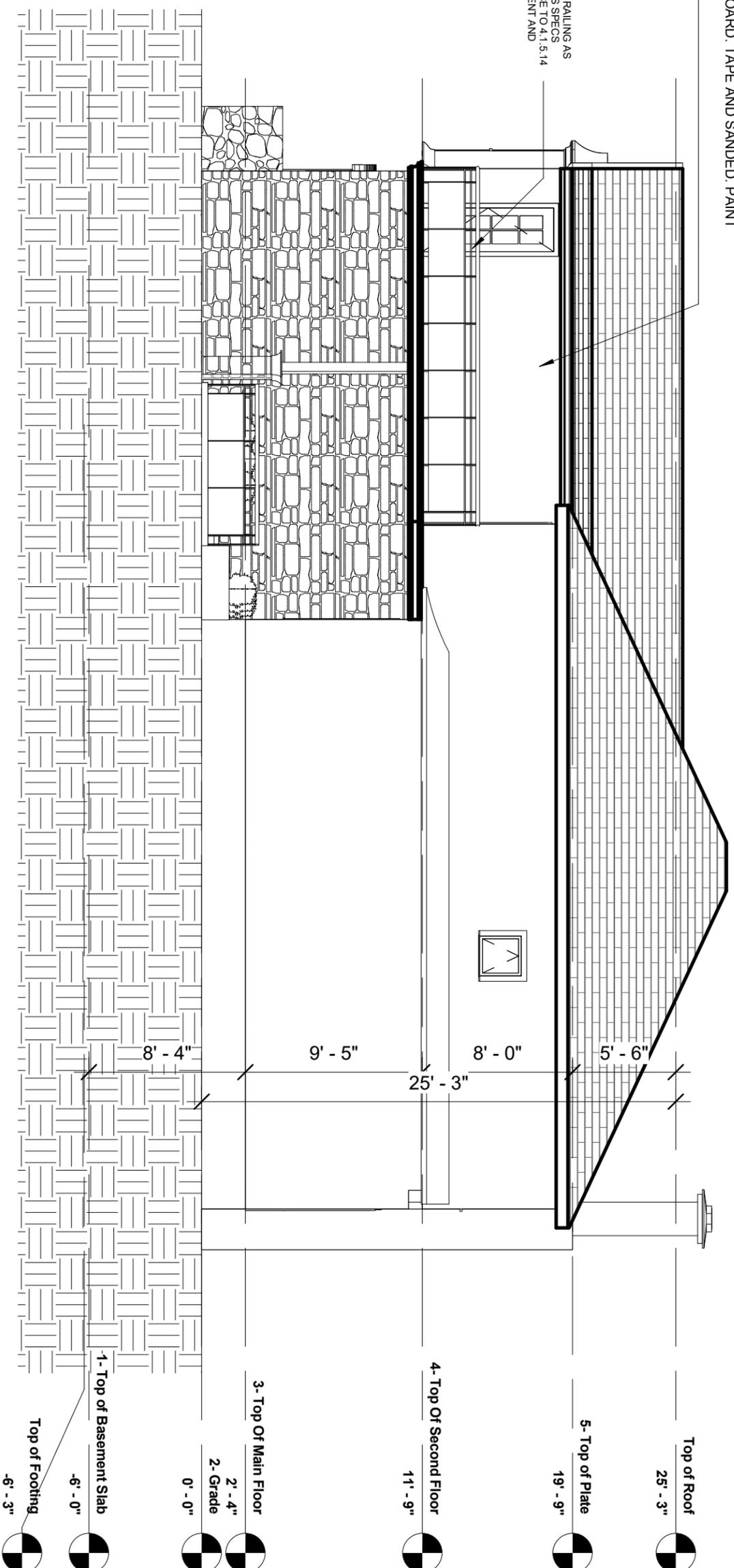
A22

SCALE 1 : 80

SUBMITTED: AUG-31-20

STUCCO SYSTEM WALL FINISH COAT
 OVER BROWN COAT OVER SCRATCH COAT
 OVER SELF-FURRING LATH - 2 LAYER OF
 WATER RESISTANCE BARRIER -
 1/2" EXTERIOR GRADE PLYWOOD
 - 2"x6" WOOD STUDS @ 16" O.C.
 R-24 BATT INSULATION
 6mm POLY V.B.
 1/2" GYPSUM BOARD. TAPE AND SANDED. PAINT
 FIN.

PROPOSE GLASS RAILING AS
 MANUFACTURERS SPECS
 WITH COMPLIANCE TO 4.1.5.14
 LOAD REQUIREMENT AND
 O.B.C 9.8.8



PROPOSE RIGHT ELEVATION
 SCALE 1:80



GENERAL NOTES:
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QUALIFICATION INFORMATION
 FIRM NAME
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 BCIN 107072 BCIN 110518

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PROJECT NAME
PROJECT ADDRESS

DRAWING NAME
 PROPOSE RIGHT
 ELEVATION

A23
 SCALE 1 : 80

SUBMITTED: AUG-31-20



GENERAL NOTES:

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QUALIFICATION INFORMATION



NAME SAHAR ARFA ARFA DESIGN INC
 BCIN 107072 FIRM NAME BCIN 110518

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PROJECT NAME

PROJECT ADDRESS

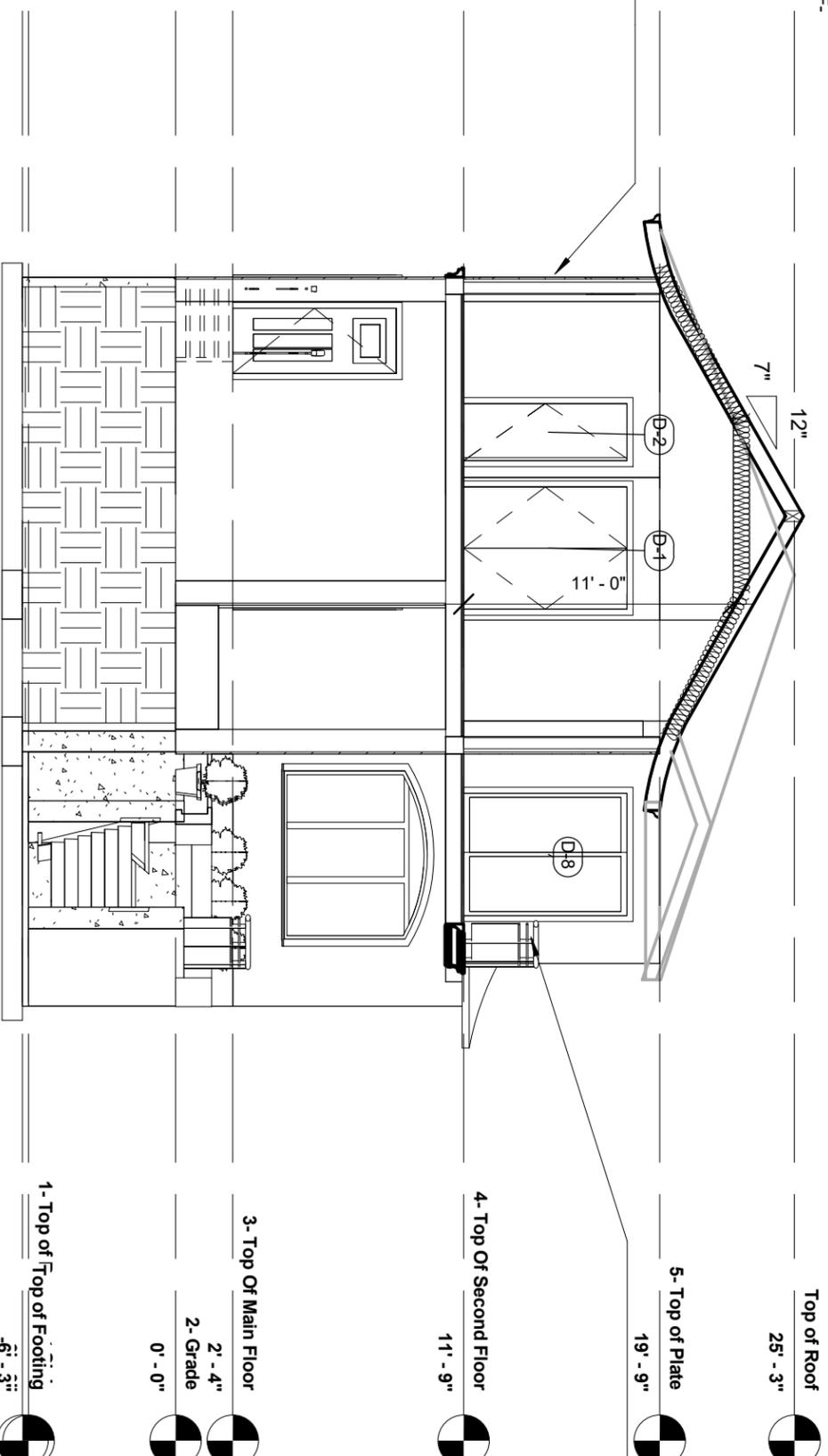
DRAWING NAME

PROPOSE SECTION

A24

SCALE 1 : 80

STUCCO SYSTEM WALL
 FINISH COAT OVER BROWN COAT
 OVER SCRATCH COAT OVER SELF-
 FURRING LATH - 2 LAYER OF
 WATER RESISTANCE BARRIER -
 1/2" EXTERIOR GRADE PL WOOD
 - 2"X6" WOOD STUDS @ 16" O.C.
 R-24 BATT INSULATION
 6mm POLY V.B.
 1/2" GYPSUM BOARD. TAPE AND
 SANDED. PAINT FIN.



PROPOSE GLASS RAILING AS
 MANUFACTURERS SPECS WITH
 COMPLIANCE TO 4.1.5.14 LOAD
 REQUIREMENT AND O.B.C 9.8.8

PROPOSE SECTION

SCALE 1:80



GENERAL NOTES:

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QUALIFICATION INFORMATION



NAME SAHAR ARFA FIRM NAME ARFA DESIGN INC
BCIN 107072 BCIN 110518

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PROJECT NAME

PROJECT ADDRESS

DRAWING NAME

PROPOSE ROOF PLAN

A25

SCALE 1 : 80

SUBMITTED:AUG-31-20

SLOPED ROOF CONSTRUCTION
NO. 210 ASPHALT SHINGLES ON 15 LB BLDG PAPER ON 1/2" PLYWOOD SHEATHING ON ENGINEERED ROOF TRUSSES OR AS INDICATED ON DRAWINGS.
PROVIDE APPROVED EAVES PROTECTION TO MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL.
MIN. R-50 BATT INSULATION OR BLOWN LOOSE FILL INSULATION.
W/ 6 mil POLY VAPOUR BARRIER (WARM SIDE)
C/W 1/2" GYPSUM BOARD TAPE AND SAND-PAINT FINISH.

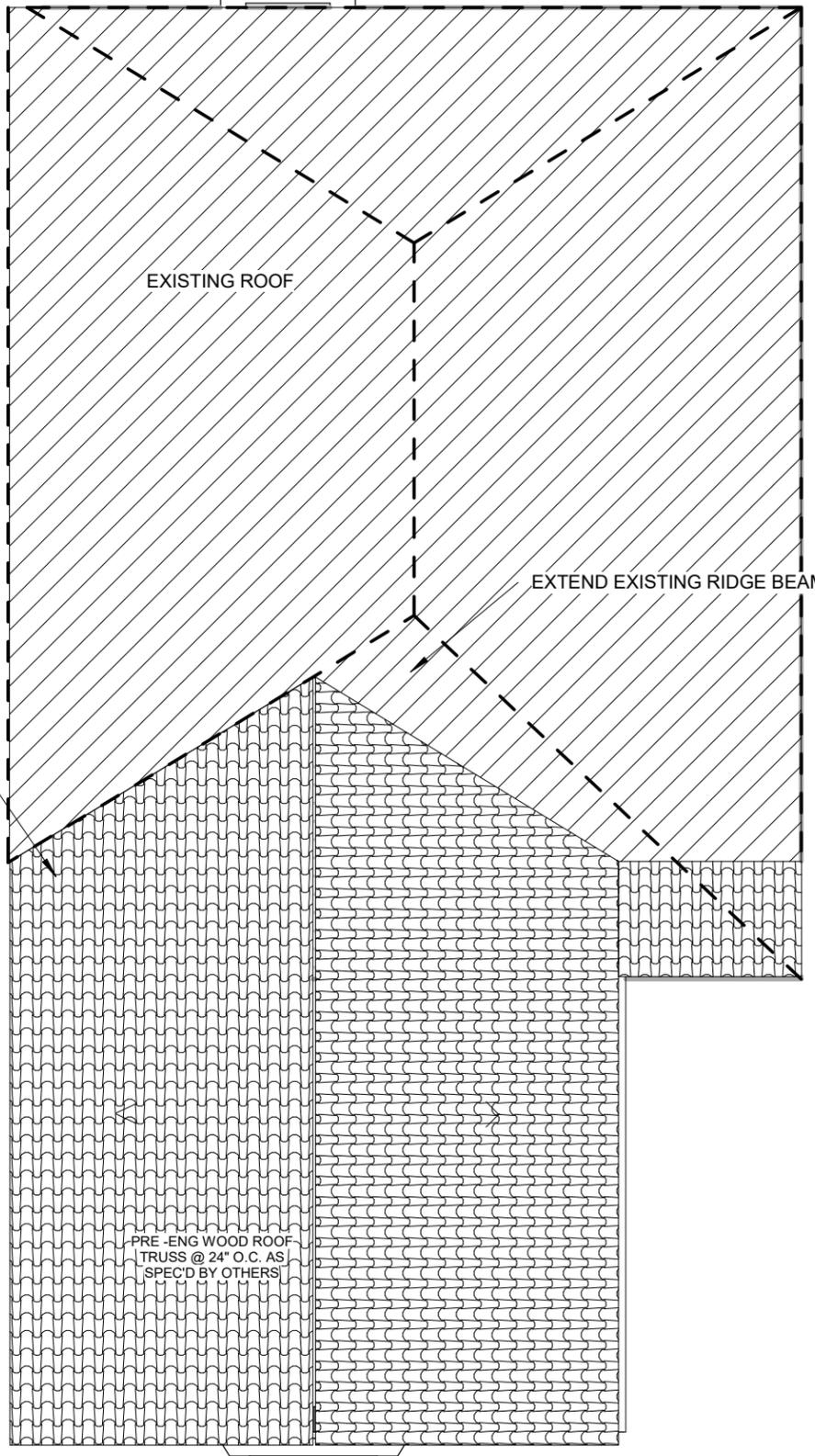
VENT:
ROOF OR ATTIC SPACE:
ROOF OR ATTIC SPACE ABOVE INSULATED CEILING SHALL BE VENTILATED WITH OPENING TO THE EXTERIOR TO PROVIDE UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING SPACE. FOR CATHEDRAL CEILING OR ROOF SLOPE LESS THAN 1 IN 6: 1/150 OF THE INSULATED CEILING AREA AND UNIFORMLY DISTRIBUTED TO VENTILATE EACH ROOF SPACE. PROVIDE 50% OF THE REQUIRED VENT AREA NEAR THE LOWER PART OF THE ROOF AND 50% NEAR THE RIDGE. VENTS MAY BE ROOF, EAVE OR GABLE END TYPES, OR ANY COMBINATION THEREOF. VENTS SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING. VENTS SHALL PREVENT THE ENTRY OF RAIN, SNOW, AND INSECTS. PROVIDE ACCESS HATCHWAY TO ROOF OR ATTIC SPACE: MIN 500mmX700mm UNOBSTRUCTED OPENING C/W. WEATHER-STRIPPING AND INSULATED COVER OR ROOF.

SOFFIT VENT
PRE-FINISHED ALUMINUM SOFFIT OR SIMILAR (COLOR TO BE DETERMINED) AS REQUIRED PER O.B.C. 9.19.1 & 9.19.1.2

EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL.

PREFINISHED ALUMINUM FASCIA OR SIMILAR
EAVESTROUGH & RAIN WATER LEADERS
PROVIDE DRIP EDGE AT FASCIA & VENTED SOFFIT
EXTEND DOWNSPOUTS TO GRADE LEVEL

FLASHING:
PROVIDE COPPER FLASHING OR SIMILAR IN ALL THE FOLLOWING LOCATIONS (SUCH AS BUT NOT LIMITED) TO BENEATH JOINTED MASONRY SILLS OVER HEADS OF WINDOWS AND DOORS SET FURTHER THAN 1/4 THE EAVES OVERHANG BELOW THE SOFFIT AROUND CHIMNEYS, OR ANY ELEMENTS CROSSING ROOF SURFACES THAT ARE NOT SUPPLIED WITH MANUFACTURERS FLASHING AT INTERSECTION OF ROOF SURFACES WITH EXTERIOR WALLS AT ALL ROOF VALLEYS



PROPOSE ROOF PLAN
SCALE 1:80

GENERAL NOTES:
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QUALIFICATION INFORMATION
 NAME: SAHAR ARFA
 BCIN: 107072
 FIRM NAME: ARFA DESIGN INC
 BCIN: 110518

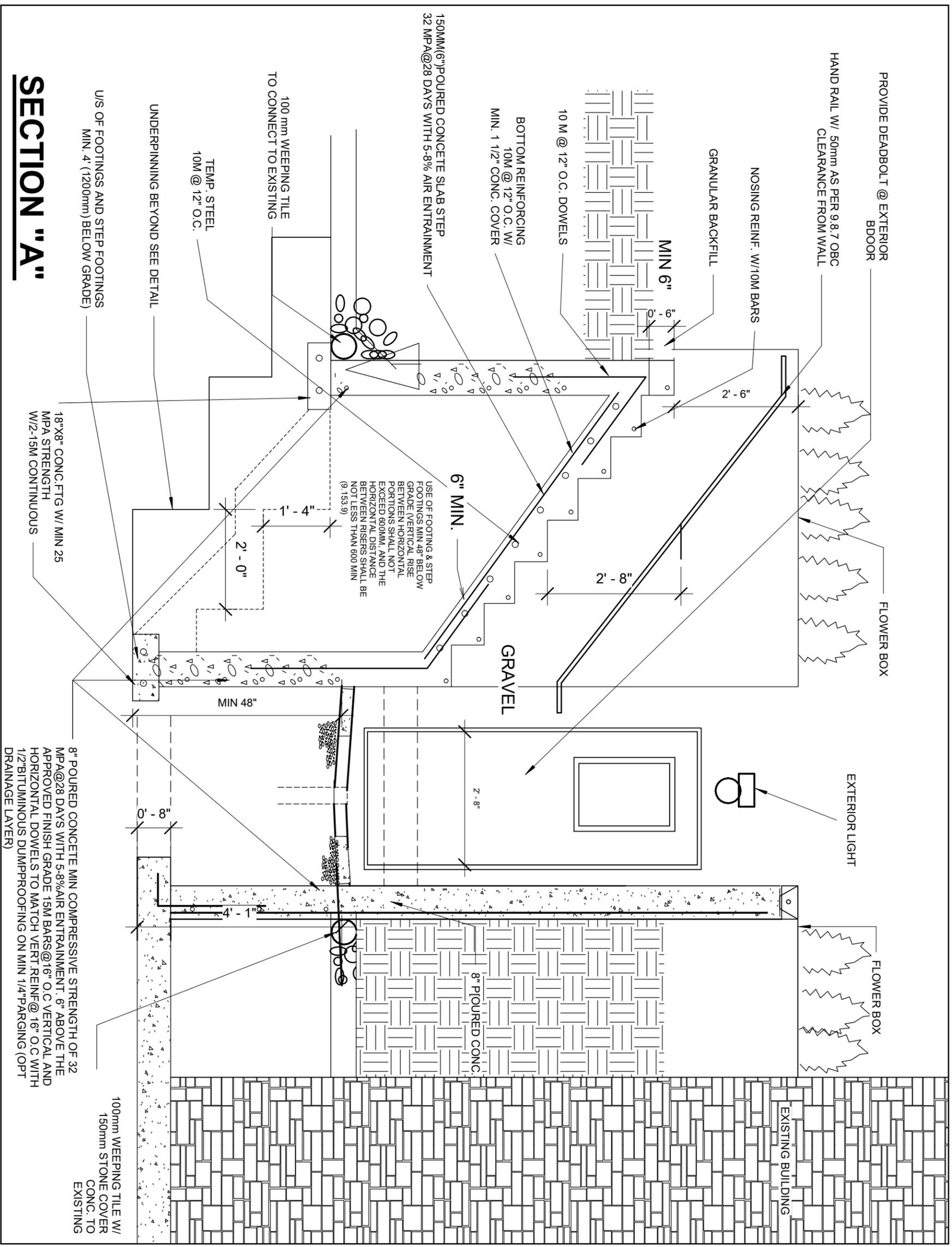
I review and take responsibility for the design work on behalf of Arfa design inc registered under subsection 3.2.4 of division c of the building code in the appropriate classes categories

FOR STRUCTURAL ONLY

PROJECT NAME
PROJECT ADDRESS

DRAWING NAME
WALK OUT SECTION A-A

A27
 SCALE 1/2" = 1'-0"



SECTION "A"

RAILING/GALL GUARD TO
COMPLY WITH SB7 & 9.8.8 OF
OBC SEE DETAIL BELOW

BITUMINOUS COATING
OVER MIN. 1/4" PARGING

150MM(6")POURED CONCRETE SLAB STEP
32 MPA@28 DAYS WITH 5-8% AIR ENTRAINMENT

8" POURED CONCRETE MIN
COMPRESSIVE STRENGTH OF
25MPA@28 DAYS WITH 5-8%AIR
ENTRAINMENT. 6" ABOVE THE
APPROVED FINISH GRADE 15M BARS@
16" O.C VERTICAL AND HORIZONTAL
DOWELS TO MATCH VERT.REINF@ 16"
O.C WITH 1/2"BITUMINOUS
DUMPPROOFING ON MIN 1/4"PARGING
(OPT DRAINAGE LAYER)

100mm WEEPING TILE W/
150mm STONE COVER CONC. TO
EXISTING

CONNECT DRAIN TO
-SUMP PIT
-STORM SEWER
-SANITARY SEWER
IN BUILDING IF A
TRAP AND CLEANOUT IS PROVIDED
AND IS AUTHORIZED BY THE MANICIPALITY

18"X8" CONC.FTG W/ MIN 25
MPA STRENGTH
W/2-15M CONTINUOUS

OUTSIDE

INSIDE

FLOWER BOX

ADD 2-15 M
AT TOP OF THE WALL

GUARD

PROPOSED DOOR

EXISTING BASEMENT SLAB

CLEANOUT

DRAIN

38mm NON-SHRINK GROUT
CLEAN U/S OF EXISTING FOOTING
PRIOR TO POURING OF NEW CONC.
15 Mpa POURED CONC.UNDERPINNING
THE FULL WIDTH OF THE EXISTING
FOOTING

RSI 1.41 RIGID
INSULATION TO
MIN 600mm
BELOW GRADE

SECTION "B"



GENERAL NOTES:

All construction to adhere to these plans and specs and to conform to the ontario code and all other applicable codes and authorities having jurisdiction.general contractor shall check and verify all dimensions and reports all errors and omissions before proceeding with the work.

QUALIFICATION INFORMATION



NAME SAHAR ARFA ARFA DESIGN INC
BCIN 107072 BCIN 110518

I review and take responsibility for the design work on behalf of Arfa design inc registered under subsection 3.2.4 of division c of the building code in the appropriate classes categories



FOR STRUCTURAL ONLY

PROJECT NAME

PROJECT ADDRESS

DRAWING NAME

WALK OUT SECTION
B-B

A28

SCALE 1/2" = 1'-0"

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.

A031/20 – Public Correspondence (43 Hallmark Court)

A031/20 – Public Correspondence (33 Hallmark Court)

A031/20 – Public Correspondence (51 Hallmark Court)

A031/20 – Public Correspondence (97 Heatherton Way)

A031/20 – Public Correspondence (77 Spring Gate Blvd)

A031/20 – Public Correspondence (Anonymous)

A031/20 – Public Correspondence (40 Hallmark Court, 36 Hallmark Court, 37 Hallmark Court & 46 Hallmark Court)

A031/20

Letter of Approval

- PLEASE PRINT -

After reviewing the proposal for 55 Hallmark Ct., Thornhill, ON L4J 3A4

I, (we)

Yuliya Brodskaya

.....
(Name(s) of owner, individuals or company)

Being the registered owner(s) of the neighbouring property, located at :

43 Hallmark Ct

.....
(Address)

Approve to the variance application being presented to the City of Vaughan on June 11, 2020. Application #A031-20 - 55 Hallmark Ct., Thornhill, ON L4J 3A4.



.....
(Signature of Owner)

04 / *06* / *2020*

.....
(Day)

(Month)

(Year)

A031/20

Letter of Approval

- PLEASE PRINT -

After reviewing the proposal for 55 Hallmark Ct., Thornhill, ON L4J 3A4

I, (we)

Jer Daniels

(Name(s) of owner, individuals or company)

Being the registered owner(s) of the neighbouring property, located at :

33 Hallmark

(Address)

Approve to the variance application being presented to the City of Vaughan on June 11, 2020. Application #A031-20 - 55 Hallmark Ct., Thornhill, ON L4J 3A4.

[Signature]

(Signature of Owner)

09 / 06 / 20

(Day)

(Month)

(Year)

A031/20

Letter of Approval

- PLEASE PRINT -

After reviewing the proposal for 55 Hallmark Ct., Thornhill, ON L4J 3A4

I, (we)

Sherwin Zerialian

(Name(s) of owner, individuals or company)

Being the registered owner(s) of the neighbouring property, located at :

51 Hallmark Ct

(Address)

Approve to the variance application being presented to the City of Vaughan on June 11, 2020. Application #A031-20 - 55 Hallmark Ct., Thornhill, ON L4J 3A4.

[Handwritten Signature]

(Signature of Owner)

07 / 06 / 2020

(Day)

(Month)

(Year)

Subject: FW: Objection to Minor Variance Application A031/20 (tomorrow's hearing)

From: [REDACTED]

Sent: June-10-20 9:35 AM

To: Committee of Adjustment <CofA@vaughan.ca>

Cc: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Subject: [External] Objection to Minor Variance Application A031/20 (tomorrow's hearing)

Hello,

Here is our deputation **objecting to the Minor Variance Application A031/20** (55 Hallmark Court, Thornhill), for the hearing that will take place on Thursday, June 11, 2020, at 6PM.

1. The requested variances from By-Law 1-88 are NOT minor in nature. The requested four 'minor' variances, in fact, deviate from the By-law requirements by 35%, 63%, 93%, and 83%, respectively (in order of the proposal). The committee would agree that approval of such variances will not be in keeping with the purpose and intent of the Zoning By-law.
2. The requested construction of a front yard second storey addition over the existing garage will significantly negatively affect the look of the street, specifically in the 'head' part of the cul-de-sac where the house is located. This is a tightly built corner and any additional construction would make the street look crowded and bulky. This does not appear to be neither an appropriate nor a desirable development for the street and would considerably affect the value of the close-by houses.
3. The proposed second storey addition, given its size and location, would be incompatible with the established built form and character of the street and that would erode the aesthetics of the streetscape. It would not be in keeping with the purpose and intent of the Official Plan of the street, and, therefore, should not be approved.

Thank you very much.

Concerned neighbours from Hallmark Court, Thornhill

June 10, 2020

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive,
Vaughan Ontario L6A 1T1

In respect of:
Minor Variance Application A031/20
Section 45 of the Planning Act, R.S.O., 1990,c.P.13
55 Hallmark Court

We, the undersigned, are residents of Hallmark Court in Thornhill in the City of Vaughan.

Following are our concerns and comments in respect of the above-referenced Application.

Purpose of Application

The purpose of the Application is to “permit the construction of a proposed front yard, second storey addition over the existing garage”.

Several of the variances that are being requested have nothing to do with the construction of the second storey addition.

1. To permit a minimum garage size of 3.48 metres x 3.36 metres instead of the required minimum of 3 metres x 6 metres. The size of the garage was reduced from the original double garage to the existing garage during the previous renovation in 2014 – 2015. If this is contrary to the existing by-law how did the applicant pass the final inspection of the 2014 building permit? It does not appear that the footprint of the existing garage will be altered as a result of the second storey addition. Is it the purpose of this Application to obtain approvals for renovations that were done in 2014 – 2015 which would not be approved if they had been applied prior to their construction?
2. To permit a minimum of 26.27 m2 of Rear yard soft landscaping. How does the amount of Rear yard soft landscaping have any relevance to the “the construction of a proposed front yard, second storey addition over the existing garage”? The staff report indicates that “the owner/applicant has advised the site has maintained the same conditions for 6 years with no issues noted and plan to introduce more soft landscaping within their property”. Therefore, the same question must be asked, is it the purpose of this Application to obtain approvals for renovations that were done in 2014 – 2015 which would not be approved if they had been applied prior to their construction?
3. To permit a minimum Rear yard setback of 0.53 metres to an accessory structure as opposed to the 7.5 metres required. How does the amount of Rear yard setback to an accessory structure have any relevance to the “the construction of a proposed front yard, second storey addition over the existing garage”? Therefore, the same question must be asked, is it the purpose of this Application to obtain approvals for By-law infractions from previous renovations which would not be approved if they had been applied prior to their construction and have nothing to do with the current proposed addition?

June 10, 2020

4. To permit a minimum interior side yard setback of 0.2 metres to an accessory structure instead of the 1.2 metres required by the By-law. How does the amount of side yard setback to an accessory structure have any relevance to the “the construction of a proposed front yard, second storey addition over the existing garage”? Therefore, the same question must be asked, is it the purpose of this Application to obtain approvals for By-law infractions from previous renovations which would not be approved if they had been applied prior to their construction and have nothing to do with the current proposed addition?

Stormwater Management:

- This property appears to already have minimal soft landscaping. Soft landscaping is critical to the good management of stormwater. Due to altered and more extreme weather patterns it has been recommended by experts that soft surface landscaping be INCREASED, not decreased. The amount of soft surface landscaping to facilitate drainage of stormwater from the surface down to the underlying layers of soil and gravel is critical in avoiding flooding. The City of Vaughan’s website states

“Stormwater has several environmental impacts. Excess runoff that doesn’t get soaked into the ground can pick up pollutants such as oil, pesticides bacteria and trash before flowing into the storm drains, drainage ditches and creeks. This water is not cleaned at a treatment plant first and it doesn’t get naturally filtered by the soil before it flows into rivers and lakes that supply our drinking water. It can cause higher and faster water flow during storms, resulting in flooding and property damage. It can erode rivers and streams and contribute waste and debris downstream. And it can also impact water quality and result in the reduction and loss of aquatic life and diversity.”

What will be done to ensure that adjacent properties and streets are not adversely affected due to improper or inadequate stormwater management at 55 Hallmark Court?

- Site Plan A031/20 shows soft landscaping (i.e. grass?) in the front of 55 Hallmark Court. Contrary to the site plan, there is NO soft landscaping in the front of #55. The adjacent property to the west (#54) has soft landscaping at the front of their property but it is not shared with #55. There is NO soft landscaping between #55 and #53, the adjacent property to the east.

Accuracy of Submitted Information:

What standard of accuracy does the City of Vaughan require for the information submitted in permit application drawings?

- The soft landscaping as shown on the plan on either side of the driveway does not exist. This area is paved and used for parking.
- The staff report states that “the owner/applicant has advised [they] plan to introduce more soft landscaping within their property”. What is this plan? Where are they planning on introducing more soft landscaping? Is the City prepared to accept this broad statement or does it require specifics?
- The staff report indicates that the dwelling was built in 2014. It is not clear whether this is an error by staff or in the information provided by the owner/applicant. The dwelling was built in 1981 and renovated in 2014.

June 10, 2020

Perhaps a site visit by Building Standards is in order, prior to granting the permits, to obtain a firsthand and accurate understanding of the current situation.

Compliance with Municipal Permitting Requirements and Appropriateness of Retroactive Approval:

- The current application includes variance requests for work that was completed in a prior renovation. **What are the consequences to a property owner for undertaking construction and renovation which do not comply with the By-laws?** If the Application is granted and these abuses are approved, there appear to be none. **What messages are you sending to law abiding citizens who follow the rules and processes and respect the bylaws and standards? Do we really wish to send the message that it is permissible to ignore the requirements and then at some later date seek retroactive approval because it has been constructed?**
- The “Applicant has advised that they cannot comply with By-law for the following reason(s)
 1. Existing Garage was modified from a 2 Car-Garage to a 1 Car Garage and made smaller. Unable to comply with by-law requesting a garage with interior dimensions of 3.0m x 6.0m.
 2. Existing Landscaping does not comply with today’s by-law requirements.
 3. & 4. Existing accessory structure does not meet today’s setback requirements.”

Prior to 2014 when the current owner acquired the property

- The garage complied with the by-law
- The landscaping complied with the by-law
- There was not an accessory structure that did not meet the setback requirements

It is troubling that the reason given for not being able to comply with the by-law requirements is a direct result of the changes made by the Applicant to the property.

Parking

- The amount of parking has been reduced by replacing a 2 car garage with a 1 car garage.
- There is no space in front of the house for street parking
- The driveway has been widened to do away with soft landscape to provide additional parking even to the extent that it encroaches on the neighbouring property
- Vehicles are often parked at the end of the driveway jutting into the roadway or in the middle of the court contrary to parking by-laws

Will this addition result in more people occupying the residence and exacerbate an already problematic parking situation?

Guarantee of Quiet Enjoyment of Property:

- During this property owner’s previous renovations, there was significant disruption, noise and traffic congestion due to various trades parking on the street. This renovation was not completed in a timely manner but drawn out over an extended period of time. The impact was felt by the surrounding Hallmark Court residents and negatively affected the quiet enjoyment of their properties. Communication cables were severed during the construction, leading to disruption of cable and internet service to several

June 10, 2020

surrounding houses that lasted for more that a week. Fences were removed without permission, creating unsafe conditions that required intervention by bylaw enforcement and peace officers.

- What actions will the City of Vaughan take to ensure that the property owner conducts this proposed project in a timely manner and in a manner that respects the right of the other Hallmark Court residents to quiet enjoyment of their properties?

Residents of Hallmark Court

NAME	ADDRESS	SIGNATURE
Paul Baineiman	40 Hallmark Court	
Barb Baineiman	40 HALLMARK CT	Barb Baineiman
Samad Orang	36 Hallmark CT.	Samad Orang
NIGEL BOBET	37 HALLMARK CT	
ESTHER BOBET	37 HALLMARK CT	Esther Bobet

Letter of Approval

- PLEASE PRINT -

After reviewing the proposal for 55 Hallmark Ct., Thornhill, ON L4J 3A4

I, (we)

ATLANI

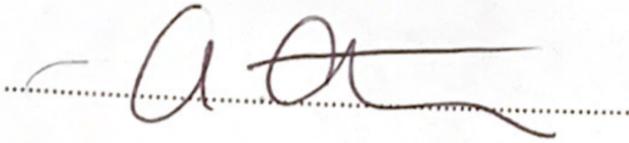
(Name(s) of owner, individuals or company)

Being the registered owner(s) of the neighbouring property, located at :

77 Spring Gate Blvd

(Address)

Approve to the variance application being presented to the City of Vaughan on June 11, 2020. Application #A031-20 - 55 Hallmark Crt., Thornhill, ON L4J 3A4.



(Signature of Owner)

9 / 06 / 20

(Day)

(Month)

(Year)

Letter of Approval

- PLEASE PRINT -

After reviewing the proposal for 55 Hallmark Ct., Thornhill, ON L4J 3A4

I, (we) Daniel Samuel Mammou
.....
(Name(s) of owner, individuals or company)

Being the registered owner(s) of the neighbouring property, located at: 87 Heatherton Way
Thornhill, L4J 3E7
.....
(Address)

Approve to the variance application being presented to the City of Vaughan on June 11, 2020. Application #A031-20 - 55 Hallmark Crt., Thornhill, ON L4J 3A4.

Daniel S Mammou
.....
(Signature of Owner)

10 / 06 / 2020
.....
(Day) (Month) (Year)

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

Providence, Lenore

Subject: FW: A031-20 - REQUEST FOR COMMENTS - 55 Hallmark Ct, Concord (Full circulation)

From: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

Sent: April-22-20 4:19 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

Subject: [External] RE: A031-20 - REQUEST FOR COMMENTS - 55 Hallmark Ct, Concord (Full circulation)

Hi Lenore,

MTO Highway Corridor Management Section has reviewed the location of the above-reference application. Please be advised that the subject **land is located outside of MTO Permit Control Area**. As a result, an MTO Permit from this office is not required.

Regards,

Dan

Dan Della Mora

Senior Project Manager

Dan.DellaMora@ontario.ca



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: Emailing: A031-20 - REQUEST FOR COMMENTS - 55 Hallmark Ct Concord (Full circulation)
Attachments: A031-20 - REQUEST FOR COMMENTS - 55 Hallmark Ct Concord (Full circulation).msg

-----Original Message-----

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

Sent: April-20-20 9:21 AM

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

MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: [External] Emailing: A031-20 - REQUEST FOR COMMENTS - 55 Hallmark Ct Concord (Full circulation)

Good morning Lenore,

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 | www.york.ca