



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A108/22**

AGENDA ITEM NUMBER: 6.22	CITY WARD #: 4
APPLICANT:	York Region District School Board
AGENT:	Shannon Martin, Dana Saccoccio, Paul Wepler Saccoccio Wepler Architects Inc.
PROPERTY:	555 Autumn Hill Blvd. Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the installation of three (3) additional portable classrooms to support the existing secondary school.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

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

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

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments no concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

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

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

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

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

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

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A110/15	04/16/2015	Approved by COA

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A108/22**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.22	CITY WARD #: 4
APPLICANT:	York Region District School Board
AGENT:	Shannon Martin, Dana Saccoccio, Paul Weppler Saccoccio Weppler Architects Inc.
PROPERTY:	555 Autumn Hill Blvd. Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the installation of three (3) additional portable classrooms to support the existing secondary school.

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

The subject lands are zoned RV4(WS) and subject to the provisions of Exception 9(1063) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A minimum of 300 parking spaces are required. [Section 3.8, By-law 1-88a.a.]	To permit a minimum of 272 parking spaces.

HEARING INFORMATION

Date & Time of Hearing: Thursday, May 26, 2022, at 6:00 p.m.

Watch the hearing live at:
Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

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

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

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

INTRODUCTION

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
That the requested variance(s) is/are minor in nature.

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	May 12, 2022
Date Applicant Confirmed Posting of Sign:	May 10, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	There are 272 existing parking spaces on the site, the school requires up to three additional classrooms but does not have the additional parking capacity as required by by-law 1-88. There is an existing minor parking variance in place to permit the 6-Pack that was installed in 2015. If three additional classrooms are added to the site the parking will be less than 10% deficient.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

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

Zoning By-law 1-88: Based on the proposed 75 classrooms, a minimum of 300 parking spaces are required (4 spaces per classroom). [Section 3.8, By-law 1-88a.a.]

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

Building Standards Recommended Conditions of Approval:	None
---	------

DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
---	------

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

Transportation Engineering has no comments to the proposed additional 3 classrooms (about 300 sq.m. GFA) to the secondary school.

By-law 1-88 requires 300 spaces at the rate of 4 spaces/classroom.

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

Although the parking supply is 272 spaces is 9.3% deficiency to the By-law 1-88 requirements, it fulfills the By-law 001-2021 requirement (1.5 spaces per classroom).

The Development Engineering (DE) Department does not object to variance application A108/22.

Development Engineering Recommended Conditions of Approval:	None
--	------

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks:
Forestry: Forestry has no comment at this time.
Horticulture:

PFH Recommended Conditions of Approval:	None
--	------

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
--	------

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comment no concerns

BCLPS Recommended Conditions of Approval:	None
--	------

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
--	------

FIRE DEPARTMENT COMMENTS

No comment no concerns

Fire Department Recommended Conditions of Approval:	None
--	------

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended: None

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	None	

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION – PLEASE READ

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

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

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

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

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

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

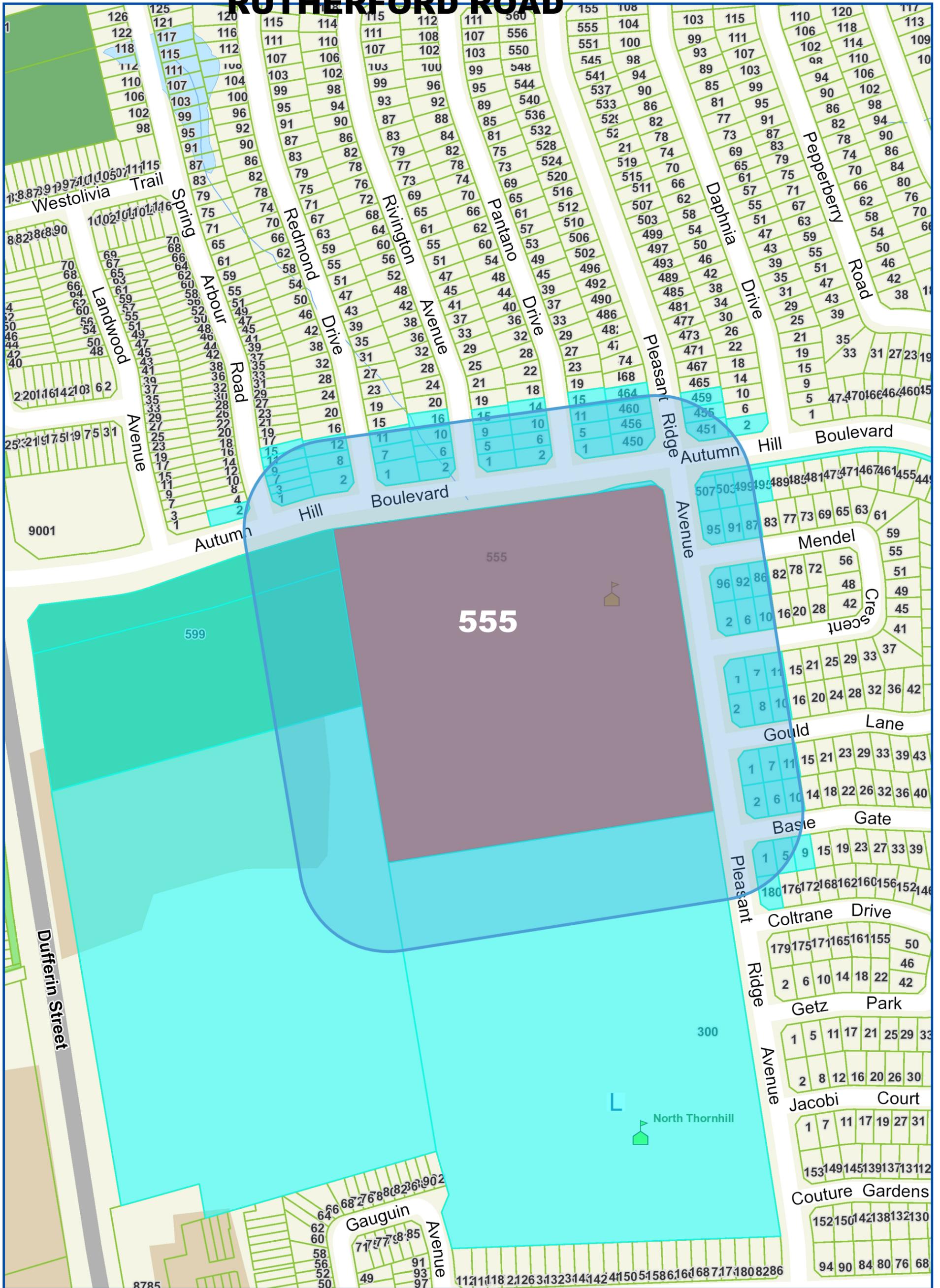
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

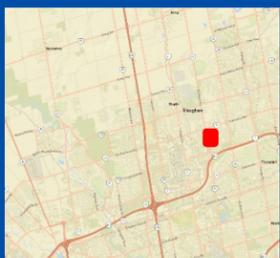
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

RUTHERFORD ROAD



Map Information:



Title: **555 AUTUMN HILL BOULEVARD,
THORNHILL**

NOTIFICATION MAP - A108/22

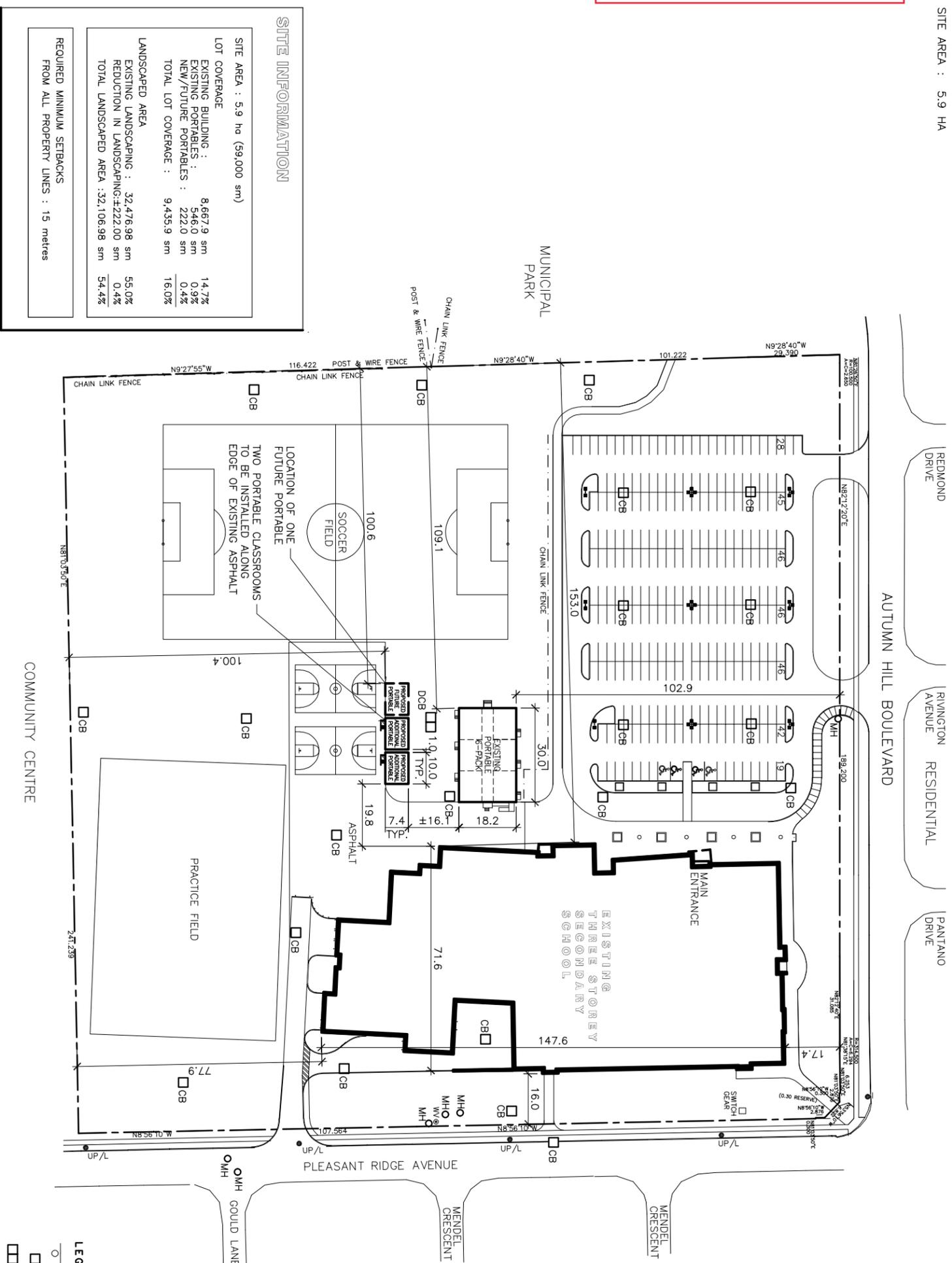
Disclaimer:
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to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



Scale: **1:3,580**
0 0.06 km 

Created By:
Infrastructure Delivery
Department
May 2, 2022 1:46 PM

Projection:
NAD 83
UTM Zone
17N



To permit a minimum of 272 parking spaces.

SITE INFORMATION

SITE AREA : 5.9 ha (59,000 sm)	
LOT COVERAGE	
EXISTING BUILDING : 8,667.9 sm	14.7%
EXISTING PORTABLES : 546.0 sm	0.9%
NEW/FUTURE PORTABLES : 222.0 sm	0.4%
TOTAL LOT COVERAGE : 9,435.9 sm	16.0%
LANDSCAPED AREA	
EXISTING LANDSCAPING : 32,476.98 sm	55.0%
REDUCTION IN LANDSCAPING:±222.00 sm	0.4%
TOTAL LANDSCAPED AREA :32,106.98 sm	54.4%
REQUIRED MINIMUM SETBACKS FROM ALL PROPERTY LINES : 15 metres	

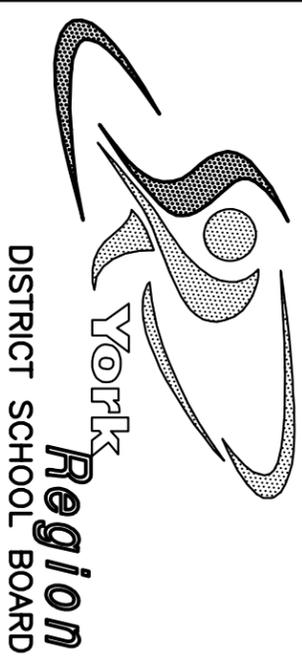
PARKING REQUIREMENTS BY-LAW 1-88
 *EXISTING MINOR VARIANCE A110/15 TO PERMIT 6-PACK PORTABLES WITH EXISTING PARKING (272 SPACES)

TOTAL SPACES REQUIRED :	SECONDARY SCHOOL - 4 SPACES / CLASSROOM (66):	264
	EXISTING PORTABLES - 4 SPACES / CLASSROOM (6):	24
	NEW/FUTURE PORTABLES - 4 SPACES / CLASSROOM (3):	12
TOTAL :		300
TOTAL SPACES PROVIDED :	EXISTING : BARRIER FREE :	268
	TOTAL :	4
		272

LEGEND

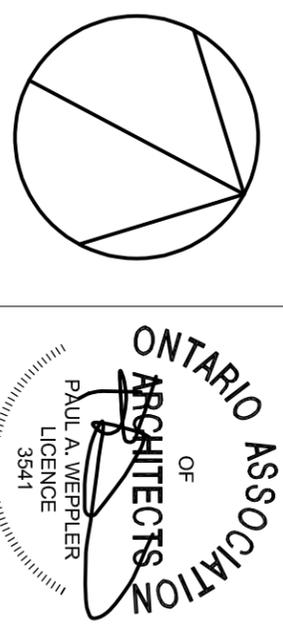
- BB BASKETBALL NET
- C.B. CATCH BASIN
- D.C.B. DOUBLE CATCH BASIN
- x - x FENCING
- FH FIRE HYDRANT
- GM GAS METER
- L.S. LIGHT STANDARD
- OM.H. MAN HOLE
- PROPERTY LINE
- WINDOW SIDE OF PORTABLE

LAYOUT
 LOCATE PORTABLES BY DIMENSIONS FROM EXISTING PORTABLES



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO THEM ON COMPLETION OF THE WORK. PRINTS ARE NOT TO BE SCALED.

No	DATE	DESCRIPTION
1	01 APR 2022	ISSUED FOR MINOR VARIANCE APPLICATION



PORTABLE CLASSROOM RELOCATIONS
STEPHEN LEWIS SECONDARY SCHOOL
 555 AUTUMN HILL BOULEVARD THORNHILL

SITE PLAN

DATE	DRAWN	SCALE	JOB No	DRAWING No
FEB 2022	S A M	1:1500	22103	A-101

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concern
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None.				

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 13, 2022
Name of Owner: York Region District School Board
Location: 555 Autumn Hill Boulevard
File No.(s): A108/22

Proposed Variance(s) (By-law 1-88):

1. To permit a minimum of 272 parking spaces.

By-Law Requirement(s) (By-law 1-88):

1. A minimum of 300 parking spaces are required.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

Comments:

The Owner is requesting to permit the installation of up to three additional portable classrooms with the above noted parking variance.

The Development Planning Department has no objection to Variance 1, given that a Parking Study is not required as the parking deficiency is not greater than 10%, it is considered minor in nature, and as it complies with Zoning By-law 001-2021.

Accordingly, the Development Planning Department can support the required variances and 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.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Michelle Perrone, Planner 1
Chris Cosentino, Senior Planner
David Harding, Senior Planner

Date: May 2nd , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A108-22**

Related Files:

Applicant York Region District School Board Contact: Jennifer Lang, Signing Officer: Vidyia Maharaj

Location 555 Autumn Hill Boulevard

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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com

Lenore Providence

Subject: FW: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

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

Sent: May-05-22 1:16 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

Good afternoon Lenore,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Lenore Providence

Subject: FW: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

From: York Plan <yorkplan@trca.ca>

Sent: May-03-22 1:57 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>; Mark Howard <Mark.Howard@trca.ca>

Subject: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

Good afternoon,

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

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

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

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

Regards,

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:4166616600) ext. 5256

E: Hamedeh.Razavi@trca.ca

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



TRCA's Offices are closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that all development planning and permit applications and materials be submitted digitally in PDF format only. Paper submissions are discouraged and may result in extended timeframes for review. All documents should be submitted via an on-line file sharing service (e.g. OneDrive, Dropbox or corporate file sharing services) or via email in PDF format. Documents can be submitted directly to me at Hamedeh.Razavi@trca.ca We thank you for your cooperation as we respond to the current situation.

Lenore Providence

Subject: FW: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: May-02-22 2:45 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A108/22, REQUEST FOR COMMENTS - Vaughan - 555 AUTUMN HILL BOULEVARD, THORNHILL

Hello Lenore,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A110/15	04/16/2015	Approved by COA

NOTICE OF DECISION
MINOR VARIANCES

FILE NUMBER: A110/15

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD

PROPERTY: Part of Lot 12, Concession 2 (Lot 289/385, Registered Plan No.'s 65M-3591 & 65M-3673) municipally known as 555 Autumn Hill Boulevard, Thornhill

ZONING: The subject lands are zoned RV4, Residential Urban Village Zone Four, under By-law 1-88 subject to Exception 9(1063) as amended.

PURPOSE: To permit the construction of a proposed six (6) pack school portable building

PROPOSAL: 1. Minimum 272 parking spaces

BY-LAW REQUIREMENT: 1. Minimum number of parking spaces required (72 classrooms @ 4/classroom) = 288

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variance sought, can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A110/15, YORK REGION DISTRICT SCHOOL BOARD**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Perrella

Signed by all members present who concur in this decision:

Perrella
A. Perrella,
Chair

Zheng
H. Zheng,
Vice Chair

Buckler
R. Buckler,
Member

Cesario
J. Cesario,
Member

Mauti
M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

T. Coles
Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	APRIL 16, 2015
Last Date of Appeal:	MAY 6, 2015

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **MAY 6, 2016**

- LEGEND
- C.B. CATCH BASIN
 - M.H. MAN HOLE
 - PROPERTY LINE
 - FENCING

NOTE:
ALL DIMENSIONS ARE
GIVEN IN METRES

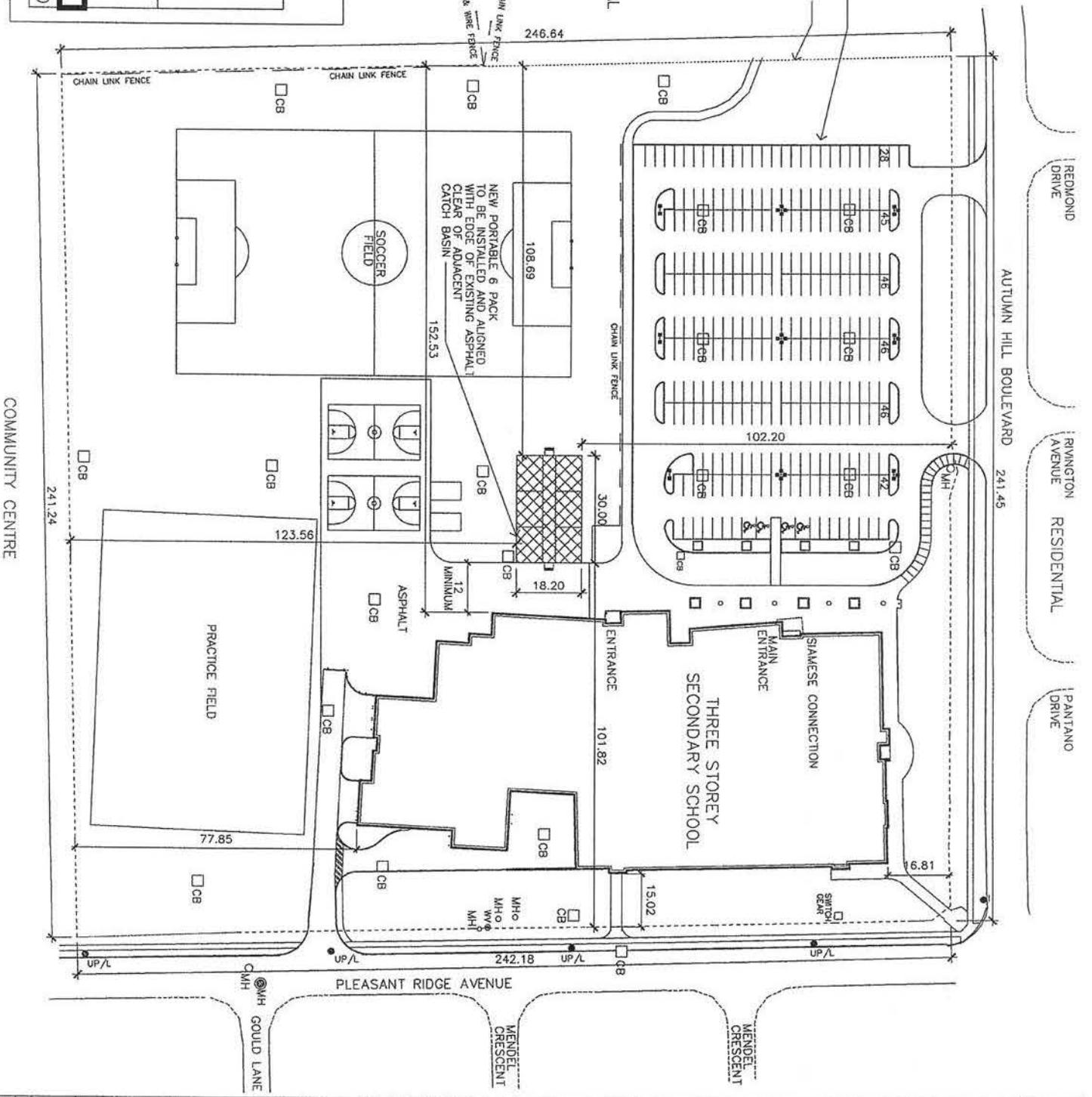
A110/15

Minimum 272 parking spaces

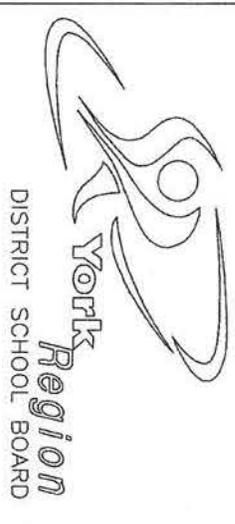
REGIONAL MUNICIPALITY OF YORK
BLOCK 289 REG PLAN 65M-3591
BLOCK 385 REG PLAN 65M-3673
SITE AREA : 5.9 HA
GROUND FLOOR AREA : 8,662 SQM
SECOND FLOOR AREA : 4,104 SQM
THIRD FLOOR AREA : 3,038 SQ.M.

PARKING REQUIREMENTS
BY-LAW 1-88

TOTAL SPACES REQUIRED :	
EXISTING SECONDARY SCHOOL 4 SPACE / CLASSROOM (66):	264
NEW PORTABLES 4 SPACE / PORTABLE (6):	24
TOTAL :	288
TOTAL SPACES PROVIDED :	
EXISTING :	268
BARRIER FREE :	4
TOTAL :	272
PARKING DEFICIENT BY 16 SPACES (DEFICIENT 5.5%)	

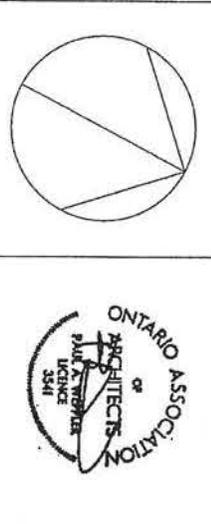


SWA SACCOCIO WEPPLER ARCHITECTS INC
6534 KINGSTON ROAD TORONTO ON M3C 1L4
(416) 282-1197 FAX (416) 282-7897



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO THEM ON COMPLETION OF THE WORK. PRINTS ARE NOT TO BE SCALED.

NO	DATE	DESCRIPTION
		ISSUED FOR BUILDING PERMIT

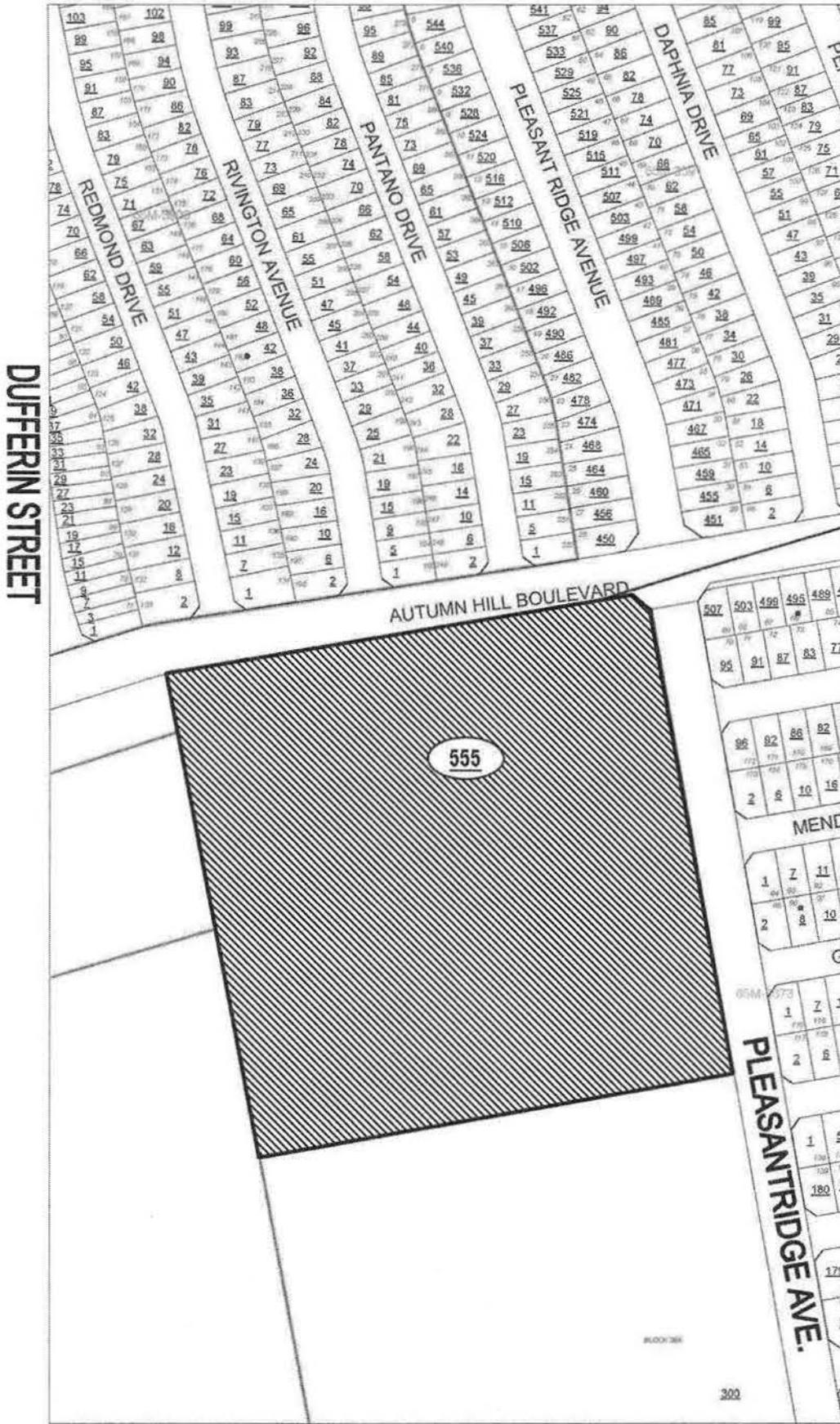


PORTABLE CLASSROOM RELOCATIONS
STEPHEN LEWIS SECONDARY SCHOOL
555 AUTUMN HILL BLVD
THORNHILL

SITE PLAN

DATE	DRAWN	SCALE	JOB No	DRAWING No
JAN 2015	D M S	1:1500	1501	A-103

RUTHERFORD ROAD



COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A110/15
	APPLICANT:	YORK REGION DISTRICT SCHOOL BOARD
		Subject Area Municipally known as 555 Autumn Hill Boulevard, Thornhill