

**File:** A140/20

**Applicant:** Lidia Cosentino

**Address:** 607 Velmar Dr Woodbridge

**Agent:** Cameron O'Neill

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		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
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 (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: **Adjournment Fee Applicable**

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, April 29, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance  
Application

Agenda Item: 5

A140/20

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, April 29, 2021 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](https://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:** Lidia Cosentino

**Agent:** Cameron O'Neill

**Property:** 607 Velmar Dr Woodbridge

**Zoning:** The subject lands are zoned R2 Residential Zone Two, and subject to the provisions of Exception No. 9(769), 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 cabana and covered porch to be located in the rear yard.

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 rear yard setback of 7.5 metres is required to the accessory building (cabana).	1. To permit a minimum rear yard setback of 0.65 metres to the accessory building (cabana).
2. A minimum interior side yard setback of 1.5 metres is required to the accessory building (cabana).	2. To permit a minimum interior side yard setback of 0.65 metres for the accessory building (cabana).
3. A maximum lot coverage of 35% is permitted.	3. To permit a maximum lot coverage of 37.89% for all covered areas. (29.2% dwelling; 4.87% covered porch; 3.80% cabana)

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](https://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 April 14, 2021

Applicant confirmed posting of signage on April 14, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1989 (Purchased 2015)

Applicant has advised that they cannot comply with By-law for the following reason(s):The rear yard setback will not accommodate the proposed location and function of the cabana.

**Adjournment Request:** Applicant was provided an opportunity to adjourn prior to the issuance of public notice in order to address changes requested by Planning staff. No changes made to proposal.

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

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The lot coverage breakdown is 29.22% for the dwelling, 4.87% for the covered porch and 3.80% for the accessory building (cabana).

The eave and gutter projection of 0.20 metres abutting the interior side lot line complies with the maximum encroachment of 0.50 metres.

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

An air conditioning unit and/or pool equipment (open) shall be setback a minimum of 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard of 7.5 metres.

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

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

Application Under Review

**Development Engineering:**  
The Development Engineering (DE) Department does not object to variance application A140/20 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.

**Parks Development - Forestry:**  
Forestry has no issue with the proposed removals.

The applicant shall install tree protection hoarding for the two front boulevard trees (1 each side of the driveway) prior to the start of any site work. Hoarding is to comply to design MLA 107B.

**Parks Development - Parks:**  
No comments or concerns.

**By-Law and Compliance, Licensing and Permit Services:**  
No comments or concerns.

Fire Department:  
No comments received to date.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence  
A140/20 – Public Correspondence (Petition from 601, 613 Velmar Drive, 87, 93 Brownlee Avenue)

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 **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	The Owner/applicant shall submit the adjournment fee prior to the rescheduling of the application.

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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application Under Review

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://www.v 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.v 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.

**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.

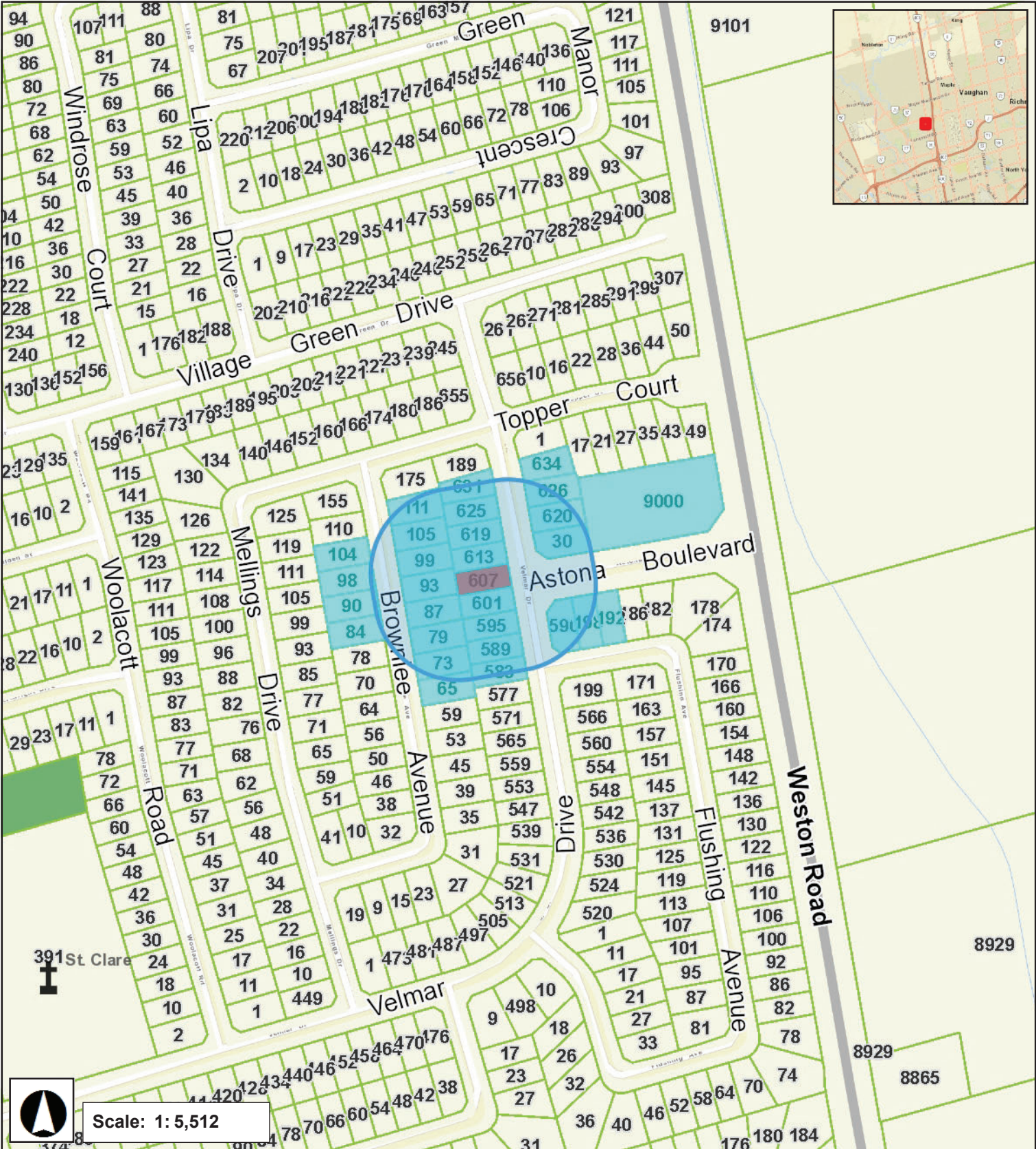
Location Map  
Plans & Sketches



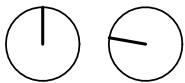
# LOCATION MAP - A140/20

607 VELMAR DRIVE, WOODBRIDGE

Rutherford Road



Langstaff Road



PROJECT NORTH TRUE NORTH

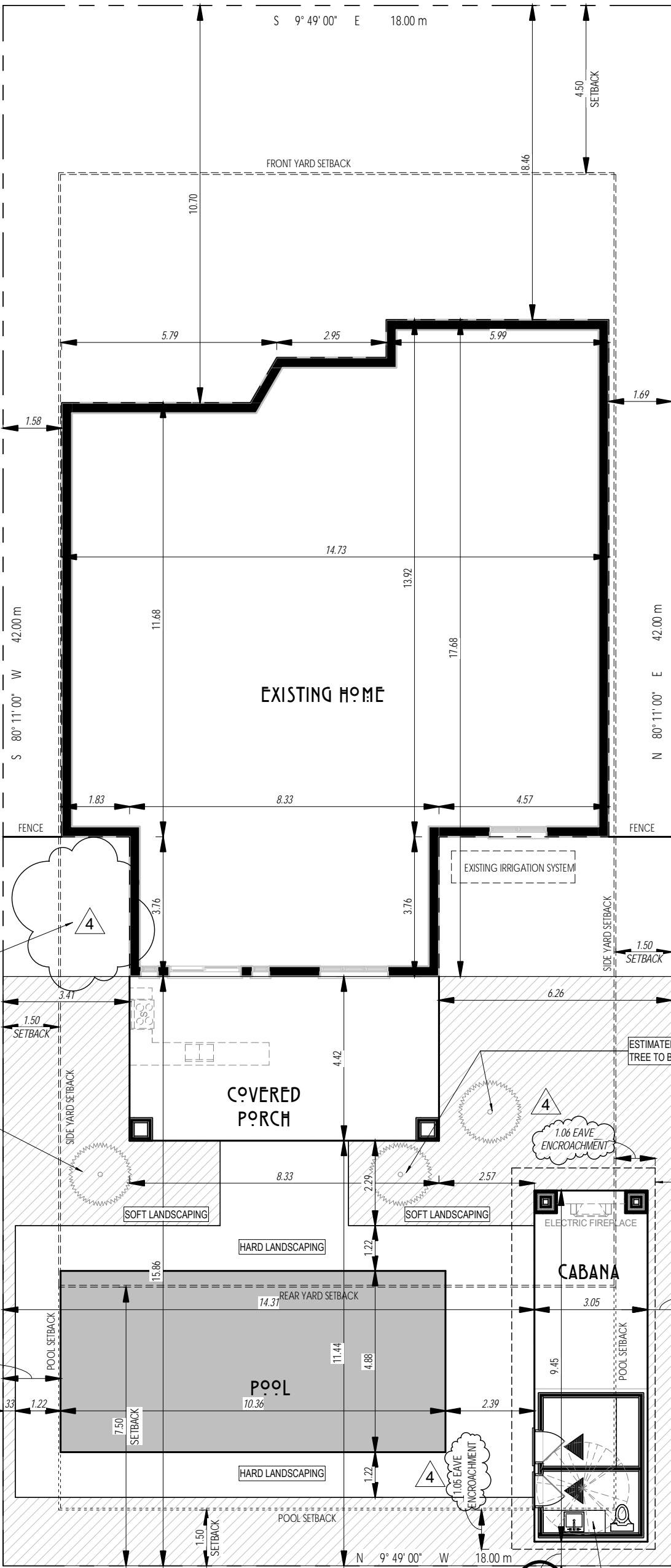
RECEIVED

By RECEIVED at 11:49 am, Jan 22, 2021

LOT COVERAGE = 37.89%  
(29.22% dwelling; 4.87% porch; 3.80 cabana)

A140/20

VELMAR DR



PROPOSED ELEMENTS  
SOFT LANDSCAPE

EXISTING TREES  
LOCATION AND SIZE  
ESTIMATION ONLY

BY LAW - 1-88

ZONING DESIGNATION - R2

PERMITTED USE REQUIRED SINGLE DETACHED PROPOSED SINGLE DETACHED

LOT AREA (min.) 450sq m 756sq m  
LOT FRONTAGE (min) 15.0m 18.0m  
FRONT YARD (min) 4.5m 10.70m  
garage (min) 6.5m 8.46m

REAR YARD (min) 7.5m 15.86m  
INT. SIDE YARD (min) 1.2m 1.5m

LOT COVERAGE (max) 35% (264.60 sqm) 37.96% (286.96 sqm)  
including dwelling, cabana & covered porch

ACCESSORY BUILDINGS & STRUCTURES

COVERAGE (max) 10% / 67sqm\*\* 28.80sq m (3.81%)  
\*\* whichever is less

HEIGHT (max) 4.5m (3.0m for nearest part of roof)

SOFT LANDSCAPED (min)

rear yard area  
285.51sq m

portion of rear yard in excess of 135 sq m  
150.51 sq m

required soft landscape area (60%)  
90.31 sq m

proposed soft landscape area  
164.68 sq m (including pool)  
114.14 sq m (excluding pool)

SITE PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
SIGNATURE  
FIRM REGISTRATION INFO:  
2LS DESIGN INC.

Drawn By  
CJO  
Checked By  
CJO  
Scale  
1 : 125  
607 VELMAR

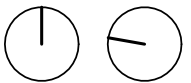
PRIVATE RESIDENCE - CABANA  
607 VELMAR DR., VAUGHAN, ONTARIO  
(REV 4 - 2021-01-21)  
T 647.456.2828 // www.2LSdesign.ca // cameron@2LSdesign.ca



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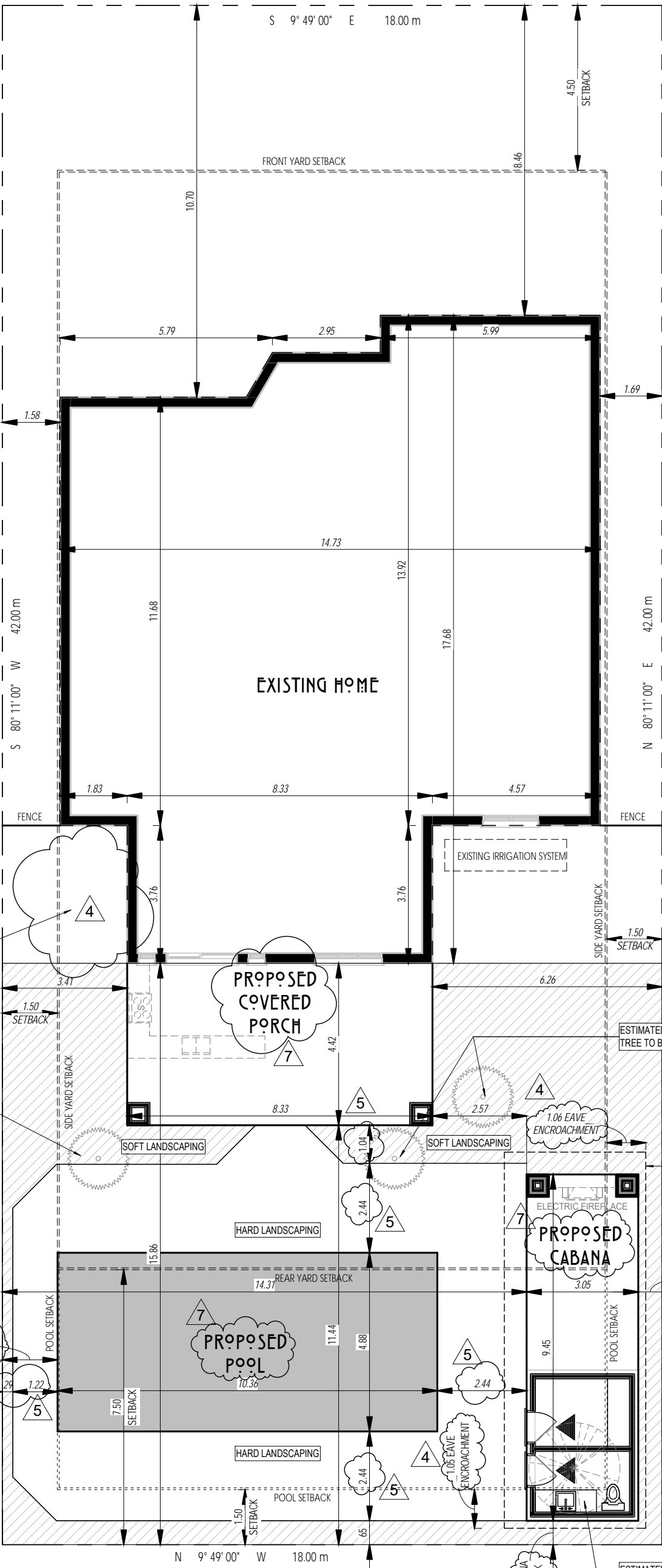
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PROJECT NORTH TRUE NORTH

VELMAR DR



- PROPOSED ELEMENTS
- SOFT LANDSCAPE

\*\*EXISTING TREES  
LOCATION AND SIZE  
ESTIMATION ONLY

BY LAW - 1-88

ZONING DESIGNATION - R2

PERMITTED USE REQUIRED SINGLE DETACHED PROPOSED SINGLE DETACHED

LOT AREA (min.) 450sq m 756sq m  
LOT FRONTAGE (min) 15.0m 18.0m  
FRONT YARD (min) 4.5m 10.70m  
garage (min) 6.5m 8.46m

REAR YARD (min) 7.5m 15.86m  
INT. SIDE YARD (min) 1.2m 1.5m

LOT COVERAGE (max) 35% (264.60 sqm) 37.89% (286.49 sqm)  
including dwelling, cabana & covered porch

dwelling area 220.87 sqm  
covered porch area 36.82 sqm  
cabana area 28.80 sqm

ACCESSORY BUILDINGS & STRUCTURES

COVERAGE (max) 10% / 67sqm\*\* 28.80sq m (3.81%)  
\*\* whichever is less

HEIGHT (max) 4.5m (3.0m for nearest part of roof)

SOFT LANDSCAPED (min)

rear yard area 285.51sq m

portion of rear yard in excess of 135 sq m 150.51 sq m

required soft landscape area (60%) 90.31 sq m

proposed soft landscape area 132.77 sq m (including pool)  
82.23 sq m (excluding pool)

SITE PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
CAMERON O'NEILL  
NAME 117562  
BCIN NUMBER  
SIGNATURE  
FIRM REGISTRATION INFO:  
2LS DESIGN INC. 116815

Drawn By CJO  
Checked By CJO  
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(REV 7 - 2021-04-12)

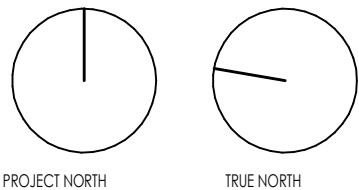
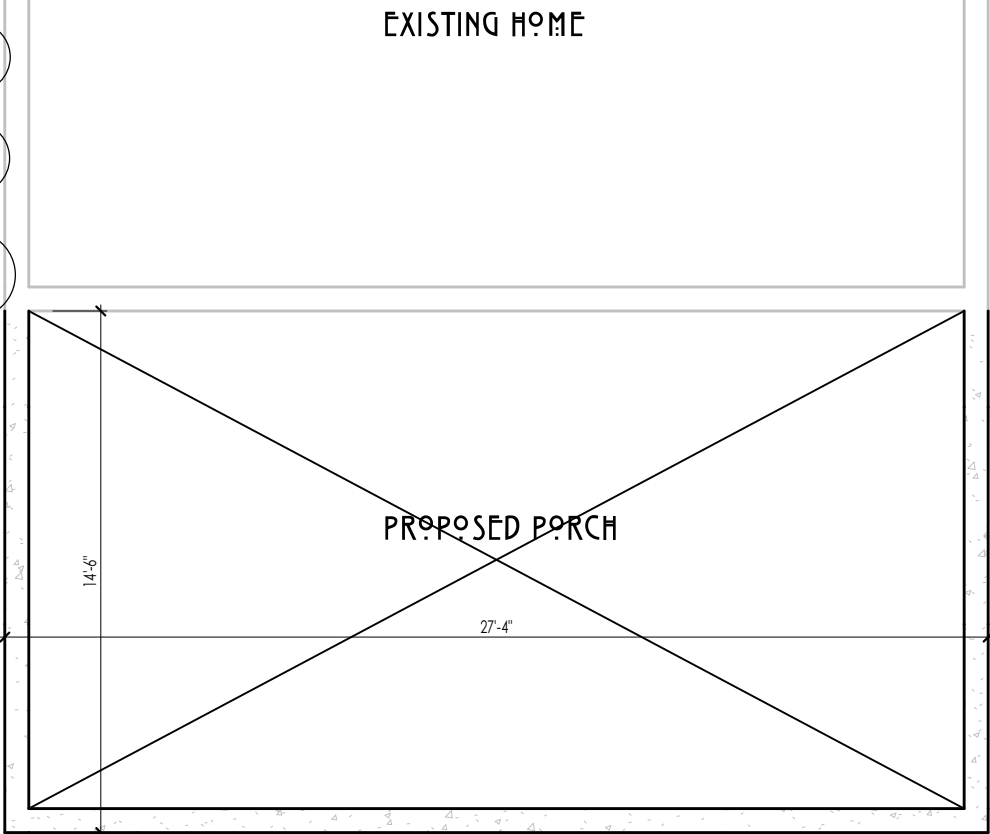
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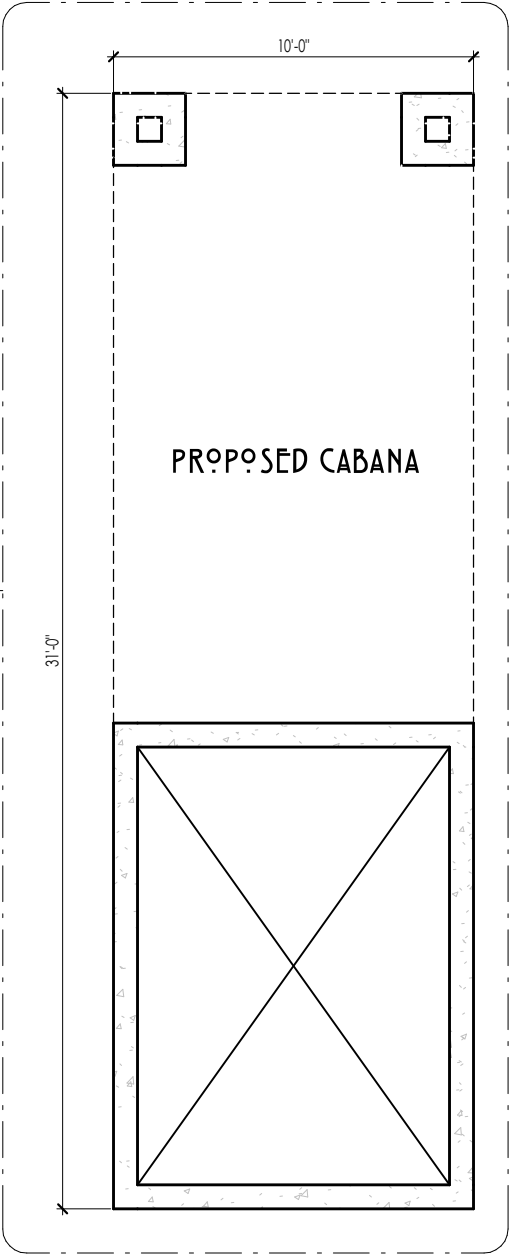
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BASEMENT PLAN

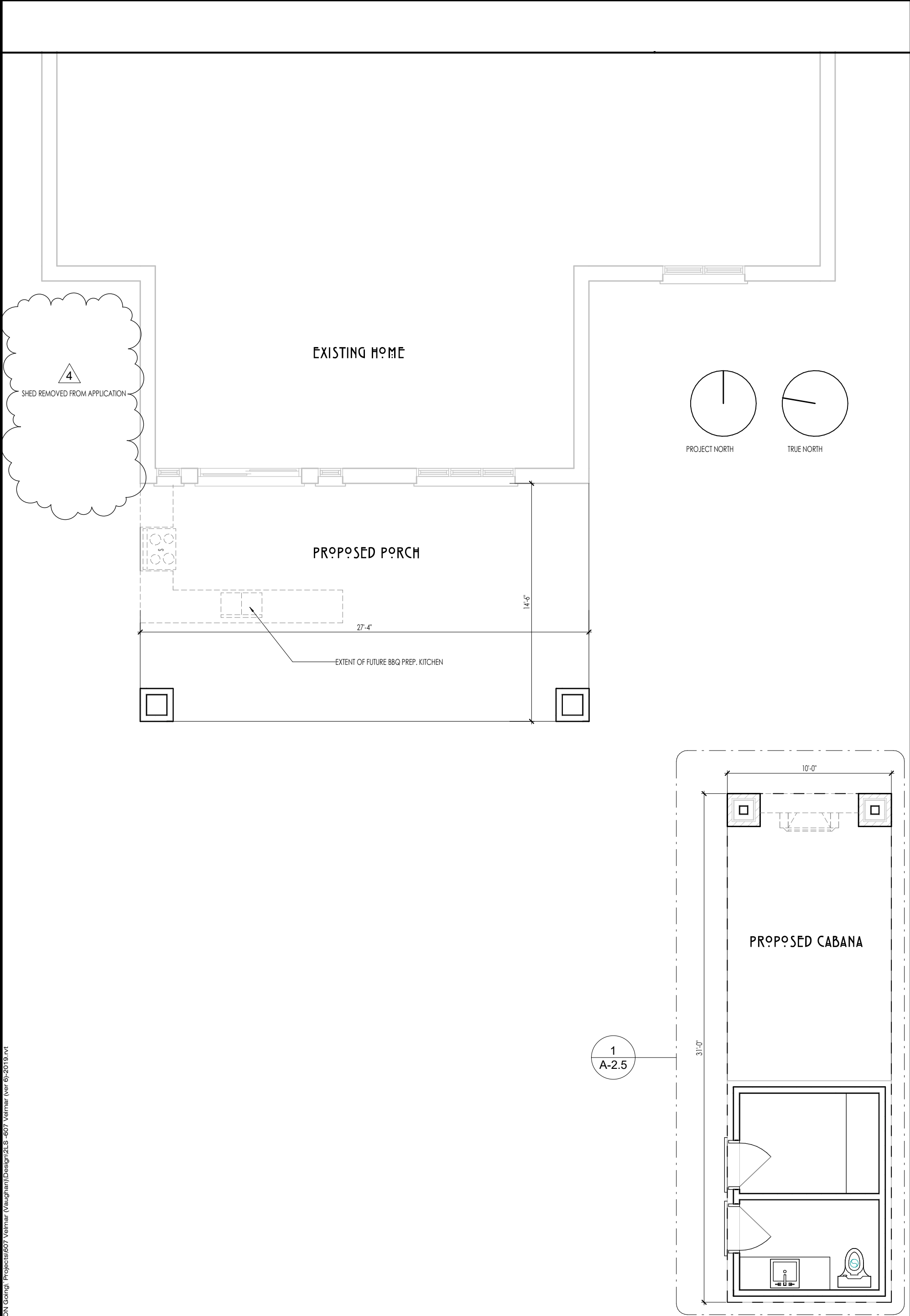
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NAME	BCIN NUMBER
SIGNATURE	
FIRM REGISTRATION INFO:	
2LS DESIGN INC.	116815

Drawn By	Checked By
CJO	CJO
Scale	
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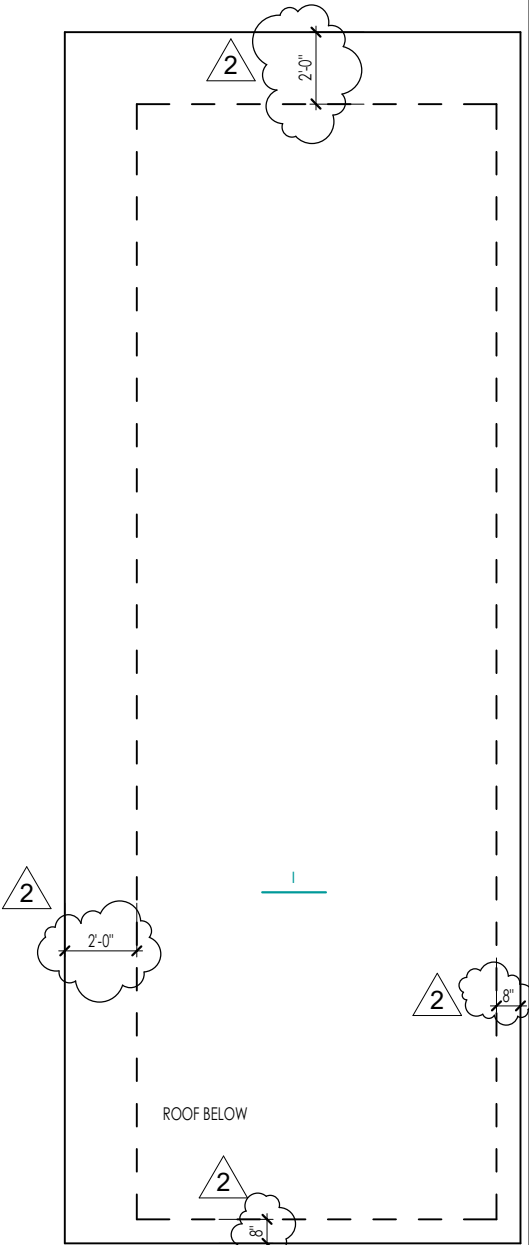
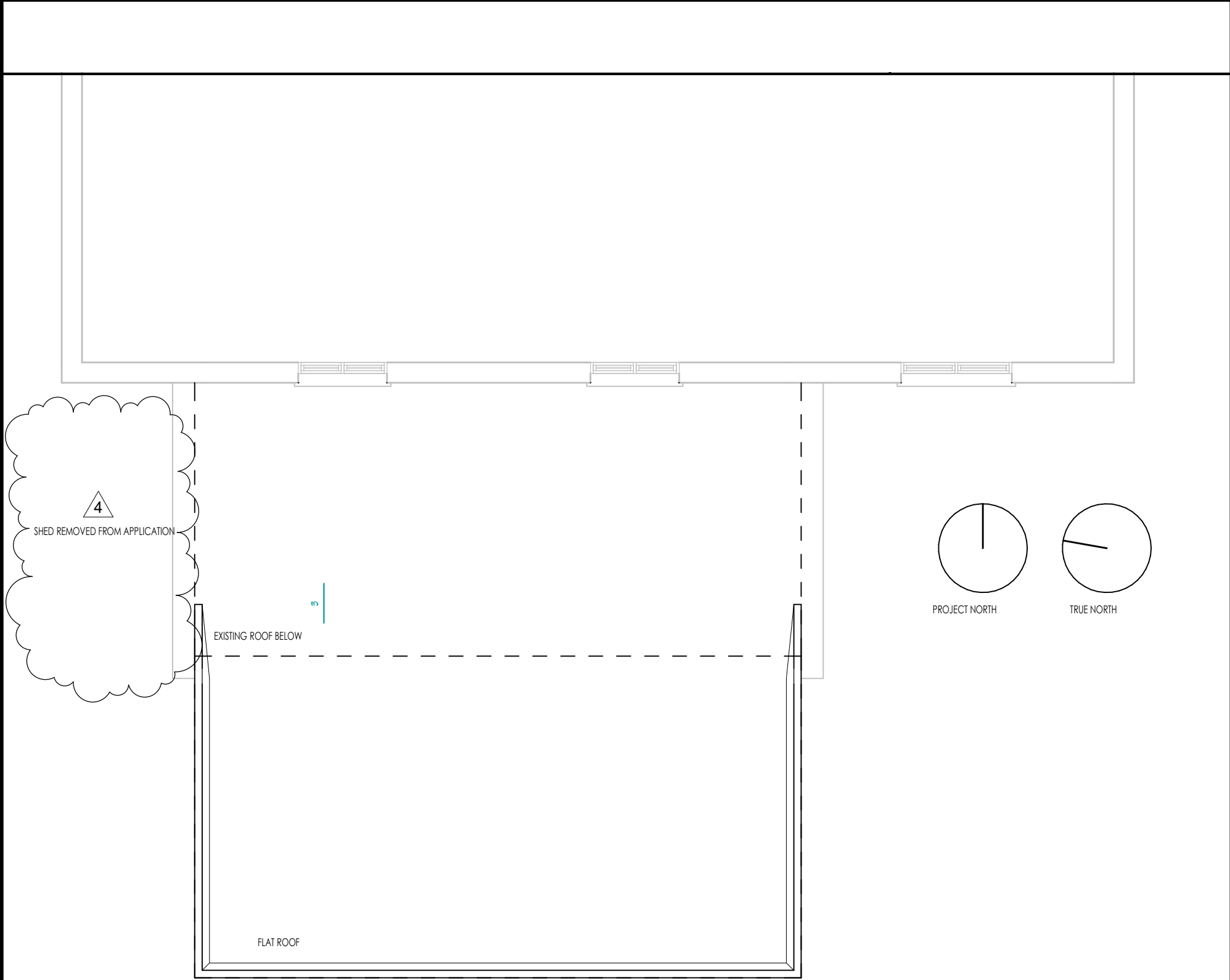


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SECOND FLOOR PLAN

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CAMERON ONEILL	117562
NAME	BCIN NUMBER
SIGNATURE	
FIRM REGISTRATION INFO:	
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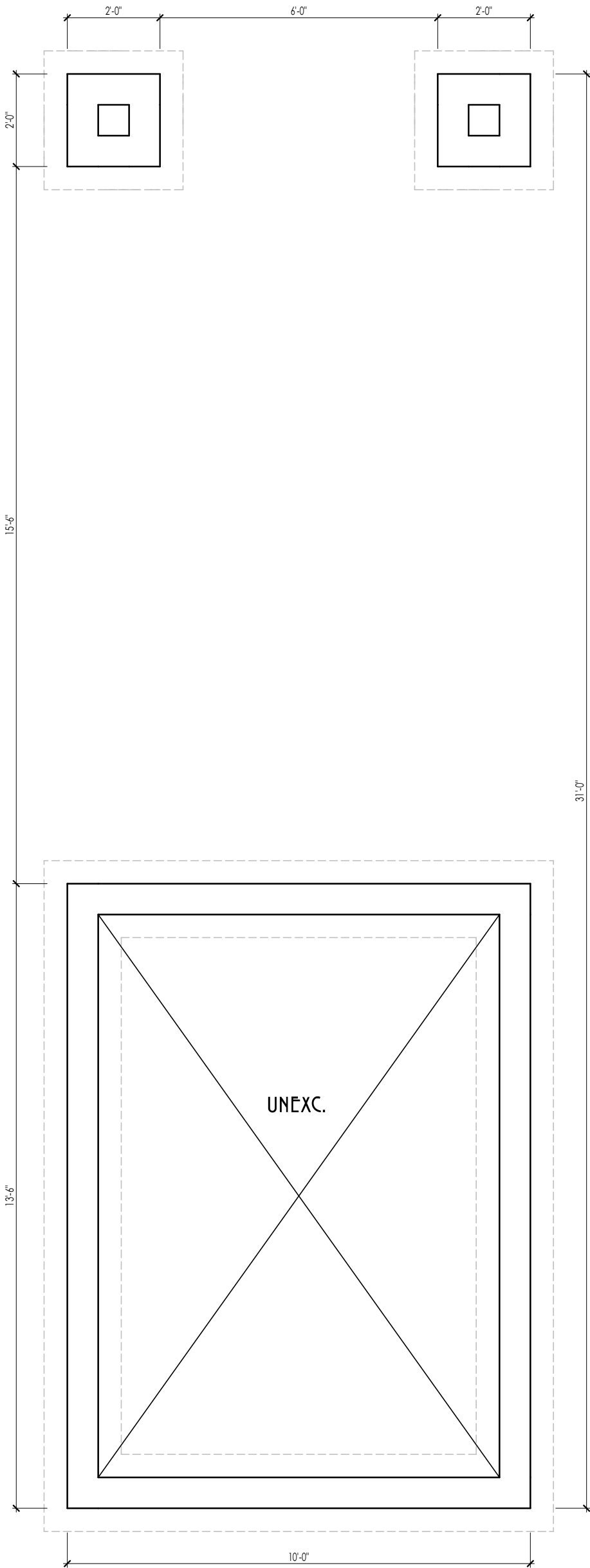
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CABANA - FOUNDATION PLAN

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NAME	BCIN NUMBER
SIGNATURE	
FIRM REGISTRATION INFO:	
2LS DESIGN INC.	116815

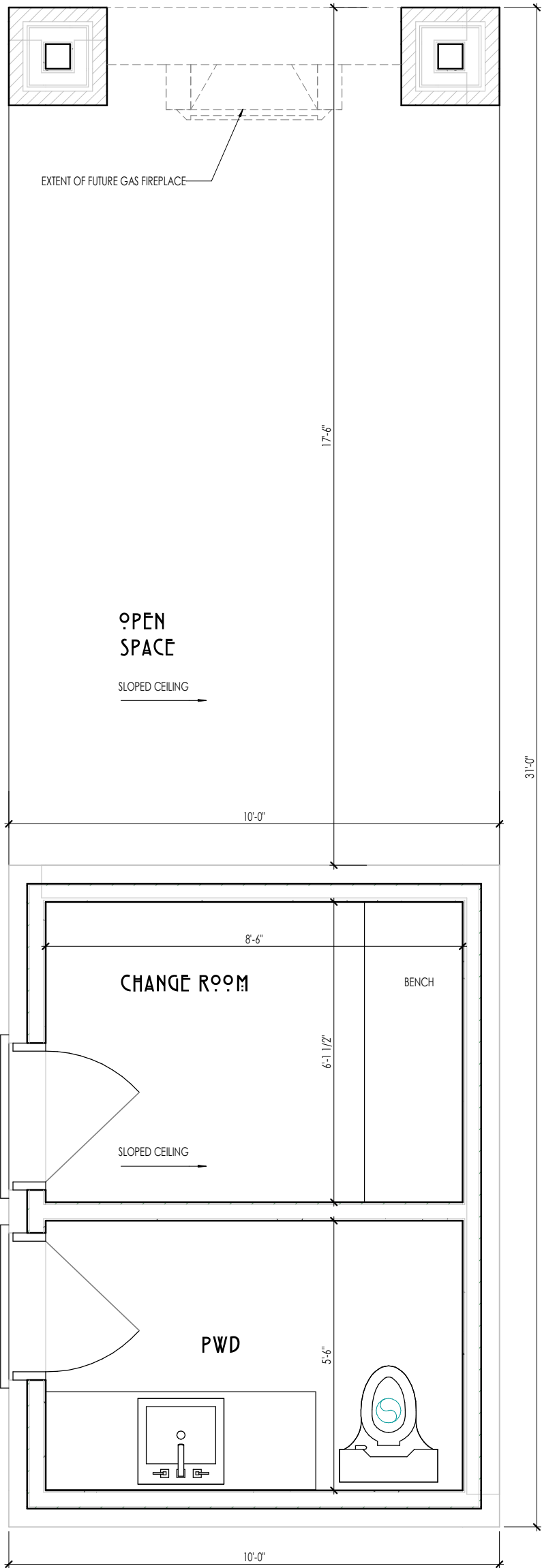
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PRIVATE RESIDENCE - CABANA	
607 VELMAR DR., VAUGHAN, ONTARIO	
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CABANA - GROUND FLOOR PLAN

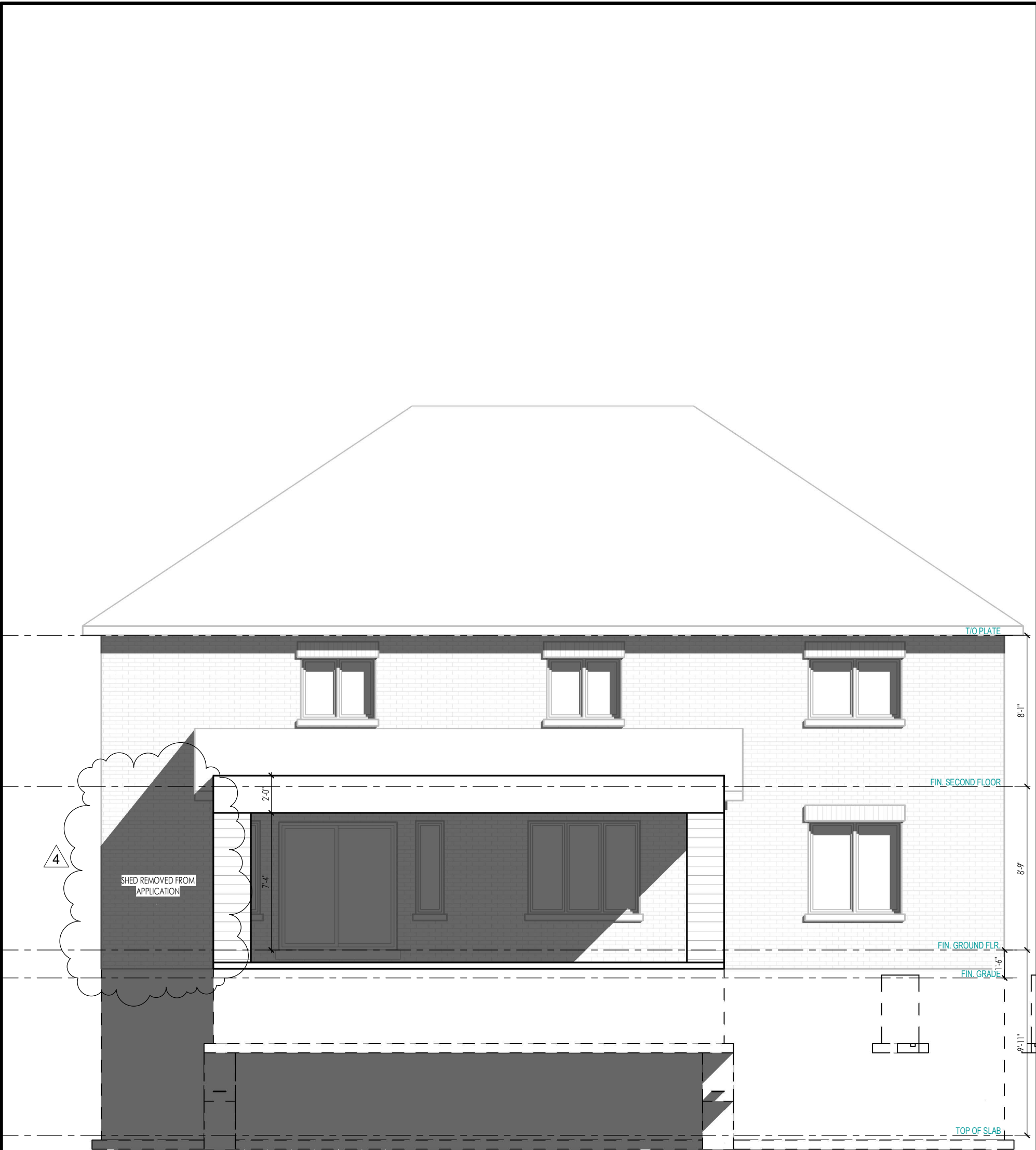
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NAME	BCIN NUMBER
SIGNATURE	
FIRM REGISTRATION INFO:	
2LS DESIGN INC.	
116815	

Drawn By	Checked By
CJO	CJO
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PRIVATE RESIDENCE - CABANA	
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(REV 5 - 2021-01-25)	
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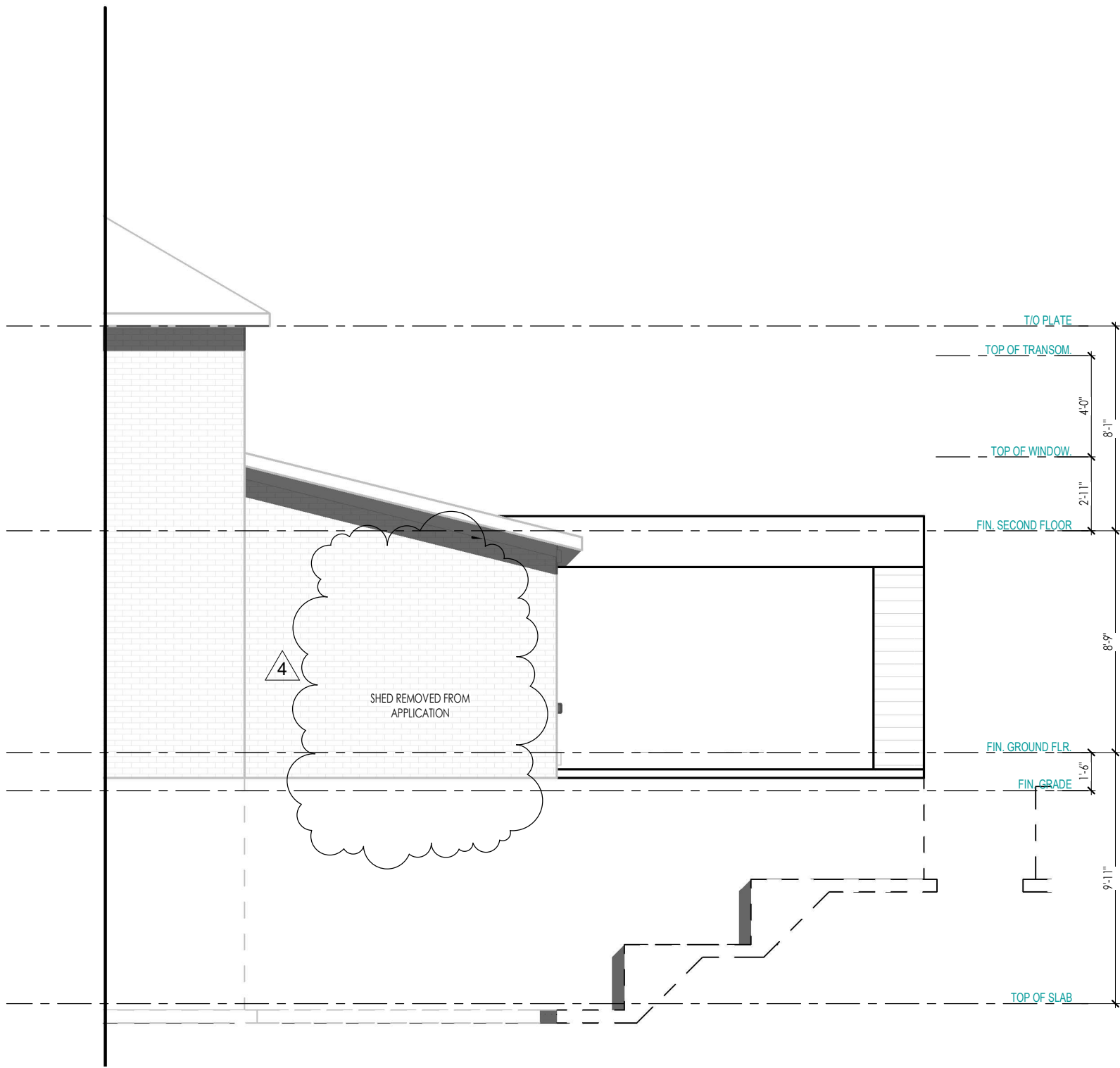


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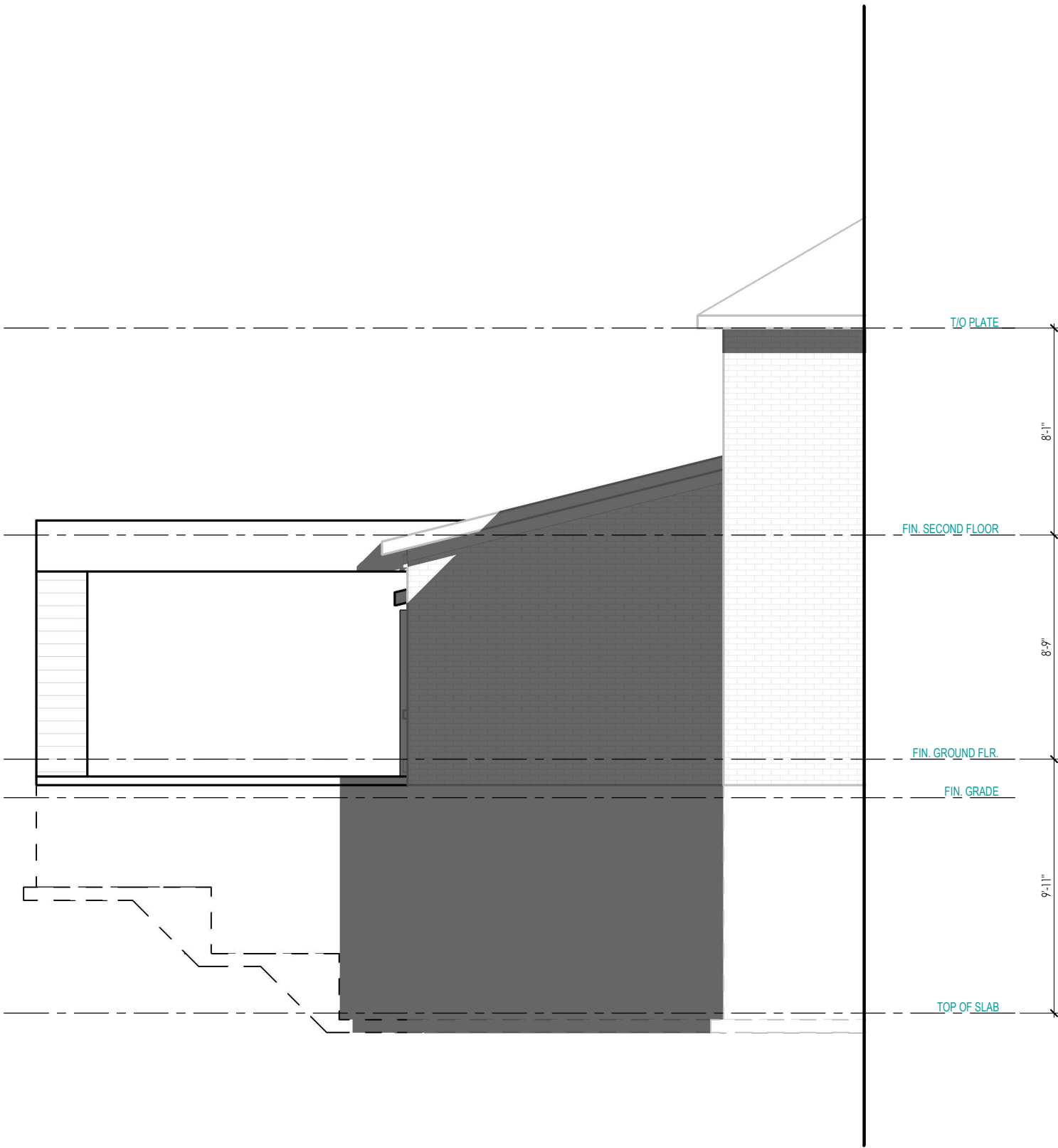


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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION CAMERON ONEILL NAME 117562 BCIN NUMBER SIGNATURE FIRM REGISTRATION INFO: 2LS DESIGN INC. 116815		Drawn By CJO	Checked By CJO	<b>PRIVATE RESIDENCE - CABANA</b> 607 VELMAR DR., VAUGHAN, ONTARIO (REV 5 - 2021-01-25) T 647.456.2828 // www.2LSdesign.ca // cameron@2LSdesign.ca		Page Number
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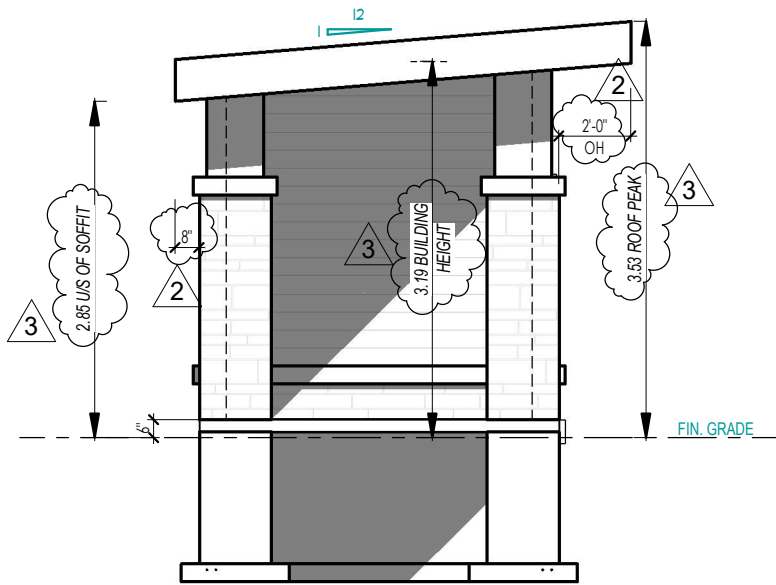


PORCH - LEFT SIDE ELEVATION

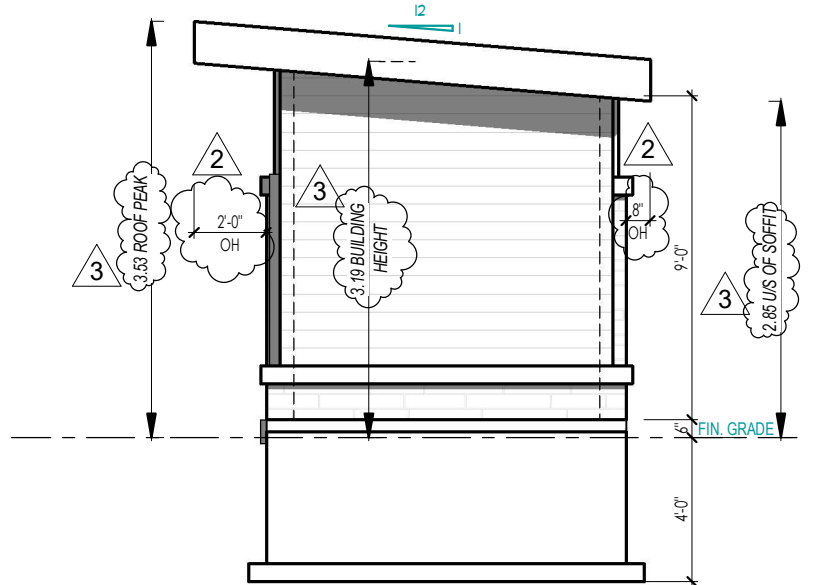


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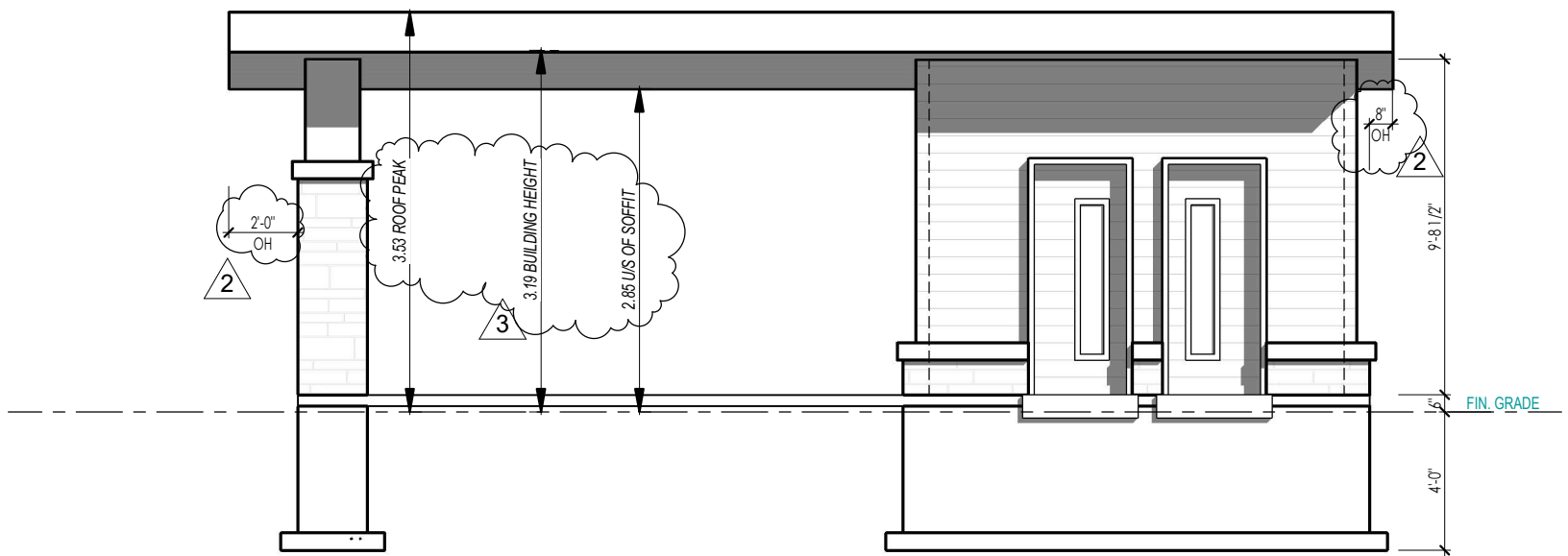
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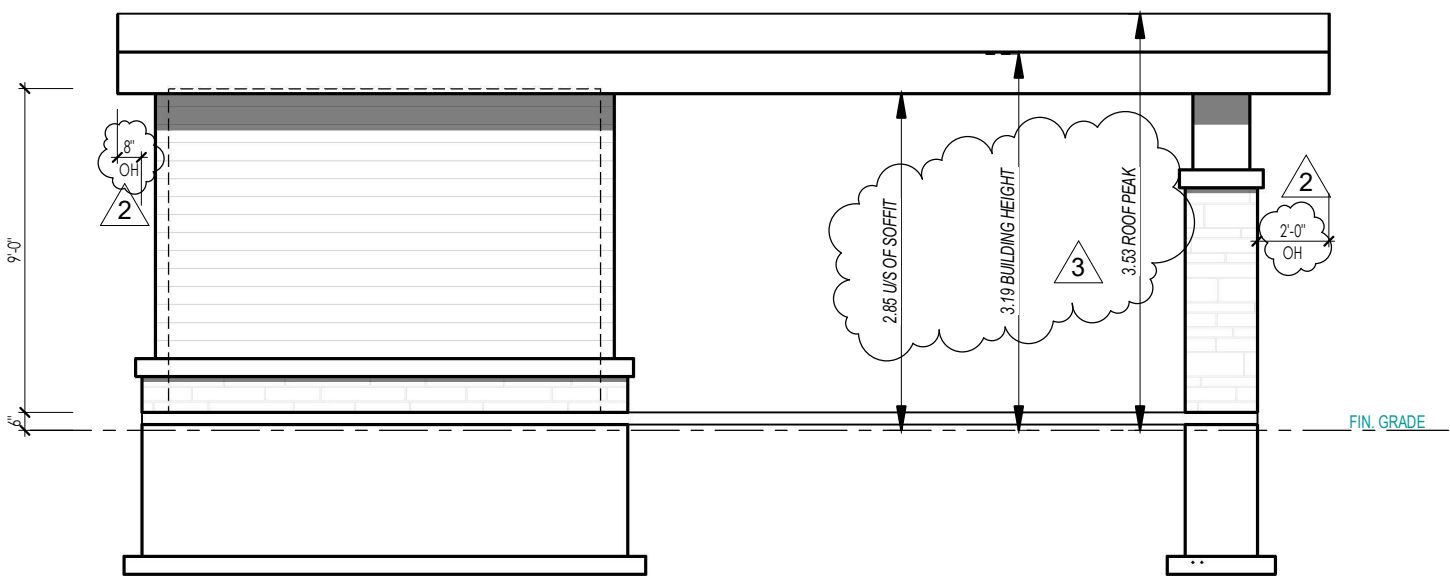
CABANA - FRONT ELEV.



CABANA - REAR ELEV.



CABANA - LEFT SIDE ELEV.



CABANA - RIGHT SIDE ELEV.

CABANA ELEVATIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
CAMERON ONEILL  
NAME  
117562  
BCIN NUMBER  
SIGNATURE  
FIRM REGISTRATION INFO:  
2LS DESIGN INC.  
116815

Drawn By  
CJO  
Checked By  
CJO  
Scale  
3/16" = 1'-0"  
607 Velmar.rvt

PRIVATE RESIDENCE - CABANA  
607 VELMAR DR., VAUGHAN, ONTARIO  
(REV 5 - 2021-01-25)



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A-3.3

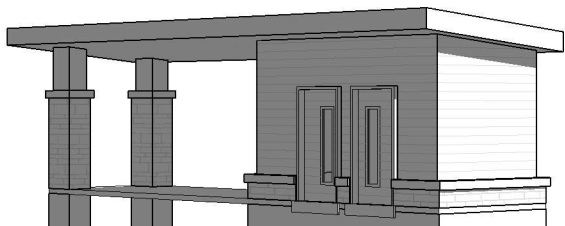
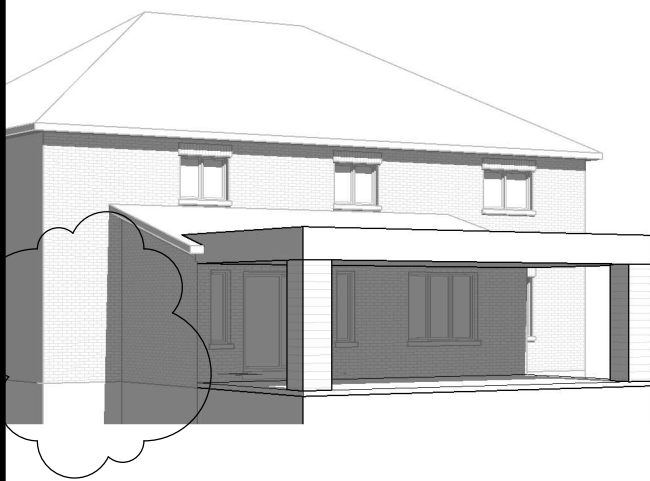
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A-2.4	CABANA - FOUNDATION PLAN
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A-3.0	PORCH - REAR ELEVATION
A-3.1	PORCH - LEFT SIDE ELEVATION
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By RECEIVED at 11:50 am, Feb 02, 2021

REVISED FEB. 2, 2021

4



# PRIVATE RESIDENCE

## SECTION 1.0 GENERAL NOTES

- 1.1. WINDOWS**
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.
- 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1.)
- 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2
- 4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 1.2. CEILING HEIGHTS**
- THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	6'-7" (9.5.3.3.)

- 1.3. MECHANICAL / PLUMBING**
- 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.
- 2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.
- 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
- 4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 3.1.1.12. OF THE O.B.C.
- 1.4. LUMBER**
- 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
- 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
- 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.
- 1.5. STEEL** (9.23.4.3.)
- 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 1.6. FLAT ARCHES**
- 1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.
- 2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
- 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
- 1.7. ROOF OVERHANGS**
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305). UNLESS NOTED OTHERWISE.
- 1.8. FLASHING** (9.20.13, 9.26.4, & 9.27.3.)
- 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 1.9. GRADING**
- 1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.
- 1.10. ULC SPECIFIED ASSEMBLIES**
- ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY', SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT 'SPECIFIED ULC LISTING'. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY 'ULC LISTED ASSEMBLY' IDENTIFIED IN THESE DRAWINGS.

## SECTION 2.0. WALL STUDS

REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.

- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVISED AND APPROVED BY ENGINEER

MIN. STUD SIZE, in (mm)	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)			
	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. STUD SPACING, in (mm) O.C.			
	MAX. UNSUPPORTED HGT., ft-in (m)			
2"x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
	-	24" (610)	16" (406)	12" (305)
	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

## SECTION 3.0. LEGEND

**3.1. WOOD LINTELS AND BUILT-UP WOOD**  
(DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16)  
FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2/2"x8" (2/38x184)	L3 2/2"x10" (2/38x235)	L5 2/2"x12" (2/38x286)
B1 3/2"x8" (3/38x184)	B3 3/2"x10" (3/38x235)	B5 3/2"x12" (3/38x286)
B2 4/2"x8" (4/38x184)	B4 4/2"x10" (4/38x235)	B6 4/2"x12" (4/38x286)
B7 5/2"x8" (5/38x184)	B8 5/2"x10" (5/38x235)	B9 5/2"x12" (5/38x286)

ENGINEERED LUMBER SCHEDULE		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 4-1 3/4"x14"

**3.2. STEEL LINTELS SUPPORTING MASONRY VENEER**  
(DIVISION B PART 9. TABLE 9.20.5.2.B.)  
FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)

	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)
L10	4 7/9" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

3.3. ACRONYMS			
AFF	ABOVE FINISHED FLOOR	JST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTB/A	OPEN TO BELOW/ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
C/W	COMPLETE WITH	PT	PRESSURE TREATED
DJ/TJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RT	ROOF TRUSS
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
EST	ESTIMATED	SBFA	SB FROM ABOVE
FA	FLAT ARCH	SJ	SINGLE JOIST
FD	FLOOR DRAIN	SPR	SPRUCE
FG	FIXED GLASS	STL	STEEL
FL	FLUSH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	U/S	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

## 3.4. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.

CLASS 'B' VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD

EXPOSED BUILDING FACE -O.B.C. 9.10.14, OR 9.10.15. REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL REFER TO HEX NOTE 40.

2 HR. FIREWALL REFER TO HEX NOTE 40A.

**SA SMOKE ALARM** (9.10.19.)  
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE "NATIONAL FIRE ALARM AND SIGNALING CODE 72".

**CMD CARBON MONOXIDE ALARM** (9.33.4.)  
\*\* CHECK LOCAL BY-LAWS FOR REQUIREMENTS \*\* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

**SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)**

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37. (9.17.4, 9.23.10.7.)

## 3.5. DOOR SCHEDULE

CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, & 9.10.13.10

1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE.
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR	1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

7.		
6.		
5. UPDATED PER CLIENT COMMENTS	2021-01-25	CJO
4. UPDATED PER CLIENT COMMENTS	2021-01-21	CJO
3. UPDATED AS PER MUNICIPAL COMMENTS	2020-12-14	CJO
2. UPDATED AS PER MUNICIPAL COMMENTS	2020-12-09	CJO
1. ISSUED FOR C OF A REVIEW	2020-10-13	CJO
REVISIONS	DATE (YYYYMMDD)	BY

## TITLE SHEET

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION CAMERON ONEILL 117562 BCIN NUMBER SIGNATURE FIRM REGISTRATION INFO: 2LS DESIGN INC.	Drawn By CJO Checked By CJO Scale 607 Velmar.rvt
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PRIVATE RESIDENCE - CABANA 607 VELMAR DR., VAUGHAN, ONTARIO (REV 5 - 2021-01-25) T 647.456.2828 // www.2LSdesign.ca // cameron@2LSdesign.ca
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Page Number A-0.0
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**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.


**A140/20 – Public Correspondence (Petition from 601, 613 Velmar Drive, 87, 93 Brownlee Avenue)**


## Concerning Backyard Project for 607 Velmar Drive


This letter is in agreement for 607 Velmar Drive to proceed with all the projected structures and pool to proceed with no concerning arguments regarding where the structures are located in the drawings issued and presented to the **City of Vaughan**.

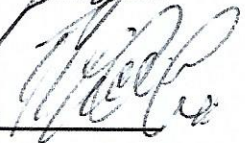
I have seen the layout drawings and will give the owners of this property permission to proceed by signing this letter which is to be presented to the **City of Vaughan Committee of Adjustments**. This hopefully will ensure the City to have our full cooperation for this project to proceed without any future disagreements.

By signing this I give the owner's of 607 Velmar Drive consent to proceed:

PAUL SANTY 601 Velmar DR WOODBRIDGE 

BINEET AGGARWAL 613 Velmar Dr, Woodbridge 

Nadale Manzella 87 Braunkoe Woodside 

Rob Lombardo 93 Braunkoe Ave 

**RECEIVED**

By RECEIVED at 11:17 am, Apr 22, 2021

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, 03-9), 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**

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**Subject:** FW: A140/20 - REQUEST FOR COMMENTS

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Sent:** March-03-21 5:42 PM

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

**Subject:** [External] RE: A140/20 - REQUEST FOR COMMENTS

Hello Pravina,

**607 Velmar Dr Woodbridge ON** is not within MTO permit control area, and MTO has no concern.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

## Attwala, Pravina

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**Subject:** FW: A140/20 - REQUEST FOR COMMENTS

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**From:** Development Services <developmentservices@york.ca>

**Sent:** March-29-21 3:00 PM

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

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A140/20 - REQUEST FOR COMMENTS

Good afternoon Pravina,

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

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Community Planning and Development Services | The Regional Municipality of York | 1-877  
464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)