

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A096/22
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AGENDA ITEM NUMBER: 6.14	CITY WARD #: 2
APPLICANT:	Vaughan West II Limited
AGENT:	KLM Planning Partners Inc.
PROPERTY:	350 Zenway Blvd and 477 New Enterprise Way, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	DA.18.077.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed industrial building and to facilitate related Site Plan Application DA.18.077.

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 checked="" 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"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Under Review
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
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
Applicant Letter	MHBC		05/17/2022	Justification Letter

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
None		

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



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A096/22

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.14	CITY WARD #: 2
APPLICANT:	Vaughan West II Limited
AGENT:	KLM Planning Partners Inc.
PROPERTY:	350 Zenway Blvd and 377 New Enterprise Way, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	DA.18.077.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed industrial building and to facilitate related Site Plan Application DA.18.077.

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

The subject lands are zoned EM1 – Prestige Employment Zone and EM1(H) – Prestige Employment Zone subject to a Holding Provision, and subject to the provisions of Exception Zone 14.897 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum width of a landscape strip along the lot line adjacent to Street “A” and Street “B” shall be 6.0 m. [14.897.2 1]	To permit the minimum width of the landscape strip adjacent to Street “B” to be 3.0 m.
2	Any part of a minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway shall be located a minimum distance of 14.0 m from any lot line abutting a highway corridor. [4.8 2]	To permit a required parking area to be located a minimum distance of 3.0 m from any lot line abutting a highway corridor.
3	A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement as shown on Schedule B-5 shall be provided to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway. [4.23 c.]	To permit a minimum setback of 0.0 m from the nearest portion of a TransCanada pipeline easement to a minimum required parking area and loading area.
4	The minimum length of a parking space accessed at an angle of 45-degrees shall be 6.0 m. [6.3.1, Table 6-1]	To permit a parking space accessed at an angle of 45-degrees to be 5.7 m in length.

The subject lands are zoned EM1 – Prestige Employment Area Zone and EM1(H) – Prestige Employment Area Zone subject to a Holding Provision and are subject to the provisions of Exception 9(1255) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum 6 metre wide strip of land shall be provided along the lot line adjacent to Street “A” and Street “B” and shall be used	To permit a 3.0 metre wide strip of land used for no purpose other than landscaping abutting the lot line adjacent to Street “B”.

	Zoning By-law 1-88	Variance requested
	for no purpose other than landscaping. [9(1255) ci)]	
6	A strip of land not less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping [6.1.6 b)]	To permit a 3.0 metre wide strip of land used for no purpose other than landscaping abutting the lot line adjacent to provincial highway 427.
7	Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.[6.1.6 d)]	To permit no landscaping strip to be provided.
8	The minimum required rear yard is 12.0 metres. [Schedule A]	To permit a minimum rear yard of 7.5 metres.
9	A parking space means a rectangular area measuring at least 2.7 metres by 6.0 metres. [2.0, parking space]	To permit a parking space with a minimum rectangular area measuring at least 2.7 metres by 5.7 metres.
10	An Accessible Parking Space Type A and Type B shall be a minimum of 6.0 metres in length. [3.8 d) i)]	To permit an Accessible Parking Space Type A and Type B to have a minimum length of 5.7 metres.
11	Loading and unloading shall not be permitted between a building and a street. [3.9 d)]	To permit loading between a building and a street (Highway 427).
12	A minimum 1.0 parking spaces per 100 sq.m of G.F.A is required for Warehousing (single use). [Section 3.8 a)]	To permit a parking rate of 0.5 spaces for 100 sq.m. for for Warehousing (single use); *Variance added by applicant using the Zoning Acknowledgment Form

HEARING INFORMATION	
DATE & TIME OF HEARING:	Thursday, May 26, 2022 at 6:00 p.m.
PUBLIC PARTICIPATION	
<p>You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil</p> <p>If you wish to speak to the Committee of Adjustment on an application please complete and submit a Request to Speak Form to cofa@vaughan.ca by noon on the last business day prior to the hearing.</p> <p>Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by noon on the last business day prior to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca</p> <p>For more information, please visit the City of Vaughan website.</p>	

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	May 17, 2022
Date Applicant Confirmed Posting of Sign:	May 11, 2022
Applicant Justification for Variances: *As provided by Applicant in Application Form	The proposed site plan does not comply with the Zoning By-law

COMMITTEE OF ADJUSTMENT COMMENTS	
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:	That the applicant provide a solicitor's letter confirming that 350 Zenway Blvd and 377 New Enterprise Way have been consolidated as one parcel of land under common ownership.

BUILDING STANDARDS (ZONING) COMMENTS
<p>Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file</p> <p>Building Permit(s) Issued: A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m².</p> <p>Other Comments:</p> <p><u>Zoning By-law 01-2021</u></p> <p>Lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol (H) shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 126-2006, until the Holding Symbol (H) is removed.[14.897.1 1]</p> <p>A portion of the lands in the exterior side yard are proposed to be used for parking which is accessory to the proposed uses on the lot. This use is not permitted until the Holding Symbol (H) is removed from the lands.</p> <p>Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the following zones or in an EM1 Zone.[4.24 2]</p> <p>Waste Storage Enclosure: Means a wholly enclosed detached building or structure, including a roof, or an integrated portion of the principal building, that is intended to accommodate the storage of refuse, but permits access for persons and motor vehicles from time to time, as required.[3.0]</p> <p>The proposed waste collection and storage area shown outside the building does not meet the definition of a Waste Storage Enclosure (not wholly enclosed and detached). Please confirm if a variance will be requested to section 4.24 2 or the definition of Waste Storage Enclosure in section 3.0, or submit revised drawings in compliance with the requirements of the zoning by-law.</p> <p>The proposed use identified on drawings A1.0 is '1-Storey Warehouse w/ Accessory Office'.</p> <p>Subsection 6.3.5, Table 6-2 requires that parking spaces for an Accessory Office use shall be provided at a rate of 3.0 per 100m² GFA.</p> <p>Could not calculate the required number of parking spaces required on the lot. Please provide the proposed GFA of the Accessory Office uses proposed.</p> <p>A total of 7 Barrier-free Parking Spaces (3 Type A and 4 Type B) are required for the 174 parking spaces provided.[6.4.3, Table 6-4]</p> <p>6 Barrier-free Parking Spaces (3 Type A and 3 Type B) are proposed.</p> <p>The proposed use identified on drawings A1.0 is '1-Storey Warehouse w/ Accessory Office'.</p>

BUILDING STANDARDS (ZONING) COMMENTS	
<p>Subsection 6.5.3, Table 6-7 requires that bicycle parking spaces for an Office use shall be provided at a rate of 0.1 per 100m² GFA for long-term spaces, and the greater of 0.1 per 100m² GFA or 3 spaces for short-term spaces.</p> <p>Could not calculate the required number of long-term and short-term bicycle parking spaces required on the lot. Please provide the proposed GFA of the Accessory Office uses proposed, and updated drawings containing the location, size, etc. of any bicycle parking spaces proposed.</p> <p><u>Zoning By-law 1-88</u></p> <p>Lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol (H) shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 126-2006, until the Holding Symbol (H) is removed. [9(1255) ai]</p> <p>A portion of the lands in the exterior side yard are proposed to be used for parking which is accessory to the proposed uses on the lot. This use is not permitted until the Holding Symbol (H) is removed from the lands.</p> <p>The proposed use identified on drawings A1.0 is ‘1-Storey Warehouse w/ Accessory Office’.</p> <p>Section 3.8 a) requires that parking spaces for Business or Professional Office uses shall be provided at a rate of 3.5 parking spaces per 100 sq.m GFA. [3.8 a)]</p> <p>Could not calculate the required number of parking spaces required on the lot. Please provide the proposed gross floor area of the Accessory Office uses proposed.</p> <p>The by-law requires that 241 parking spaces shall be provided for the proposed ‘Warehousing (Single Use)’ use, whereas 174 parking are proposed.</p> <p>Please note that:</p> <p>Where there is more than one (1) use in a building, the minimum parking requirements for such building shall be the total of the minimum parking requirements for each use. [3.8 b)]</p> <p>Please note that the proposed gross floor area of the Accessory Office uses proposed as requested above is required in order to calculate the minimum parking requirement for the building.</p> <p>A total of 7 Accessible Parking Spaces (3 Type A and 4 Type B) are required for the 174 parking spaces provided. [3.8 d) iii)]</p> <p>6 Accessible Parking Spaces (3 Type A and 3 Type B) are proposed.</p> <p><u>General Comments</u></p> <p>A complete Zoning Review could not be undertaken based upon the drawings and documents submitted as part of this application. Please note that this review was based solely on the Site Plan and included statistics submitted. Zoning compliance with all applicable provisions of the zoning by-law(s) must be demonstrated prior to the issuance of any building permit, and review of any such building permit application containing additional information may result in additional non-compliance being identified.</p> <p>The proposed use declared on the drawings and statistics is Warehouse, and a variance has been requested from the parking rate required by Section 3.8 a) for a Warehousing use.</p> <p>Please note that if any Employment Use is proposed other than Warehouse on any future application, the parking rate required under Section 3.8 a) for ‘Employment Use other than Warehousing (Building greater than 3,700 sq.m. G.F.A’ will be applicable, and any permission granted under this application will not be applicable to that use.</p> <p>The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.</p>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	Under review

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Application Under review	
Development Engineering Recommended Conditions of Approval:	Under review

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No response Forestry: Forestry is working with development planning on this file. Horticulture: No response	
PFH Recommended Conditions of Approval:	Parks: None Forestry: Under review Horticulture: 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 comments received to date.	
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	
With respect to fire safety we have the following comments. Owner shall agree to provide the following for the purpose of fire safety and firefighting operations. <ol style="list-style-type: none">Water supply for firefighting, including hydrants, municipal or private shall be identified in the plans and code requirements to be installed and operational prior to construction of building.Hydrants shall be unobstructed and ready for use at all times.Assess roadways shall be maintained and suitable for large heavy vehicles.Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.Fire Route to be posted prior to construction.Fire route not identified on drawing.Is the fire route posted as per by-law.Ensure compliance with OBC 3.2.5.5. Location of Access Routes and 3.2.5.6. Access Route Design.Ensure application/Permits submitted for review comply with applicable Ontario Building code requirements and all other referenced standards.	
Fire Department Recommended Conditions of Approval:	None

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

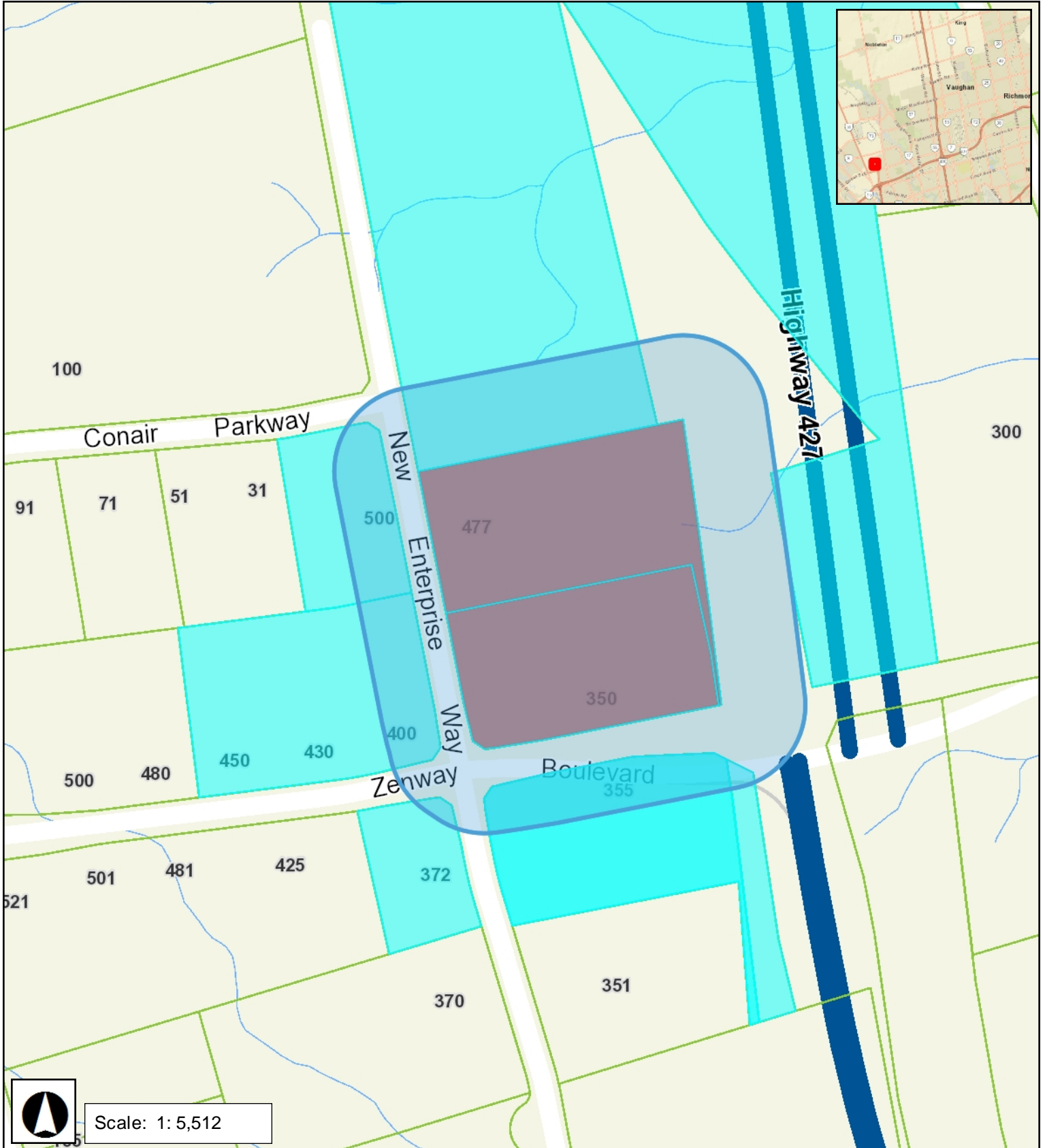
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment Christine.vigneault@vaughan.ca	That the applicant provide a solicitor’s letter confirming that 350 Zenway Blvd and 377 New Enterprise Way have been consolidated as one parcel of land under common ownership.
2	Development Planning joshua.cipolletta@vaughan.ca	Under review
3	Development Engineering farzana.khan@vaughan.ca	Under review

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.		
4	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca andrew.swedlo@vaughan.ca	Under review

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.	
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



PLANS PREPARED BY APPLICANT

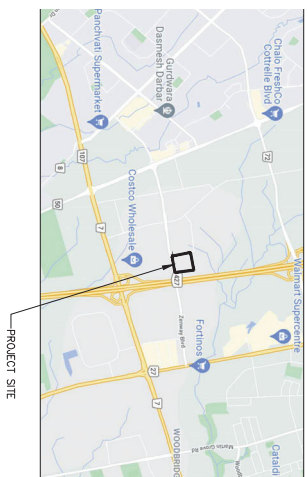
GENERAL NOTES

- 1 PROPERTY LINE
- 2 220x70 PARKING STILL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- 3 PAVEMENT ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMITS
- 4 1500mm WIDE SIDEWALK ACCESSIBLE PARKING STALLS, PAINTED STRIPING PER CITY STANDARDS. (3400x5700) STALLS WITH 1500mm PATH STRIPING BETWEEN ACCESSIBLE SIGNAGE OF VAUGHAN ACCESSIBLE PARKING STANDARDS - REFER TO SIGNAGE SCHEDULE ON SHEET A1.1
- 5 1500mm WIDE CURB TYPICAL
- 6 SIDEWALK 1500mm TYPICAL U.N.O. (SEE PLAN FOR DIMENSION)
- 7 DO NOT ENTER SIGNAGE - REFER TO SIGNAGE SCHEDULE ON SHEET A1.1
- 8 CARPOOL ONLY SPACES - REFER TO SIGNAGE SCHEDULE ON SHEET A1.1
- 9 FIRE DEPARTMENT CONNECTION / SAMESE
- 10 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
- 11 RESERVED
- 12 CONCRETE ARRON
- 13 LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 14 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- 15 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 16 TRUCK LOADING DOCK (TYPICAL)
- 17 LOADING SPACE - L.S. (3.5m x 9m)
- 18 FIRE ACCESS ROUTE W/ 12.5M TURNING RADIUS (REFER TO SIGNAGE SCHEDULE ON SHEET A1.1)
- 19 PROPOSED ELECTRICAL ROOM
- 20 PROPOSED MECHANICAL ROOM
- 21 CURB RAIL AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSO 350.010 - SEE CIVIL DWGS.
- 22 SNOW STORAGE @ MIN. 2% (TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS)
- 23 ALL SITE ASPHALT TO BE HEAVY DUTY WHERE HATCHED. (TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS)
- 24 POTENTIAL FUTURE DEMISING WALL (SUBJECT TO FUTURE TENANT LAYOUT)
- 25 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- 26 INVERTED U-SHAPE GALVANIZED BICYCLE RACKS PROVIDED AT PRINCIPAL ENTRANCES.
- 27 PROPOSED STOP SIGN LOCATION W/ PAINTED STOP BAR - REFER TO SIGNAGE SCHEDULE ON SHEET A1.1.
- 28 RELOCATE UTILITIES/POLES
- 29 LOADING PAD AND WASTE COLLECTION BINS, PAD TO BE MIN. 9.3 x 6.0m AND HAVE MIN 300mm COMPACTED 20mm CRUSHER RUN-LIMESTONE AND 150mm GRANULAR FILL. PROVIDE 150mm GRANULAR FILL AS MIN. CITY REQUIREMENTS. GRADE TO NOT EXCEED 2% - REFER TO CIVIL DWGS.
- 30 INTERNAL GARBAGE STORAGE
- 31 PROPOSED AMENITY SEATING AREAS - REFER TO LANDSCAPE DWGS
- 35 RETAINING WALL - REFER TO CIVIL DWGS.
- 36 Pylon sign

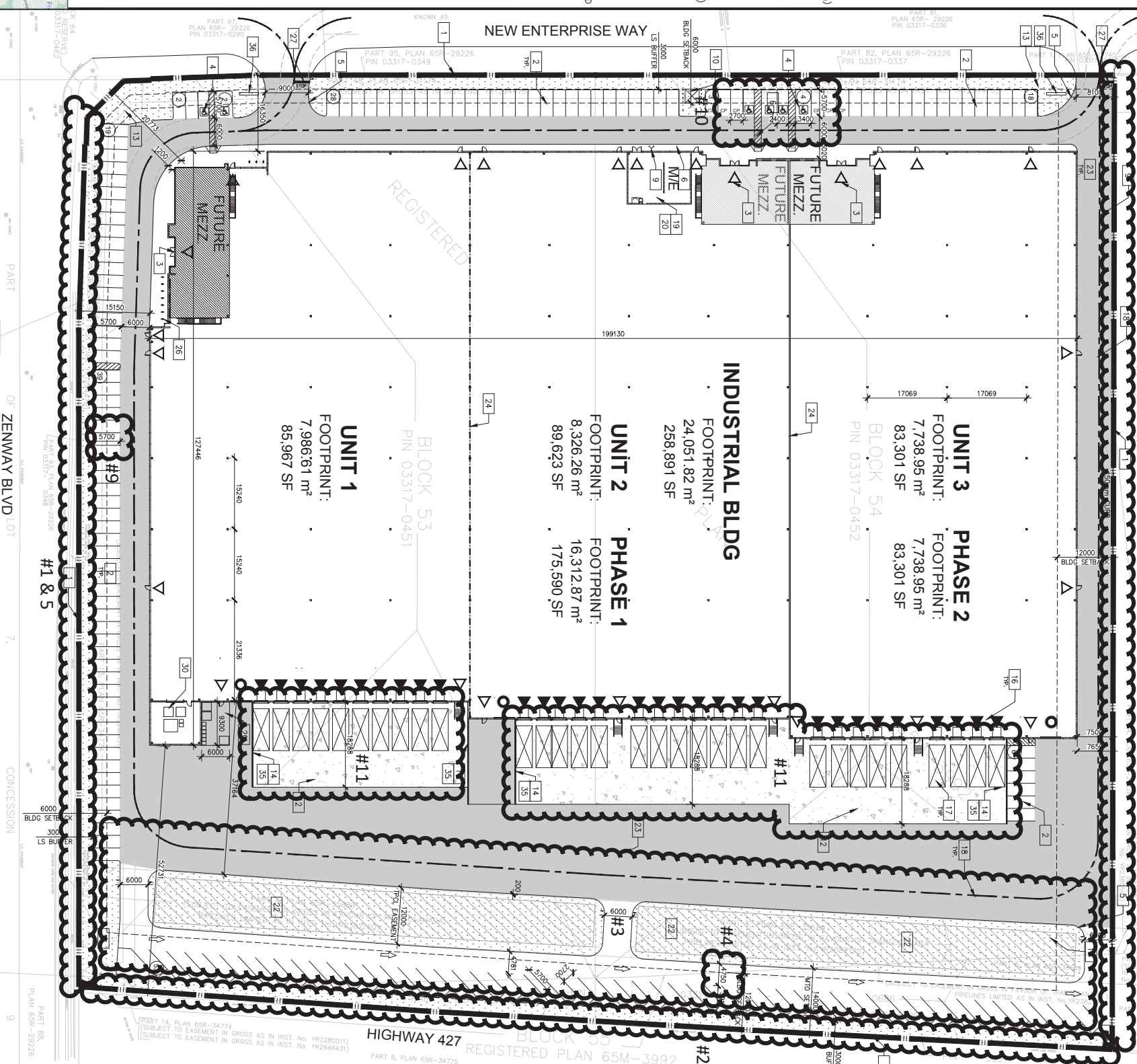
SITE LEGEND

- EXISTING AREA N.L.C. (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW CONCRETE PAVING AREA (HATCHED)
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK DRIVE-IN DOOR
- MAIN DOOR ENTRY
- FIRE GRT CONNECTION (REFER LOCATION WITH CIVIL DRAWINGS)
- W/FIN - NON FREEZE WALL HYDRANT
- PROPOSED FIRE HYDRANT (REFER LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (REFER LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEPRESSIONED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 2/10
- PROPOSED CATCHBASIN
- MAN DENOTES MANHOLE
- C/W/F/PE EXISTING MANHOLE
- STOP NEW STOP SIGN

KEY PLAN



PART OF LOT 8, CONCESSION 9 #7 & 8



BUILDING I /SITE PLAN

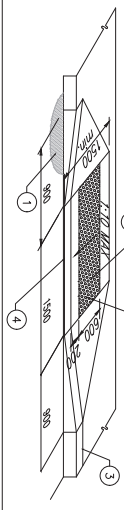
SCALE: 1:500

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TOR22-0005-00 350 ZENWAY

SITE STATISTICS

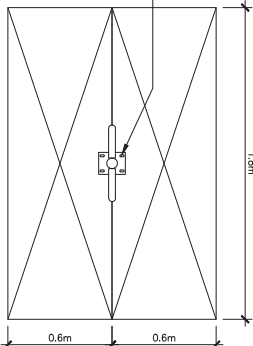
Building I	350 ZENWAY
Zoning Category	EM1: Prest. Employment Area
Proposed Use	1-Storey Warehouse w/ Accessory Office
Building Classification	Group F2
The City of Vaughan Zoning By-Law Number 1-88 Section 29c Employment Area Zones Section 6.1.2 Schedule A.	
Section 3.0	
Min. Lot Area (m2)	Proposed 44911.0 Required 3000.0
Min. Front Yard Depth (m) - (South)	15.15 6.0
Min. Interior Side Yard Depth (m) - (East)	52.73 6.0
Min. Exterior Side Yard Depth (m) - (West)	16.35 6.0
Min. Rear Yard Depth (m) - (North)	7.65 12.0
Max. Lot Coverage (%)	53.8% 60.0%
Min. Lot Depth (m)	N/A
Max. Gross Floor Area (m2)	N/A
Maximum Building Height (m)	TBD 15.0
Gross Site Area (m2)	m2 %
Landscaped Area (m2)	4,804.78m ² 10.70% N/A
Paving Area (m2)	16,054.40m ² 35.75% N/A
Snow Storage Area (m2)	1,768.00m ² 3.93% 2.00%
Unit 1 Warehouse (m2)	7,886.61m ² 85,967 SF
Unit 2 Warehouse (m2)	6,326.26m ² 68,623 SF
Phase 2 Warehouse (m2)	7,738.95m ² 83,301 SF
Total Floor Area	24,051.82m ² 258,891 SF
General Provisions Section 3.8	
Number of Standard Parking Spaces - Warehouse	121 120
Non-Essential Parking Spaces	53 N/A
Total Number of Parking Spaces	174 N/A
Number of Accessible Parking Spaces	
(1 space + 3% of total)	#12 6 5
Number of Dock Spaces	
Parking Stall Dimensions	31 STANDARD 2.7m x 5.7m N/A
Loading Space Dimensions	9.0m x 3.5m
BICYCLE SPACES	24
BICYCLE SPACE DIMENSION	1.8m x 0.6m



- 1 PAVEMENT
- 2 RESERVED
- 3 TOP FACE OF CURB
- 4 TRUNCATED CURB WITH A HEIGHT OF 4.5-5.5mm. BASE DIAMETER OF 21-25mm
- 5 REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- 6 A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJACENT A VEHICULAR WAY (DOWN CURB FACE)

ACCESSIBLE CURB RAMP

SCALE: N.T.S.



TYP. BICYCLE PARKING SPACE

SCALE: N.T.S.

SITE PLAN

DATE	REMARKS
1 2021-02-07	ISSUED FOR CLIENT'S REVIEW
2 2021-02-10	ISSUED FOR CLIENT'S REVIEW
3 2021-02-16	ISSUED FOR CLIENT'S REVIEW
4 2022-02-24	ISSUED FOR CLIENT'S REVIEW
5 2022-03-17	ISSUED FOR COORDINATION

350 ZENWAY
350 ZENWAY BLVD
VAUGHAN, ON



architecture
planning
interiors
graphics
civil engineering

WARE MALCOMB
Working Smarter. Building Better.

180 bass pro mills drive, unit 103
vaughan, ontario. L4K 5W9
p 905.760.1221
f 905.248.3344

a business name of WMA Inc.

A1.0

SHEET

PA / PM	A.R.
DRAWN BY:	S.K.
JOB NO.:	TOR22-0005-00

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 checked="" type="checkbox"/>	<input checked="" 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"/>	

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Adriana MacPherson

Subject: FW: [External] RE: A096/22 - REQUEST FOR COMMENTS (350 Zenway Blvd, VAUGHAN)

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

Sent: May-05-22 2:02 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A096/22 - REQUEST FOR COMMENTS (350 Zenway Blvd, VAUGHAN)

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment. Please provide a notice of decision when one becomes available.

Thank you

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

Adriana MacPherson

Subject: FW: [External] RE: A096/22 - REQUEST FOR COMMENTS (350 Zenway Blvd, VAUGHAN)

From: York Plan <yorkplan@trca.ca>

Sent: May-04-22 5:12 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

Cc: Mark Howard <Mark.Howard@trca.ca>

Subject: [External] RE: A096/22 - REQUEST FOR COMMENTS (350 Zenway Blvd, VAUGHAN)

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.

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

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant Letter	MHBC		05/17/2022	Justification Letter

May 17, 2022

Michael Torres
Planner
Development Planning Department

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Via email: Michael.Torres@vaughan.ca

Dear Michael Torres:

Re: Site Plan Application, Second Submission & Minor Variance Application
350 Zenway Boulevard & 477 New Enterprise Way, City of Vaughan
Sam Speranza, Vaughan West II Limited
Your File: DA.18.077 & A096/22
Our File: PAR 39984

MacNaughton Hermesen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL), an affiliate of TC Energy Corporation (TC Energy). This letter is in response to notification of the Second Submission of a Site Plan Application and Minor Variance Application to permit an employment building on the lands located at 350 Zenway Boulevard and 477 New Enterprise Way in the City of Vaughan (the "Subject Lands"). TCPL has one high pressure natural gas pipeline crossing the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER). As such, certain activities must comply with the Canadian Energy Regulator Act (Act) and the Canadian Energy Regulator Pipeline Damage Prevention Regulation - Authorizations (Regulation). The Act and the Regulation noted can be accessed from the CER's website at www.cer-rec.gc.ca.

TCPL provided a response letter on the first Site Plan Application on May 9, 2019 (attached), which outlined TCPL's conditions to be included in the Site Plan Approval and Agreement. TCPL is providing the following comments on the Second Submission documents:

1. Please label the distance from the CBMH to the edge of TCPL's right-of-way on Drawing SP-1 of the Site Servicing - Grading Plan and show that the structures will be set back a distance of 7 metres from the edge of the right-of-way.

2. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
3. Snow storage on TCPL's right-of-way is not permitted. This requires a change to Note # 22 as shown on the Site Plan.
4. The Applicant must apply to TCPL for a crossing agreement with respect to the three proposed 6 metre drive aisles crossing TCPL's right-of-way. The Applicant shall provide TCPL with cross section details for the drive aisle locations as part of an application for the crossing agreement. The Applicant shall provide TCPL with a detailed plan and profile showing the location of the proposed crossing, the location and depth of cover of the pipeline at the two northern crossings as determined by hydro-vac. TCPL is required by the CER to prepare a detailed engineering analysis of all loads expected during construction and operation of the crossing and must provide designs for appropriate mitigation. The costs associated with the engineering analysis, design work and any required mitigation to the pipe to accommodate the crossings will be 100% the responsibility of the Applicant.

The Applicant should consult with TCPL as soon as possible through their third-party crossings tool: <https://writtenconsent.tcenergy.com/>

5. Written consent from TCPL must be obtained before any of the following:
 - Constructing or installing a facility across, on, along or under a TCPL pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting ground disturbance (excavation or digging) within 30 metres of the centreline of TCPL's pipe (the "Prescribed Area);
 - Operating a vehicle or mobile equipment across, on or along a TCPL pipeline right-of-way outside the travelled portion of a highway or public road;
 - Using any explosives within 300 metres TCPL's right-of-way; and
 - Use of TCPL's right-of-way for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to TCPL's facilities.
 - o When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
 - o TCPL no longer accept applications through email
 - o Location of the work is required, along with the proximity to TCPL's right-of-way
 - o This information can be obtained through survey plans, or through a locate request
- **Make a locate request** either online (ClickBeforeYouDig.com) or by calling your [local One-Call Centre](#).
 - o The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TC Energy representative through a locate request.
- **Apply for written consent** using TCPL's [online application form](#) or call [1-877-872-5177](tel:1-877-872-5177).
- **Application assessment and consent.** Once your information has been assessed and potential impacts have been evaluated, TCPL may:

- o Grant consent without any conditions
 - o Grant consent that requires certain conditions to be met to assure safety, or
 - o Not grant consent
6. Drawing L-3 of the Landscape/Surface Materials Plan shows proposed coniferous trees on TCPL's right-of-way along Zenway Boulevard. All proposed landscaping within the TCPL right-of-way must be approved by TCPL as part of the above listed applications for written consent to ensure that the vegetation conforms to TCPL's landscaping guidelines and damage prevention program.
 7. A dewatering plan for the current ponding evident on the site must be provided to TCPL as part of the application for Written Consent.

It should also be noted that TCPL's required setbacks are included in the City of Vaughan's New Comprehensive Zoning By-law 01-2021 in Section 4.0, General Provisions, as outlined below.

4.23 TransCanada Pipeline and Facilities

1. Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:
 - a. A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.
 - b. A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.
 - c. A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
 - d. A minimum setback of 7.0 m shall apply to any minimum required amenity area.
 - e. A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted.

Due to the design of TCPL's pipeline through the Subject Lands, TCPL may support a relaxation of Section 4.23 of the By-law to allow minimum setbacks to be measured 7.0 m from the edge of the pipe rather than from the edge of the right-of-way, provided that the Applicant:

1. Obtains the location and depths of cover over the pipeline and provides TCPL with a surveyed topographic plan prepared by an Ontario Land Surveyor as part of their application for Written Consent.
2. Provides for TCPL to complete a full engineering assessment at the Applicant's cost to assess the design, constructability/method of construction and stress impacts to the pipeline, along with any other issues from a damage prevention perspective (e.g., the creation of a situation whereby vehicles end up traveling off the paved surface into the easement and over the pipeline).
3. Provides for TCPL to complete any damage preventative measures at the Applicant's cost such as concrete slabbing over the pipeline, installation of fencing, or other preventative measures to prevent traffic and activity over the pipeline.

Thank you for the opportunity to comment. Kindly forward a copy of the decision to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Webber". The signature is written in a cursive, flowing style.

Kaitlin Webber,
Planner

on behalf of TransCanada PipeLines Limited

Attach. TCPL Response Letter RE First Submission, May 9, 2019.

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None