



**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

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|   | <b>Pages</b> |
|---|--------------|
| <b>1. INTRODUCTION OF ADDENDUM REPORTS</b>  |              |
| <b>2. DISCLOSURE OF INTEREST</b>  |              |
| <b>3. ADOPTION OR CORRECTION OF THE MINUTES OF THE COMMITTEE (PREVIOUS HEARING)</b> |              |
| <b>4. REQUEST FOR ADJOURNMENTS AND/OR DEFERRALS</b>                                 |              |
| <b>5. SCHEDULED APPLICATIONS</b>  |              |
| 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          |
| <b>6. OTHER BUSINESS</b>  |              |
| <b>7. ADJOURNMENT</b>   |              |



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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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**

Agenda Item: 5

**A227/18**

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](http://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](mailto: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

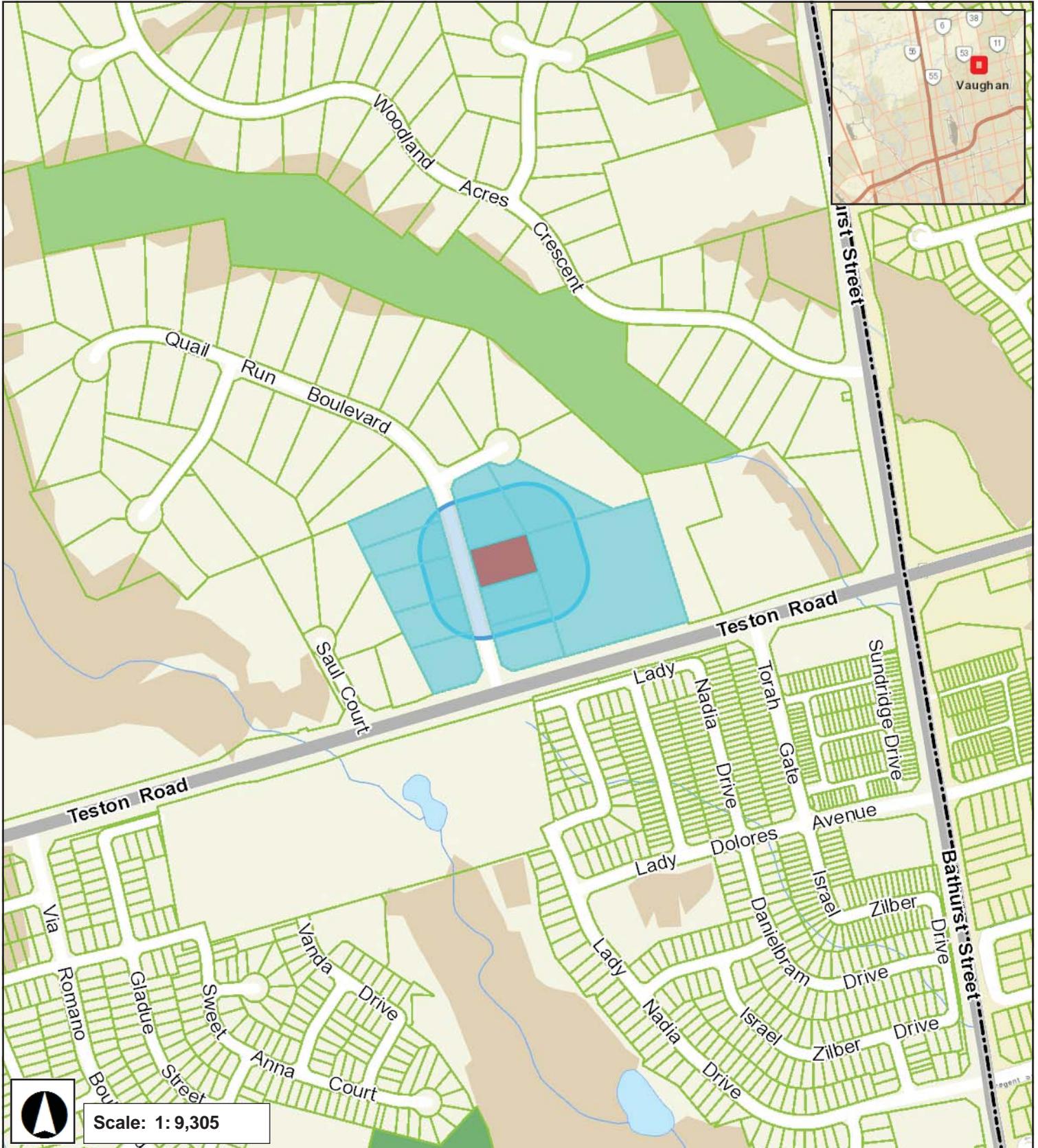
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

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

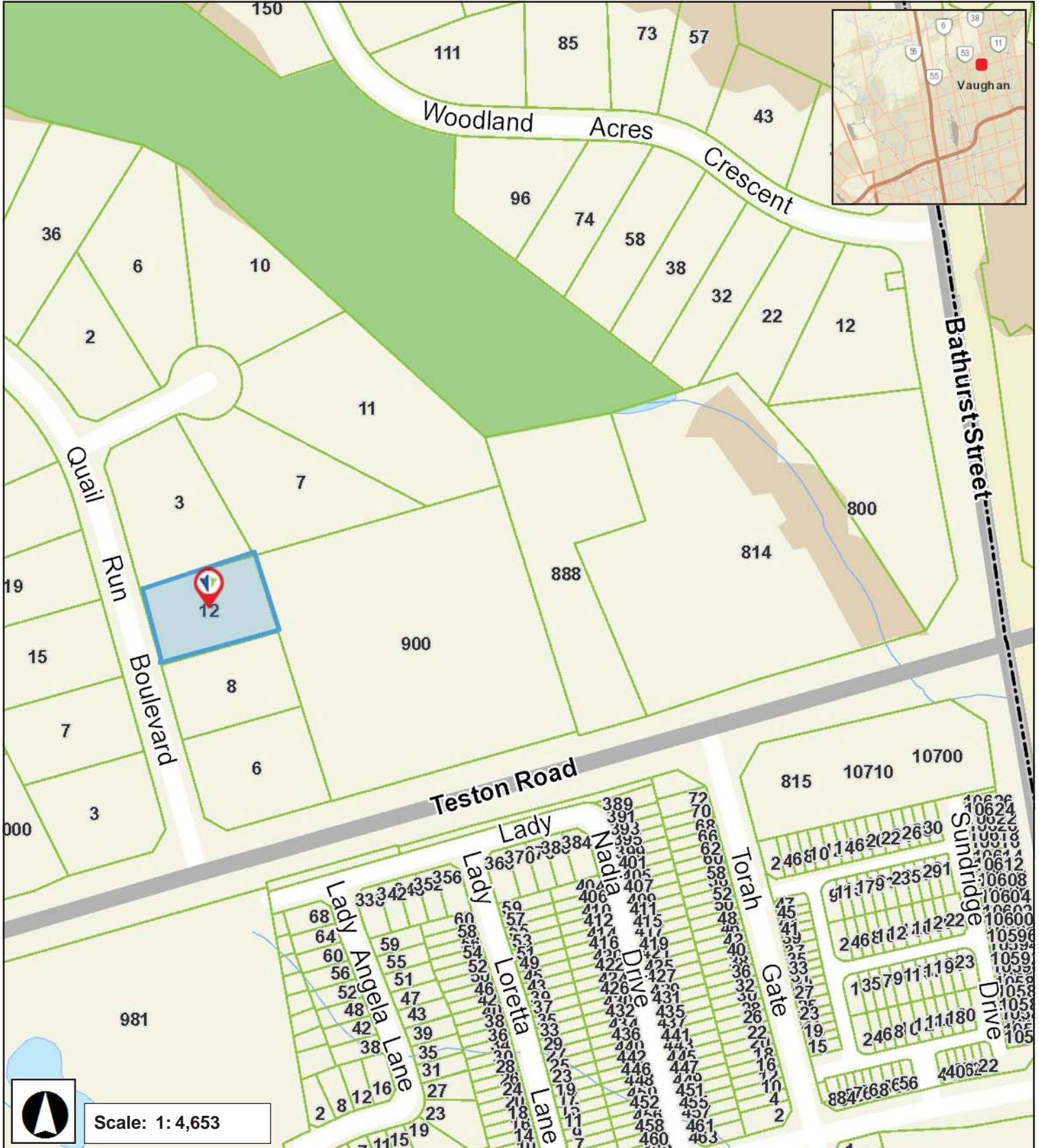
**Location Map  
Sketches**

12 Quail Run Blvd, Vaughan



March 1, 2019 3:45 PM

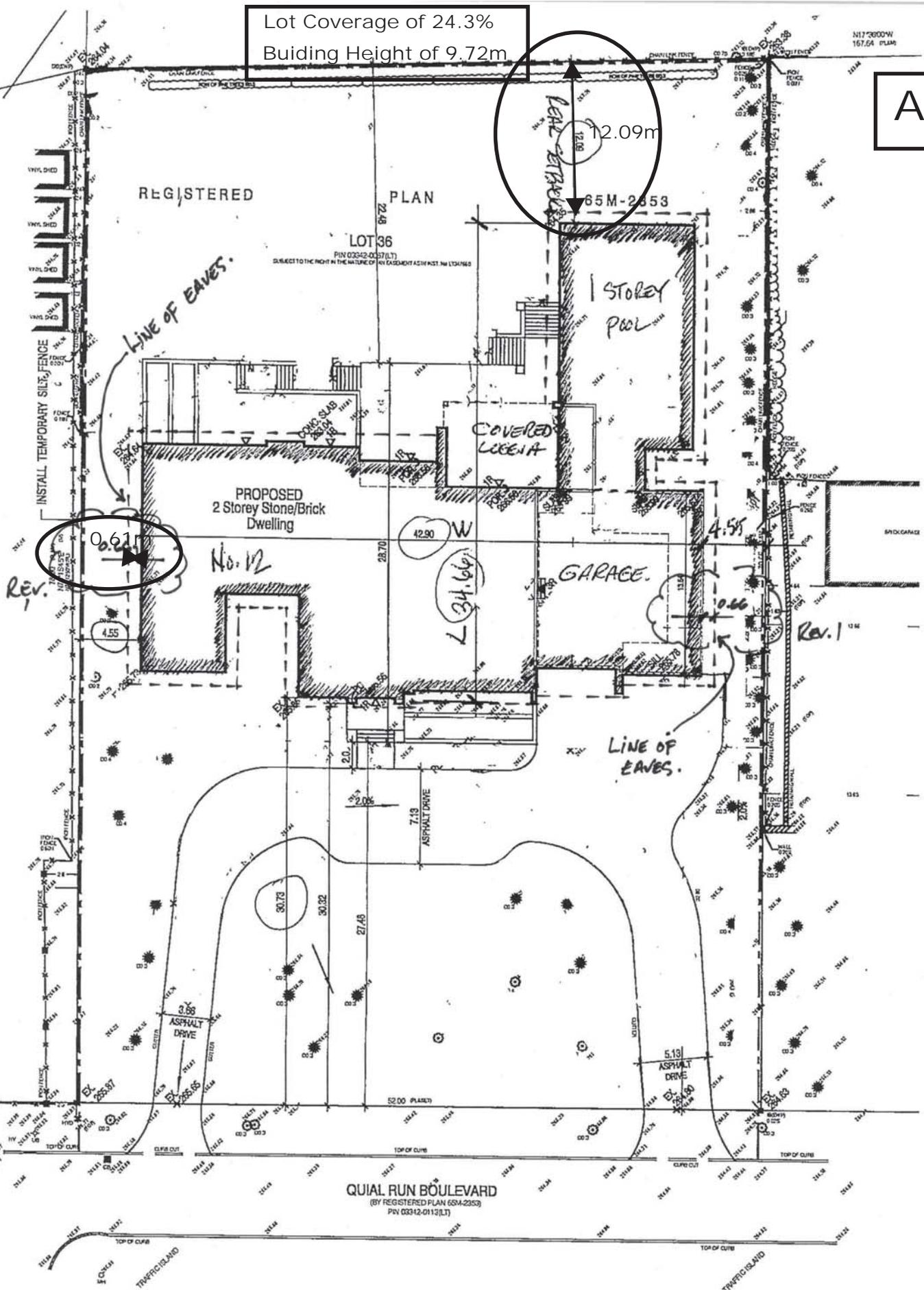
12 Quail Run Blvd, Vaughan



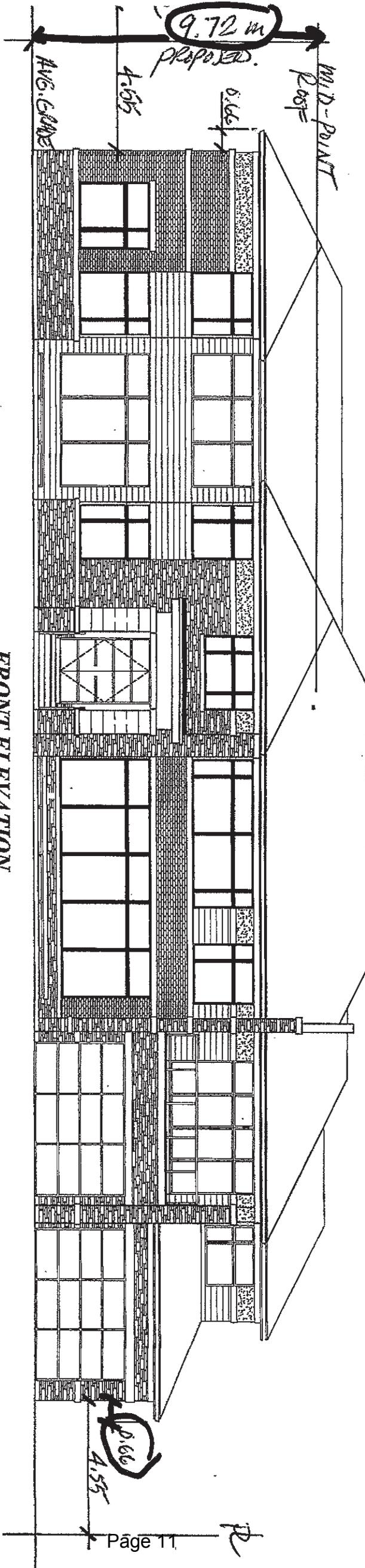
March 1, 2019 3:42 PM

Lot Coverage of 24.3%  
Building Height of 9.72m

A227/18



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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## MacPherson, Adriana

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

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**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

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

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

## Attwala, Pravina

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**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, 7<sup>th</sup> floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | [paul.nunes@ontario.ca](mailto: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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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**

Agenda Item: 6

**A006/19**

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:<br>Approved/Refused/Withdrawn/<br>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](http://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](mailto: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](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

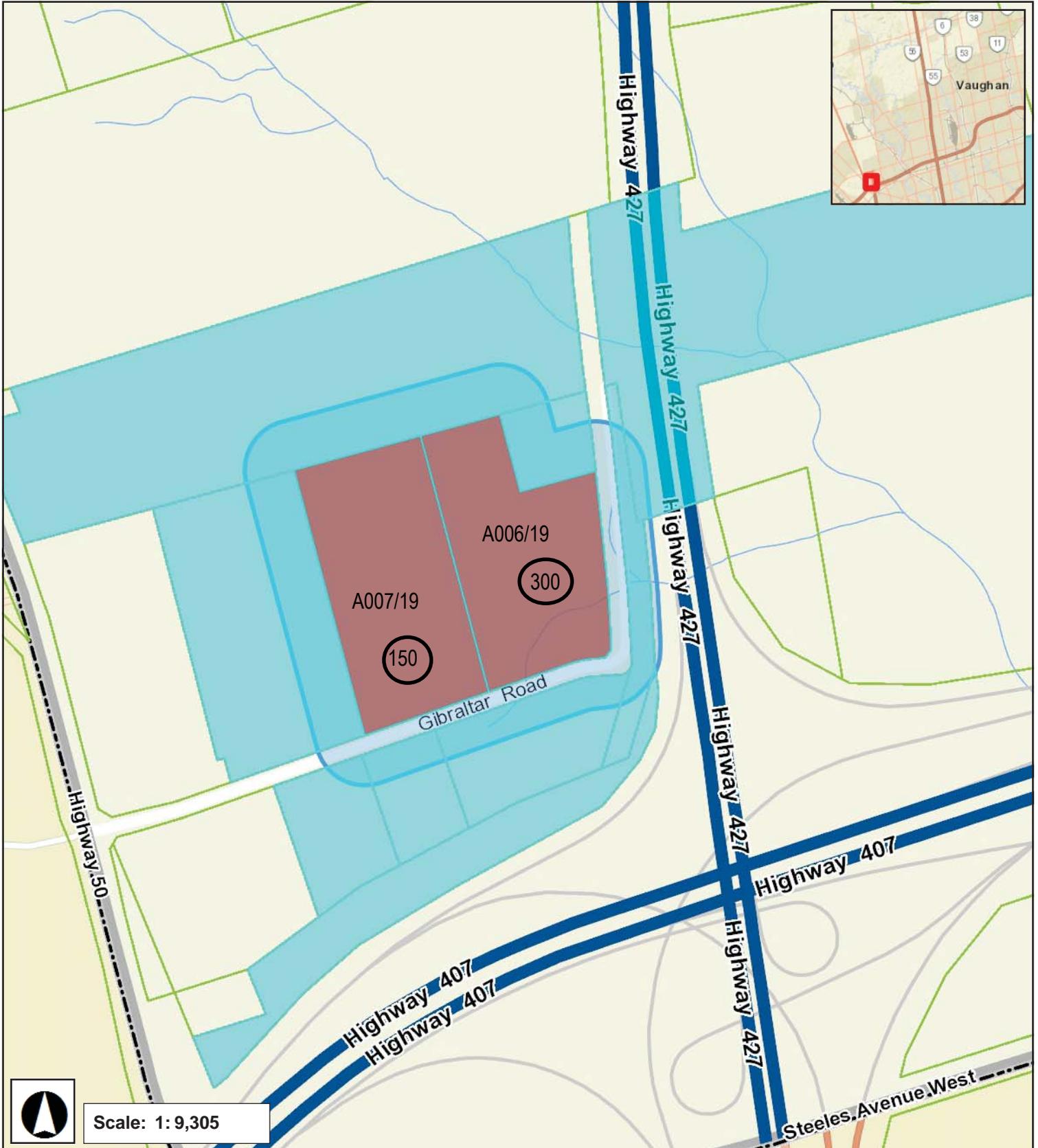
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

**Location Map  
Sketches**



# LOCATION MAP A006/19 & A007/19

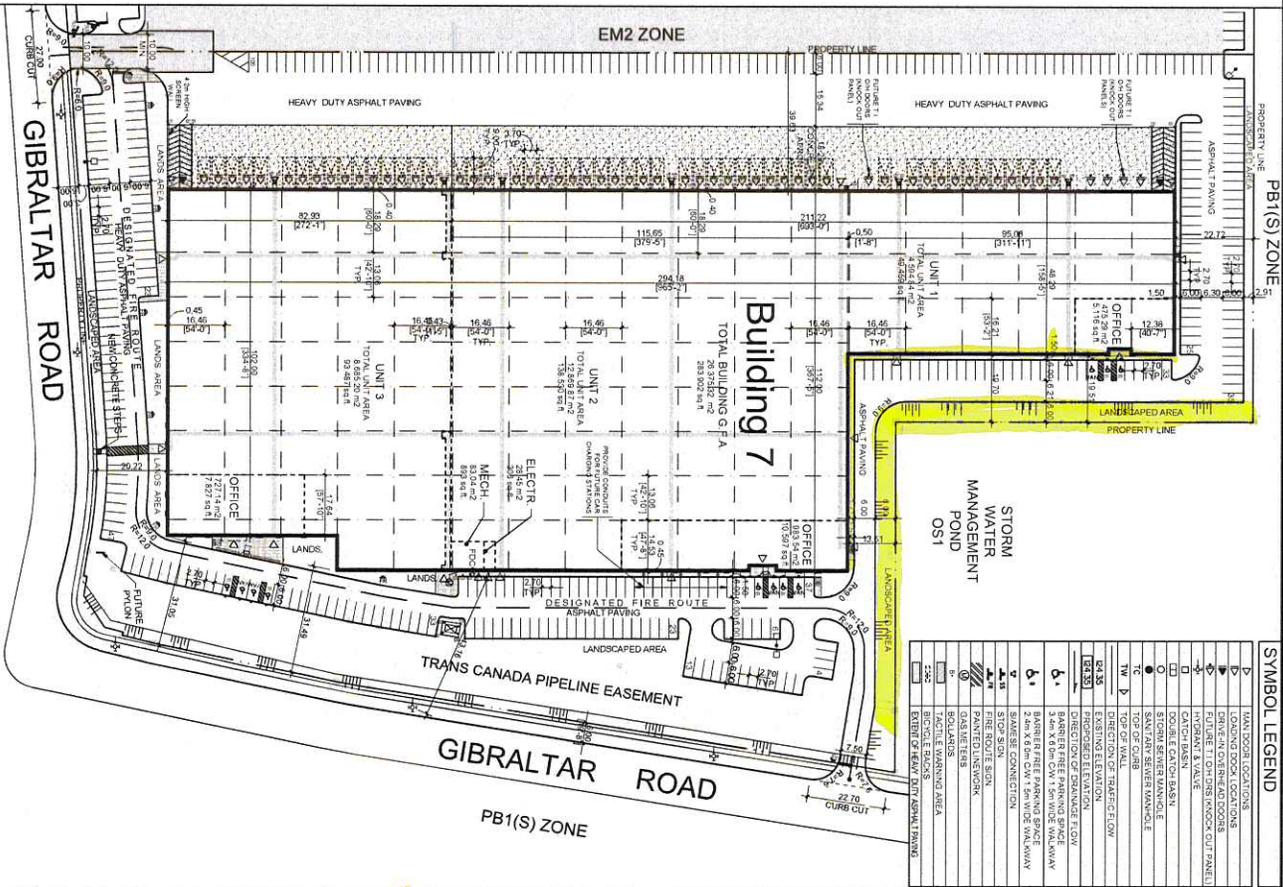
150 & 300 GIBRALTAR ROAD, WOODBRIDGE



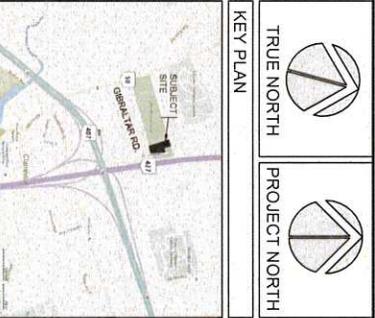
February 1, 2019 3:07 PM

Permit 384 parking spaces

Permit landscape strip width of 60m abutting the boundary of the lands zoned OS1 Open Space Conservation

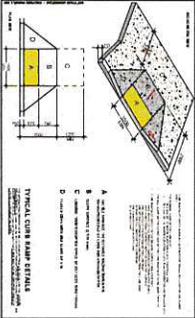
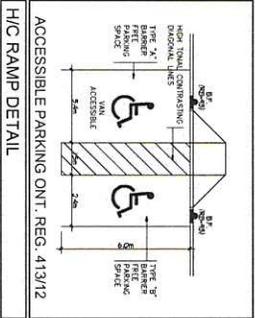


| SYMBOL LEGEND |                                   |
|---------------|-----------------------------------|
|               | TREE LOCATIONS                    |
|               | LOADING DOCK LOCATIONS            |
|               | DRIVE-IN OVERHEAD DOORS           |
|               | FUTURE OVERHEAD DOOR PANEL        |
|               | CATCH BASIN                       |
|               | STORM SEWER MANHOLE               |
|               | SANITARY SEWER MANHOLE            |
|               | WATER CONNECTION                  |
|               | STORM SEWER CONNECTION            |
|               | GAS METERS                        |
|               | BOLLARDS                          |
|               | FENCE WARNING AREA                |
|               | EXIT OF HEAVY DUTY ASPHALT PAVING |



| SITE STATISTICS                 |   |
|---------------------------------|---|
| TOTAL SITE AREA                 | 56,242 m <sup>2</sup> or 13.00 acres                      |
| ZONING                          | EM2   |
| FRONT YARD SETBACK              | REQUIRED  |
| WEST SIDE YARD SETBACK          | 6.0 m   |
| EAST SIDE YARD SETBACK          | 6.0 m   |
| REAR YARD SETBACK               | 12.0 m  |
| EAST SIDE YARD SETBACK AT BOX 1 | 18.51 m   |
| REAR YARD SETBACK AT BOX 1      | 12.0 m  |
| BUILDING G.F.A.                 | 4,944.42 m <sup>2</sup> or 49,499 sq.ft.                  |
| Unit 1                          | 1,530.00 m <sup>2</sup> or 16,410 sq.ft.                  |
| Unit 2                          | 8,645.00 m <sup>2</sup> or 92,487 sq.ft.                  |
| Unit 3                          | 2,769.42 m <sup>2</sup> or 29,700 sq.ft.                  |
| EM2 CORNER                      | 119.92 m  |
| TOTAL BUILDING G.F.A.           | 28,993.84 m <sup>2</sup> or 311,606 sq.ft.                |
| SITE COVERAGE                   | 28,993.84 m <sup>2</sup> or 51.61%                        |
| LANDSCAPED AREA                 | 8,818.77 m <sup>2</sup> or 19.61%                         |
| PAVED AREA                      | 21,049.24 m <sup>2</sup> or 37.43%                        |
| SNOW STORAGE AREA               | REQUIRED  |
| 2% OF SITE AREA                 | 1,124.89 m <sup>2</sup> (REQUIRED BY CITY)                |
| PARKING                         | PROVIDED  |
| Office                          | 2,769.42 @ 2 spaces/100 m <sup>2</sup> = 43.72 spaces     |
| Industrial                      | 24,949.35 @ 1.5 spaces/100 m <sup>2</sup> = 374.24 spaces |
| <b>TOTAL</b>                    | <b>407 spaces</b>   |
| H/C PARKING SPACES              | 11 spaces   |
| 2 spaces (10% of 407)           | 11 spaces   |
| LOADING SPACES                  | 6 spaces  |
|                                 | 53 spaces   |

| ACCESSIBLE PARKING DETAIL |                   |
|---------------------------|-------------------|
| Office                    | 43.72 spaces      |
| Industrial                | 374.24 spaces     |
| <b>TOTAL</b>              | <b>418 spaces</b> |
| H/C PARKING SPACES        | 11 spaces         |
| 2 spaces (10% of 407)     | 11 spaces         |
| LOADING SPACES            | 6 spaces          |
|                           | 53 spaces         |



| NO. | ISSUED                  | DATE         |
|-----|-------------------------|--------------|
| 1   | ISSUED FOR REVIEW       | NOV. 15 2017 |
| 2   | ISSUED FOR REVIEW       | NOV. 17 2017 |
| 3   | ISSUED FOR REVIEW       | NOV. 20 2017 |
| 4   | ISSUED FOR COORDINATION | NOV. 22 2017 |
| 5   | ISSUED FOR COORDINATION | NOV. 24 2017 |
| 6   | ISSUED FOR SPA          | DEC. 1 2017  |
| 1   | RE-ISSUED FOR SPA       | FEB. 20 2018 |
| 2   | RE-ISSUED FOR SPA       | MAR. 02 2018 |
| 3   | RE-ISSUED FOR SPA       | MAR. 06 2018 |
| 4   | ISSUED FOR REVIEW       | MAR. 06 2018 |
| 10  | ISSUED FOR SPA          | MAR. 1 2018  |
| 11  | ISSUED FOR SPA          | MAR. 16 2018 |
| 12  | ISSUED FOR SPA          | APR. 23 2018 |
| 13  | ISSUED TO MTO           | APR. 24 2018 |
| 14  | ISSUED FOR FINANCIAL    | MAY 10 2018  |

**BALDASSARRA Architects Inc.**

290-300 Spadina St. | Vaughan, ON L4K 4R8  
T 905-800-0722 | www.baldassarra.ca

**300 GIBRALTAR LIMITED**

300 GIBRALTAR ROAD  
Vaughan, Ontario

**Site Plan**

|             |             |         |       |
|-------------|-------------|---------|-------|
| DATE        | DRAWN BY    | CHECKED | SCALE |
| Sept / 2017 | J.d.N       |         | 1:750 |
| PROJECT NO. | DRAWING NO. |         |       |
| 17-53       | A-1.0       |         |       |
| PHASE TWO   |             |         |       |





## **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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**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](mailto: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, 7<sup>th</sup> floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | [paul.nunes@ontario.ca](mailto: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:

|   | <b>Department/Agency</b>   | <b>Condition</b>  |
|---|--|---|
| 1 | Committee of Adjustment<br>Christine Vigneault<br><br>905-832-8585 x 8332<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>    | 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 <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.<br><br>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.<br><br>3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. |
| 2 | Development Planning<br>Christopher Cosentino<br><br>905-832-8585 x 8215<br><a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a> | That Site Development Application DA.17.112 be approved by Council.   |
| 3 | Development Engineering<br>Brad Steeves<br><br>905-832-8585 x 8977<br><a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>                         | 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<br>Nelson Pereira<br><br>905-832-8585 x 8393<br>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). |
|---|---|--|

**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***

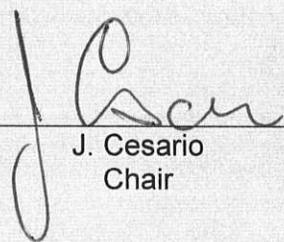
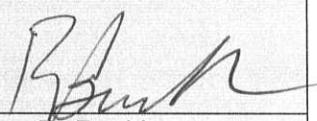
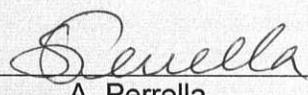
**For the following reasons:**

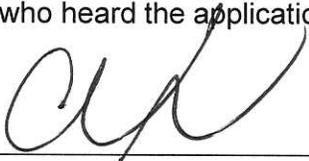
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**Written & oral submissions were received from the following:**

| <b>Public Written Submissions</b>  | <b>Public Oral Submissions</b>   |
|--|--|
| * 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:<br>Address:  |

**SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

|   |   |   |
|---|---|---|
|  |  |  |
| H. Zheng<br>Member  | J. Cesario<br>Chair   | R. Buckler<br>Vice Chair  |
| M. Mauti<br>Member  |   |  |
|   |   | A. Perrella<br>Member   |

|  |                                   |
|--|-----------------------------------|
| <b>DATE OF HEARING:</b>  | <b>Thursday, May 10, 2018</b>     |
| <b>DATE OF NOTICE:</b>   | <b>May 18, 2018</b>               |
| <b>LAST DAY FOR *APPEAL:</b><br>*Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.   | <b>June 07, 2018</b><br>4:30 p.m. |
| <b>LAST DAY FOR FULFILLING CONDITIONS:</b>   | <b>May 18, 2019</b><br>4:30 p.m.  |
| <b>CERTIFICATION:</b><br>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.<br><br><br><hr/> Christine Vigneault, ACST<br>Manager Development Services & Secretary-Treasurer<br>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](http://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](mailto:CofA@vaughan.ca)



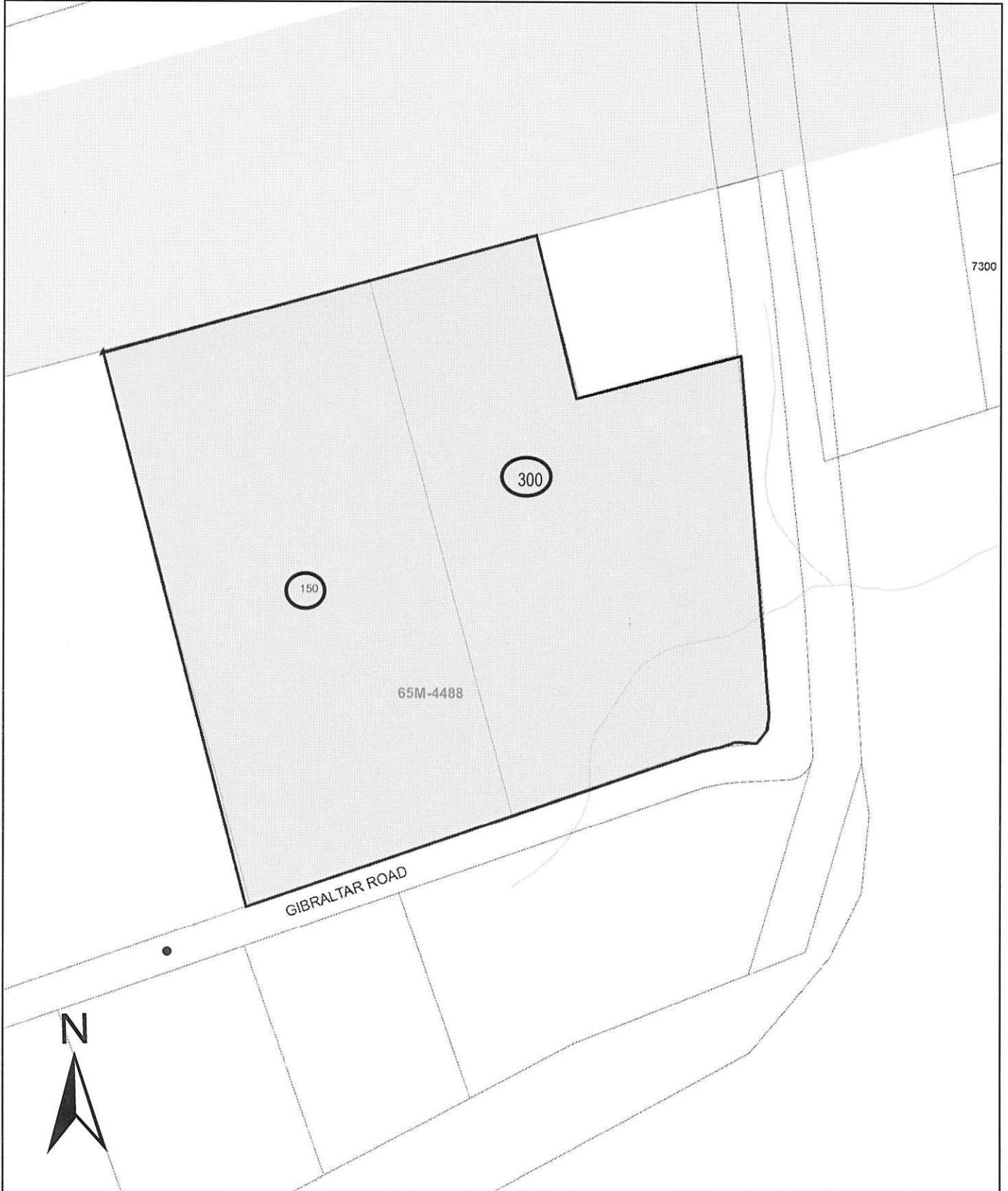
# LOCATION MAP - B005/18 & B006/18

150 & 300 Gibraltar Road, Woodbridge

Highway 50

Highway 7

Highway 27



## Steeles Avenue West

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.

|     |        |      |
|-----|--------|------|
| No. | ISSUED | DATE |
|     |        |      |

|     |          |      |
|-----|----------|------|
| No. | REVISION | DATE |
|     |          |      |

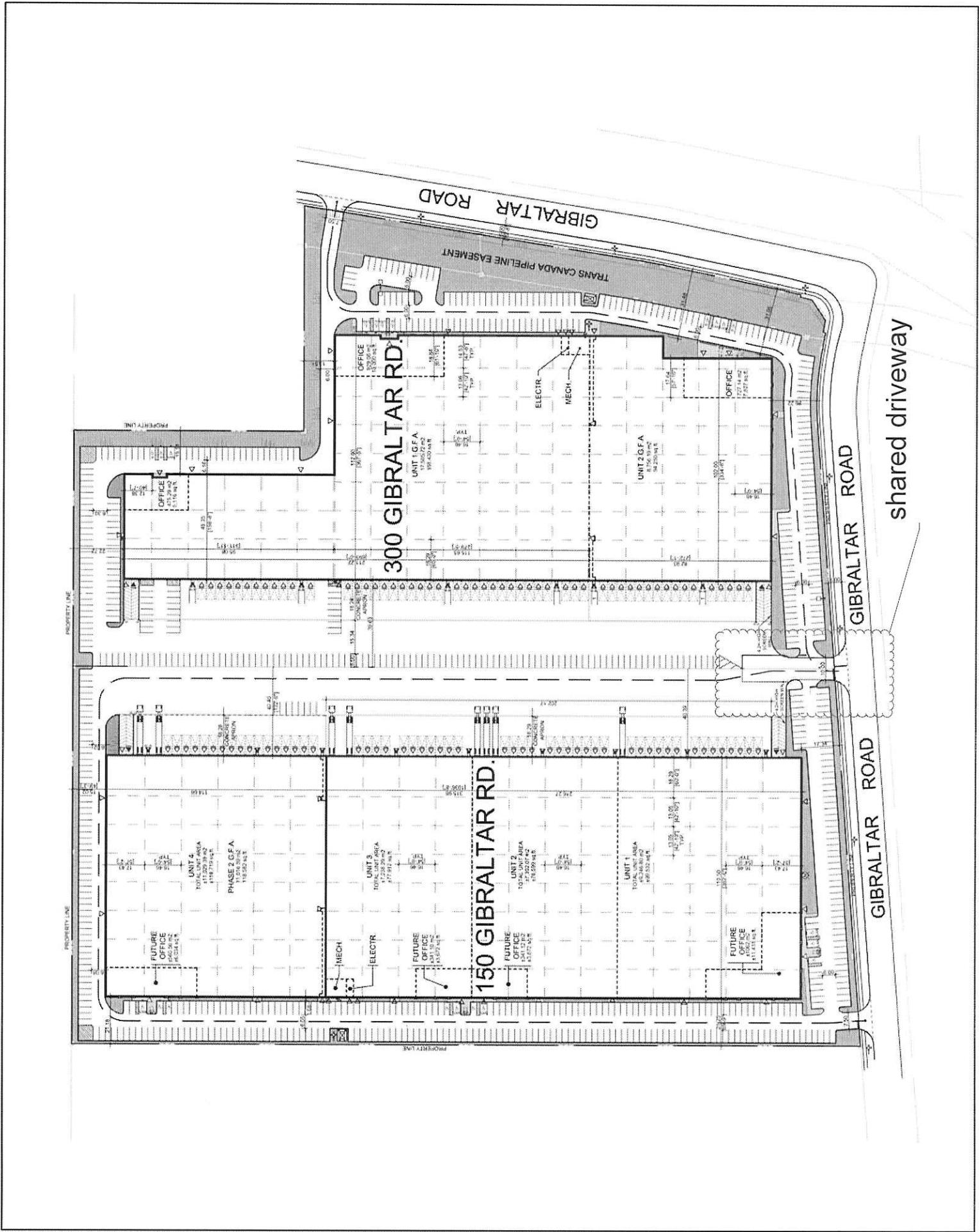
**BALDASSARRA**  
Architects Inc.

200 Bloor Street W. | Toronto, Ont. | M5S 1B5  
 T: 416.593.0722 | www.baldassarra.ca

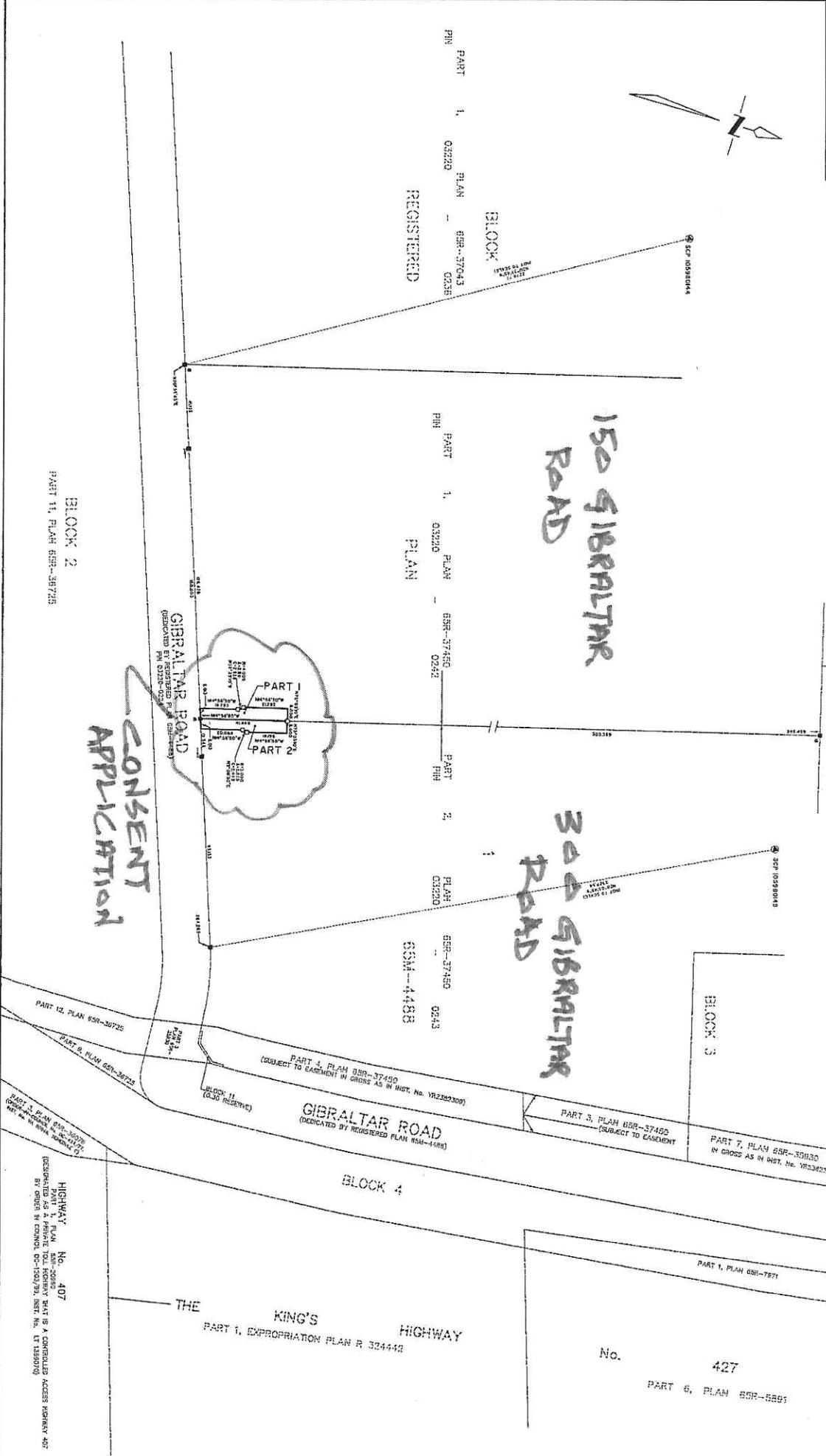
**GIBALTAR LIMITED**  
 150 & 200 GIBALTAR ROAD  
 VAUGHAN, ONTARIO

**SITE PLAN**

|             |             |       |
|-------------|-------------|-------|
| SHEET       | DATE        | SCALE |
| JAN 2018    | 1:750       |       |
| PROJECT NO. | 17-44/17-53 | A-1.0 |



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-1433

PART 1  
PLAN 65R-35717

PART 1  
PLAN 65R-37643  
REGISTERED

PART 1  
PLAN 65R-37480  
REGISTERED

PART 2  
PLAN 65R-37450  
65M-4488

BLOCK 2  
PART 11, PLAN 65R-36726

PART 12, PLAN 65R-36725

PART 8, PLAN 65R-36723

PART 3, PLAN 65R-36720  
(Dedicated by Registered Plan 65M-4488)

PART 4, PLAN 65R-37480  
(SUBJECT TO EASEMENT IN GROSS AS IN INST. No. YR2292300)

GIBRALTAR ROAD  
(DEDICATED BY REGISTERED PLAN 65M-4488)

PART 3, PLAN 65R-37450  
(SUBJECT TO EASEMENT)

PART 7, PLAN 65R-30830  
IN GROSS AS IN INST. No. YR3432500

PART 1, PLAN 65R-7871

THE KING'S HIGHWAY  
PART 1, EXPROPRIATION PLAN R 324442

No. 427  
PART 6, PLAN 65R-6891

| I/PURSUANT TO THE ACT TO BE REGISTERED UNDER THE LAND TITLES ACT.  |       |          |                   | PLAN 65R-              |           |
|--|-------|----------|-------------------|------------------------|-----------|
| DATE: _____ 2008.  |       |          |                   | RECEIVED AND DEPOSITED |           |
| DATE: _____  |       |          |                   | DATE: _____            |           |
| <p>ORAN N. DZALDOV<br/>ON-THE-LAND SURVEYOR</p> <p>REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION, N.S.</p> |       |          |                   |                        |           |
| SCHEDULE   |       |          |                   |                        |           |
| PART   | BLOCK | PLAN     | PMI               | AREA (M <sup>2</sup> ) | AREA (AC) |
| 1  |       | 65M-4488 | ALL OF 03220-0243 |                        | AREA 3    |
| 2  |       |          | ALL OF 03220-0243 |                        | AREA 3    |

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. ALL PLANTER MONUMENTS ARE SET BACK FROM THE BOUNDARIES AS SHOWN ON THIS PLAN. THE DISTANCE FROM THE BOUNDARIES TO THE MONUMENTS IS SHOWN ON THE PLAN.

2. THE SURVEY WAS COMPLETED ON THE DAY OF \_\_\_\_\_ 2008.

|                     |                 |
|---------------------|-----------------|
| REGISTERED SURVEYOR | ORAN N. DZALDOV |

SURVEYOR'S CERTIFICATE

I, ORAN N. DZALDOV, SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

DATE: \_\_\_\_\_ 2008.

DATE: \_\_\_\_\_

ORAN N. DZALDOV  
ON-THE-LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.  
ON-THE-LAND SURVEYORS  
111, 168-191-100  
CONCORD, ONTARIO L4K 3P3  
TEL: (416) 931-1000  
FAX: (416) 931-1000  
SCALE 1:1000

MARCH 21, 2008

**File:** A012/19

**Applicant:** Olexander Kobuta & Liliya Baraban

**Address:** 2 Royal Pine Ave Woodbridge

**Agent:** Zahra Falamarzi

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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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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 ( <b>see Schedule B</b> ) |  |   |

Adjournment History: N/A

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Background History: N/A

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



**Minor Variance Application**

Agenda Item: 7

**A012/19**

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](http://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:

|   | <b>Department/Agency</b>   | <b>Condition</b>  |
|---|--|---|
| 1 | Development Engineering<br>Margaret Olivier<br><br>905-832-8585 x 8716<br><a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a> | 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](mailto: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](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

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

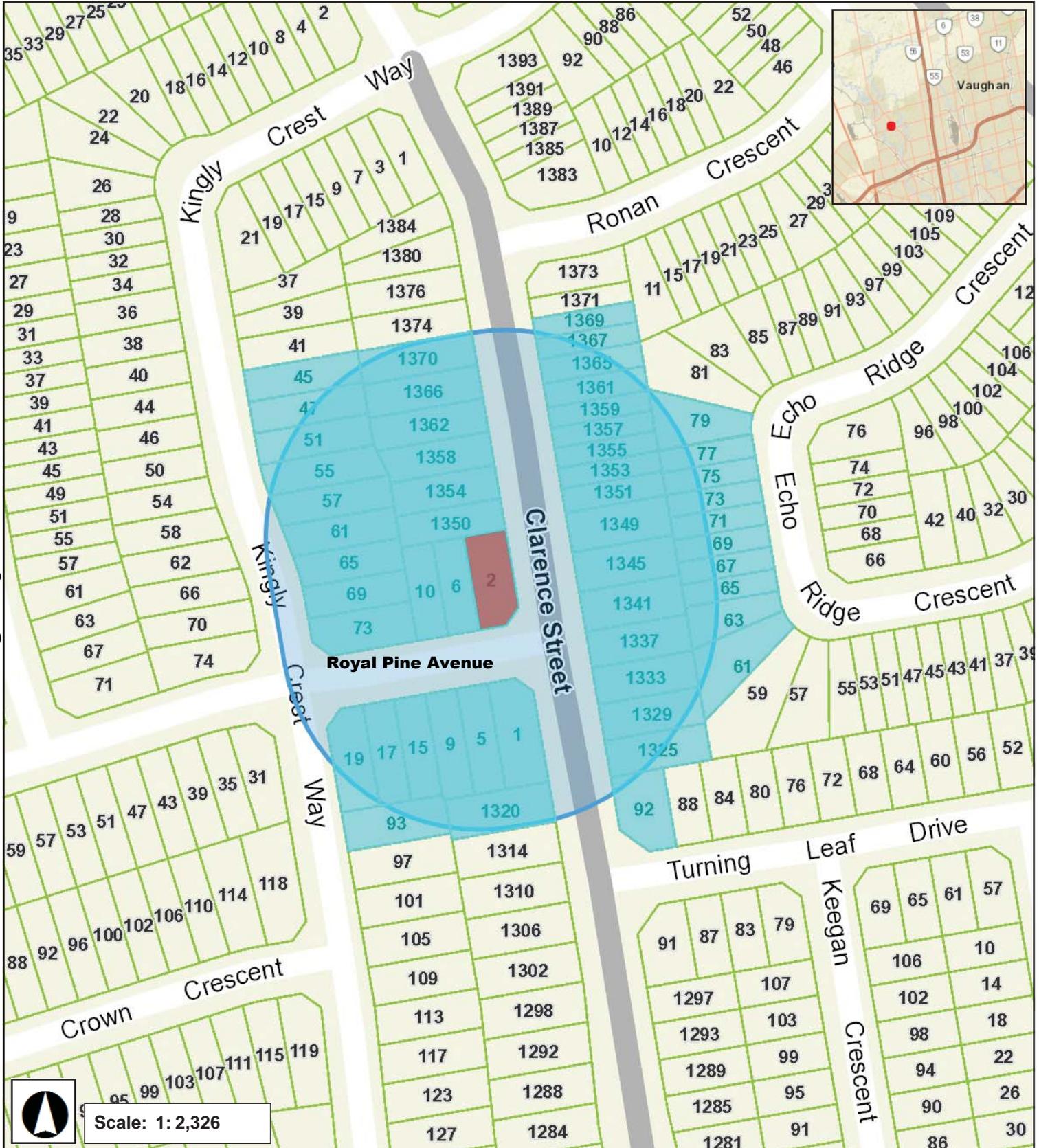
**Location Map  
Sketches**



# LOCATION MAP - A012/19

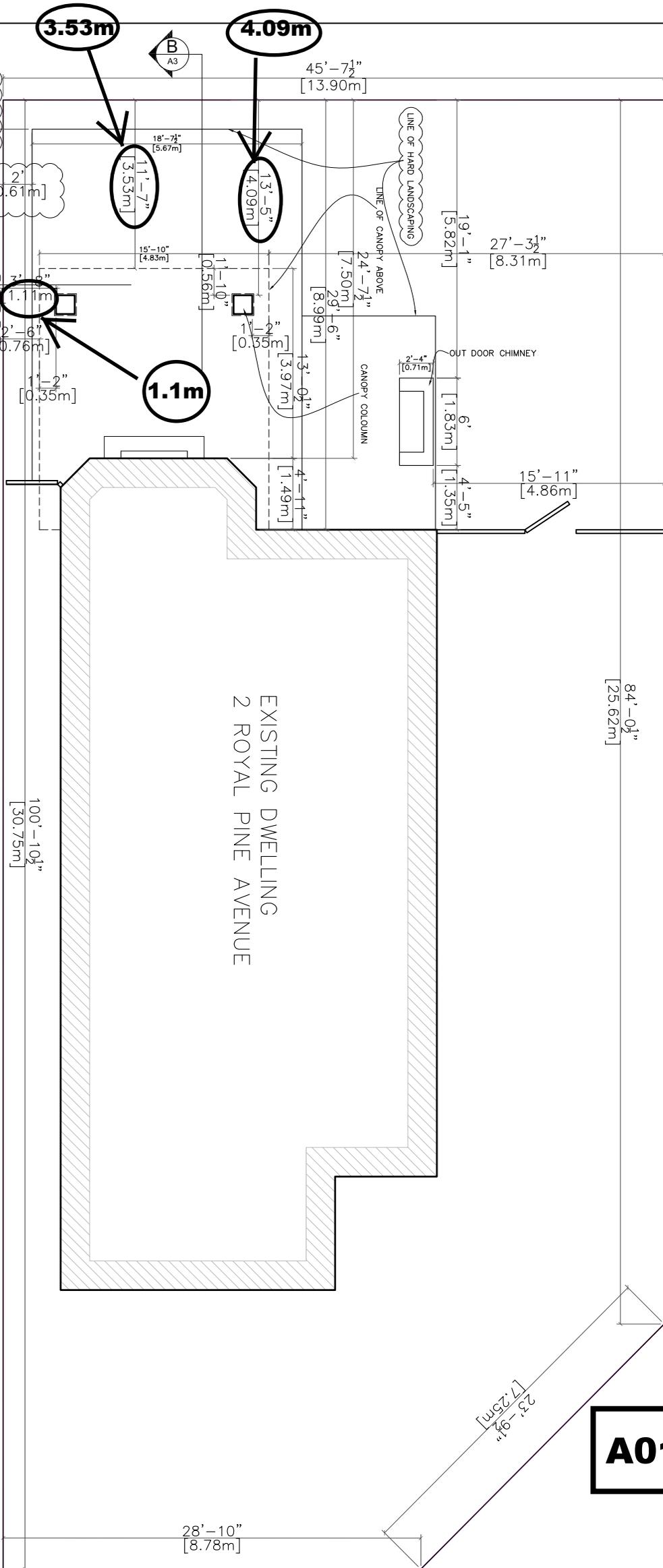
2 ROYAL PINE AVENUE, WOODBRIDGE

## Major Mackenzie Drive



Rutherford Road

April 10, 2019 2:21 PM



CLARENCE STREET

EXISTING DWELLING  
2 ROYAL PINE AVENUE

**A012/19**

ROYAL PINE AVENUE

REVISED MARCH 19, 2019

|     |                |            |
|-----|----------------|------------|
| NO. | ISSUED FOR     | DD.MM.YY   |
| 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 |

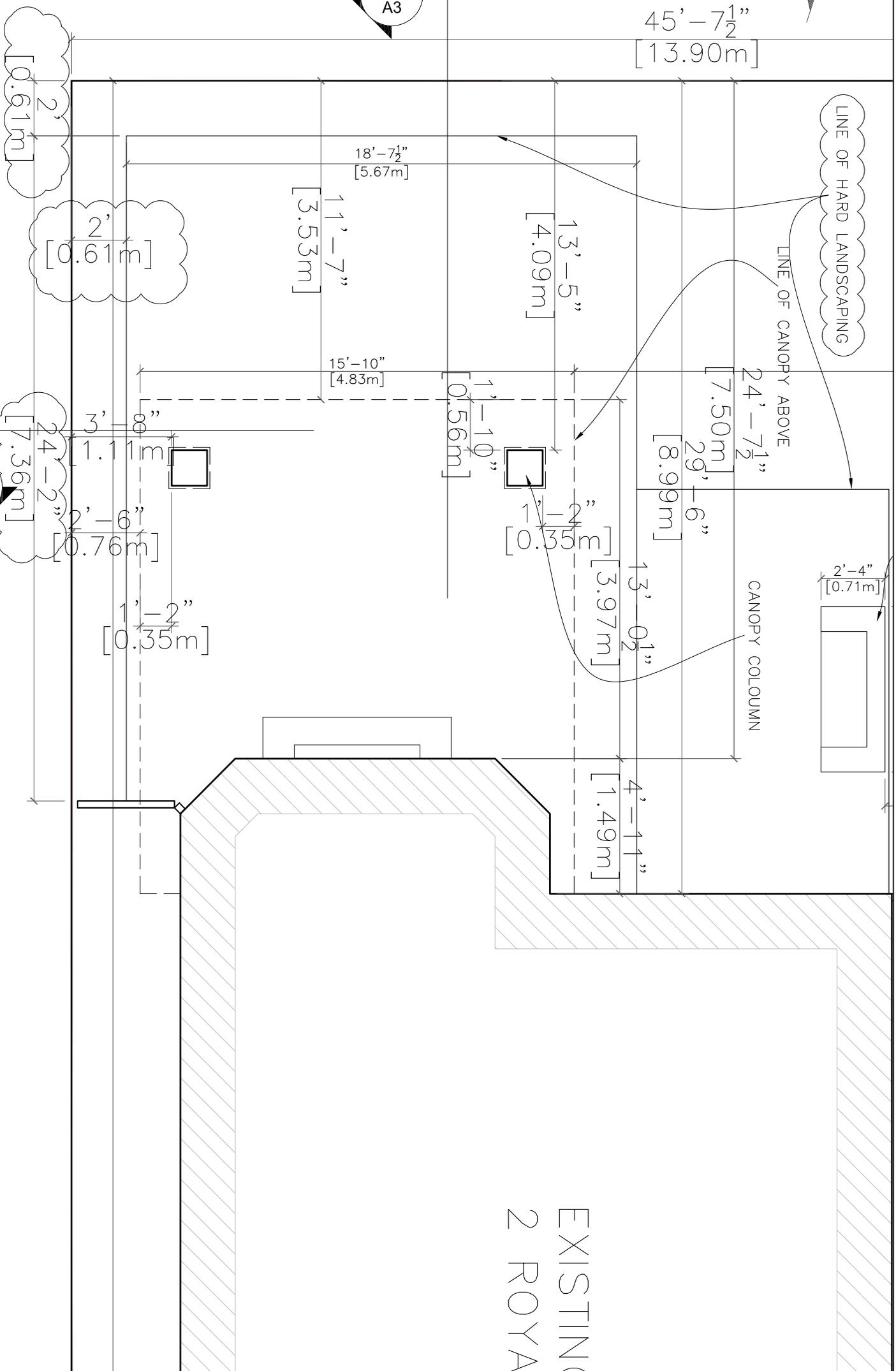
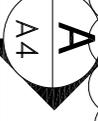
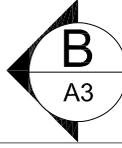
Drawing Title  
**SITE PLAN**

PROJECT Title :  
2 ROYAL PINE AVENUE  
WOODBRIDGE  
ONTARIO

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

**A1**

REVISED MARCH 19, 2019



|     |                |            |
|-----|----------------|------------|
| NO. | ISSUED FOR     | DD.MM.YY   |
| 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 |

Drawing Title

**SITE PLAN**

PROJECT Title :

2 ROYAL PINE AVENUE  
WOODBRIDGE  
ONTARIO

Scale: 1:50

Drawn by: S.D.T

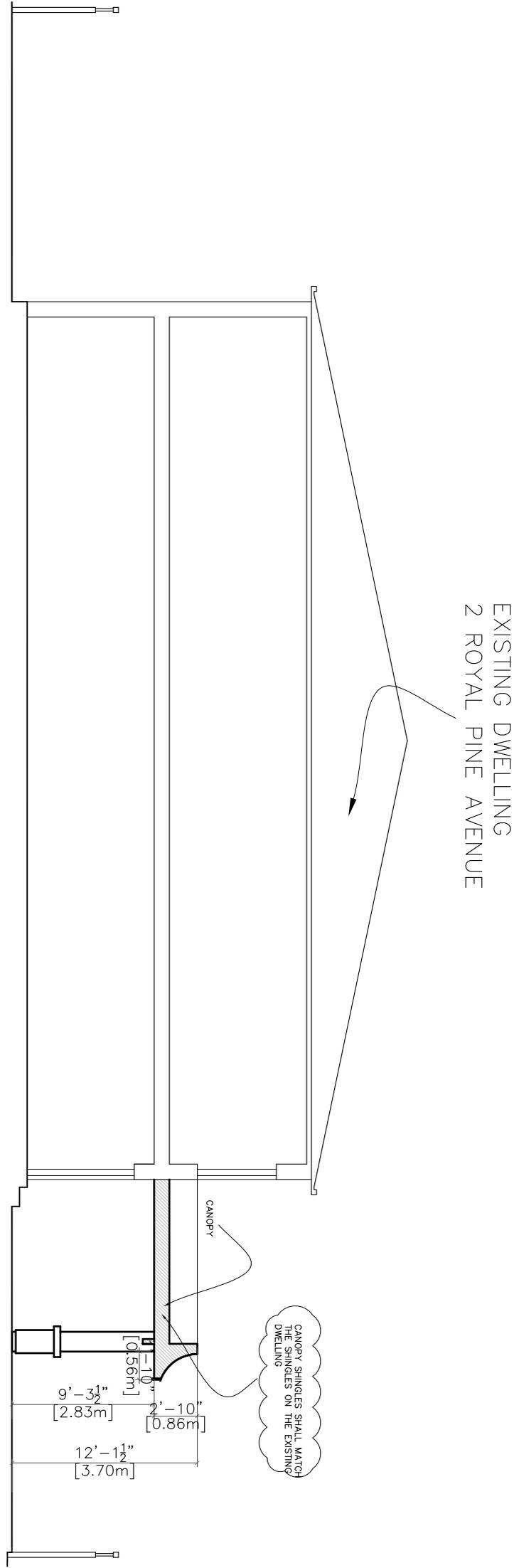
Checked by: M.H.

Project No.:

Date: 2019, JAN, 17

**A2**

REVISED MARCH 19, 2019



|     |                |            |
|-----|----------------|------------|
| NO. | ISSUED FOR     | DD.MM.YY   |
| 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 |

Drawing Title

**SECTION B**

PROJECT Title :

2 ROYAL PINE AVENUE  
WOODBRIDGE  
ONTARIO

Scale: 1:100

Drawn by: S.D.T

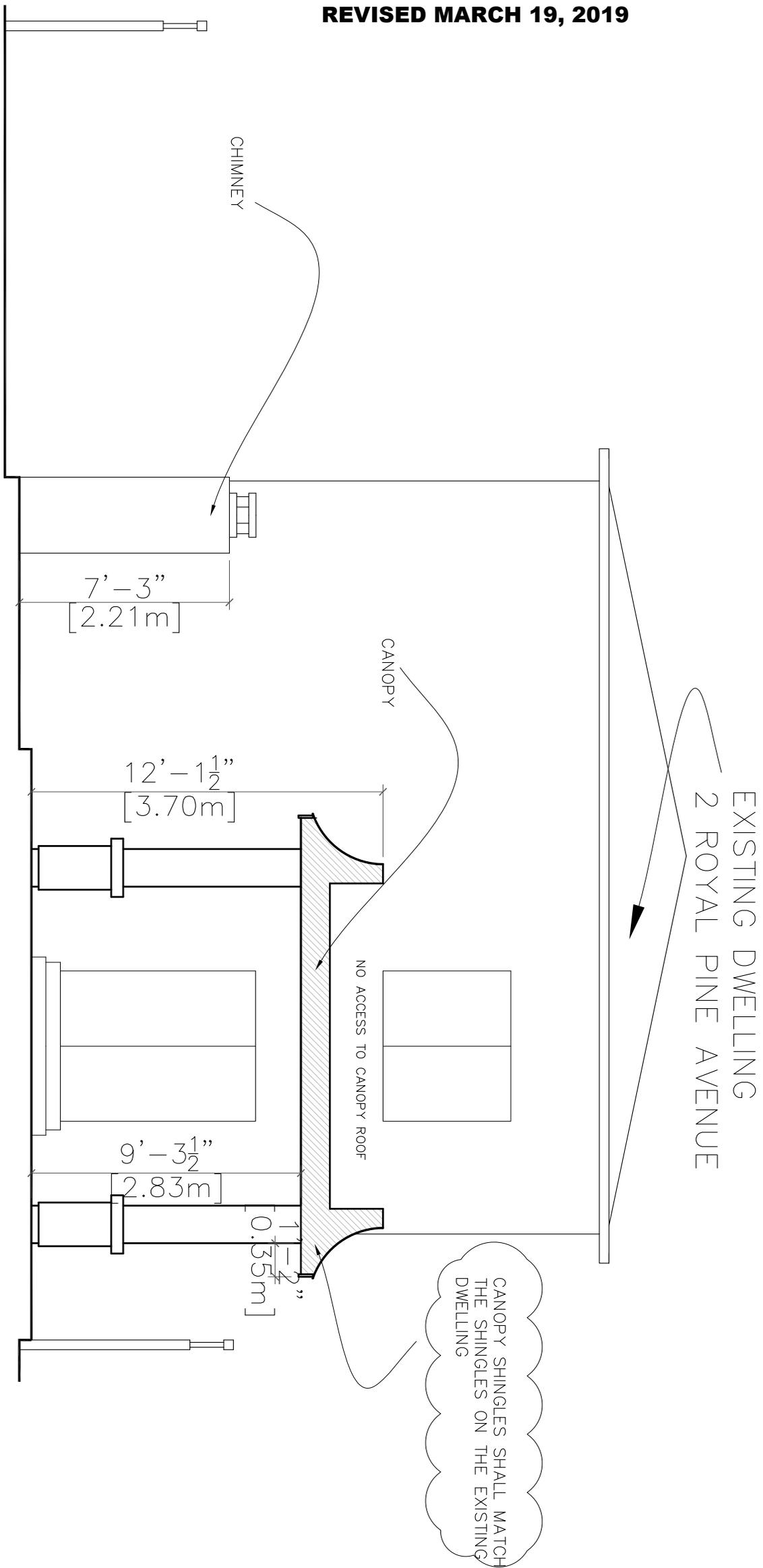
Checked by: M.H.

Project No.:

Date: 2019, JAN, 17

**A3**

REVISED MARCH 19, 2019



|     |                |            |
|-----|----------------|------------|
| NO. | ISSUED FOR     | DD.MM.YY   |
| 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 |

|               |           |
|---------------|-----------|
| Drawing Title | SECTION A |
|---------------|-----------|

|                 |  |
|-----------------|--|
| PROJECT Title : | 2 ROYAL PINE AVENUE<br>WOODBRIDGE<br>ONTARIO |
|-----------------|--|

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

**A4**

ALL FOUND OR PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS UNLESS NOTED OTHERWISE.  
 ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY GUIDO PAPA, O.L.S., UNLESS NOTED OTHERWISE.  
 ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH PLAN 65M-3423 UNLESS NOTED OTHERWISE.

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF  
 LOTS 9, 10, 11 AND 62  
 REGISTERED PLAN 65M-3423  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK



SCALE = 1:300

PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH REPORT DATED JAN. 5, 2001

THIS REPORT HAS BEEN PREPARED FOR ROYAL PINE HOMES AND GUIDO PAPA SURVEYING LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: This report can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE OF CERTIFICATION.

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4 DAY OF JAN., 2001

DATE: JANUARY 5, 2001

*Guido Papa*  
 GUIDO PAPA  
 ONTARIO LAND SURVEYOR

NOTE:

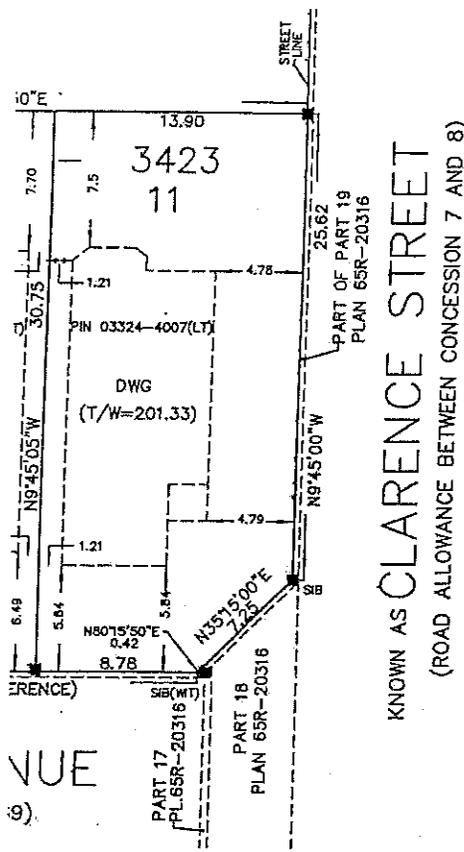
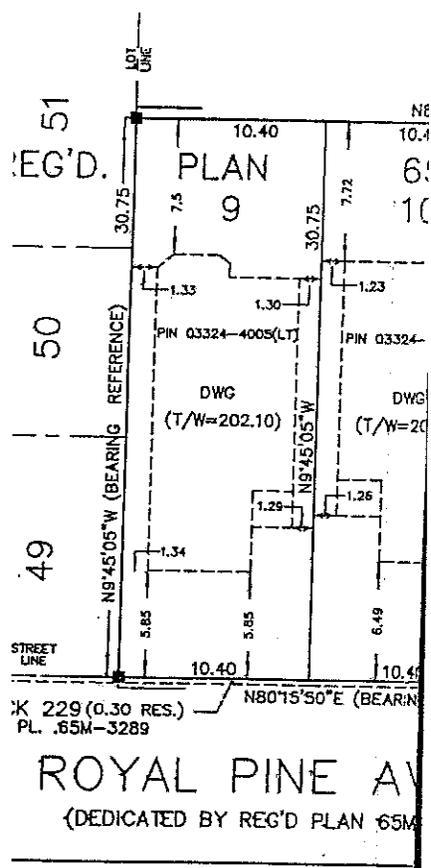
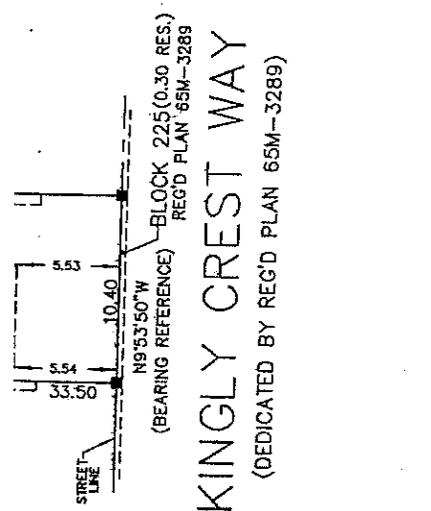
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 9 AS SHOWN ON R.PL.65M-3423, HAVING A BEARING OF N09°45'05"W.

|      |         |  |
|------|---------|--|
| ■    | DENOTES | SURVEY MONUMENT FOUND                      |
| □    |         | SURVEY MONUMENT PLANTED                    |
| SIB  |         | STANDARD IRON BAR                          |
| IB   |         | IRON BAR                                   |
| CB   |         | CONCRETE NAIL                              |
| GP   |         | GUIDO PAPA, O.L.S.                         |
| DWG. |         | DWELLING UNDER CONSTRUCTION                |
| T/W  |         | POURED CONC. FDN., UNLESS NOTED OTHERWISE  |
|      |         | TOP OF FOUNDATION WALL(GEODETIC ELEVATION) |

GUIDO PAPA SURVEYING LTD.  
 ONTARIO LAND SURVEYOR

NO. 216 CHRISLEA ROAD, SUITE 505, WOODBRIDGE, ONTARIO L4L 8S5 TEL. (905)264-2727 FAX. (905)264-2728

DRAWN E.G. CHECKED G.P. REF. NO. 00-177-22



KNOWN AS CLARENCE STREET  
 (ROAD ALLOWANCE BETWEEN CONCESSION 7 AND 8)

## **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](mailto: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](mailto: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](mailto: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.

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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)<br><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|--|--|---|
|  | <input checked="" type="checkbox"/> Negative Comment |   |
| Committee of Adjustment                | <input checked="" type="checkbox"/>                  |   |
| Building Standards                     | <input checked="" type="checkbox"/>                  |   |
| Building Inspection                    | <input checked="" type="checkbox"/>                  |   |
| Development Planning                   | <input checked="" type="checkbox"/>                  |   |
| 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

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Background History: N/A

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



**Minor Variance Application**

Agenda Item: 8

**A020/19**

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](http://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 10m<sup>2</sup>

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:

|   | <b>Department/Agency</b>   | <b>Condition</b>   |
|---|--|--|
| 1 | Development Engineering<br>Margaret Olivier<br><br>905-832-8585 x 8716<br><a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a> | 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](mailto: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](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

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

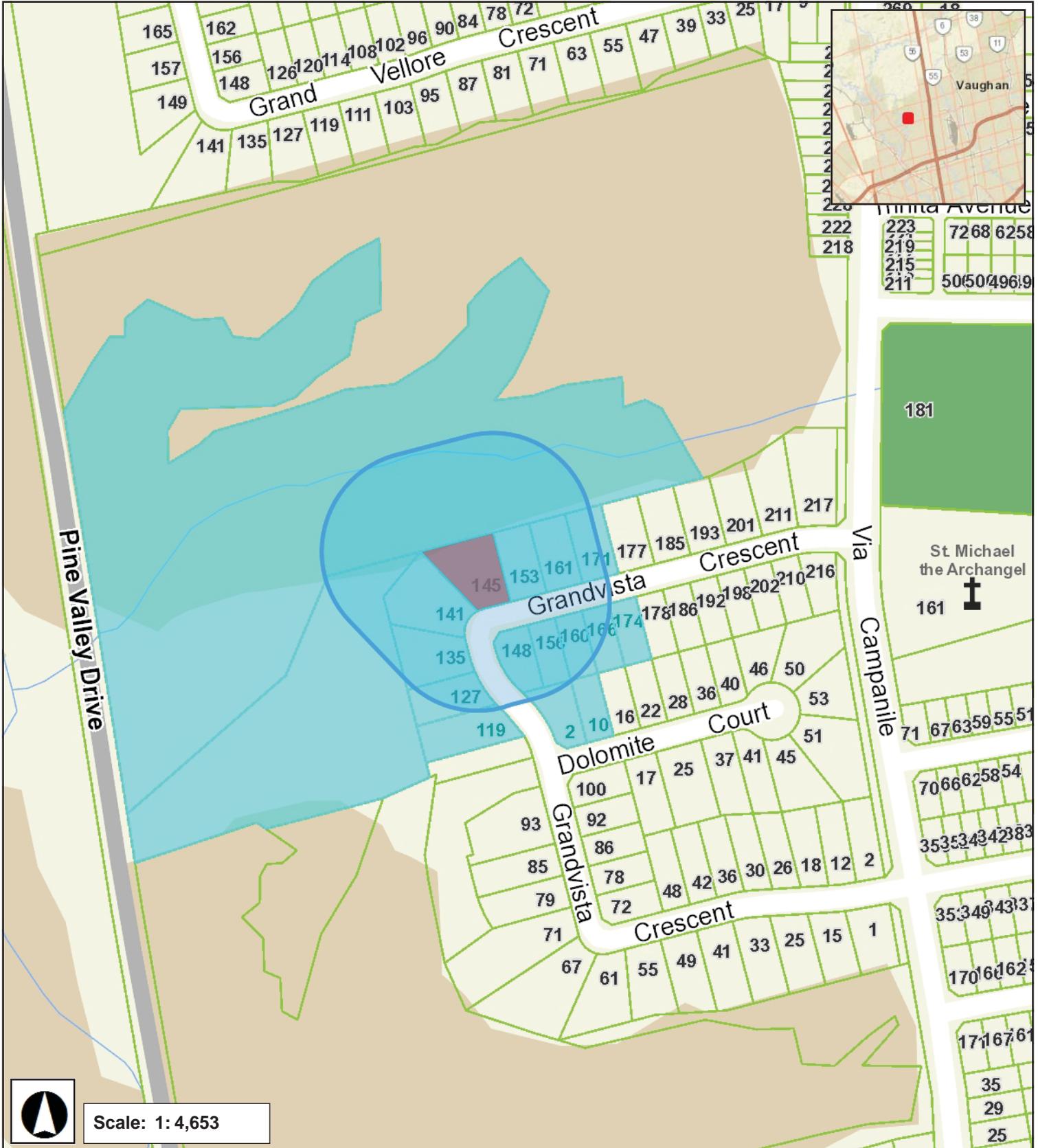
**Location Map  
Sketches**



# LOCATION MAP - A020/19

145 GRANDVISTA CRESCENT, WOODBRIDGE

**Major Mackenzie Drive**

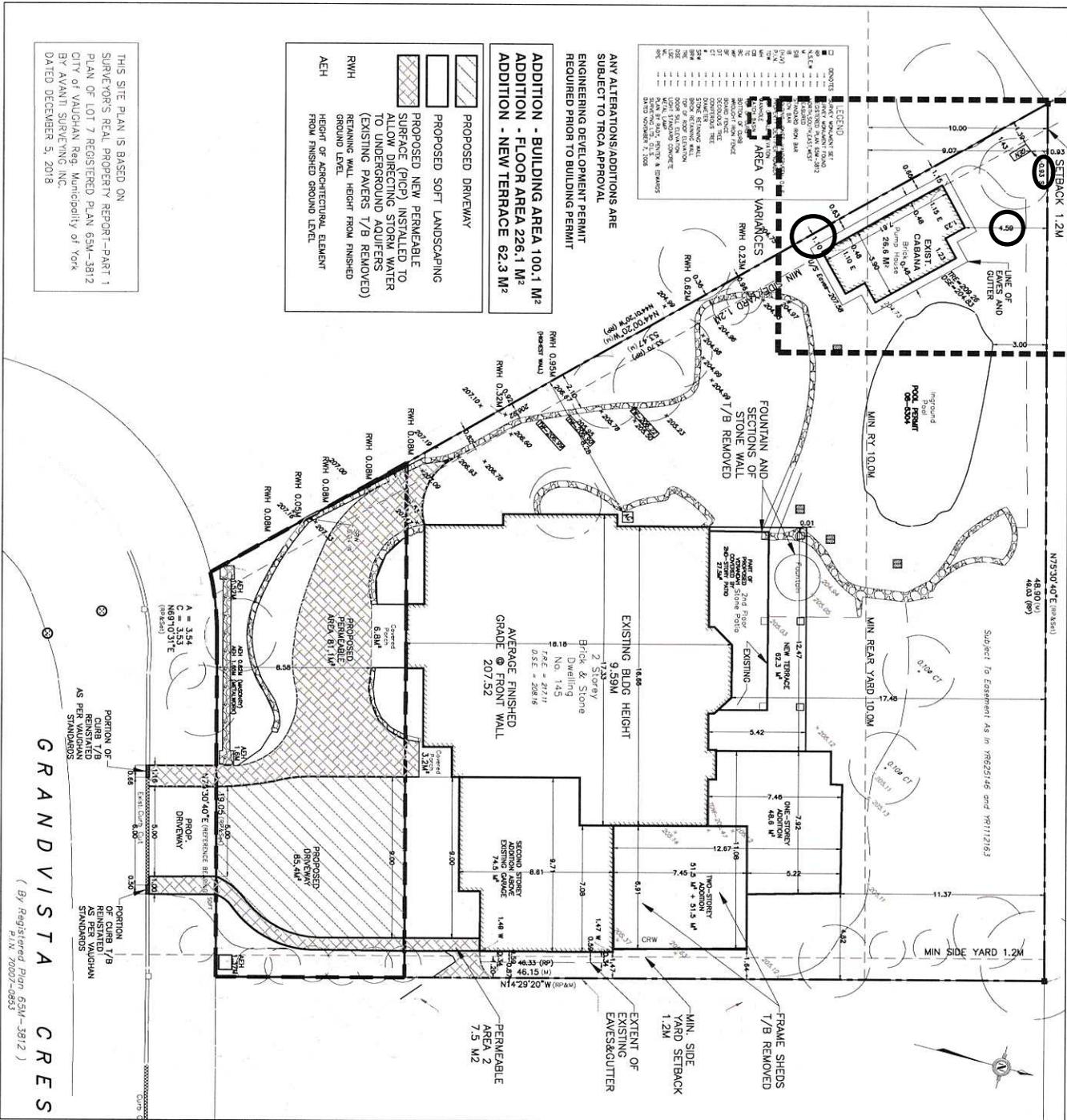


**Rutherford Road**

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**



THIS SITE PLAN IS BASED ON SURVEYOR'S REAL PROPERTY REPORT-PART 1 PLAN OF LOT 7 REGISTERED PLAN G5M-3812 CITY OF VAUGHAN Reg. Municipality of York BY AVANTI SURVEYING INC. DATED DECEMBER 5, 2018

| SITE STATISTICS  |                             | ZONING INFORMATION - RV2 |                             |
|--|-----------------------------|--------------------------|-----------------------------|
| LOT AREA   | 1654.39 M <sup>2</sup>      | EXISTING                 | PROPOSED                    |
| LOT FRONTAGE   | 25.40M                      |                          |                             |
| FINISHED GRADE - DWELLING                                | 207.52                      |                          | 207.52                      |
| HEIGHT OF DWELLING (MAX. 11.0M)                          | 9.59M                       |                          | 9.59M                       |
| GROSS FLOOR AREA   | 557.4M <sup>2</sup>         |                          | 783.5M <sup>2</sup>         |
| LOT COVERAGE - DWELLING (INCL. GARAGE + COVERED PORCHES) | 33.35M <sup>2</sup> (20.2%) |                          | 461.1M <sup>2</sup> (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)          | 1.5M/1.4M/1.5M/1.4M         |                          | 1.5M/1.4M/1.5M/1.4M         |
| REAR YARD SETBACK (MIN. 10.0M)                           | 17.48M                      |                          | 11.37M                      |

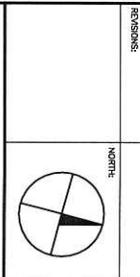
| PROPOSED FRONT YARD LANDSCAPING (FYL)  |   |
|--|---|
| FRONT YARD AREA (FYL) REQUIRED   | 271.2M <sup>2</sup>                                       |
| MIN FY LANDSCAPING (FYL) REQUIRED  | 50% 135.6 M <sup>2</sup>                                  |
| TOTAL HARD SURFACES IN FRONT YARD: PROPOSED DRIVEWAY 85.4M <sup>2</sup> + EXISTING HARD LANDSC (FRET. WALLS) 14.4M <sup>2</sup> = 99.8 M <sup>2</sup> (36.8% OF FYL) |   |
| PROPOSED SOFT LANDSCAPING  | 82.0 M <sup>2</sup> (60.5% OF FYL)                        |
| PROPOSED PERMEABLE AREA  | 89.4 M <sup>2</sup> (39.5% OF FYL + BAL. INSTEAD OF HARD) |

| EXISTING ACCESSORY - CABANA                      |                            |
|--|----------------------------|
| LOT AREA   | 1654.39 M <sup>2</sup>     |
| FINISHED GRADE AT ACCESSORY (CABANA)             | 204.73                     |
| HEIGHT OF ACCESSORY BLDG (MAX. 4.5M)             | 4.53 M <sup>2</sup>        |
| HEIGHT ACCESSORY BLDG TO U/S OF EAVES (MAX 3.0M) | 2.85 M <sup>2</sup>        |
| LOT AREA COVERED BY ACCESSORY BLDG (CABANA)      | 26.6M <sup>2</sup> (1.61%) |
| EAVES/GUTTER ENROACHMENT                         | 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 ENROACHMENT (MAX. 1.5M INTO REAR YARD) | 0.93M |

GENERAL NOTES:  
1. DIMENSIONS NOT TO BE SCALE  
2. CONSULT TO CITY AND VENDOR ALL DIMENSIONS  
3. BEFORE PROCEEDING WITH WORK

| NO. | DESCRIPTION                | DATE         | BY |
|-----|----------------------------|--------------|----|
| 1   | ISSUED FOR COA             | MAR 19, 2019 | AK |
| 2   | ISSUED FOR TRCA            | FEB 9, 2019  | AK |
| 3   | ISSUED FOR CLIENT/OWNER    | JUN 24, 2019 | AK |
| 4   | ISSUED FOR ZONING CONSULT. | JUN 22, 2019 | AK |
| 5   | ISSUED FOR ZONING CONSULT. | JUN 8, 2019  | AK |



PROJECT TITLE:  
**145 GRANDVISTA CRESCENT**

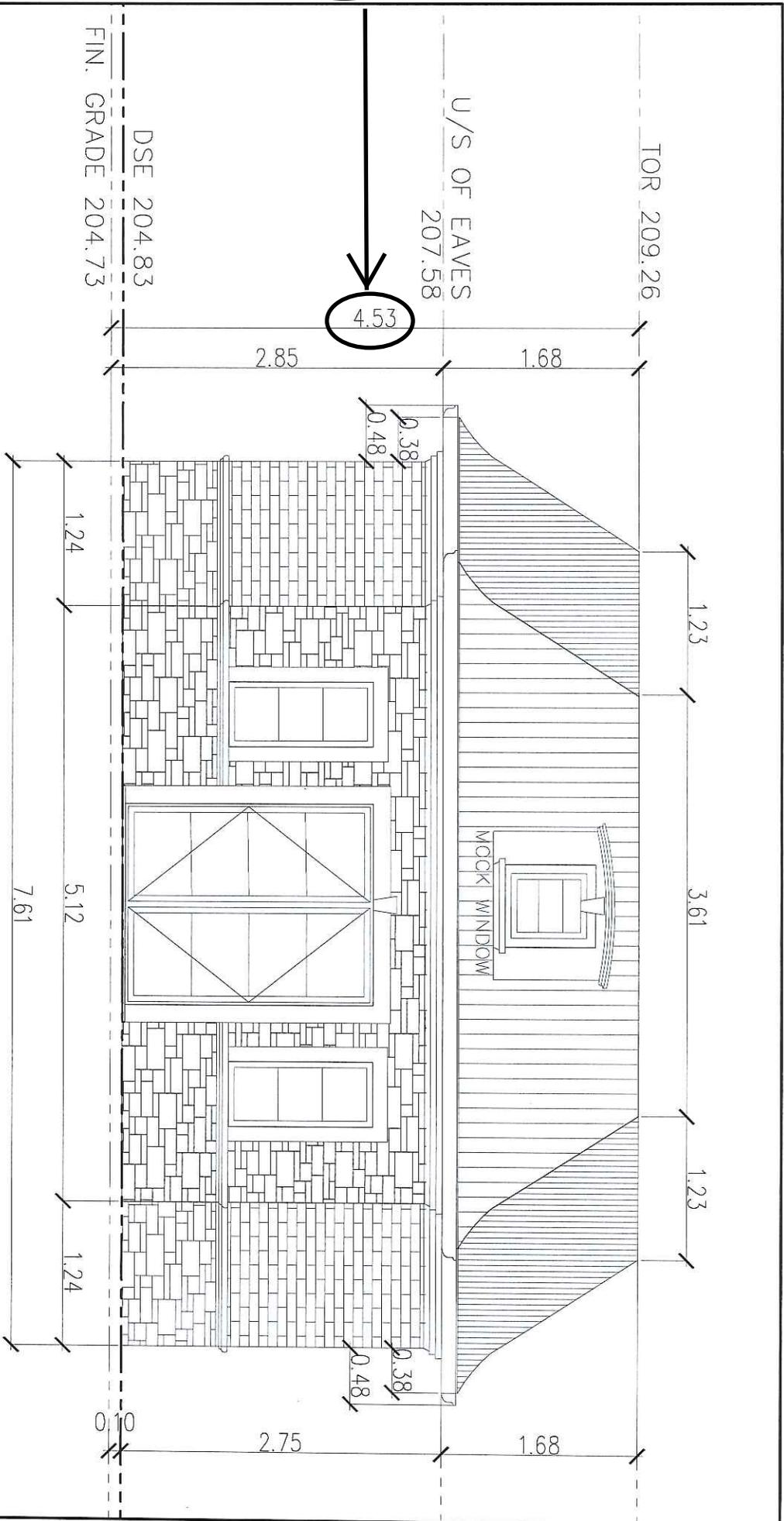
ELAN DESIGN STUDIO INC.  
6824 AVILA ROAD  
MISSISSAUGA ON L4N 1R8  
TEL: 905-881-8888  
ANDREW@EDS.DICA

SCALE: 1:250  
DRAWN: AK  
DATE: JUN 7, 2019

DRAWING NO.: **18-17**  
DRAWING TITLE: **SITE PLAN**  
DATE PLOTTED: **SP**

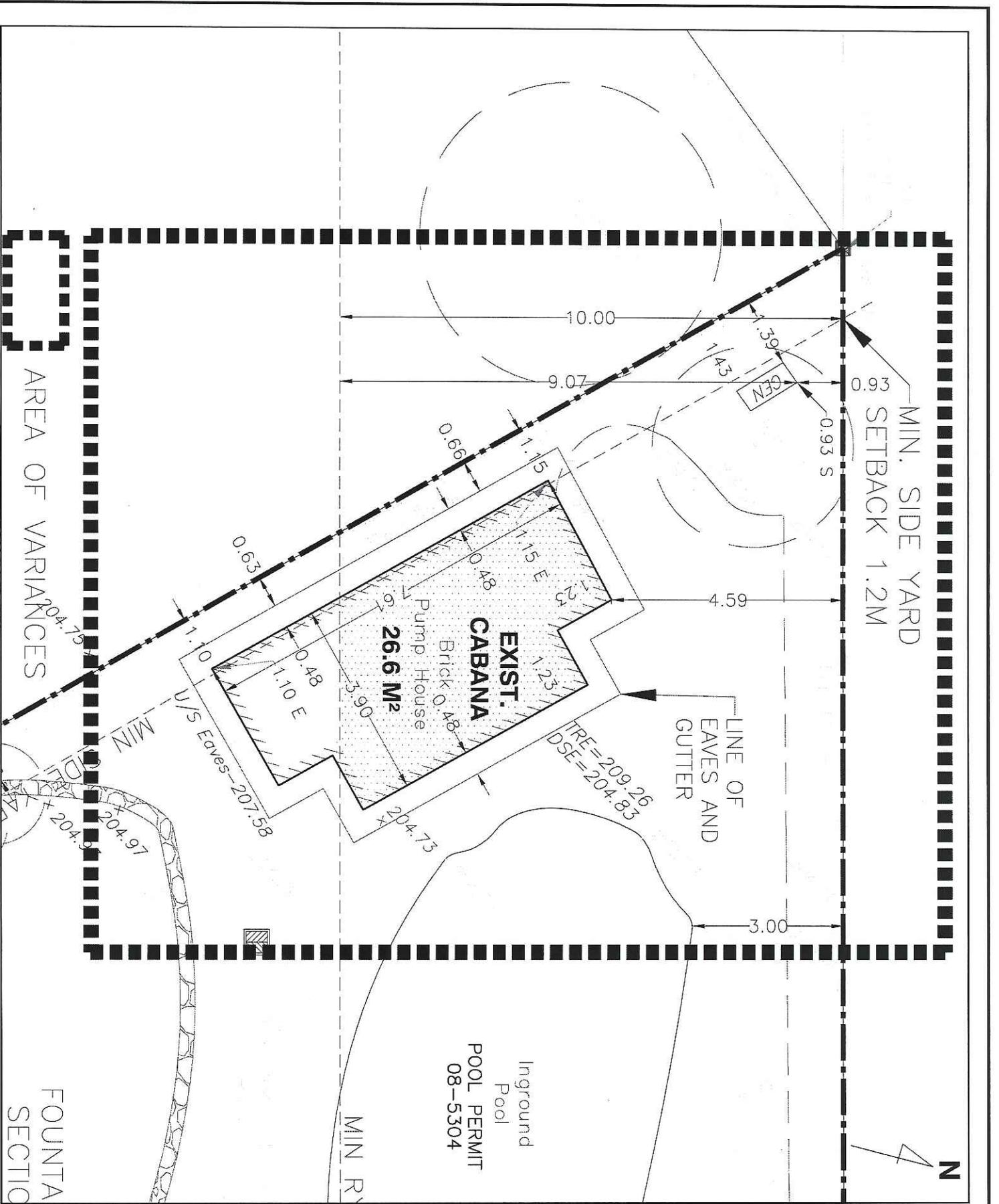
**A020/19**

4.53m



CABANA - FRONT ELEVATION

|  |                  |  |   |
|--|------------------|--|---|
|  <p>ELAN DESIGN STUDIO INC.<br/>6824 AVILA ROAD<br/>MISSISSAUGA ON L5N 1R8<br/>TEL: 905-812-7674<br/>ANDREW@EDSI.CA</p> |                  | <p style="text-align: center;">NORTH</p> |   |
| 4.   |                  | PROJECT: 18-17                           | <p><b>145 GRANDVISTA CRES</b><br/><b>EXISTING CABANA</b><br/><b>FRONT ELEVATION</b></p> |
| 3.   |                  | DATE: MAR 7, 2019                        |   |
| 2.   | REISSUED FOR COA | SCALE: 1:50                              | DWG. NO.  |
| 1.   | ISSUED FOR COA   | MAR 7, 2019                              | DWN: MK   |
| NO.  | REVISIONS        | DATE                                     | CHKD: AK  |
|  |                  |  | <b>A2-1</b>   |



ORIGINAL NOTES:  
 1. DIMENSIONS NOT TO BE SCALED.  
 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |

| NO. | DESCRIPTION                | DATE         | BY |
|-----|----------------------------|--------------|----|
| 5   | RESUBMITTED FOR COA        | MAY 19, 2019 | AK |
| 4   | ISSUED FOR COA             | FEB 8, 2019  | AK |
| 3   | ISSUED FOR TRPA            | JAN 24, 2019 | AK |
| 2   | ISSUED FOR CLIENT/OWNER    | JAN 22, 2019 | AK |
| 1   | ISSUED FOR ZONING CONSULT. | JAN 9, 2019  | AK |

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |

ELANI DESIGN STUDIO INC.  
 1445 GRANDVISTA CRESCENT  
 MESA, AZ 85206  
 TEL: 905-412-7674  
 ANDREW@EDS1.CA

PROJECT TITLE:  
 145 GRANDVISTA CRESCENT

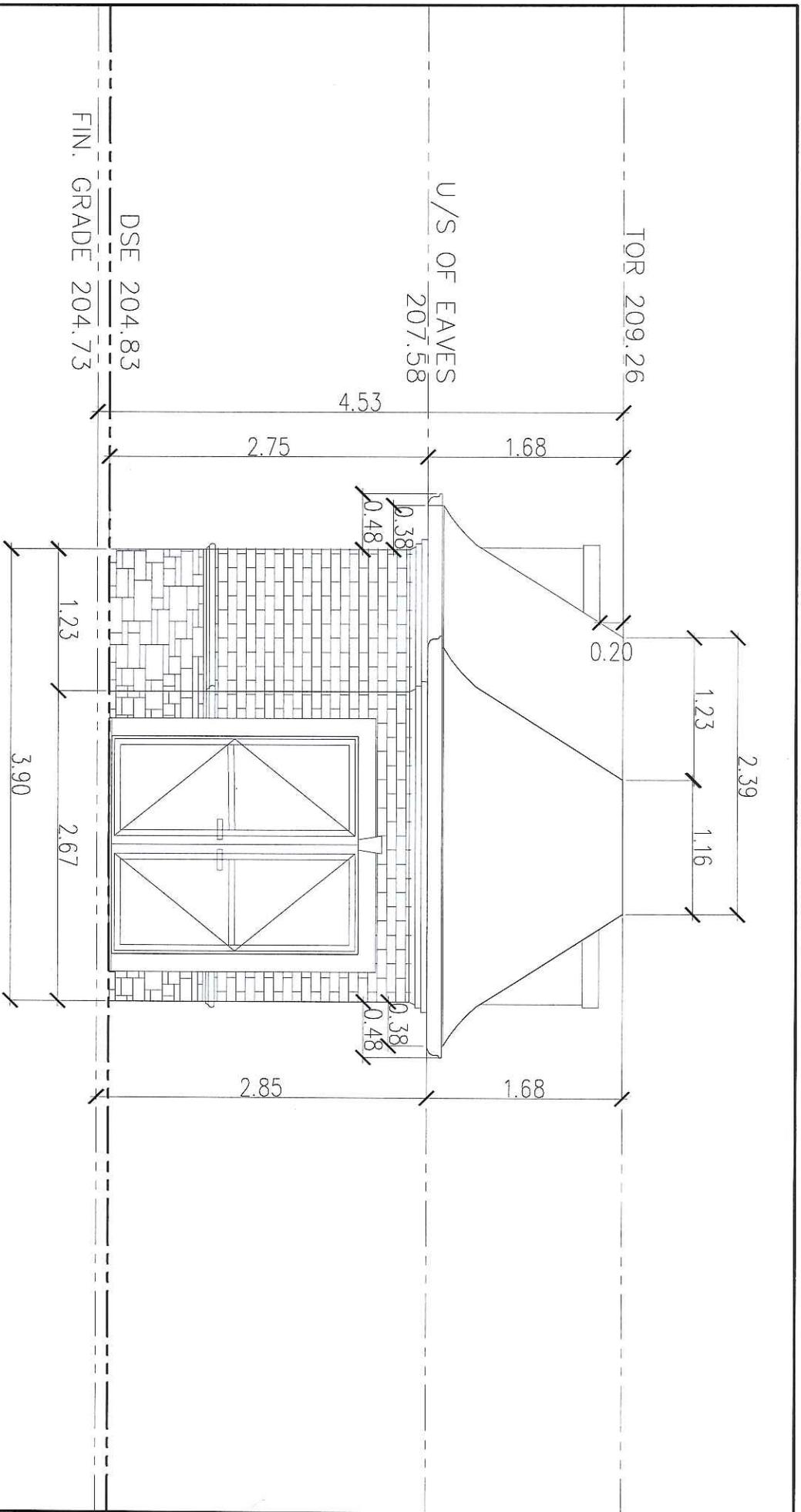
DRAWING TITLE:  
 SITE PLAN CABANA-DETAIL

SCALE:  
 1:100  
 PROJECT NO.:

DRAWN:  
 AK  
 DATE:  
 MAR 16, 19  
 DRAWING NO.:

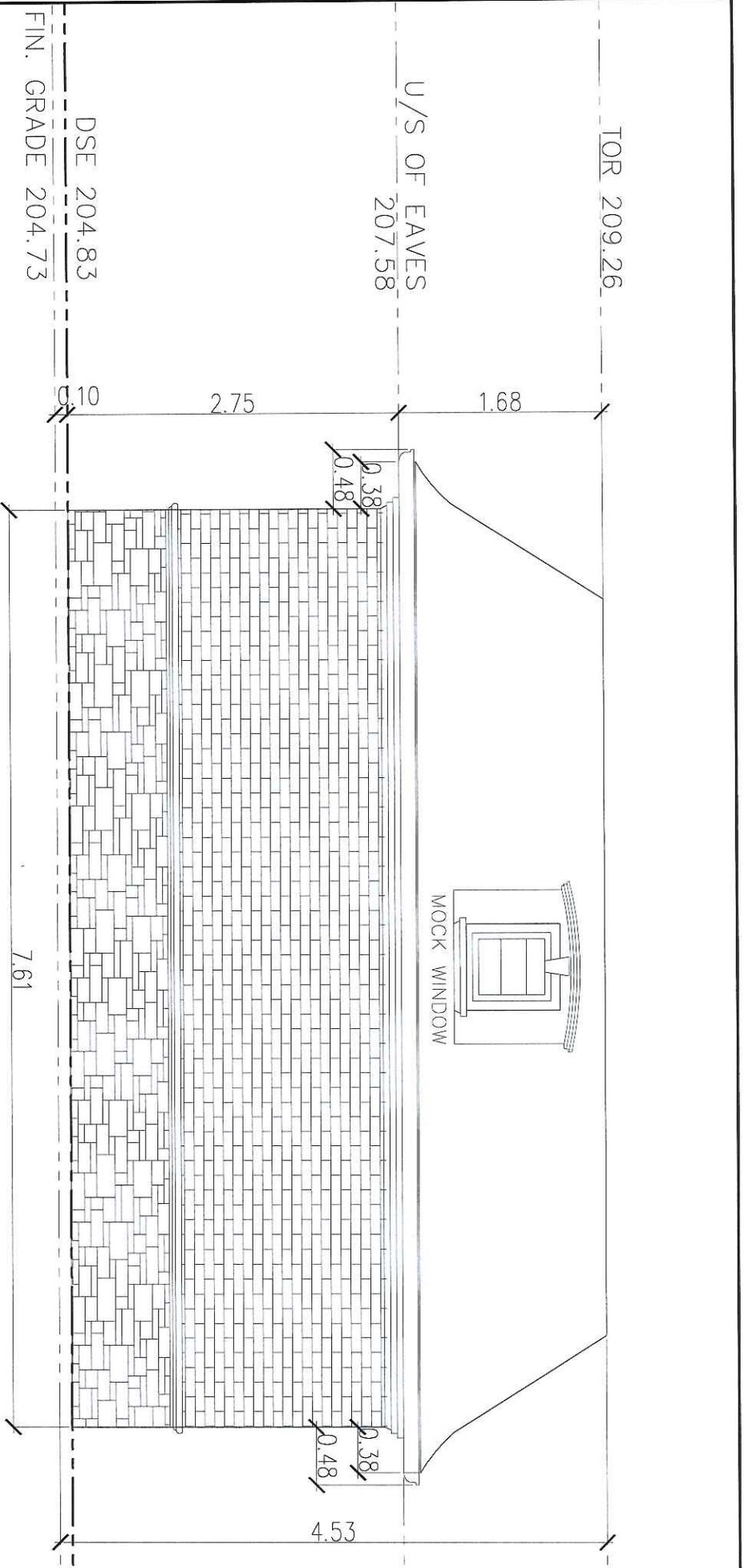
**18-17**  
**SP D**





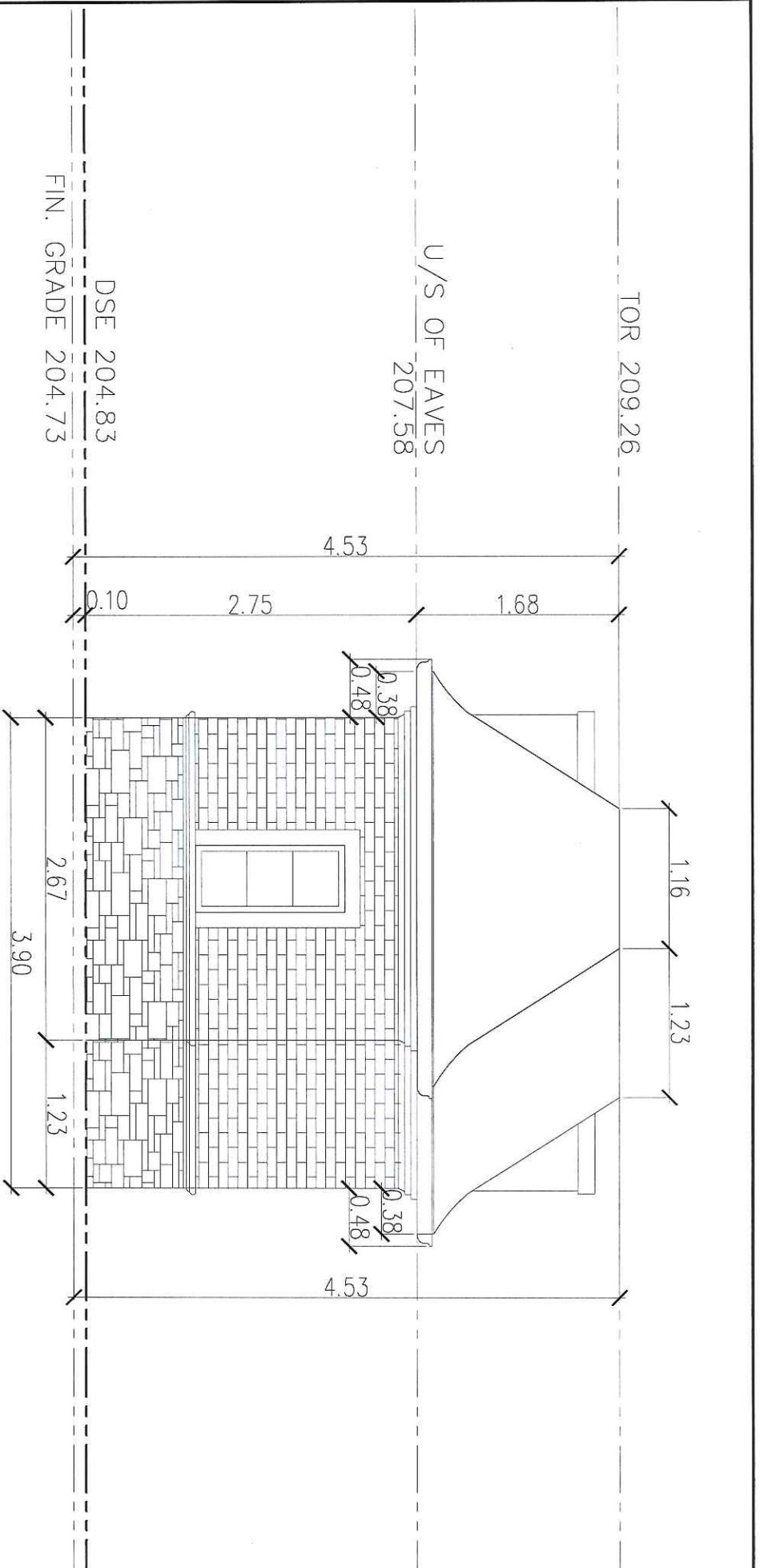
**CABANA - RIGHT SIDE ELEVATION**

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



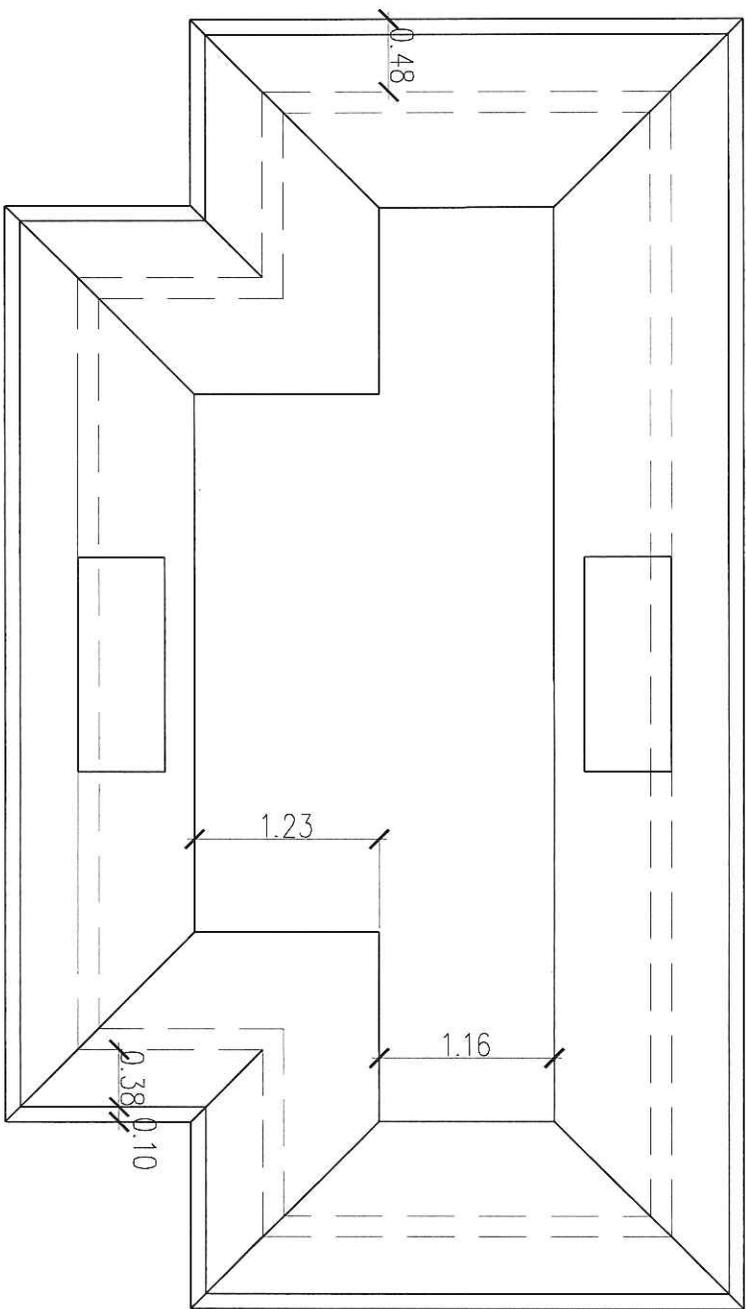
**CABANA - REAR ELEVATION**

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



CABANA - LEFT SIDE ELEVATION

|   |                  |  |  |                       |             |  |  |
|---|------------------|--|--|-----------------------|-------------|--|--|
|  <p>ELAN DESIGN STUDIO INC.<br/>6824 AVILA ROAD<br/>MISSISSAUGA ON L5N 1R8<br/>TEL: 905-812-7674<br/>ANDREW@EDS.I.CA</p> |                  | <p style="text-align: center;">NORTH</p> |  | <p>PROJECT: 18 17</p> |             | <p>145 GRANDVISTA CRES<br/>EXISTING CABANA<br/>LEFT SIDE ELEVATION</p> |  |
| 4.  |                  |  |  | DATE:                 | MAR 7, 2019 | <p>DWG. No.</p>  |  |
| 3.  |                  |  |  | SCALE:                | 1:50        | <p><b>A2-4</b></p>   |  |
| 2.  | REISSUED FOR COA |  |  | DWN:                  | MK          |  |  |
| 1.  | ISSUED FOR COA   |  |  | CHKD:                 | AK          |  |  |
| NO.   | REVISIONS        | DATE                                     |  |                       |             |  |  |



CABANA ROOF PLAN



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

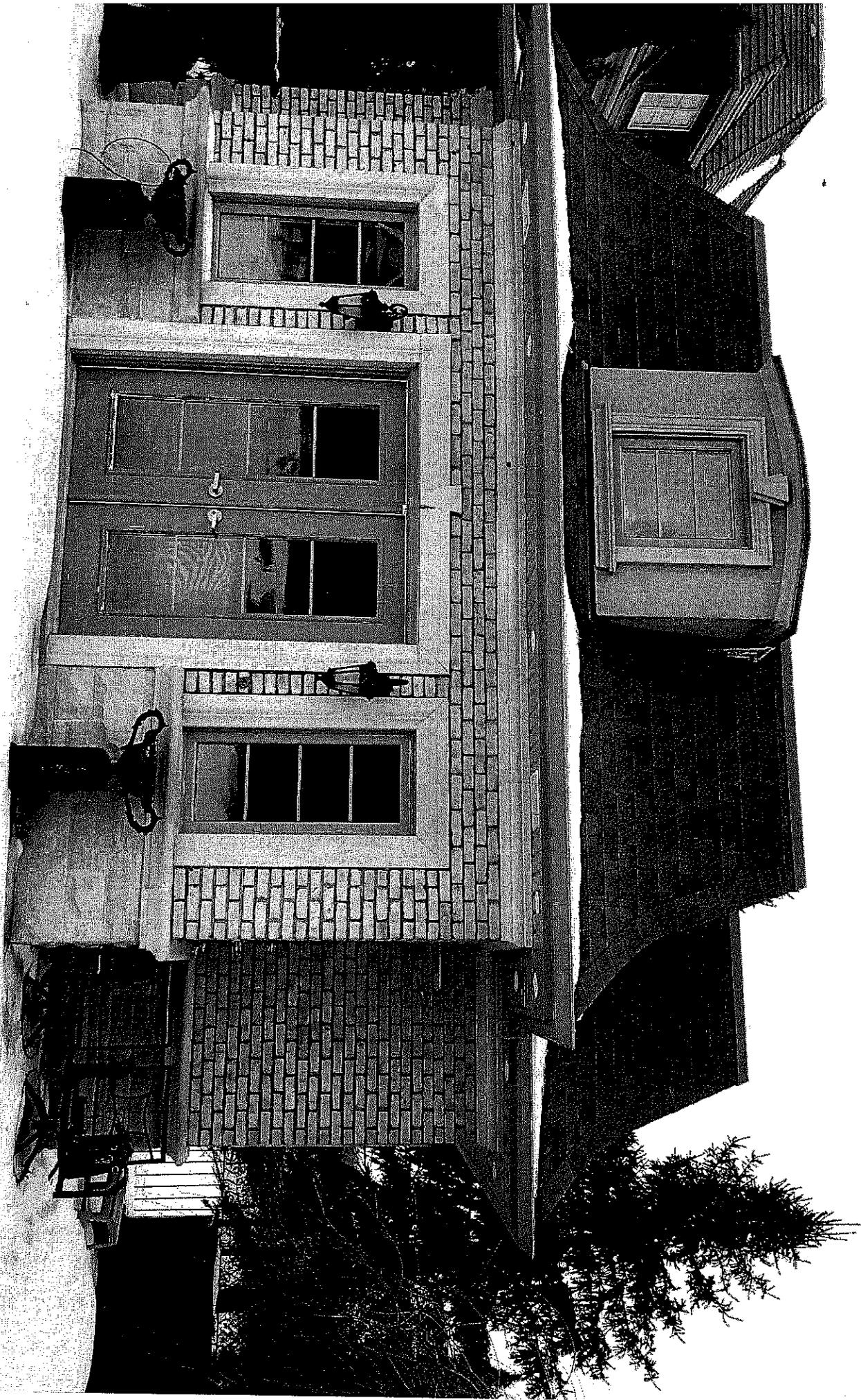
145 GRANDVISTA CRES  
 EXISTING CABANA  
 ROOF PLAN

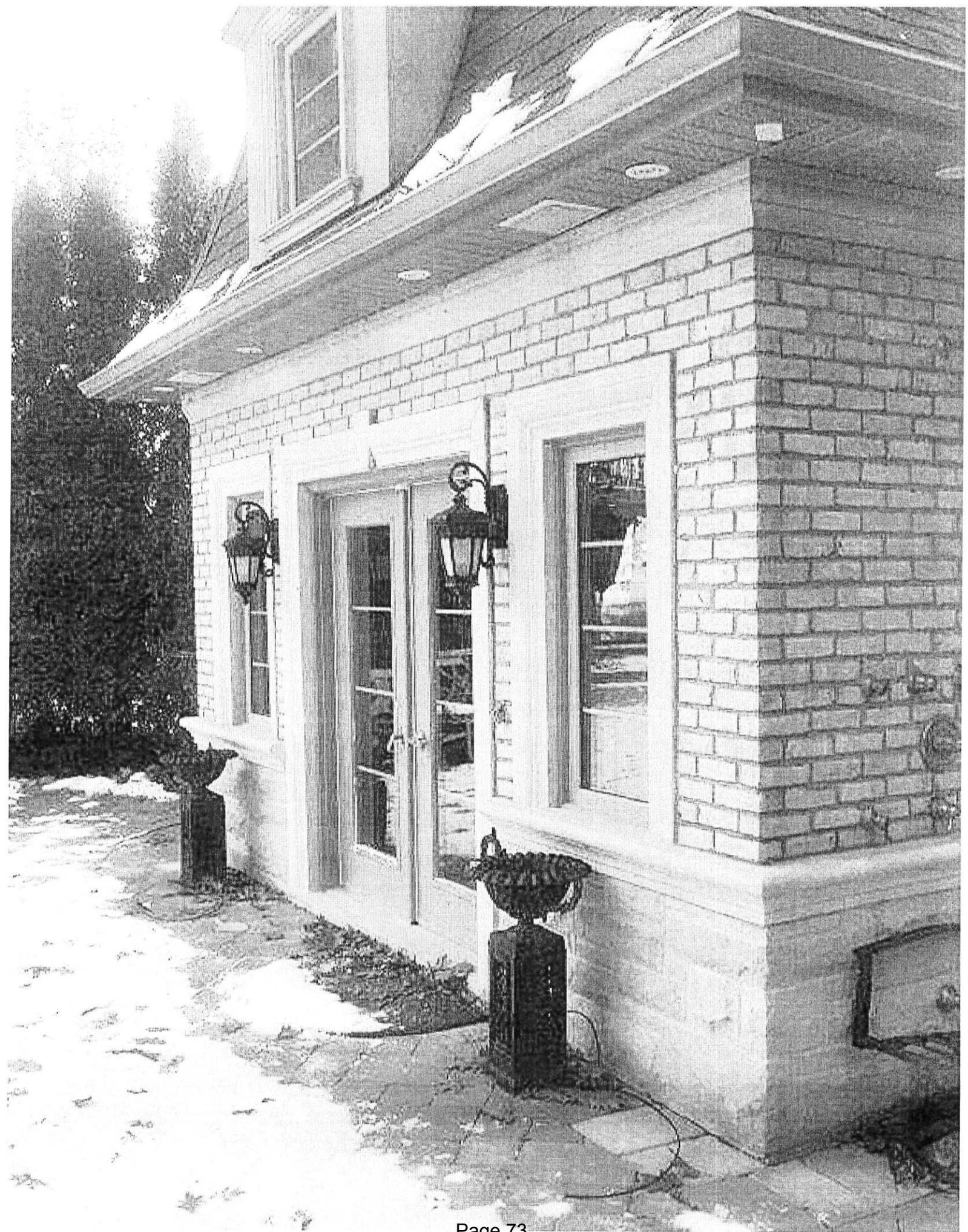
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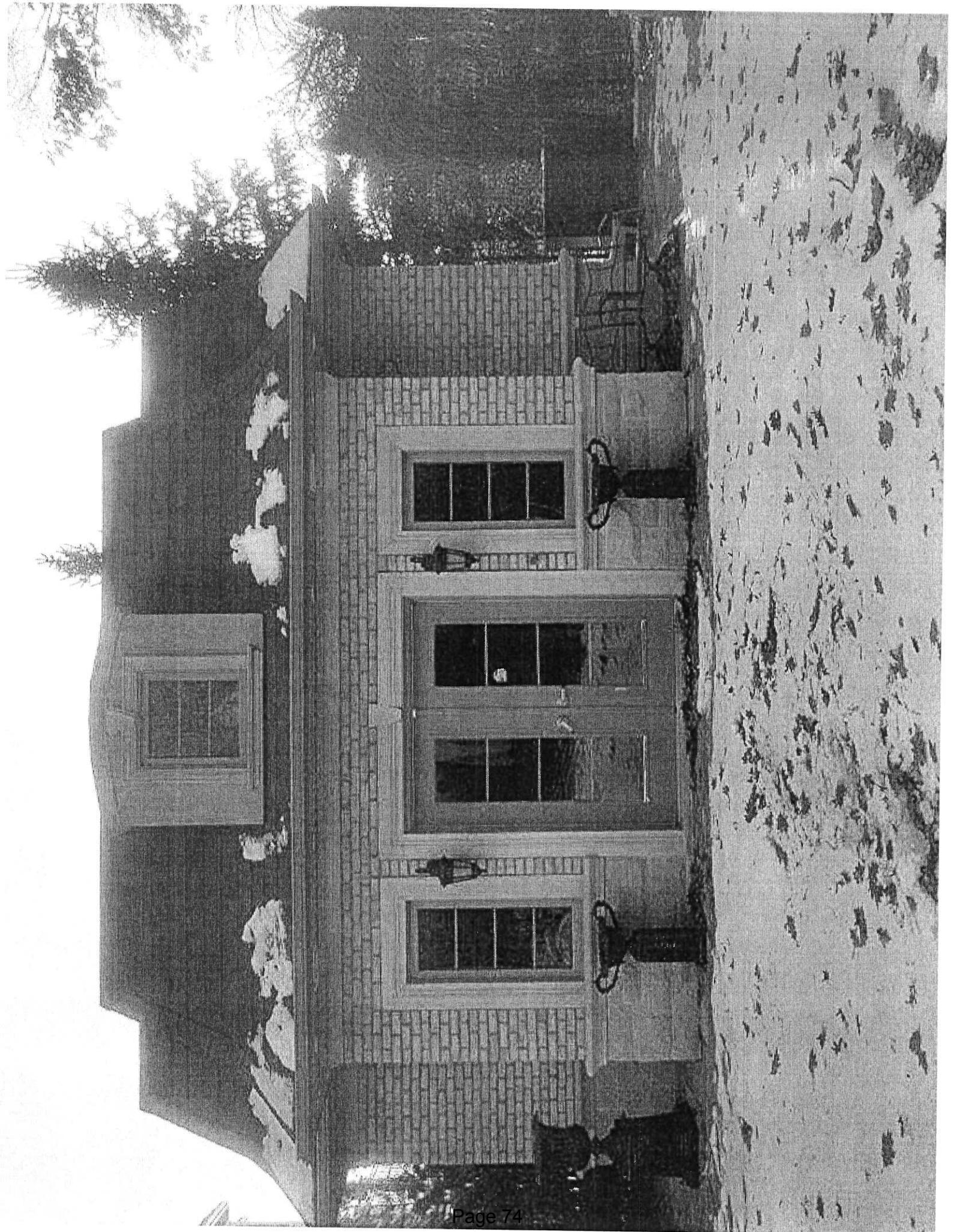
**A2-5**

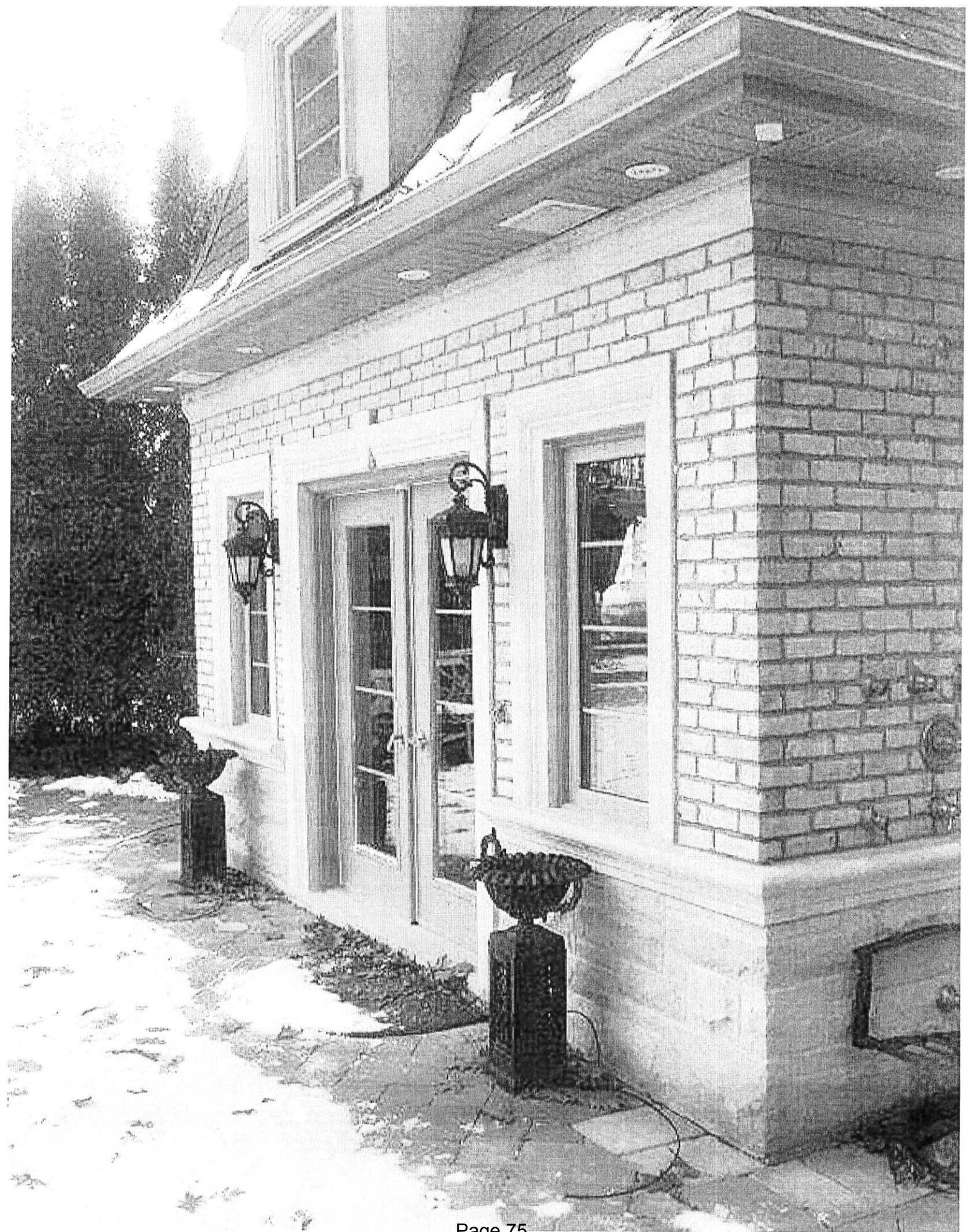
DWN: MK

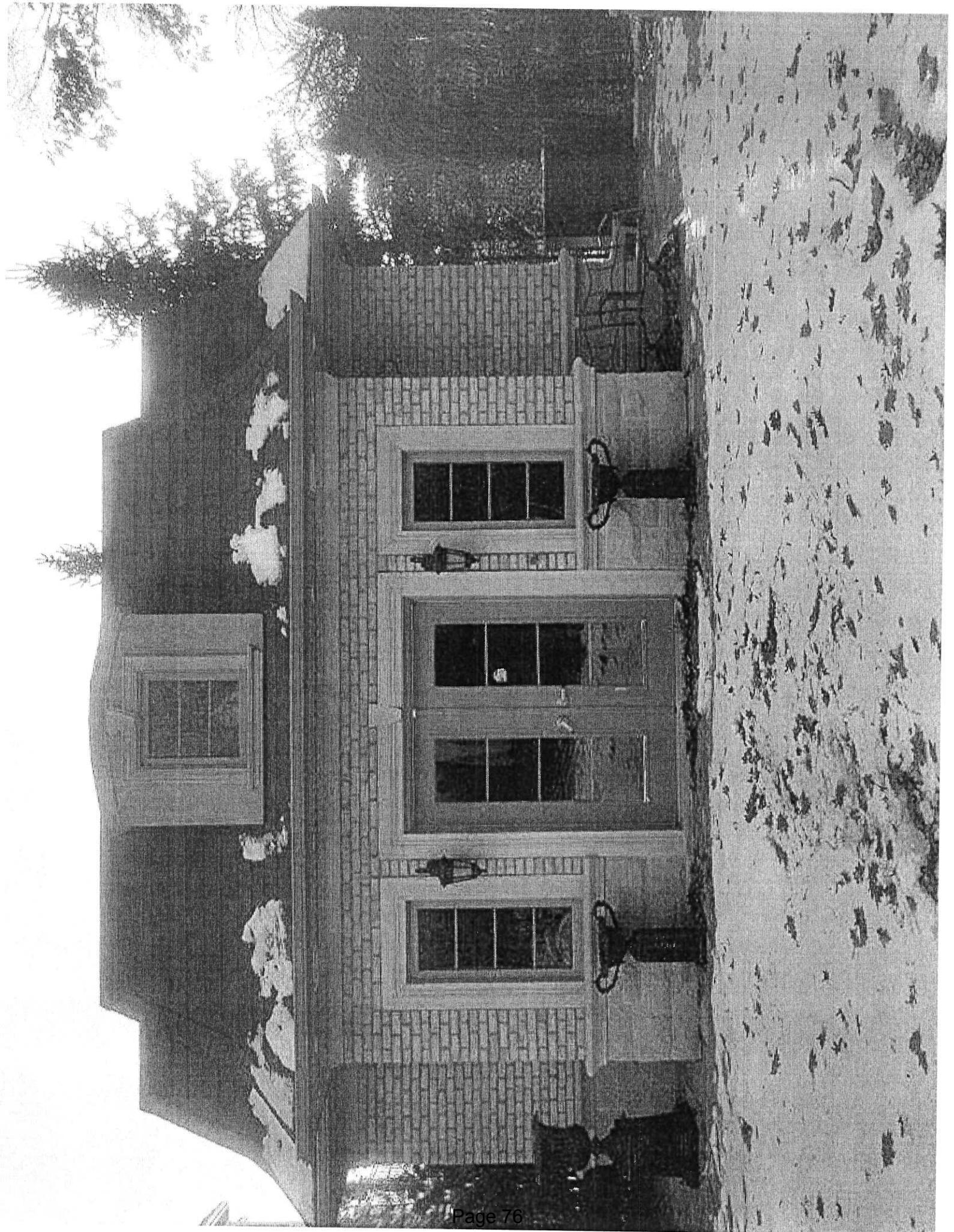
CHKD: AK











## **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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

**Attwala, Pravina**

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

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**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, B.A.A.M.C.I.P. R.P.P. C. Tech*

Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

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

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

**Attwala, Pravina**

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

**From:** Caple, Corey (MTO) <[Corey.Caple@ontario.ca](mailto:Corey.Caple@ontario.ca)>  
**Sent:** Thursday, February 21, 2019 3:51 PM  
**To:** Vigneault, Christine <[Christine.Vigneault@vaughan.ca](mailto:Christine.Vigneault@vaughan.ca)>  
**Cc:** Mazzotta, Rob (MTO) <[Rob.Mazzotta@ontario.ca](mailto: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

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**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](mailto:pbam@trca.on.ca)

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

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://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](mailto:pbam@trca.on.ca)

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

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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 ( <b>see Schedule B</b> ) |  |   |

Adjournment History: N/A

Background History: N/A

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



**Minor Variance Application**

Agenda Item: 9

**A036/19**

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](http://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 10m<sup>2</sup>

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](mailto: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

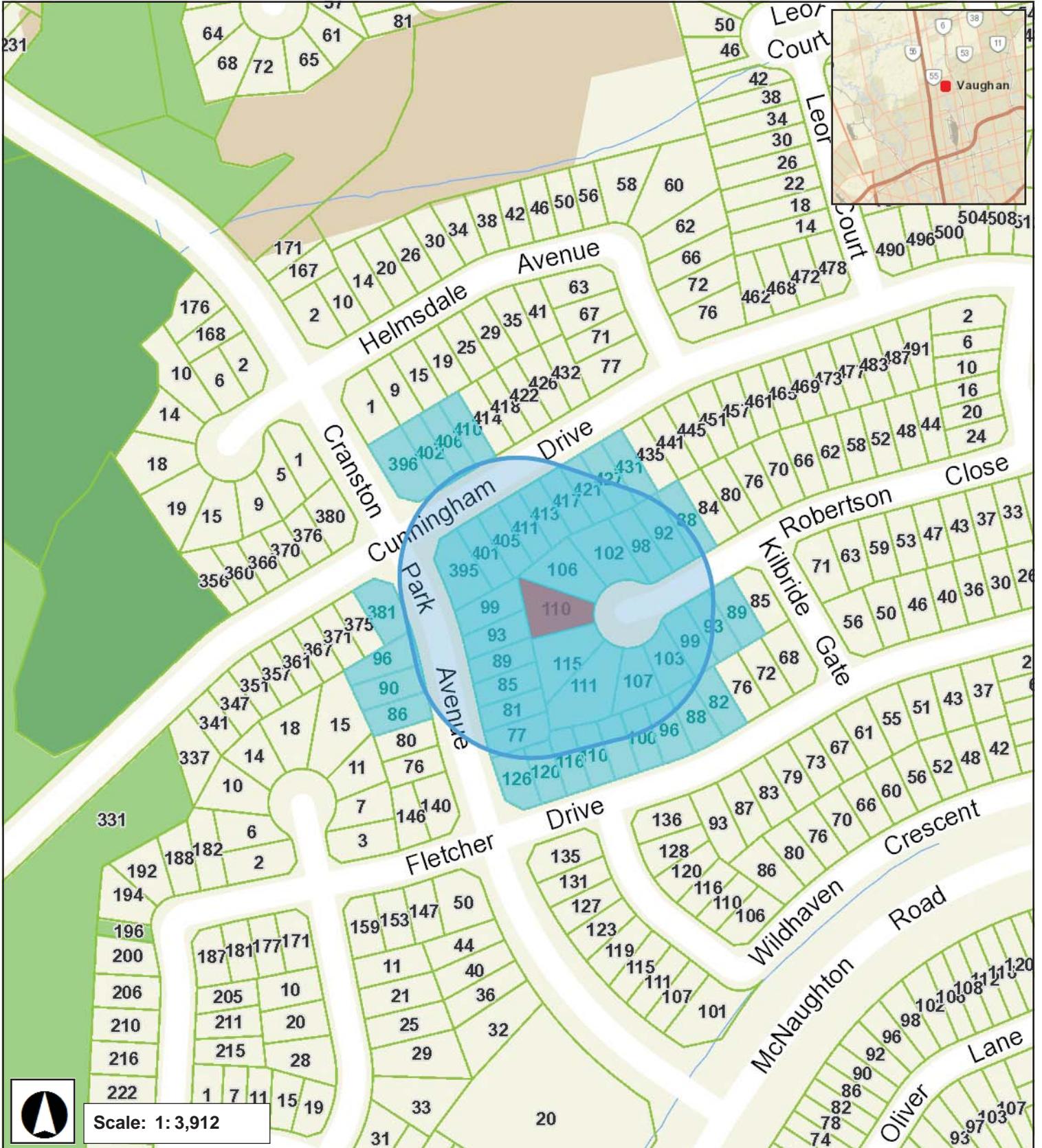
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

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

**Location Map  
Sketches**

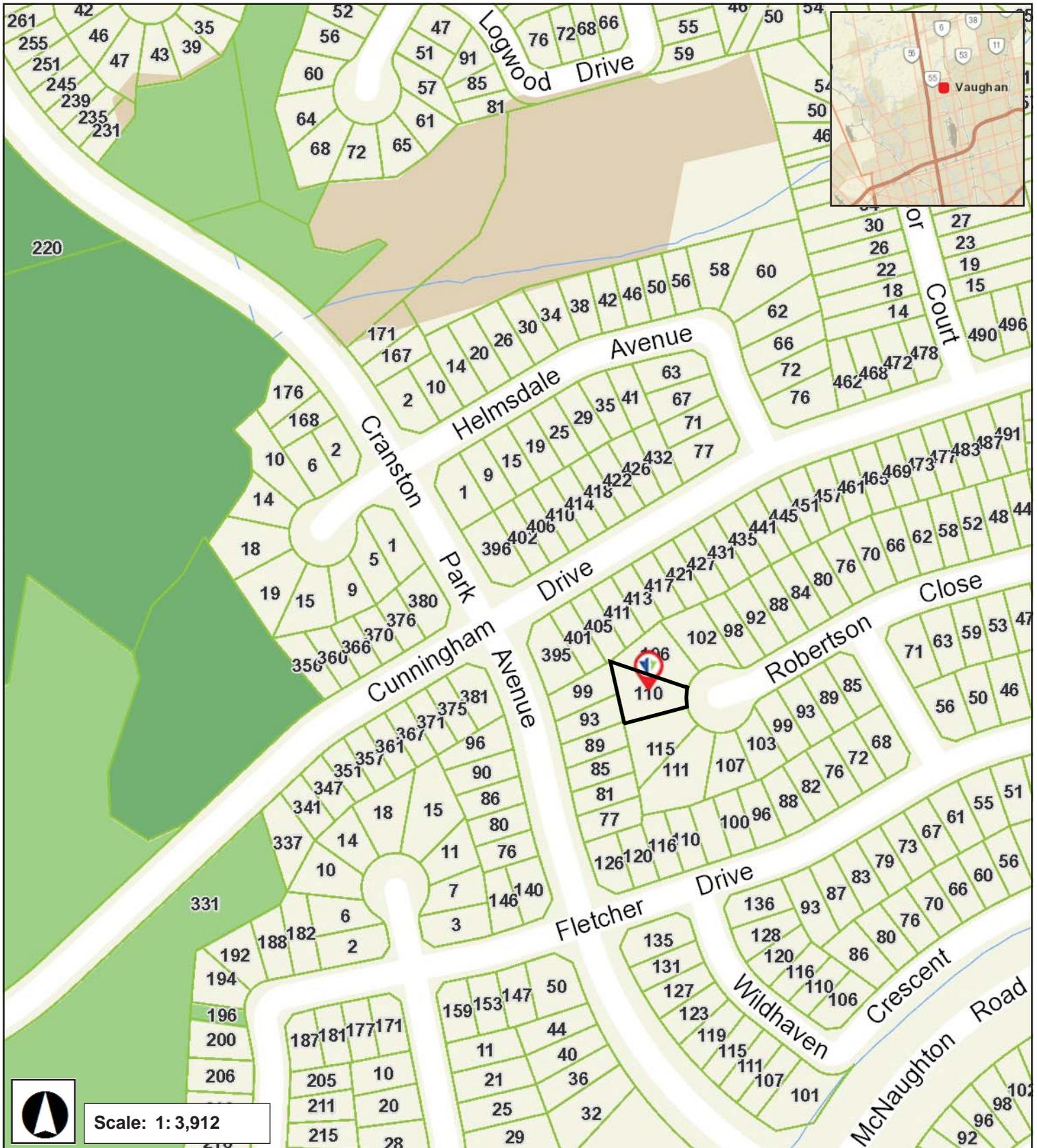
110 Robertson Close, Maple



Major Mackenzie Drive

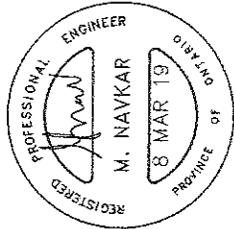
April 15, 2019 1:15 PM

110 Robertson Close, Maple



Major Mackenzie Drive

April 15, 2019 1:09 PM



1:200  
2019.03.08  
date: 2019.03.08  
drawn by: vk  
checked by: lb

IA-1

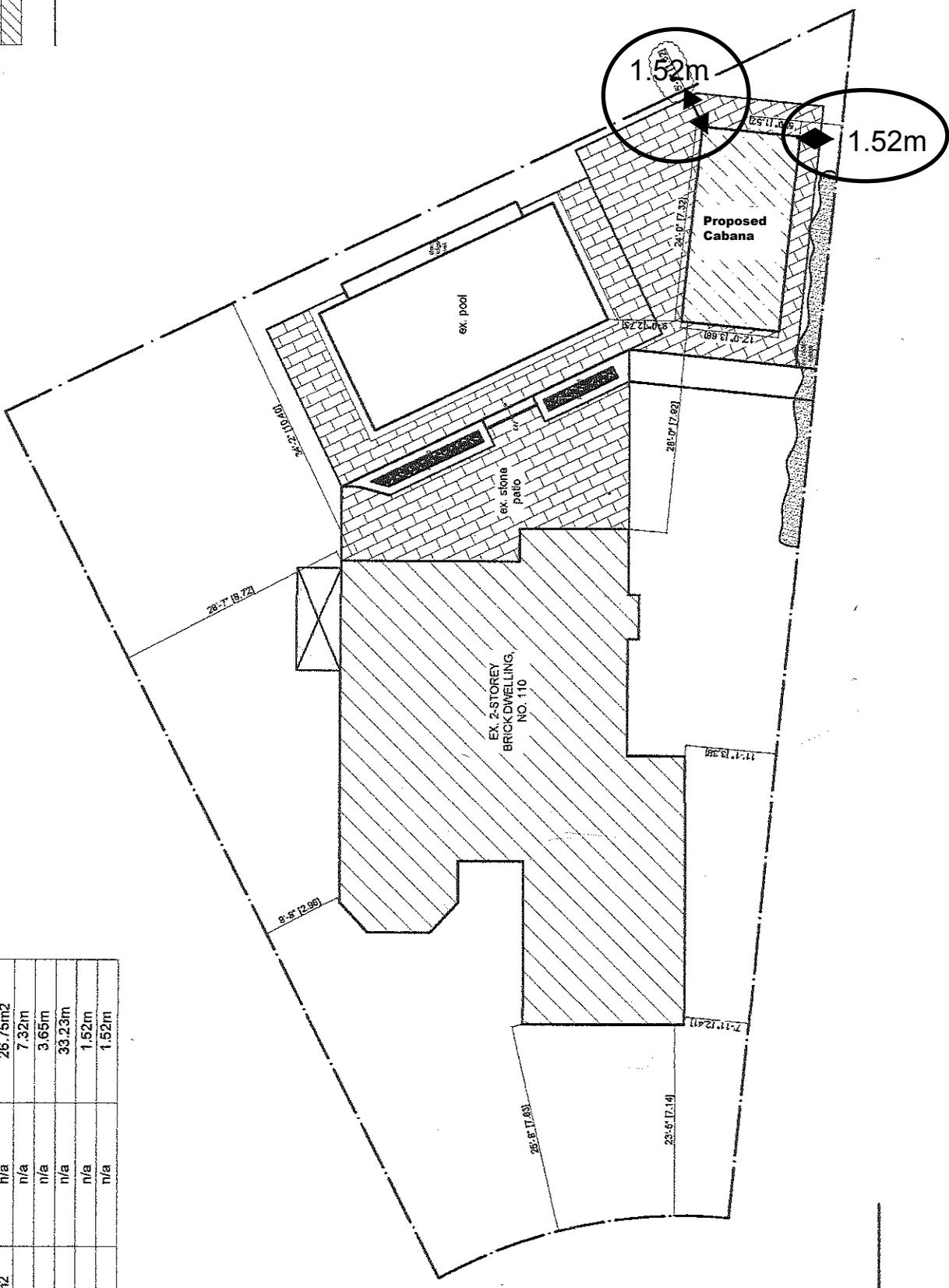
| SITE STATISTICS (CABANA) |                     |                     |
|--------------------------|---------------------|---------------------|
| ALLOWED                  | EXISTING            | PROPOSED            |
| LOT AREA                 | n/a                 | n/a                 |
| FLOOR SPACE INDEX        | 866.5m <sup>2</sup> | 26.75m <sup>2</sup> |
| BUILDING LENGTH          | n/a                 | 7.32m               |
| BUILDING HEIGHT          | n/a                 | 3.65m               |
| FRONT SETBACK            | 4.5m                | 33.23m              |
| INTERIOR YARD SETBACK    | 1.2m                | 1.52m               |
| REAR SETBACK             | 7.5m                | 1.52m               |

**LEGEND**

DENOTES NEW CABANA

DENOTES EXISTING HOUSE, NO. 110

DENOTES PROPERTY LINE



project name: **110 robertson close**  
vaughan on residence



project north:

q u m m u n i c a t e i n c .  
222 cordlegh blvd, toronto on m6h 1p5  
t : 416.467.8684  
e : qummunicateinc@gmail.com

PT  
IA-1  
site plan  
1:200

\* contractor shall check and verify all dimensions and report any discrepancies or errors to the designers before proceeding with drawings  
\* these plans and designs are the property of the designers and they are not to be used or reproduced without the designer's consent  
\* do not scale drawings

drawing name:  
**site plan**

## **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](mailto: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](mailto: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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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 10m<sup>2</sup>

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:

|   | <b>Department/Agency</b>   | <b>Condition</b>  |
|---|--|---|
| 1 | Development Planning<br>Brandon Bell<br><br>905-832-8585 x 8112<br><a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>  | 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.<br>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<br>Margaret Olivier<br><br>905-832-8585 x 8716<br><a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a>   | 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.<br>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.<br>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<br>Peter Harper/Adelina DeLuca<br><br>905-832-8585 x 6121<br><a href="mailto:Peter.Harper@vaughan.ca">Peter.Harper@vaughan.ca</a><br><br>905-832-8585 x 6121<br><a href="mailto:Adelina.DeLuca@vaughan.ca">Adelina.DeLuca@vaughan.ca</a> | 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](mailto: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.

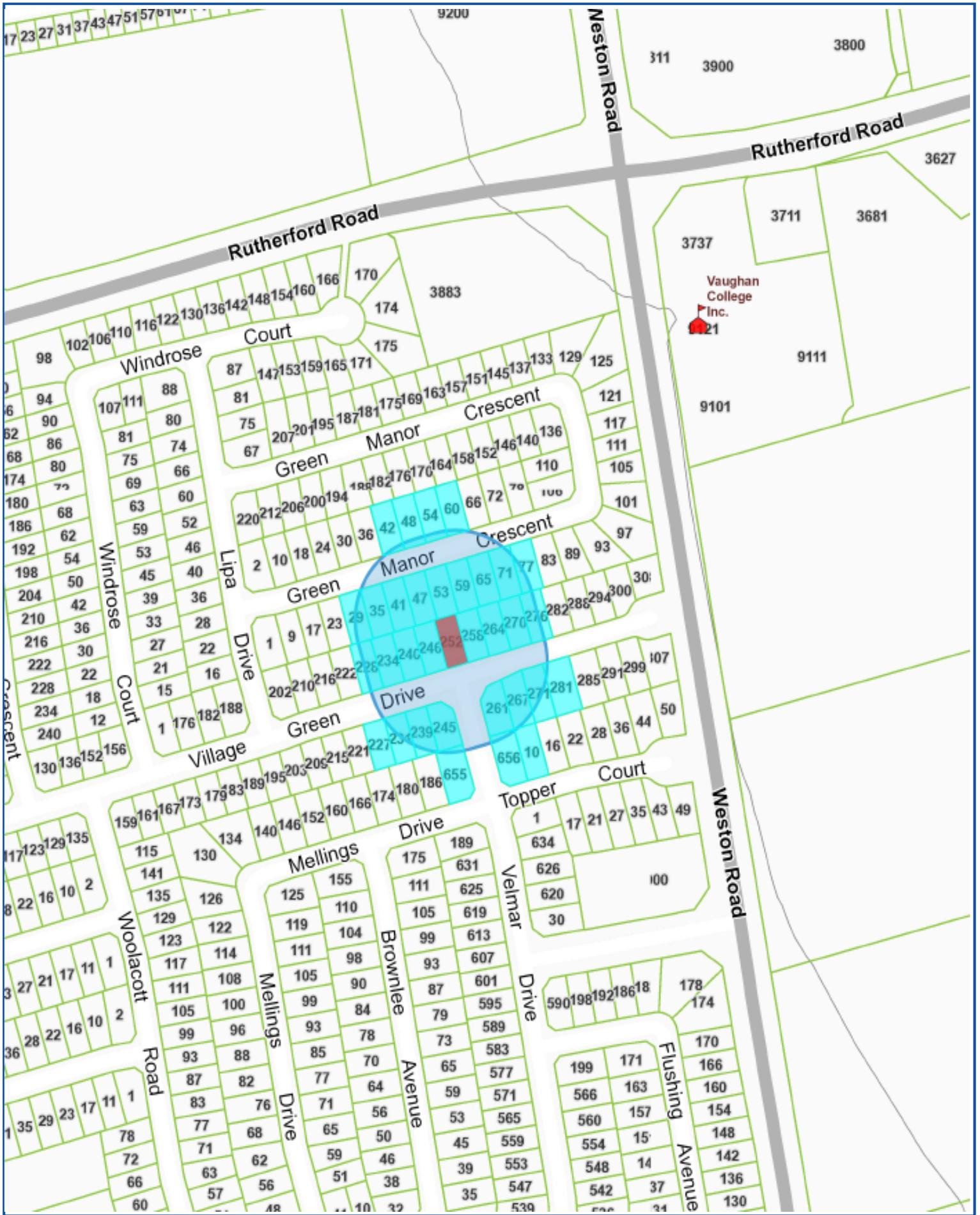
**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

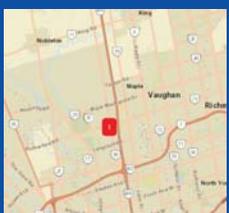
## Schedule A: Plans & Sketches

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

**Location Map  
Sketches**



**Map Information:**



**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

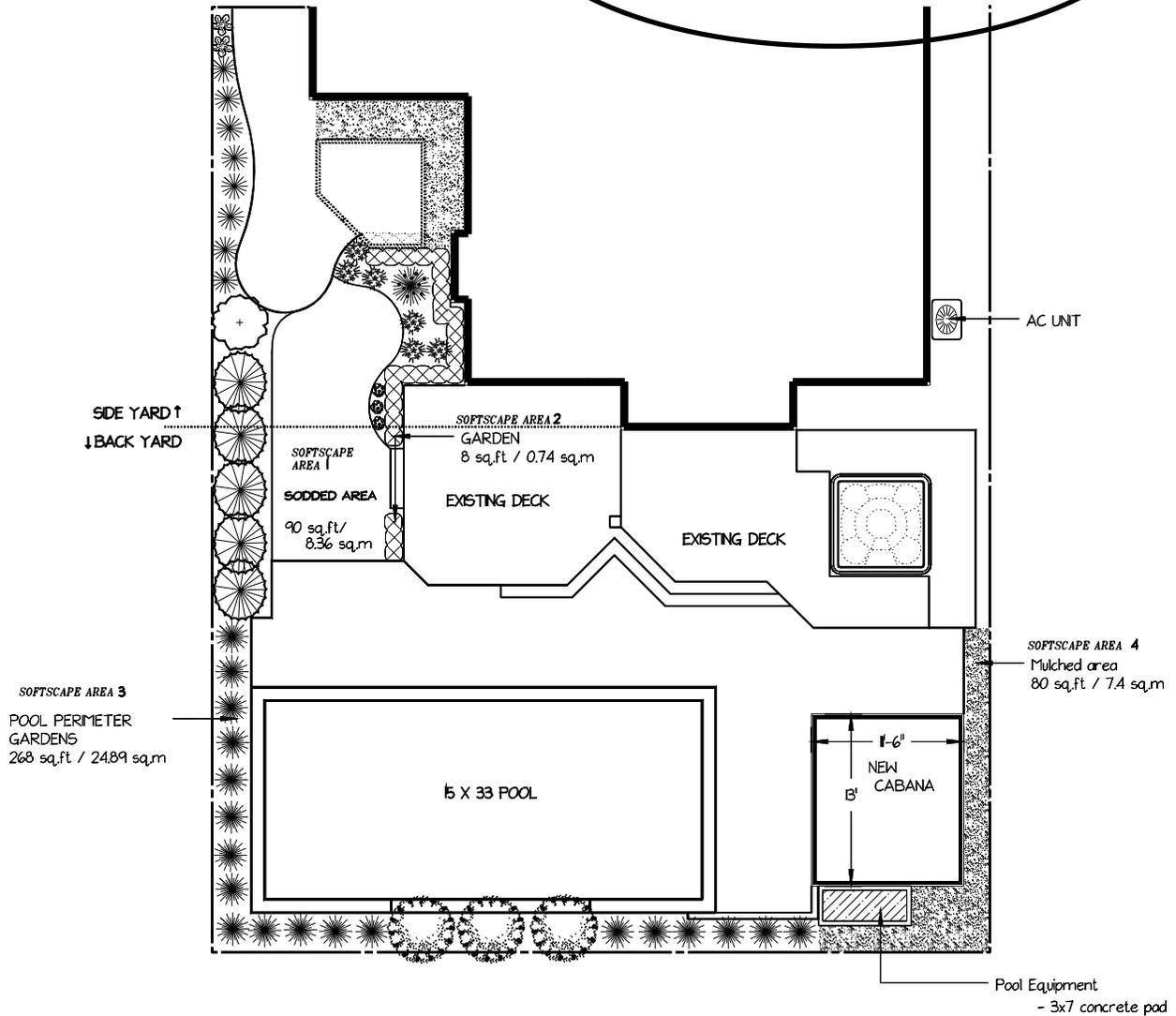


# GALIFI RESIDENCE

**A039/19**

## SOFTSCAPE PLAN

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



|                                |                      |                                    |  |
|--------------------------------|----------------------|------------------------------------|--|
| client: GALFI, LISA & MAURIZIO |                      | 252 VILLAGE GREEN DRIVE<br>VAUGHAN |  |
| scale: 1:50                    | date: MARCH 12, 2019 | revision:                          |  |
| drawn by: PLD                  | checked by: PLD      | drawing #: SOFTSCAPE PLAN          |  |



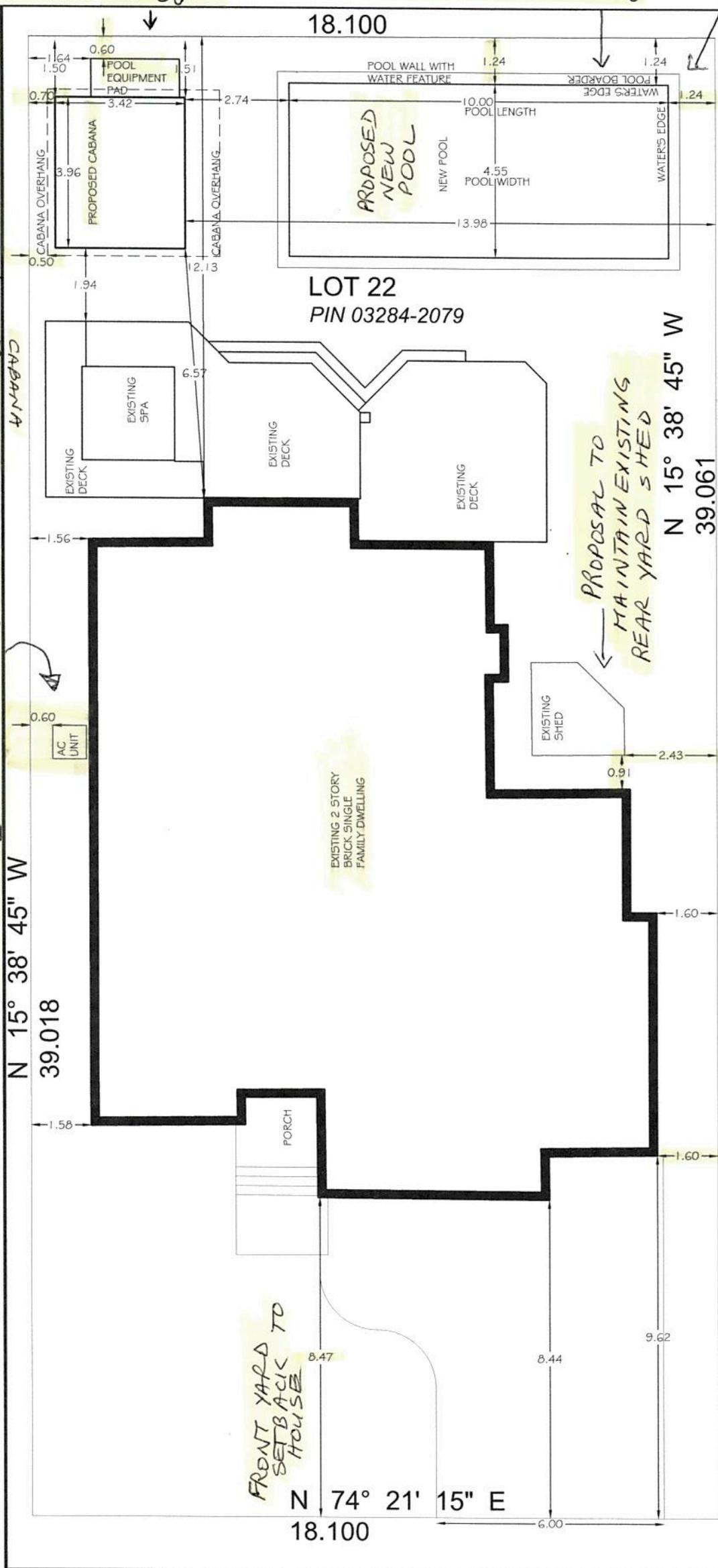
PROPOSED REAR YARD SETBACK TO POOL EQUIPMENT  
 PROPOSED REAR YARD SETBACK TO POOL  
 WEST YARD SETBACK TO PROPOSED CABANA

PROPOSED REAR YARD SETBACK TO POOL  
 PROPOSED EAST SIDE YARD SETBACK TO POOL

PROPOSED CABANA ROOF OVERHANG TO EXISTING AIR UNIT  
 PROPOSED TO MAINTAIN SERVICE

PROPOSAL TO MAINTAIN EXISTING REAR YARD SHED

EAST SIDE YARD SETBACK TO EXISTING HOUSE



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

PROJECT ADDRESS: 252 VILLAGE GREEN DRIVE, VAUGHAN, ON

DRAWING TITLE: SITE PLAN  
 PROJECT NUMBER: 1830  
 DRAWN BY: CR  
 DATE: OCT. 2018  
 SCALE: 1:100  
 DRAWING NUMBER: A-1.0

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NORTH:

| NO. | DATE       | DESCRIPTION       | REVISIONS |
|-----|------------|-------------------|-----------|
| 4   |            |                   |           |
| 3   |            |                   |           |
| 2   | 2019 02/05 | ISSUED FOR REVIEW |           |
| 1   | 2018 11/08 | ISSUED FOR REVIEW |           |

**2 SITE STATISTICS**

| LOT AREA:                   | 706.61 m <sup>2</sup> |                       |
|-----------------------------|-----------------------|-----------------------|
| LOT COVERAGE                | EXISTING              | PROPOSED              |
| GROUND FLOOR AREA TO REMAIN | 217.76 m <sup>2</sup> | 217.76 m <sup>2</sup> |
| AREA TO REMAIN              | 523 m <sup>2</sup>    | 523 m <sup>2</sup>    |
| NEW CABANA                  | 13.64 m <sup>2</sup>  | 13.64 m <sup>2</sup>  |
| SUM                         | 236.55 m <sup>2</sup> | 33.5%                 |
| SETBACKS                    | PERMITTED             | PROPOSED              |
| WEST SIDE YARD              | 0.70 m                | 0.70 m                |
| EAST SIDE YARD              | 13.96 m               | 13.96 m               |
| REAR YARD                   | 1.50 m                | 1.50 m                |
| TO HOUSE                    | 6.68 m                | 6.68 m                |
| MAX. HEIGHT                 | 4.5 m                 | 3.77 m                |

**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

**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.

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

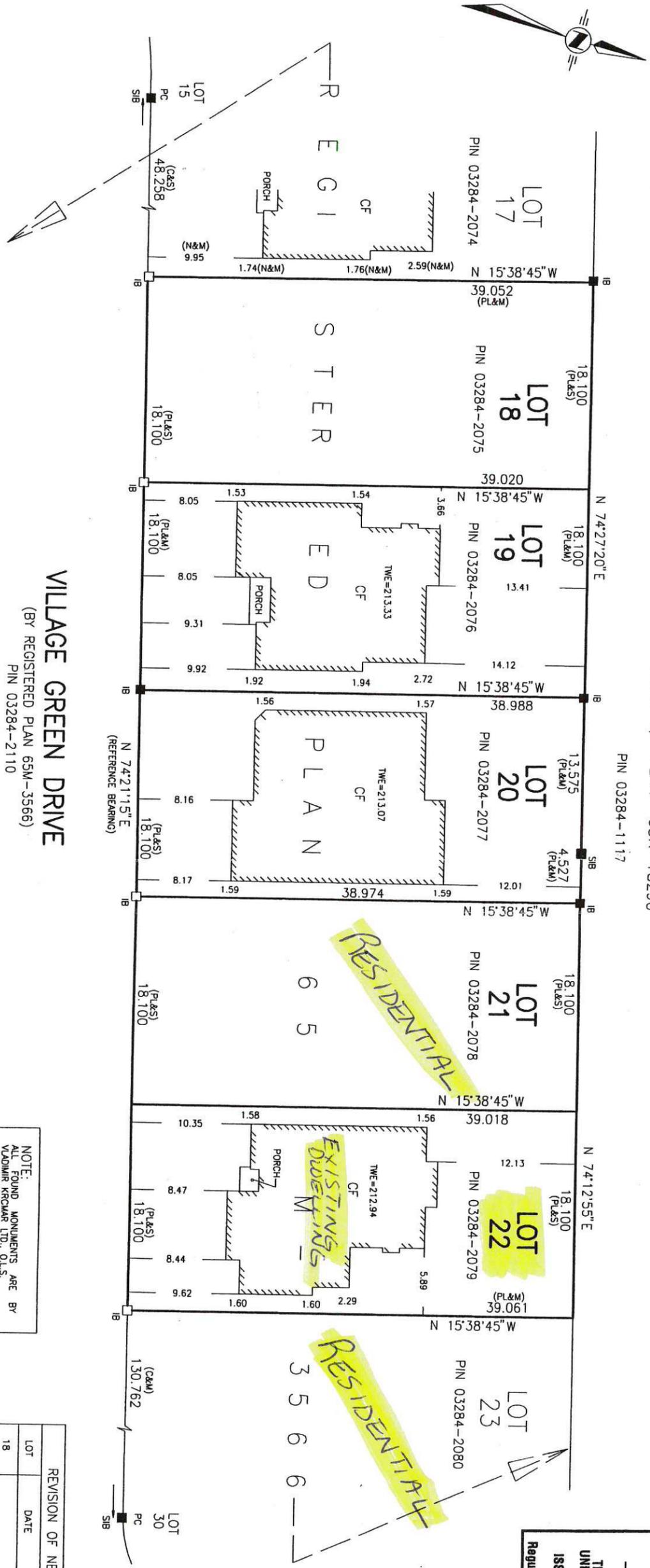
THIS REPORT WAS PREPARED FOR  
 NOVA VALLEY HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**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

**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1 4039955**

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



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

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

| LOT | DATE | O.L.S. |
|-----|------|--------|
| 18  |      |        |
| 21  |      |        |

**LEGEND**

- ☐ DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- ▬ DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- CC DENOTES CUT CROSS
- S DENOTES DENOTES SET
- M DENOTES MEASURED
- 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.

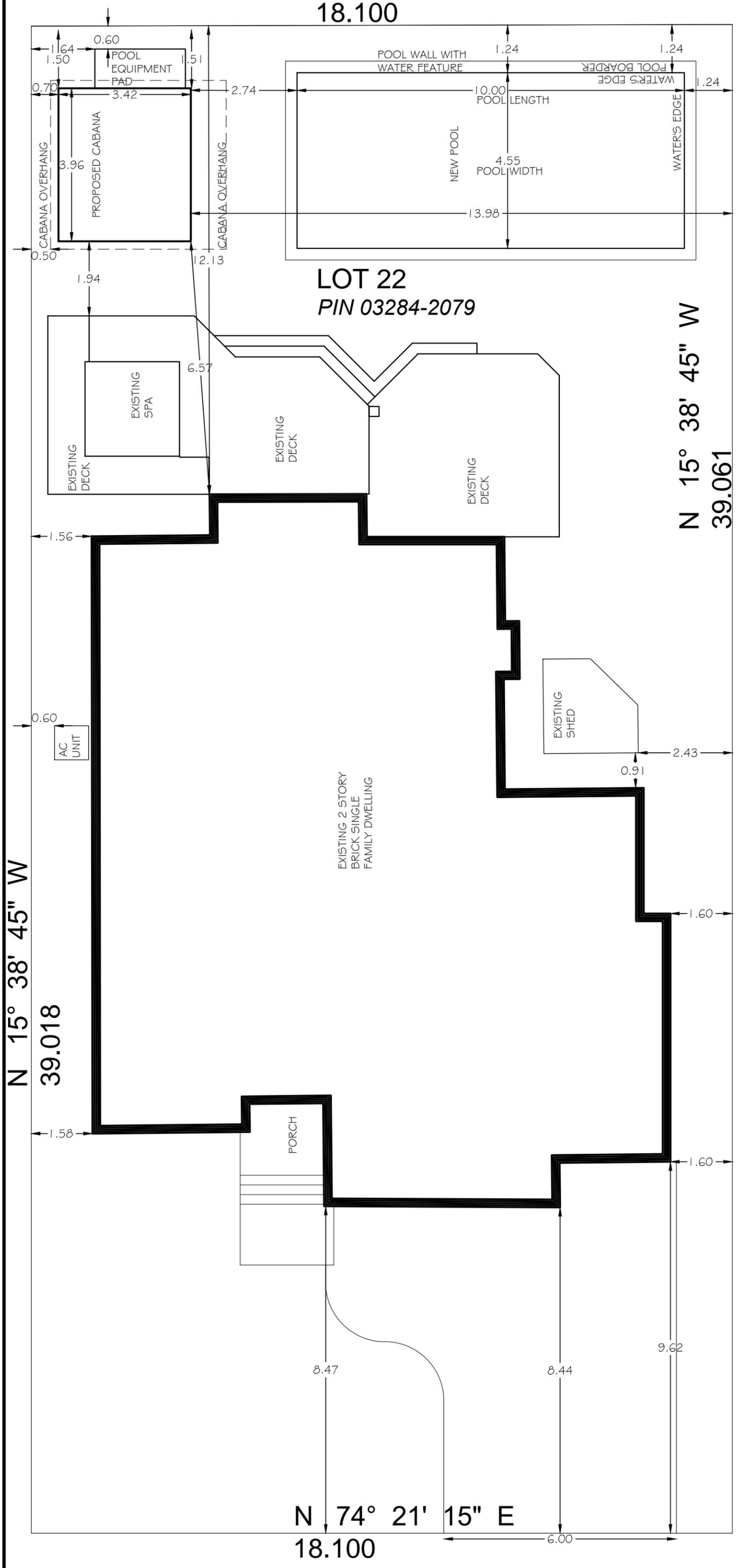
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF R.SALNA O.L.S.

**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 L4C 3B2  
 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



**First Step Design Limited**  
 416-779-9370  
 www.firststepdesign.ca

PROJECT ADDRESS: 252 VILLAGE GREEN DRIVE, VAUGHAN, ON

DRAWING TITLE: SITE PLAN

PROJECT NUMBER: 1830

DRAWN BY: CM

DATE: OCT. 2018

SCALE: 1:100

DRAWING NUMBER: A-1.0

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**REVISIONS**

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 4   |            |                   |
| 3   |            |                   |
| 2   | 2019 02/05 | ISSUED FOR REVIEW |
| 1   | 2018 11/08 | ISSUED FOR REVIEW |
|     |            |                   |

**2 SITE STATISTICS**

| EXISTING              | PROPOSED                      |
|-----------------------|-------------------------------|
| 217.76 m <sup>2</sup> | EXISTING TO REMAIN            |
| 5.23 m <sup>2</sup>   | EXISTING TO REMAIN            |
|                       | NEW CABANA                    |
|                       | 13.54 m <sup>2</sup>          |
|                       | SUM                           |
|                       | 236.53 m <sup>2</sup> - 33.5% |

| PERMITTED | PROPOSED |
|-----------|----------|
|           | 0.70 m   |
|           | 13.98 m  |
|           | 1.50 m   |
|           | 6.68 m   |
| 4.5 m     | 3.77 m   |

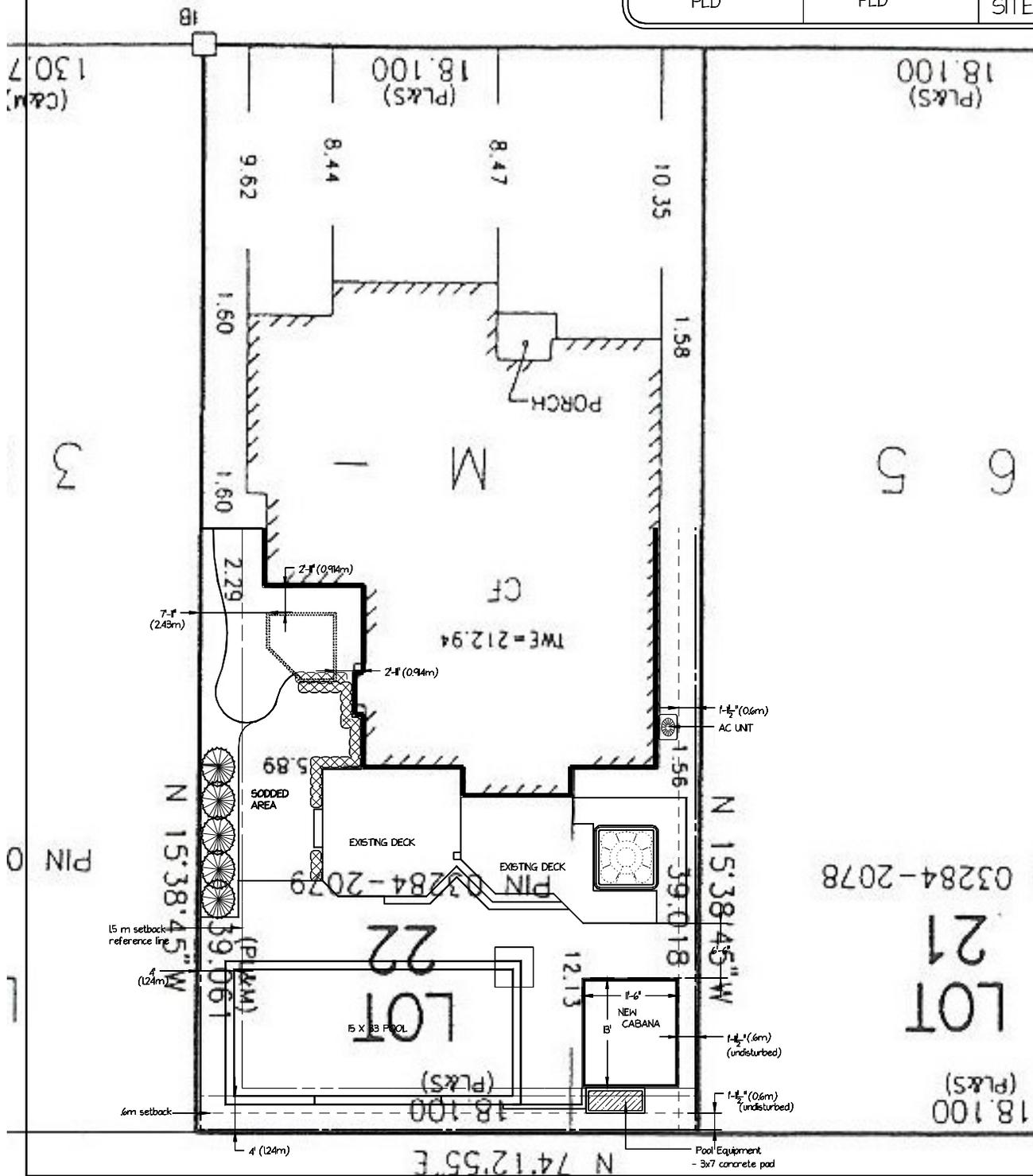
**1 SITE PLAN**  
 Scale: 1:100

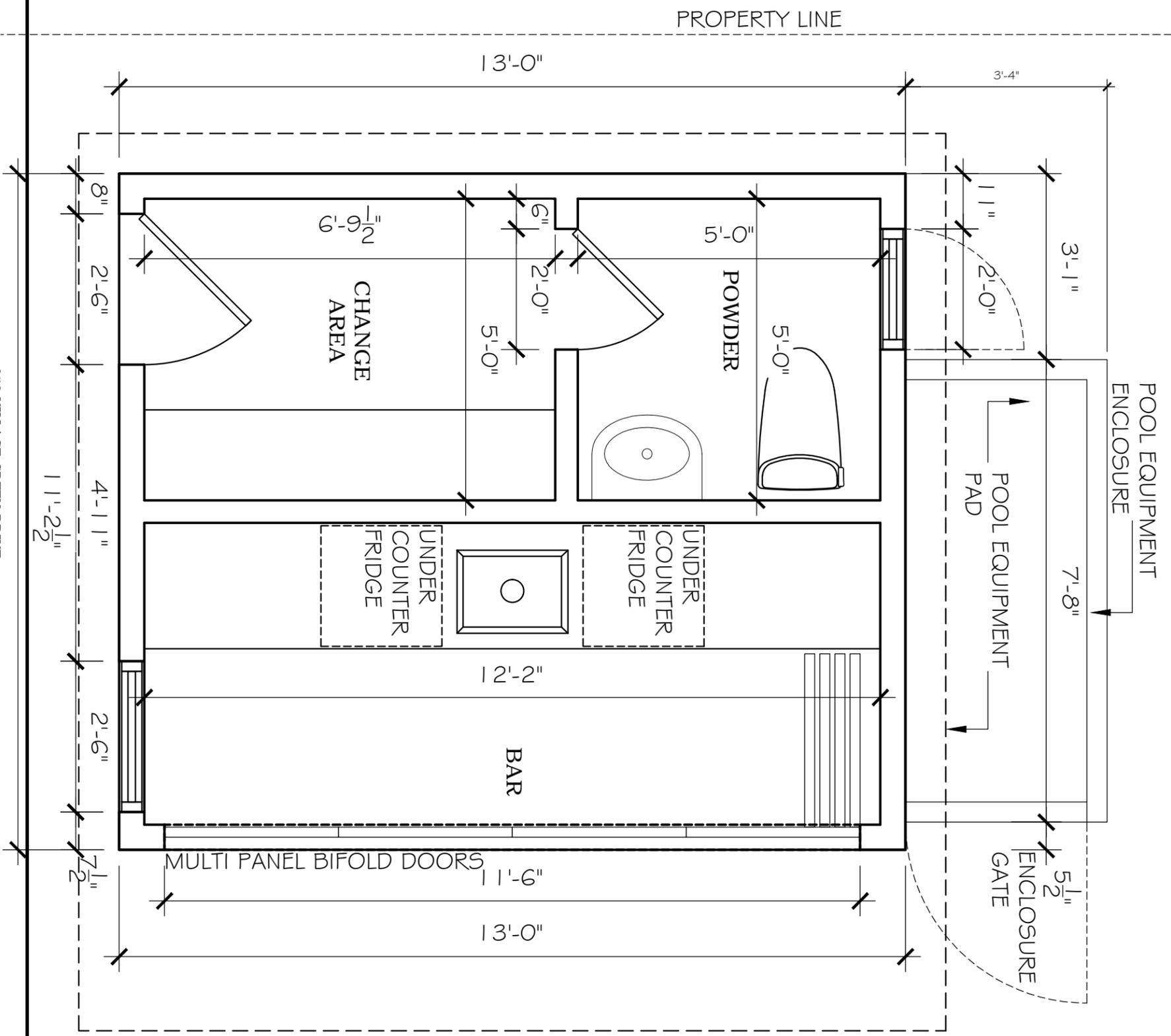
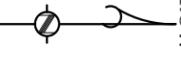
This Site Plan is based on a Plan prepared by  
 P. SALNA COMPANY LTD.  
 ONTARIO LAND SURVEYORS  
 dated JULY 10, 2002

# GALIFI RESIDENCE

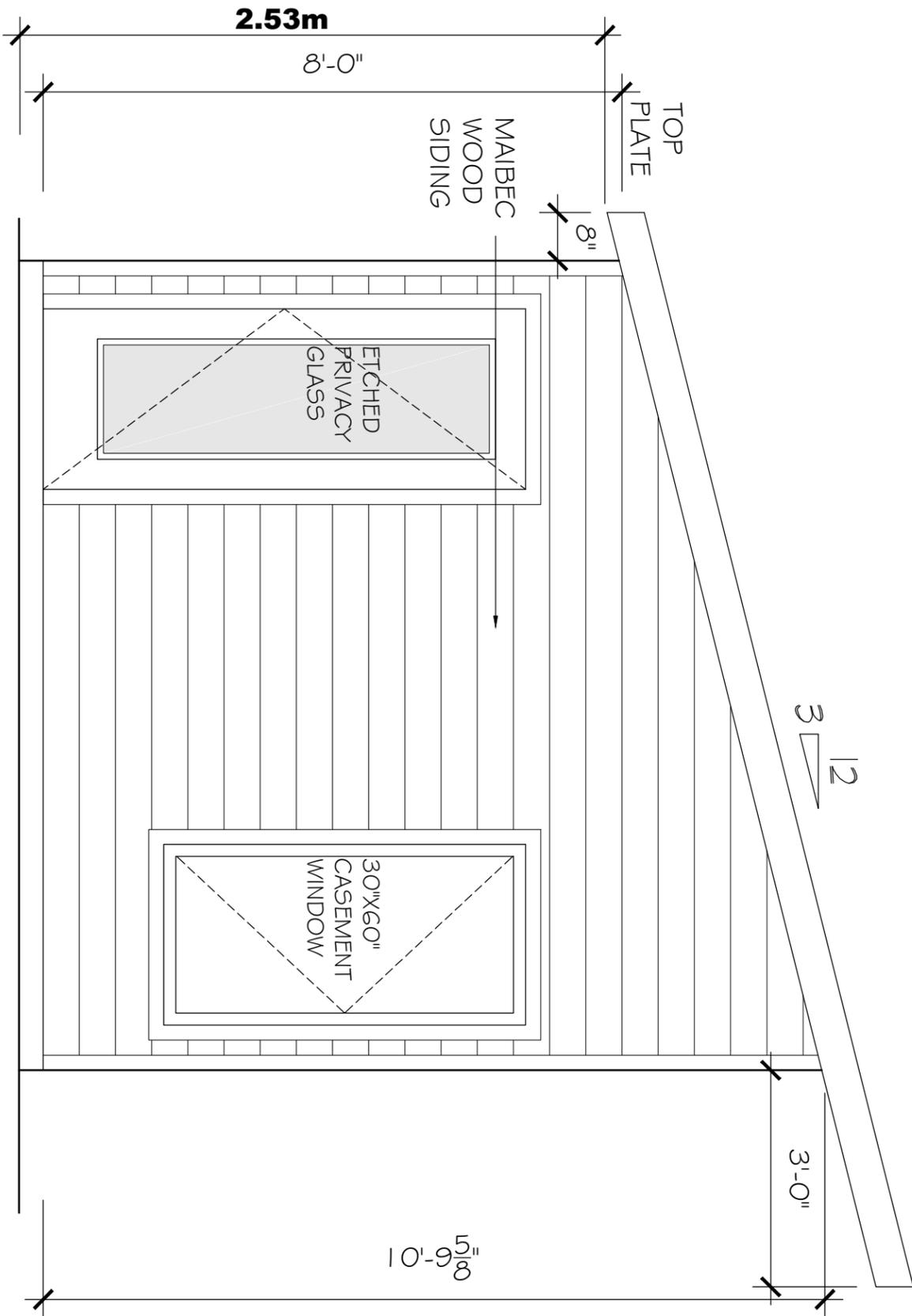
## 252 VILLAGE GREEN DRIVE

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





**Revised**  
March 28, 2019



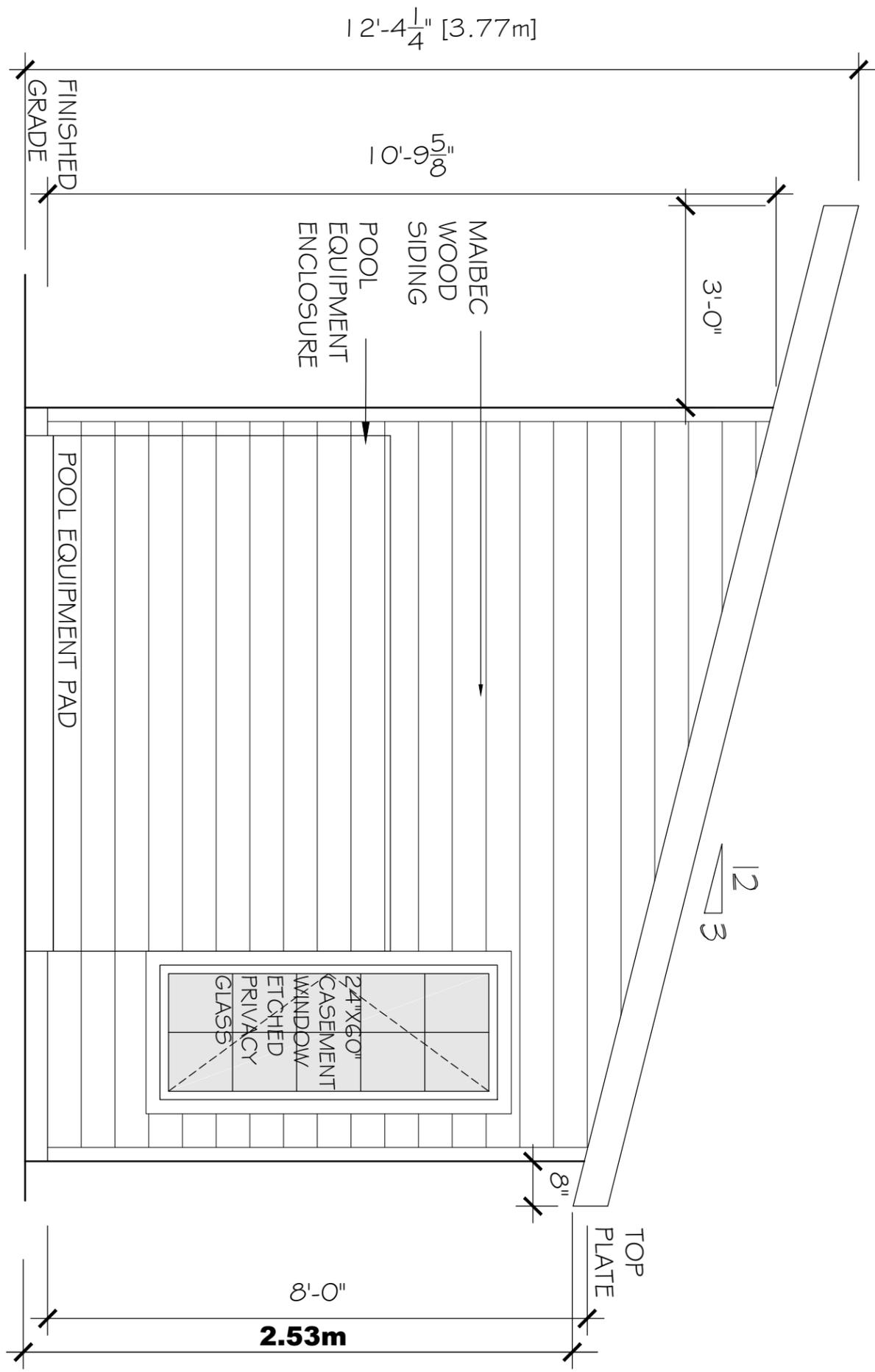
252 VILLAGE GREEN DRIVE  
VAUGHAN, ON

SOUTH ELEVATION

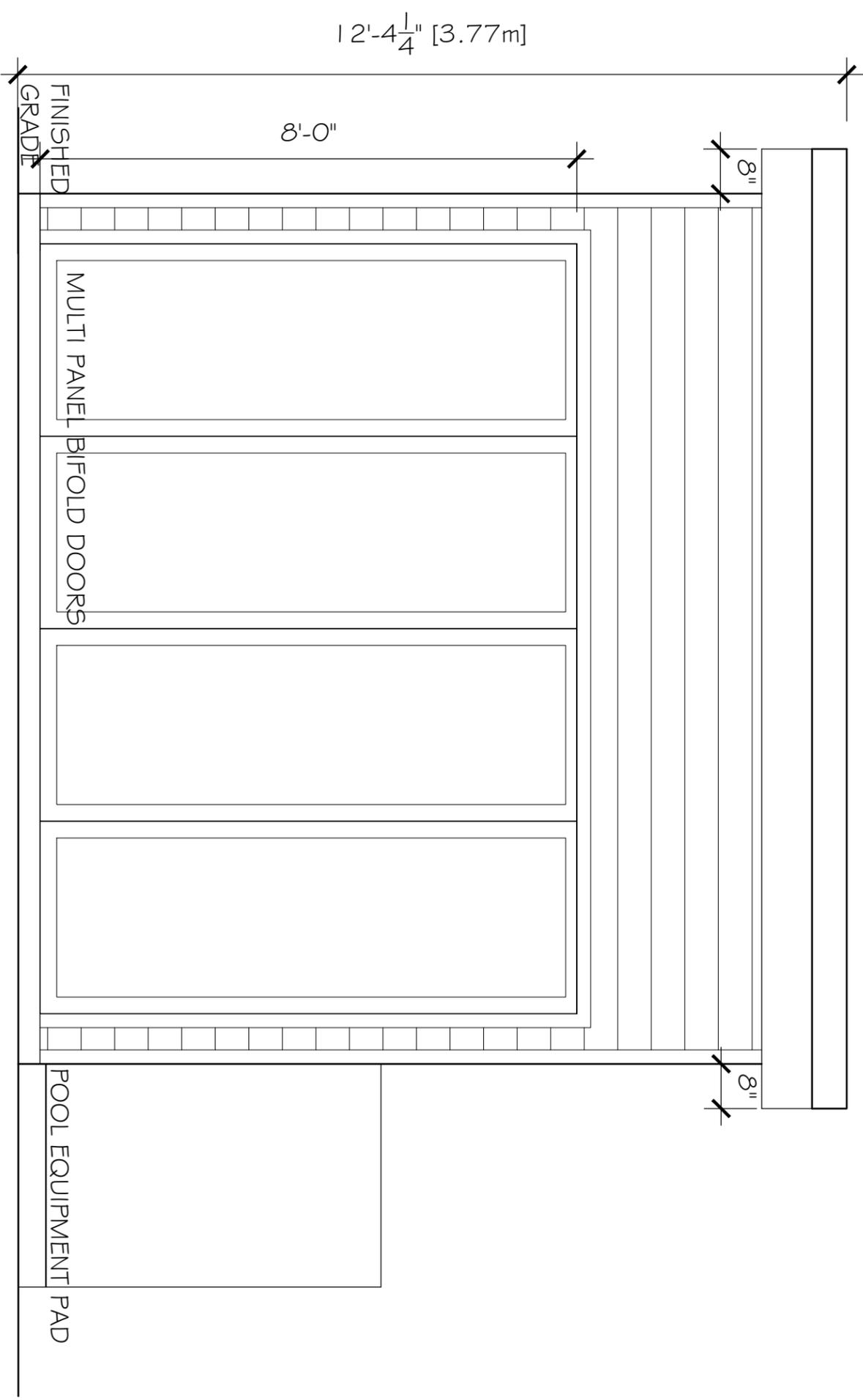
NOV. 2, 2018

A-2

**Revised**  
March 28, 2019

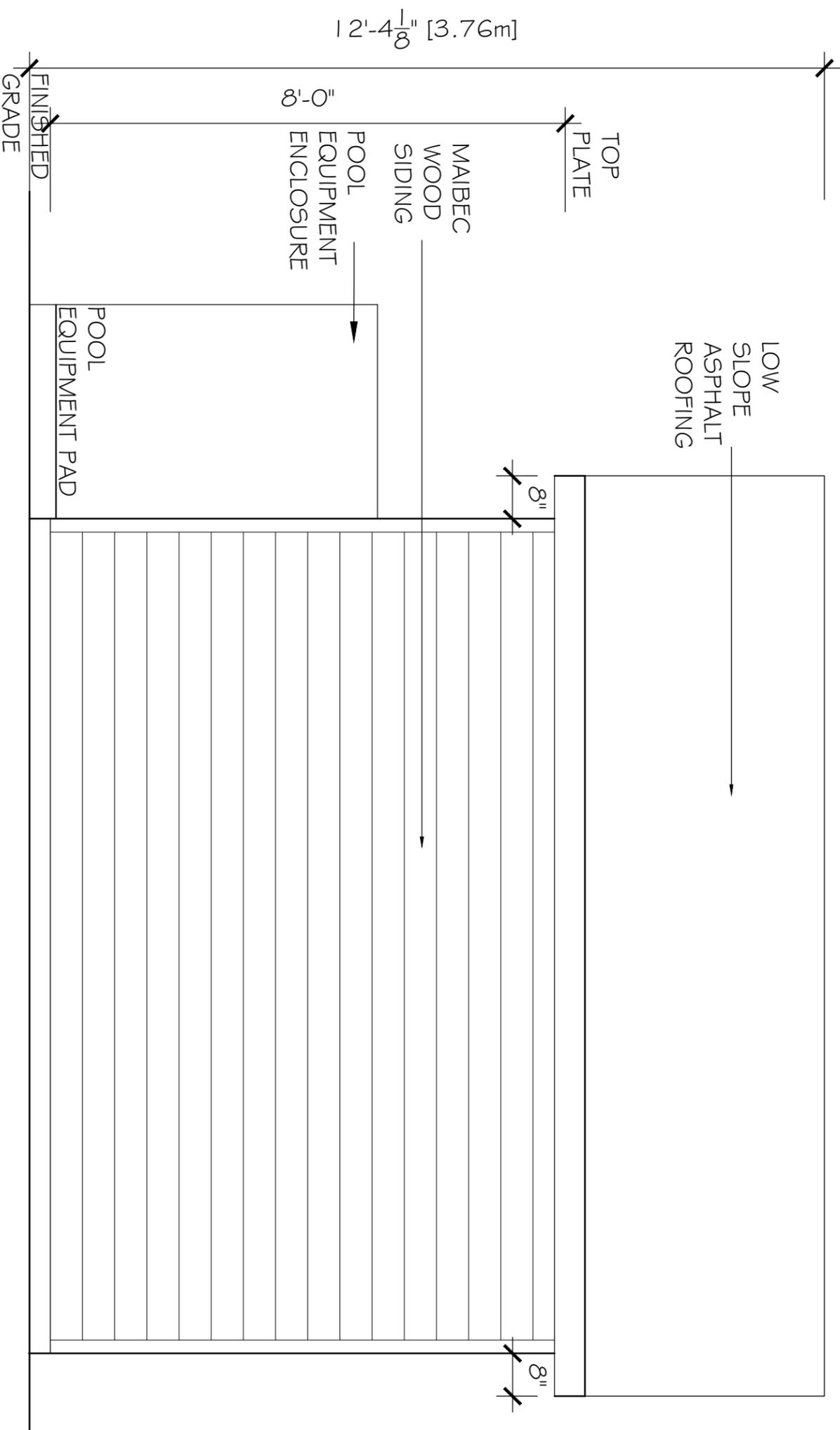


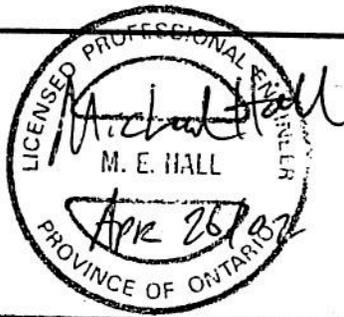
252 VILLAGE GREEN DRIVE  
VAUGHAN, ON



252 VILLAGE GREEN DRIVE  
VAUGHAN, ON

LOW  
SLOPE  
ASPHALT  
ROOFING





**COND LAND**  
**ENGINEERING LIMITED**  
 CONSULTING ENGINEERS, PLANNERS, PROJECT MANAGERS

**APPROVED FOR LOT GRADING ONLY**

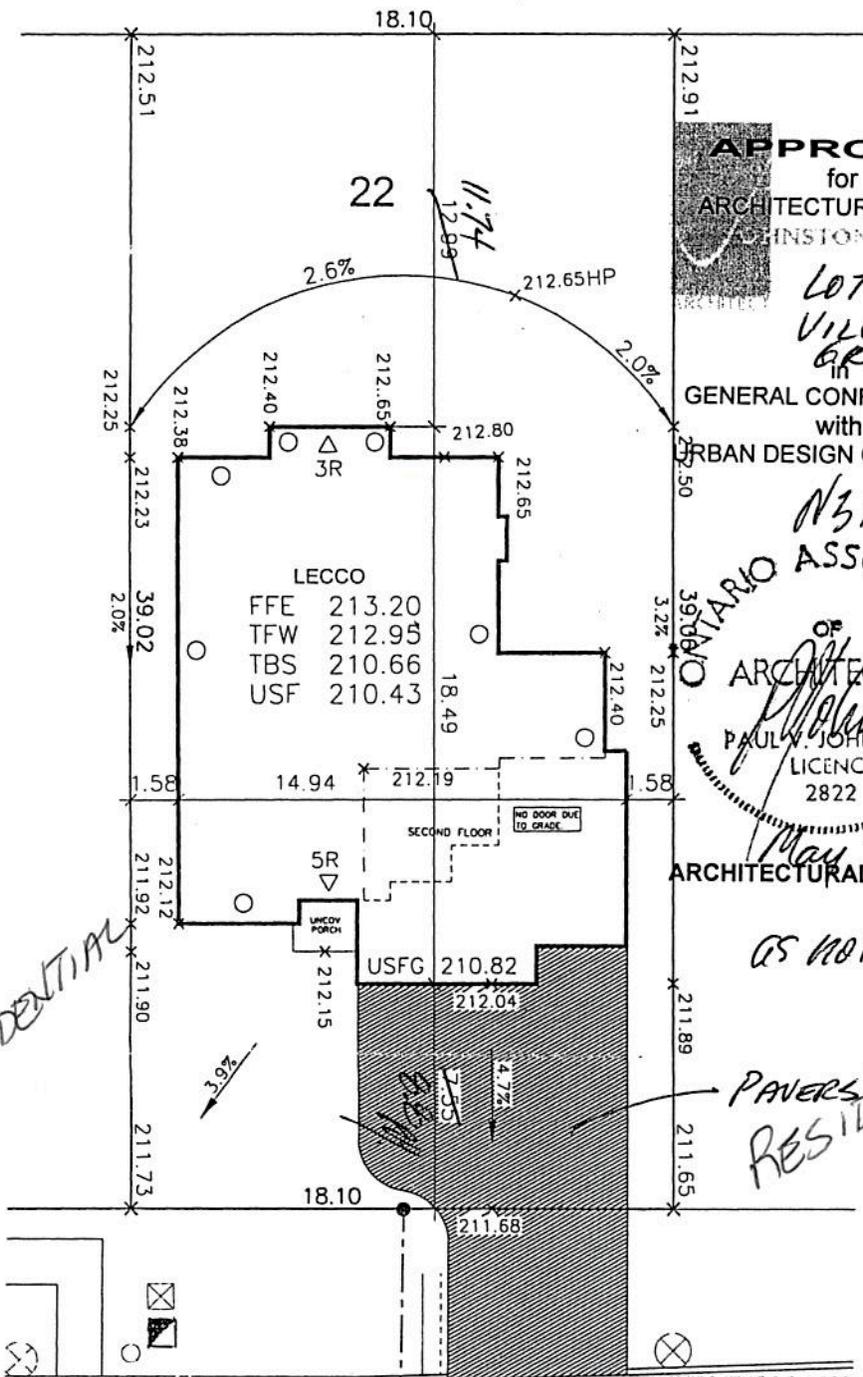
OWNER  
**NOVA VALLEY HOMES**

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) <sup>2</sup>  | 706.61 |
| BLDG AREA(m) <sup>2</sup> | 221.20 |
| LOT COVERAGE(%)           | 31.13% |
| No. OF STOREYS            | 2      |
| MEAN HEIGHT(m)            | XXX    |
| PEAK HEIGHT(m)            | XXX    |



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

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 | 26/04/02 | MTL |
| 3   | ISSUED FOR PERMIT         | 26/04/02 | MTL |

SCALE

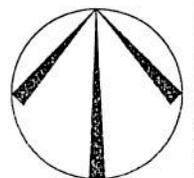
1:250

DATE

22/04/02

DRAWN BY

MTL



RN design



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

**VILLAGE GREEN DRIVE**  
**FOR OFFICE USE ONLY**

**CITY OF VAUGHAN**  
**BUILDING STANDARDS DEPARTMENT**  
**PLANS EXAMINATION**

RECEIVED MAY 09 2002

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

ZONING  
 GRADING  
 BUILDING CODE  
 MECHANICAL

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

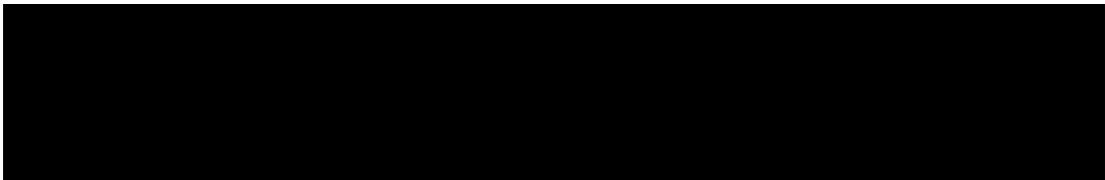
To help support the Contractor's quality control program, we offer on-site review with sealed Structural Review Reports that can be submitted to the City Inspector. There are a few critical milestones that can make the construction process smoother. The milestones are presented in the Start-up Meeting. 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, MASc.  
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](mailto: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](mailto: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](mailto:tiffany.wong@york.ca) | [www.york.ca](http://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 | Condition(s)<br><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|--|--|---|
|  | <input checked="" type="checkbox"/> Negative Comment |   |
| Committee of Adjustment                | <input checked="" type="checkbox"/>                  |   |
| Building Standards                     | <input checked="" type="checkbox"/>                  |   |
| Building Inspection                    | <input checked="" type="checkbox"/>                  |   |
| Development Planning                   | <input checked="" type="checkbox"/>                  |   |
| 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](http://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:

|   | <b>Department/Agency</b>   | <b>Condition</b>  |
|---|--|---|
| 1 | Development Finance<br>Nelson Pereira<br><br>905-832-8585 x 8393<br><a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a> | 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<br>Stephen Bohan<br><br>416-661-6600 x 5743<br><a href="mailto:sbohan@trca.on.ca">sbohan@trca.on.ca</a>                                 | 1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and<br><br>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<br>Brad Steeves<br>905-832-8585 x 8977<br><br><a href="mailto:Brad.steeves@vaughan.ca">Brad.steeves@vaughan.ca</a>   | 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](mailto: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](mailto:CofA@vaughan.ca)

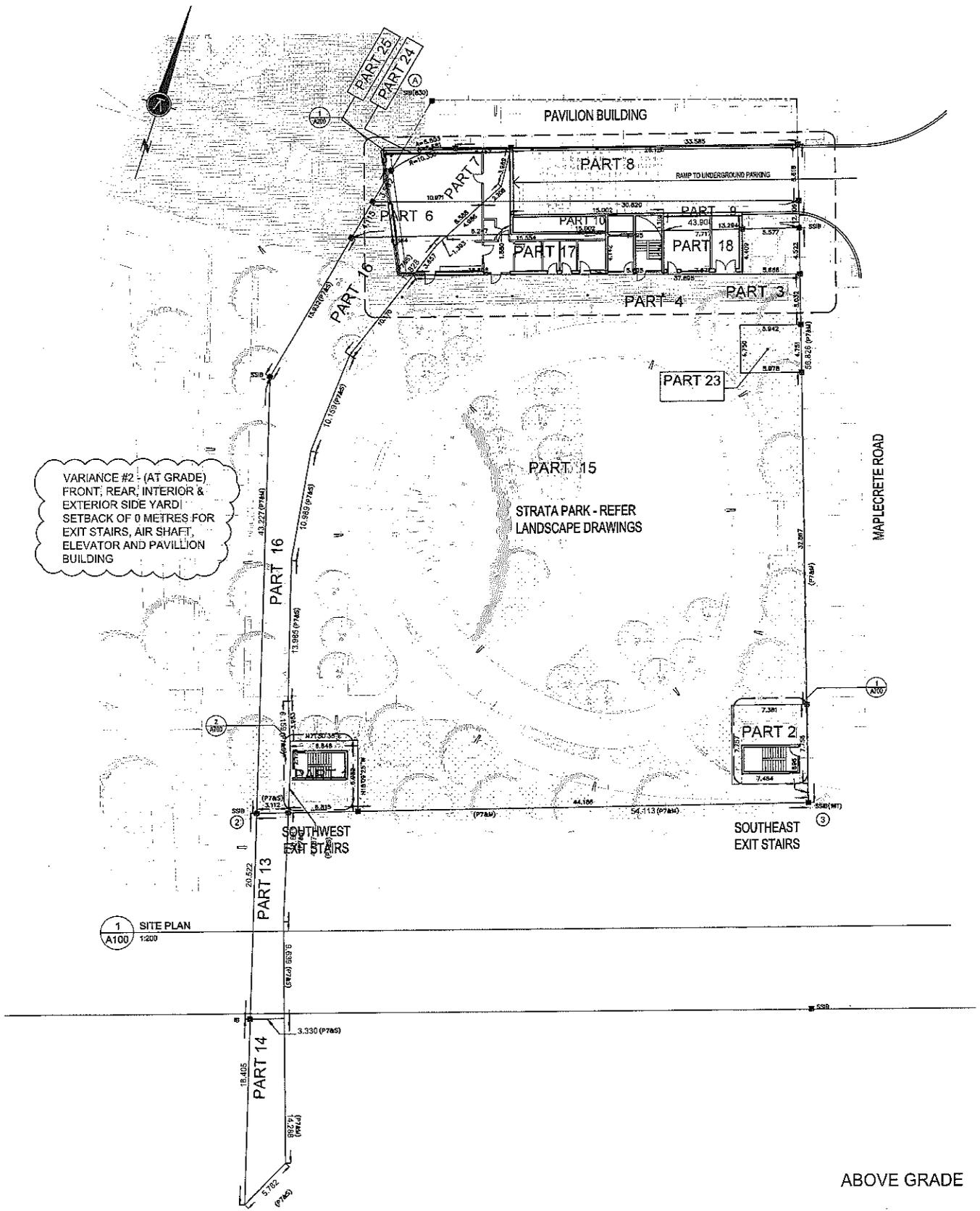
## Schedule A: Plans & Sketches

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

**Location Map  
Sketches**







REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

DATE \_\_\_\_\_, 2019

**PRELIMINARY**

J. EDUARDO LINARES  
REGISTERED LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRATION REGION (NARS)

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2019

**PLAN 65R-**

**SCHEDULE**

| PART | BLOCK/LOT        | PLAN     | CONC. | PART OF PIN               | AREA (m <sup>2</sup> ) AT GRADE |
|------|------------------|----------|-------|---------------------------|---------------------------------|
| 1    |                  |          |       |                           | 46.8                            |
| 2    | PART OF BLOCK 5  |          |       | 03276-0828(LT)            | 57.8                            |
| 3    |                  |          |       |                           | 25.7                            |
| 4    |                  |          |       |                           | 33.3                            |
| 5    | PART OF BLOCK 5  | 65M-4490 |       | 03276-0832(LT)            | 35.0                            |
| 6    | PART OF BLOCK 5  |          |       | 03276-0833(LT)            | 159.3                           |
| 7    |                  |          |       |                           | 71.8                            |
| 8    | PART OF BLOCK 10 |          |       | 03276-0834(LT)            | 27.0                            |
| 9    |                  |          |       |                           | 63.2                            |
| 10   |                  |          |       |                           | 58.8                            |
| 11   | PART OF LOT 6    |          |       | 03276-0270(LT)            | 240.1                           |
| 12   |                  |          |       |                           | 255.3                           |
| 13   | ALL OF BLOCK 7   |          |       | ALL OF PIN 03276-0811(LT) | 68.8                            |
| 14   | PART OF BLOCK 5  |          |       | 03276-0830(LT)            | 33.3                            |
| 15   | PART OF BLOCK 5  |          |       | 03276-0829(LT)            | 33.3                            |
| 16   | PART OF BLOCK 6  |          |       | 03276-0827(LT)            | 33.3                            |
| 17   | PART OF BLOCK 6  |          |       | 03276-0826(LT)            | 33.3                            |
| 18   | PART OF BLOCK 6  |          |       | 03276-0825(LT)            | 33.3                            |
| 19   | PART OF BLOCK 6  |          |       | 03276-0824(LT)            | 33.3                            |
| 20   | PART OF BLOCK 6  |          |       | 03276-0823(LT)            | 33.3                            |
| 21   | PART OF BLOCK 4  |          |       | 03276-0822(LT)            | 33.3                            |
| 22   | PART OF BLOCK 4  |          |       | 03276-0821(LT)            | 33.3                            |
| 23   | PART OF BLOCK 5  |          |       | 03276-0820(LT)            | 26.5                            |

PARTS 1, 2, 3, 4, 15, 17, 18, 20 AND 23 COMPRISE ALL OF PIN 03276-0828(LT)  
PARTS 19, 21 AND 22 COMPRISE PART OF PIN 03276-0826(LT)  
PARTS 5, 6 AND 10 COMPRISE PART OF PIN 03276-0834(LT)  
PARTS 7 AND 8 - SUBJECT TO AN EASEMENT AS IN INST. R42039

**STRATA PLAN OF SURVEY OF ALL OF BLOCKS 5 AND 7 PART OF BLOCKS 6, 8, 9 AND 10 PLAN 65M-4490 AND PART OF LOT 6, CONCESSION 4 (ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN**

SCALE 1:250

KRCMAR SURVEYORS LTD.

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

**BEARING**  
BEARINGS SHOWN HEREIN ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490, REFERRED TO THE 3° WTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°00' WEST LONGITUDE, QUAD 27, 1974 ADJUSTMENT.

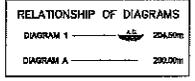
**ELEVATION**  
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK NO. 23-B HAVING AN ELEVATION OF 204.66 METRES.

**NOTES**  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.S. UNLESS OTHERWISE NOTED.  
BEARINGS, DISTANCES AND ELEVATIONS ARE IN ACCORDANCE WITH PLAN 65M-4490, AS APPLICABLE.  
SUBSTANTIAL COMPLIANCE WITH CLAS 525/811 DUE TO CONSTRUCTION ACTIVITY.

- LEGEND**
- DENOTES PROPERTY BOUNDARY
  - DENOTES CHANGE IN VERTICAL LIMITATION
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES STANDARD BENCH MARK
  - DENOTES SHORT STANDARD BENCH MARK
  - DENOTES IRON NAIL
  - DENOTES SET
  - DENOTES MESSAGING
  - DENOTES ORIGIN MONUMENT
  - DENOTES PLAN 65M-4490
  - DENOTES C.M. PETZOLD, O.S.
  - DENOTES B.M. CITY ENGINEER, O.S.
  - DENOTES B.M. SURVEYORS LTD., O.S.
  - 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 CHANGE IN VERTICAL LIMITATION
  - DENOTES SEE SECTION X-X

**DIAGRAM/SECTION CORRELATION TABLE**

| PART | DIAGRAM | SECTION |
|------|---------|---------|
| 1    | 1       | 1       |
| 2    | 1       | 2       |
| 3    | 1       | 3       |
| 4    | 1       | 4       |
| 5    | 1       | 5       |
| 6    | 1       | 6       |
| 7    | 1       | 7       |
| 8    | 1       | 8       |
| 9    | 1       | 9       |
| 10   | 1       | 10      |
| 11   | 1       | 11      |
| 12   | 1       | 12      |
| 13   | 1       | 13      |
| 14   | 1       | 14      |
| 15   | 1       | 15      |
| 16   | 1       | 16      |
| 17   | 1       | 17      |
| 18   | 1       | 18      |
| 19   | 1       | 19      |
| 20   | 1       | 20      |
| 21   | 1       | 21      |
| 22   | 1       | 22      |
| 23   | 1       | 23      |



**UTM ZONE 17 COORDINATES**  
NAD 83 (2011) (2011) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)  
THE LAND REGISTRATION REGION (NARS) HAS ADOPTED THE UTM ZONE 17 COORDINATE SYSTEM (NARS) FOR THE REGISTRATION OF SURVEYS AND THE UTM ZONE 17 COORDINATE SYSTEM (NARS) IS THE BASIS FOR THE REGISTRATION OF SURVEYS.

**SPECIFIED CONTROL POINTS**

| MONUMENT NO. | NORTHING      | EASTING     |
|--------------|---------------|-------------|
| (A) SBM      | 4 830 355.951 | 618 516.893 |
| (B) SBM      | 4 830 184.121 | 618 530.221 |

**OBSERVED REFERENCE POINTS**

| POINT | NORTHING     | EASTING    |
|-------|--------------|------------|
| 1     | 4 830 463.12 | 618 834.08 |
| 2     | 4 830 258.03 | 618 854.48 |
| 3     | 4 830 275.88 | 618 907.37 |

CONVERT VALUES FROM ANY OLD COORDINATE SYSTEM TO UTM ZONE 17 COORDINATES (NARS) BY USING THE COORDINATE CONVERSION TABLE IN THE REGISTRATION ACT.

**LOCATION OF DIAGRAMS**  
DIAGRAM 1 IS ON SHEET 1  
DIAGRAM A IS ON SHEET 2  
SECTIONS ARE ON SHEET 3

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1, 2 AND 3) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

DATE \_\_\_\_\_, 2019

**PRELIMINARY**

J. EDUARDO LINARES  
REGISTERED LAND SURVEYOR

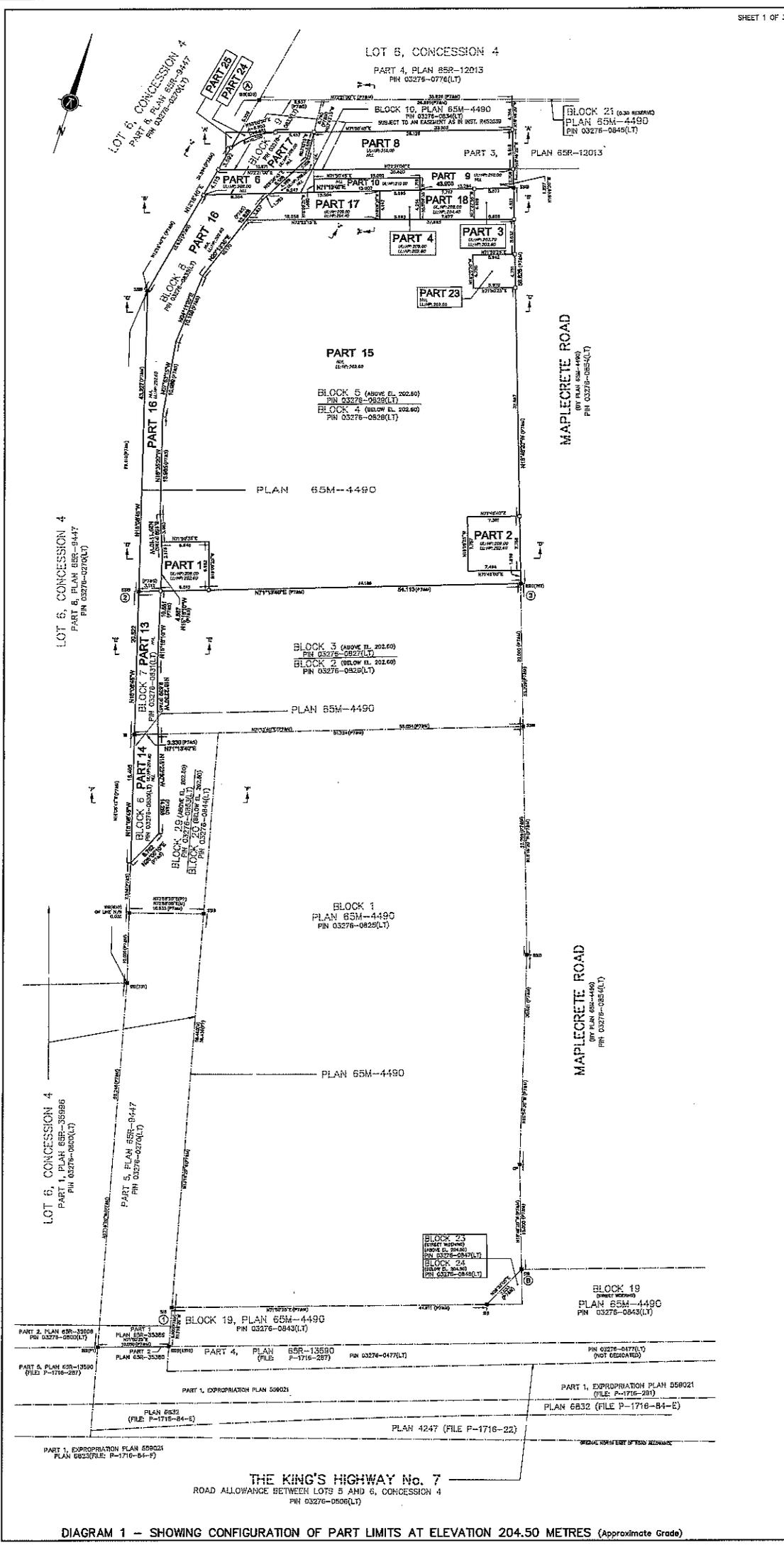
PLAN AVAILABLE AT [www.PlanetSurveyors.com](http://www.PlanetSurveyors.com)

FILE: JL | BLOCK: ML | DESIGNED: JEL | JOB NO: 0636

PROJ NAME: 00-20207 | PLAN NO: 1281214/2019 | WORK ORDER NO: 2210

1187 East Beaver Creek Road | Unit 10 | Richmond Hill, ON L4B 1N2 | 905.709.8221 | www.planet.com

**KRCMAR**



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED

DATE

2019

DATE

2019

PRELIMINARY

J. EDUARDO LINARES  
ONARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF YORK REGION (PLAN 65)

STRATA PLAN OF SURVEY OF  
ALL OF BLOCKS 5 AND 7  
PART OF BLOCKS 6, 8, 9 AND 10  
PLAN 65M-4490  
AND  
PART OF LOT 6, CONCESSION 4  
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)  
CITY OF VAUGHAN

SCALE 1:250

KRCMAR SURVEYORS LTD.  
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. 23-8 HAVING AN ELEVATION OF 202.852 METRES.

LEGEND

- DENOTES PROPERTY BOUNDARY
- CL --- DENOTES CHANGE IN VERTICAL LIMITATION
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- CLV100 --- DENOTES CHANGE IN VERTICAL LIMITATION

X-X DENOTES SEE SECTION X-X

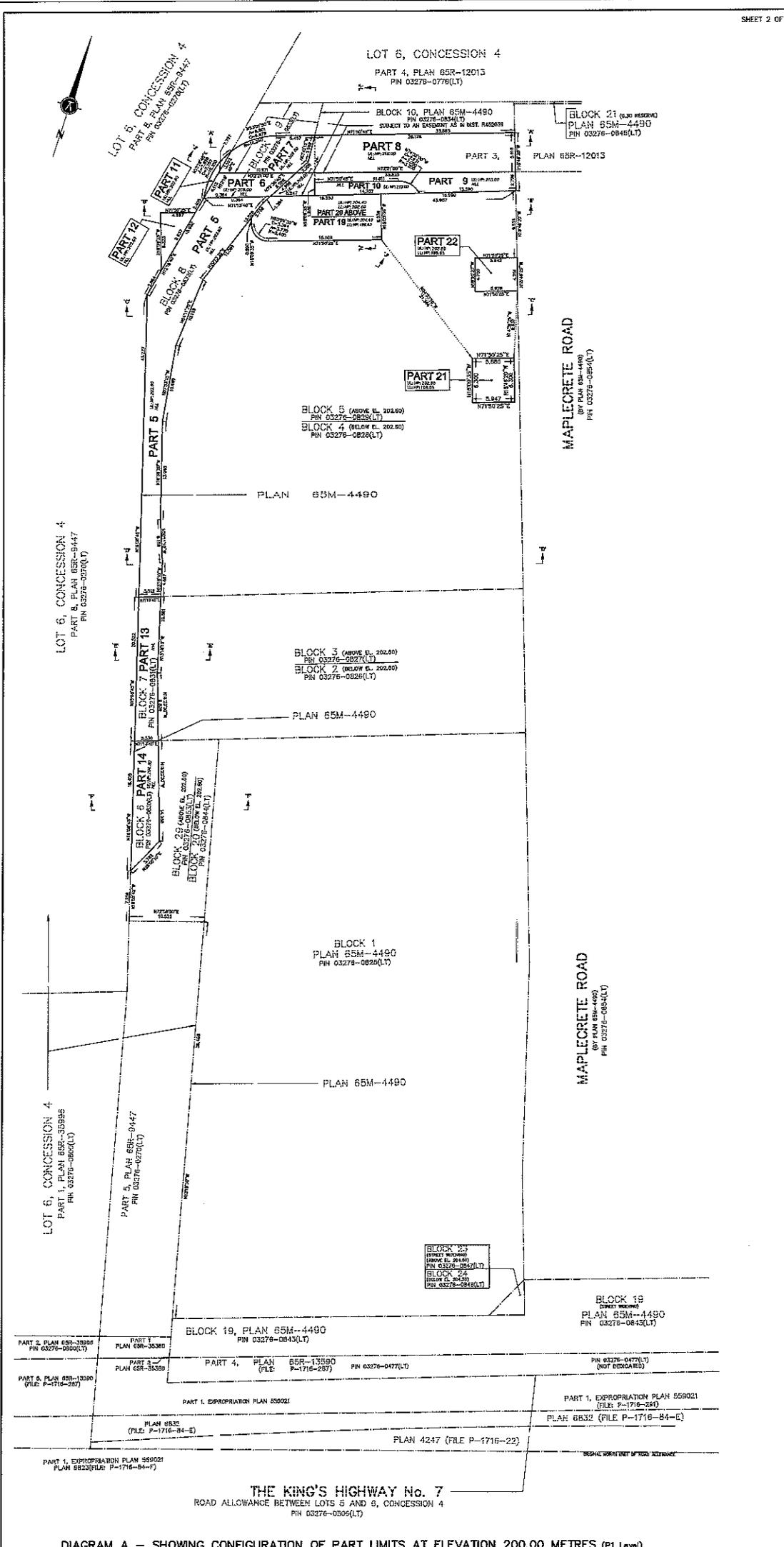


DIAGRAM A - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 200.00 METRES (P1 Level)

PLAN AVAILABLE AT [www.PlanetFourGeomatics.ca](http://www.PlanetFourGeomatics.ca)

FILE: 03-2020-07 | DRAWING: 03-2020-07 | SHEET: 02 OF 03

DWG NAME: 03-2020-07 | PLAN NO: 1201 PLAN 65R-12013 | WORK ORDER NO: 22103

1187 Centre Drive, Thornhill ON L4J 3M4 | 905.734.0033 | F: 905.734.0031 | [www.krcmar.com](http://www.krcmar.com)

KRCMAR

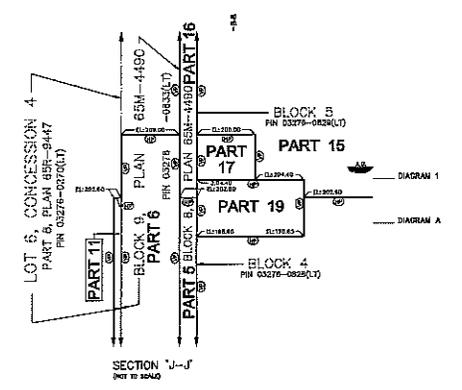
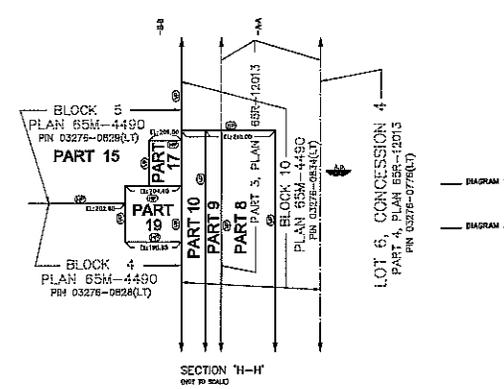
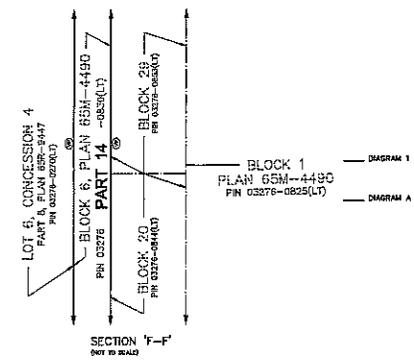
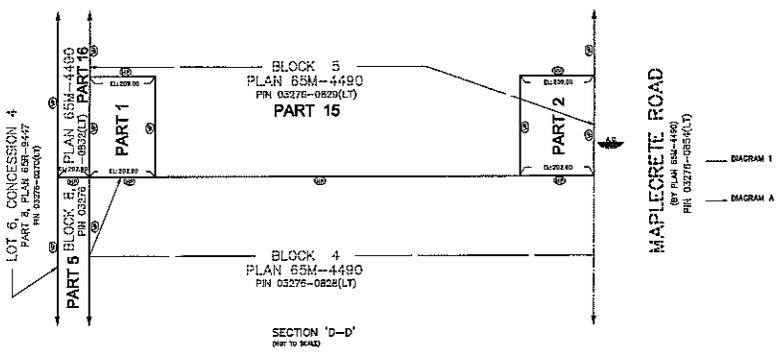
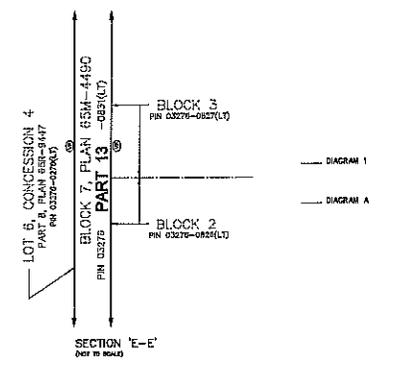
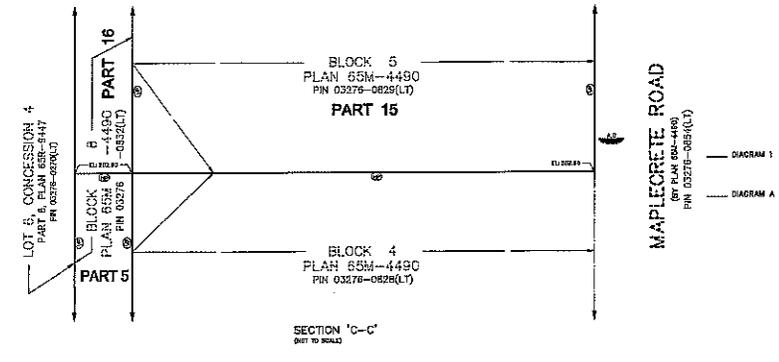
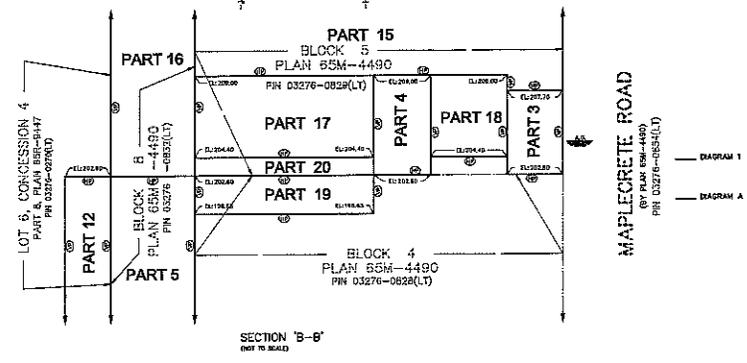
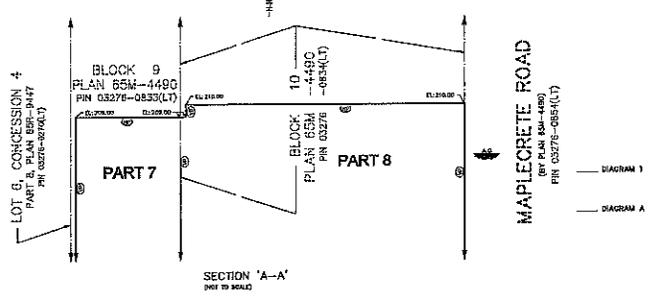
|   |  |
|---|--|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.<br>DATE _____, 2019<br><b>PRELIMINARY</b><br>A. EDUARD LINARES<br>CHIEF LAND SURVEYOR | <b>PLAN 65R--</b><br>RECEIVED AND DEPOSITED<br>DATE _____, 2019<br>REPRESENTATIVE FOR LAND MEASUREMENT FOR THE LAND TILES DIVISION OF YORK REGION (R.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. 23-0 HAVING AN ELEVATION OF 202.82 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 <a href="http://www.PlanetOnline.com/strata">www.PlanetOnline.com/strata</a> |                    |
| FILE NO. 00-220074   | DATE 12/01/2019    |
| PROJECT NO. 1157   | CLIENT YORK REGION |
| 1157 Dufferin Street, Toronto ON M6H 2M1 TEL: 416-392-2000 FAX: 416-392-2001                   |                    |

**KRCMTR**

## **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**

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***

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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.

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.*

13

**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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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

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**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.

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

O: 1-877-464-9675 ext. 71516 | [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca) | [www.york.ca](http://www.york.ca)

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

Please consider the environment before printing this email.

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**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](mailto: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 5<sup>th</sup> 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](mailto:sbohan@trca.on.ca)

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

**File:** A042/19

**Applicant:** The Corporation of the City of Vaughan

**Address:** 2926 Hwy 7 Concord

**Agent:** Bousfields Inc.

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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<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><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

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Background History: N/A

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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](http://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<br>Brad Steeves<br><br>905-832-8585 x 8977<br><a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>   | 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<br>Nelson Pereira<br><br>905-832-8585 x 8393<br><a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a> | 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<br>Stephen Bohan<br><br>416-661-6600 x 5743<br><a href="mailto:sbohan@trca.on.ca">sbohan@trca.on.ca</a>                                 | <ol style="list-style-type: none"> <li>1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and</li> <li>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.</li> </ol>   |

**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](mailto: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](mailto:CofA@vaughan.ca)

## Schedule A: Plans & Sketches

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

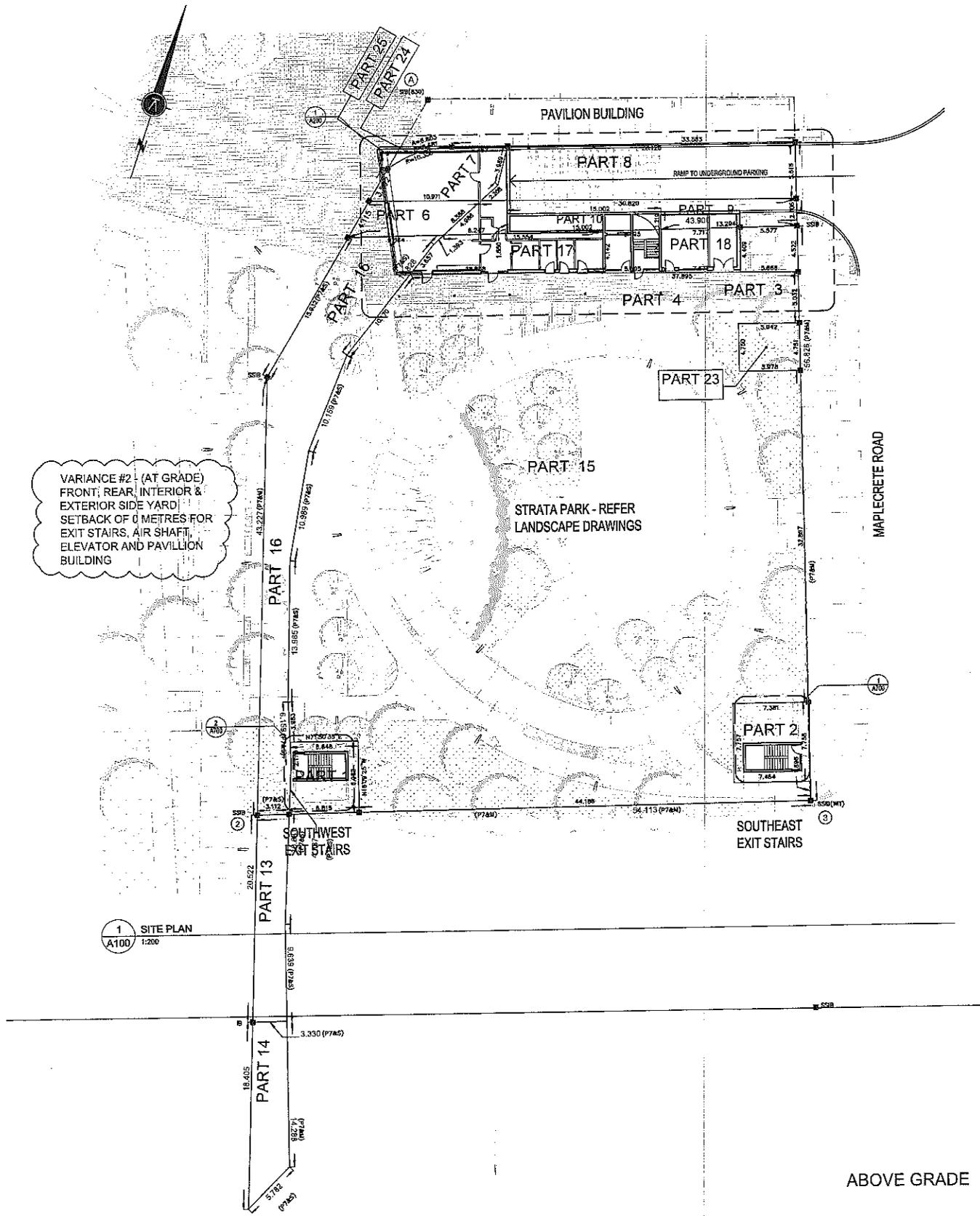
**Location Map  
Sketches**

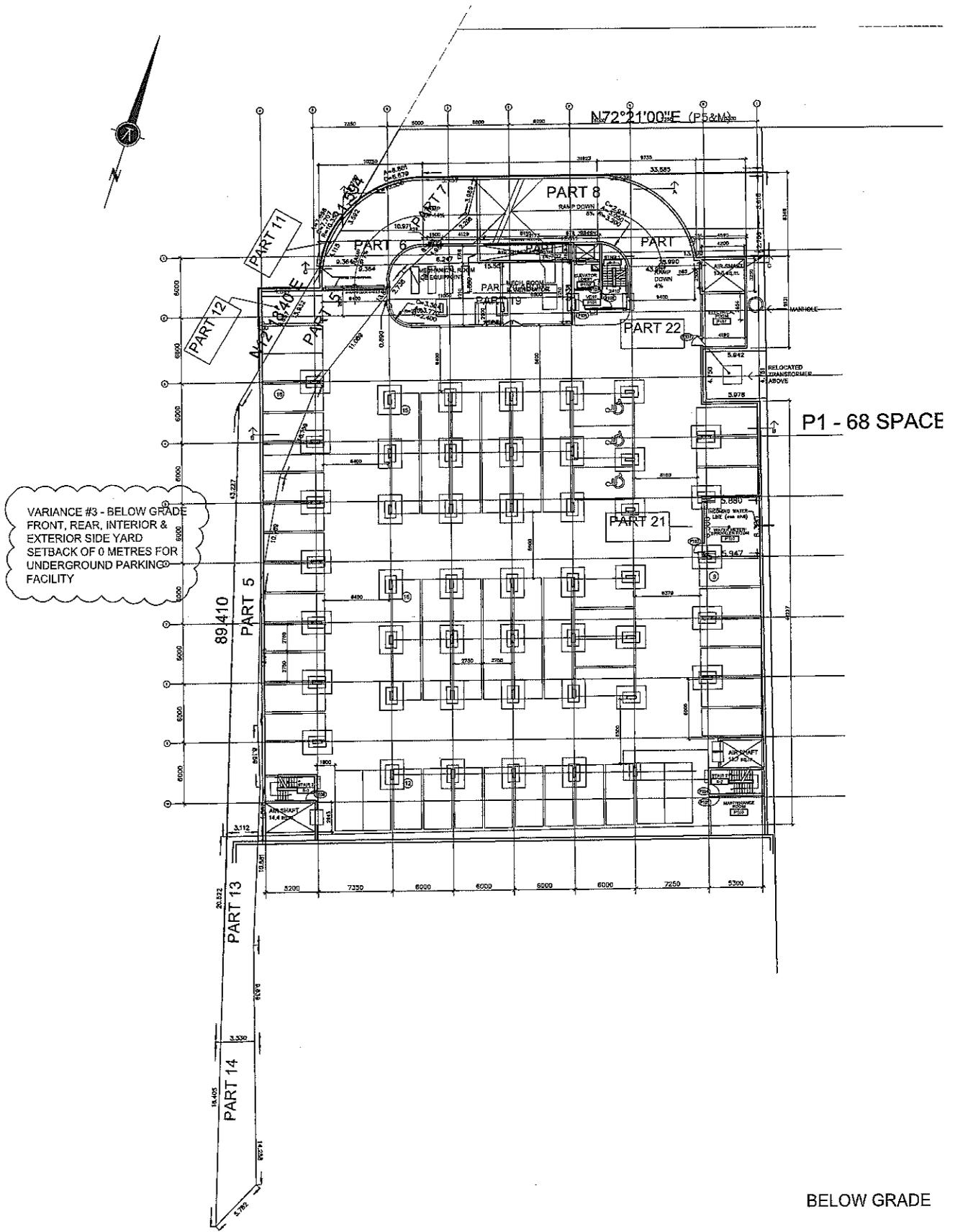


**0.0m setbacks from all lot lines for the underground commercial parking facility & associated structures**  
**0.0m from all lot lines for any above grade structures**

**A042/19**

ATTACHMENT 2





| PART | BLOCK/LOT        | PLAN     | COMC | PART OF PIN               | AREA (m <sup>2</sup> ) AT GRADE |
|------|------------------|----------|------|---------------------------|---------------------------------|
| 1    |                  |          |      |                           | 48.8                            |
| 2    | PART OF BLOCK 5  |          |      | 03276-0823(LT)            | 57.8                            |
| 3    |                  |          |      |                           | 23.1                            |
| 4    |                  |          |      |                           | 33.3                            |
| 5    | PART OF BLOCK 6  | 65M-4490 |      | 03276-0823(LT)            | 32.0                            |
| 6    | PART OF BLOCK 9  |          |      | 03276-0833(LT)            | 36.5                            |
| 7    |                  |          |      |                           | 159.3                           |
| 8    | PART OF BLOCK 10 |          |      | 03276-0834(LT)            | 21.8                            |
| 9    |                  |          |      |                           | 22.0                            |
| 10   |                  |          |      |                           | ---                             |
| 11   | PART OF LOT 6    |          | 4    | 03276-0270(LT)            | ---                             |
| 12   |                  |          |      |                           | ---                             |
| 13   | ALL OF BLOCK 7   |          |      | ALL OF PIN 03276-0811(LT) | 63.2                            |
| 14   | PART OF BLOCK 6  |          |      | 03276-0830(LT)            | 58.9                            |
| 15   | PART OF BLOCK 5  |          |      | 03276-0823(LT)            | 243.3                           |
| 16   | PART OF BLOCK 9  |          |      | 03276-0833(LT)            | 253.2                           |
| 17   | PART OF BLOCK 9  | 65M-4490 |      | 03276-0820(LT)            | 58.8                            |
| 18   | PART OF BLOCK 4  |          |      | 03276-0828(LT)            | 33.3                            |
| 19   | PART OF BLOCK 5  |          |      | 03276-0829(LT)            | ---                             |
| 20   | PART OF BLOCK 4  |          |      | 03276-0826(LT)            | ---                             |
| 21   | PART OF BLOCK 4  |          |      | 03276-0826(LT)            | ---                             |
| 22   | PART OF BLOCK 5  |          |      | 03276-0823(LT)            | 28.3                            |

PARTS 1, 2, 3, 4, 15, 17, 18, 20 AND 23 COMPRISE ALL OF PIN 03276-0820(LT).  
 PARTS 16, 21 AND 22 COMPRISE PART OF PIN 03276-0811(LT).  
 PARTS 5, 9 AND 10 COMPRISE PART OF PIN 03276-0834(LT).  
 PARTS 7 AND 8 - SUBJECT TO AN EASEMENT AS IN INSI. R452039

**STRATA PLAN OF SURVEY OF ALL OF BLOCKS 5 AND 7 PART OF BLOCKS 6, 8, 9 AND 10 PLAN 65M-4490 AND PART OF LOT 6, CONCESSION 4 (ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN**  
 SCALE 1:250

KRCMAR SURVEYORS LTD.

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

BEARING BEARINGS SHOWN HEREIN ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490 REFERRED TO THE 1984 UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 79°30' WEST LONGITUDE (NAD 83 (CGRS(2011))). DISTANCES SHOWN HEREIN ARE ADJUSTED GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.9997.

ELEVATION TO OBTAIN BEARINGS RELATED TO THE 1984 UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 79°30' WEST LONGITUDE (NAD 83 (CGRS(2011))), APPLY A COUNTER-CLOCKWISE ROTATION OF 0.1927° TO THE BEARINGS SHOWN.

ELEVATION ELEVATIONS SHOWN HEREIN ARE PROPOSED AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK NO. 23-8 HAVING AN ELEVATION OF 204.892 METRES.

NOTES ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.L.S. UNLESS OTHERWISE NOTED.

BEARINGS, DISTANCES AND ELEVATIONS ARE IN ACCORDANCE WITH PLAN 65M-4490, AS APPLICABLE.

SUBSTANTIAL COMPLIANCE WITH CLRS 625/94 DUE TO CONSTRUCTION ACTIVITY.

- LEGEND**
- DENOTES PROPERTY BOUNDARY
  - DENOTES CHANGE IN VERTICAL LIMITATION
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES STATION MARK FOUND
  - DENOTES SMART STANDARD IRON BAR
  - DENOTES IRON BAR
  - DENOTES SET
  - DENOTES MEASURED
  - DENOTES ORIGINAL ENDORSEMENT
  - DENOTES PLAN 65M-4490
  - DENOTES C.M. PICTORIAL O.L.S.
  - DENOTES BROWN METAL BENCHMARK O.L.S.
  - DENOTES KRCMAR SURVEYORS LTD. O.L.S.
  - 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 PLANT
  - DENOTES CHANGE IN VERTICAL LIMITATION
  - DENOTES SEE SECTION X-X

**DIAGRAM/SECTION CORRELATION TABLE**

| PART | SECTION |   |   |   |   |   |
|------|---------|---|---|---|---|---|
|      | A       | B | C | D | E | F |
| 1    | X       |   |   |   |   |   |
| 2    | X       |   |   |   |   |   |
| 3    | X       |   |   |   |   |   |
| 4    | X       |   |   |   |   |   |
| 5    | X       |   |   |   |   |   |
| 6    | X       |   |   |   |   |   |
| 7    | X       |   |   |   |   |   |
| 8    | X       |   |   |   |   |   |
| 9    | X       |   |   |   |   |   |
| 10   | X       |   |   |   |   |   |
| 11   | X       |   |   |   |   |   |
| 12   | X       |   |   |   |   |   |
| 13   | X       |   |   |   |   |   |
| 14   | X       |   |   |   |   |   |
| 15   | X       |   |   |   |   |   |
| 16   | X       |   |   |   |   |   |
| 17   | X       |   |   |   |   |   |
| 18   | X       |   |   |   |   |   |
| 19   | X       |   |   |   |   |   |
| 20   | X       |   |   |   |   |   |
| 21   | X       |   |   |   |   |   |
| 22   | X       |   |   |   |   |   |
| 23   | X       |   |   |   |   |   |

**RELATIONSHIP OF DIAGRAMS**

DIAGRAM 1 --- 204.50m  
 DIAGRAM A --- 200.00m

**1984 UTM ZONE 17 COORDINATES**

NAD 83 (CGRS(2011)) CENTRAL MERIDIAN 79°30' WEST LONGITUDE  
 THE UTM APPROXIMATE GRID COORDINATES ARE IN METRES AND APPLY TO SECTION 14(2) OF ONTARIO REGULATION 242/70 FILED UNDER THE SURVEYS ACT.

**SPECIFIED CONTROL POINTS**

| MONUMENT NO. | NORTHING      | EASTING     |
|--------------|---------------|-------------|
| 318          | 4 850 336.201 | 618 948.283 |
| 319          | 4 850 184.141 | 618 938.221 |

**OBSERVED REFERENCE POINTS**

| POINT | NORTHING      | EASTING     |
|-------|---------------|-------------|
| 1     | 4 850 183.112 | 618 894.038 |
| 2     | 4 850 258.65  | 618 856.48  |
| 3     | 4 850 276.08  | 618 897.27  |

CAREFUL CHECK SHALL BE MADE TO DETERMINE WHETHER GRID COORDINATES SHOWN ON THIS PLAN ARE CORRECT AND TO BE CORRECTED IF NECESSARY.

**LOCATION OF DIAGRAMS**

DIAGRAM 1 IS ON SHEET 1  
 DIAGRAM A IS ON SHEET 2  
 SECTIONS ARE ON SHEET 3

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN (COMPRISE SHEETS 1, 2 AND 3) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019

DATE \_\_\_\_\_ 2019

**PRELIMINARY**

J. EDUARDO LINARES  
 LICENSED LAND SURVEYOR

PLAN AVAILABLE AT [www.PlanetSurvey.com/plan/65R](http://www.PlanetSurvey.com/plan/65R)

REVIS: J.L. | DRAWN: K.L. | CHECKED: J.L. | JOB NO: 65-02

DATE: 06-20-2019 | PLAN NO: 1681216-2019 | WORK ORDER NO: 2210

1101 Denison Street, Toronto, ON M6J 1B5 | TEL: 416-754-2200 | FAX: 416-754-2201 | [www.krcmar.com](http://www.krcmar.com)

**KRCMAR**

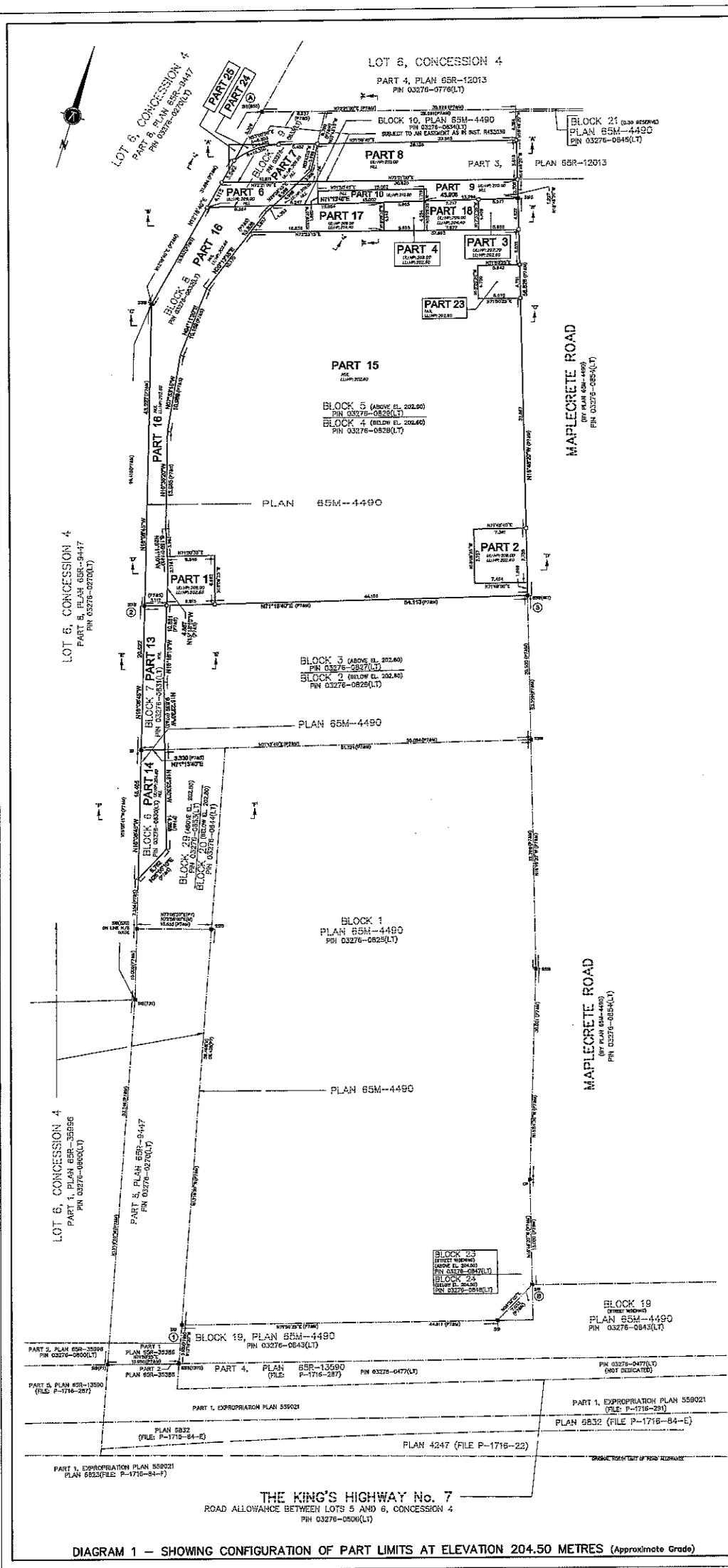


DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 204.50 METRES (Approximate Grade)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.  
 DATE \_\_\_\_\_, 2019  
**PRELIMINARY**  
 J. EDUARDO LINDHARTS  
 CHIEF LAND SURVEYOR

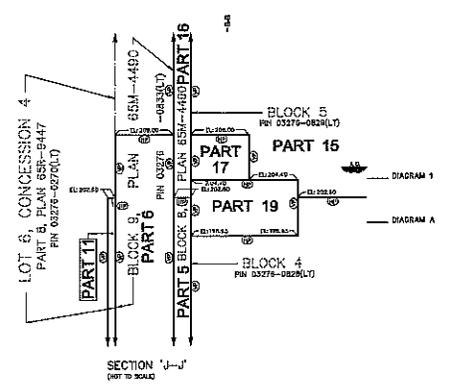
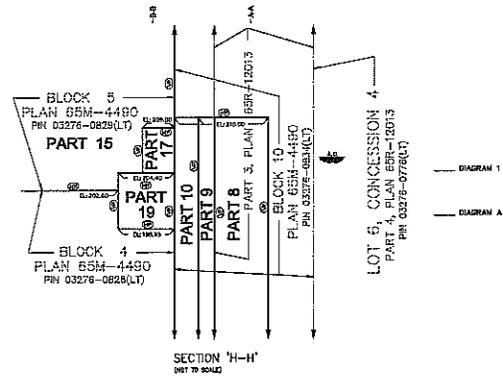
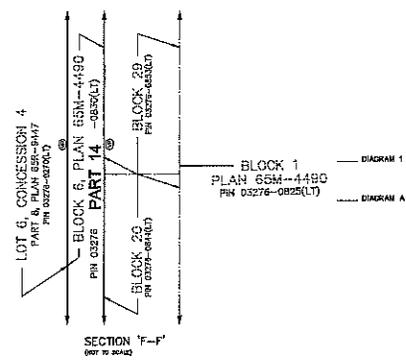
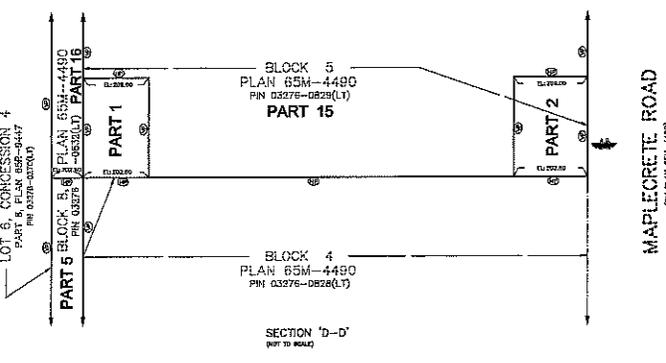
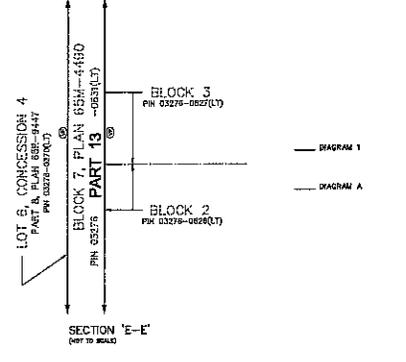
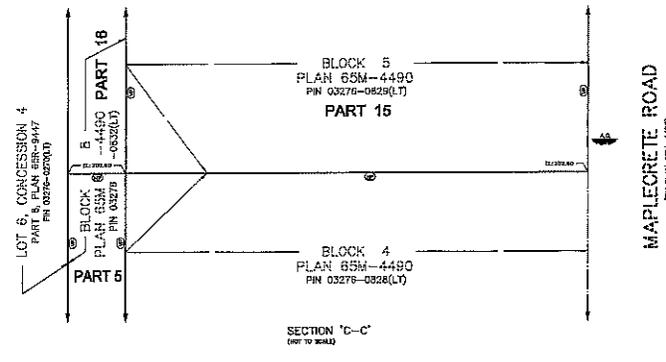
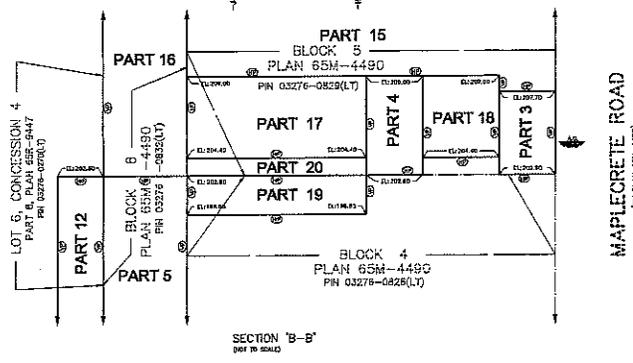
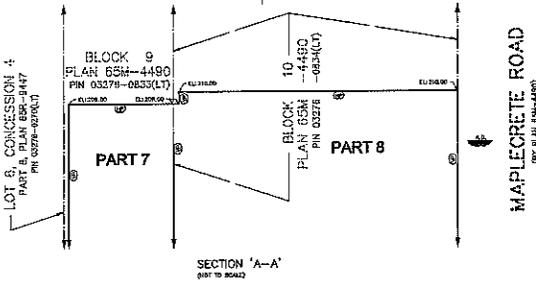
**PLAN 65R-**  
 RECEIVED AND DEPOSITED  
 DATE \_\_\_\_\_, 2019  
 REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TILES DIVISION OF YORK REGION (P.L. #5)

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 203.622 METRES.

**LEGEND**  
 --- DENOTES PROPERTY BOUNDARY  
 --- DENOTES LINE OF STRUCTURE  
 EL DENOTES GEODETIC ELEVATION  
 --- DENOTES NO VERTICAL LIMITATIONS  
 --- DENOTES NO UPPER LIMITATIONS  
 --- DENOTES LOWER 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.ProtectYourInvestment.ca](http://www.ProtectYourInvestment.ca)  
 FIELD: J.L. [ ] DRAWING: S.L. [ ] CHECKER: J.E.L. [ ] DATE: 02/20/19  
 ENGINEER: 00-2289707 | PLOT DATE: 12/31/2018 | WORK NUMBER: 2210  
 1137 DUNDAS STREET WEST, TORONTO, ONT. M6J 1B5 | 416-736-0650 | F 416-736-0221 | www.krcmar.com

**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**

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.

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

**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.*

13

**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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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

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**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.

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

O: 1-877-464-9675 ext. 71516 | [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca) | [www.york.ca](http://www.york.ca)

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**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](mailto: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 5<sup>th</sup> 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](mailto:sbohan@trca.on.ca)

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