

File: A059/21

Applicant: Denniskanna & Dayan Denniskanna
Mahalingham

Address: 171 Ridgefield Cr Maple

Agent: Bhashkar Joshi

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 <input checked="" type="checkbox"/> Negative Comment | Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|---|--|---|
| Committee of Adjustment | <input checked="" type="checkbox"/> | |
| Building Standards | <input checked="" type="checkbox"/> | |
| Building Inspection | | |
| Development Planning | <input checked="" type="checkbox"/> | |
| Development Engineering | <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 | <input checked="" type="checkbox"/> | |
| TRCA | <input checked="" type="checkbox"/> | |
| Metrolinx | <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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday , September 30, 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: 6

A059/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , September 30, 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

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: Denniskanna & Dayan Denniskanna Mahalingham

Agent: Bhashkar Joshi

Property: 171 Ridgefield Cr Maple

Zoning: The subject lands are zoned R3 and subject to the provisions of Exception 9(495) 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 a side door entrance on the south side of the property. The proposed side door is required to provide access to a second dwelling unit in the basement.

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

| By-law Requirement | Proposal |
|--|--|
| A minimum interior side yard setback of 1.8 metres to the side door is required. | To permit a minimum interior side yard setback of 1.2 metres to the side door. |

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

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:

Public notice was mailed on September 15, 2021

Applicant has confirmed posting of signage on September 16, 2021

| Property Information | |
|----------------------|------------------|
| Existing Structures | Year Constructed |
| Dwelling | 2007 |

Applicant has advised that they cannot comply with By-law for the following reason(s):
We have 1.2m clear pathway on left side but City of Vaughan require 1.8m. We require 3 parkings with the measurement of 2.7m x 6m whereas we have 2.7m x 5.9m.

Adjournment Request: N/A...

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: Order No. 20-000062, Order to Comply for Creating basement suite and a side door installation has been undertaken prior to obtaining the building permit., Issue Date: Aug 25, 2020

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

Window wells over 1.0m in height shall be set back equal distance to its height.

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

Building Inspections (Septic):
No comments received to date.

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

The Owner is requesting permission to maintain a side door of a single detached dwelling with a reduced interior side yard setback of 1.2 m, whereas 1.8 m is required. The side door provides access to a secondary unit and has been reviewed for compliance with Section 4.1.8 (secondary suite provisions) of Zoning By-law 1-88.

Development Planning staff is satisfied that the proposed variance provides adequate distance between the side door and the side lot line to facilitate safe access to the secondary suite. The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Development Engineering:
The applicant has confirmed that the storage house with reduced setback in the rear yard will be removed and there are no steps needed for the proposed entrance. Hence, The Development Engineering (DE) Department does not object to variance application A059/21.

Parks Development - Forestry:
Forestry has no comments at this time.

Please note that Forestry comments do not supersede the requirements of other commenting departments/agencies, including Development Planning with respect to the requirement of an Arborist Report and other tree protection requirements. Arborist Reports and other tree protection requirements may be required by other commenting departments to facilitate the review process of your application for the purpose of finalizing recommendations to the Committee of Adjustment.

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

Development Finance:
No comment no concerns

Fire Department:
No comment no concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Public Correspondence (175 Ridgefield Crescent)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Metrolinx – Comments, no concerns

TRCA – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee **adjourn** this application the following condition(s) is required: None

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.

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](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

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

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

Schedule A: Plans & Sketches

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

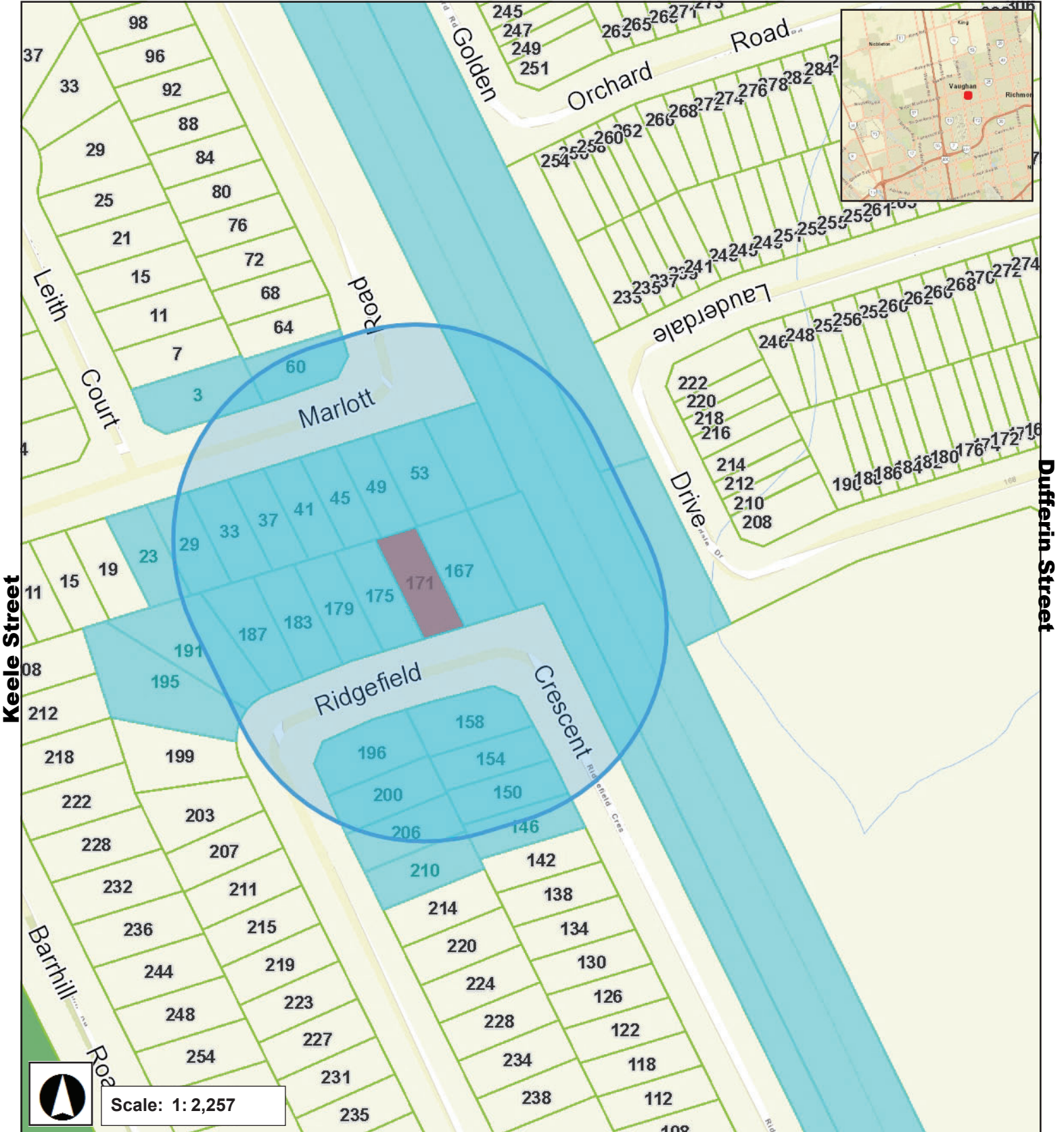
Location Map
Plans & Sketches



LOCATION MAP - A059/21

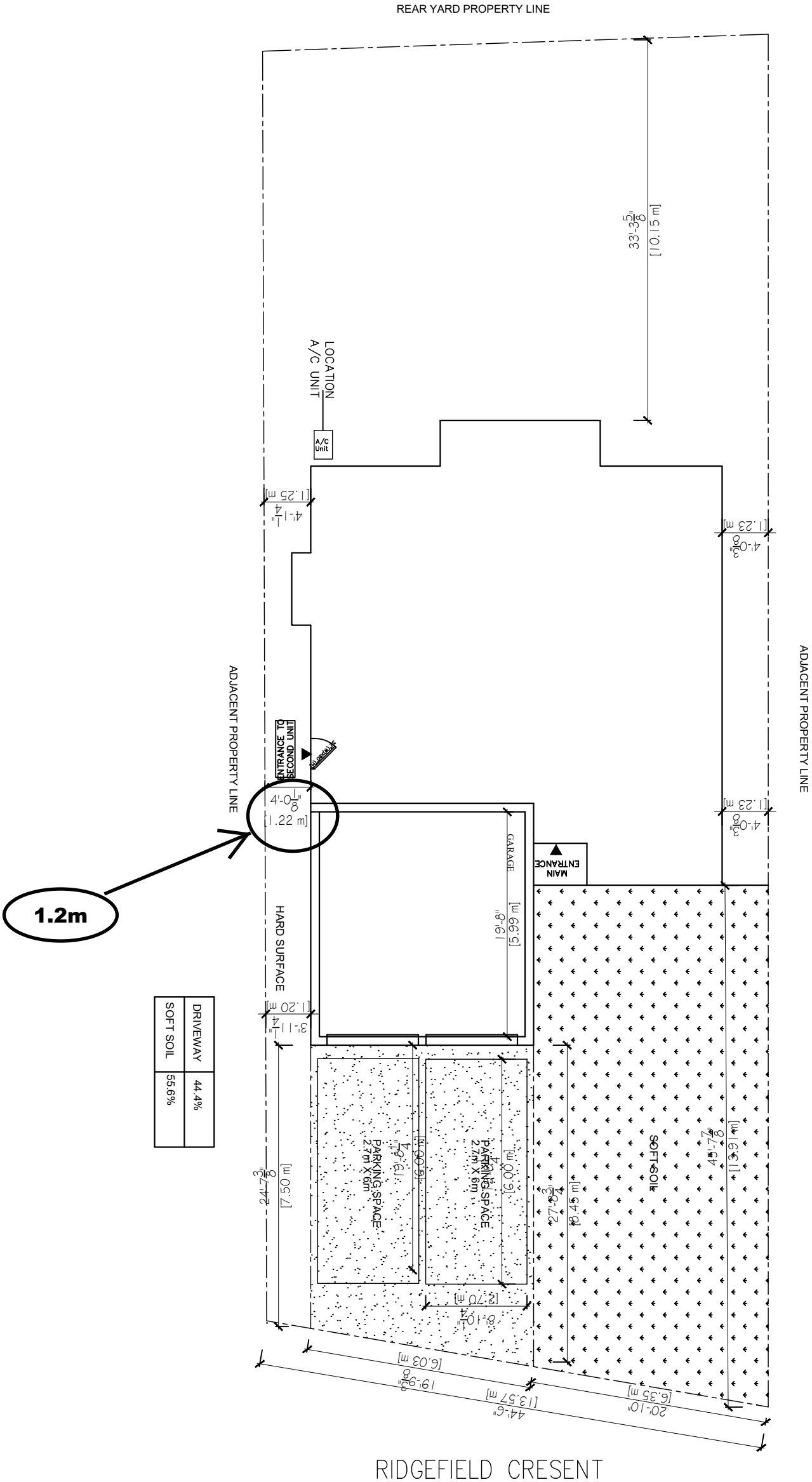
171 RIDGEFIELD ROAD, MAPLE

Major Mackenzie Drive



RECEIVED

By RECEIVED at 1:11 pm, Aug 09, 2021



GENERAL NOTES:
-ALL EXISTING SITE CONDITIONS & ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
-THE DESIGNER/ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSION OF CANADA BUILDING CODE.
-ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
-IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.
-THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

| | | |
|----|------|-----------|
| No | Date | Revisions |
| | | |
| | | |
| | | |

05 MAR 2021



ADDRESS:-
171 RIDGEFIELD CRES
MAPLE, ON, L6A1J7
PLAN LOT 2

| | |
|----------------|-------------------|
| DRAWN BY: MH | DATE: |
| CHECKED BY: BJ | SCALE: 3/32" = 1' |

DRAWING TITLE & NO.:

SITE PLAN A-1

OUT OF THE BOX
ENGINEERING INC.
7 ARCHWAY TRAIL
BRAMPTON, ON.
L6P 4E3
bhaskar@outoftheboxeng.com
416-835-6620

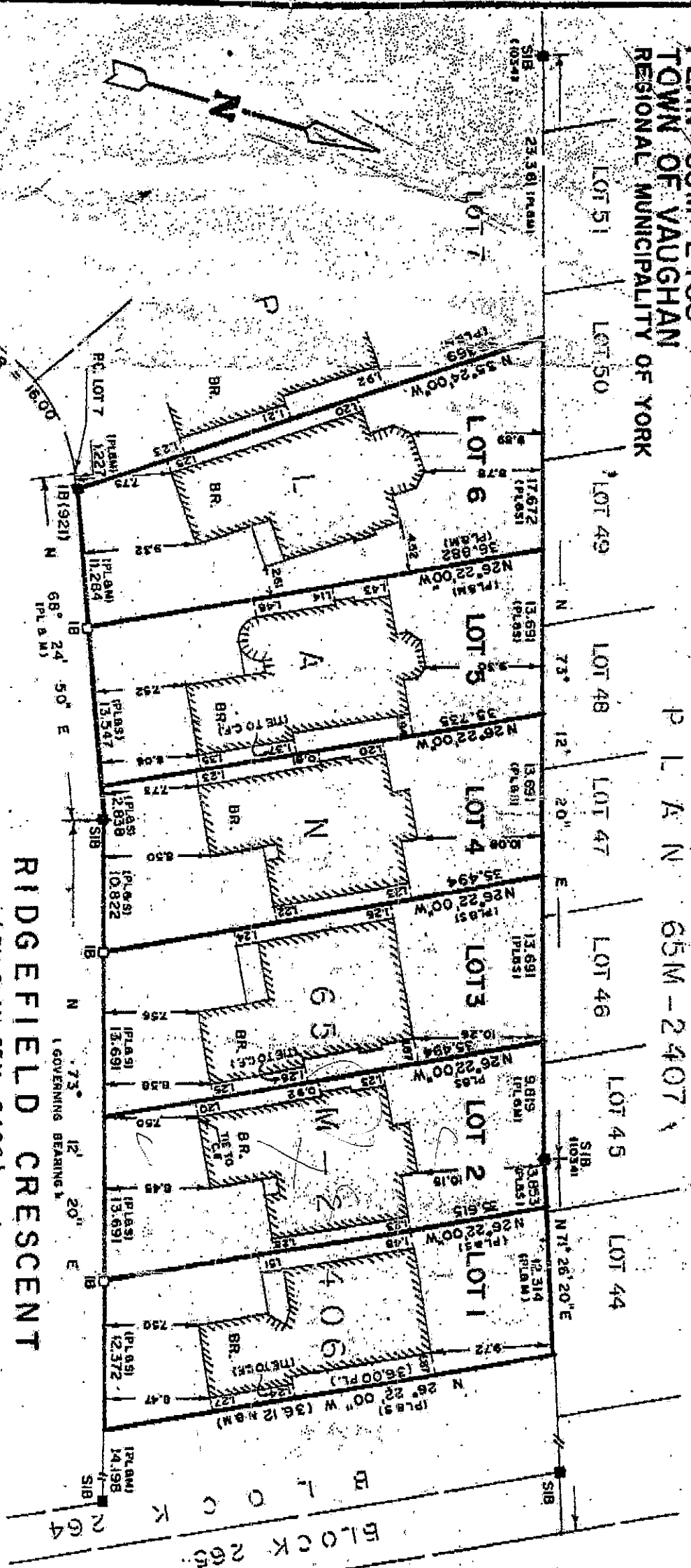
**BUILDING LOCATION SURVEY OF
LOTS 1 TO 6 INCLUSIVE
PLAN 65M-2406
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:400



METRIC
MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND
MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**RIDGEFIELD CRESCENT
(BY PLAN 65M-2406)**



ALL FOUND MONUMENTS ARE BY J.D. BARNES LTD. O.L.S.
UNLESS OTHERWISE SHOWN

**P. SALINA COMPANY LTD.
ONTARIO LAND SURVEYOR**

10025 YONGE STREET
RICHMOND HILL, ONT. L4C 3A2
PHONE: 884-3982, TOLL: 86-29

LEGEND

- (1921) DENOTES A SALINA CALTD. O.L.S.
- (1) DENOTES SURVEY MONUMENT SET
- (2) DENOTES SURVEY MONUMENT FOUND
- (3) DENOTES STANDARD IRON PIN
- (4) DENOTES IRON BAR
- (5) DENOTES STONEY BRICK DWELLING
- (6) DENOTES FOUND TEMPORARY WITNESS MONUMENT BY P. SALINA CO. LTD. O.L.S.
- CF DENOTES CONCRETE FOUNDATION
- 1034 DENOTES N.T. BURTON O.L.S.
- PC DENOTES POINT OF CURVATURE
- N DENOTES NOTES BY P. SALINA CO. LTD. O.L.S.
- 1 DENOTES SET
- 2 DENOTES PLAN 65M-2406
- 3 DENOTES MEASURED
- 4 DENOTES CALCULATED

NOTES

MEASUREMENTS ARE APPROXIMATE AND ARE
DERIVED FROM THE NORTH LIMIT
OF RIDGEFIELD CRESC. AS SHOWN ON
REGISTERED PLAN 65M-2406
HAVING A BEARING OF N 73° 12' 20" E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY
THAT THE FIELD SURVEY REPRESENTED
ON THIS PLAN WAS COMPLETED ON THE
31st DAY OF DEC., 1986

P. Salina
P. SALINA
ONTARIO LAND SURVEYOR
DATE: JAN. 25, 1987

663-5841
12/26/87 - 1/18/88

[illegible]

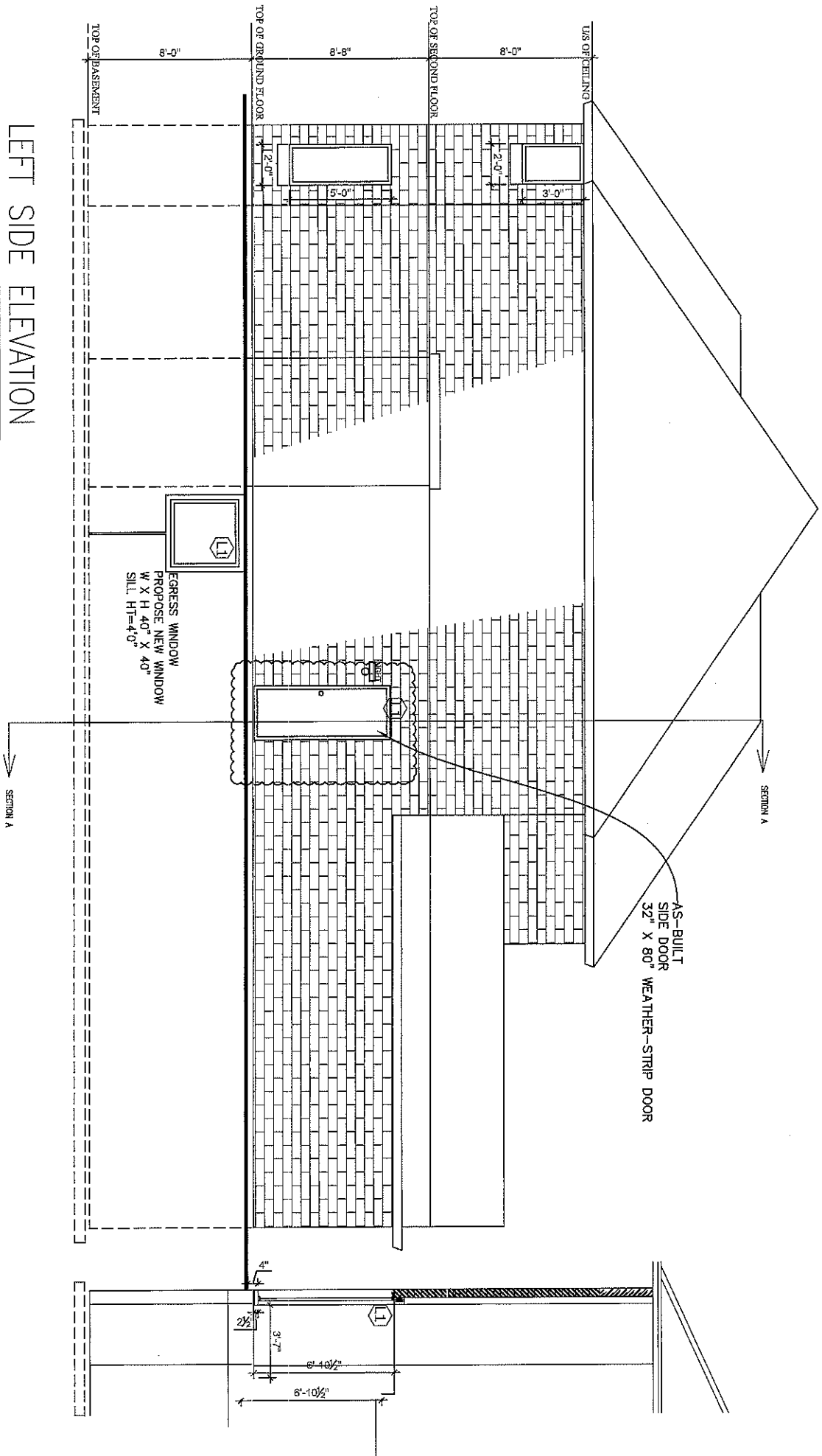
A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "PROVINCE OF ONTARIO" on the left and "LICENSED PROFESSIONAL ENGINEER" on the right. In the center, the name "B. V. JOSHI" and the license number "100130684" are printed. A handwritten signature "B. V. Joshi" is written across the center of the seal.



| | |
|----------------|-------------------|
| DRAWN BY: MH | DATE: |
| CHECKED BY: BJ | SCALE: 3/16" = 1' |

OUT OF THE BOX
ENGINEERING INC.

7 ARCHWAY TRAIL
BRAMPTON, ON.
L6P 4E3
bhaskar@outfibreboxeng.com
416-835-6620



LEFT SIDE ELEVATION

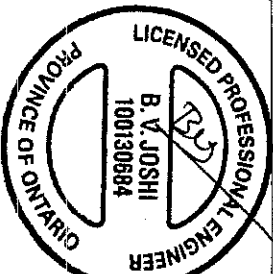
SCALE 3/16" = 1'

| ALLOWABLE UNPROTECTED OPENINGS | |
|---|--------------------|
| WALL AREA | 736.3 SF |
| ALLOWABLE WINDOW AREA @ 1% (4.00 FT. SIDEYARD) | 51.54 SF |
| ACTUAL WINDOW AREA | 16 SF (GLASS AREA) |

GENERAL NOTES:
-ALL EXISTING SITE CONDITIONS & ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
-THE WORK SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF ONTARIO (B.C.O.).
-ALL FIRE SAFETY SYSTEMS TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
-CONSTRUCTION OF THE BUILDING IS SUBJECT TO THE WORKS CONTRACT TO BE SIGNED BY THE CONTRACTOR.
-DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE THE GOVERNOR OF THE DESIGN AND MUST BE REMOVED, REDESIGNED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

| | | |
|-----|------|-----------|
| No. | Date | Revisions |
| | | |
| | | |
| | | |

05 MARCH 2021



ADDRESS:-
171 RIDGEFIELD CRES
MAPLE, ON, L6A1J7
PLAN LOT 2

| | |
|----------------|-------------------|
| DRAWN BY: MH | DATE: |
| CHECKED BY: BJ | SCALE: 3/16" = 1' |

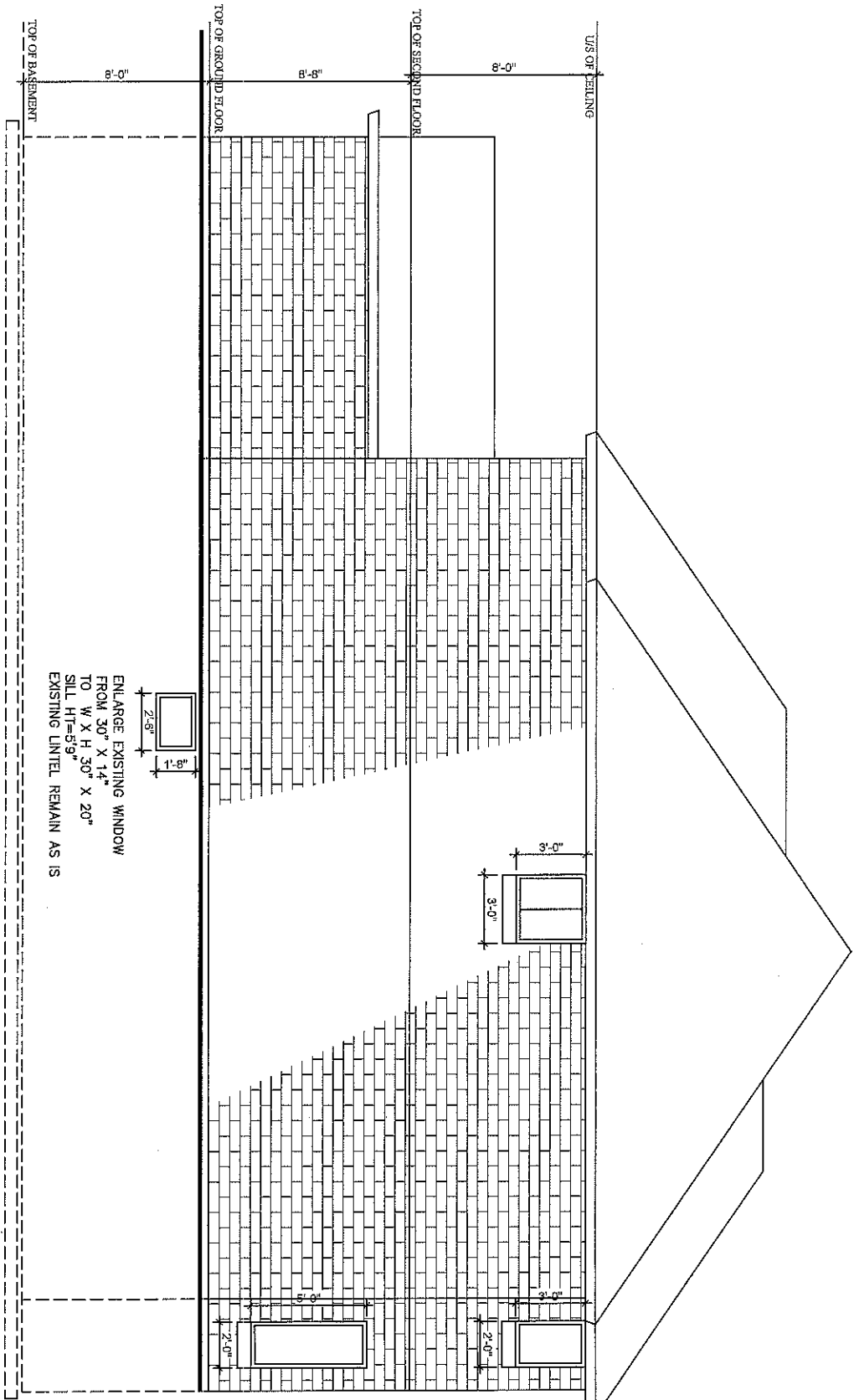
DRAWING TITLE & NO.:

RIGHT SIDE ELEVATION A-6

OUT OF THE BOX
ENGINEERING INC.

7 ARCHWAY TRAIL
BRAMPTON, ON.
L6P 4E3

bhaskar@outoftheboxeng.com
416-835-6820



RIGHT SIDE ELEVATION

SCALE 3/16" = 1'

ALLOWABLE UNPROTECTED OPENINGS

| | |
|---|--------------------|
| WALL AREA | 771.2 SF |
| ALLOWABLE WINDOW AREA @ 7% (400 FT. SIDEYARD) | 53.9 SF |
| ACTUAL WINDOW AREA | 26 SF (GLASS AREA) |

WALL ASSEMBLIES :

- P1

EXISTING EXTERIOR WALL CONSTRUCTION TYPE A

1/2" GYPSUM BOARD

2" X4" WOOD STUD AT 16"O.C.

1 INCH AIRSPACE

EXISTING R12 ROLLED BATT INSULATION

EXISTING VAPOUR BARRIER

EXISTING 8" CONCERETE WALL

EXISTING DAMP PROOFING PAPER
- P2

1/2" GYPSUM BOARD

2" X4" WOOD STUD AT 16"O.C.

1/2" GYPSUM BOARD
- P3

WALL TYPE (PROPOSED) 30 MIN FIRE SEPERATION

1/2" GYPSUM BOARD

2" X4" WOOD STUD AT 16"O.C.

3 1/2" ROXULL SAFE "N" SOUND INSULATION

1/2" GYPSUM BOARD

NOTES:-

- B1

DUCT-TYPE SMOKE DETECTOR
- C

STEEL SUPPORT COLUMN
- L

ELECTRICAL LIGHTING OUTLET
- CSW

CONTROL SWITCH
- LED

LED ELECTRICAL LIGHTING OUTLET
- CSWS

THREE WAY CONTROL SWITCH
- EV

MECHANICAL VENTILATION OR EXHAUST FAN
- NFS

NEW FIRE SPRINKLER HEAD (2 NUMBER)
- SAACO

INTERCONNECTED SMOKE ALARM, STROBE LIGHT
- SA

INTERCONNECTED SMOKE ALARM AND STROBE LIGHT
- OR

(S / A) THIS SYMBOL IS FOR HEATING SUPPLY AIR OUTLET
- RA

(R/A) THIS SYMBOL IS FOR RETURN AIR GRILLS
- RAA

(R/A) THIS SYMBOL IS FOR RETURN AIR GRILLS WITH FIRE DAMPER, USE WHEN USED IN FIRE SEPERATION
- EL

EMERGENCY LIGHT WITH BATTERY BACK UP 4 HRS

CEILING:-

- C

ALL CEILING 1/2" GYPSUM BOARD

PROVIDE MINIMUM 15 MIN. HORIZONTAL FIRE SEPARATION

* ENSURE MINIMUM 15 MINUTES FIRE SEPARATION AROUND ALL STRUCTURE COLUMNS AND BEAMS
- D

LED LIGHTS IN FIRE SEPARATION ARE REQUIRED TO BE PROTECTED WITH ROXULL SAFE "N" SOUND INSULATION
- E

LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCH RECEPTACLE MAY BE PROVIDED INSTEAD OF LIGHT IN BEDROOMS AND LIVING ROOMS.

WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE TO BE PROTECTED FROM DECAY AND DAMPNESS WITH MIN. 0.05 MM POLYETHYLENE FILM OR TYPE"SI" ROLL. ROOFING AS PER OBC DIV "B" 9.23.2.2 AND 9.23.2.3

- B

THE RETURN AIR GRILL SHALL BE INSTALLED NEAR THE FLOOR LEVEL (HRAI REQD). UNDERCUT BY 1" THE DOOR TO ANY ROOM WITH OUT RETURN GRILL.

- B

INSTALL MECHANICAL VENTILATION PER OBC DIV B 9.32.1.3(3) REQD. EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE. SEPARATE ANY INTAKE FROM BUILDING ENVELOP PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS(GAS VENTS, OIL FILL PIPES, ETC. BY MIN 900MM (2FT 11 IN)

- B

ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE, PER MANUFACTURERS RECOMMENDATIONS.

GENERAL NOTES - APPLY TO ALL SHEETS

- 1.0) IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL OF THE CONSTRUCTION CONFIRMS TO THE REQUIREMENTS OF THE LATEST VERSION OF THE ONTARIO BUILDING CODE.
- 2.0) IF ANY DISCREPANCIES FOUND IN DRAWING, IT IS CONTRACTOR'S RESPONSIBILITY TO INFORM ARCHITECT/ENGINEER BEFORE PROCESSING WORK.
- 3.0) CONTRACTOR TO CAREFULLY EXAMINE ALL EXISTING SITE CONDITIONS AND BUILDING COMPONENTS, ALONG WITH ALL DIMENSIONS WHICH MAY AFFECT PROPER EXECUTION OF WORK, SO THAT A CLEAR AND COMPREHENSIVE TO REMAIN UNDERSTANDING OF THE SCOPE OF WORK IS ACHIEVED.
- 4.0) WHERE EXISTING CONSTRUCTION IS DAMAGED BY CONTRACTOR'S DEMOLITION WORK, THE CONSTRUCTION MUST BE REPAIRED TO MATCH EXISTING.
- 5.0) DIMENSION INDICATING EXISTING CONSTRUCTION IS FOR REFERENCE ONLY CONTRACTOR TO VERIFY DIMENSIONS AT FIELD THAT AFFECT WORK.
- *THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH A MINIMUM 3/4" COPPER PIPE CONNECTED TO AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER WATER METER OR 3/4" PEX SPRINKLER SHALL BE DESIGNED FOR RESIDENTIAL USE
- *SMOKE ALARMS SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGN

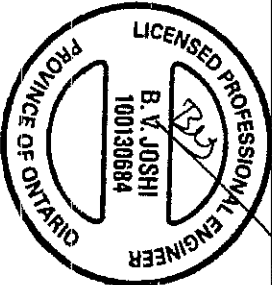
LINTEL SCHEDULES:-

| LINTEL NO. | HEADER | STEEL ANGLE FOR BRICK/STONE VENEER SUPPORT |
|------------|-----------|--|
| 11 | 2-2" X 8" | 3 1/2" X 3 1/2" X 1/4" STEEL ANGLE |
| 12 | 2-2" X 6" | 3 1/2" X 3 1/2" X 1/4" STEEL ANGLE |

NOTE: PROVIDE MIN 6" BEARING OF LINTEL AT B/S OF WALL

GENERAL NOTES
-ALL EXISTING SITE CONDITIONS & ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES FOUND PRIOR TO COMMENCEMENT OF THE WORK, THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
-THE DESIGN ORIGINATOR IS NOT RESPONSIBLE FOR THE WORK, CONSTRUCTION, OR THE RESULTS THEREOF.
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK, CONSTRUCTION, OR THE RESULTS THEREOF.
-THE DESIGN AND CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

05 MARCH 2021



ADDRESS:-
171 RIDGEFIELD CRES
MAPLE, ON, L6A1J7
PLAN LOT 2

DRAWN BY: BJ DATE:
CHECKED BY: BJ SCALE: 3/16" = 1'

DRAWING TITLE & NO. :
SCHEDULE AND NOTES A-8

OUT OF THE BOX
ENGINEERING INC.
7 ARCHWAY TRAIL
BRAMPTON, ON.
L6P 4E3
bhaskar@outoftheboxeng.com
416-635-6620

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

Pravina Attwala

Subject: FW: [External] Minor variance application A059/21 - 171 Ridgefield Crescent

From: Enrico Conetta [REDACTED]
Sent: September-22-21 8:34 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Cc: [REDACTED] Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Minor variance application A059/21 - 171 Ridgefield Crescent

To whom it may concern,

I am the resident owner of 175 Ridgefield Crescent neighbouring the property 171 Ridgefield Crescent. I am opposed to the bylaw variance being proposed to allow for an additional side entrance to provide access to a second dwelling unit in the basement.

First and foremost, this home already had a side entrance added for access to the basement. I never received any notification of this addition, nor do I believe it was added with a permit. Secondly, I believe there are at least 5-7 tenants currently living in the home. I do not believe it is legally permitted to have a residential home double as a de facto multi-unit apartment complex. The property is not well maintained and there is often garbage littered around the property.

I demand that an inspection of the property be performed and it is ensured that there is not an illegal rental unit being operated where not allowed by city bylaws.

Please confirm once this letter has been received and provide specific details of remedial actions that will be undertaken.

Regards,
Enrico Conetta

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
- Metrolinx – Comments, no concerns
- TRCA – No concerns or objections

Date: August 11th , 2021

Attention: **Pravina Attwala**

RE: Request for Comments

File No.: **A059-21**

Related Files:

Applicant Denniskanna Mahalingam Dayan Denniskanna Mahalingam

Location 171 Rifgefield Cres

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

From: Alexandra Goldstein <Alexandra.Goldstein@metrolinx.com>

Sent: August-11-21 3:28 PM

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

Subject: [External] RE: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

Good afternoon Pravina,

Thank you for circulating the above listed application for Metrolinx review. I note that the subject site (171 Ridgefield Cres.) is seeking a minor variance for the addition of a lower level unit and associated parking. I note that the subject site is located in close proximity to Metrolinx's Newmarket Subdivision which carries Barrie GO train service. As such, it falls within our zone of influence. Please accept our comments as outlined below:

- Metrolinx provides no comment on the minor variance.
- Due to the proximity of the site to the rail corridor, as a condition to Site Plan Approval, the Owner shall grant Metrolinx an environmental easement for operational emissions, to be registered on title against all residential dwellings within 300 metres of the rail corridor and in favour of Metrolinx. It should be noted that this process takes up to 8 weeks from when Metrolinx receives all required documentation. When the Owner is ready to begin the agreement process, they are asked to contact the undersigned.

Thank you and please let me know if you have any questions.

Kind regards,

ALEXANDRA GOLDSTEIN

Project Manager

Third Party Projects Review, Capital Projects Group

Metrolinx | 20 Bay Street | Suite 600 | Toronto | Ontario | M5J 2W3

T: 416-202-5708



Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

From: York Plan <yorkplan@trca.ca>

Sent: August-10-21 9:57 PM

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

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

TRCA has no concerns with regard to the above noted application.

Should further clarification be required, please contact the undersigned at your earliest convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

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

Sent: August-27-21 1:42 PM

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

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

Subject: [External] RE: REQUEST FOR COMMENTS - A059/21 (171 RIDGEFIELD CRESCENT)

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 | www.york.ca