

## COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A260/21

AGENDA ITEM NUMBER: 6	CITY WARD #: 1
APPLICANT:	Marco & Marta Berenguer
AGENT:	FrankFranco Architects
PROPERTY:	18 Leor Ct Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

## THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	$\boxtimes$	$\boxtimes$		General Comments
Building Standards (Zoning Review)	$\boxtimes$	$\boxtimes$		General Comments
Building Inspection (Septic)	$\boxtimes$			No Comments Recieved to Date
Development Planning	$\boxtimes$			Application Under Review
Development Engineering	$\boxtimes$		$\boxtimes$	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	$\boxtimes$			No Comments or Concerns
By-law & Compliance, Licensing & Permits	$\boxtimes$			No Comments or Concerns
Development Finance	$\boxtimes$			No Comments or Concerns
Real Estate				
Fire Department	$\boxtimes$	$\boxtimes$		No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	$\boxtimes$	$\boxtimes$		No Comments or Concerns
Ministry of Transportation (MTO)				
Region of York	$\boxtimes$	$\boxtimes$		No Comments or Concerns
Alectra	$\boxtimes$	$\boxtimes$		No Comments or Concerns
Bell Canada	$\boxtimes$			No Comments Recieved to Date
YRDSB				
YCDSB				
CN Rail				
CP Rail				
TransCanada Pipeline				
Metrolinx				
Propane Operator				

## **PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



## COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A260/21

AGENDA ITEM NUMBER:6	CITY WARD #: 1
APPLICANT:	Marco & Marta Berenguer
AGENT:	FrankFranco Architects
PROPERTY:	18 Leor Ct Maple ON L6A 0A8
ZONING DESIGNATION:	The subject lands are zoned RV3 and subject to the provisions of
	Exception under By-law 1-88 as amended
VAUGHAN OFFICIAL PLAN	Vaughan Official Plan 2010 ('VOP2010'): Low-Rise Residential
(2010) DESIGNATION:	
RELATED DEVELOPMENT	None
APPLICATIONS:	
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the
	construction of a proposed cabana located in the rear yard.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R3A(EN), Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.676 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1 b)	To permit a residential accessory structure 1.22 meters from a lot line (Rear lot line).
2	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1 b)	To permit a residential accessory structure 1.2 meters from a lot line (Interior lot line).
3	In any Residential Zone, the maximum lot coverage of all residential accessory structures shall be 10% or 67 m2, whichever is less (Section 4.1.3, sentence 2.).	To permit a maximum lot coverage of 44.88% (96.55 m2) 13.4% (89.56m2) (5.43% dwelling; 4.08% patio; 3.89% eaves) for residential accessory structures.  *Variance revised by zoning waiver
4	In any Residential Zone, the maximum height of a residential accessory structure shall be 3.0 metres. (Section 4.1.4, sentence 1.).	To permit a maximum height of 3.23 metres 3.21 metres for a residential accessory structure.  *Variance revised by zoning waiver

The subject lands are zoned RV3, Residential Urban Village Zone Three, and subject to the provisions of Exception 9(1002) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum Rear yard of 7.5 metres is required	To permit a minimum Rear yard of 1.22 metres for
	to the accessory structure (Schedule A1).	an accessory structure.

	HEARING INFORMATION
DATE & TIME OF HEARING:	Thursday, February 10, 2022 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.

## **PUBLIC PARTICIPATION**

You can watch a live stream of the hearing at <a href="Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>

If you wish to speak to the Committee of Adjustment on an application please complete and submit a <a href="mailto:Public Deputation Form">Public Deputation Form</a> to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> by noon on the last business day prior to the hearing.

## **HEARING INFORMATION**

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>

For more information, please visit the City of Vaughan website.

## INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF	ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	January 27, 2022	
Date Applicant Confirmed Posting of Sign:	January 27, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	<ol> <li>The permitted rear yard set back for structure is 7.5 m. we are proposity yard setback in order to accommon structure(cabana) in relation to the and pool.</li> <li>The overall height of the proposed m which is 23cm higher than the answer of the proposed cabana is located at the proposed cabana is located at rear lot line and 1.2m from the south of the maximum lot coverage of all a structures shall be 10% which is 6 and we are proposing a covered at the proposed cabana.</li> <li>We are proposing a minimum of 30 landscaping area for the area of the excess of 135 sqm.</li> </ol>	ng a 1.22 m rear date the accessory existing house cabana is at 3.23 allowed height. The greater than 2.8 2.4 m to any lot line. In the side lot line. In
Adjournment Requests (from staff):  *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.		
*A revised submission may be required to address staff / agency comments received as part of the application review process.		
*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.		
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.		
An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.		is requested by the
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

## **BUILDING STANDARDS (ZONING) COMMENTS**

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

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 1.2 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 Standards Recommended
Conditions of Approval:

DEVELOPMENT PLANNING COMMENTS	
Application under Review.	
Development Planning Recommended TBD Conditions of Approval:	

## **DEVELOPMENT ENGINEERING COMMENTS**

The Development Engineering (DE) Department does not object to variance application A260/21

As the proposed cabana in the subject property is 66.62 m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition #1 attached)

The proposed work by the owner is increasing the lot coverage in the subject property. The added hardscape may have impact on City's Storm Water management system. Stuff requires the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts. Please provide DE with a LID brief explaining the measures taken prior to clearing the condition. (Condition #2 attached)

Development Engineering Recommende d Conditions of Approval:

- 1. The Owner/applicant shall submit the revised 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 or visit
  - https://www.vaughan.ca/services/residential/dev\_eng/permits/Pages/default.asp x to learn how to apply for lot grading and/or servicing approval.
- 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 14.88% in order to mitigate potential impacts on the municipal storm water system.

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS No comments or concerns PFH Recommended Conditions of Approval: None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS			
No comment no concerns			
BCLPS Recommended Conditions of Approval:	None		

BUILDING INSPECTION (SEPTIC) COMMENTS		
No comments received to date		
Building Inspection Recommended Conditions of Approval:	None	

FIRE DEPARTMENT COMMENTS		
No comment no concerns		
Fire Department Recommended Conditions of Approval:	None	

SCHEDULES TO STAFF REPORT		
*See Schedule for list of correspondence		
Schedule A Drawings & Plans Submitted with the Application		
Schedule B Development Planning & Agency Comments		
Schedule C (if required)	Correspondence (Received from Public & Applicant)	
Schedule D (if required)	Previous COA Decisions on the Subject Land	

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:

## SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "**if required**". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

С	consent from the respective department or agency.					
#	DEPARTMENT / AGENCY CONDITION(S) DESCRIPTION					
1	Development Planning	Application under review				
	roberto.simbana@vaughan.ca					
2	Development Engineering farzana.khan@vaughan.ca	<ol> <li>The Owner/applicant shall submit the revised 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 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.</li> <li>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 14.88% in order to mitigate potential impacts on the municipal storm water system.</li> </ol>				

## **IMPORTANT INFORMATION - PLEASE READ**

**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 (see condition chart above for contact). 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.

## **IMPORTANT INFORMATION - PLEASE READ**

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

**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

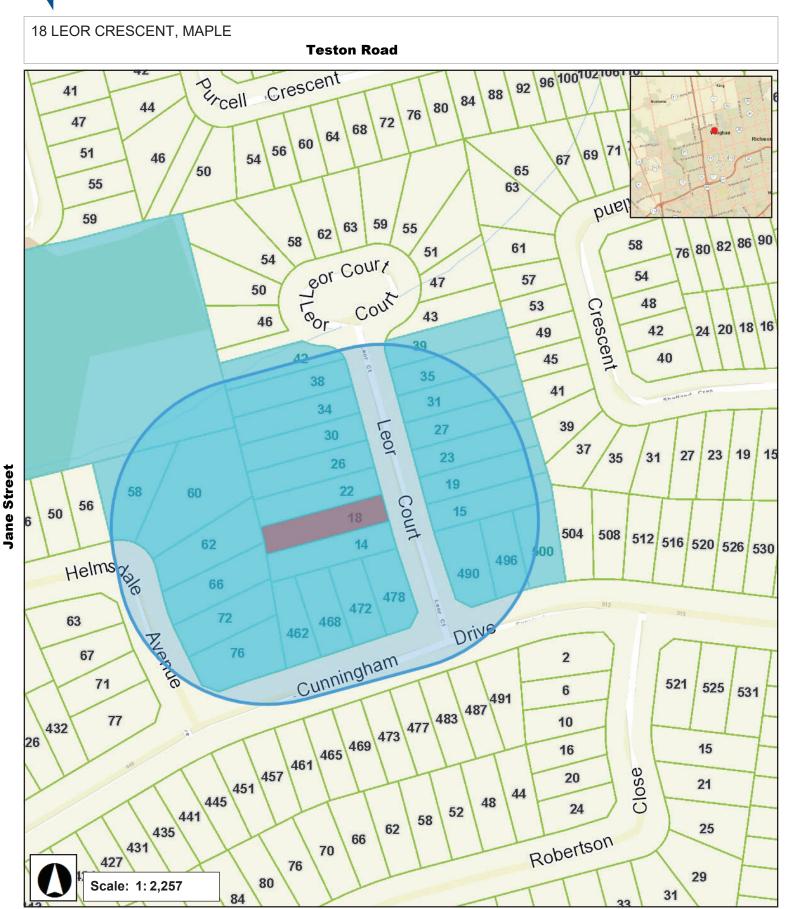
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

**NOTICE 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.

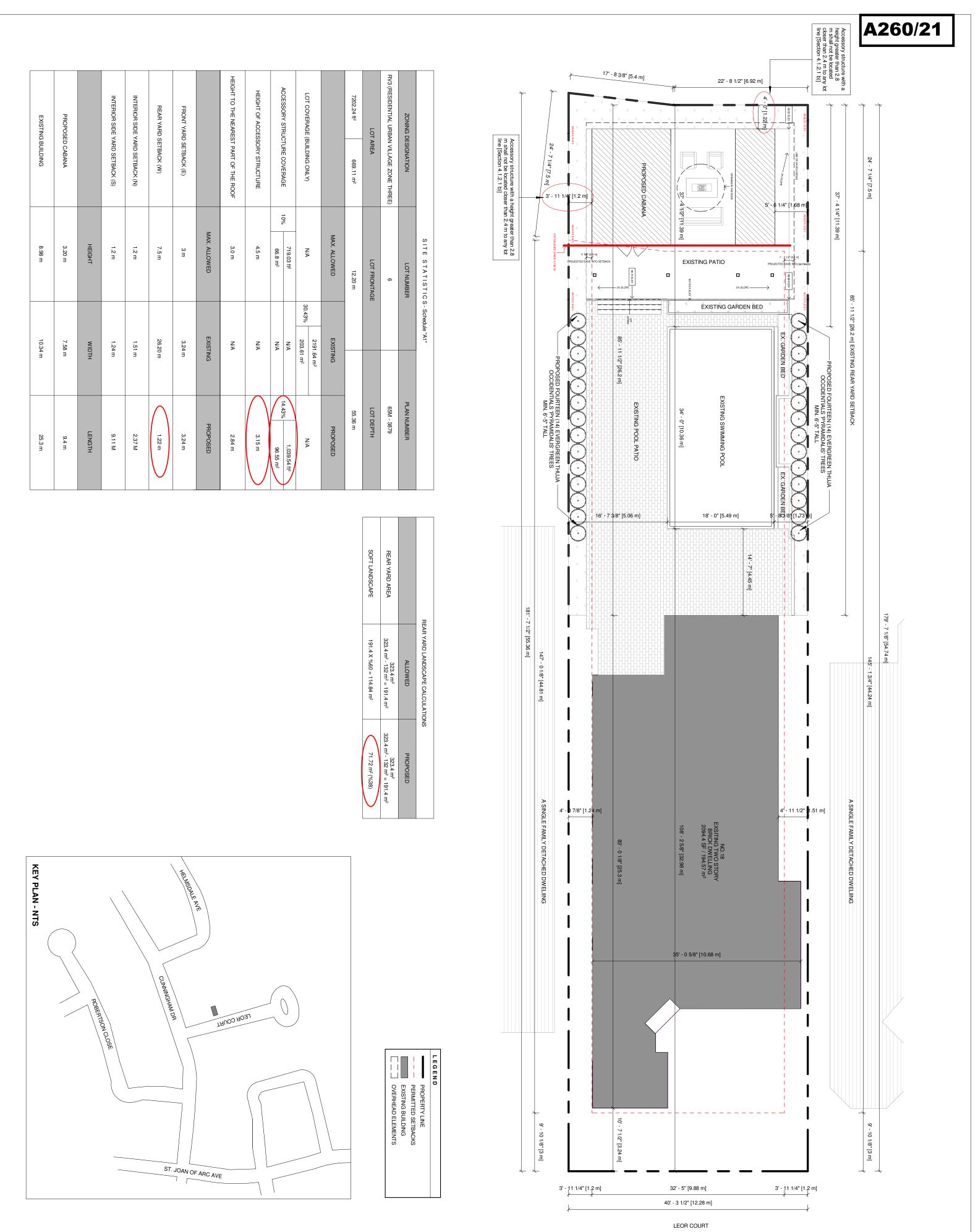
## **SCHEDULE A: DRAWINGS & PLANS**



## VAUGHAN LOCATION MAP - A260/21



**Major Mackenzie Drive** 



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FRANCESCO DI SARRA LICENCE LICENCE 7589 MANAGEMENTO 1100 PER 1000 PER 1000

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLEAR INFORMATION AND UNFORESEEN SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ARCHITECT AND ISSUED BY MUNICIPALITY WITH A PERMIT.

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FORM WITHOUT THE WRITTEN
AUTHORIZATION OF FFA.

DATE
2021.07.07
2021.10.08
2021.11.18
2021.12.13
2021.12.21

THESE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, IF PROVIDED. ALL CONSTRUCTION SHALL ADHERE TO THESE DOCUMENTS, AND SHALL CONFORM TO THE ONTARIO BUILDING CODE, ALL APPLICABLE LAWS, AND ALL AUTHORITIES HAVING JURISDICTION.

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GENERAL NOTE:

THESE DRAWINGS MUST BE RETURNED TO FFA UPON COMPLETION OF THE WORK.

SITE PLAN

As indicated

Checker

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DRAWN CHECKED

PROJECT MANAGER

PROJECT NO.

18 LEOR CRT MAPLE, ON

647.749.0557 FRANK@FRANKFRANCO.COM

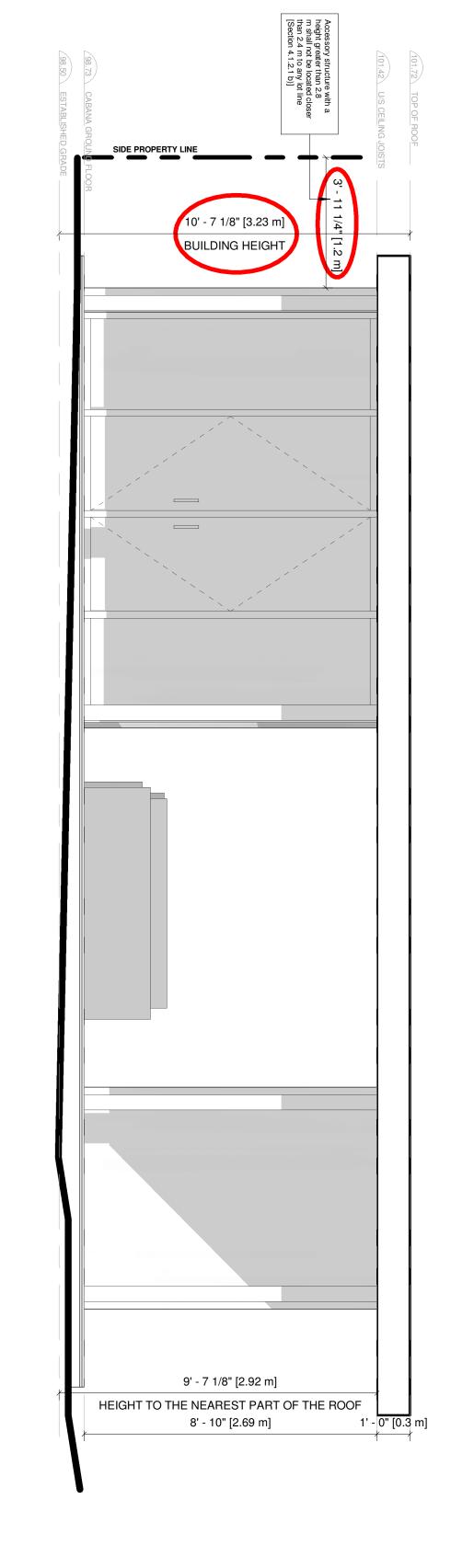
10320 PINE VALLEY DR. VAUGHAN, ONTARIO, L3L 0B3

FRANKFRANCO

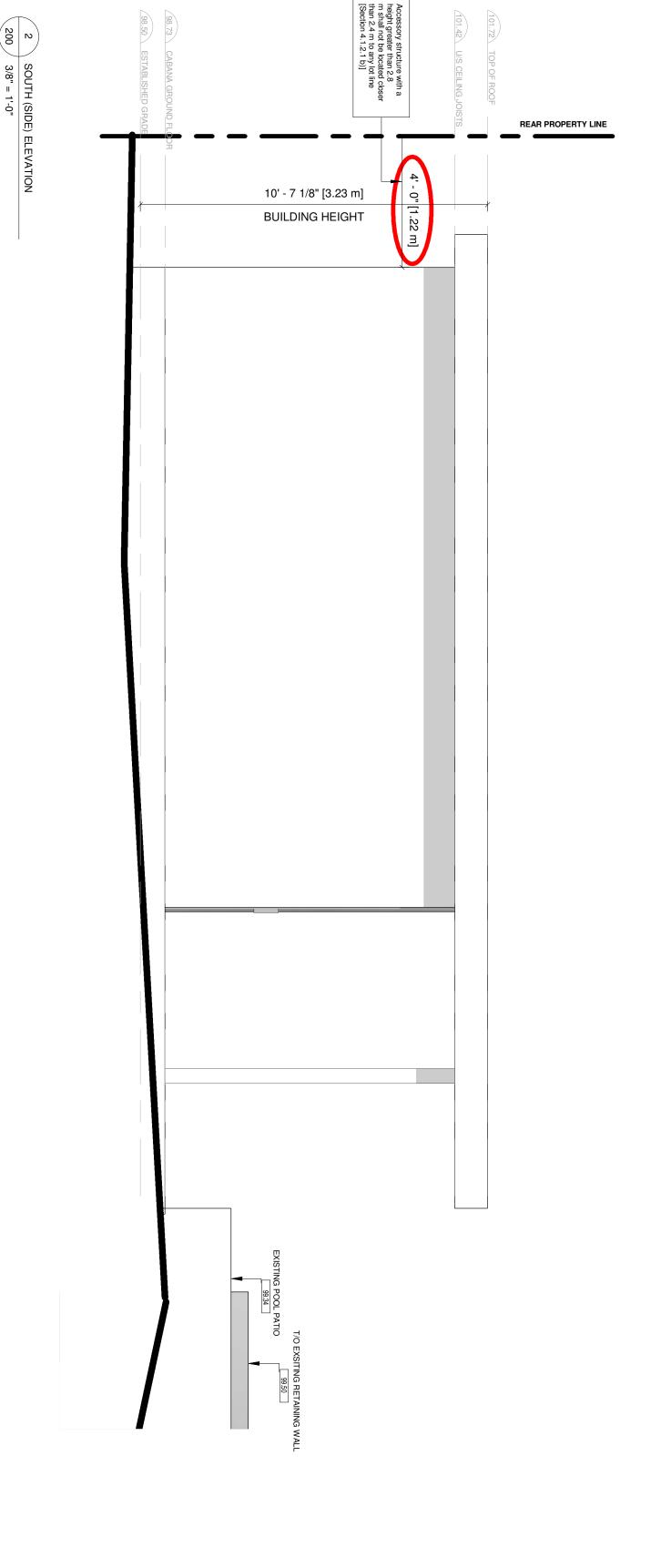
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GENERAL NOTE:

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**ELEVATIONS** 

3/8" = 1'-0" Checker

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PROJECT NO.

18 LEOR CRT MAPLE, ON

647.749.0557 FRANK@FRANKFRANCO.COM

10320 PINE VALLEY DR. VAUGHAN, ONTARIO, L3L 0B3

PROJECT MANAGER

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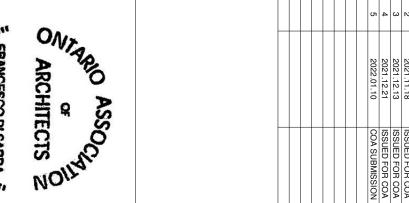
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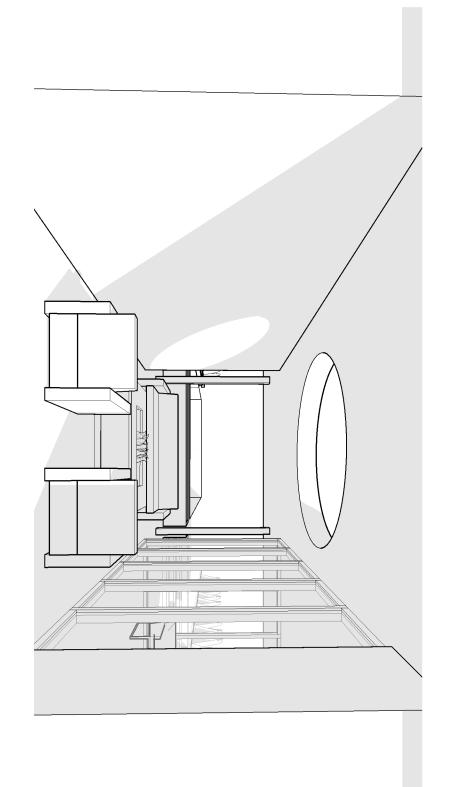






# PROPOSED CABANA

18 LEOR COURT, MAPLE, ON



## PROJ JECT PERSONNEL

PRINCIPAL DESIGNER: FRANCESCO DI SARRA

DRAWN BY: AILIN ADELINIK

NO. **DRAWING** 

000 000A 001 101 102 200 201 SPEC SHEET **ROOF PLAN** MAIN FLOOR PLAN SITE PLAN COVER SHEET **ELEVATIONS ELEVATIONS** 

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2022.01.10





FRANKFRANCO

10320 PINE VALLEY DR. VAUGHAN, ONTARIO, L3L 0B3 647.749.0557 FRANK@FRANKFRANCO.COM

18 LEOR CRT MAPLE, ON

DRAWN PROJECT MANAGER

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**COVER SHEET** 

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DECEMBER 4, 2018

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## CONSTRUCTION NOTE

(UNLESS OTHERWISE NOTED)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS & SPECS & TO CONFORM TO OBC & ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQ'TS ARE TO BE CONSIDERED MIN. SPECS.

## XCAVATION & BACKFILL

EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY & UTILITIES.

- THE TOPSOIL & VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BLDG SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS & WOOD DEBRIS SHALL BE REMOVED TO A MIN. DEPTH OF 500 MM IN EXCAVATED AREAS UNDER A BLDG, & THE CLEARANCE BTWN UNTREATED STRUCTURAL WOOD ELEMENTS & THE GROUND SHALL BE NO LESS THAN 450 MM.
- BACKFILL WITHIN 600 MM OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS & BOULDERS OVER 250 MM IN DIAMETER.

## П FOOTING

ALL FOOTINGS SHALL ADHERE TO THE MIN. REQ. BELOW:

- MIN. 15 MPA POURED CONC.
   MIN. 1200 MM BELOW GRADE
   REST ON UNDISTRUBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. BEARING CAPACITY OF 75 KPA OR 100 KPA FOR ICF

THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE DESIGN BEARING CAPACITY OF THE SOILS, AND OTHER NOTABLE SITE SPECIFIC CONDITIONS. THE OWNER SHALL REPORT TO THE DESIGNER ANY FINDINGS OR DISCREPANCIES.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (OBC 9.15.3.)

(F)

ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4 KPA (50 PSF) PER FLOOR & MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9 M (16'-1"), THE STRIP FOOTING SIZE IS AS FOLLOWS: 4.9 M

2 STOREY (STANDARD) (20" X 6") 2 STOREY (WALK-OUT BASEMENT) (22" X 7")

545 X 175

FN5

500 X 155

STEP FOOTING

F2

MIN. HORIZONTAL STEP = 610 MM (24")
MAX. VERTICAL STEP = 610 MM (24") FOR FIRM SOILS
40 MM (16") MAX. STEP FOR SAND & GRAVEL

INTERIOR STRIP FOOTING

 $\widetilde{\mathsf{F3}}$ 

MIN. HORIZONTAL STEP = 610 MM (24")
MAX. VERTICAL STEP = 610 MM (24") FOR FIRM SOILS
40 MM (16") MAX. STEP FOR SAND & GRAVEL

FZ -

FOUNDATION WALL

CONCRETE BLOCK FOUNDATION WALL

FN1

CONCRETE BLOCK W/ COMPRESSIVE STRENGTH 15 MPa (THICKNESS AS NOTED ON PLAN) FILL STARTING AND TOP COURSE W/ GROUT NOTE:

UNREINFORCED CONCRETE BLOCK WALLS TO NOT EXCEED 3.0m (10'-0") IN UNSUPPORTED HEIGHT AS PER OBC 9.15.4.2 AND TABLE 9.15.4.2.A
REINFORCED CONCRETE BLOCK WALLS AS PER OBC 9.15.4.2 AND TABLE 9.15.4.2.B
BITMINOUS DAMPPROOFING AS PER OBC 9.13.2
(FINISHED BASEMENT SHALL HAVE INTERIOR DAMPROOFING EXTENDING FROM SLAB TO GRADE

LEVEL)
PARGE EXTRIOR FACE OF WALLS THAT EXTEND BELOW GROUND LEVEL W/ 6mm OF MORTAR AND COVED OVER THE FOOTING PRIOR TO DAMPROOFING BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL REDUCTION OF THICKNESS WHERE HYDROSTATIC PRESSURE OCCURS, FOUNDATION WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.3 (WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING)

## POURED CONCRETE FOUNDATION WALL

(FN2)

POURED CONCRETE WALL (THICKNESS AS NOTED ON PLAN) AS PER OBC 9.3 AND 9.15

TO FINISHED BASEMENT SLAB
BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS
WHERE HYDROSTATIC PRESSURE OCCURS,
FOUNDATION WALLS SHALL BE WATERPROOFED AS PER
OBC 9.13.3 (WALLS THAT ARE WATERPROOFED DO NOT
REQUIRE DAMPPROOFING) MAX UNSUPPORTED AND SUPPORTED WALL HEIGHTS AS PER OBC TABLE 9.15.4.2.A, MEASURED FROM GRADE

## INSULATING CONCRETE FORM FOUNDATION

FN3

WALL TYPE AS PER OBC 9.15
TYPICAL FORM CONSTRUCTION (VARIES BY
MANUFACTURER)
67mm (2 5/8") RIGID INSULATION
8" POURED CONC. CORE W/ REQ'D REINFORCEMENT
67mm (2 5/8") RIGID INSULATION

## MASONRY VENEER & CONC. PLANTER WALL

FN4

MIN. 305mm (12") FOUNDATION WALL

BELOW TO EXTEND MIN. 150mm (6") ABOVE FINISHED
GROUND LEVEL
IF REQUIRED PROVIDE DAMPPROOFING OR
WATERPROOFING AS PER OBC 9.13.2 & 9.13.3 90mm (3 1/2") FACE BRICK, 100mm (4") FACE STONE OR PRECAST VENEER (REFER TO ELEVATION)
MIN. 200mm (8") CONCRETE BLOCK OR POURED CONCRETE BACK UP WALL (THICKNESS AS NOTED ON

## MASONRY VENEER & CONC. LANDSCAPE WALL

MIN. 305mm (12") FOUNDATION WALL (FN1) OR (FN2) BELOW TO EXTEND MIN. 150mm (6") ABOVE FINISHED GROUND LEVEL
IF REQUIRED PROVIDE DAMPPROOFING OR WATERPROOFING AS PER OBC 9.13.2 & 9.13.3 90mm (3 1/2") FACE BRICK, 100mm (4") FACE STONE OR PRECAST VENEER (REFER TO ELEVATION)
MIN. 100mm (4") CONCRETE BLOCK OR POURED CONCRETE BACK UP WALL (THICKNESS AS NOTED ON DE ANY 90mm (3 1/2") FACE BRICK, 100mm (4") FACE STONE OR PRECAST VENEER

## MASONRY VENEER FIREPLACE WALL

FN6

90mm (3 1/2") FACE BRICK, 100mm (4") FACE STONE OR PRECAST VENEER (REFER TO ELEVATION)
MIN. 190mm (6") CONCRETE BLOCK OR POURED
CONCRETE BACK UP WALL (THICKNESS AS NOTED ON PLAN)

## NOTE: REDUCTION IN FOUNDATION WALL THICKNESS

THE FOUNDATION WALL SHALL NOT BE REDUCED TO LESS THAN 90 MM (3-1/2") THK TO A MAX. DEPTH OF 600 MM (24"). MASONRY VENEER SHALL BE TIED TO THE FACING MATERIAL W/ METAL TIES SPACED 200 MM (8") O.C. VERTICALLY & 900 MM (36") O.C. HORIZONTALLY. FILL SPACE BTWN WALL & FACING SOLID W/ MORTAR.

## CONCRETE

BASEME NT SLAB

SL1

100mm (4") SOLID 2200psi (25MPa) CONCRETE SLAB
DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm)
POLYETHYLENE OR TYPE S ROLL ROOFING W/ 300mm
(12") LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED
IF CONCRETE HAS MIN. 3600 psi (25MPa) COMPRESSIVE
STRENGTH AFTER 28 DAYS)
100mm (4") OF CLEAR STONE BASE
PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB &

WHERE RADON EXISTS THE PERIMETER OF THE SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC 9.10.13.7
WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.3
PROVIDE R10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 600mm (23 1/2") OF GRADE (OBC SB-12 TABLE 3.1.1.2.A)
POLYETHYLENE SHEET FTG.
WHERE R
AND ANY
SEALED A
SEALANT
WHERE S
WHERE S
SHALL CC MIN. 100mm (4") COARSE GRANULAR FILL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL

## BASEME NT SLAB WITH RADIANT HEATING

(SL1a)

SLAB ASSEMBLY THE SAME AS NOTE (SL1) WITH THE FOLLOWING EXCEPTIONS MIN. 100mm (4") SOLID 2200psi (25MPa) CONCRETE SLAB WITH RADIANT TUBING (REFER TO MECHANICAL DRAWINGS)

## SLAB ON GRADE

 $\langle SL2 \rangle$ 

MIN. 100mm (4") CONC. SLAB ON GRADE 4650psi (32MPa) W/5-8% AIR ENTRAINMENT REINFORCED W/6 X 6 - W2.9 X W2.9 MESH PLACED NEAR MID-DEPTH OF SLAB 100mm (4") COARSE GRANULAR FILL

## GARAGE SLAB

 $\langle SL3 \rangle$ 

MIN. 100mm (4") CONC. SLAB ON GRADE 4650psi (32MPa) W/5-8% AIR ENTRAINMENT SLOPE SLAB MIN. 1% TO EXTERIOR 100mm (4") COARSE GRANULAR FILL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL

## PORCH SLAB

SL4

W2.9Xw2. OF SLAB MIN. 100m UNDISTUI 100mm (4) COMPRES UNREINFO (4") CONCRETE SLAB, 4650 psi (32MPa) RESSIVE STRENGTH AFTER 28 DAYS FOR NFORCED CONC. & W/ 5-8% AIR ENTRAINMENT N2.9 (6"x6") WIRE MESH LOCATED NEAR MID-DEPTH nm (4") OF COURSE GRANULAR MATERIAL RBED SOIL OR COMPACTED GRANULAR FILL

## PORCH SLAB ABOVE COLD CELLAR

 $\langle SL5 \rangle$ 

REINFORCE W/ 15M BARS @ 300mm (12") O.C. EACH WAY PLACED IN BOTTOM THIRD OF SLAB 600x600 (24"x24") 15M DOWELS @ 400mm (16") O.C. ANCHORED IN PERIMETER OF FOUNDATION WALLS SLOPE SLAB MIN. 1% TO EXTERIOR NOTE:

PROVIDE THE REQUIRED LINTEL (AS NOTED ON PLAN) OVER COLD CELLAR DOORS 150mm (6") CONCRETE SLAB, 4650 psi (32MPa) W/ 5-8% AIR ENTRAINMENT REINFORCE W/ 15M BARS @ 300mm (12") O.C. EACH WPLACED IN BOTTOM THIRD OF SLAB

## SOIL GAS CONTROL (OBC 9.13.1.3. & 9.13.7.1.)

SL6

PROVIDE CONSTRUCTION PREVENT LEAKAGE OR SOIL GAS INTO THE BLDG IF REQUIRED.

## **FLOOR**

(FL1)

FINISHED FLOORING SHALL CONFORM TO OBC 9.30 (WOOD STRIP FLOORING OR CERAMIC TILE)

POLYETHYLENE VAPOUR BARRIER OVER GYPCRETE, OVERLAP 2" AT SEAMS (TYP.) AND/OR PANEL-TYPE UNDERLAY UNDER FINISHED WOOD STRIP FLOORING FLOORING AS PER OBC 9.30.2

CERAMIC TILES SET IN MORTAR BED AS PER OBC 9.30.6

MIN. 1 1/5" LIGHTWEIGHT CONCRETE (GYPCRETE) WITH RADIANT TUBING (REFER TO MECHANICAL DRAWINGS) 19mm (3/4") T&G SPRUCE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.14.5 & 9.30.2.3 & 9.30.2.4

WOOD FLOOR JOISTS AS PER FLOOR PLANS (JOISTS SPACED 305mm (12") O.C. UNDER CERAMIC TILE)

JOISTS TO HAVE MIN. 38mm (1.5") END BEARING (OBC 9.23.9.1) & SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS (OBC 9.23.9.2)

ALL JOISTS TO BE BRIDGED W/ 38 × 38mm (2" × 2") CROSS BRACING OR SOLID BLOCKING @ 2100 (6'-11") O.C. MAX. 12.7 (1/2") GYPSUM BOARD

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THE WORK, DRAWINGS ARE NOT TO

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND

ARCHITECT AND ISSUED BY MUNICIPALITY WITH A PERMIT.

(FL3)

## EXPOSED CANTILEVER FLOOR

## FLOOR CONSTRUCTION ASSEMBLY TYPE F9d 1.5 h F.R.R. STC 54 (OBC SB-3 TABLE 2)

FL5

FLOOR ASSEMBLY THE SAME AS NOTE (FL1) WITH THE FOLLOWING EXCEPTIONS ABSORPTIVE MATERIAL IN CAVITY RESILIENT METAL CHANNELS SPACED 610 mm O.C. 2 LAYERS OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD

## TERRACE DECK OVER CONDITIONED SPACE

50 (2") XPS
WOOD JOISTS (AS NOTED ON FLOOR PLANS)
RSI 5.46 (R-31) INSULATION
6 MIL CONTINUOUS VAPOUR BARRIER
12.7 (1/2") GYPSUM BOARD

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GENERAL NOTE:

## FLOOR CONSTRUCTION

FINISHED FLOORING SHALL CONFORM TO OBC 9.30 (WOOD STRIP FLOORING 9.30.3 & CERAMIC TILE 9.30.6) PANEL-TYPE UNDERLAY UNDER FINISHED FLOORING AS PER OBC 9.30.2
CERAMIC TILES SET IN MORTAR BED AS PER OBC 9.30.6
19mm (3/4") T&G SPRUCE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.14.5 & 9.30.2.3 & 9.30.2.4
WOOD FLOOR JOISTS AS PER FLOOR PLANS (JOISTS SPACED 305mm (12") O.C. UNDER CERAMIC TILE)
JOISTS TO HAVE MIN. 38mm (1.5") END BEARING (OBC 9.23.9.1) & SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS (OBC 9.23.9.2)
ALL JOISTS TO BE BRIDGED W/ 38 × 38mm (2" × 2") CROSS BRACING OR SOLID BLOCKING @ 2100 (6'-11") O.C. MAX. 12.7 (1/2") GYPSUM BOARD

## ELECTRIC HEATED FLOORS

FLOOR ASSEMBLY THE SAME AS NOTE  $\langle FL1 \rangle$  WITH THE FOLLOWING EXCEPTIONS ELECTRIC MAT INSTALLED AS PER MANUFACTURER SPECIFICATIONS

FL4

FLOOR ASSEMBLY THE SAME AS NOTE (FL1)
WITH THE FOLLOWING EXCEPTIONS
6 MIL POLY VAPOUR BARRIER UNDER 19mm (3/4") T&G
SPRUCE PLYWOOD
MIN. R31 INSULATION
DECK BOARD & APPROVED SUBSTRATE SYSTEM ON
EXTERIOR SIDE

1x6 DECKING FASTENED TO TAPERED
38x89 (2"x4") PRESSURE TREATED SLEEPERS
PERPENDICULAR TO DECKING OR
PAVERS W/ APPROVED PEDESTALS
EPDM ROOFING MEMBRANE SLOPED
19mm (3/4") T&G SPRUCE PLYWOOD ABOVE & BELOW

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THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS

## RADIANT FLOOR CONSTRUCTION

## DATE 2021.11.18 2022.01.10

ISUUED FOR ISSUED FOR COA COA SUBMISSION







FRANKFRANCO

10320 PINE VALLEY DR. VAUGHAN, ONTARIO, L3L 0B3

647.749.0557 FRANK@FRANKFRANCO.COM

18 LEOR CRT MAPLE, 9

SPEC SHEET DRAWN

Author

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PROJECT MANAGER

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1/10/2022 8:59:43 AM

S:\CURRENT PROJECTS\18 LEOR COURT - CABANA\DESIGN\01 - DRAWINGS\01 - ARCHITECTURAL\2021.12.01 - 18 LEOR COURT - CABANA - COA.rvt

PAGE SIZE : 18" x 24" OVERALL / EAVES 11 5/8" [0.3 m] 30' - 10" [9.4 m] 3' - 2 1/2" [0.98 m] WALLS OVERALL / EAVES 5 1/2" [0.14 m] 5 1/2" [0.14 m] 5' - 3 7/8" [1.62 m] 5 1/2" [0.14 m] 11' - 10 7/8" [3.63 m] 5 1/2" [0.14 m] 11' - 3 3/4" [3.45 m] WALLS 1' - 0" [0.3 m] 5 1/2" [0.14 m] 7" [0.79 m] POOL EQUIPMENT LOCATION **BUILT-IN STORAGE** (¥ 5' - 25/8" [1.59 m] 51/2" [0,14 m] -(<u>₹</u>) 6" [0.15 m] 3' - 10" [1.17 m] 2' - 6" [0.76 m] 3' - 0 1/8" [0.92 m] GLASS OPENING LIVING ROOM

ELEV 98.73 - 9 1/8" [5.11 m] ⁄5 1/2" [0.14 m] 24' - 10 5/8" [7.58 m] 8' - 3 5/8" [2.53 m] W/R (N) (F) 5 1/2" [0.14 m] EXISTING PATIO

EX. ELEV 98.73 5' - 0 1/8" [1.53 m] LINES OF ROOF ABOVE LINES OF EAVES ABOVE 1/2" [0.14 m] 12' - 2 1/4" [3.71 m] 17' - 11" [5.46 m] 8 3/4" [0.22 m] 3' - 9 3/4" [1.16 m] WINDOWS 5 1/2" [0.14 m] 5 1/2" [0.14 m] 11' - 10 7/8" [3.63 m] 11' - 3 3/4" [3.45 m] 5 1/2" [0,14 m] 5' - 5 7/8" [1.67 m] 3 1/2" [0,09 m] WALLS 30' - 10" [9.4 m] **OVERALL** S:\CURRENT PROJECTS\18 LEOR COURT - CABANA\DESIGN\01 - DRAWINGS\01 - ARCHITECTURAL\2021.12.01 - 18 LEOR COURT - CABANA - COA.rvt EXISTING PLANTER BED MNMM My DOWN 4R 0  $\circ$ 0 0 0 ELEV 99.34 0 0 0 0 

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MAIN FLOOR PLAN PROJECT MANAGER 3/8" = 1'-0" Checker ₽ FD

DRAWN

PROJECT NO.

18 LEOR CRT MAPLE, ON

CHECKED

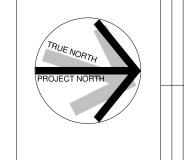
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DATE
2021.07.07
2021.10.08
2021.11.18
2021.12.13
2021.12.21
2022.01.03

2022.01.10

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES, UNCLEAR INFORMATION AND UNFORESEEN SITE CONDITIONS AFFECTING THE PROPOSED DESIGN TO FFA BEFORE PROCEEDING WITH THE WORK.

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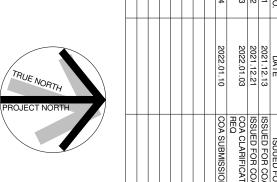
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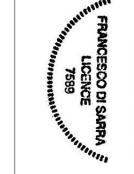
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FRANKFRANCO ARCHITECTS

10320 PINE VALLEY DR. VAUGHAN, ONTARIO, L3L 0B3

647.749.0557 FRANK@FRANKFRANCO.COM

18 LEOR CRT MAPLE, ON

**ROOF PLAN** 

3/8" = 1'-0"

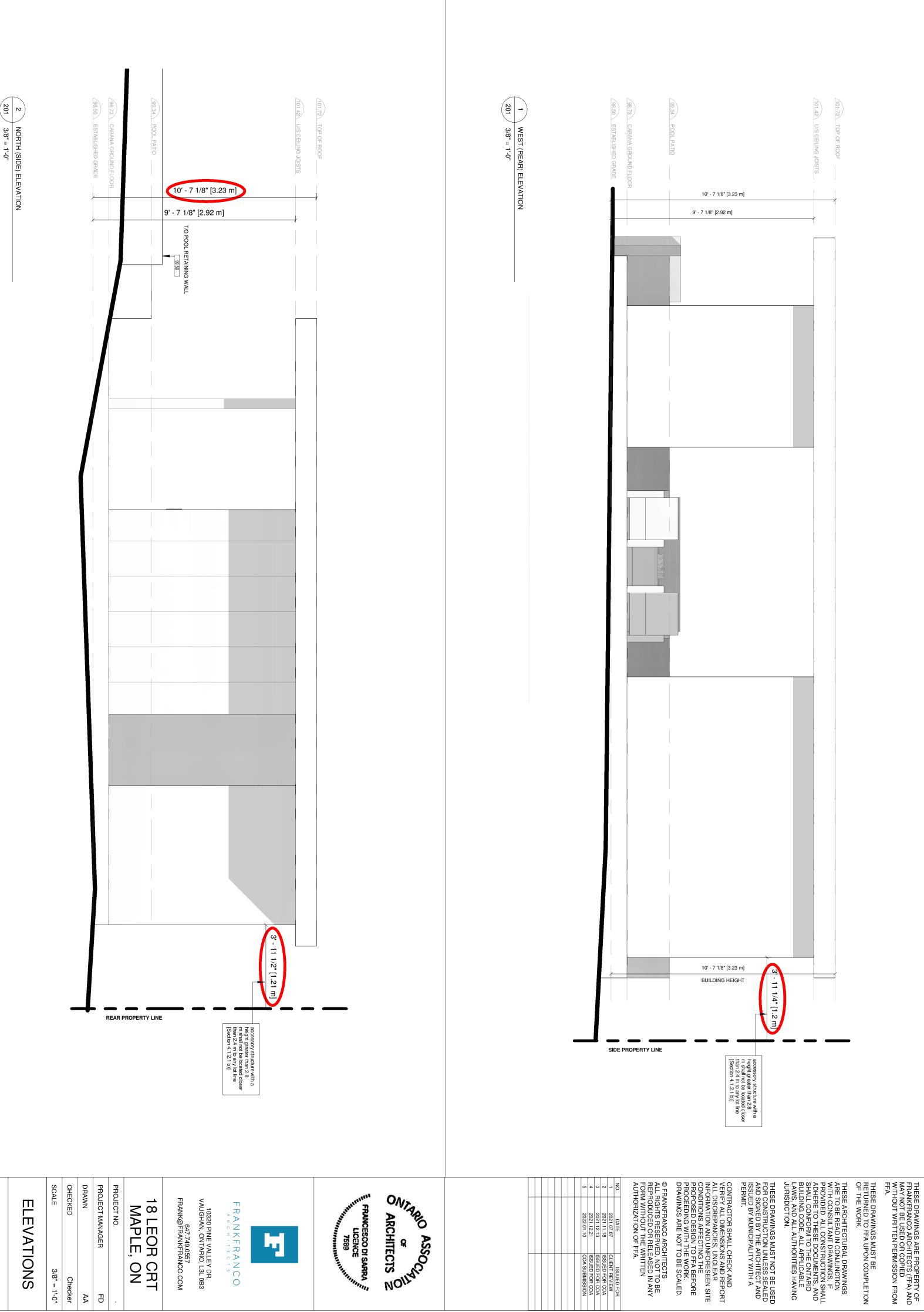
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PROJECT NO.

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GENERAL NOTE:

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PAGE SIZE : 18" x 24"

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201

3/8" = 1'-0"

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FD

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS					
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments	
Development Planning	×			Application Under Review	
TRCA	$\boxtimes$	×		No Comments or Concerns	
Ministry of Transportation (MTO)					
Region of York	×	×		No Comments or Concerns	
Alectra	×	×		No Comments or Concerns	
Bell Canada	X			No Comments Recieved to Date	
YRDSB					
YCDSB					
CN Rail					
CP Rail					
TransCanada Pipeline					
Metrolinx					
Propane Operator					



Date: January 12<sup>th</sup>, 2022

Attention: Christine Vigneault

**RE:** Request for Comments

File No.: A260-21

**Related Files:** 

Applicant: Marco Berenguer, Marta Berenguer

**Location** 18 Leor Court



## **COMMENTS:**

	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
X	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

Mr. Tony D'Onofrio

Supervisor, Subdivisions (Alectra East) *Phone*: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

## **Pravina Attwala**

**Subject:** FW: [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS

From: York Plan <yorkplan@trca.ca>

Sent: January-13-22 2:56 PM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca> **Cc:** Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS

TRCA wishes to confirm that it has no interests or concerns with the above noted application.

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact me at your convenience.

Have a great day, Mark

## 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: <u>(416) 661-6600</u> ext 5269 E: <u>mark.howard@trca.ca</u>

A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca



From: <u>Hurst, Gabrielle</u>
To: <u>Pravina Attwala</u>

Cc: <u>Committee of Adjustment</u>

**Subject:** [External] RE: A260/21 (18 LEOR COURT) - REQUEST FOR COMMENTS

**Date:** Friday, January 14, 2022 9:41:17 AM

## Good morning Pravina,

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

## Gabrielle

**Gabrielle Hurst mcip rpp** | Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services Department | The Regional Municipality of York | 1-877 464 9675 ext 71538 | <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a> | <a href="www.york.ca">www.york.ca</a>

## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				