

**CITY OF VAUGHAN
COMMITTEE OF ADJUSTMENT
AGENDA**

Thursday, May 2, 2019

6:00 p.m.

Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. INTRODUCTION OF ADDENDUM REPORTS	
2. DISCLOSURE OF INTEREST	
3. ADOPTION OR CORRECTION OF THE MINUTES OF THE COMMITTEE (PREVIOUS HEARING)	
4. REQUEST FOR ADJOURNMENTS AND/OR DEFERRALS	
5. SCHEDULED APPLICATIONS	
1. A227-19 - Staff Report (12 Quail Run Blvd, Woodbridge)	2
2. A006-19 - Staff Report (300 Gibraltar Road, Woodbridge)	18
3. A012-19 - Staff Report (2 Royal Pine Avenue, Woodbridge)	41
4. A020-19 - Staff Report (145 Grandvista Crescent, Woodbridge)	58
5. A036-19- Staff Report (110 Robertson Close, Maple)	86
6. A039-19 - Staff Report (252 Village Green Drive, Woodbridge)	97
7. A041-19 - Staff Report (2926 Highway 7, Concord)	132
8. A042-19 - Staff Report (2926 Highway 7, Concord)	157
6. OTHER BUSINESS	
7. ADJOURNMENT	

File: A227/18

Applicant: Junjie Meng

Address: 12 Quail Run Blvd, Maple

Agent: Nicholas Tozzi

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	Recommend Adjournment	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, May 2, 2019



Minor Variance
Application

A227/18

Agenda Item: 5

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: Junjie Meng

Agent: Nicholas Tozzi

Property: 12 Quail Run Blvd, Maple

Zoning: The subject lands are zoned RR, Rural Residential zone and subject to the provisions of Exception 9(415) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Oak Ridges Moraine Contryside"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.

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

By-law Requirement	Proposal
1) The minimum rear yard setback of 15 metres is required.	1) To permit a minimum rear yard setback of 12.09 metres to a dwelling.
2) The maximum permitted lot coverage is 10%.	2) To permit a maximum lot coverage of 24.3%.
3) The maximum permitted building height is 9.5 metres.	3) To permit a maximum building height of 9.72 metres.
4) The maximum permitted eave encroachment is 0.5 metres.	4) To permit a maximum eave encroachment of 0.61 metres.

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: None

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 18, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Please refer to the attached letter for design rationale (Justification Letter, Schedule B)

Adjournment Request: Applicant was advised that additional information (tree preservation plan and grading plan) required (Planning and Development Engineering) on April 16, 2019.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit(s) Issued:

Building Permit No. 18-003019 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: (Not Yet Issued)

Building Permit No. 18-001137 for Single Detached Dwelling - Residential Demolition, Issue Date: May 18, 2018

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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

The Owner is requesting permission to construct a single-detached dwelling with the above noted variances.

The Development Planning Department has concerns with the requested lot coverage of 24.3% where 10% is permitted, and request that the lot coverage be reduced to be more consistent with the area.

Additionally, the subject lands contain existing mature trees which may be impacted by the proposed development. The Owner has submitted an Arborist Report to which the Urban Design and Cultural Heritage Division has reviewed and provided comments to Owner. A Tree Preservation Plan remains outstanding.

The Development Planning Department recommends that the application be adjourned until such a time that revisions are made to the proposed lot coverage and the Owner submits a Tree Preservation Plan, which is to be reviewed and approved to the satisfaction of the Urban Design and Cultural Heritage Division.

The Development Planning Department recommends adjournment of the application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department has reviewed the Minor Variance Application A227/18 for 12 Quail Run Boulevard and has no objections.

Parks Development:

Trucks are currently driving over the roots of City trees. Protection is required on all City Trees according to Vaughan's latest specifications dated April 7, 2016, as per By-Law (052-2018)

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Justification Letter

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

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96 the following conditions are recommended: N/A

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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
Adriana MacPherson**

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

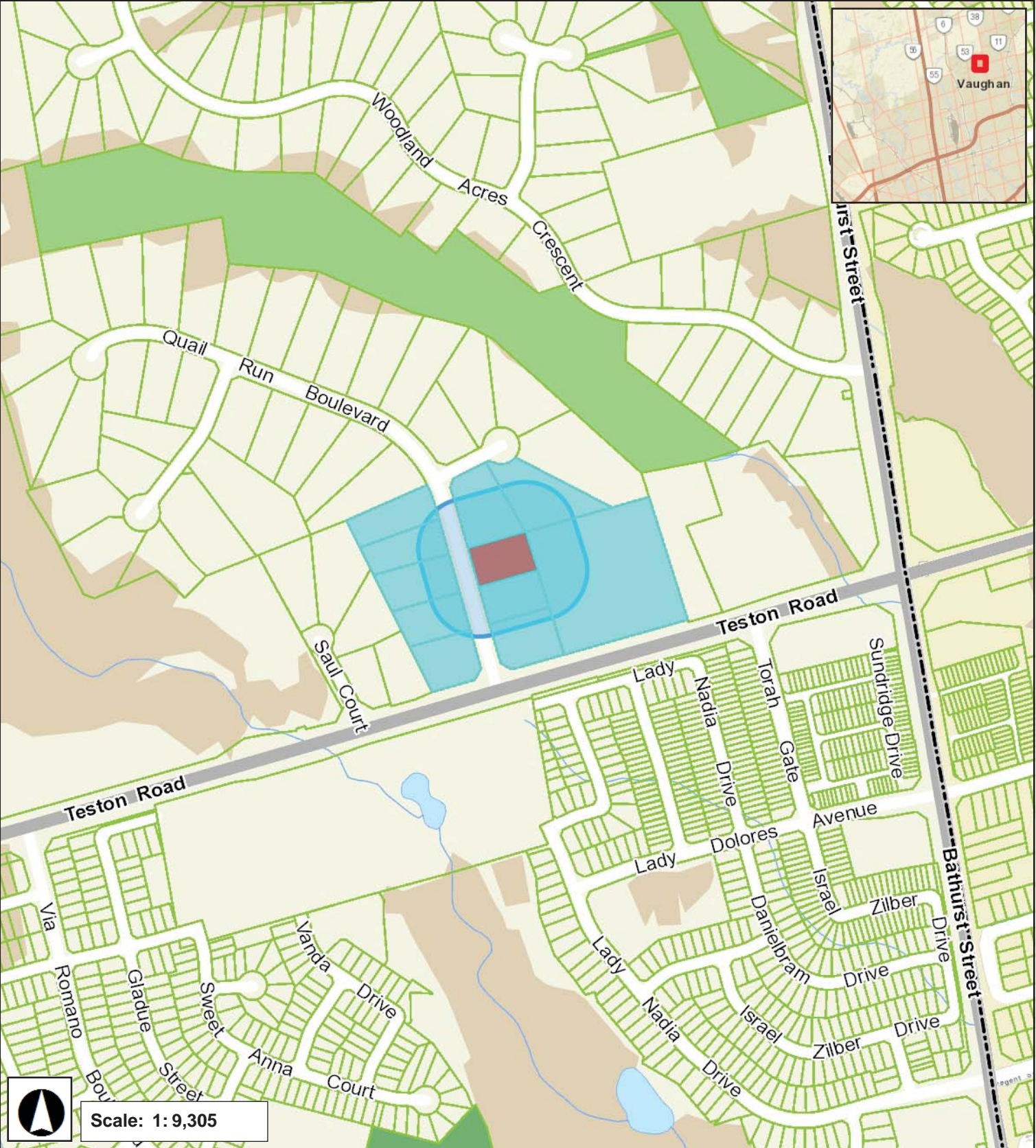
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



A227/18 - Buffer Map

12 Quail Run Blvd, Vaughan

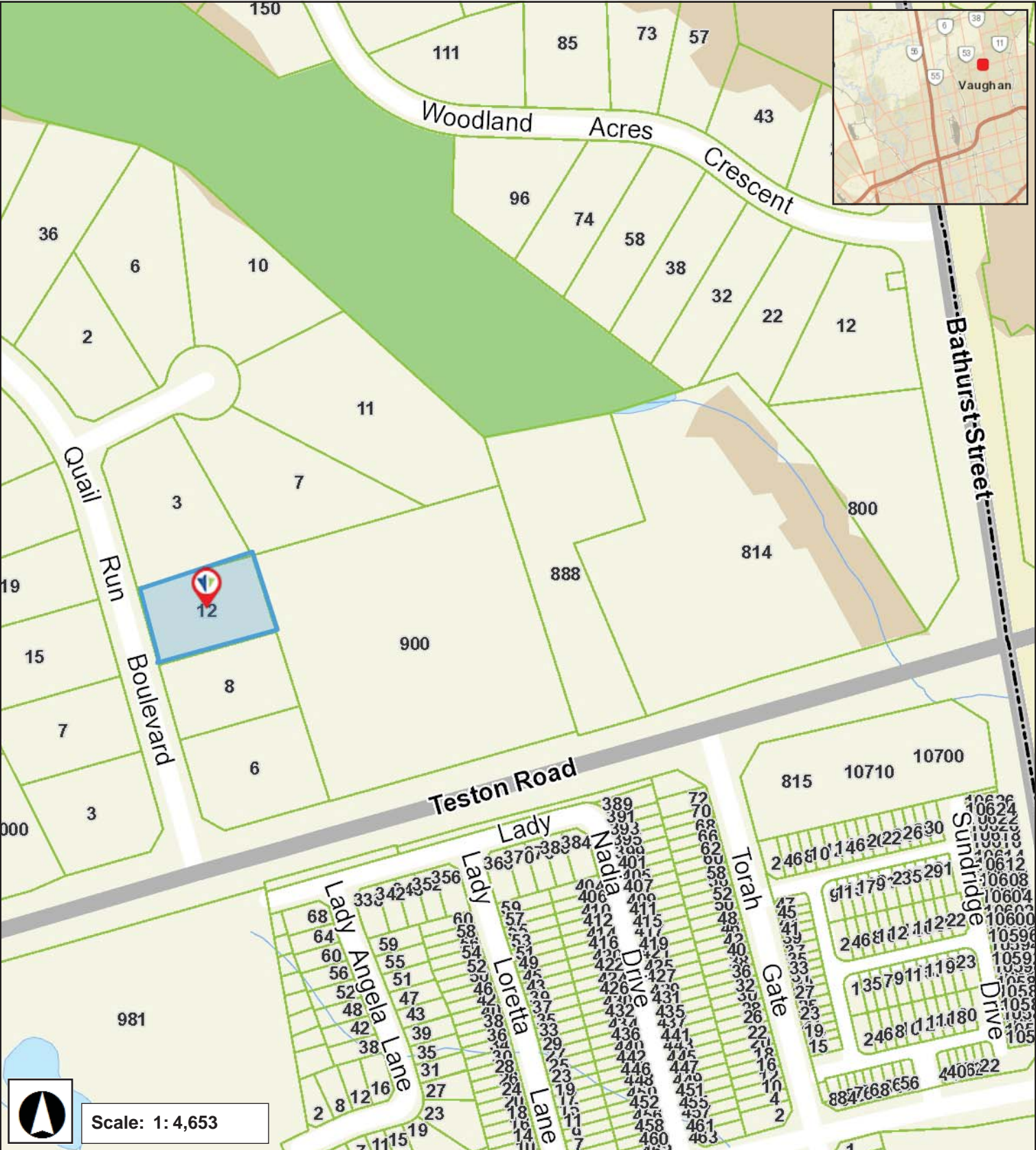


March 1, 2019 3:45 PM

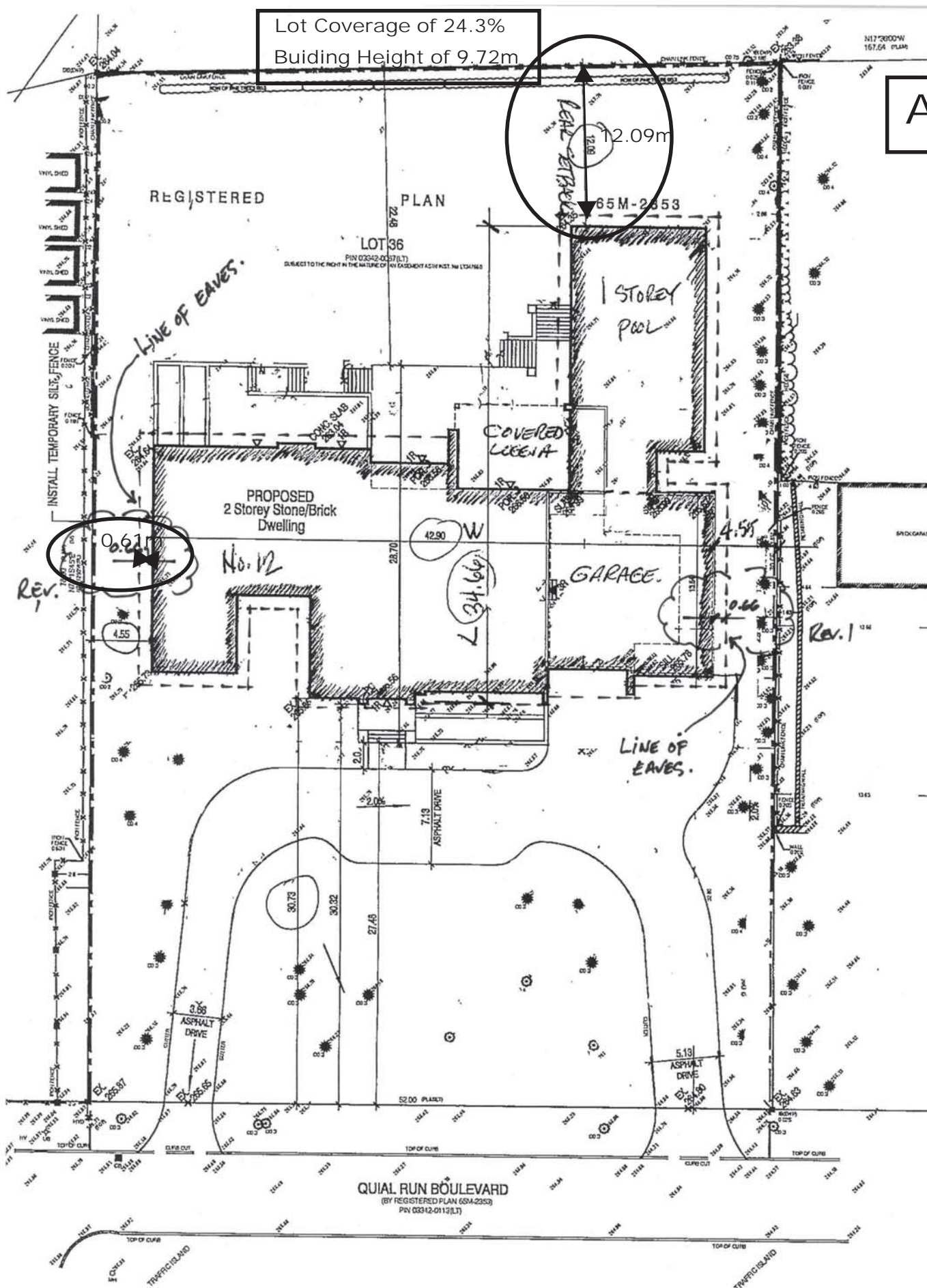


A227/18 - Location Map

12 Quail Run Blvd, Vaughan

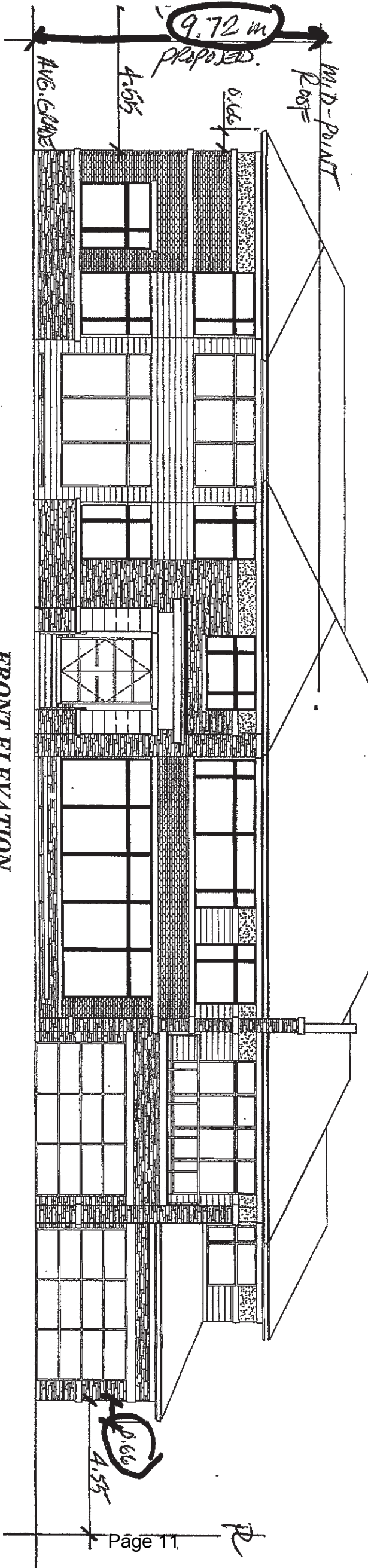


March 1, 2019 3:42 PM



SK-1 SITE PLAN SKETCH
12 QUAIL RUN BLVD.

N.T.S.
Rev. 1 JAN. 22, 2019



FRONT ELEVATION

SK-2 ELEVATION SKETCH

12 QUAIL RUN BLVD. N.Y.S.

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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Justification Letter

Attachment to Committee of Adjustment Application

12 Quail Run Blvd.

Design Rationale prepared by Max Lagace, Creative Design Group Canada Inc.

The proposed residence for 12 Quail Run is a modern and contemporary interpretation of a "Prairie Style" home. An architectural design style made popular by famous American architect, Frank Lloyd Wright. In keeping with the distinctive elements, the proposed home has low pitched roof slopes and large overhanging eaves. The exterior cladding will feature careful integration of brick and stone masonry, as well as stucco and wood accents, in order to provide additional visual interest. The home is articulated along the street facade to provide visual relief of the front wall and mitigate the overall width of the building. The proposed home has an upscale character and style that is sophisticated and has an understated elegance, so that it may blend into the community and without seemingly being out of place.

1.0) Deficiency: As per Bylaw 1-88 a.a., the proposed building height of 9.72 metres does not comply with the permitted building height of 9.5 metres.

>>>> Increased height is due to the tall ceilings throughout the home. Given the modern influences and open floor plan, tall ceilings are not only desirable, but proportionally required so that the rooms feel balanced.

2.0) Deficiency: The rear yard setback shall be 15 metres as per Schedule A of Bylaw 1-88 a.a., whereas 12.09 metres to the pool enclosure has been identified on the site plan.

>>>> The main rear wall of the proposed home is over 25m away from the rear lot line. Only the rear wall of the indoor pool section of the house is requiring the variance. The proposed design aims not to project the garage forward, and therefore, slightly recessed back from the main front wall. This positioning of the garage has led the indoor pool section to be setback farther and closer to the rear lot line. The pool section is reduced in height to a single storey, and given the absence of neighbours across the back lot line and rows of coniferous trees lining the perimeter of the lot, it is believe the visual impact will be minimal.

3.0) Deficiency: A lot coverage of 10% is allowed in a Rural Residential zone as per Schedule A of By-law 1-88 a.a.. The site statistics for this lot show the lot coverage to be 24% which does not comply.

>>>> The proposed coverage percentages appear large on paper. However, the owners believe the proposed residence is in keeping with the size of other upscale homes in the neighbourhood. It should be noted the proposed home sits back from the street and respects the established sideyard setbacks. The coverage numbers are elevated in part due to covered loggia and indoor pool building. As land is scarce, and given provincial mandate to increase density, we believe the proposed design provides a balanced approach to sought-after square footage in modern upscale homes, while respecting the established character of the neighbourhood.

4.0) Deficiency: Eaves and gutters may encroach into the interior yard setback 0.5 metres as per Section 3.14 a) of By-law 1-88. However the submitted drawings indicated a projection of 0.66 metres and 0.60 metres.

>>>>As previously mentioned above, and in keeping consistency with the style and all other eaves projection dimensions around the home, we are seeking a small variance with respect to eaves encroachment.

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

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



COMMENTS:

☐

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

☒

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

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

To: Hurst, Gabrielle
Subject: RE: A227-18 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-17-19 2:08 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A227-18 - Request for Comments

Good Afternoon Adriana,
The Regional Municipality of York has completed its review of the above Minor Variance and has no comment.
Regards,

Gabrielle Hurst, BAA MCIP.RPP. C.Tech

Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services

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

O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Attwala, Pravina

Subject: FW: Request for Comments

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Sent: January-14-19 2:13 PM

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

Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: Request for Comments

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Applications for Minor Variance:

A226/18 – 1 Raymond Dr., Thornhill, ON.

A227/18 – 12 Quail Run Blvd., Maple, ON.

A228/18 – 71 Sterling Cr., Maple, ON.

The properties listed above appear to be located outside of the MTO Permit Control Area, and therefore an MTO Building & Land Use Permit from this office is not required. At this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Paul Nunes | Corridor Management Officer

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | paul.nunes@ontario.ca



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File: A006/19

Applicant: 300 Gibraltar Limited

Address: 300 Gibraltar Rd Woodbridge

Agent: Baldassarra Architects Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department	<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)		

Adjournment History: N/A

Background History: B005/18 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, May 2, 2019



**Minor Variance
Application

A006/19**

**Agenda Item: 6

Ward: 2**

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: 300 Gibraltar Limited

Agent: Baldassarra Architects Inc.

Property: **300 Gibraltar Road, Woodbridge**

Zoning: The subject lands are zoned EM2 General Employment Area, under By-law 1-88 as amended.

OP Designation: General Employment & Natural Areas

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed industrial building (indicated as Building 7 on the sketch submitted with the application).

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 of 407 parking spaces are required.	1. To permit a minimum of 384 parking spaces on this lot.
2. A minimum landscape strip width of 7.5 metres is required abutting the boundary of the lands zoned OS1 Open Space Conservation	2. To permit a minimum landscape strip width of 6.0 metres abutting the boundary of the lands zoned OS1 Open Space Conservation.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B005/18	Easement over part 1 for access purposes in favour of the lands to the west (150 Gibraltar Road)	Approved May 10, 2018

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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 12, 2019

Property Information	
Existing Structures	Year Constructed
Existing Building	2018/2019 (lands purchased 2015)

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

- 1. Site Plan cannot accommodate any further parking space allocation
- 2. Reduction of landscape setback from OS Zone by 1.5m, which is relocated to building frontage to allow for additional parking spaces, landscaping, and walkway for future office component at north side of building.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-001074 for Single Use (Industrial) - Foundation - Only, Issue Date: Jun 22, 2018

Building Permit No. 18-001074 for Single Use (Industrial) - New, Issue Date: Dec 14, 2018

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: General Employment & Natural Areas

The Owner is proposing changes to the site layout with the above-noted variances. Site Development Application DA.17.112 was approved by Vaughan Council on May 23, 2018 to permit the construction of an employment building on the subject lands. The Site Plan Agreement was registered on December 13, 2018 as Instrument No. YR2909694. Development Planning Department staff advised the Owner in early February that the proposed changes to the site layout require an amendment to Site Development Application DA.17.112.

The Owner has since submitted an amendment to Site Development Application DA.17.112. It is noted that the Development Planning Department has reviewed the proposed amendment and has no concerns with the reduction in parking and changes to the landscape strip. The Development Engineering Department has reviewed the proposal and has no concerns with the parking reduction. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A006/19.

Staff have confirmed that the property is located within an unassumed subdivision. Since the Owner/applicant is associated with the developer/builder for the subdivision, DE confirms there are no further requirements.

Parks Development:

Reviewed on site - no comment

March 28th - no comment.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

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

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B005/18

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96 the following conditions are recommended: N/A

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

Schedule A: Plans & Sketches

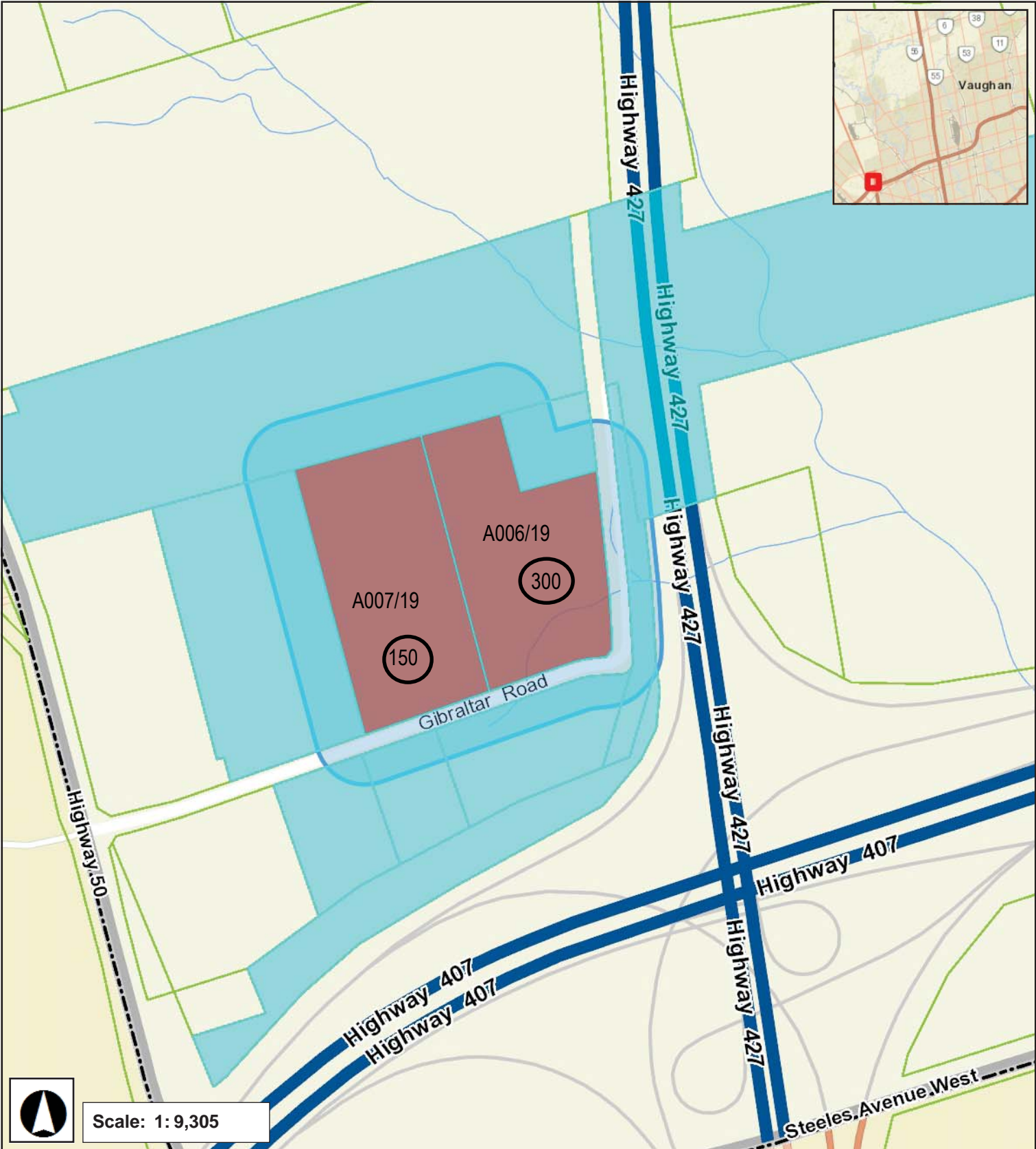
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP A006/19 & A007/19

150 & 300 GIBRALTAR ROAD, WOODBRIDGE



February 1, 2019 3:07 PM

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 15
PLAN 65R-4533
PART 1
PLAN 65R-30717

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
PLAN 65R-37860
RECEIVED AND DEPOSITED
DATE June 5, 2018

DATE JUNE 4, 2018
"V. Devore"
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION NO. 65

SCHEDULE			
PART	BLOCK	PLAN	AREA (ha)
1	1	65M-4488	PART OF 0.3220-0243
2	2	65M-4488	PART OF 0.3220-0243

PLAN OF SURVEY OF
PART OF BLOCK 1
REGISTERED PLAN 65M-4488
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

NOTES
DENOTES PLANTED MONUMENT
FROM BAS AND/OR FROM BAS
922 SCHAEFFER DZALDOV BENNETT LTD.
ALL PLANTED MONUMENTS ARE 200%
ALL FOUND MONUMENTS ARE 100%
UTM GRID BEARINGS CAN BE DERIVED FROM SPECIFIED CONTROL POINTS
A QUARTER-CLOCKWISE ROTATION OF 90° TO THE BEARINGS SHOWN ON THIS
PLAN. BEARINGS ARE GIVEN TO 240° AS INDICATED TO GRID BY MULTPLYING BY
THE COSINED SCALE FACTOR OF 0.999999
REGISTERED CONTROL POINTS 1520E (17) AND 1520N (17) (ORIGINAL)
STATION 1520E (17) AND 1520N (17) OF THE EXISTING
POINT ID. 444153.023 60876.47
SCP 00380044 444153.023 60876.47
SCP 00380049 444153.023 60876.47
COORDINATES CANNOT BE USED TO BE ESTABLISHED
CORNER OR BOUNDARY SHOWN ON THIS PLAN

POINT ID.	COORDINATES	COORDINATES
SCP 00380044	444153.023	60876.47
SCP 00380049	444153.023	60876.47

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF MAY, 2018

DATE: MAY 24, 2018
DZALDOV
ON AND LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ON AND LAND SURVEYORS
64 JARVIS DRIVE CONCORD, ONTARIO L4K 3P3
TEL: (416) 887-0001
FAX: (416) 887-0002
SCALE 1:1000
MAY 24, 2018



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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

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



COMMENTS:

☐

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

☒

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

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A006/19 - Response to REQUEST FOR COMMENTS
Attachments: A006-19 - Circulation.pdf

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-29-19 2:45 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: FW: A006/19 - Response to REQUEST FOR COMMENTS

Good afternoon Pravina,
The Regional Municipality of York has completed its review of the above application and has no comments.
Regards,
Gabrielle

Gabrielle Hurst, MCIP, RPP, C.Tech
Programs and Process Improvement
Planning and Economic Development
Regional Municipality of York
gabrielle.hurst@york.ca

Attwala, Pravina

Subject: FW: A006/19 - REQUEST FOR COMMENTS

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Sent: February-19-19 10:43 AM

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

Cc: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; D'Addario, Letizia <Letizia.D'Addario@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: RE: A006/19 - REQUEST FOR COMMENTS

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Application for Minor Variance:

A006/19 – 300 Gibraltar Road, Woodbridge

The Ministry has reviewed the revised Site Plan and Traffic Brief submitted, and at this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Paul Nunes | Corridor Management Officer

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | paul.nunes@ontario.ca



Confidentiality Warning: This message and any attachments may contain PRIVILEGED and CONFIDENTIAL INFORMATION and is intended only for the use of the recipient(s). If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you have received this message in error, please immediately notify the sender by return e-mail, and delete this message and any attachments from your system. Thank you.

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B005/18

NOTICE OF DECISION
Consent Application B005/18
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , May 10, 2018
Applicant: 300 Gibraltar Limited
Agent: Baldassarra Architects Inc.
Property: **300 Gibraltar Rd Woodbridge**
Zoning: The subject lands are zoned EM2, General Employment Area Zone under By-law 1-88 as amended.
OP Designation: VOP 2010: “General Employment” and “Natural Areas”
Related Files: DA.17.112
Purpose: Consent is being requested for an easement over Part 1 (on the draft Reference Plan submitted with the application) for an access purposes (shared driveway) in favour of the lands to the west municipally known as 150 Gibraltar Road (dominant land).
Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B005/18 on behalf of 300 Gibraltar Limited be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That Site Development Application DA.17.112 be approved by Council.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Servicing Permit Application BP17-3912 (150 Gibraltar Road) & Site Development Application DA.17.112 (300 Gibraltar Road) from the Development Engineering (DE) Department.

4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
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WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*


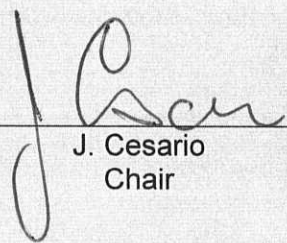
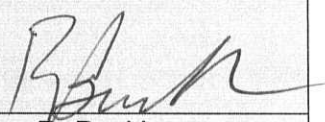

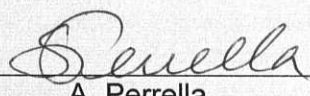
For the following reasons:

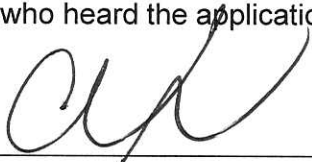
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of Thursday , May 10, 2018 meeting for submission details.
None	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, May 10, 2018
DATE OF NOTICE:	May 18, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	June 07, 2018 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	May 18, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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;

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

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



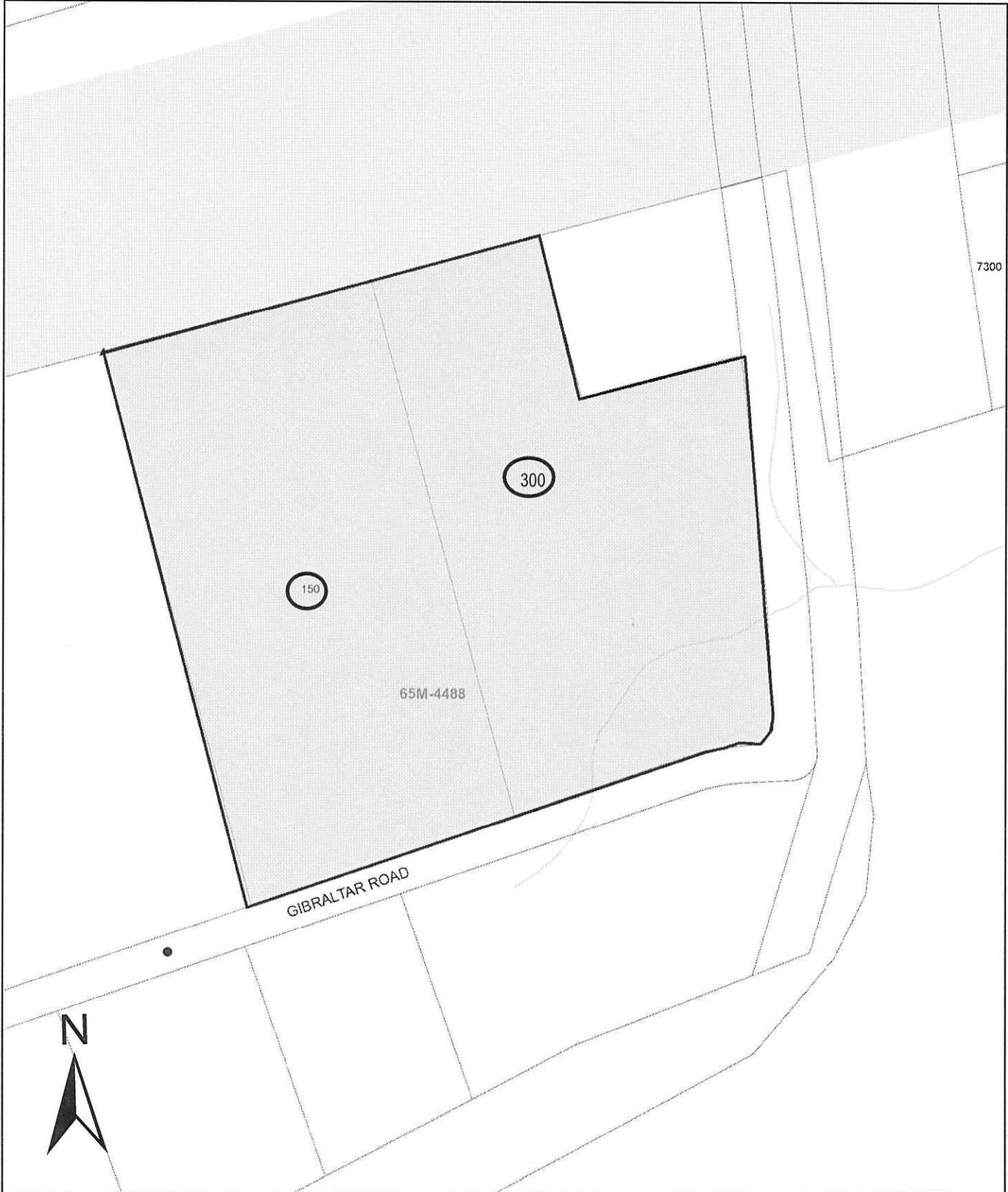
LOCATION MAP - B005/18 & B006/18

150 & 300 Gibraltar Road, Woodbridge

Highway 50

Highway 7

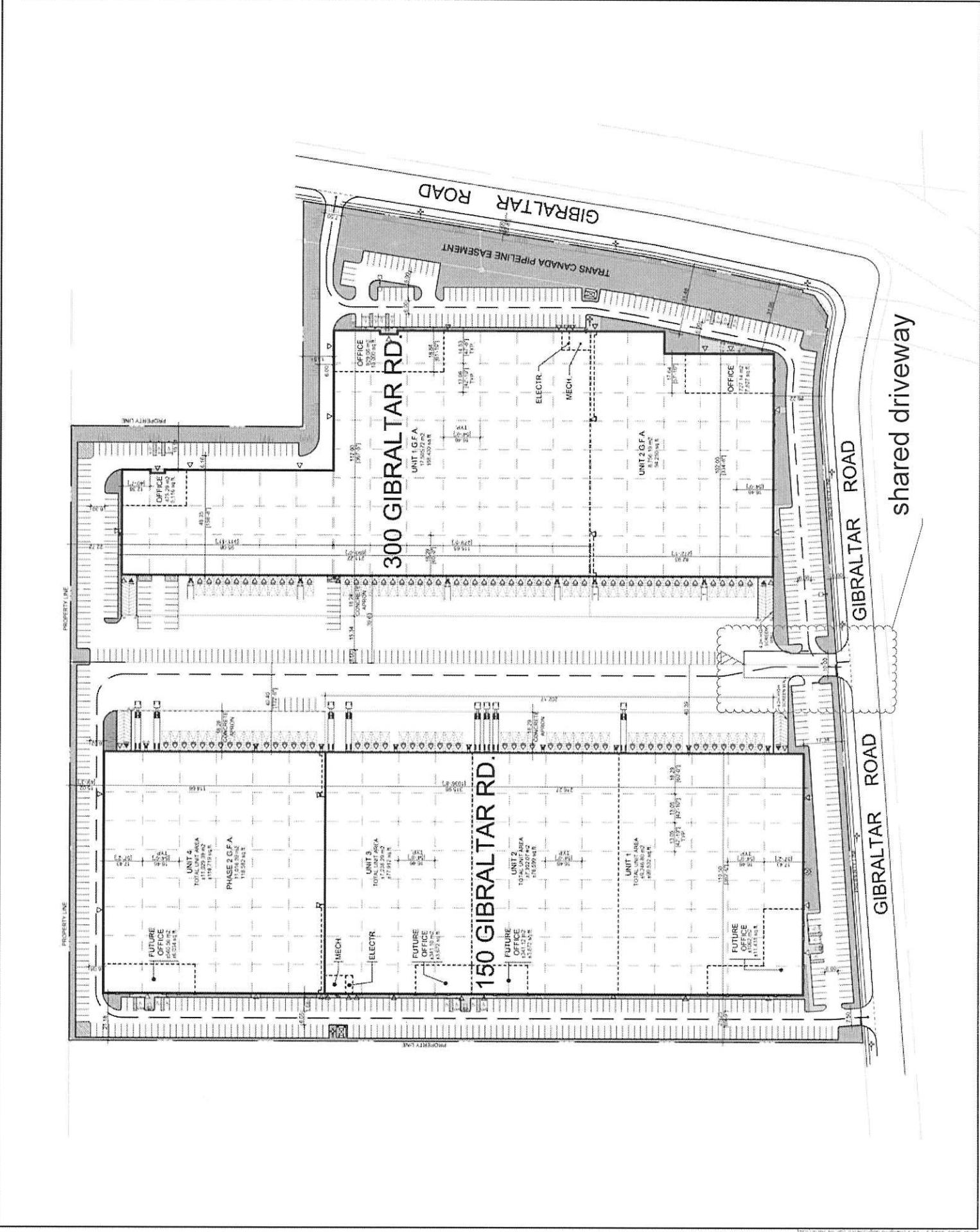
Highway 27



Steeles Avenue West

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The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 19 PLAN 65R-14333
PART 1 PLAN 65R-35717

ISSUING THIS PLAN TO BE REGISTERED UNDER THE LAND TITLES ACT.
PLAN 65R-
RECEIVED AND DEPOSITED
DATE: _____

DATE: _____ 2008.
DATE: _____

SCHEDULE			
PART	BLOCK	PLAN	PII
1	1	65M-4488	ALL OF 03220-0243
2	2	ALL OF 03220-0243	ALL OF 03220-0243

PLAN OF SURVEY OF
PART OF BLOCK 1
REGISTERED PLAN 65M-4488
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

NOTES

1. DEDICATED TO THE CITY OF VAUGHAN
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100. ALL PLANTED TREES AND SHRUBS TO BE MAINTAINED

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT
2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
3. SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND
4. THE REGULATIONS MADE UNDER THEM.
5. THE SURVEY WAS COMPLETED ON THE DAY OF _____ 2008.

DATE: _____
ONONDAGO LAND SURVEYOR



SCHAEFFER DZALDOV BENNETT LTD.
ONONDAGO LAND SURVEYORS
111, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

File: A012/19

Applicant: Olexander Kobuta & Liliya Baraban

Address: 2 Royal Pine Ave Woodbridge

Agent: Zahra Falamarzi

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
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)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, May 2, 2019



Minor Variance
Application

A012/19

Agenda Item: 7
Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: Olexander Kobuta & Liliya Baraban

Agent: Zahra Falamarzi

Property: 2 Royal Pine Ave, Woodbridge

Zoning: The subject lands are zoned RV4 under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the by-law is being requested to permit the existing canopy attached to the rear of the dwelling.

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

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5m to the existing canopy is required.	1. To permit a minimum rear yard setback of 4.09m to the existing canopy.
2. A minimum interior side yard setback of 1.2m to the existing canopy is required.	2. To permit a minimum interior side yard setback of 1.1m to the existing canopy.
3. A minimum rear yard setback of 7.0m to the existing canopy eave is required.	3. To permit a minimum rear yard setback of 3.53m to the existing canopy eave.

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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 1, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2001 (purchased 2012)

Applicant has advised that they cannot comply with By-law for the following reason(s): It is already built and the owner did not had the information of complying with zoning by-law when start the construction.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

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

Eaves and gutters are permitted to encroach a maximum of 0.5m into a required yard.

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).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010: "Low-Rise Residential"

The Owners are requesting permission to maintain an existing canopy located in the rear yard with the above-noted variances. Development Planning staff conducted site visits on March 1st and March 18th, 2019. At the request of the Development Planning Department, the Owners have revised their proposal to reduce the canopy structure from the current rear yard setback of 1.01 m to 4.09 m to reduce the physical and visual impact on abutting properties. Urban Design staff have requested that the Owners replace the existing shingles on the canopy with shingles that match the existing dwelling for a more appropriate consistency. The revised proposal is considered minor in nature, provided that the shingles on the canopy match the existing dwelling. Accordingly, the Development Planning Department has no objection to variances #1 and #3 listed above.

The Development Planning Department has no objection to variance #2. The canopy has an existing interior side yard setback of 1.1 m, where 1.2 m is required. It is considered minor in nature and will not physically or visually impact abutting properties. It is noted that at the request of the Development Engineering Department, the Owners revised their proposal to ensure that the existing at-grade patio maintain a minimum 0.6 m setback from the interior side and rear lot lines for drainage purposes. Development Engineering staff have no objections to the revised proposal.

On this basis, the Development Planning Department is of the opinion that the revised proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A012/19 for 2 Royal Pine Avenue and has the following condition:

The Development Engineering Department requests that a 0.6m clearance from the property lines on the north and west sides of the rear property, be cleared. This will reduce the size of the patio but it will satisfy engineering concerns. This will reinstate the side and rear lot swales to original condition allowing the lots to drain as designed. The most recent sketch will satisfy DE concerns once complete.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

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

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Margaret Olivier 905-832-8585 x 8716 margaret.olivier@vaughan.ca	The drainage swales must be reinstated along the north and west property lines with a 0.6m unobstructed offset to restore drainage.

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

Schedule A: Plans & Sketches

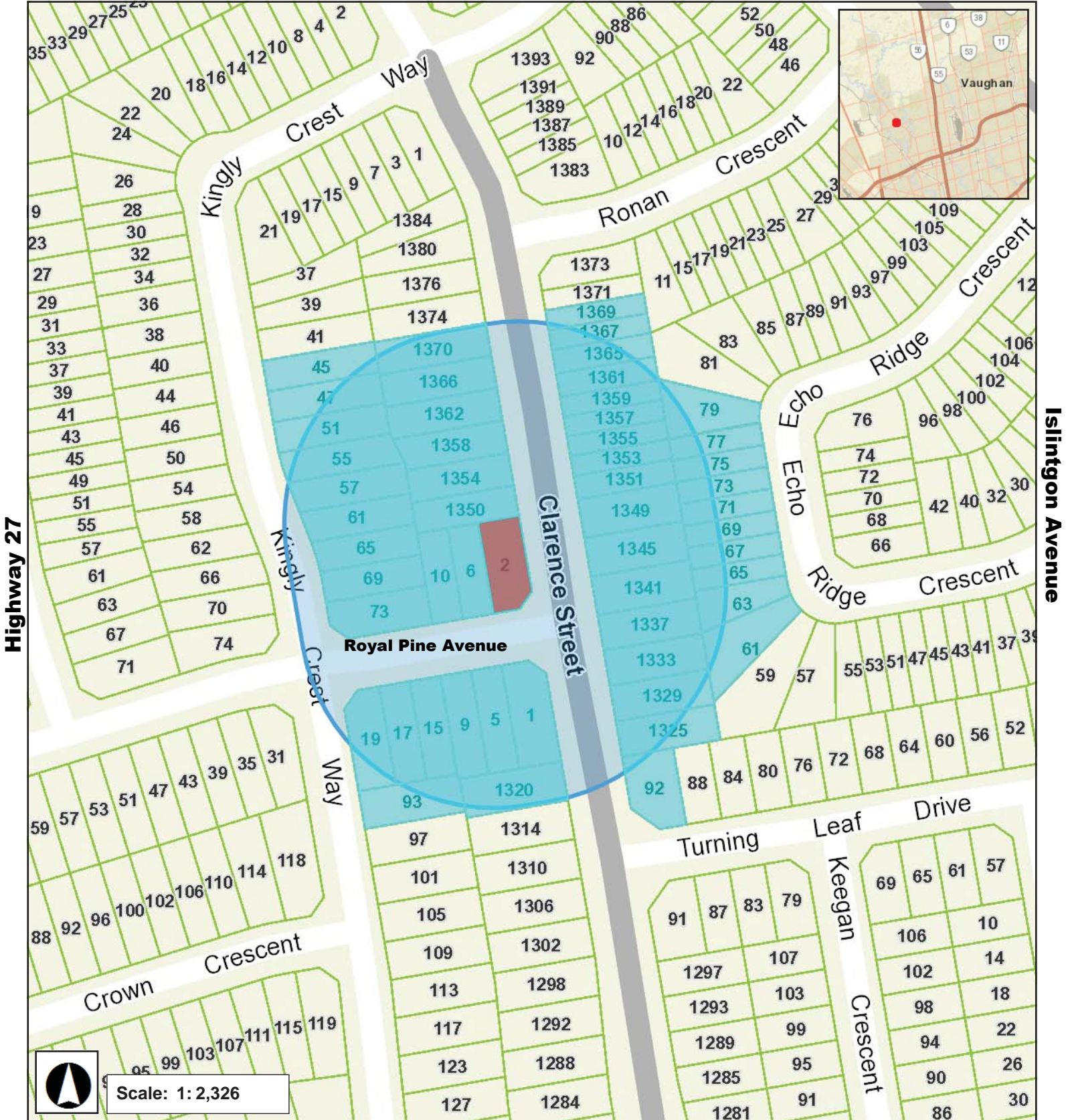
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - A012/19

2 ROYAL PINE AVENUE, WOODBRIDGE
Major Mackenzie Drive



Rutherford Road

April 10, 2019 2:21 PM



CLARENCE STREET

84'-0 1/2"
[25.62m]

A012/19

23'-9 1/2"
[7.25m]

EXISTING DWELLING
2 ROYAL PINE AVENUE

ROYAL PINE AVENUE

REVISED MARCH 19, 2019

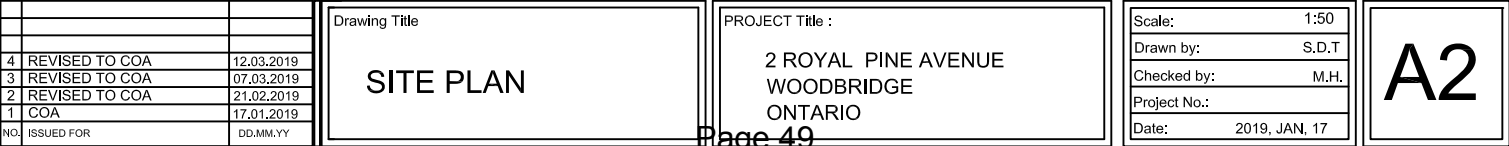
4	REVISED TO COA	12.03.2019
3	REVISED TO COA	07.03.2019
2	REVISED TO COA	21.02.2019
1	COA	17.01.2019
NO.	ISSUED FOR	DD.MM.YY

Drawing Title
SITE PLAN

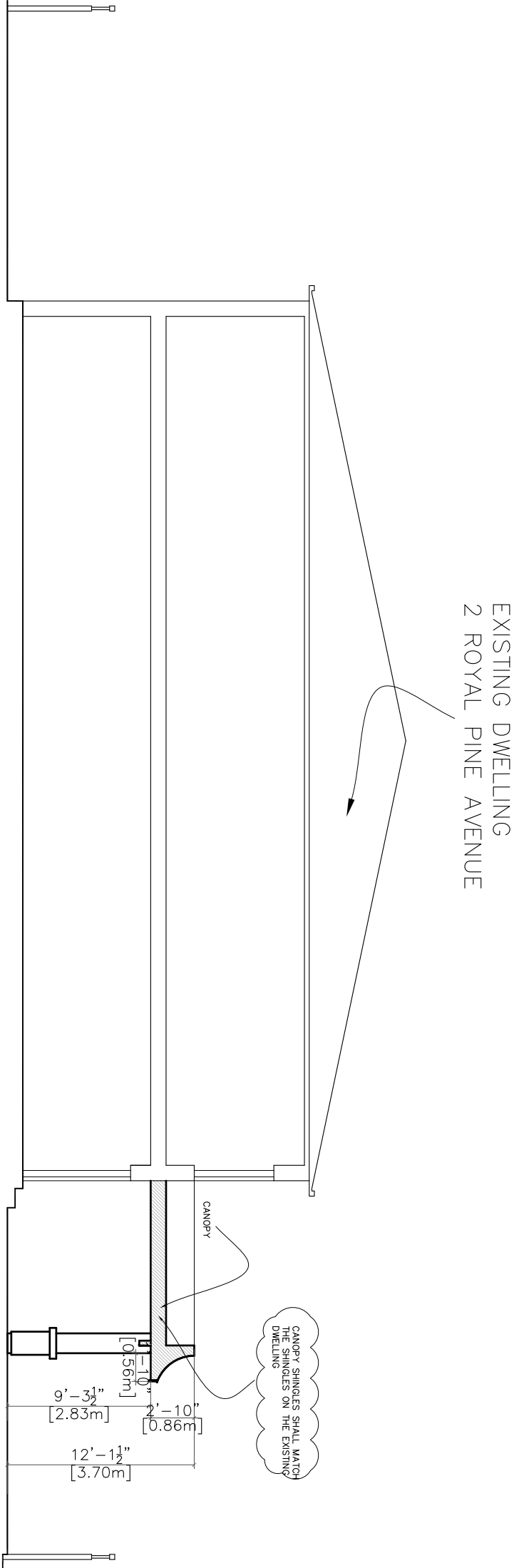
PROJECT Title :
2 ROYAL PINE AVENUE WOODBIDGE ONTARIO

Scale:	1:100
Drawn by:	S.D.T
Checked by:	M.H.
Project No.:	
Date:	2019, JAN, 17

A1



REVISED MARCH 19, 2019



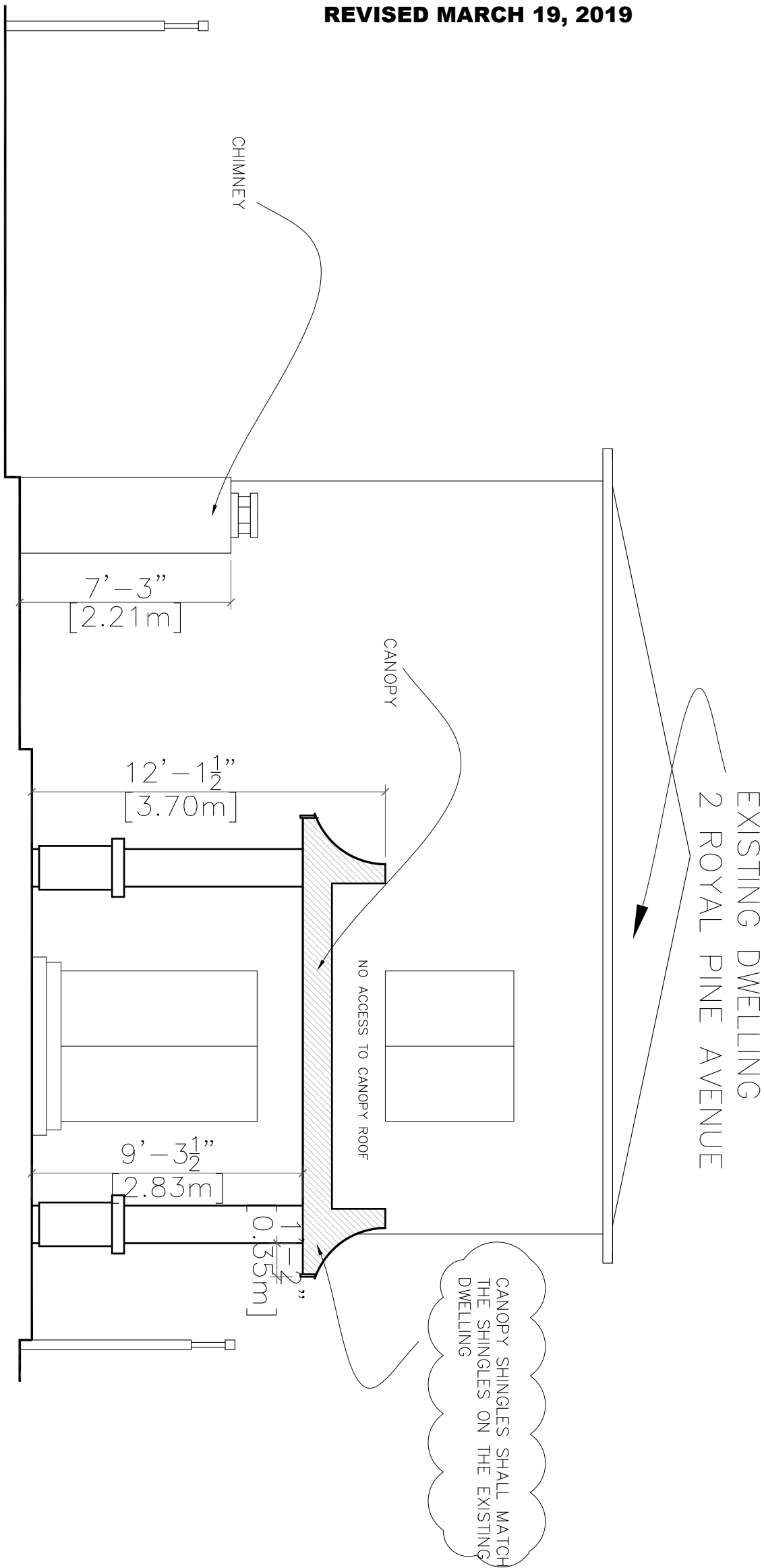
4	REVISED TO COA	12.03.2019
3	REVISED TO COA	07.03.2019
2	REVISED TO COA	21.02.2019
1	COA	17.01.2019
NO.	ISSUED FOR	DD.MM.YY

Drawing Title
SECTION B

PROJECT Title :
2 ROYAL PINE AVENUE WOODBIDGE ONTARIO

Scale:	1:100
Drawn by:	S.D.T
Checked by:	M.H.
Project No.:	
Date:	2019, JAN, 17

A3



4	REVISED TO COA	12.03.2019
3	REVISED TO COA	07.03.2019
2	REVISED TO COA	21.02.2019
1	COA	17.01.2019
NO.	ISSUED FOR	DD.MM.YY

Drawing Title
SECTION A

PROJECT Title :
2 ROYAL PINE AVENUE WOODBRIDGE ONTARIO

Scale:	1:50
Drawn by:	S.D.T
Checked by:	M.H.
Project No.:	
Date:	2019, JAN, 17

A4

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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

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



COMMENTS:

☐

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

☒

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

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: Response to A012/19 - REQUEST FOR COMMENTS
Attachments: A012-19 - Circulation.pdf

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

Sent: March-27-19 2:50 PM

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

Subject: FW: Response to A012/19 - REQUEST FOR COMMENTS

Good Afternoon Pravina,

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

Regards,

Gabrielle

Attwala, Pravina

Subject: FW: A012/19 - REQUEST FOR COMMENTS

From: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>
Sent: March-04-19 9:44 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Mazzotta, Rob (MTO) <Rob.Mazzotta@ontario.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>
Subject: RE: A012/19 - REQUEST FOR COMMENTS

RE: A012/19 – REQUEST FOR COMMENTS
2 Royal Pine Ave.
Woodbridge, Ontario
Minor Variance Application

Hi Pravina,

The Request for Comments for the above noted Minor Variance application has been reviewed and the Ministry has no comments or concerns at this time. The proposed construction will not require a Building and Land Use Permit from the Ministry.

Regards,

KEVIN SCHOLZ
Corridor Management Officer | Ministry of Transportation | Central Region | Corridor Management
P: (416) 235-5383 | F: (416) 235-4267 | Kevin.Scholz@Ontario.ca
159 Sir William Hearst Ave. - Building D M3M 0B7



File: A020/19

Applicant: Joseph & Patricia Casale

Address: 145 Grandvista Cr Woodbridge

Agent: Elan Design Studio Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	Condition Cleared
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)		

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

A020/19

Agenda Item: 8

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, May 2, 2019
Applicant:	Joseph & Patricia Casale
Agent:	Elan Design Studio Inc.
Property:	145 Grandvista Crescent, Woodbridge
Zoning:	The subject lands are zoned RV2 and subject to the provisions of Exception 9(1024) under By-law 1-88 as amended.
OP Designation:	Vaughan Official Plan 2010: "Low-Rise Residential"
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit the existing accessory structure (cabana) and generator 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 10.0m to the existing cabana is required.	1. To permit a minimum rear yard setback of 4.59m to the existing cabana.
2. A minimum interior side yard setback of 1.2m to the existing cabana is required.	2. To permit a minimum interior side yard setback of 1.1m to the existing cabana.
3. A minimum rear yard setback of 8.5m to the existing generator is required.	3. To permit a minimum rear yard setback of 0.93m to the existing generator.
4. A maximum building height of 4.50m for the existing cabana is permitted.	4. To permit a maximum building height of 4.53m for the existing 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. 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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 17, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2008
Cabana	2008/2009

Applicant has advised that they cannot comply with By-law for the following reason(s): Accessory (cabana) is an existing structure (approx. 10 years old)

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

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

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).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010: "Low-Rise Residential"

The Owners are requesting permission to maintain an existing cabana and generator located in the rear yard with the above-noted variances. The Owners are proposing two additions and a terrace in the rear yard however they do not form part of the minor variance application. Consequently, the Development Planning Department is not commenting on the additions and terrace at this time.

Development Planning staff conducted a site visit on March 1st, 2019. Staff determined that the existing driveway and soft landscaping requirements for the front yard did not comply with the requirements of Zoning By-law 1-88. The Owners have since submitted a revised site plan addressing these deficiencies by proposing alterations to the driveway and front yard landscaping that comply with the requirements of Zoning by-law 1-88. Development Engineering has no objections to the revised site plan provided that the Owners successfully obtain a curb restoration permit.

The subject property is partially regulated by the Toronto and Region Conservation Authority ('TRCA'), who have determined that the works are outside of the erosion hazard. The Owners have successfully obtained an After-the-Fact permit in support of the existing pool and cabana structure pursuant to Ontario Regulation 166/06. Accordingly, TRCA has no objection to the proposal.

The Development Planning Department has no concerns with the proposal as the requested variances will not have adverse visual impacts on neighbouring properties and the adjacent woodlot will not be impacted. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering (DE) Department has reviewed the Minor Variance Application A020/19 for 145 Grandvista Crescent and has no objections to the applied variances but has one condition regarding the driveway:

The owner/applicant shall apply to the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department for a curb re-instatement permit.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

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
TRCA – comments with conditions (conditions cleared)

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Margaret Olivier 905-832-8585 x 8716 margaret.olivier@vaughan.ca	The owner/applicant shall apply to the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department for a curb re-instatement 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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

Schedule A: Plans & Sketches

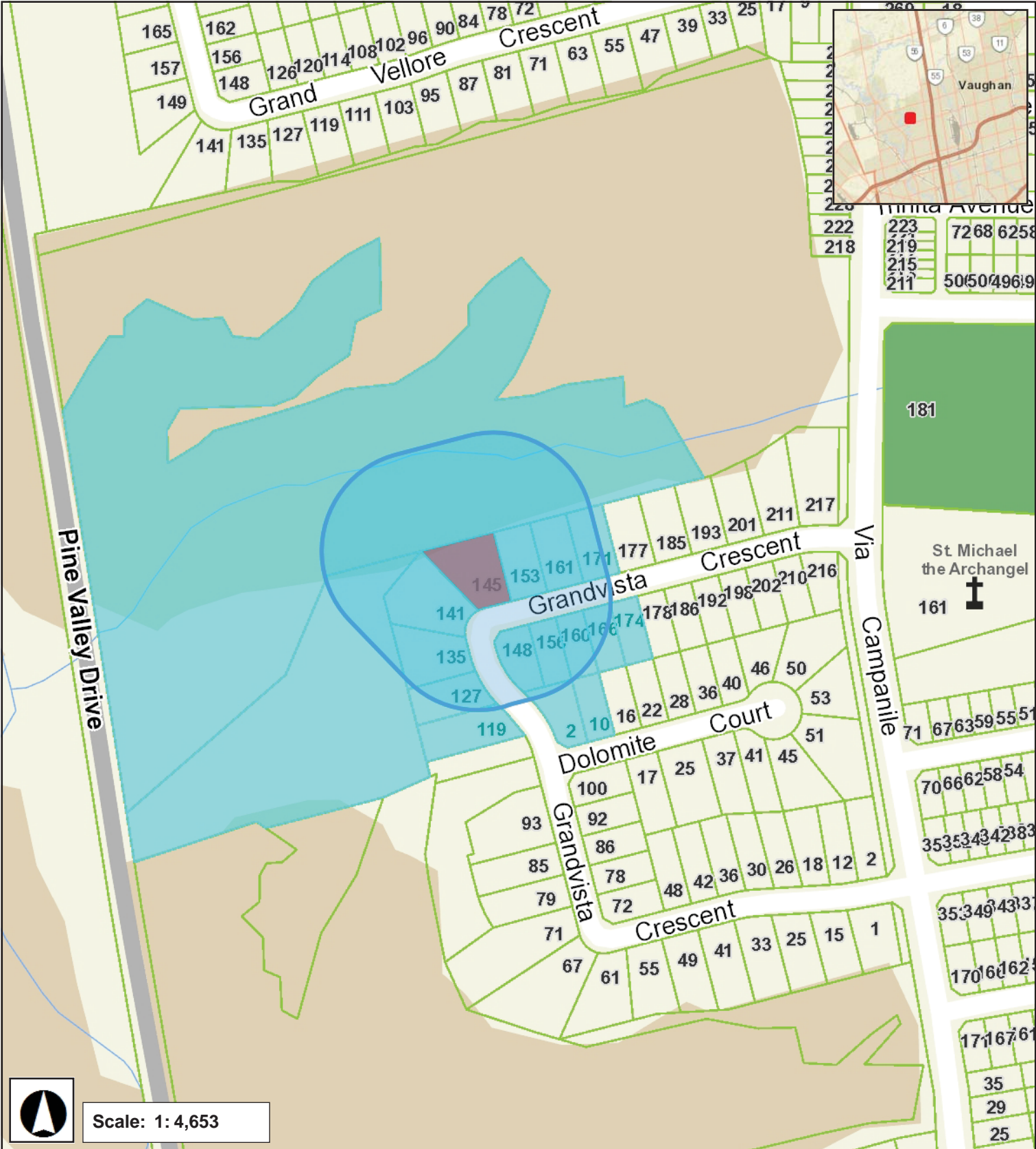
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - A020/19

145 GRANDVISTA CRESCENT, WOODBRIDGE
Major Mackenzie Drive

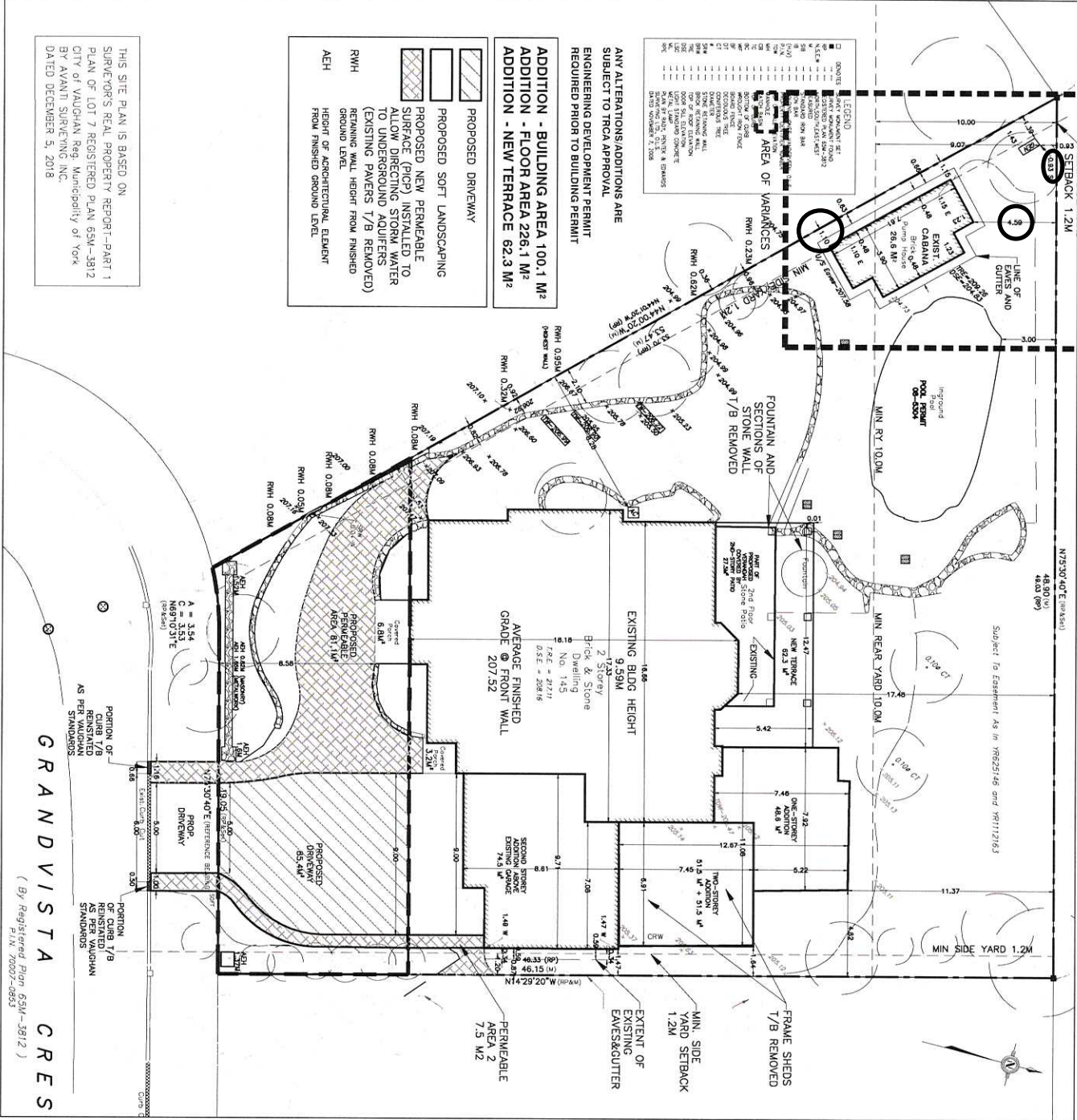


Rutherford Road

February 26, 2019 3:06 PM

4.59m rear yard setback to cabana
1.1m interior side yard setback to cabana
0.93m rear yard setback to generator

ALTERATIONS AND ADDITION TO EXISTING DWELLING
145 GRANDVISTA CRESCENT WOODBRIDGE ON



SITE STATISTICS		
ZONING INFORMATION - RV2		
LOT AREA	EXISTING	PROPOSED
LOT FRONTAGE	1654.39 M ²	25.40M
FINISHED GRADE - DWELLING	207.52	207.52
HEIGHT OF DWELLING (MAX. 11.0M)	9.59M	9.59M
GROSS FLOOR AREA	557.4M ²	783.5M ²
LOT COVERAGE - DWELLING (INCL. GARAGE+ COVERED PORCHES)	333.5M ²	461.1M ²
	(20.2%)	(27.9%)
FRONT YARD SETBACK (MIN. 3.0 M)	8.58 M	8.58 M
SIDE YARD SETBACK (LEFT/RIGHT) (MIN. 1.2M+1.2M)	3.5M/1.4M	3.5M/1.4M
REAR YARD SETBACK (MIN. 10.0M)	17.48M	11.27M

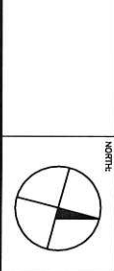
PROPOSED FRONT YARD LANDSCAPING (FYL)	
FRONT YARD AREA (FYL) 271.2M ²	
MIN FY LANDSCAPING (FYL) REQUIRED 50% 135.6 M ²	
TOTAL HARD SURFACES IN FRONT YARD: PROPOSED DRIVEWAY 85.4M ²	
+EXISTING HARD LANDSC (RET. WALLS) 14.4M ² = 99.8 M ² (36.8% OF FYL)	
PROPOSED SOFT LANDSCAPING 82.0 M ² (30.2% OF FYL)	
PROPOSED PERMEABLE AREA 89.4 M ² (32.9% OF FYL + BAL. INSTEAD OF HARD)	

EXISTING ACCESSORY - CABANA	
LOT AREA	EXISTING
FINISHED GRADE AT ACCESSORY (CABANA)	204.73
HEIGHT OF ACCESSORY BLDG (MAX. 4.5M)	4.53 M ²
HEIGHT ACCESSORY BLDG TO U/S OF EAVES (MAX 3.0M)	2.85 M ²
LOT AREA COVERED BY ACCESSORY BLDG (CABANA)	26.6M ²
	(1.61%)
EAVES/GUTTER ENCROACHMENT	0.48M
FRONT YARD SETBACK	38.86M
INT. SIDE YARD (LEFT/RIGHT) (MIN 1.2M)	1.10M
REAR YARD (MIN 10.0M)	4.59M

A/C UNIT SETBACK TO SIDE LOT LINE (MIN 0.6M)	8.28M
GENERATOR DISTANCE TO SIDE LOT LINE (MIN 0.6M)	1.39M
GENERATOR ENCROACHMENT (MAX. 1.5M INTO REAR YARD)	9.07M

GENERAL NOTES:		
1. DIMENSIONS NOT TO BE SCALED.		
2. CONSTRUCTION TO CHECK AND VERIFY ALL DIMENSIONS		
3. BEFORE PROCEEDING WITH WORK.		
ISSUES:		
NO.	DESCRIPTION	DATE

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR COA	MAR 19, 2019
2	ISSUED FOR COA	FEB 19, 2019
3	ISSUED FOR TCA	JUN 24, 2019
4	ISSUED FOR CLIENT/OWNER	JUN 22, 2019
5	ISSUED FOR ZONING CONSULT.	JUN 8, 2019



ELAN DESIGN STUDIO INC.
6824 AVILA ROAD
MISSISSAUGA ON L4N 1R8
ANDREW@EDSICHA

PROJECT TITLE:
145 GRANDVISTA CRESCENT

DRAWING TITLE:

SITE PLAN

SCALE: 1:250

DRAWN: AK

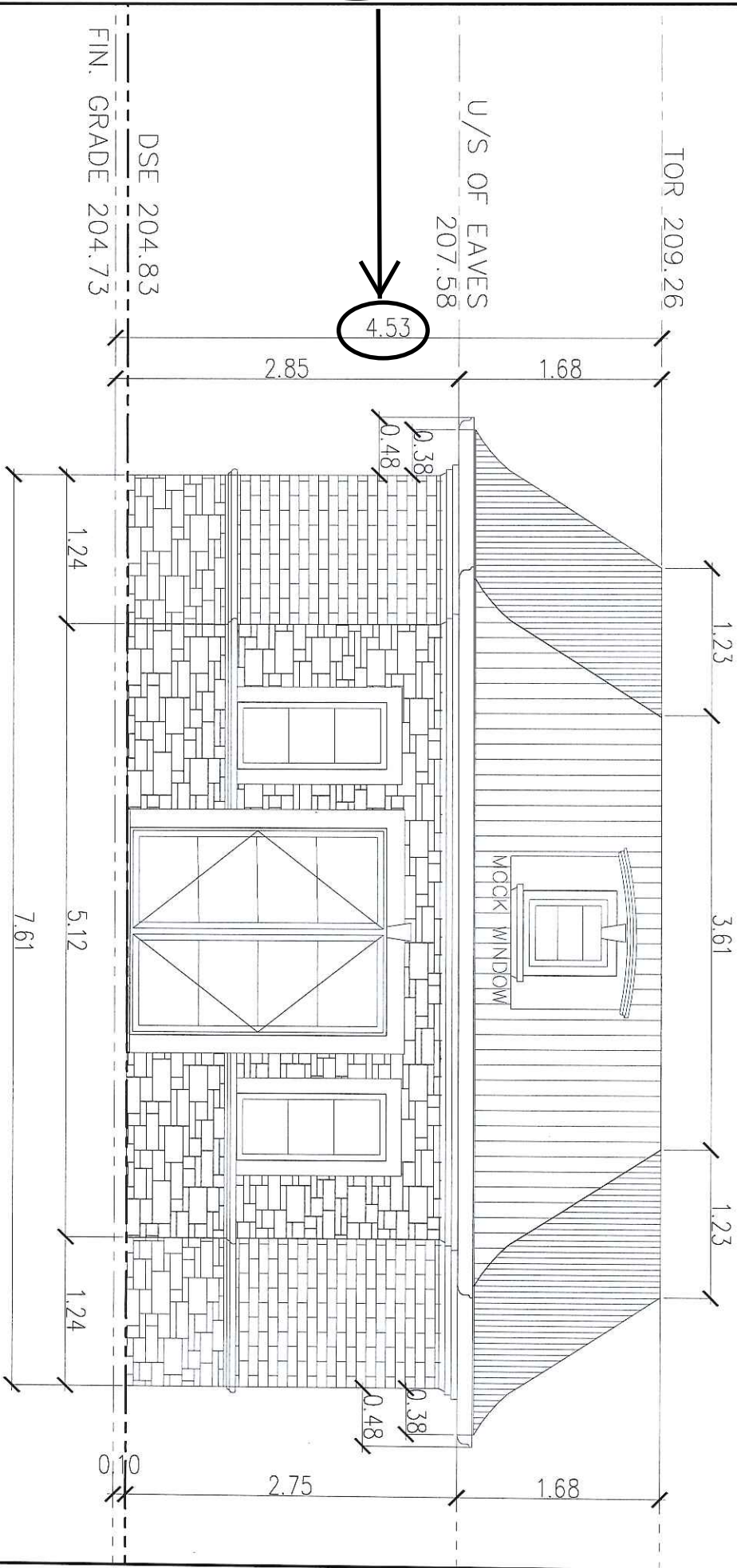
DATE: JUN 7, 2019

DATE: JUN 7, 2019


PROJECT NO:
18-17

DRAWING NO:
SP

4.53m



CABANA - FRONT ELEVATION



ELAN DESIGN STUDIO INC.
6824 AVILA ROAD
MISSISSAUGA ON L5N 1R8
TEL.: 905-812-7674
ANDREW@EDSI.CA

NO.	REVISIONS	DATE
4.		
3.		
2.	REISSUED FOR COA	MAR 15, 2019
1.	ISSUED FOR COA	MAR 7, 2019

NORTH

PROJECT: 18 17

DATE: MAR 7, 2019

SCALE: 1:50

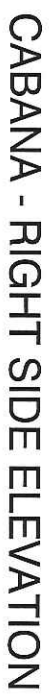
DWG. No.

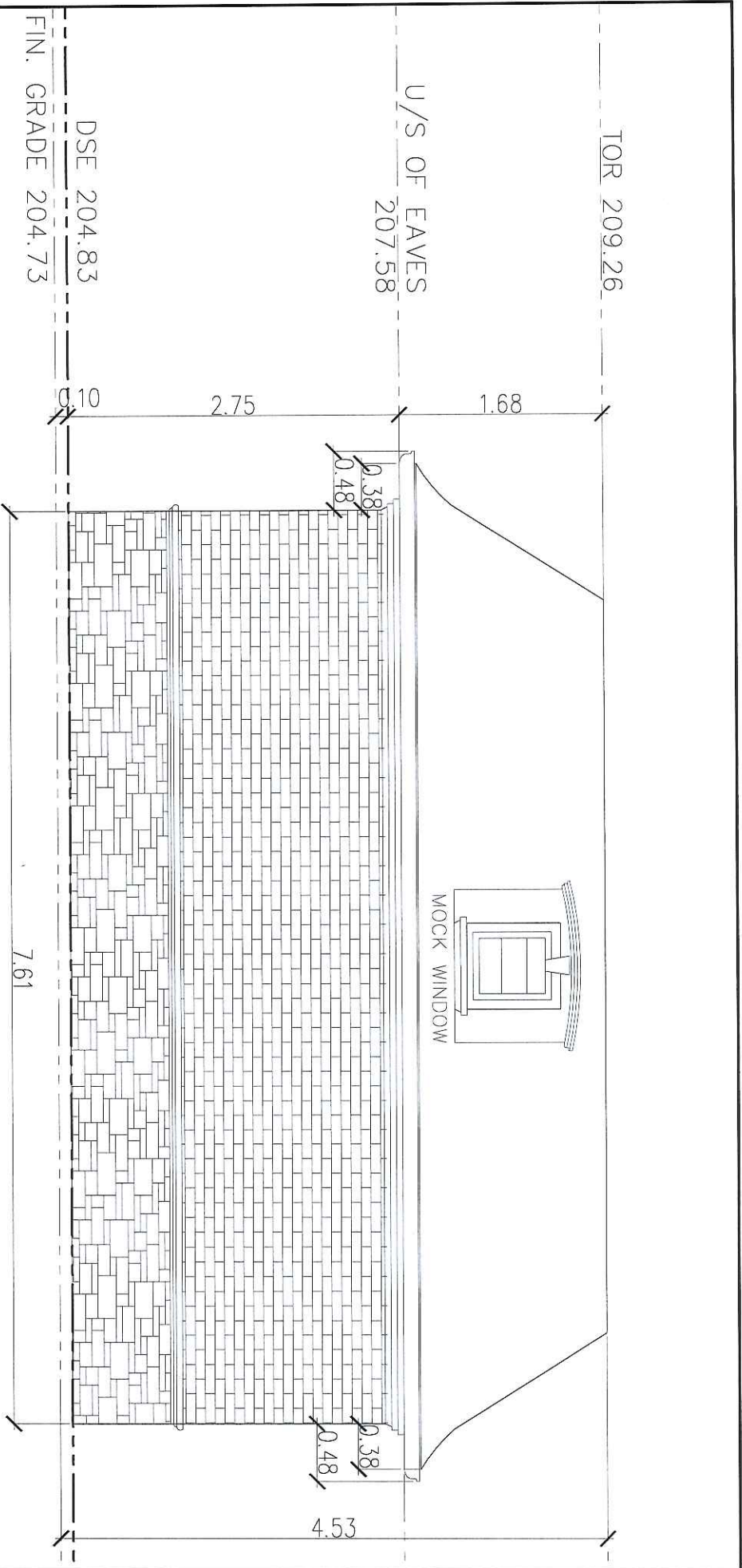
DWN: MK

CHKD: AK

145 GRANDVISTA CRES
EXISTING CABANA
FRONT ELEVATION

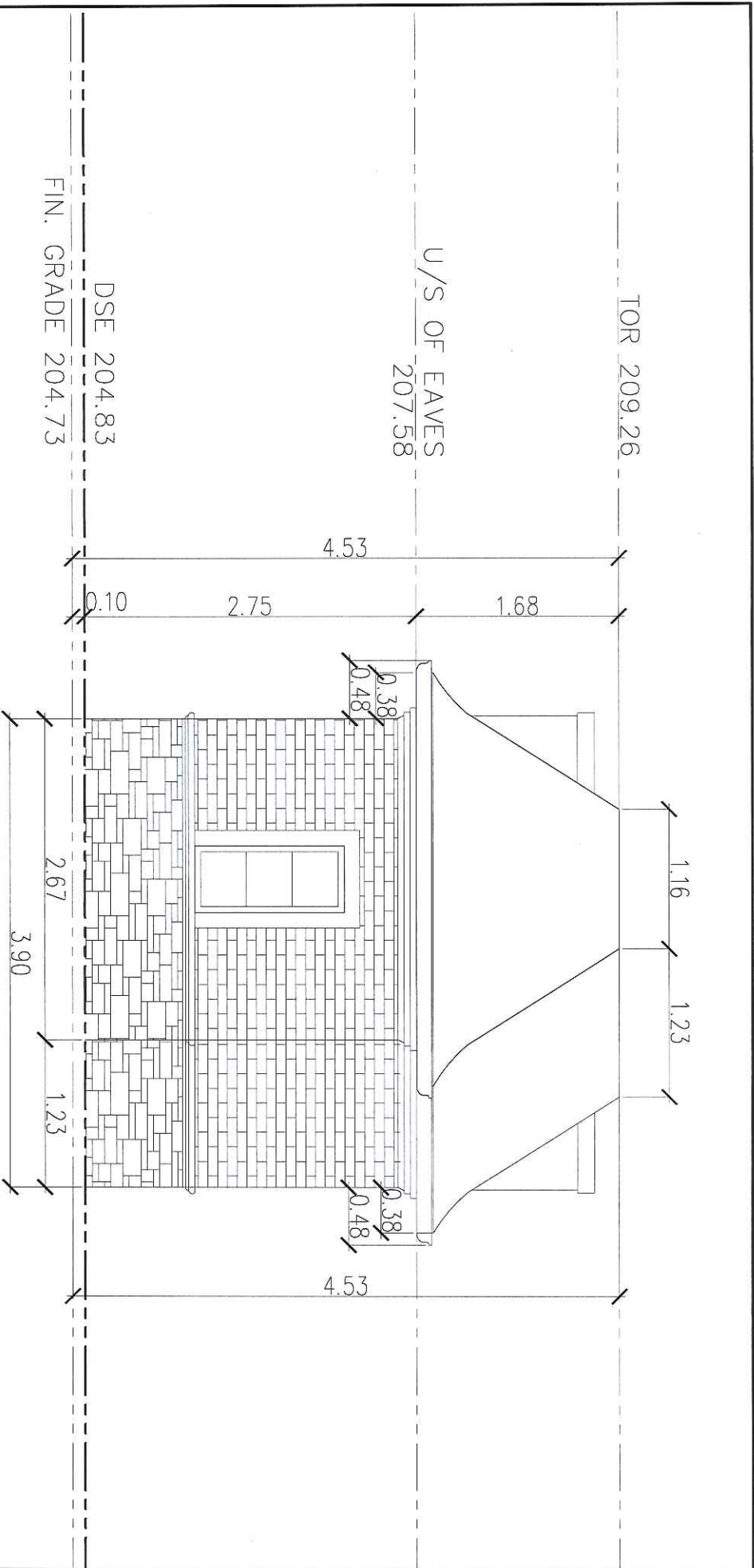
A2-1

Page 68



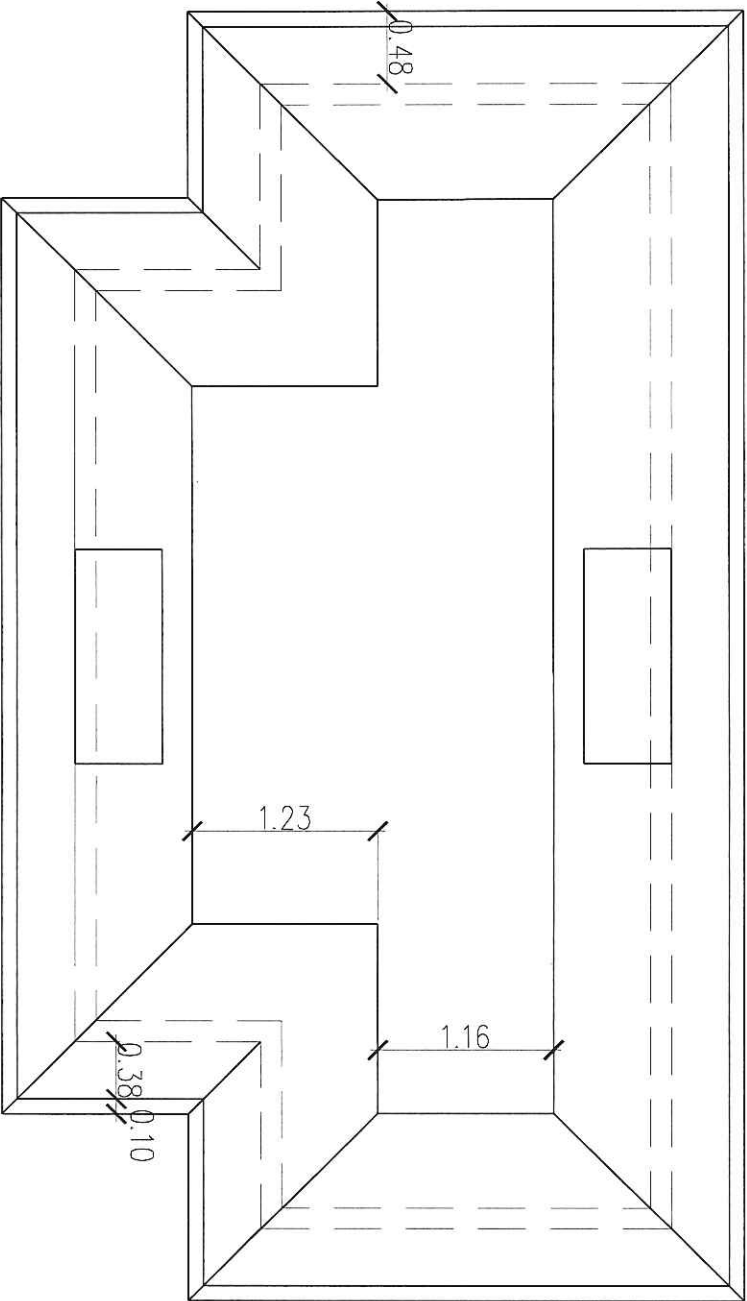
CABANA - REAR ELEVATION

<div><div></div><div>ELAN DESIGN STUDIO INC. 6824 AVILA ROAD MISSISSAUGA ON L5N 1R8 TEL: 905-812-7674 ANDREW@EDSI.CA</div></div>								NORTH		PROJECT: 18 17		145 GRANDVISTA CRES EXISTING CABANA REAR ELEVATION	
	4.							DATE:	MAR 7, 2019				
	3.							SCALE:	1:50				
	2.	REISSUED FOR COA	MAR 15, 2019										
	1.	ISSUED FOR COA	MAR 7, 2019										
NO.	REVISIONS		DATE					DWN:		MIK			
								CHKD:		AK			
										DWG. No.			
										A2-3			



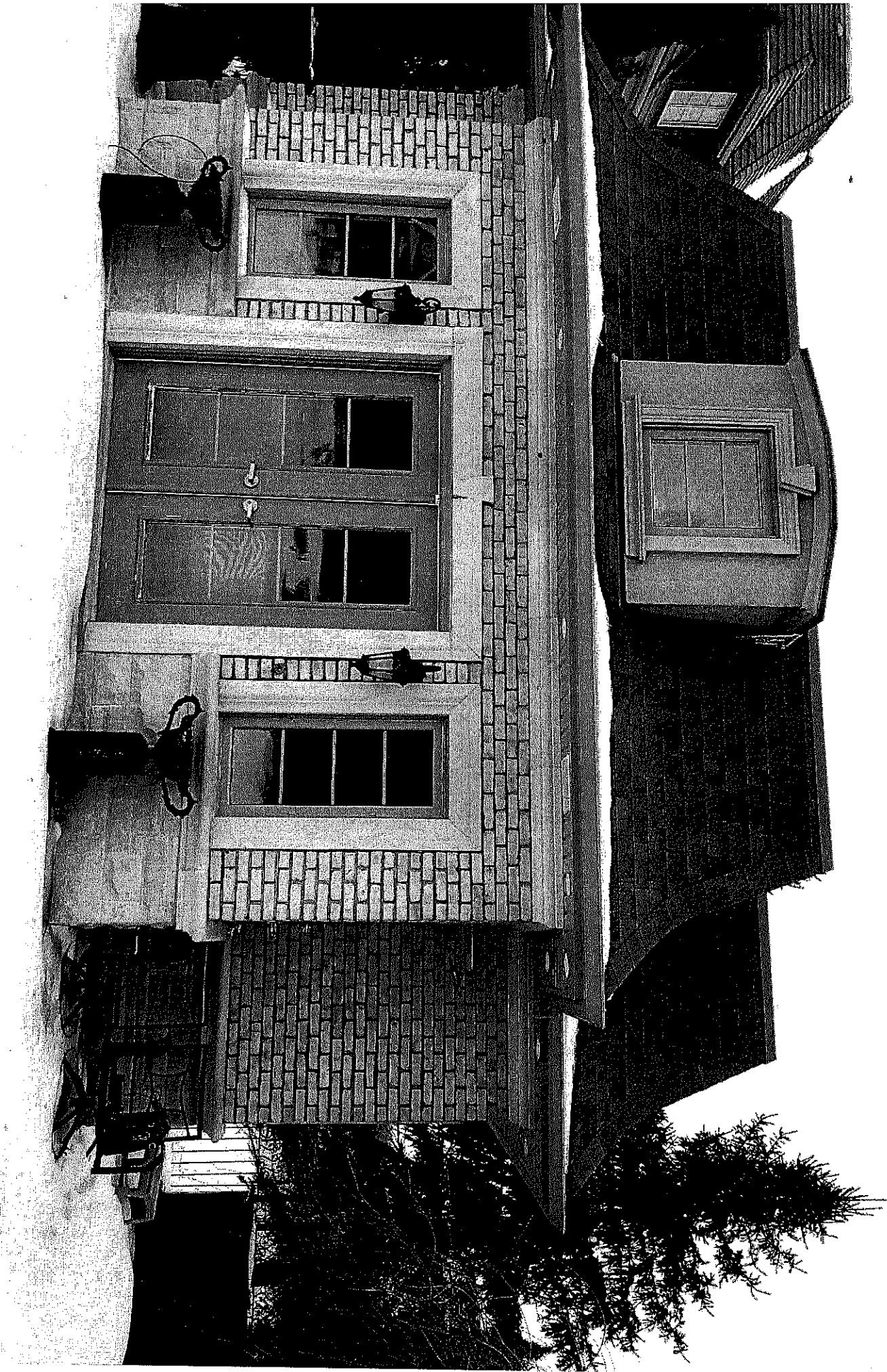
CABANA - LEFT SIDE ELEVATION

<div><div></div><div>ELAN DESIGN STUDIO INC. 6824 AVILA ROAD MISSISSAUGA ON L5N 1R8 TEL: 905-812-7674 ANDREW@EDSI.CA</div></div>			NORTH			PROJECT: 18 17		145 GRANDVISTA CRES EXISTING CABANA	
4.			DATE:	MAR 7, 2019	SCALE:	1:50	LEFT SIDE ELEVATION		
2.	REISSUED FOR COA	MAR 15, 2019	DWN: MK		DWG. No.				
1.	ISSUED FOR COA	MAR 7, 2019	CHKD: AK		A2-4				
NO.	REVISIONS	DATE							



CABANA ROOF PLAN

<div><div></div><div>ELAN DESIGN STUDIO INC. 6824 AVILA ROAD MISSISSAUGA ON L5N 1R8 TEL: 905-812-7674 ANDREW@EDSI.CA</div></div>								NORTH		PROJECT: 18 17		145 GRANDVISTA CRES EXISTING CABANA ROOF PLAN	
	4.							DATE:	MAR 7, 2019				
	3.							SCALE:	1:50				
	2.	REISSUED FOR COA	MAR 15, 2019							DWG. No.			
	1.	ISSUED FOR COA	MAR 7, 2019										
NO.	REVISIONS		DATE					DWN:	MK				
								CHKD:	AK	A2-5			











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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

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



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A006/19 - REQUEST FOR COMMENTS - Variance - Vaughan

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: March-28-19 9:04 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: RE: A006/19 - REQUEST FOR COMMENTS - Variance - Vaughan

Good Morning Pravina,
The Regional Municipality of York has reviewed this revised application and has no comment.
Regards,
Gabrielle

Gabrielle Hurst, BAA MCIP RPP. C. Tech
Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Attwala, Pravina

Subject: FW: FILE: A020/19, 145 Grandvista Crescent.

From: Caple, Corey (MTO) <Corey.Caple@ontario.ca>
Sent: Thursday, February 21, 2019 3:51 PM
To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Cc: Mazzotta, Rob (MTO) <Rob.Mazzotta@ontario.ca>
Subject: FW: FILE: A020/19, 145 Grandvista Crescent.

Hello Christine,

RE: FILE: A020/19, 145 Grandvista Crescent.

The above property-project is outside the permit control area (PCA) therefore the MTO has no comments, at this time.

Regards,

Mr. Corey Caple
Corridor Management Officer

Ministry of Transportation
Central Region, Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, Ontario
M3M 0B7
Tel. 416-235-4351
Fax. 416-235-4267

Vigneault, Christine

From: Polina Bam <polina.bam@trca.on.ca>
Sent: Tuesday, April 2, 2019 11:33 AM
To: Vigneault, Christine
Cc: Bell, Brandon; Committee of Adjustment; mirka@edsi.ca
Subject: Re: A020/19 - 145 Grandvista Crescent

Hello,

The applicant has successfully obtained an after-the-fact in order to legalize the cabana and the in-ground pool in the rear of the property. The applicant also provided the required review fee for the noted application. As such, all of TRCA's noted conditions to minor variance approval have been satisfied and we have no outstanding issues. By copy of this correspondence the applicant is hereby notified that the permit will be mailed to the owner.

Regards,

Polina Bam, Bsc. Env., M. Pl
Planner I - York Region West
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5256

E: pbam@trca.on.ca

A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

From: Polina Bam/TRCA
To: "Vigneault, Christine" <Christine.Vigneault@vaughan.ca>
Cc: "Committee of Adjustment" <CofA@vaughan.ca>, mirka@edsi.ca, "Bell, Brandon" <Brandon.Bell@vaughan.ca>
Date: 03/08/2019 09:47 AM
Subject: A020/19 - 145 Grandvista Crescent

Hello,

Please see the enclosed comment letter regarding the above noted minor variance file.

[attachment "A020-19 - 145 Grandvista Crescent.pdf" deleted by Polina Bam/TRCA]

Polina Bam, Bsc. Env., M. Pl
Planner I - York Region West
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5256

E: pbam@trca.on.ca

A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

March 8, 2019

CFN 60819.04
XCFN: 61049

BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A020/19
145 Grandvista Crescent
Lot 75, Registered Plan 65M3812
City of Vaughan
Joseph and Patricia Casale (Agent: Elan Design Studio Inc.)**

This letter will acknowledge receipt of the above noted application. Toronto and Region Conservation Authority (TRCA) staff reviewed the application and offer the following comments.

Background

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit a minimum rear yard setback of 4.59 metres to the existing cabana, where a minimum rear yard setback of 10.0 metres to the existing cabana is required; and
2. To permit a minimum interior side yard setback of 1.1 metres to the existing cabana, where a minimum interior side yard setback of 1.2 metres to the existing cabana is required.

The purpose of Minor Variance Application A020/2019 is to facilitate a new terrace, a new one storey addition, a new two-storey addition, and a second storey addition over the existing garage of the dwelling. The intent of the application is also to recognize a historically constructed cabana structure and swimming pool in the rear of the property.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is partially within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor associated with a tributary of the Main Humber River. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies (LCP):

In addition, The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement.

The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Application-Specific Comments

As noted above, the subject property is located partially within TRCA's Regulated Area of the Humber River Watershed. The described additions to the proposed dwelling are outside of the Regulated Area, and TRCA has no objections to this component of the application.

Based on the historical aerial photographs, it appears that the existing swimming pool and cabana structure were built at the rear of the property in 2009, without a TRCA permit. The property backs onto a well-vegetated Life Science Area of Natural and Scientific Interest (Kleinberg Woodlots). It is the understanding of TRCA that City of Vaughan policies would typically require a 10 metre setback from the boundary of a woodland feature. Under TRCA's Memorandum of Understanding (MOU) with the Region of York, TRCA provides technical environmental advice to its partner municipalities. As such, TRCA would be supportive of City of Vaughan in implementing the required 10 metre setback from the woodland feature.

A site visit was undertaken on March 1, 2019 to observe the historically constructed works in relation to the adjacent features. The slope at the rear of the property was observed to be flatter than 3H:1V. The existing Top of Slope along the rear property line can be considered as the Long Term Stable Top of Slope. Based on this, the pool and cabana are located outside of the erosion hazard. As such, there are no issues with this application from a geotechnical engineering perspective.

Though the proposed works are being contemplated outside of TRCA's Regulated Area, TRCA recommends that the applicant erect an Erosion and Sediment Control Fence around the subject works to prevent sediment laden runoff from entering the natural system in the rear of the property. TRCA also recommends that the construction materials and equipment be stored away from the Natural System in the rear of the property. It is noted that the adjacent property to the rear is owned by TRCA. By copy of this correspondence the applicant is hereby notified that any construction access through the rear of the property would require a Permission to Enter agreement from TRCA's Property staff. Please contact the undersigned for more information in this regard.

For future reference, a TRCA Permit will be required pursuant to Ontario Regulation 166/06 for any work in the rear of the property. Details with respect to the permitting process and the application form can be obtained by contacting the undersigned or visiting the following website: <http://trca.on.ca/planning-services-permits/permit-applications/>.

As of the issuance of this correspondence, the applicant has initiated the Permit review process with TRCA in order to obtain an After-the-Fact permit in support of the existing pool and cabana structures. The submitted documents are under review by TRCA.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (*Minor Variance - Minor*) review fee. This review fee is separate from the fee that would be required under the permitting process pursuant to Ontario Regulation 166/06. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A020/19 subject to the following conditions:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority; and
2. That the applicant successfully obtains an after-the-fact permit pursuant to Ontario Regulation 166/06.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Polina Bam
Planner I
Planning and Development
Extension 5256

3

PB/jb

cc: Elan Design Studio Inc.; mirka@edsi.ca

File: A036/19

Applicant: Anthony Lijoi

Address: 110 Robertson Close, Maple

Agent: Sal Zambito

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Adriana MacPherson
 Hearing Date: Thursday, May 2, 2019



**Minor Variance
Application**

A036/19

Agenda Item: 9

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: Anthony Lijoi

Agent: Sal Zambito

Property: 110 Robertson Close, Maple

Zoning: The subject lands are zoned R2 and subject to the provisions of Exception 9(840) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential"

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed cabana 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
A minimum rear yard setback of 9.0m to the proposed cabana is required.	To permit a minimum rear yard setback of 1.52m to the proposed 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. 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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 16, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The irregular shape of the lot.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

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

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

Building Inspections (Septic):
No comments or concerns

Development Planning:

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

The Development Planning Department recommends approval of the application.

Urban Design:

There are no cultural heritage concerns for this application

Development Engineering:

The Development Engineering Department has reviewed minor variance application A036/19 for 110 Robertson Close and have no objections, but we do have a concern about the hard landscaping that is indicated on the sketch.

The owner/applicant shall show a minimum 0.6m clear offset to the rear and side yard property lines allowing the drainage pattern to remain uninterrupted. This dimension should be made clear when the owner/applicant applies for a building permit as a grading plan approval will be required at the same time.

Parks Development:

Care to be taken to protect the City tree.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96 the following conditions are recommended: N/A

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

Adriana MacPherson

T 905 832 8585 Extension 8360

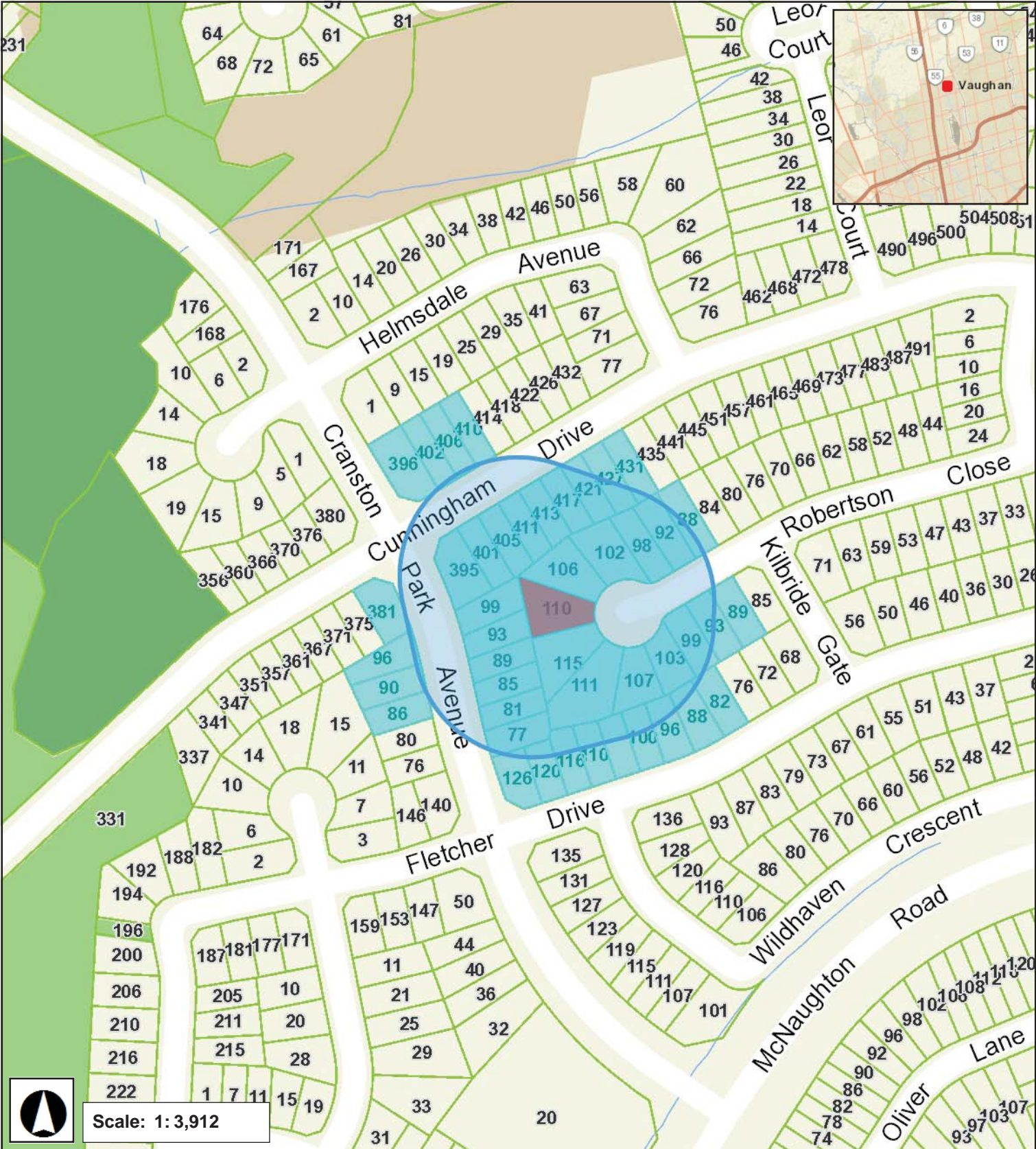
E CofA@vaughan.ca

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

110 Robertson Close, Maple



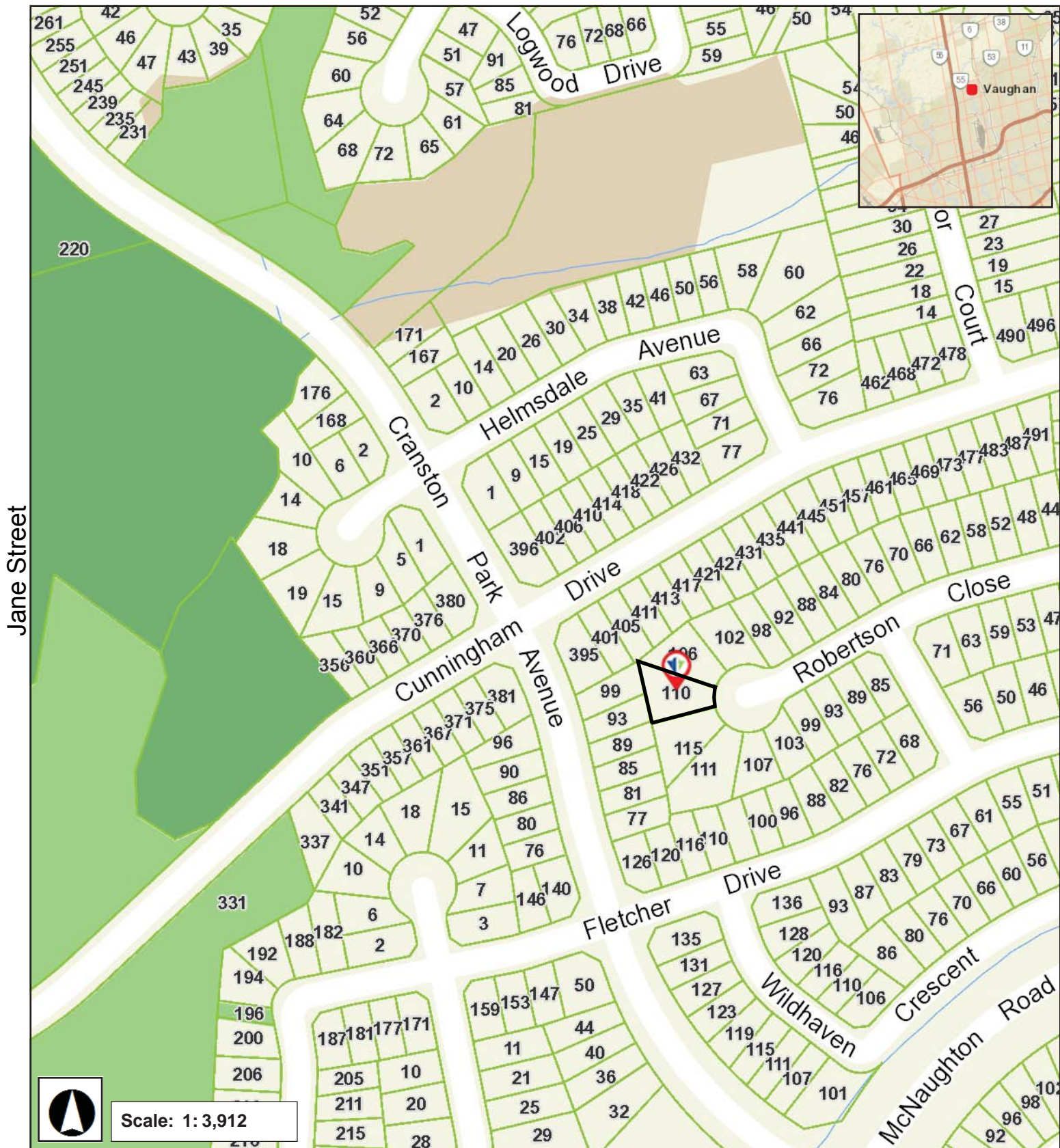
Major Mackenzie Drive

April 15, 2019 1:15 PM



Location Map - A036/19

110 Robertson Close, Maple



Major Mackenzie Drive

April 15, 2019 1:09 PM

scale: 1:200
date: 2019.03.08
drawn by: yk

project name: **110 ro**
vaughan on

222 cordlegh blvd, toronto on m5n 1p5
t : 416.487.8684
e : qummunicateinc@gmail.com

- do not scale drawings

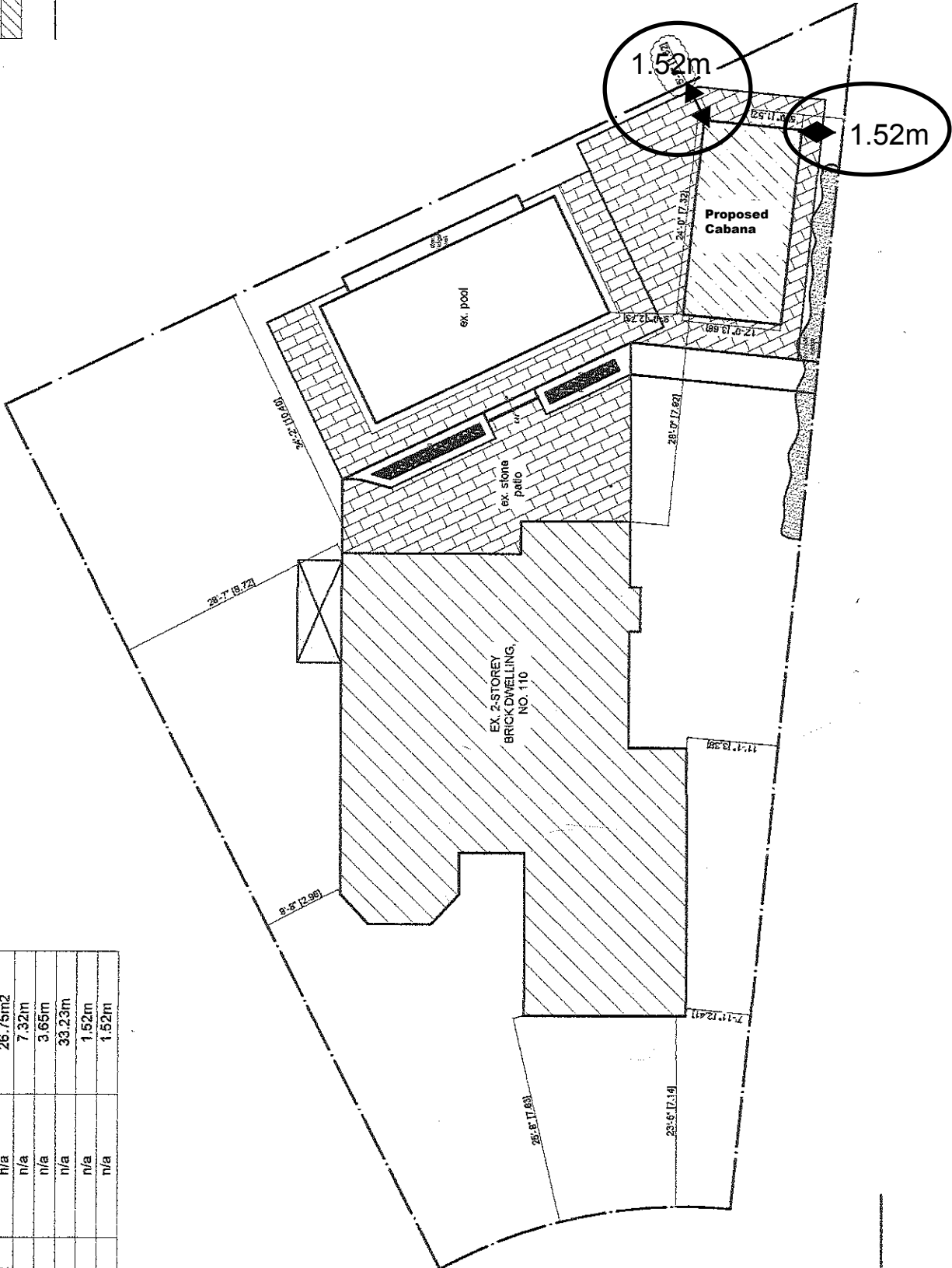
drawing name:
site plan

SITE STATISTICS (CABANA)				
	ALLOWED	EXISTING	PROPOSED	
LOT AREA	n/a	866.5m ²	n/a	
FLOOR SPACE INDEX	10% or 67m ²	n/a	26.75m ²	
BUILDING LENGTH	n/a	n/a	7.32m	
BUILDING HEIGHT	4.5m	n/a	3.65m	
FRONT SETBACK	4.5m	n/a	33.23m	
INTERIOR YARD SETBACK	1.2m	n/a	1.52m	
REAR SETBACK	7.5m	n/a	1.52m	

DENOTES NEW CABANA

DENOTES EXISTING HOUSE, NO. 110

DENOTES PROPERTY LINE



p1 site plan
 1A-1 1:200

drawing name:

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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

File: A039/19

Applicant: Maurizio Galifi and Lisa Fiorillo-Galifi

Address: 252 Village Green Drive, Woodbridge

Agent: None.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Forestry Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
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: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, May 2, 2019



Minor Variance
Application

Agenda Item: 10

A039/19

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019

Applicant: Maurizio Galifi and Lisa Fiorillo- Galifi

Agent: None.

Property: 252 Village Green Drive, Woodbridge

Zoning: The subject lands are zoned R1 under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: "Low-Rise Residential"

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the construction of a proposed cabana, in-ground pool and pool equipment enclosure located in the rear yard.

Relief is also being requested to permit the existing lower pergola (located partially in easterly side yard) and shed (located in easterly side 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 7.5m to the proposed Cabana is required.	1. To permit a minimum rear yard setback of 1.61m to the proposed Cabana.
2. A minimum interior side yard setback of 1.5m to the proposed Cabana is required.	2. To permit a minimum interior side yard setback of 0.7m to the proposed Cabana.
3. An accessory structure (Shed) is permitted in the rear yard only.	3. To permit the existing Shed to be located in the side yard.
4. An accessory structure (Pergola) is permitted in the rear yard only.	4. To permit the existing Pergola to be located partially in the side yard.
5. A minimum rear yard setback of 1.5m to the proposed Pool is required.	5. To permit a minimum rear yard setback of 1.24m to the proposed Pool.
6. A minimum interior side yard setback of 1.5m to the proposed Pool is required.	6. To permit a minimum interior side yard setback of 1.24m to the proposed Pool.
7. A minimum rear yard setback of 6.0m to the proposed Pool Equipment is required.	7. To permit a minimum rear yard setback of 0.6m to the proposed Pool Equipment.
8. A minimum rear yard soft landscaping of 60.0% (50.53sq.m) is required.	8. To permit a minimum rear yard soft landscaping of 48.2% (40.65sq.m).

Background (previous applications approved by the Committee on the subject land): None.

Adjournment History: N/A

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:

Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 11, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2002
Deck, Spa and pergola	2017
Shed	2003

Applicant has advised that they cannot comply with By-law for the following reason(s): To create more outdoor space in backyard

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: N/A

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

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010: "Low-Rise Residential"

The Owner is requesting permission to construct a cabana, pool equipment enclosure and a swimming pool with the above-noted variances. The Owner is also requesting permission to maintain a wall-mounted air conditioner, shed and pergola.

The subject lands contain existing mature trees which will be impacted by the proposed development. As such, an Arborist Report and Tree Preservation Plan was submitted by the Owner, dated March 28th, 2019 and revised April 16th, 2019, which identified that 1 tree will be removed to accommodate the proposal, requiring the replacement of 1 tree. The Owner is not providing a replacement tree instead, the Owner will provide a cash-in-lieu payment for the tree that will not be accommodated on the subject lands at a rate of \$550.00 per tree. The Arborist Report and Tree Preservation Plan was reviewed by the Urban Design and Cultural Heritage Division and minor revisions are required.

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

The Development Planning Department recommends approval of the application, subject to the conditions below:

1. That a revised Arborist Report and Tree Preservation Plan be submitted and approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 1 additional replacement tree at a rate of \$550.00 per tree, pursuant to the City of Vaughan's Tree Protection By-law No. 052-2018 and the City Tree Protection Protocol.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has reviewed minor variance application A039/19 for 252 Village Green Drive and we have no objections, but we have these conditions:

1. The owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department for the proposed pool and existing hot-tub. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.
2. The owner/applicant shall submit the final lot grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the pool and cabana prior to any work being under taken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
3. The owner/applicant shall apply to the Parks and Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department for a tree permit prior to removing any trees. An arborist report may be required. The application can be made at the Joint Operations Centre at 2800 Rutherford Road.

Parks Development:

Recommended Condition: If approved a private tree permit will be required.

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

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Applicant – Structural Inspection Report (Revive Engineering)

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – 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 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 Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	1. That a revised Arborist Report and Tree Preservation Plan be submitted and approved to the satisfaction of the Urban Design and Cultural Heritage Division. 2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 1 additional replacement tree at a rate of \$550.00 per tree, pursuant to the City of Vaughan’s Tree Protection By-law No. 052-2018 and the City Tree Protection Protocol.
2	Development Engineering Margaret Olivier 905-832-8585 x 8716 margaret.olivier@vaughan.ca	1. The owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department for the proposed pool and existing hot-tub. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 2. The owner/applicant shall submit the final lot grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the pool and cabana prior to any work being under taken on the property. Please visit of contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval. 3. The owner/applicant shall apply to the Parks and Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department for a tree permit prior to removing any trees. An arborist report may be required. The application can be made at the Joint Operations Centre at 2800 Rutherford Road
3	Parks and Forestry Operations Peter Harper/Adelina DeLuca 905-832-8585 x 6121 Peter.Harper@vaughan.ca 905-832-8585 x 6121 Adelina.DeLuca@vaughan.ca	The owner/applicant shall apply for a tree 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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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.

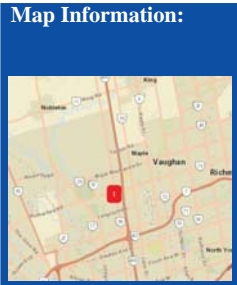
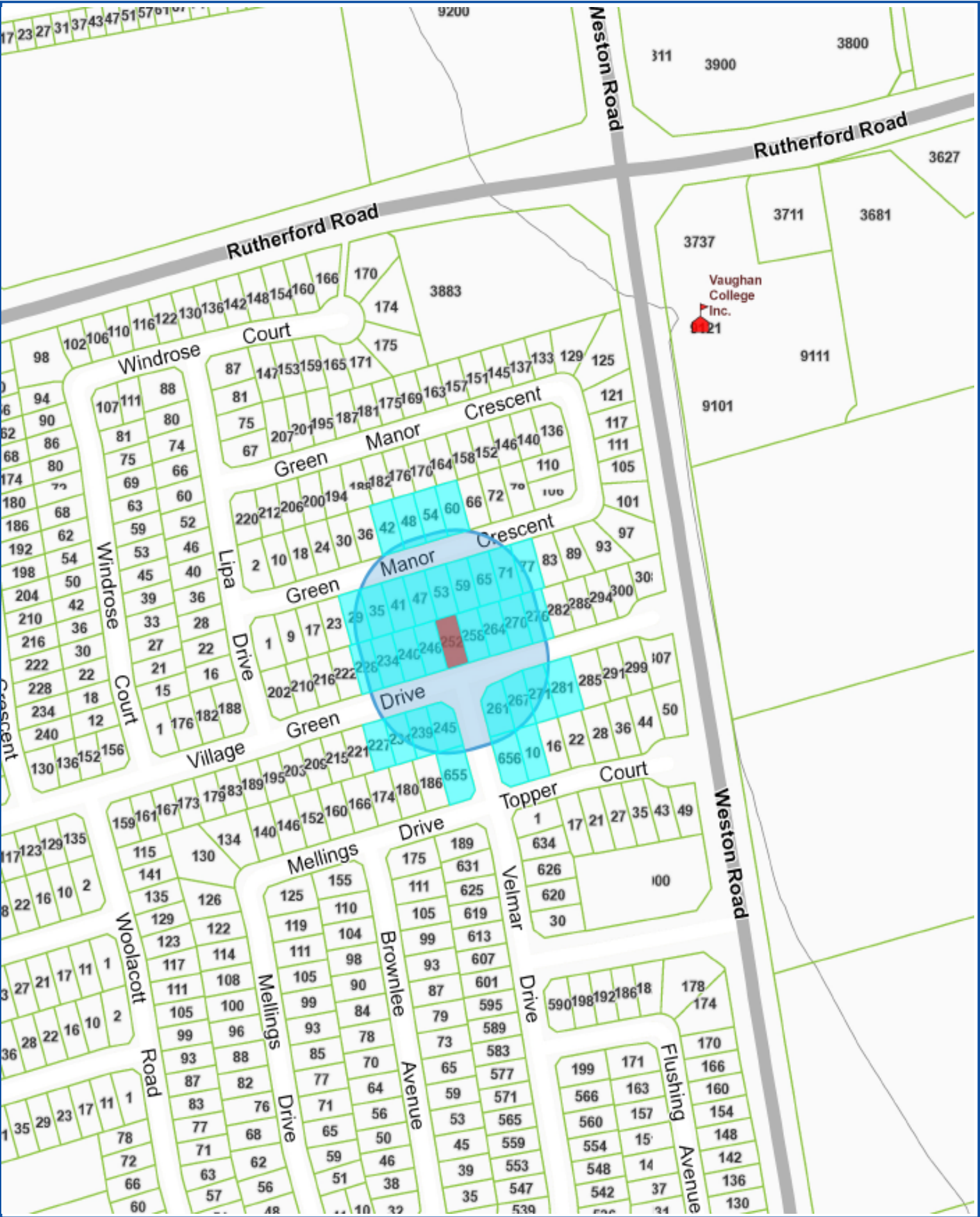
For further information please contact the City of Vaughan, Committee of Adjustment

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

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches




Title:

252 VILLAGE GREEN DRIVE, WOODBRIDGE

NOTIFICATION MAP - A039/19


Disclaimer:

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



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department
March 22, 2019 4:48 PM

Projection:

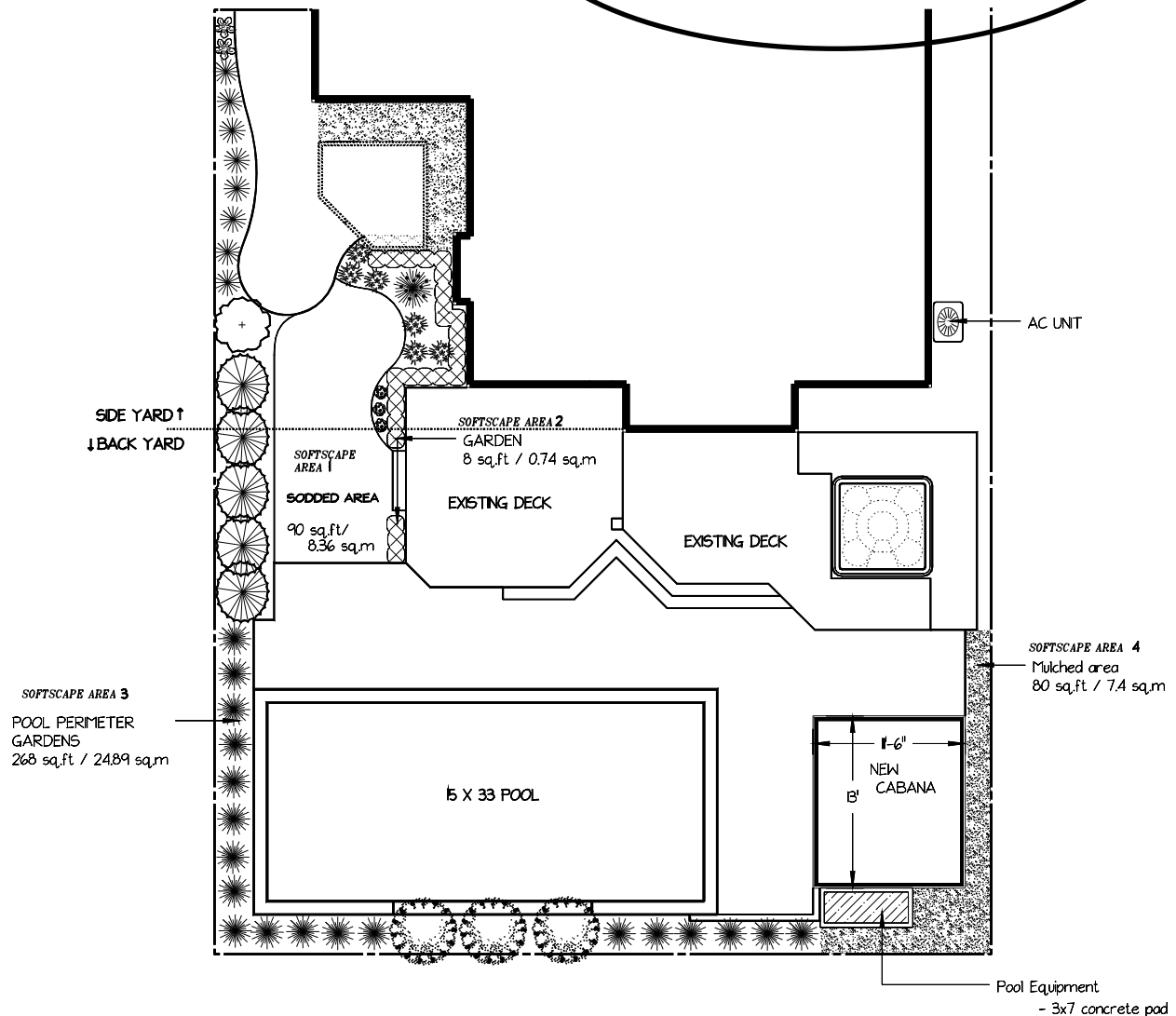
NAD 83
UTM Zone
17N

GALIFI RESIDENCE

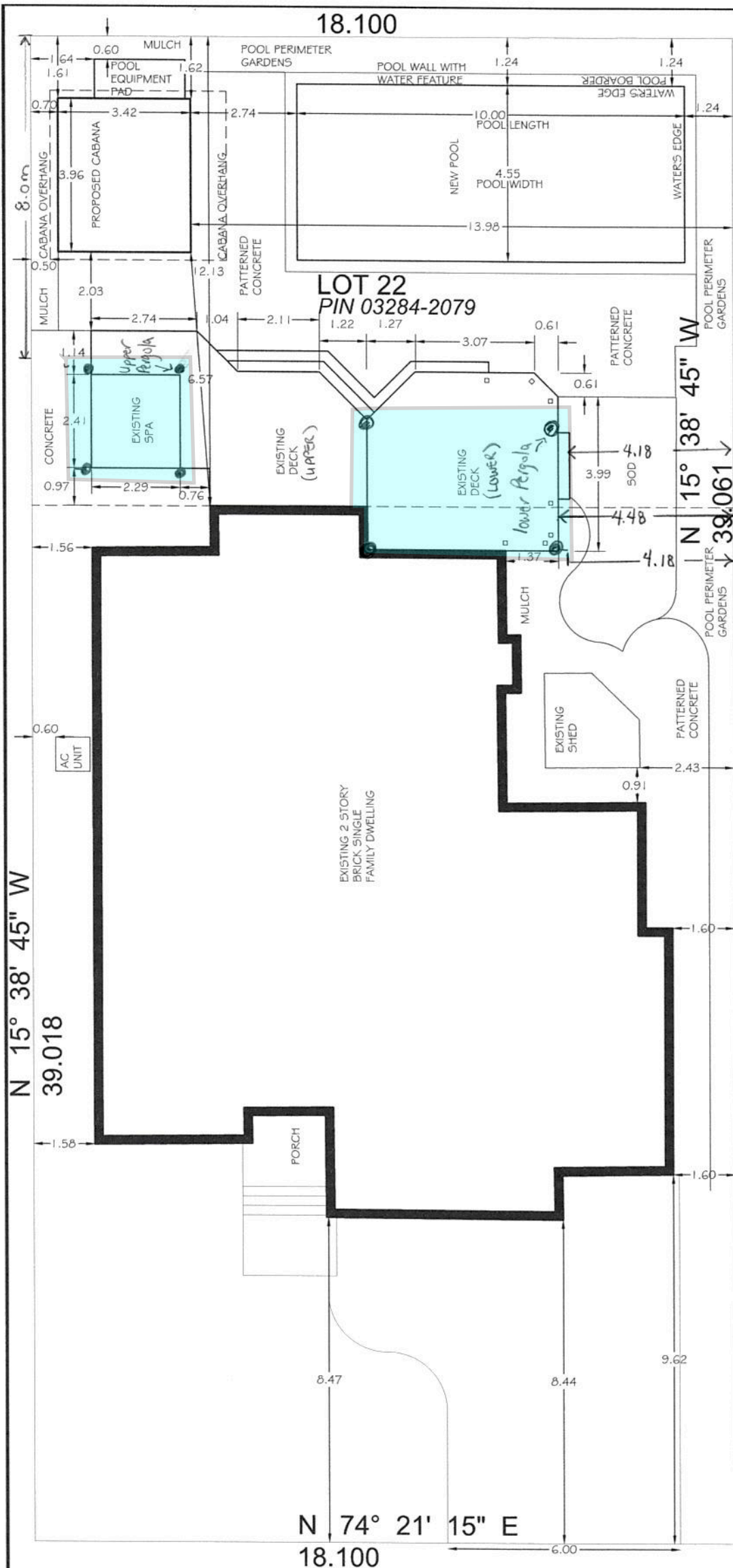
A039/19

SOFTSCAPE PLAN

**To permit a minimum
rear yard soft
landscaping of 48.2%
(40.65sq.m).**



GALIFI,		252 VILLAGE GREEN DRIVE	
client: LISA & MAURIZIO		VAUGHAN	
scale:	1:50	date:	MARCH 12, 2019
drawn by:	PLD	checked by:	PLD
		revision:	
		drawing #:	SOFTSCAPE PLAN



1 SITE PLAN	
Scale: 1:100	
This Site Plan is based on a Plan prepared by P.SALNA COMPANY LTD. ONTARIO LAND SURVEYORS dated JULY 10, 2002	
2 SITE STATISTICS	
R1	
LOT AREA:	708.61 m ²
LOT COVERAGE	EXISTING PROPOSED
GROUND FLOOR EXISTING SHED NEW CABANA	217.76 m ² 5.23 m ² 13.54 m ²
SUM	236.53 m ² - 33.5%
SETBACKS	PERMITTED PROPOSED
WEST SIDE YARD	0.70 m
EAST SIDE YARD	13.98 m
REAR YARD	1.50 m
TO HOUSE	6.68 m
MAX. HEIGHT	4.5 m
REAR YARD AREA	219.22 m
REAR YARD AREA SOFTSCAPING	40.65 m / 48.2 %

NORTH:

The drawing is NOT ISSUED FOR PERMITS AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF FIRST STEP DESIGN.

THE DRAWING IS NOT ISSUED FOR PERMITS AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF FIRST STEP DESIGN.

STATES: ISSUED FOR CONSTRUCTION.

DO NOT SCALE DRAWING.

First Step Design Ltd.
416-779-9370
www.firststepdesign.ca

PROJECT ADDRESS:
252 VILLAGE GREEN DRIVE,
VAUGHAN, ON

DRAWING TITLE:
SITE PLAN

PROJECT NUMBER: 1830

DRAWN BY: CH

DATE: OCT. 2018

SCALE: 1:100

DRAWING NUMBER:

A-1.0

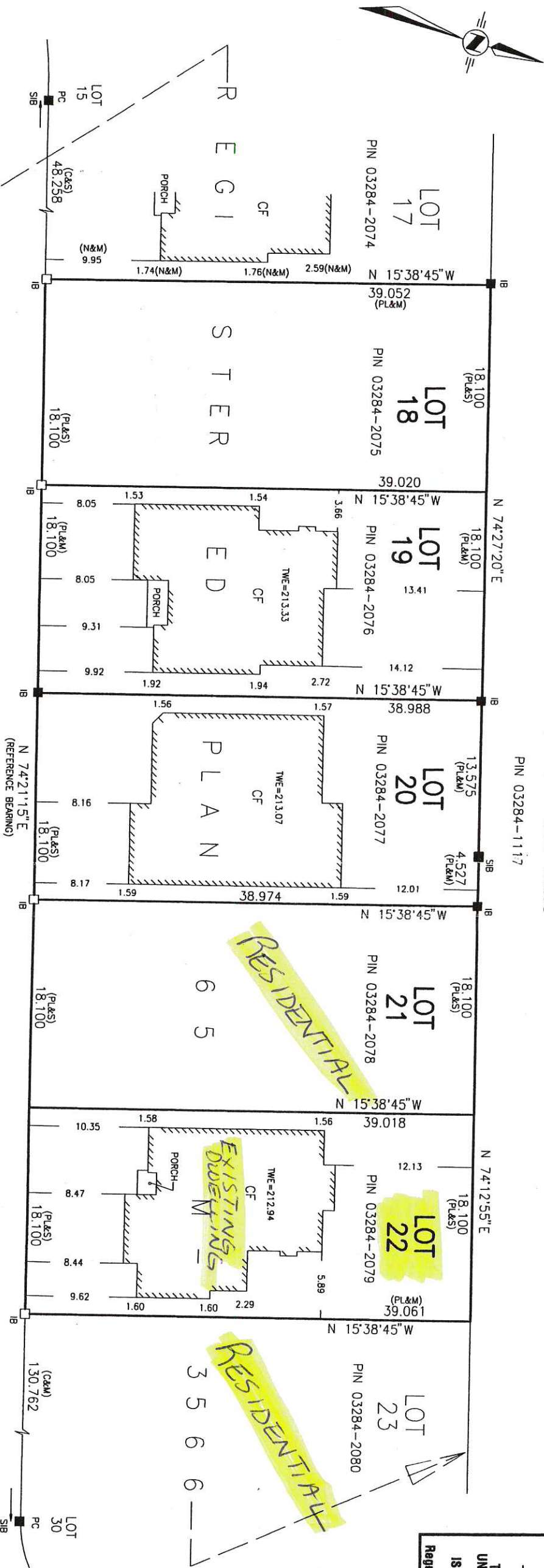
SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 18 TO 22 BOTH INCLUSIVE
REGISTERED PLAN 65M-3566
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
P. SALNA Co. LTD., O.L.S.

THIS REPORT WAS PREPARED FOR
NOVA VALLEY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

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

PART LOT 15, CONCESSION 6
PART 1, PLAN 65R-18290
PIN 03284-1117



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1 403955

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1025, Section 29(3).

NOTE:
ALL FOUND MONUMENTS ARE BY
VLAADIMIR KRCMAR LTD., O.L.S.
UNLESS OTHERWISE SHOWN

REVISION OF NEW DWELLINGS		
LOT	DATE	O.L.S.
18		
21		

VILLAGE GREEN DRIVE
(BY REGISTERED PLAN 65M-3566)
PIN 03284-2110

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- CC DENOTES CUT CROSS
- S DENOTES SET
- M DENOTES MEASURED
- N DENOTES NOTES BY P.SALNA CO.LTD., O.L.S.
- PC DENOTES POINT OF CURVATURE
- PRC DENOTES POINT OF REVERSE CURVATURE
- CF DENOTES CONCRETE FOUNDATION WALLS
- TWE DENOTES TOP OF WALL ELEVATION
- GSE DENOTES GARAGE SILL ELEVATION
- PL DENOTES REGISTERED PLAN 65M-3566
- BR DENOTES 2 STOREY BRICK DWELLING
- DENOTES FOUND TEMPORARY WITNESS MONUMENTS BY P.SALNA CO.LTD., O.L.S.
- C DENOTES CALCULATED
- 1042 DENOTES EDWARDS AND GUNN O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
© PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF R.SALNA O.L.S.

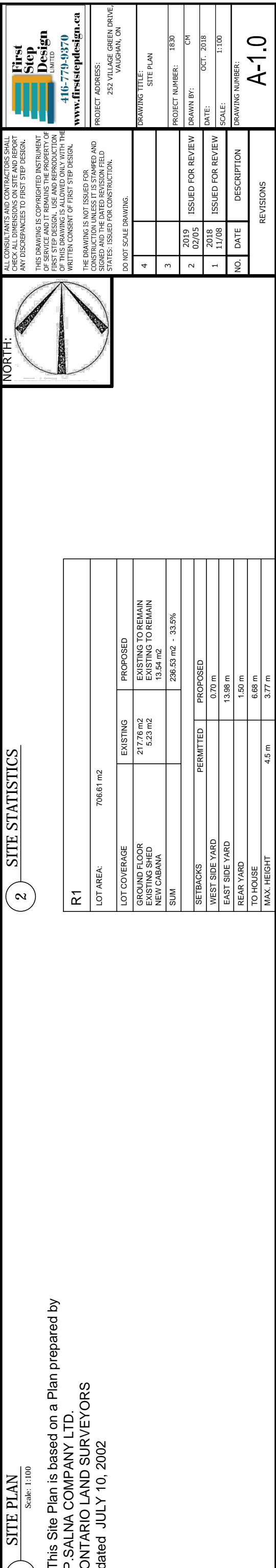
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE
8th DAY OF JULY, 2002

P. SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
10225 YONGE STREET
RICHMOND HILL, ONTARIO
PHONE(905) 884-3988 FAX:(905)737-7516

DATE 10th JULY, 2002
R. SALNA, B.S.C.
ONTARIO LAND SURVEYOR

PARTY CHIEF: KUMAR
DRAWN BY: T.RAJA
CHECKED BY: SUPER

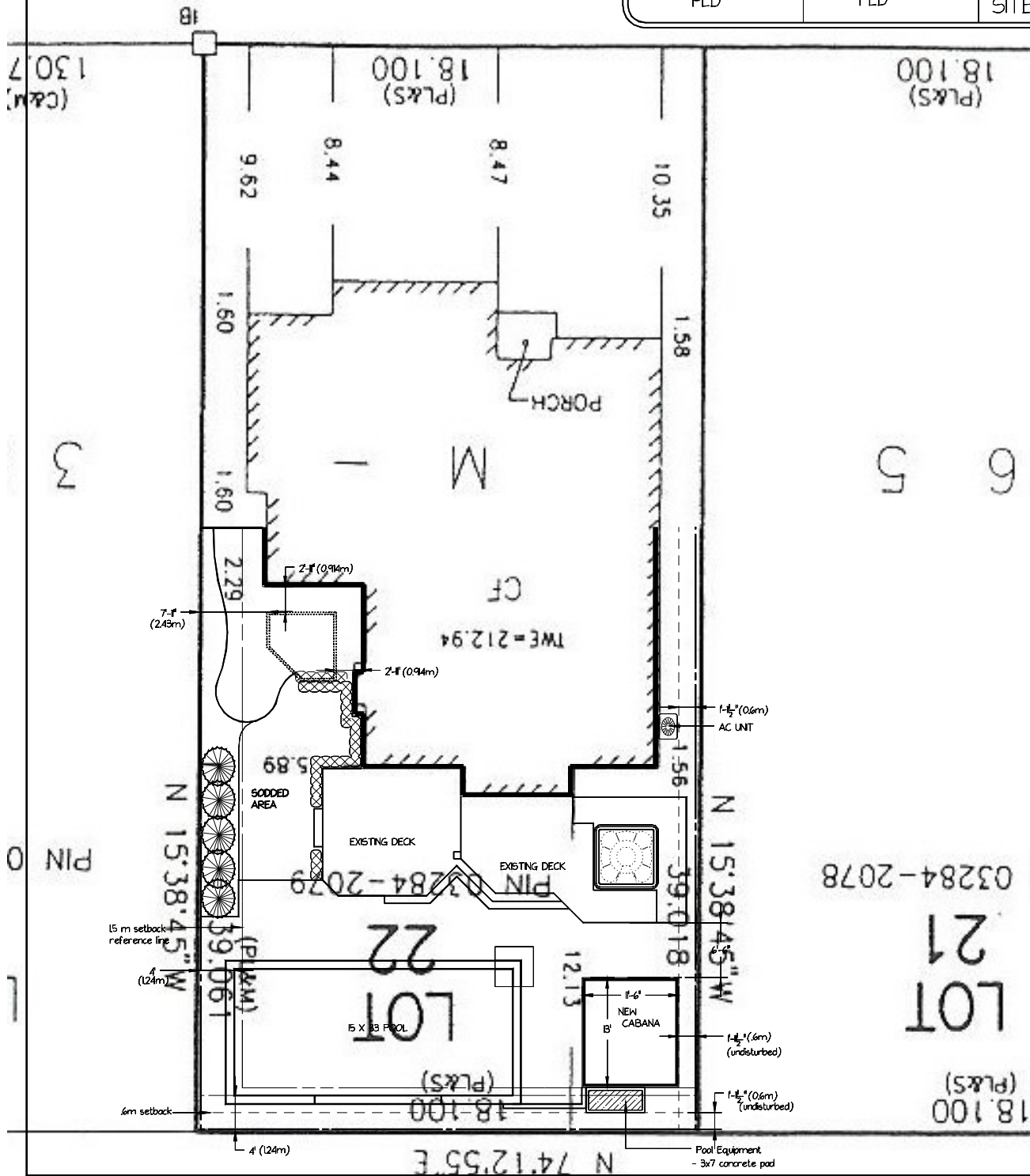
CAD FILE: 3566 F-TR
FILE: 01-069



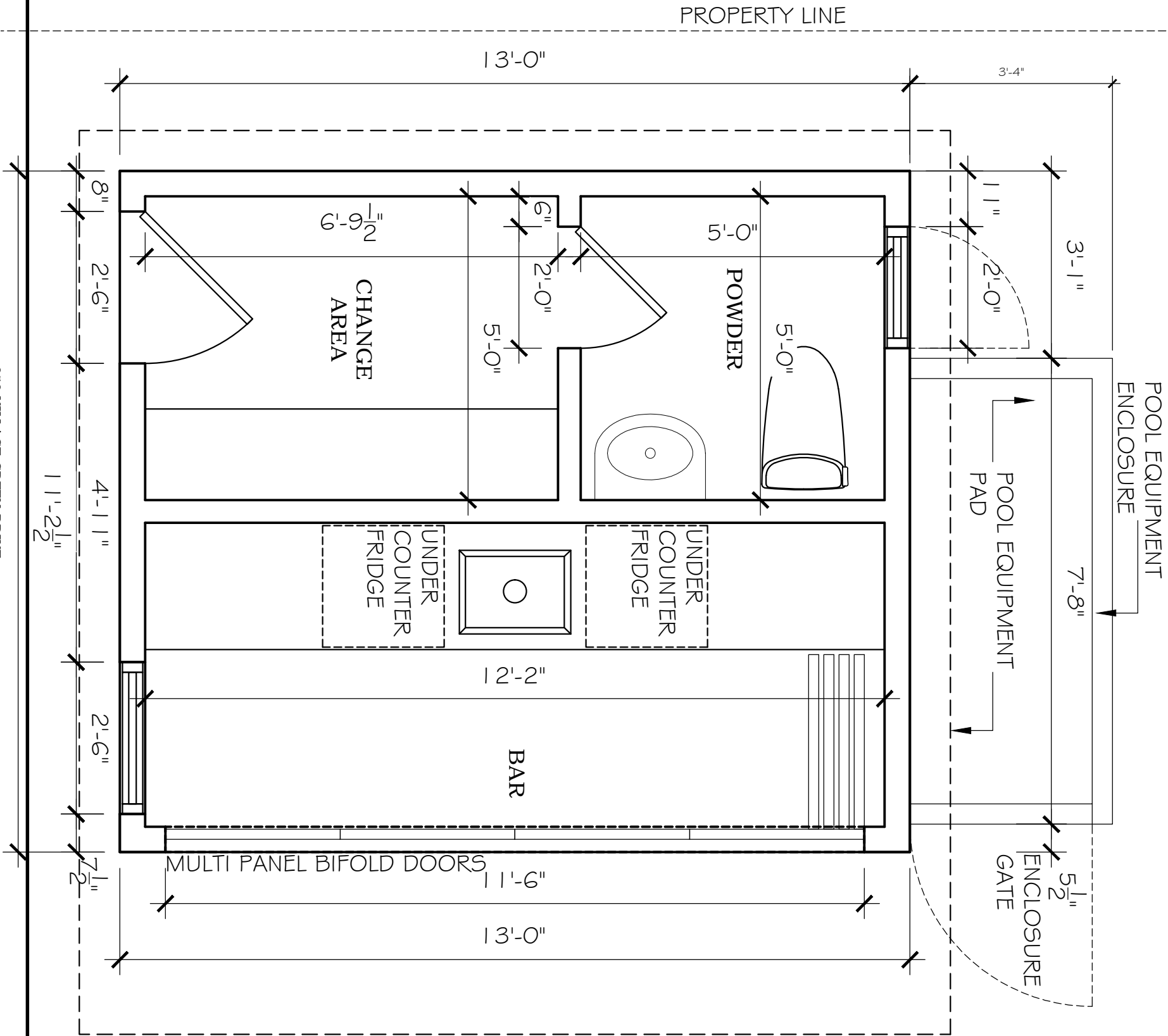
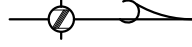
GALIFI RESIDENCE

252 VILLAGE GREEN DRIVE

GALIFI,		252 VILLAGE GREEN DRIVE	
client:	LISA & MAURIZIO	date:	MARCH 8, 2019
scale:	1:200	checked by:	PLD
drawn by:	PLD	drawing #:	SITE PLAN I

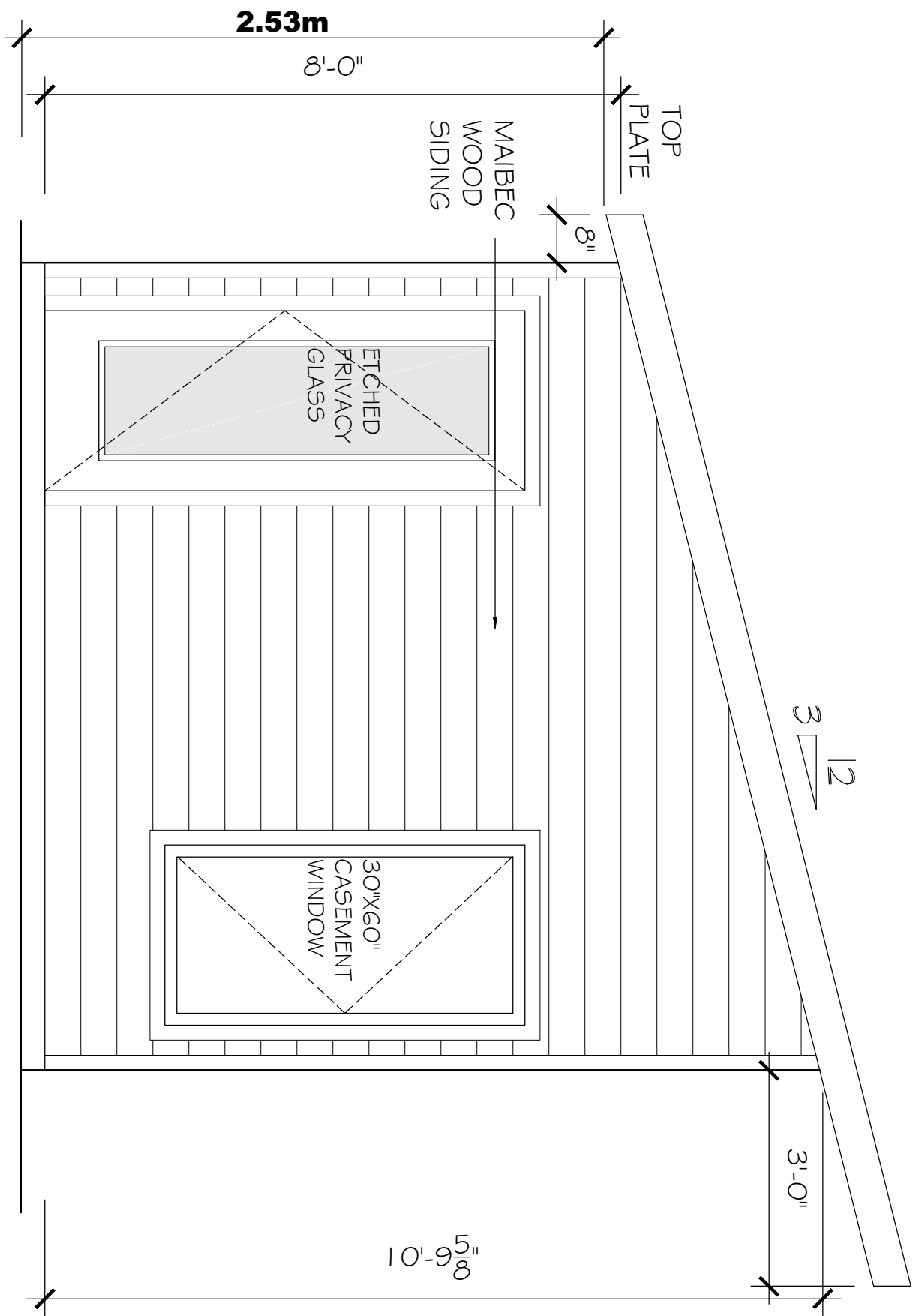


NORTH ARROW

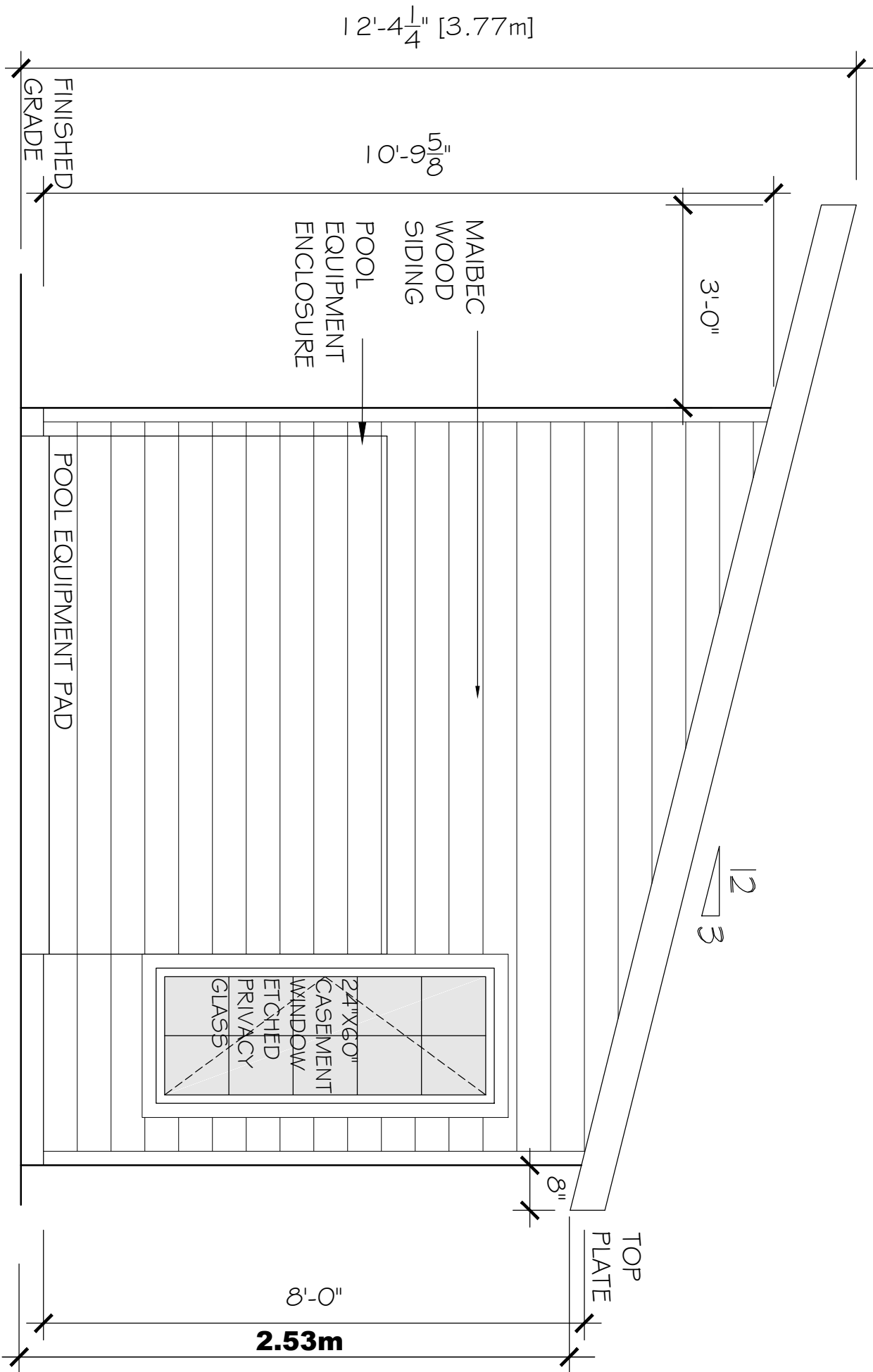


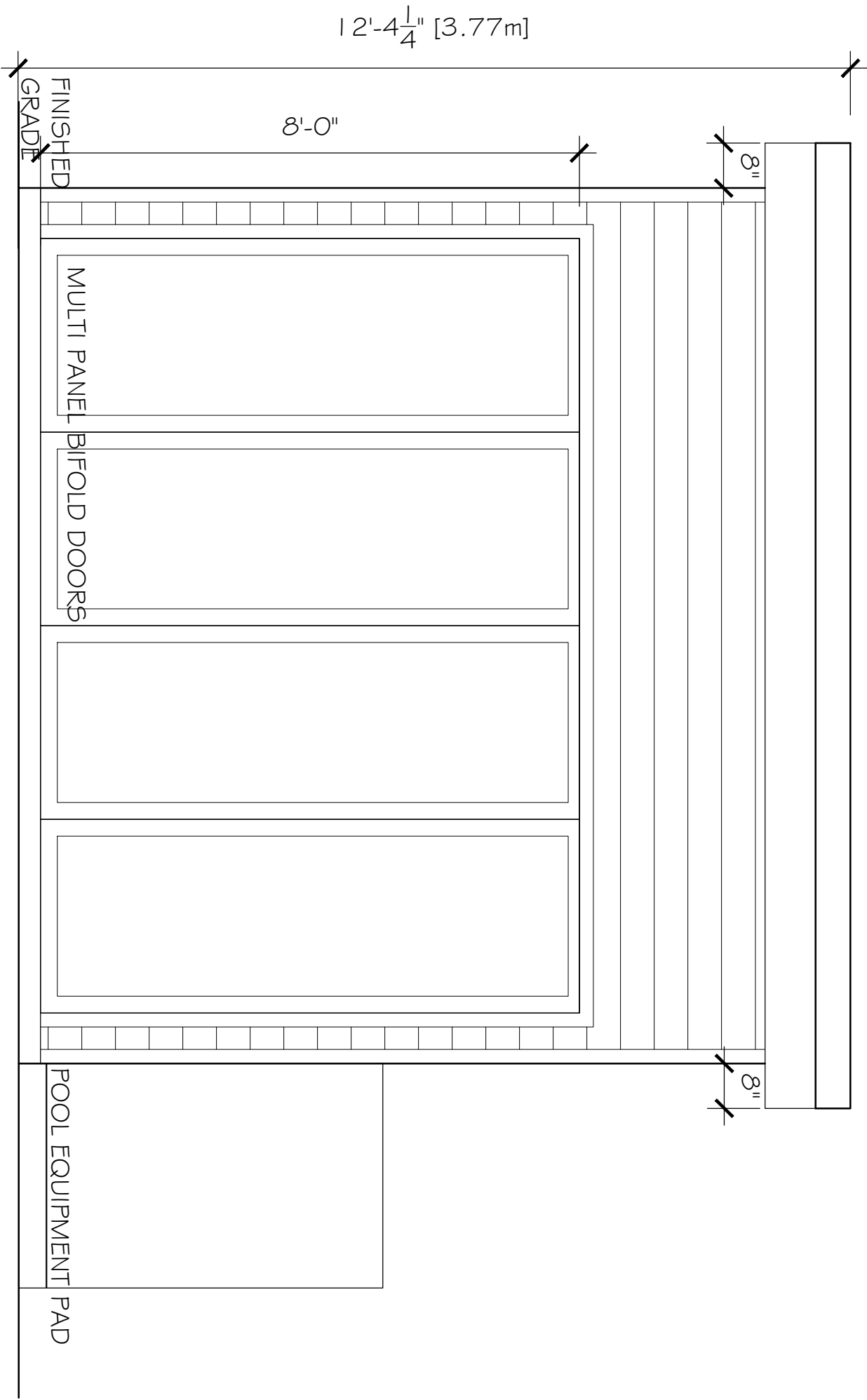
Revised
March 28, 2019

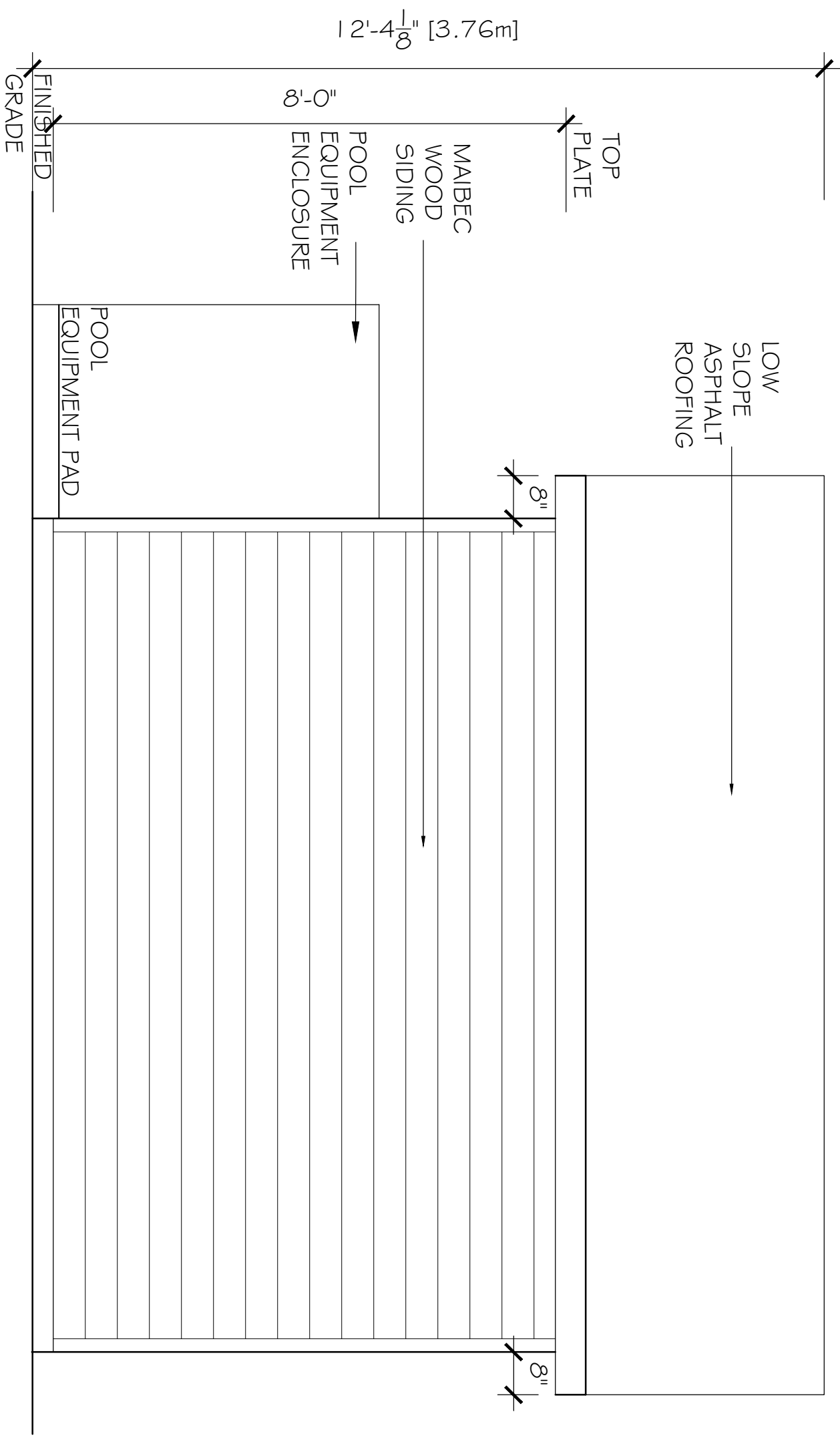
A039/19

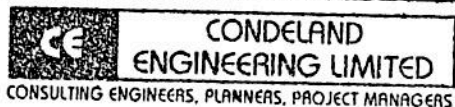


Revised
March 28, 2019









APPROVED FOR LOT GRADING ONLY

OWNER
NOVA VALLEY HOMES

PROJECT LOCATION
VILLAGE GREEN DRIVE
VAUGHAN, ONT.

DRAWING TITLE
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	N/A
ZONE	R1
LOT NUMBER	22
LOT AREA(m) ²	706.61
BLDG AREA(m) ²	221.20
LOT COVERAGE(%)	31.13%
No. OF STOREYS	2
MEAN HEIGHT(m)	XXX
PEAK HEIGHT(m)	XXX

NOTES:

- * ENGINEERED FILL LOT
- ☒ BELL PEDESTAL
- ☑ CABLE T.V.
- ☐ CATCH BASIN
- HYDRANT
- +— HYDRO SERVICE LATERAL
- ☒ MAILBOX
- STREET LIGHT
- +— STORM & SANITARY CONNECTION
- || SINGLE STM & SAN CONNECTION
- ▽ TRANSFORMER
- ⊕ VALVE
- +— WATER SERVICE
- x— CHAINLINK FENCE
- xx— PRIVACY FENCE
- xxx— SOUND BARRIER
- SWALE DIRECTION
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDERSIDE FOOTING
- USFR UNDERSIDE FOOTING @ REAR
- R NUMBER OF RISERS
- WOD WALKOUT DECK
- WOB WALK OUT BASEMENT
- REV REVERSE PLAN
- ☐→ DOWN SPOUT TO SPLASH PAD
- ▷ EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW (SITED)	22/04/02	MTL
2	REV. AS PER ENG. COMMENTS	25/04/02	MTL
3	ISSUED FOR PERMIT	26/04/02	MTL

SCALE

1:250

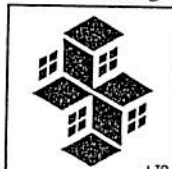
DATE

22/04/02

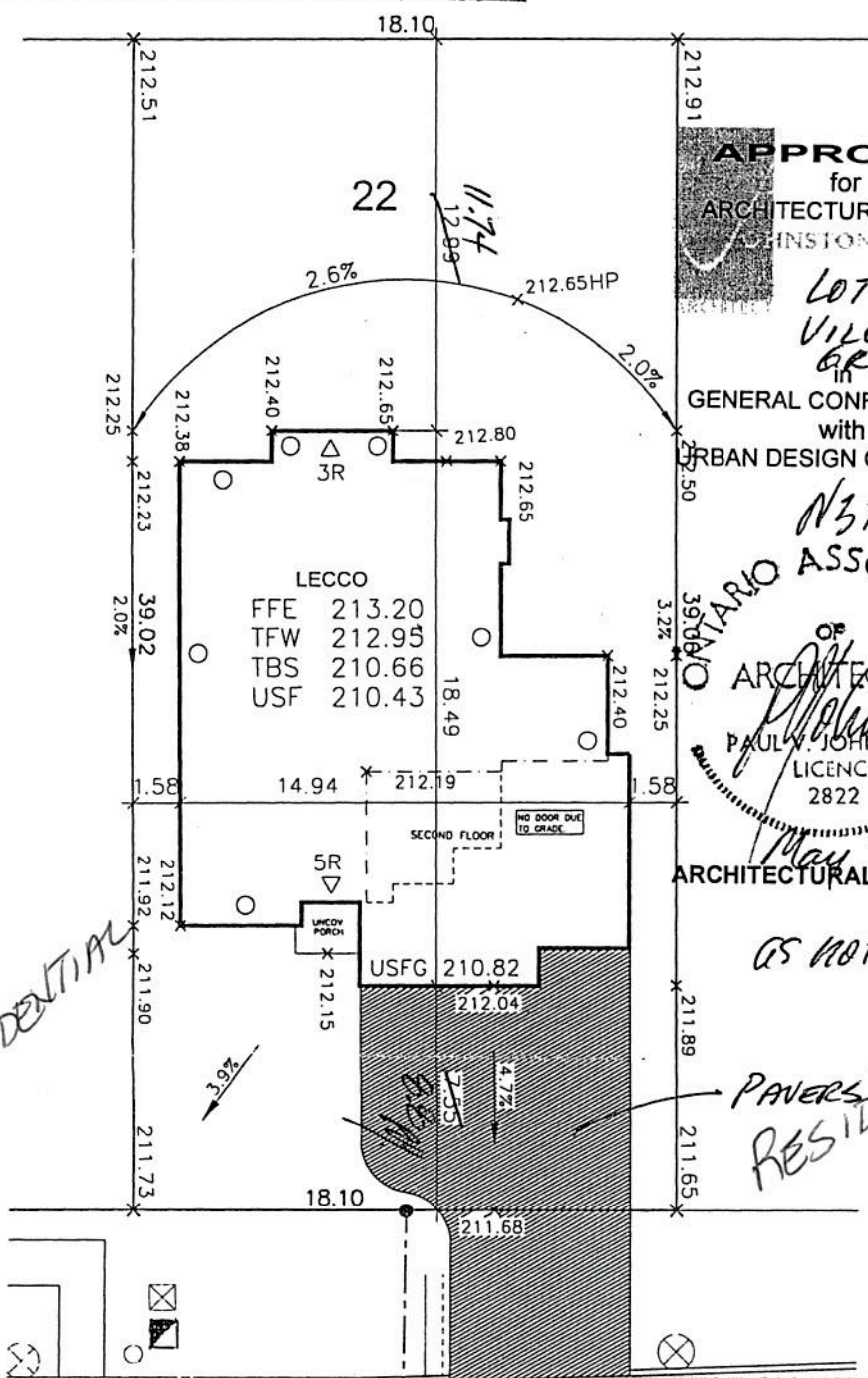
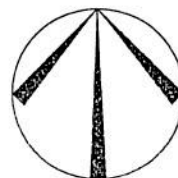
DRAWN BY

MTL

RN design



71 SILTON ROAD
UNIT 9
WOODBIDGE,
ONTARIO. L4L 7Z8
TEL (905) 264-0899
FAX (905) 264-6673
E-MAIL:
DWG@RNDESIGN.COM



APPROVED
for
ARCHITECTURAL SITING
LOT 22:
VILLAGE
GREEN.
GENERAL CONFORMANCE
with
URBAN DESIGN GUIDELINES
N371
ARCHITECTS
PAUL V. JOHNSTON
LICENCE
2822
May 9/02
ARCHITECTURAL CONTROL

as noted.

PAVERS
RESIDENTIAL

VILLAGE GREEN DRIVE

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED MAY 09 2002

DATE REVIEWED	INITIAL
June 11/02	cc
June 13/02	Hubb

Page 116

0 2 0 9 L T 2 2

















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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Applicant – Structural Inspection Report (Revive Engineering)

March 22, 2019

Re: Lisa & Maurizio Galifi [REDACTED]
Address: 252 Village Green Drive, Vaughan, Ontario L4L 9R3 ,
Lot 22, plan 65M-3566, Part Lot 15 Concession 6

To whom this may concern,

Please accept this written note and supporting documentation from REVIVE STRUCTURAL ENGINEERING indicating that we have hired REVIVE ENGINEERING to complete a structural inspection of the existing deck located at the above referenced property concerning the application for a MINOR VARIANCE and future BUILDING PERMITS for an existing deck located at the aforementioned address.

Due to the current weather conditions and the condition of the surrounding ground around the existing deck being frozen, the structural inspection cannot be completed at this time. We will have to wait for the ground to thaw in order to open the skirt around the deck for the engineer to complete his inspection.

The following is the scope of work is to be completed by REVIVE ENGINEERING upon the ground thaw and prior to the final approval and inspection of our proposed project:

- Go to site and review deck and make "As-Built" sketches
- Review the deck supports and framing to confirm they are structurally adequate
- Provide redline markups of the as-built conditions on the site plan provided by the homeowner
- Stamp the revised plans for the structural components only of the as-built deck

We have paid REVIVE ENGINEERING a retainer of \$600.00 for said work to be completed and for a stamped inspection and as built drawings of the deck.

Please see signed contract attached to this note and a copy of the payment provided to REVIVE ENGINEERING for the retainer.

Thank you for your consideration

[REDACTED]
Lisa Fiorillo-Galifi & Maurizio Galifi

Address: 252 Village Green Drive, Woodbridge
Date: March 14, 2019



Review of Shop Drawings

Shop Drawings allow for minimal on-site confusion, and in our opinion should be ordered by the general contractor. We will review the shop drawings in comparison to the structural drawings for structural components and respond to any structural questions. Examples include: Structural Steel, Joists, Engineered Trusses, Concrete Reinforcement.

Construction Start-up Meeting

An on-site meeting with all parties involved at the beginning of the construction. An initial meeting is important, so your project is built on a solid foundation. The meeting allows a Q&A session to occur. Our office will highlight critical structural scope to consider and plan around. We will provide meeting minutes summarizing the structural specifications, suggested structural review milestones and scope of the structural work required.

On-Site Review Report

To help support the Contractor's quality control program, we offer on-site review with sealed Structural Review Reports that can be submitted to the City Inspector. There are a few critical milestones that can make the construction process smoother. The milestones are presented in the Start-up Meeting. Examples: Footing Formwork, Reinforcement in Concrete, Framing.

Engineering Support

Our professional advice and support can help the Contractor with critical guidance with respect to structural scope and constructability. We can provide additional phone service, be responsive with site specific structural instructions, and support the demands of the site conditions. We provide additional support when your suppliers and sub-trades cannot, such as connection details between different materials.

Please feel free to contact us should you have any questions, either by email or phone. We look forward to hearing from you and working with you.

Sincerely yours,
Revive Engineering Inc.
Structural Engineers

Joel Luis, P.Eng
jluis@reviveng.com
647-939-5750

Matthew Reid, P.Eng, M.A.Sc.
mreid@reviveng.com
647-648-3969

Sign last page and fill in your billable contact information and return entire document.

Page 3 of 4



Revive Engineering Inc.
368 Dahlia Trail Oakville, ON, L6M 1L5
www.ReviveEngineering.com

March 14, 2019

Lisa Galifi

Email: [REDACTED]

Project: 252 Village Green Drive, Woodbridge

Structural Engineering Fee Proposal – Design and Seal Drawings

Thank you for choosing Revive Engineering Inc. as your structural engineer to support you with your project. We are pleased to submit the following proposal to provide structural engineering services.

Project Description

We understand your project consists of the following:

- As-built wood deck supported on the existing home foundations and new sonotube foundations.
- The deck is less than 24" off the ground.

Structural Engineering Scope of Services

- Perform a site to review to determine the deck construction and record "As-built" conditions. A partial demo plan will be provided for access under the deck. Prior to our visit, the skirt will need to be locally removed so we can confirm the framing and connections.
- Review the deck supports and framing to confirm they are structurally adequate
- Provide redline markups of the as-built conditions on the plans you have provided
- Seal Permit drawings for structural components pertaining only to the as-built deck

Exclusions

- Stairs, Guards, Cladding and other Non-base building elements.
- Landscaping elements such as detached decks and retain walls.
- Connection detailing such as Joists Hangers and Steel to Steel Connections.
- Shoring and Temporary Structural Support design as required by Contractor.
- Redesign/details for components of the deck which have not been designed appropriately.

Revive Engineering can provide additional services to the contractor, homeowner or architectural designer for any excluded basic service.

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D’Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A039-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjsutment)
Attachments: A039-19 - CIRCULATION.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>

Sent: April-03-19 9:12 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: FW: A039-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjsutment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A039/19 (252 Village Green Drive) and has **no comments**. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

File: A041/19

Applicant: Royal 7 Developments Ltd.

Address: 2926 Hwy 7 Concord

Agent: Bousfields Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation		
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, May 2, 2019



Minor Variance
Application

Agenda Item: 11

A041/19

Ward: 4

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019
Applicant: Royal 7 Developments Ltd.
Agent: Bousfields Inc.
Property: 2926 Hwy 7 Concord

Royal 7 Developments Ltd Lands (Above & Below Grade)

Underground Commercial Parking Facility (Approximate Grade): Parts 1, 2, 3, 4, 15, 23 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Underground Commercial Parking Facility (PI Level – Below Grade): Parts 19, 21 and 22 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 on 65M-4490 (below grade).

Above Grade Lands (Pavilion Building): Parts 3, 4, 15, 17, 18 & 23 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Above Grade Lands (Exit Stairs, Air Shaft, Elevator): Parts 1 and 2 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Zoning: The subject lands are zoned OS2 and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended.

OP Designation: Vaughan Metropolitan Centre Secondary Plan (VOP 2010, Volume 2, Section 11.12): Major Parks and Open Spaces

Related Files: Minor Variance A042/19

Purpose: Relief from the by-law is being requested to permit the construction of a proposed underground (stratified) commercial parking facility and public park.

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

By-law Requirement	Proposal
1. An underground commercial parking facility is not a permitted use.	1. To permit an underground commercial parking facility and associated structures.
2. A minimum setback of 15.0 metres is required from all lot lines.	2. To permit a minimum 0.0 metre setback from any lot line for the above grade associated structures: exit stairs, air shaft, elevator and other similar items.
3. A minimum front and exterior yard setback of 1.8 meters is required to portions of buildings below grade.	3. To permit a minimum 0.0 metre setback from any lot line for all below grade structures.

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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant has confirmed posting of signage on April 18, 2019.
Page 133

Property Information	
Existing Structures	Year Constructed
N/A	Land purchase January 31, 2011

Applicant has advised that they cannot comply with By-law for the following reason(s): The variances are required to facilitate the dedication of the park and permit parking for commercial and residential visitors below the park in an underground structure. In particular, variances to required setbacks and permitted uses are required to facilitate the proposal. In our opinion the proposal maintains the general intents and purpose of the Official Plan and Zoning By-Law, is desirable and is minor.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-001816 for Retaining Wall - New, Issue Date: Mar 08, 2019
Building Permit No. 19-000251 for Underground Garage (Resid.Bldg) - New, Issue Date: (Not Yet Issued)

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

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

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Metropolitan Centre Secondary Plan (VOP 2010, Volume 2, Section 11.12): Major Parks and Open Spaces

The Owner is requesting permission to construct an underground commercial parking facility below a future public park (Edgeley Park) with associated above ground structures, including but not limited to, a pavilion, exit stairs, air shafts and an elevator (A041/19).

The Parks Development Department will be providing a corresponding condition for the completion of a Parks Development Agreement.

A portion of the underground parking garage and above ground pavilion will encroach into the City of Vaughan owned lands to the west (A042/19).

Related Site Development Application DA.18.050 proposes a mixed-use 60-storey apartment building on the lands directly to the south (2920 Highway 7), which is to be heard by Vaughan Council at a later date.

The underground commercial parking garage component of DA.18.050 was staff delegated to the Development Planning Department for approval.

The Subject Lands are designated “Major Parks and Open Spaces” by the VMC Secondary Plan and “OS2 Open Park Space Zone” (‘OS2 Zone’) by Zoning By-law 1-88, subject to Site Specific Exception 9(1248), which both permit the use of a public park. The VMC Secondary Plan also encourages the diversity of open spaces that will contribute to the character of the area. The proposed public park will be accessible at grade to the general public.

The underground commercial parking facility and related above ground structures will not negatively impact the proposed public park, while providing stratified commercial parking within the VMC.

As the intended use of the Subject Lands as a public park at grade will not be impacted by the proposed underground commercial parking facility, the Development Planning Department has no objection to the requested variances. The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Urban Design:
There are no cultural heritage concerns for this application.

Development Engineering:
Please note, variance application A041/19 shall be read in conjunction with minor variance application A042/19.

Recommended conditions:

Staff have confirmed that the property is located within an unassumed subdivision (Penguin-Calloway (Vaughan) Subdivision - 19T-12V007). The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

Parks Development:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended condition of approval:

The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.

Fire Department:

No comments or concerns.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Agent Cover Letter – Justification

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.
2	TRCA Stephen Bohan 416-661-6600 x 5743 sbohan@trca.on.ca	1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and 2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 Brad.steeves@vaughan.ca	The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - A041/19 & A042/19

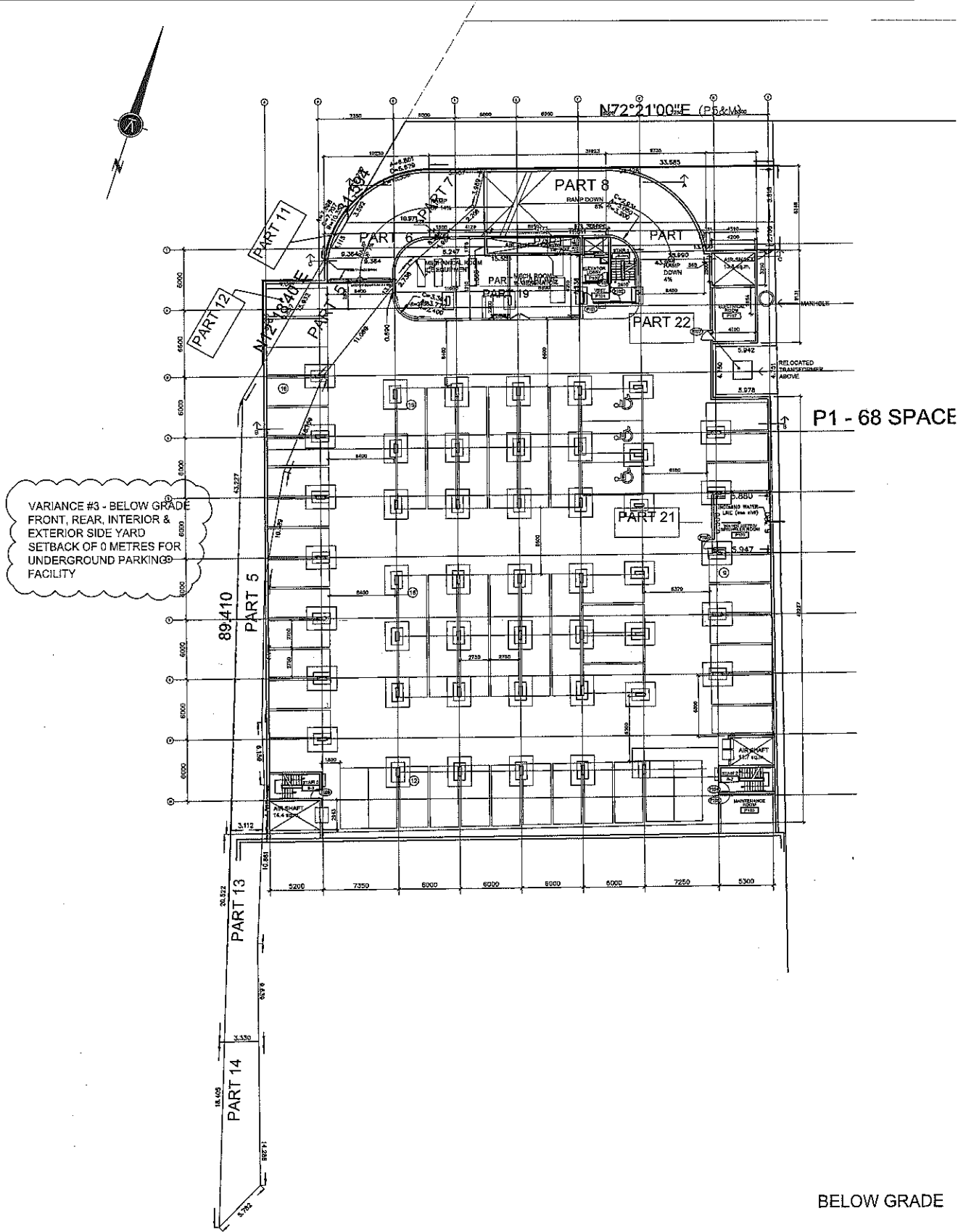
2926 Highway 7, CONCORD

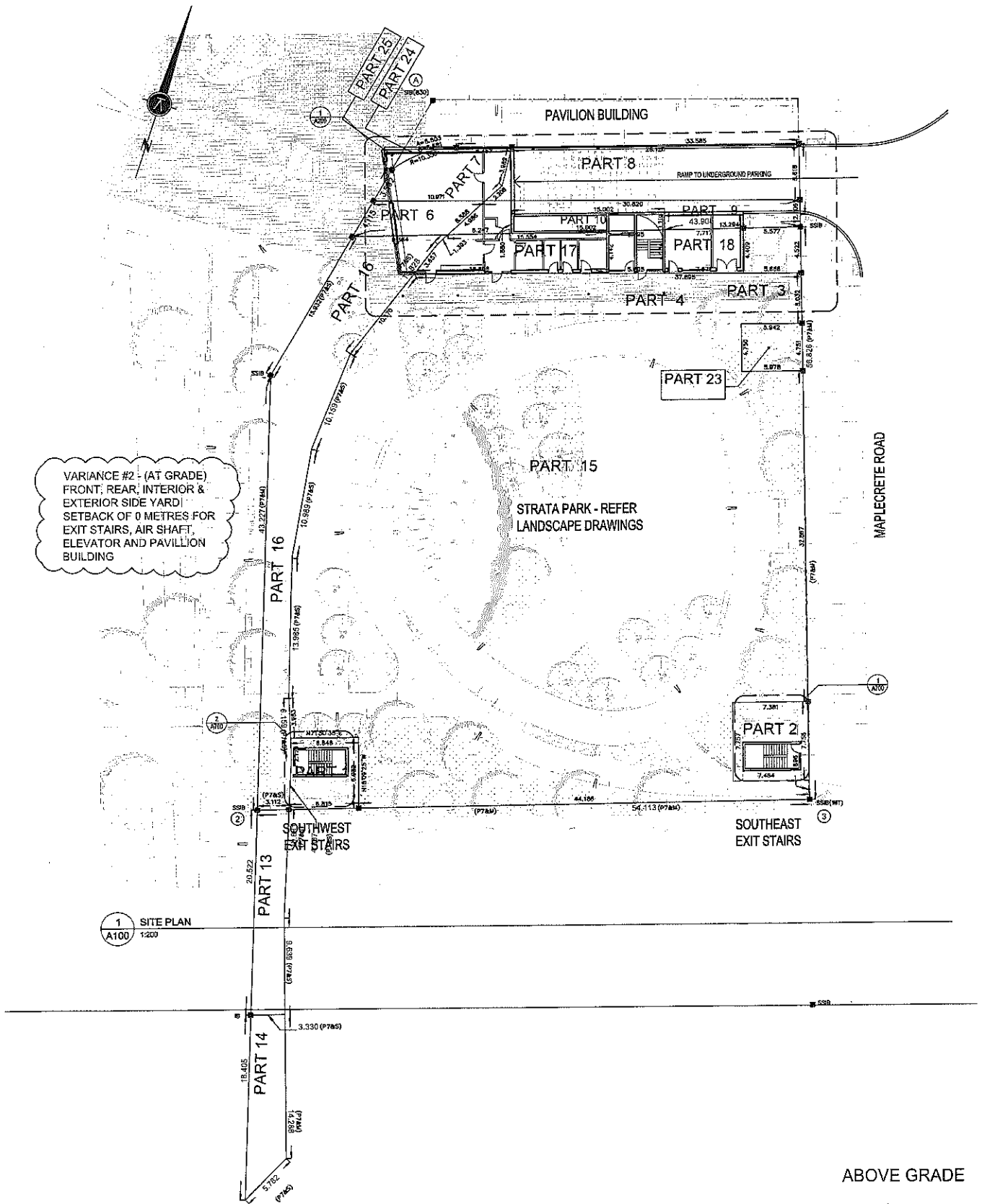


April 10, 2019 3:20 PM

Permit underground commercial parking facility & associated structures
0.0m setbacks from any lot line for the above grade associated
structures, exit statirs, air shaft, elevator & other similar items
0.0m setback from any lot line for all below grade structures

ATTACHMENT 1







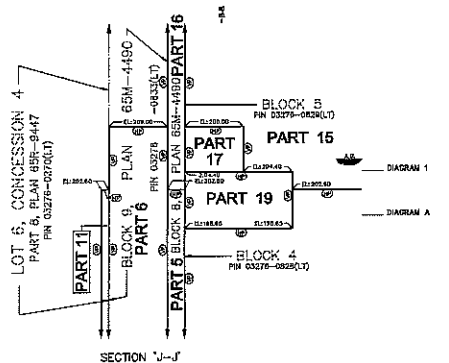
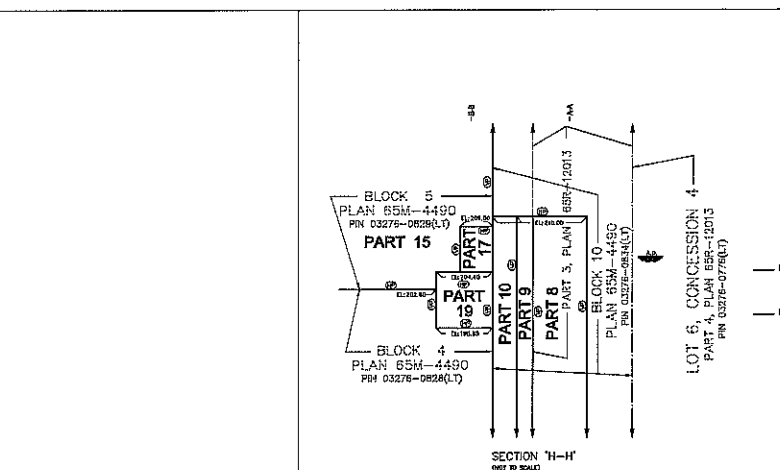
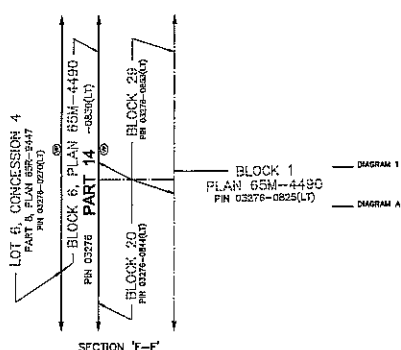
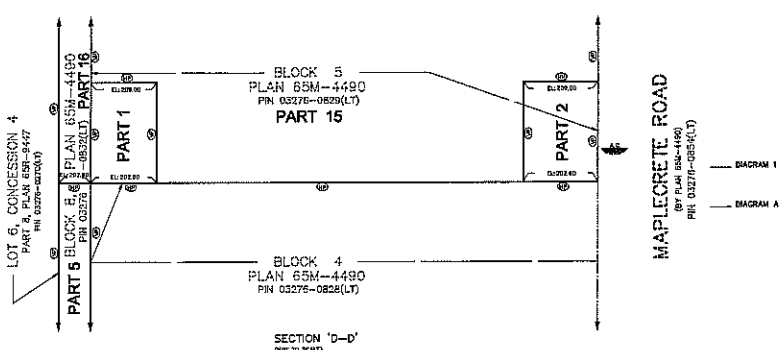
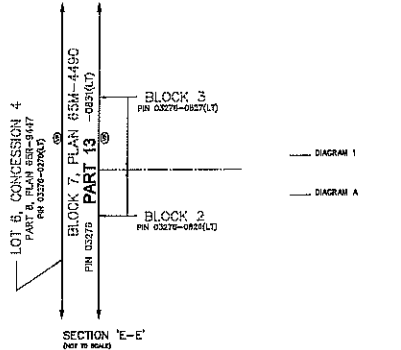
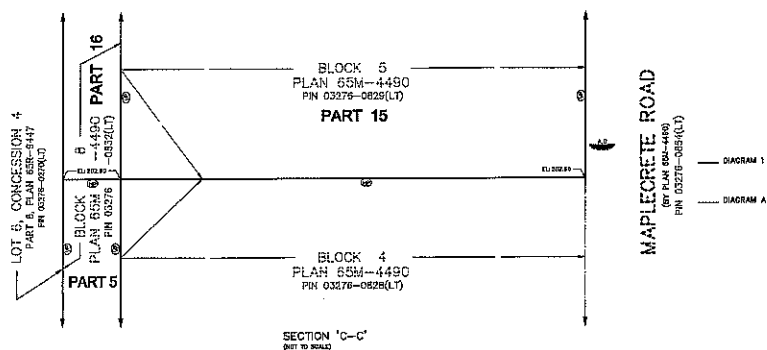
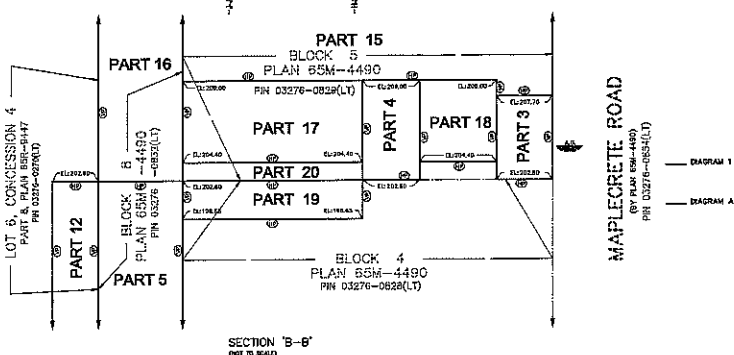
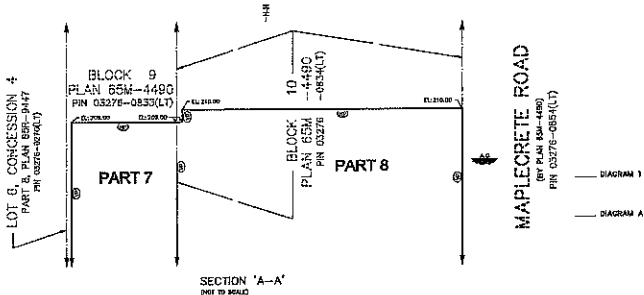
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.		PLAN 65R--	
DATE _____, 2019		RECEIVED AND DEPOSITED	
PRELIMINARY		DATE _____, 2019	
A. EDUARDO LINARES CHARTERED LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF YORK REGION (P.L.R.S.)	

STRATA PLAN OF SURVEY OF
PART OF BLOCKS 5, 8, 9 AND 10
PLAN 65M-4490
AND
PART OF LOT 6, CONCESSION 4
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
CITY OF VAUGHAN BENCH MARK NO. 23-5 HAVING AN ELEVATION
OF 202.882 METRES.

LEGEND
--- DENOTES PROPERTY BOUNDARY
--- DENOTES LINE OF STRUCTURE
--- DENOTES GEODETIC ELEVATION
--- DENOTES NO VERTICAL LIMITATIONS
--- DENOTES NO UPPER LIMITATIONS
--- DENOTES NO LOWER LIMITATIONS
--- DENOTES UPPER LIMITATION IN METRES
--- DENOTES LOWER LIMITATION IN METRES
--- DENOTES HORIZONTAL PLANE
--- DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
--- DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
--- DENOTES NO UPPER LIMITATIONS
--- DENOTES NO LOWER LIMITATIONS
--- DENOTES APPROXIMATE GRADE



PLAN AVAILABLE AT: www.PlanetSurveyor.com/plan/65r			
FILE	ALL	DESIGN	FILE
CHG NAME	00-2020-001	FILED DATE	12/01/2019
1157 Denison Street, Toronto, ON M6G 1B5		P.O. Box 1000, Toronto, ON M6G 1B5	

KRCMAR

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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Agent Cover Letter – Justification

Project No. 1808

March 14, 2019

Committee of Adjustment
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Members of the Committee:

Re: *Minor Variance Application*
2926 Highway 7 West, City of Vaughan
Strata Park – on behalf of Royal 7 Developments Limited
Blocks 4 + 5 Plan 65M-4490

We are the planning consultants for Royal 7 Developments Limited, owner of the lands municipally known as 2926 Highway 7 West. These lands are part of the Expo City mixed-use development, located east of Jane Street on the north side of Highway 7. This application applies to the lands located north of Expo 5 (which is the fifth and final phase of the Expo City development), which is proposed as a public park, with stratified underground commercial parking. The park will include programmable space, seating, plantings and other passive and active amenities.

Introduction and Background

The Expo City development is distinct within the Vaughan Metropolitan Centre (VMC), being the first to provide for intensification and compact development to support the recently opened TTC subway station. This was made possible by way of a 2008 Ontario Municipal Board decision, which approved high-rise residential towers on the subject site (Files Z.06.051 and 19T-00V21). This approval has specifically been recognized within the 2010 Vaughan Official Plan and VMC Secondary Plan (Policy 9.3.4), distinguishing this site from others within the VMC.

Proposed Minor Variance

The proposed minor variance is to provide for adjustments to the zoning by-law to permit an underground commercial parking facility. In particular, variances to required setbacks (below grade for the commercial parking facility and at grade for the exit stairs, air shaft, and elevator associated with the parking facility, and for the pavilion building) and permitted uses are required to facilitate the proposal.

3 Church St., #200, Toronto, ON M5E 1M2 T 416-947-9744 F 416-947-0781 www.bousfields.ca

These adjustments are minor in our opinion, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate use and development of the site. In addition, I note that the by-laws applying to the site allow for variances within the two-year time frame.

The requested variances and analysis of the four tests under Section 45(1) of the Planning Act is provided below.

Requested Variances (refer to Attachments 1, 2 and 3)

1. To permit an underground commercial parking facility and associated structures:
 - Parts 1, 2, 3, 4, 15, 23 (at elevation 204.5 metres, approximate grade) on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019)
 - Parts 19, 21, 22 (at elevation 200.0 metres, P1 Level) on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 of 65M-4490 (below grade);
2. To propose a minimum above grade front, rear, exterior side and interior yard setback of zero metres for the exit stairs, air shaft, elevator and pavilion building, whereas By-law 1-88 requires a 15 metre front, rear, exterior side and interior side yard setback (Schedule 'A' to By-law 1-88):
 - Pavilion Building – Parts 3, 4 (side yard), 15, 17, 18 and 23 at elevation 204.5 metres on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019);
 - Exit Stairs, air shaft, elevator – Parts 1 (rear and side yard) and 2 (front yard) at elevation 204.5 metres on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019);
3. To propose a minimum below grade front, rear, exterior side and interior yard setback of zero metres for the underground commercial parking facility whereas By-law 1-88 requires a 1.8 metre front, rear, exterior side and interior side yard setback (Schedule 'A' to By-law 1-88):
 - Parts 19 (side and rear yards), 21 (front yard) and 22 (front yard) at elevation 200.0 metres on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 of 65M-4490 (below grade);

Analysis of Four Tests

1. Maintain the General Intent and Purpose of the Official Plan

The subject site is designated as "Major Parks and Open Spaces" and is adjacent to lands designated "Station Precinct". The lands designated "Station Precinct" are subject to site-specific policy 9.3.4 within the Vaughan Metropolitan Centre (VMC) Secondary Plan which provides that the site-specific zoning by-law is deemed to conform to the Official Plan, and that the secondary plan shall not prevent the consideration of minor variances to the zoning by-law that are in keeping with the objectives, policies and schedules of the secondary plan.

The general intent of the Official Plan is to provide for a diversity of open spaces that will contribute to the character of the area and provide gathering and recreation spaces for residents and visitors to the VMC. In this respect, the proposed parkland will contribute to the creation of an attractive setting for the surrounding Expo 5 buildings.

Policy 6.2.10 of the VMC provides that the appropriateness of any proposed strata park will be considered through the development application process, supported by a justification report. Policy 6.2.10(a) provides that strata arrangements for parks shall only be considered where parkland is provided at grade, is publically accessible and meets all other requirements of its respective park classification as per section 7.3.2 of the VOP; and (b) the park, together with the air rights above it, shall be in public ownership as dedicated park. Furthermore, Policy 6.2., although under appeal, provides that structures within parks associated with below grade uses, shall be integrated into the design of the open space. The intent of these policies is to provide for a public park arrangement that will be accessible and will contribute to the attractiveness of the public realm. In addition, it is the intent of these policies to ensure that any below grade structures will not have a negative impact on the design and use of the proposed park and its facilities.

In this regard, the applicant is committed to dedication the lands as a public park and will ensure technical components of the commercial parking structure are well integrated into the design of the space.

2. Maintain the General Intent and Purpose of the Zoning By-law

The site-specific zoning by-law approved for the broader Expo 5 lands (approved in 2008 and amended in 2017), provides for high-rise, high-density

residential and commercial uses on Blocks 1-5, and public parkland on Block 6. The overall intent of the site-specific by-law is to establish a network of public streets, development blocks, active public spaces and unique and iconic towers that would contribute to a dynamic environment near the Jane Street/Highway 7 intersection and in proximity to the Vaughn Metropolitan TTC subway station.

The by-law zones the Block 6 lands as OS2 "Open Park Space Zone". The OS2 zone permits a range of recreational uses including parks, playgrounds, walking trails and picnic areas and other active and passive recreational uses. The intent of the by-law is for these zones to provide for a variety of recreational and athletic interests that provide a balance of active and passive uses. In this regard, the public park will serve as a focal point for the community and will be programmed to accommodate a diverse range of activities for users. Although a commercial parking facility is not permitted by the by-law, the proposed below-grade structure will not detract from the public realm and will still allow for the use of at-grade public park for members of the community.

3. Is Desirable for the Appropriate Development and Use of the land or building

It is desirable to provide a dedicated public park with programmable space at-grade, and an underground commercial parking facility as part of the overall redevelopment of the lands. In this regard, parking and other vehicular related functions should not detract from the use or attractiveness of the pedestrian realm. The permission of an at-grade parking with stratified parking will enhance, rather than detract, the public realm, and will contribute to the creation of a functional and attractive environment.

In addition, the parking facility will serve the broader public wishing to access both the proposed park space and the adjacent larger park to the west.

4. Is Minor

The test of minor is primarily one of impact, but also has regard to size and importance of a variance. In this regard, there would be no adverse impact on adjacent properties resulting from the variances. Rather, the underground commercial parking facility would provide parking for commercial and residential visitors and would not result in negative wind, shadow or built form

impacts. The stratified parkland would provide amenity for residents, workers and visitors.

Enclosures

In support of the application, please find the following additional documents.:

- **Attachment 1:** Draft Reference Plan at Elevation 200.0 metres (prepared by KRCMAR, dated February 21, 2019) overlaid with P1 Parking Level Plan (prepared by A.J. Tregebov, dated January 29, 2019);
- **Attachment 2:** Draft Reference Plan at Elevation 204.5 metres (prepared by KRCMAR, dated February 21, 2019) overlaid with the Site Plan (prepared by DTAH, dated December 21, 2018);
- **Attachment 3:** Strata Plan of Survey (Plan 65M-4490)
- Minor Variance Application form duly authorized as required (as a **separate attachment**)

Should you require any additional information, please do not hesitate to contact me at our office at 416-947-9744.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

Item 13, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

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ZONING BY-LAW AMENDMENT FILE Z.16.053

SITE DEVELOPMENT FILE DA.16.111

ROYAL 7 DEVELOPMENTS LTD.

WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #2 and #3, to facilitate the development of two 39-storey residential apartment (future condominium) buildings, as shown on Attachments #8 to #14, specifically to:
 - a) rezone the subject lands from C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, as shown on Attachment #4, to C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #6;
 - b) replace the existing Schedules "E-1376" and "E-1376-A" to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, with the proposed Schedules "E-1376" and "E-1376-A", in the manner shown on Attachment #6 and #7, respectively; and
 - c) permit the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the request to permit a commercial parking lot in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park) through Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE DEFERRED, until such time that a Site Development Application has been submitted that takes into consideration parking requirements, vehicular circulation, access, streetscape design, and the design of the Edgeley Pond and Park.
3. THAT the Owner be authorized to apply for a Minor Variance Application to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for Zoning By-law Amendment File Z.16.053 comes in to effect, to permit minor adjustments to the implementing Zoning By-law, pursuant to Section 29(2) of the *Smart Growth for Our Communities Act* (Bill 73).

.../2

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: April-17-19 11:27 AM
To: Nicole Sgrignuoli <Nicole.S@cortelgroup.com>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Istafanous, Kirolis <Kirolis.Istafanous@york.ca>
Subject: RE: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

Hi Pravina/Nicole,

Based on the additional information received and after reviewing the attached drawings sent, it appears that the subject site fronts off a local road and not a Regional road; therefore, our previous comments regarding the shoring infrastructure and encroachments are not applicable.

At this time, the Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Regards,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Please consider the environment before printing this email.

From: Nicole Sgrignuoli [<mailto:Nicole.S@cortelgroup.com>]
Sent: Tuesday, April 16, 2019 6:50 PM
To: McMackin, Joseph
Cc: 'Michael Bissett'
Subject: RE: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

Hi Joseph,

Thanks for taking my call this afternoon. This project is located at Barnes Court and Maplecrete Road just north of Highway 7. The address was given to us by the City of Vaughan as 2926 Highway 7 however it does not front onto Highway 7 therefore there will be no encroachment of tieback or shoring within the regional right of way. Please see the attached site plan and municipal address map for context.

Should you have any questions, please feel free to contact me.

Thank you,
Nicole Sgrignuoli, BURPI
Planning and Development
Nicole.s@cortelgroup.com
Office: (905)695-0800 ext. 4402
Mobile: (647)281-4284
2800 Highway 7 West. Suite 301
Vaughan, ON. L4K 1W8



Please consider the environment before printing this email.

Warning: This email is intended for the name recipient(s) above and may contain confidential information that is privileged, confidential and/or exempt from disclosure under law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error please notify the sender immediately and delete this e-mail message and any attachments.

April 5, 2019

CFN 60819.08
XCFN 59065.23

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Applications A041/19 & A042/19
2926 Highway 7
Block 4-5, Registered Plan 65M-4490
City of Vaughan
The Corporation of the City of Vaughan & Royal 7 Developments (Agent: Bousfields Inc.)**

This letter will acknowledge receipt of the above noted applications that were received by Toronto and Region Conservation Authority (TRCA) on April 4, 2019. TRCA staff have reviewed the applications and offer the following comments for the consideration of the Committee of Adjustment:

Background

A041/19

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit an underground commercial parking facility and associated structures, whereas an underground commercial parking facility is not a permitted use.
2. To permit a minimum 0.0 metre setback from any lot line for the above grade associated structures: exit stairs, air shaft, elevator and other similar items, whereas a minimum setback of 15.0 metres is required from a lot line.
3. To permit a minimum 0.0 metre setback from any lot line for all below grade structures, whereas a minimum front and exterior yard setback of 1.8 metres is required to portions of buildings below grade.

A042/19

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit a minimum setback of 0.0 metres from all lot lines for the underground commercial parking facility and associated structures, whereas a minimum front and exterior yard setback of 1.8 metres is required to portions of buildings below grade.
2. To permit a minimum setback of 0.0 metres from all lot lines for any above grade structure, whereas a minimum setback of 15.0 metres is required from all lot lines.

The purpose of minor variance applications A041/19 and A042/19 is to facilitate the construction of an underground parking facility and associated above ground structures.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is partially within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor and Regional Storm flood plain associated with Black Creek. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies (LCP):

In addition, The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Application-Specific Comments

As noted above, the subject property is partially within TRCA's Regulated Area of the Humber River Watershed. The limits of development for this site have been established and refined through a number of planning processes including; Draft Plan of Subdivision 19T-00V21, Official Plan Amendment OP.06.019, Zoning By-law

Amendment Z.06.051, Site Development Application DA.11.058 and the Edgeley Pond and Park Environmental Assessment and detailed design process. Furthermore, TRCA staff are currently reviewing a Site Plan Application (DA.18.050) for the 5th Phase of the Expo City project which includes the final detailed design of the future public park which will be constructed on top of the underground parking facility.

Please be advised that TRCA has issued a permit (Permit No. C-180951, issued on October 5, 2018) to facilitate excavation and construction of foundations associated with the underground parking facility. The extent of the underground parking facility in the northwestern corner of the property as shown on the submitted minor variance application, does not reflect the plans that were permitted by TRCA. TRCA have no significant concerns with the minor expansion of the underground parking facility footprint in the area, but a permit revision will be required to recognize the altered design.

For future reference, a TRCA Permit will be required pursuant to Ontario Regulation 166/06 for any work along the western edge of the property. Details with respect to the permitting process and the application form can be obtained by contacting the undersigned or visiting the following website: <http://trca.on.ca/planning-services-permits/permit-applications/>.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,100 (*Variance – Industrial, Commercial, Subdivision, Institutional - Minor*) review fee. This review fee is separate from the fee that would be required under the permitting process pursuant to Ontario Regulation 166/06. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Applications A041/19 & A042/19 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and
2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.

TRCA's approval of these applications does not include any clearance and/or approvals for the outstanding technical issues associated with the related Site Development Application.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Stephen Bohan
Planner, Development Planning and Permits
Development and Engineering Services
Extension 5743
Email: sbohan@trca.on.ca

cc: Michael Bissett, Bousfields Inc., (mbissett@bousfield.ca)

File: A042/19

Applicant: The Corporation of the City of Vaughan

Address: 2926 Hwy 7 Concord

Agent: Bousfields Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on 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	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department	<input checked="" type="checkbox"/>	
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	
TRCA		<input checked="" type="checkbox"/>
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, May 2, 2019



Minor Variance
Application

Agenda Item: 12

A042/19

Ward: 4

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 2, 2019
Applicant: The Corporation of the City of Vaughan
Agent: Bousfields Inc.
Property: 2926 Hwy 7 Concord

The Corporation of the City of Vaughan Lands (Above & Below Grade)

Underground Commercial Parking Facility (Approximate Grade): Parts 6, 7, 8, 9, 10, 16, 24 & 25 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Underground Commercial Parking Facility (PI Level – Below Grade): Parts 5, 6, 7, 8, 9, 10, 11 & 12 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 on 65M-4490 (below grade).

Above Grade Lands (Pavilion Building, Exit Stairs, Air Shaft, Elevator): Parts 6, 7, 8, 9, 10, 16, 24 & 25 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Zoning: The subject lands are zoned OS2 and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended.

OP Designation: Vaughan Metropolitan Centre Secondary Plan (VOP 2010, Volume 2, Section 11.12): Major Parks and Open Spaces

Related Files: Minor Variance A041/19

Purpose: Relief from the by-law is being requested to permit the construction of a proposed underground (stratified) commercial parking facility and public park.

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 front and exterior side yard setback of 1.8 metres is required to portions of buildings below grade.	1. To permit a minimum setback of 0.0 metres from all lot lines for the underground commercial parking facility and associated structures.
2. A minimum setback of 15.0 metres is required from all lot lines.	2. To permit a minimum setback of 0.0 meters from all lot lines for any above grade structures

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 comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 18, 2019

Property Information	
Existing Structures	Year Constructed
N/A	Land purchase January 31, 2011

Applicant has advised that they cannot comply with By-law for the following reason(s): The variances are required to facilitate the dedication of the park and permit parking for commercial and residential visitors below the park in an underground structure. In particular, the variances to required setbacks and permitted uses are required to facilitate the proposal. In our opinion, the proposal maintains the general intents and purposes of the OP and Zoning By-law, is desirable and minor.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-001816 for Retaining Wall - New, Issue Date: Mar 08, 2019
Building Permit No. 19-000251 for Underground Garage (Resid.Bldg) - New, Issue Date: (Not Yet Issued)

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

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

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Metropolitan Centre ('VMC') Secondary Plan (VOP 2010, Volume 2, Section 11.12): "Major Parks and Open Spaces"

The Owner is requesting permission to construct an underground commercial parking facility below a future public park (Edgeley Park) with associated above ground structures, including but not limited to, a pavilion, exit stairs, air shafts and an elevator (A041/19).

The Parks Development Department will be providing a corresponding condition for the completion of a Parks Development Agreement.

A portion of the underground parking garage and above ground pavilion will encroach into the City of Vaughan owned lands to the west (A042/19).

Related Site Development Application DA.18.050 proposes a mixed-use 60-storey apartment building on the lands directly to the south (2920 Highway 7), which is to be heard by Vaughan Council at a later date.

The underground commercial parking garage component of DA.18.050 was staff delegated to the Development Planning Department for approval.

The Subject Lands are designated "Major Parks and Open Spaces" by the VMC Secondary Plan and "OS2 Open Park Space Zone" ('OS2 Zone') by Zoning By-law 1-88, subject to Site Specific Exception 9(1248), which both permit the use of a public park. The VMC Secondary Plan also encourages the diversity of open spaces that will contribute to the character of the area. The proposed public park will be accessible at grade to the general public.

The underground commercial parking facility and related above ground structures will not negatively impact the proposed public park, while providing stratified commercial parking within the VMC.

As the intended use of the Subject Lands as a public park at grade will not be impacted by the proposed underground commercial parking facility, the Development Planning Department has no objection to the requested variances.

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

The Development Planning Department recommends approval of the application.

Urban Design:
There are no cultural heritage concerns for this application.

Development Engineering:
Please note, variance application A042/19 shall be read in conjunction with minor variance application A041/19.

The Development Engineering (DE) Department does not object to variance application A042/19 subject to the following condition(s):

Staff have confirmed that the property is located within an unassumed subdivision (Penguin-Calloway (Vaughan) Subdivision - 19T-12V007). The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

Parks Development:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:

No comments or concerns.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Agent Cover Letter – Justification

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision (Penguin-Calloway (Vaughan) Subdivision - 19T-12V007). The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.
2	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.
3	TRCA Stephen Bohan 416-661-6600 x 5743 sbohan@trca.on.ca	<ol style="list-style-type: none">1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.

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.

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.

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

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - A041/19 & A042/19

2926 Highway 7, CONCORD

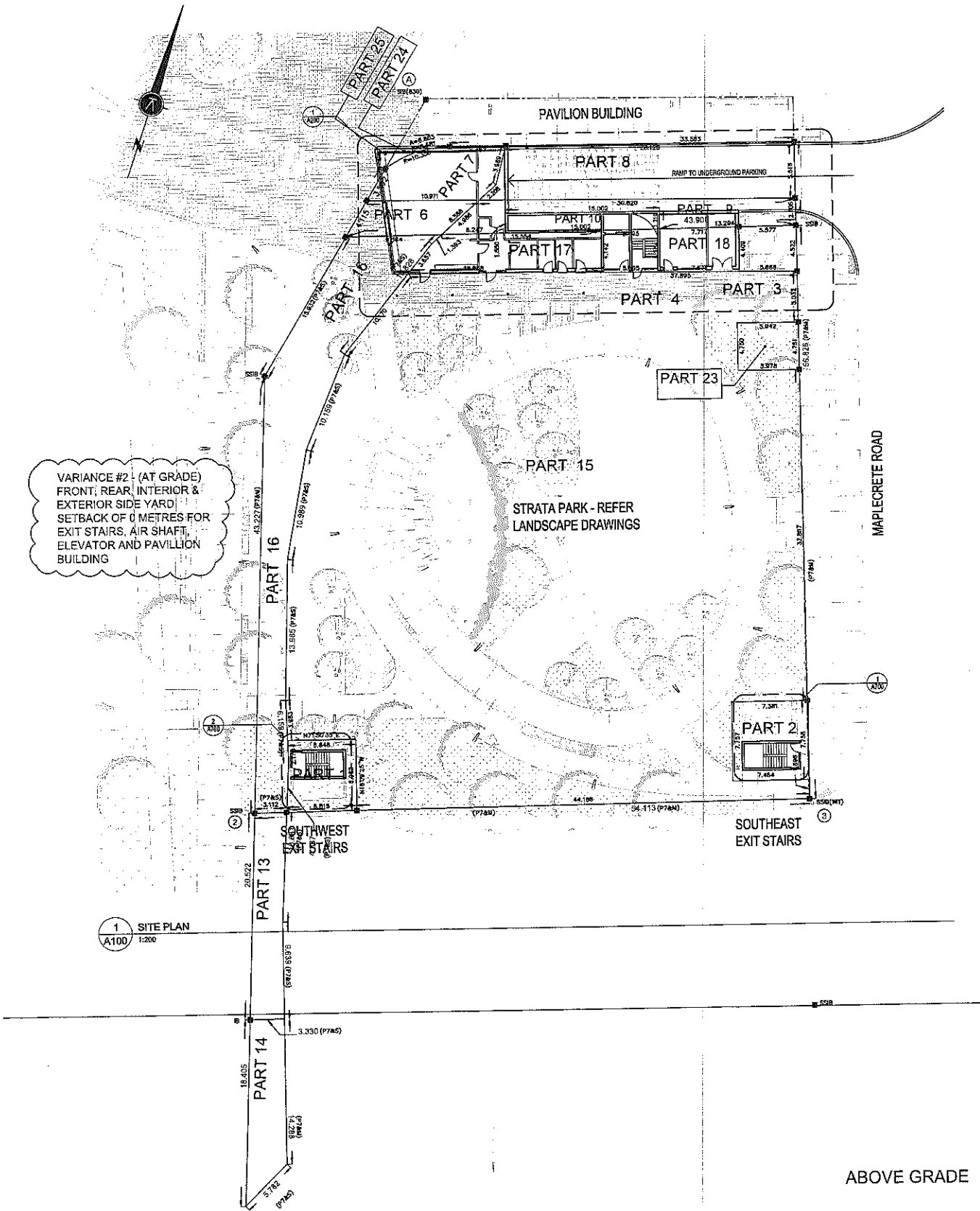


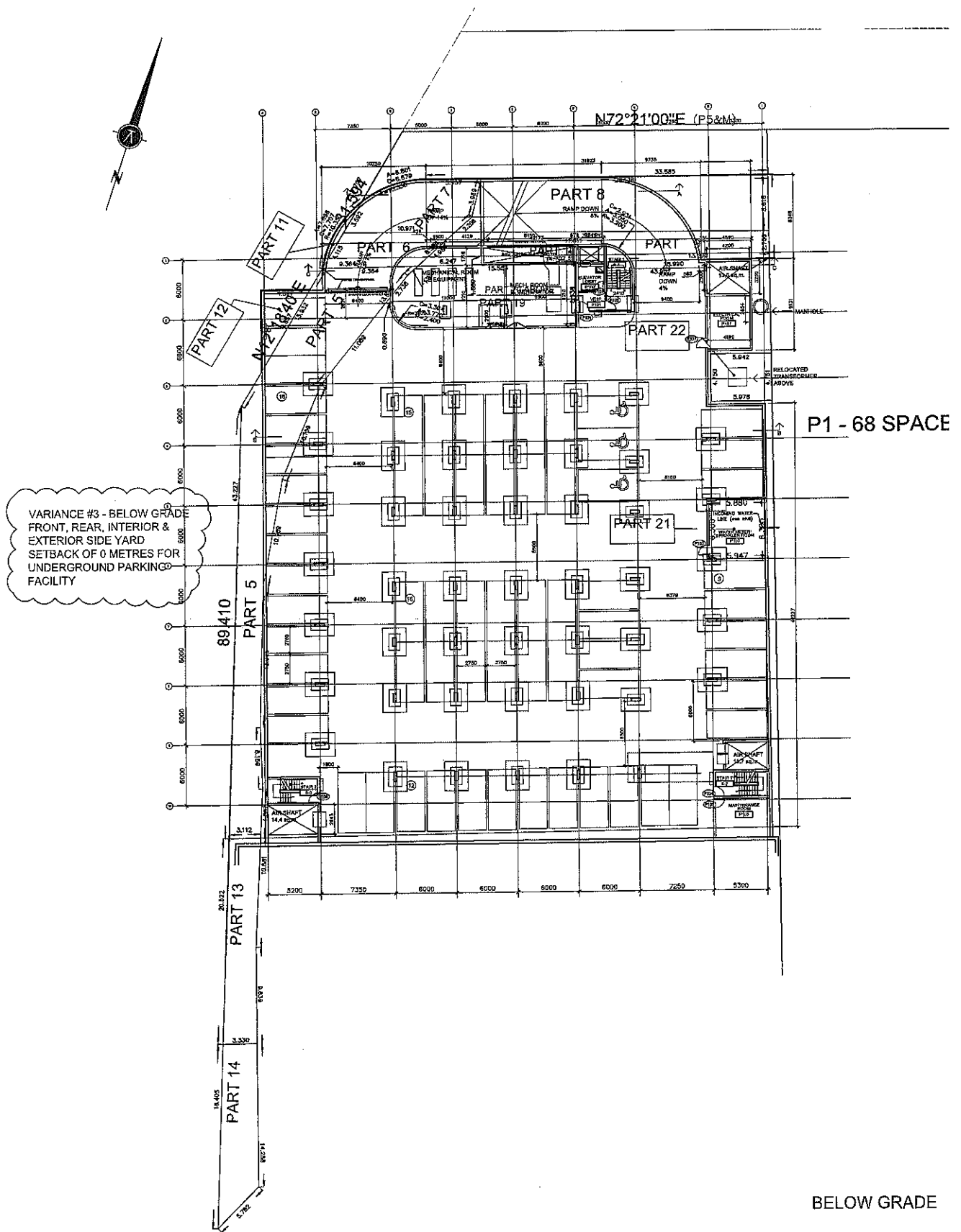
April 10, 2019 3:20 PM

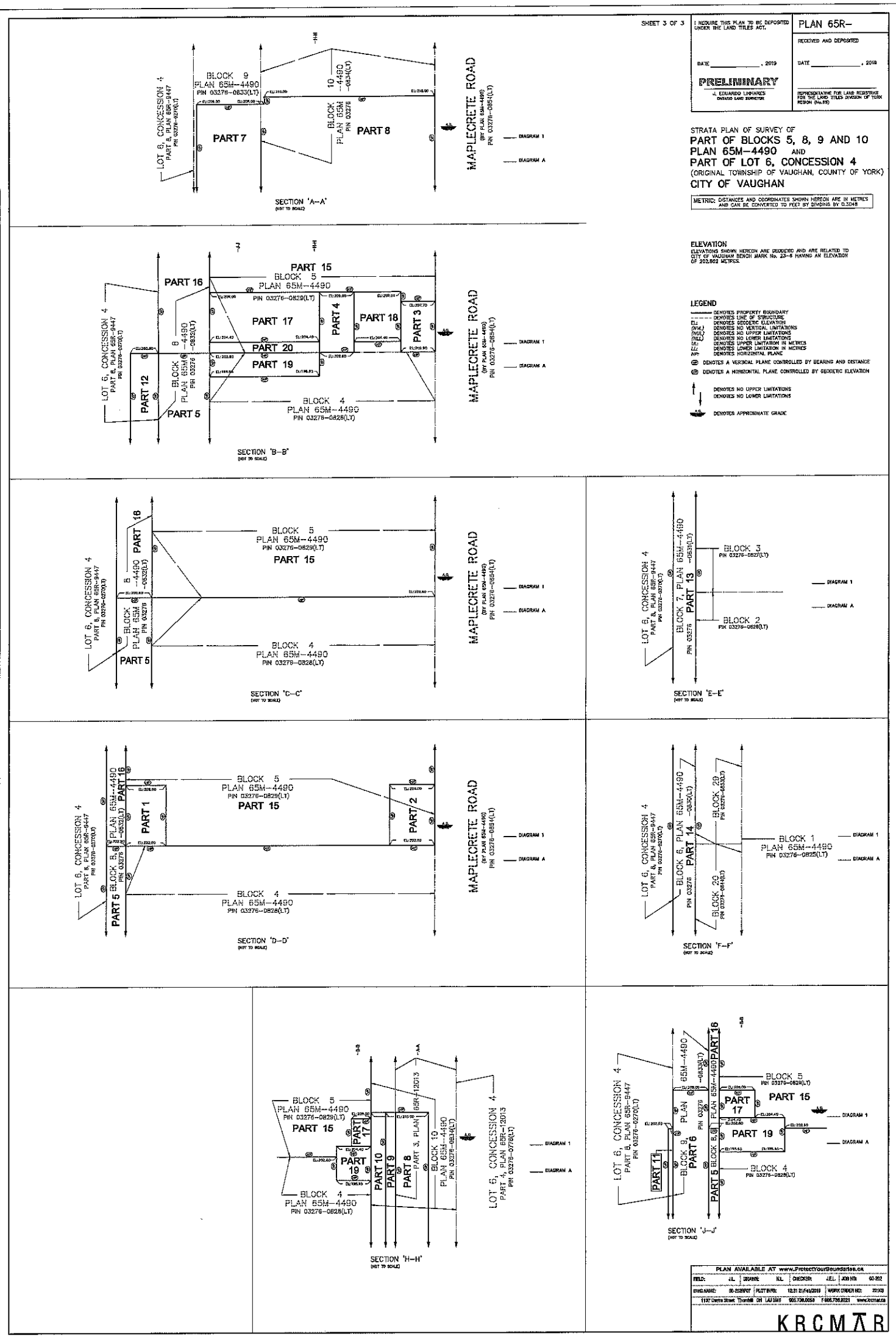
0.0m setbacks from all lot lines for the underground commercial parking facility & associated structures
0.0m from all lot lines for any above grade structures

A042/19

ATTACHMENT 2







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. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Agent Cover Letter – Justification

Project No. 1808

March 12, 2019

Committee of Adjustment
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Members of the Committee:

Re: *Minor Variance Application*
2926 Highway 7 West, City of Vaughan
Strata Park – on behalf of the City of Vaughan
Blocks 4 + 5 Plan 65M-4490

We are the agents for Royal 7 Developments Limited, owner of the lands municipally known as 2926 Highway 7 West. These lands are part of the Expo City mixed-use development, located east of Jane Street on the north side of Highway 7. This application applies to the lands located north of Expo 5 (which is the fifth and final phase of the Expo City development), which is proposed as a public park, with stratified underground commercial parking. The park will include programmable space, seating, plantings and other passive and active amenities.

Introduction and Background

The Expo City development is distinct within the Vaughan Metropolitan Centre (VMC), being the first to provide for intensification and compact development to support the recently opened TTC subway station. This was made possible by way of a 2008 Ontario Municipal Board decision, which approved high-rise residential towers on the subject site (Files Z.06.051 and 19T-00V21). This approval has specifically been recognized within the 2010 Vaughan Official Plan and VMC Secondary Plan (Policy 9.3.4), distinguishing this site from others within the VMC.

Proposed Minor Variance

The proposed minor variance is to provide for adjustments to the zoning by-law to permit an underground commercial parking facility. In particular, variances to required setbacks (below grade for the commercial parking facility and at grade for the exit stairs, air shaft, and elevator associated with the parking facility, and for the pavilion building) and permitted uses are required to facilitate the proposal.

3 Church St., #200, Toronto, ON M5E 1M2 T 416-947-9744 F 416-947-0781 www.bousfields.ca

These adjustments are minor in our opinion, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate use and development of the site. In addition, I note that the by-laws applying to the site allow for variances within the two-year time frame.

The requested variances and analysis of the four tests under Section 45(1) of the Planning Act is provided below.

Requested Variances (refer to Attachments 1, 2 and 3)

1. To permit an underground commercial parking facility and associated structures:
 - Parts 6, 7, 8, 9, 10, 16, 24, 25 (at elevation 204.5 metres, approximate grade) on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019)
 - Parts 5, 6, 7, 8, 9, 10, 11, 12 (at elevation 200.0 metres, P1 Level) on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 of 65M-4490 (below grade);
2. To propose a minimum above grade front, rear, exterior side and interior yard setback of zero metres for the exit stairs, air shaft, elevator and pavilion building, whereas By-law 1-88 requires a 15 metre front, rear, exterior side and interior side yard setback (Schedule 'A' to By-law 1-88):
 - Pavilion Building, Exit Stairs, Air Shaft, Elevator – Parts 6, 7, 8, 9, 10, 16, 24, 25 (at elevation 204.5 metres, approximate grade) of the draft Reference Plan prepared by KRCMAR (dated February 21, 2019);
3. To propose a minimum below grade front, rear, exterior side and interior yard setback of zero metres for the underground commercial parking facility whereas By-law 1-88 requires a 1.8 metre front, rear, exterior side and interior side yard setback (Schedule 'A' to By-law 1-88):
 - Parts 5, 6, 7, 8, 9, 10, 11, 12 (at elevation 200.0 metres, P1 Level) of the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 of 65M-4490 (below grade);

Analysis of Four Tests

1. Maintain the General Intent and Purpose of the Official Plan

The subject site is designated as "Major Parks and Open Spaces" and is adjacent to lands designated "Station Precinct". The lands designated "Station Precinct" are subject to site-specific policy 9.3.4 within the Vaughan Metropolitan Centre (VMC) Secondary Plan which provides that the site-specific zoning by-law is deemed to conform to the Official Plan, and that the secondary plan shall not prevent the consideration of minor variances to the zoning by-law that are in keeping with the objectives, policies and schedules of the secondary plan.

The general intent of the Official Plan is to provide for a diversity of open spaces that will contribute to the character of the area and provide gathering and recreation spaces for residents and visitors to the VMC. In this respect, the proposed parkland will contribute to the creation of an attractive setting for the surrounding Expo 5 buildings.

Policy 6.2.10 of the VMC provides that the appropriateness of any proposed strata park will be considered through the development application process, supported by a justification report. Policy 6.2.10(a) provides that strata arrangements for parks shall only be considered where parkland is provided at grade, is publicly accessible and meets all other requirements of its respective park classification as per section 7.3.2 of the VOP; and (b) the park, together with the air rights above it, shall be in public ownership as dedicated park. Furthermore, Policy 6.2., although under appeal, provides that structures within parks associated with below grade uses, shall be integrated into the design of the open space. The intent of these policies is to provide for a public park arrangement that will be accessible and will contribute to the attractiveness of the public realm. In addition, it is the intent of these policies to ensure that any below grade structures will not have a negative impact on the design and use of the proposed park and its facilities.

In this regard, the applicant is committed to dedicating the lands as a public park and will ensure technical components of the commercial parking structure are well integrated into the design of the space.

2. Maintain the General Intent and Purpose of the Zoning By-law

The site-specific zoning by-law approved for the broader Expo 5 lands (approved in 2008 and amended in 2017), provides for high-rise, high-density residential and commercial uses on Blocks 1-5, and public parkland on Block 6. The overall intent of the site-specific by-law is to establish a network of public streets, development blocks, active public spaces and unique and iconic towers that would contribute to a dynamic environment near the Jane

Street/Highway 7 intersection and in proximity to the Vaughn Metropolitan TTC subway station.

The by-law zones the Block 6 lands as OS2 "Open Park Space Zone". The OS2 zone permits a range of recreational uses including parks, playgrounds, walking trails and picnic areas and other active and passive recreational uses. The intent of the by-law is for these zones to provide for a variety of recreational and athletic interests that provide a balance of active and passive uses. In this regard, the public park will serve as a focal point for the community and will be programmed to accommodate a diverse range of activities for users. Although a commercial parking facility is not permitted by the by-law, the proposed below-grade structure will not detract from the public realm and will still allow for the use of at-grade public park for members of the community.

3. Is Desirable for the Appropriate Development and Use of the land or building

It is desirable to provide a dedicated public park with programmable space at-grade, and an underground commercial parking facility as part of the overall redevelopment of the lands. In this regard, parking and other vehicular related functions should not detract from the use or attractiveness of the pedestrian realm. The permission of an at-grade parking with stratified parking will enhance, rather than detract, the public realm, and will contribute to the creation of a functional and attractive environment.

In addition, the parking facility will serve the broader public wishing to access both the proposed park space and the adjacent larger park to the west.

4. Is Minor

The test of minor is primarily one of impact, but also has regard to size and importance of a variance. In this regard, there would be no adverse impact on adjacent properties resulting from the variances. Rather, the underground commercial parking facility would provide parking for commercial and residential visitors and would not result in negative wind, shadow or built form impacts. The stratified parkland would provide amenity for residents, workers and visitors.

Enclosures

In support of the application, please find the following additional documents.:

- **Attachment 1:** Draft Reference Plan at Elevation 200.0 metres (prepared by KRCMAR, dated February 21, 2019) overlaid with P1 Parking Level Plan (prepared by A.J. Tregebov, dated January 29, 2019);
- **Attachment 2:** Draft Reference Plan at Elevation 204.5 metres (prepared by KRCMAR, dated February 21, 2019) overlaid with the Site Plan (prepared by DTAH, dated December 21, 2018);
- **Attachment 3:** Strata Plan of Survey (Plan 65M-4490)
- Minor Variance Application form duly authorized as required (as a **separate attachment**)

Should you require any additional information, please do not hesitate to contact me at our office at 416-947-9744.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

Item 13, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

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**ZONING BY-LAW AMENDMENT FILE Z.16.053
SITE DEVELOPMENT FILE DA.16.111**

ROYAL 7 DEVELOPMENTS LTD.

WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #2 and #3, to facilitate the development of two 39-storey residential apartment (future condominium) buildings, as shown on Attachments #8 to #14, specifically to:
 - a) rezone the subject lands from C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, as shown on Attachment #4, to C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #6;
 - b) replace the existing Schedules "E-1376" and "E-1376-A" to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, with the proposed Schedules "E-1376" and "E-1376-A", in the manner shown on Attachment #6 and #7, respectively; and
 - c) permit the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the request to permit a commercial parking lot in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park) through Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE DEFERRED, until such time that a Site Development Application has been submitted that takes into consideration parking requirements, vehicular circulation, access, streetscape design, and the design of the Edgeley Pond and Park.
3. THAT the Owner be authorized to apply for a Minor Variance Application to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for Zoning By-law Amendment File Z.16.053 comes in to effect, to permit minor adjustments to the implementing Zoning By-law, pursuant to Section 29(2) of the *Smart Growth for Our Communities Act* (Bill 73).

.../2

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. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
TRCA – comments with conditions



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D’Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: April-17-19 11:27 AM
To: Nicole Sgrignuoli <Nicole.S@cortelgroup.com>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Istafanous, Kirolis <Kirolis.Istafanous@york.ca>
Subject: RE: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

Hi Pravina/Nicole,

Based on the additional information received and after reviewing the attached drawings sent, it appears that the subject site fronts off a local road and not a Regional road; therefore, our previous comments regarding the shoring infrastructure and encroachments are not applicable.

At this time, the Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Regards,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*

Please consider the environment before printing this email.

From: Nicole Sgrignuoli [<mailto:Nicole.S@cortelgroup.com>]
Sent: Tuesday, April 16, 2019 6:50 PM
To: McMackin, Joseph
Cc: 'Michael Bissett'
Subject: RE: MVAR.19.V.0146 (A041/19) & MVAR.19.V.0147 (A042/19) - 2926 Hwy 7 - Royal 7 Developments Ltd.

Hi Joseph,

Thanks for taking my call this afternoon. This project is located at Barnes Court and Maplecrete Road just north of Highway 7. The address was given to us by the City of Vaughan as 2926 Highway 7 however it does not front onto Highway 7 therefore there will be no encroachment of tieback or shoring within the regional right of way. Please see the attached site plan and municipal address map for context.

Should you have any questions, please feel free to contact me.

Thank you,
Nicole Sgrignuoli, BURPI
Planning and Development
Nicole.s@cortelgroup.com
Office: (905)695-0800 ext. 4402
Mobile: (647)281-4284
2800 Highway 7 West. Suite 301
Vaughan, ON. L4K 1W8



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April 5, 2019

CFN 60819.08
XCFN 59065.23

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Applications A041/19 & A042/19
2926 Highway 7
Block 4-5, Registered Plan 65M-4490
City of Vaughan
The Corporation of the City of Vaughan & Royal 7 Developments (Agent: Bousfields Inc.)**

This letter will acknowledge receipt of the above noted applications that were received by Toronto and Region Conservation Authority (TRCA) on April 4, 2019. TRCA staff have reviewed the applications and offer the following comments for the consideration of the Committee of Adjustment:

Background

A041/19

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit an underground commercial parking facility and associated structures, whereas an underground commercial parking facility is not a permitted use.
2. To permit a minimum 0.0 metre setback from any lot line for the above grade associated structures: exit stairs, air shaft, elevator and other similar items, whereas a minimum setback of 15.0 metres is required from a lot line.
3. To permit a minimum 0.0 metre setback from any lot line for all below grade structures, whereas a minimum front and exterior yard setback of 1.8 metres is required to portions of buildings below grade.

A042/19

It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit a minimum setback of 0.0 metres from all lot lines for the underground commercial parking facility and associated structures, whereas a minimum front and exterior yard setback of 1.8 metres is required to portions of buildings below grade.
2. To permit a minimum setback of 0.0 metres from all lot lines for any above grade structure, whereas a minimum setback of 15.0 metres is required from all lot lines.

The purpose of minor variance applications A041/19 and A042/19 is to facilitate the construction of an underground parking facility and associated above ground structures.

Applicable Policies and Regulations

Ontario Regulation 166/06:

The subject property is partially within TRCA's Regulated Area of the Humber River Watershed as it is located adjacent to a valley corridor and Regional Storm flood plain associated with Black Creek. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies (LCP):

In addition, The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Application-Specific Comments

As noted above, the subject property is partially within TRCA's Regulated Area of the Humber River Watershed. The limits of development for this site have been established and refined through a number of planning processes including; Draft Plan of Subdivision 19T-00V21, Official Plan Amendment OP.06.019, Zoning By-law

Amendment Z.06.051, Site Development Application DA.11.058 and the Edgeley Pond and Park Environmental Assessment and detailed design process. Furthermore, TRCA staff are currently reviewing a Site Plan Application (DA.18.050) for the 5th Phase of the Expo City project which includes the final detailed design of the future public park which will be constructed on top of the underground parking facility.

Please be advised that TRCA has issued a permit (Permit No. C-180951, issued on October 5, 2018) to facilitate excavation and construction of foundations associated with the underground parking facility. The extent of the underground parking facility in the northwestern corner of the property as shown on the submitted minor variance application, does not reflect the plans that were permitted by TRCA. TRCA have no significant concerns with the minor expansion of the underground parking facility footprint in the area, but a permit revision will be required to recognize the altered design.

For future reference, a TRCA Permit will be required pursuant to Ontario Regulation 166/06 for any work along the western edge of the property. Details with respect to the permitting process and the application form can be obtained by contacting the undersigned or visiting the following website: <http://trca.on.ca/planning-services-permits/permit-applications/>.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,100 (*Variance – Industrial, Commercial, Subdivision, Institutional - Minor*) review fee. This review fee is separate from the fee that would be required under the permitting process pursuant to Ontario Regulation 166/06. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Applications A041/19 & A042/19 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and
2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.

TRCA's approval of these applications does not include any clearance and/or approvals for the outstanding technical issues associated with the related Site Development Application.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Stephen Bohan
Planner, Development Planning and Permits
Development and Engineering Services
Extension 5743
Email: sbohan@trca.on.ca

cc: Michael Bissett, Bousfields Inc., (mbissett@bousfield.ca)