



File: A155/19

Applicant: 1687239 Ontario Inc.

Address: #8-101 Innovation Drive, Woodbridge ON

Agent: Scott Shedden - The Scott Group Ltd.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: A236/15, A119/08, A017/09 and A249/09 (see next page for details)



Minor Variance
Application

Agenda Item: 10

A155/19

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday , January 16, 2020

Applicant: 1687239 Ontario Inc.

Agent: Scott Shedden - The Scott Group Ltd.

Property: #8-101 Innovation Drive, Woodbridge ON

Zoning: The subject lands are zoned EM2 9(1258) and subject to the provisions of Exception under By-law 1-88 as amended.

OP Designation: “General Employment” by City of Vaughan Official Plan 2010 (VOP 2010).

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the construction of a proposed second floor mezzanine within Unit #8. The proposed mezzanine is to be used for office purposes.

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 71 parking stalls are required.	1. To permit a minimum of 63 of parking stalls.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A236/15	To permit the construction of a proposed second floor office space addition. 1. To permit a minimum of 63 parking spaces. 2. To permit an Employment Use with an accessory office use not exceeding 60.87% of the gross floor area of the entire unit devoted to the industrial employment use.	APPROVED – Aug. 27, 2015
A249/09	To permit an interior alteration, converting the existing mezzanine into a second floor, within Unit #1, of the existing industrial building. 1. To permit a minimum number of 63 parking spaces.	APPROVED – Nov. 12, 2009
A017/09	The applicant is requesting variances to permit the construction of a one storey restaurant (unit 1) in a multi unit building, as follows: 1. To permit an eating establishment with a maximum gross floor area of 513.41 m2• 2. To permit off site parking of vehicles - (off-site parking spaces 53 in Block 12) 3. A total of 61 parking spaces have been provided on site.	Withdrawn
A119/08	The applicant is requesting a variance to permit the continued construction of a multi unit building, one on each block, as follows: 1. A 0.0m landscape strip abutting an Open Space zone.	APPROVED - June 5, 2008

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, “A001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on December 19, 2019

Applicant confirmed posting of signage on November 26, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2009

Applicant has advised that they cannot comply with By-law for the following reason(s): The parking spaces allotted by builder are not sufficient require three (3) additional spaces.

Adjournment Request: N/A

Building Standards (Zoning Review):

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.

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 ('VOP 2010'): General Employment

The Owner is requesting permission to construct office space within the existing mezzanine with the above-noted variance. In 2015, the Committee of Adjustment approved minor variance application A236/15 for Unit #1 which proposed a minimum of 63 parking spaces whereas 68 were required for the addition of a mezzanine.

The change in use from open storage to office space in Unit #8 increases the parking requirement to 71 spaces, whereas 63 are provided on site. The Transportation Division of the Development Engineering Department has reviewed the Parking Justification Letter, prepared by Trans-Plan Transportation Inc., dated December 6, 2019, and has no objection to the reduction in parking spaces.

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.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Transportation Department of Development Engineering has reviewed the submitted Letter of Justification for the proposed 63 parking spaces when the By-Law requirement is 71 parking spaces.

The Development Engineering (DE) Department does not object to the variance application A155/19.

Parks Development:

No Response.

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 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 Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

- Minor Variance Application A236/15
- Minor Variance Application A249/09
- Minor Variance Application A017/09
- Minor Variance Application A119/08

Staff Recommendations:

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

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

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

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

	Department/Agency	Condition
1	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay any applicable development charges prior to the issuance of a building permit in accordance with the Development Charges By-laws of the City, Region of York, York Region District School Board and York Catholic District School Board in effect at the time of payment (contact Nelson Pereira to have this condition cleared).

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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

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

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

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

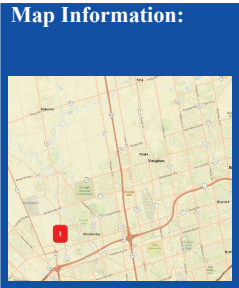
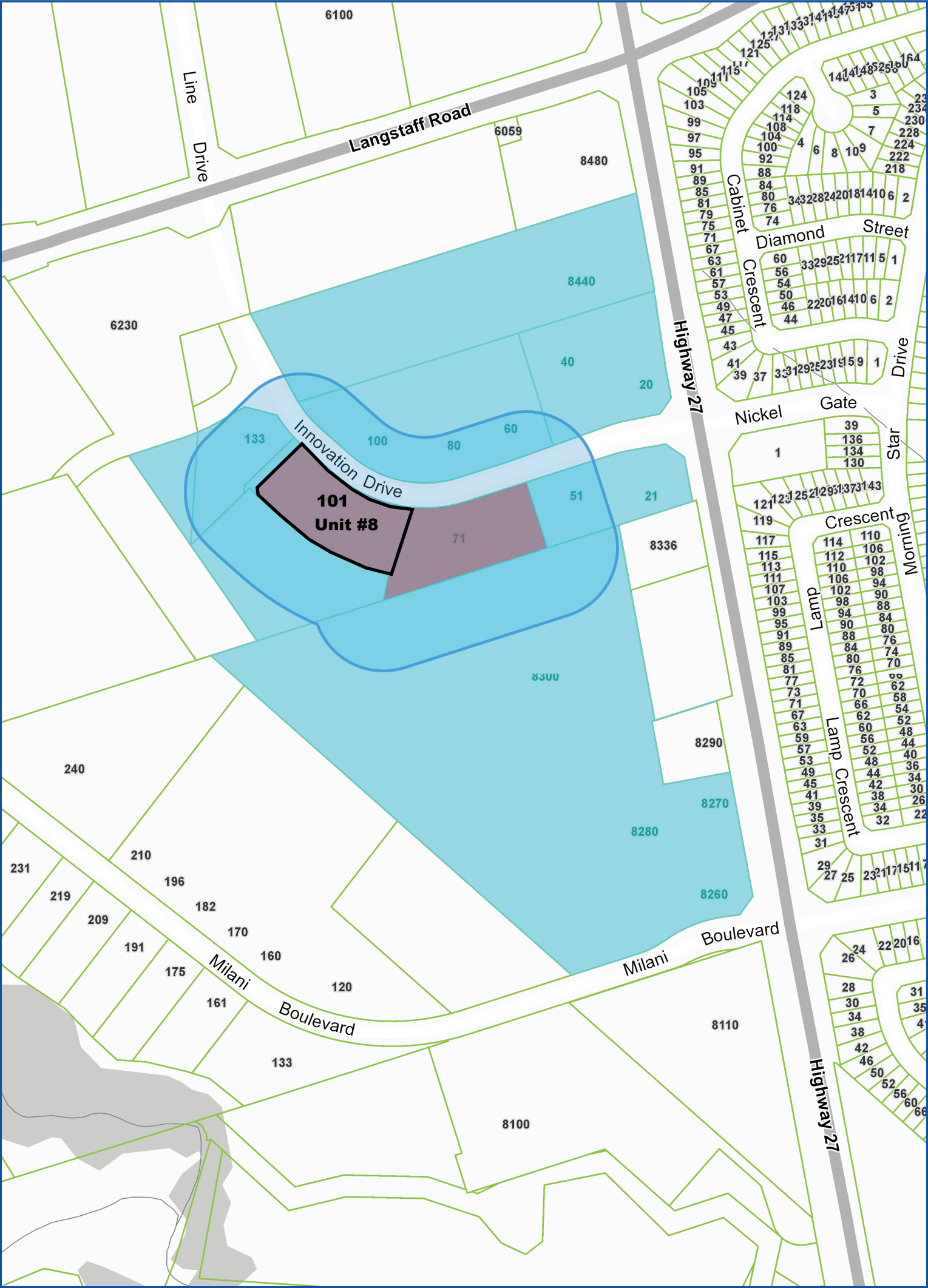
For further information please contact the City of Vaughan, Committee of Adjustment

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

Schedule A: Plans & Sketches

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

Location Map
Sketches



Title:

#8 - 101 INNOVATION DRIVE, WOODBIDGE

NOTIFICATION MAP - A155/19

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.

VAUGHAN

Scale: 1:4,514

0 0.07 km

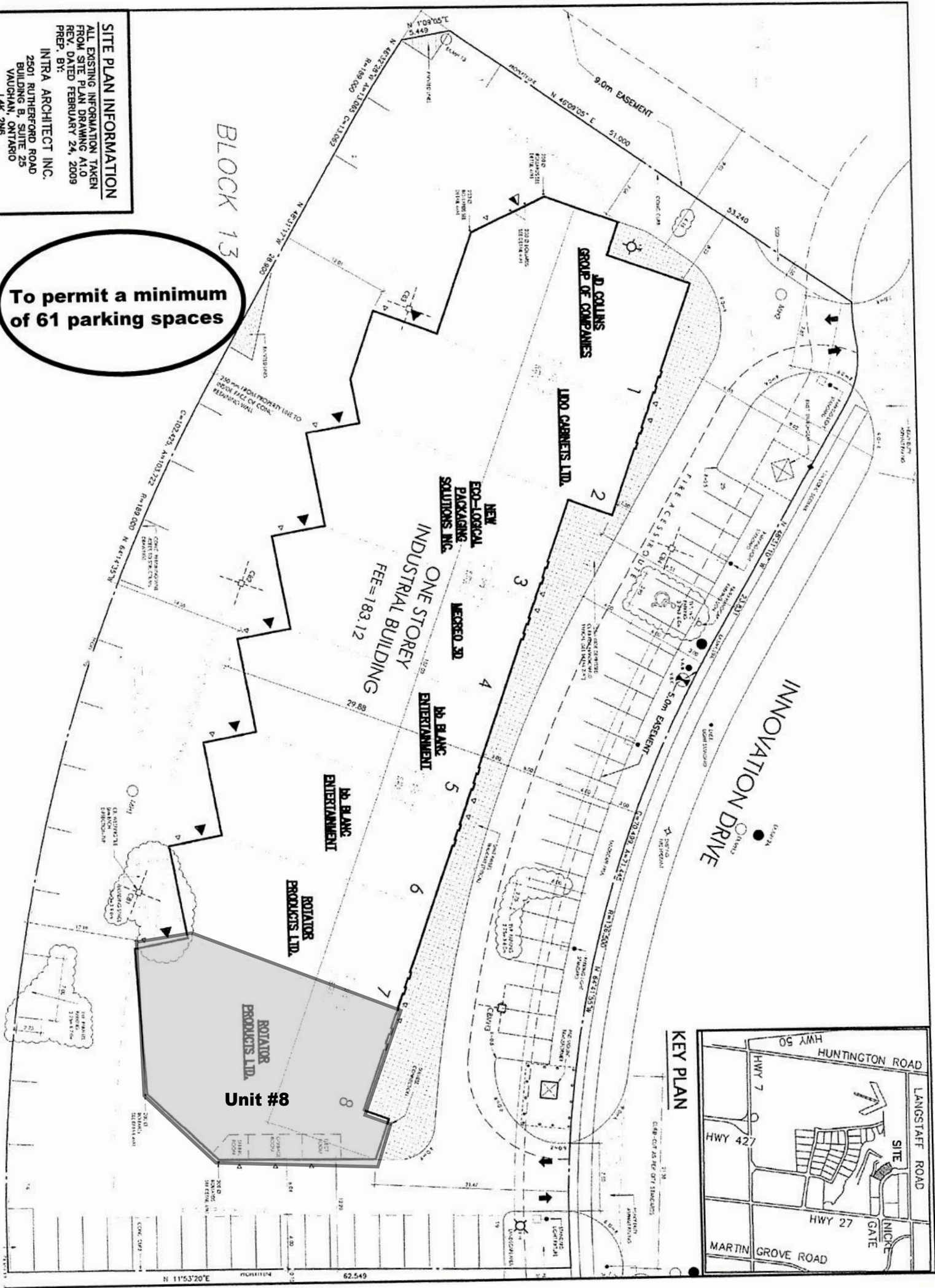
Created By:
Infrastructure Delivery
Department
November 21, 2019 5:56 PM

Projection:
NAD 83
UTM Zone
17N

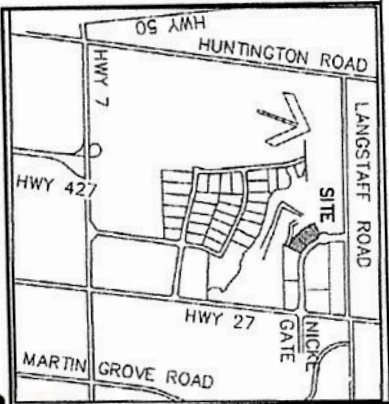
SITE PLAN INFORMATION

ALL EXISTING INFORMATION TAKEN FROM SITE PLAN DRAWING A1.0 REV. DATED FEBRUARY 24, 2009
PREP. BY:
INTRA ARCHITECT INC.
2501 RUTHERFORD ROAD
BUILDING B, SUITE 25
VAUGHAN, ONTARIO
L4K 2N6
INFO@INTRARCH.COM

To permit a minimum of 61 parking spaces



KEY PLAN





Building Standards Department
Part 3 - Architectural Notes

NOTE: REFERENCES TO THE CONSTRUCTION CODE ARE TO THE 2006 BUILDING CODE, UNLESS NOTED OTHERWISE.

THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION CODE, PART 3 - ARCHITECTURAL NOTES, AND SHALL FORM PART OF THE BUILDING PERMIT APPLICATION. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.

CONSTRUCTION

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 BUILDING CODE, UNLESS NOTED OTHERWISE.
- 2. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 3. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 4. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 5. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 6. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 7. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 8. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 9. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.
- 10. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.

INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH THE 2006 BUILDING CODE, PART 3 - ARCHITECTURAL NOTES, AND SHALL FORM PART OF THE BUILDING PERMIT APPLICATION. THE BUILDING CODE ACT, 2006, SHALL APPLY TO THE BUILDING CODE ACT, 2006.

LEGAL DESCRIPTION
TAKEN FROM
1667238 ONTARIO INC.
6252 EDWARDS DRIVE
MISSISSAUGA, ON
L4W 5A4
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
THE PLAN BY NINA ARCHITECT INC., DATED MAY 14/01
TENANT
ROTATOR PRODUCTS LIMITED
570 ALDEN ROAD, UNIT 6
MARIHAM, ON
L9R 8N5
905-479-9841

SITE STATISTICS

ZONE _____ EM2, GENERAL EMPLOYMENT, EXCEPTION 1258
LOT AREA _____ 87,747.40 S.F. 8152.00 M2

BUILDING STATISTICS

MAIN FLOOR G.F.A. _____ 10,455.11 S.F. 971.37 M2
MEZZANINE G.F.A. _____ 1532.71 S.F. 142.39 M2
TOTAL G.F.A. _____ 11,987.82 S.F. 1113.76 M2
OFFICE G.F.A. _____ 2219.82 S.F. 206.22 M2

PARKING STATISTICS

1. REQUIRED PARKING (PROVIDED) _____ 31 SPACES
2. PARKING PROVIDED _____ NO CHANGE TO APPROVED PARKING

NOTES

1. TENANT UNIT 8 - ROTATOR PRODUCTS LIMITED
2. EXIST. ONE STOREY, BRICK-CLAD BUILDING, ALONG STREET, BARRIED
3. FLOOR OCCUPANT - GROUP "B"
4. FLOOR OCCUPANT - GROUP "B"
5. U.C. N COMPLIANCE WITH 3.14.10 AND TABLE 3.14.1
6. NO PROPOSED EXTERIOR CHANGES AND/OR ALTERATIONS

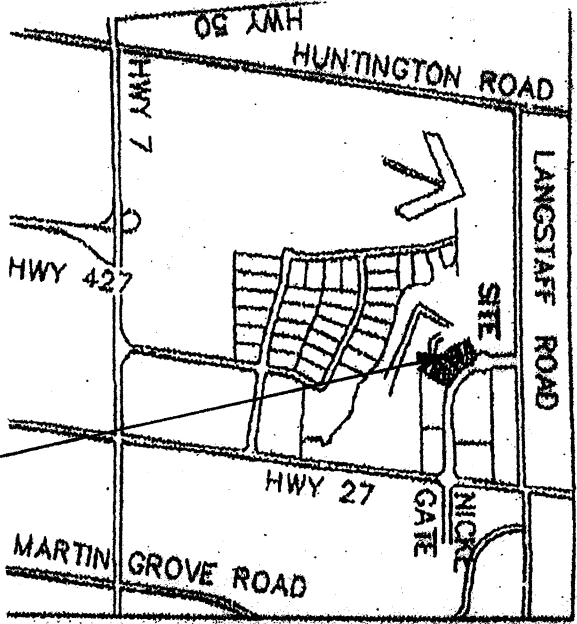
CONSTRUCTION LEGEND
EXISTING WALLS/PARTITIONS TO REMAIN
PROPOSED PARTITIONS - 1/2" DRY WALL ON BOTH SIDES @ 18" O.C. TO U/S OF T-BAR CEILING

FIRE ALARM LEGEND

- 1. LABELLED EXIT SIGN
- 2. LABELLED EXIT SIGN AND EMERGENCY LIGHT
- 3. EMERGENCY LIGHT - DOUBLE HEAD
- 4. EMERGENCY LIGHT - SINGLE HEAD
- 5. EMERGENCY LIGHT - SINGLE HEAD
- 6. EMERGENCY LIGHT - SINGLE HEAD
- 7. EMERGENCY LIGHT - SINGLE HEAD
- 8. EMERGENCY LIGHT - SINGLE HEAD
- 9. EMERGENCY LIGHT - SINGLE HEAD
- 10. EMERGENCY LIGHT - SINGLE HEAD

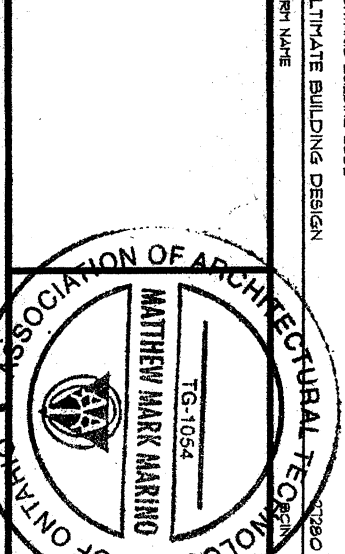
MINISTRY OF ENVIRONMENT APPROVAL IS REQUIRED FOR THE INSTALLATION OF ALL INDUSTRIAL AND COMMERCIAL PROCESS EXHAUSTS PRIOR TO OCCUPANCY.

DIVISION C - SECTION 1.2 OF 2006 BUILDING CODE REQUIRES THAT ALL CONSTRUCTION INCLUDING THAT OF EXTERIOR WALLS, ROOFS, OR OF ANY PART OF THE BUILDING OR PART OF IT SHALL BE DESIGNED AND REVIEWED BY AN ARCHITECT, PROFESSIONAL ENGINEER OR BOTH.



PROJECT NAME	ROTATOR PRODUCTS LIMITED
101 INNOVATION DRIVE	
VAUGHAN, ON	
L4H 0S3	
DRAWING TITLE	SITE PLAN
CHECKED BY	ROTATOR PRODUCTS LIMITED
DATE	SEPTEMBER 08
SCALE	1:200
DRAWN BY	
JOB	0508114

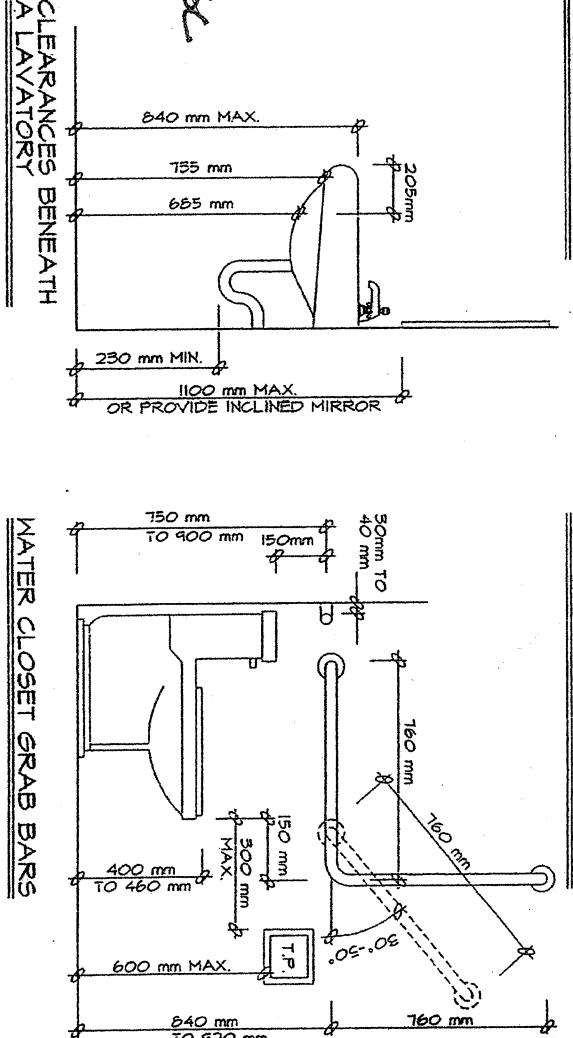
4846 HERITAGE HILLS BLVD., #145
MISSISSAUGA, ON
L4R 4G3
P: 905-821-4816
F: 905-821-4804
UBCC@RODGERE.COM



FOR OFFICE USE ONLY
CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION
RECEIVED SEP 24 2008
DATE 08/19/08

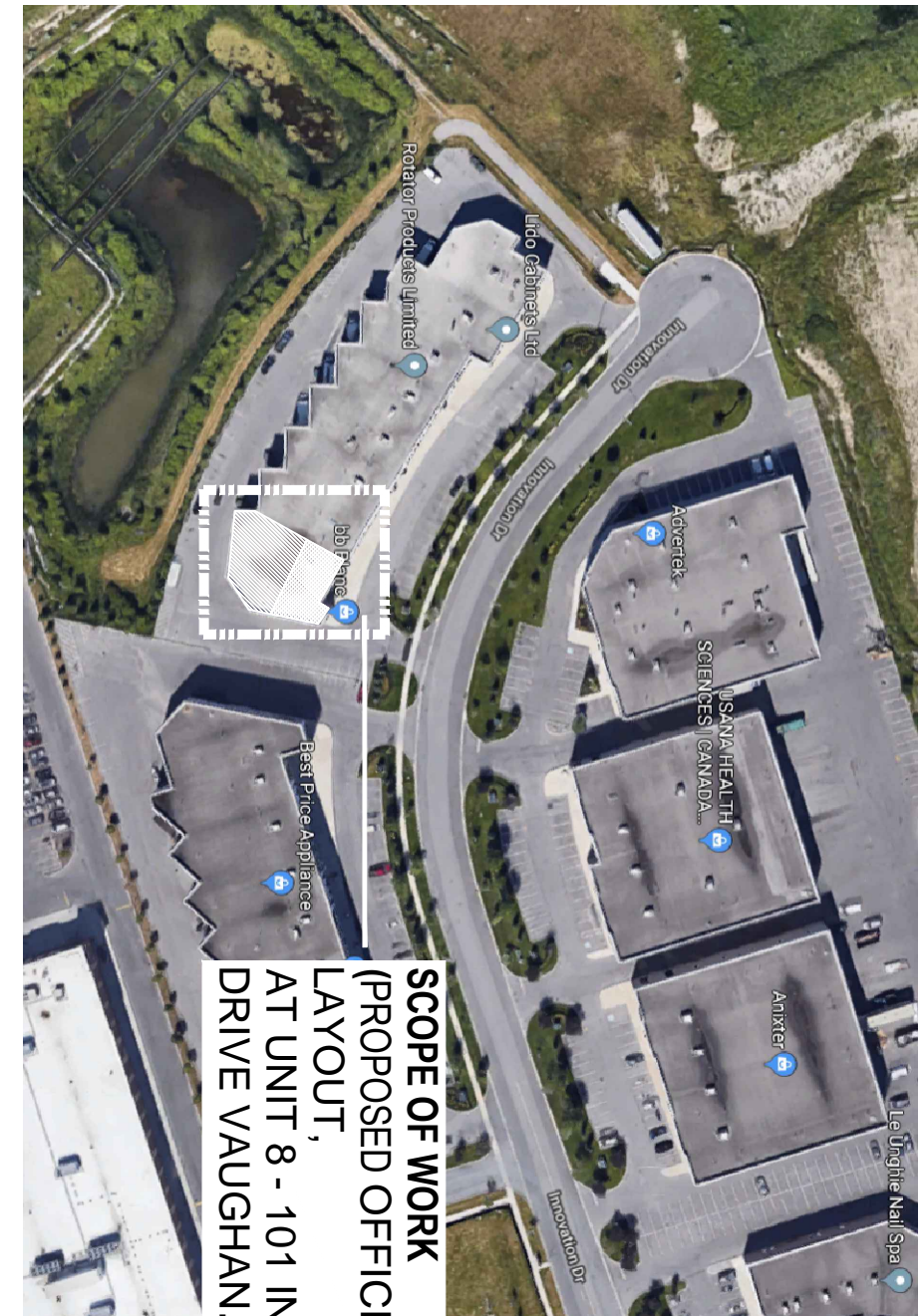
- 1st Flr
- Bldg Area = 2,987 m²
- 1 Storey
- Sprinkler
- 3.2.2.7.2
- 07-5468.

Barrier free washroom shall comply with Div 6, Art 3.6.3.12-06.



LIST OF DRAWINGS:

COVER SHEET + LIST OF DWGS + KEY PLAN	
- GENERAL NOTES	- A01
- EXISTING FLOOR PLAN	- A02
- PROPOSED FLOOR PLAN	- A03
- PROPOSED REFLECTED CEILING PLAN	- A04
- INTERIOR ELEVATIONS AND SECTIONS	- A05



KEY PLAN

OFFICE INTERIOR LAYOUT,
AT UNIT 8 - 101 INNOVATION DRIVE VAUGHAN

NOTE:

CONTRACTOR TO CAREFULLY READ THESE NOTES AND FOLLOW DURING CONSTRUCTION. CHANGES/SUBSTITUTION WILL NOT BE ACCEPTABLE WITHOUT ARCHITECTS APPROVAL. ENSURE COMPLIANCE WITH ALL THE NOTES.

DO NOT SCALE DRAWING. CONCLUSIONS DERIVED BY SCALING OF DRAWINGS WILL NOT BE ACCEPTED. PLEASE VERIFY INFORMATION WITH THE ARCHITECT OF RECORD.

GENERAL NOTES:

01. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH OFFICE LAYOUT AND DESIGN WORK.

02. ALL FLOORS TO BE LEVEL THROUGHOUT AND HAVE SMOOTH FINISH

03. CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC.

04. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING DRILLING OR DIGGING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

05. ANY EXISTING SPRAYED FIREPROOFING DAMAGED OR REMOVED IS TO BE REPAIRED AND ITS REPAIR APPROVED BY THE ARCHITECT.

06. FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT.

07. STUD WALL DESIGN SHOULD ACCOMMODATE ANY EXPECTED DEFLECTION OF THE EXISTING FLOOR STRUCTURE AS REQUIRED.

08. SECURE STRUCTURAL STUDS TOP AND BOTTOM TO THE EXISTING STRUCTURE. BRACE STUDS ADEQUATELY TO THE EXISTING STRUCTURE.

09. ALL EXPOSED GYPSUM BOARD CORNER CONDITIONS TO HAVE CORNER BEAD (TYP.)
10. ALL DOOR HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

11. ALL ELECTRICAL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENT OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL PROVINCIAL & LOCAL CODES.

12. BUILDING SERVICE CONTROLS I.E SWITCHES, THERMOSTATS, ETC, SHALL BE MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISH FLOOR. REF# 3.8.1.5.(1). OF DIV B.

13. BUILDING SERVICES PENETRATING ALL FIRE SEPARATION SHALL BE COMPLETED WITH FIRE STOPPING MEASURES IN CONFORMANCE WITH 'DIVISION B' SUB SECTION 3.1.9. OF THE ONTARIO BUILDING CODE 2012. MAINTAIN ALL EXISTING FIRE SEPARATION C/W REQUIRED FIRE RESISTANCE RATING.

14. ALL INTERIOR FINISHES TO HAVE A MAXIMUM 150 FLAME SPREAD RATING AS PER 3.1.13.2 OF DIVISION B. FLOOR FINISHES SHALL BE TIGHT, SMOOTH AND NON ABSORBENT

15. FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT.

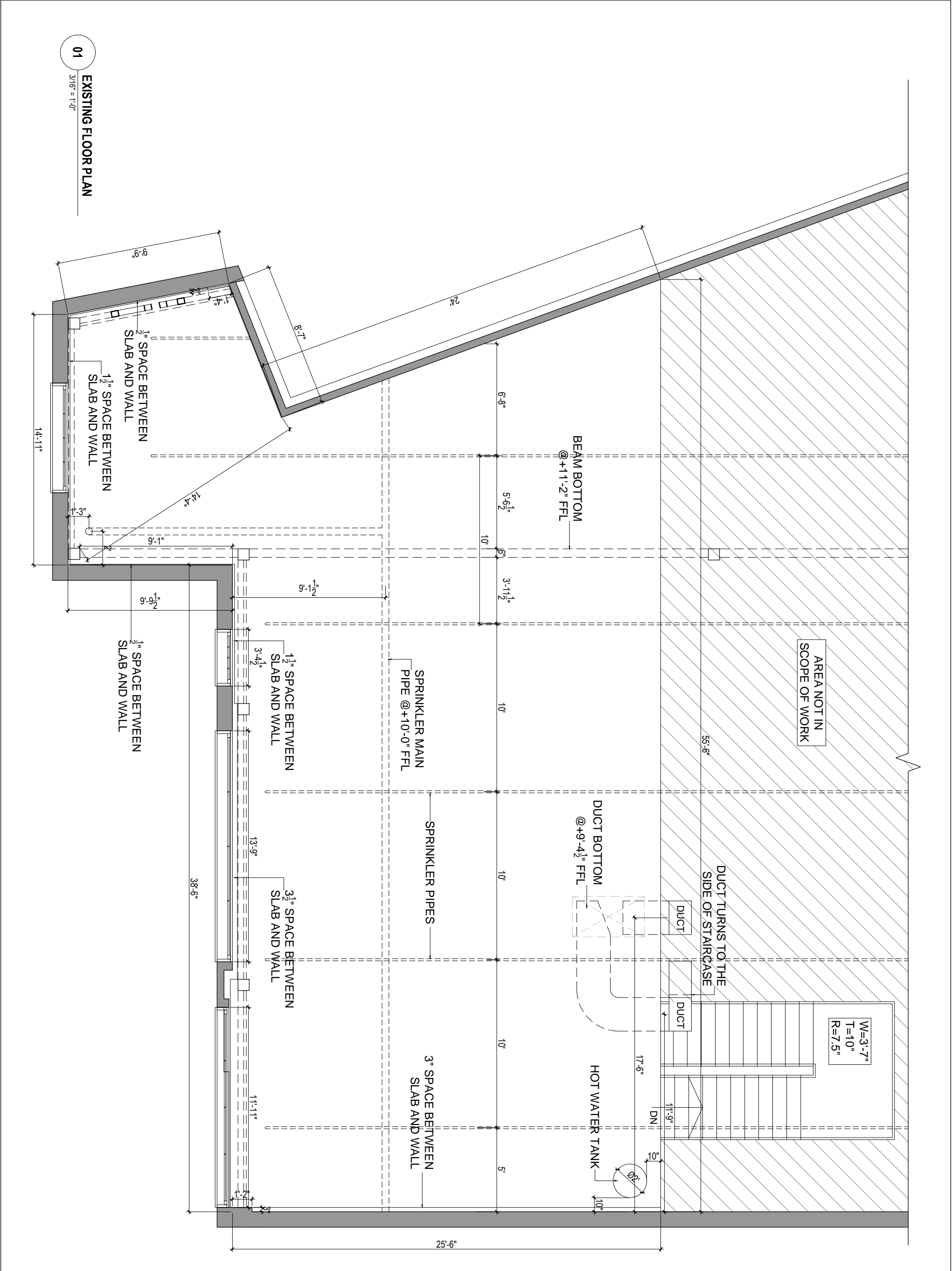
16. ALL DOORS AND FRAMES TO BE PAINTED

17. ALL EXISTING SURFACES TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.

18. PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY GC ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL. 10LBS IN KITCHEN, 5LBS ELSEWHERE.

19. COORDINATE WITH OWNER FOR LOCATION OF ANY SHELVING IF REQUIRED AND PROVIDE BLOCKING ACCORDINGLY.

DRAWING TITLE :	
GENERAL NOTES	
DRAWN BY	JS
CHECKED BY	HB
APPROVED BY	HB
SCALE	SIZE
Not to Scale	A3
SHEET NO	STAGE
A01	CONSTRUCTION
PHASE	REV
00	00
ISSUED DATE	21-12-2018



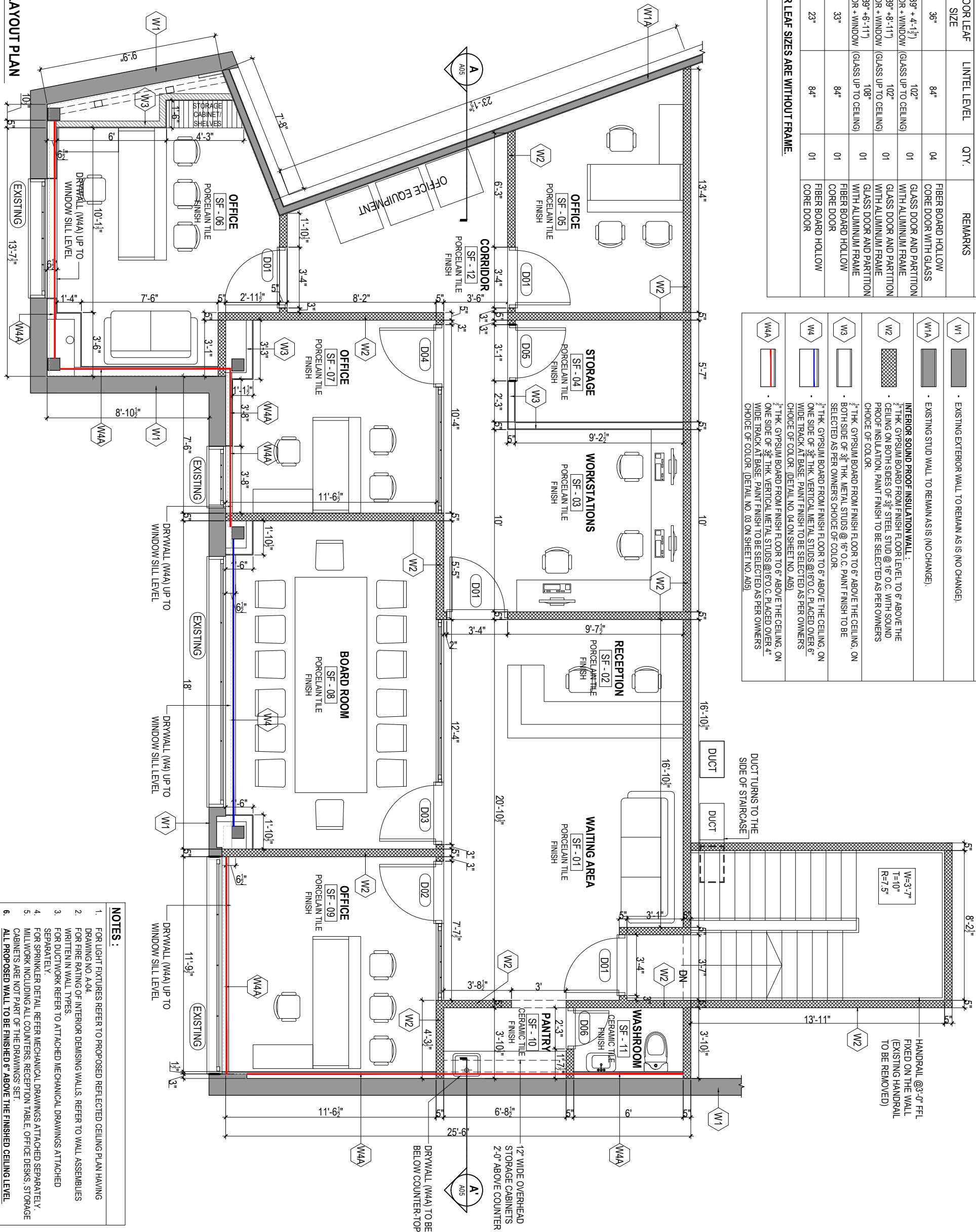
00	ISSUED FOR CONSTRUCTION	21-12-2018	
REV	ISSUED FOR	DATE	
PROJECT NAME AND ADDRESS :			
OFFICE INTERIOR LAYOUT, AT UNIT 8 - 101 INNOVATION DRIVE VAUGHAN			
LEAD CONSULTANT :			
STRUCTURAL CONSULTANT :			
MEP CONSULTANT :			
DRAWING TITLE :			
EXISTING LAYOUT PLAN			
DRAWN BY	JS		
CHECKED BY	HB		
APPROVED BY	HB		
SCALE	3/16" = 1'-0"	SIZE	A3
SHEET NO	A01	STAGE	CONSTRUCTION
PHASE	00	REV	00
ISSUED DATE	21-12-2018		

DOOR SCHEDULE			
DOOR NO.	DOOR LEAF SIZE	LINTEL LEVEL	QTY. REMARKS
D01	36"	84"	04 FIBER BOARD HOLLOW CORE DOOR WITH GLASS
D02	(39" + 4'-1½")	102"	01 GLASS DOOR AND PARTITION WITH ALUMINUM FRAME
D03	(39"-8'-11")	102"	01 GLASS DOOR AND PARTITION WITH ALUMINUM FRAME
D04	(39" + 6'-11")	108"	01 GLASS DOOR AND PARTITION WITH ALUMINUM FRAME
D05	33"	84"	01 FIBER BOARD HOLLOW CORE DOOR
D06	23"	84"	01 FIBER BOARD HOLLOW CORE DOOR

ALL THE DOOR LEAF SIZES ARE WITHOUT FRAME.

WALL TYPES :	
W1	- EXISTING EXTERIOR WALL TO REMAIN AS IS (NO CHANGE).
W1A	- EXISTING STUD WALL TO REMAIN AS IS (NO CHANGE).
W2	INTERIOR SOUND PROOF INSULATION WALL : • ½" THK. GYPSUM BOARD FROM FINISH FLOOR LEVEL TO 6" ABOVE THE CEILING ON BOTH SIDES OF 3½" STEEL STUD @ 16" O.C. WITH SOUND PROOF INSULATION, PAINT FINISH TO BE SELECTED AS PER OWNERS CHOICE OF COLOR.
W3	• ½" THK. GYPSUM BOARD FROM FINISH FLOOR TO 6" ABOVE THE CEILING, ON BOTH SIDE OF 3½" THK. METAL STUDS @ 16" O.C. PAINT FINISH TO BE SELECTED AS PER OWNERS CHOICE OF COLOR.
W4	• ½" THK. GYPSUM BOARD FROM FINISH FLOOR TO 6" ABOVE THE CEILING, ON ONE SIDE OF 3½" THK. VERTICAL METAL STUDS @ 16" O.C. PLACED OVER 6" WIDE TRACK AT BASE. PAINT FINISH TO BE SELECTED AS PER OWNERS CHOICE OF COLOR. (DETAIL NO. 04 ON SHEET NO. A05)
W4A	• ½" THK. GYPSUM BOARD FROM FINISH FLOOR TO 6" ABOVE THE CEILING, ON WIDE TRACK AT BASE. PAINT FINISH TO BE SELECTED AS PER OWNERS CHOICE OF COLOR. (DETAIL NO. 03 ON SHEET NO. A05)

DUCT TURNS TO THE SIDE OF STAIRCASE



NOTES :	
1.	FOR LIGHT FIXTURES REFER TO PROPOSED REFLECTED CEILING PLAN HAVING DRAWING NO. A-04.
2.	FOR FIRE RATING OF INTERIOR DEMISING WALLS, REFER TO WALL ASSEMBLIES WRITTEN IN WALL TYPES.
3.	FOR DUCTWORK REFER TO ATTACHED MECHANICAL DRAWINGS ATTACHED SEPARATELY.
4.	FOR SPRINKLER DETAIL REFER MECHANICAL DRAWINGS ATTACHED SEPARATELY.
5.	MILLWORK INCLUDING ALL COUNTERS, RECEPTION TABLE, OFFICE DESKS, STORAGE CABINETS ARE NOT PART OF THE DRAWINGS SET.
6.	ALL PROPOSED WALL TO BE FINISHED 6" ABOVE THE FINISHED CEILING LEVEL.

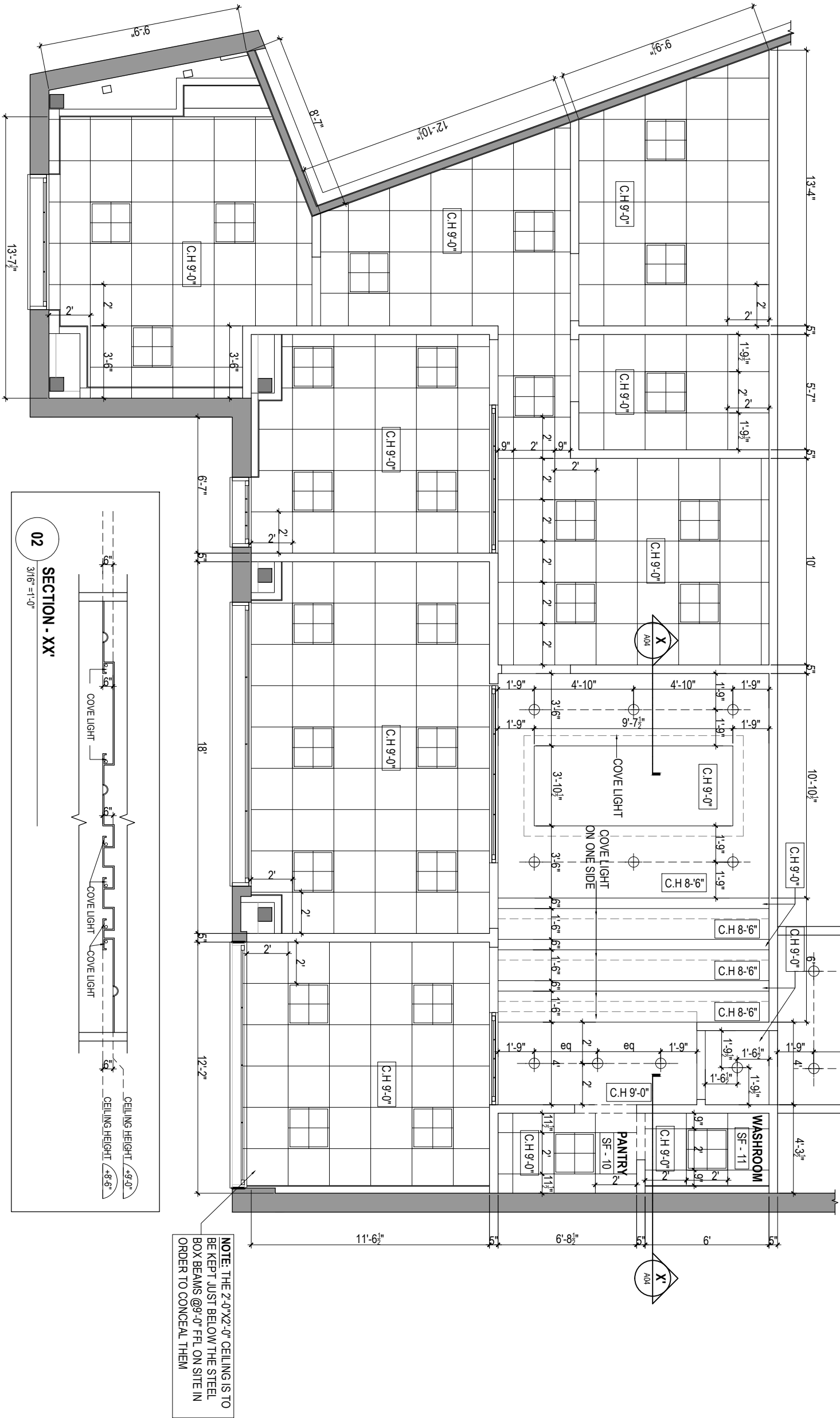
PROJECT NAME AND ADDRESS : OFFICE INTERIOR LAYOUT, AT UNIT 8 - 101 INNOVATION DRIVE VAUGHAN		00	ISSUED FOR CONSTRUCTION	21-12-2018
LEAD CONSULTANT :		REV	ISSUED FOR	DATE
MEP CONSULTANT :		DRAWING TITLE : PROPOSED LAYOUT PLAN		
STRUCTURAL CONSULTANT :		DRAWN BY : JS		
CHECKED BY : HB		APPROVED BY : HB		
SCALE : 3/16" = 1'-0"		SHEET NO : A03		
PHASE : 00		STAGE : CONSTRUCTION		
ISSUED DATE : 21-12-2018		REV : 00		

LEGEND

PROPOSED SUSPENDED CEILING WITH 2'-0"x2'-0" CEILING TILE (HEIGHT AS MENTIONED)

2'-0" x 2'-0" RECESSED FLUORESCENT FIXTURE: STANPRO (OR EQUIVALENT) L3PNL RECESSED LED IC PANEL

6" RECESSED LIGHT (HALO MODEL #SLD606830WHC HOME DEPOT OR EQUIVALENT)



00	ISSUED FOR CONSTRUCTION	21-12-21
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : OFFICE INTERIOR LAYOUT, AT UNIT 8 - 101 INNOVATION DRIVE VAUGHAN		
LEAD CONSULTANT :		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : PROPOSED REFLECTED CEILING PLA		
DRAWN BY	JS	
CHECKED BY	HB	
APPROVED BY	HB	
SCALE	3/16" = 1'-0"	SIZE A3
SHEET NO	A04	STAGE CONSTRUCTION
PHASE	REV	REV
ISSUED DATE	21-12-2018	


$$\frac{3}{16}'' = 1'-0''$$


3/16" = 1'-0"



3/4" = 1'-0"



04
3/4" = 1'-0"

LEAD CONSULTANT :

MEP CONSULTANT:

DRAWN BY	JS
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APPROVED BY	HB
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SHEET NO A05	STAGE CONSTRUCTION
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ISSUED DATE	21-12-2018
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Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None.

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections



COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

References:

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

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

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

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

Schedule D: Previous Approvals (Notice of Decision)

- Minor Variance Application A236/15
- Minor Variance Application A249/09
- Minor Variance Application A017/09
- Minor Variance Application A119/08

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A236/15

APPLICANT: UNIT 3 INNOVATION DR. INC.

PROPERTY: Part of Lot 10, Concession 9, (Block 5, Registered Plan 65M-4044, Part of YRCC 1152), municipally known as 101 Innovation Drive, Unit #3, Woodbridge.

ZONING: The subject lands are zoned EM2, General Employment Area Zone and subject to the provisions of Exception 9(1258) under By-law 1-88 as amended.

PRIOR to the hearing the agent amended the Application, Notice of Application and Sketch as follows:

1. To permit a minimum of **63 parking spaces** NOT 61 parking spaces.

PURPOSE: To permit the construction of a proposed second floor office space addition.

PROPOSAL:

1. To permit a minimum of **63 parking spaces**.
2. To permit an Employment Use with an accessory office use not exceeding 60.87% of the gross floor area of the entire unit devoted to the industrial employment use.

BY-LAW REQUIREMENT:

1. Minimum 68 parking spaces are required.
2. The floor area of an accessory office use shall not exceed 49% of the gross floor area of the entire unit devoted to the industrial employment use.

BACKGROUND INFORMATION:

Other Planning Act Applications

The land which is the subject in this application was also the subject of another application under the Planning Act:

MINOR VARIANCE APPLICATIONS:

A249/09 APPROVED Nov. 12/09 – Min. of 63 parking spaces.

A017/09 WITHDRAWN on April 22/09, requested permission to allow an eating establishment with a max. GFA of 513.41 m², To permit off site parking of vehicles – (off-site parking spaces 53 in Block 12) and A total of 61 parking spaces provided on site (submitted by 1491965 Ontario Ltd.)

A119/08 APPROVED June 5, 2008, for a 0.0m landscape strip abutting an Open Space zone. (submitted by Innovation Commercial Centre Inc.)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are 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. **A236/15, UNIT 3 INNOVATION DR. INC.**, be **APPROVED, as amended** 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:



Signed by all members present who concur in this decision:



A. Perrella,
Chair

ABSENT

H. Zheng,
Vice Chair



R. Buckler,
Member



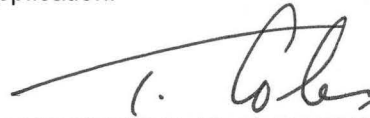
J. Cesario,
Member



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.



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

Date of Hearing:

AUGUST 27, 2015

Last Date of Appeal:

SEPTEMBER 16, 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:
SEPTEMBER 16, 2016

To permit an Employment Use with an accessory office use not exceeding 60.87% of the gross floor area of the entire unit devoted to the industrial employment use

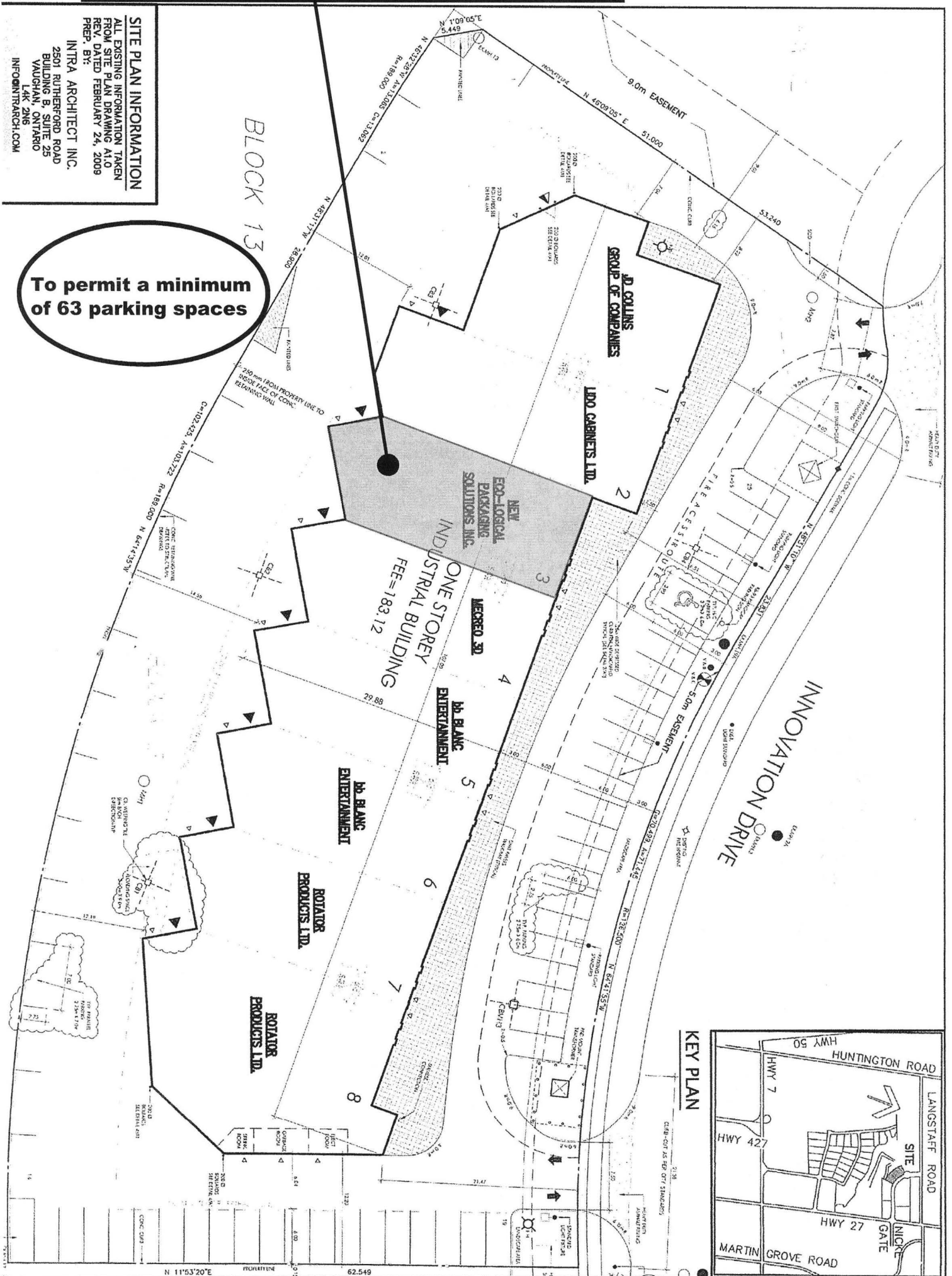
A236/15

SITE PLAN INFORMATION

ALL EXISTING INFORMATION TAKEN FROM SITE PLAN DRAWING A1.0
REV. DATED FEBRUARY 24, 2009
PREP. BY:

INTRA ARCHITECT INC.
2501 RUTHERFORD ROAD
SUITE B, SUITE 25
VAUGHAN, ONTARIO
L4K 2N6
INFO@INTRARCH.COM

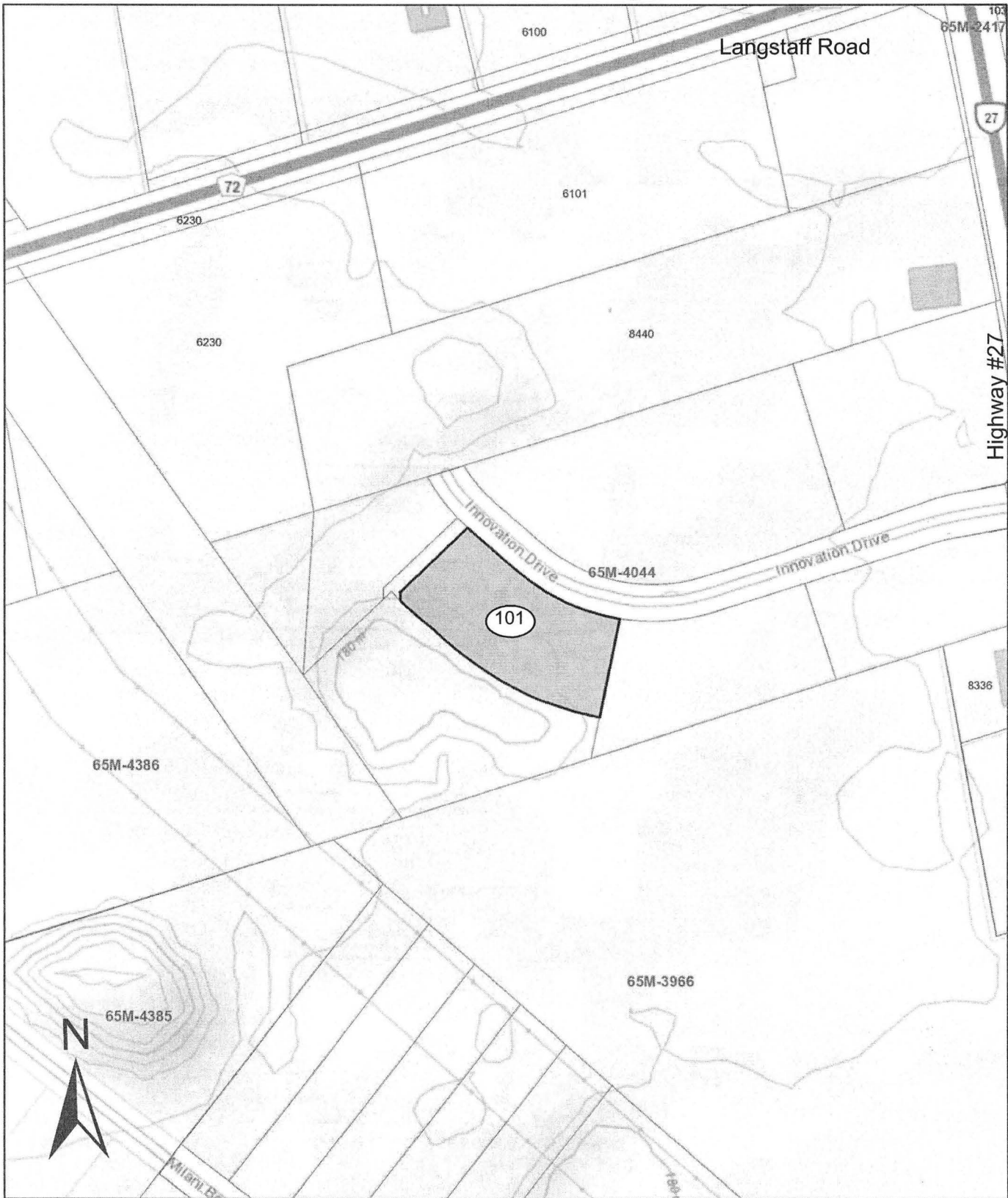
To permit a minimum of 63 parking spaces





Location Map - A236/15

101 Innovation Drive, Woodbridge



Sources: Esri, HERE, DeLorme, Intermap, increment P

0 0.05 0.1 0.2 Kilometers

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.

COMMITTEE OF ADJUSTMENT MINUTES THURSDAY, NOVEMBER 12, 2009

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item 13.

FILE NUMBER: A249/09

APPLICANT: 2195285 ONTARIO INC.

PROPERTY: Part of Lot 10, Concession 9, (Block 5, Registered Plan 65M-4044, Municipally known as 101 Innovation Drive, Unit #1, Woodbridge).

ZONING: The subject lands are zoned EM2, Prestige Employment Zone, subject to Exception 9(1258), under By-law 1-88, as amended.

PURPOSE: To permit an interior alteration, converting the existing mezzanine into a second floor, within Unit #1, of the existing industrial building.

PROPOSAL: 1. To permit a minimum number of 63 parking spaces.

BY-LAW REQUIREMENT: 1. A minimum number of 65 parking spaces are required.

BACKGROUND INFORMATION: The land which is subject to this application was also the subject of another application under the Planning Act:

Minor Variance Application
File No. A017/09

WITHDRAWN on April 22/09, requested permission to allow an eating establishment with a max. GFA of 513.41 m². To permit off site parking of vehicles – (off-site parking spaces 53 in Block 12) and A total of 61 parking spaces provided on site (submitted by 1491965 Ontario Ltd.)

File No. A119/08

APPROVED June 5, 2008, for a 0.0m landscape strip abutting an Open Space zone. (submitted by Innovation Commercial Centre Inc.)

Wes Surdyka, the agent, appeared on behalf of the applicant.

No one appeared before the Committee either in support of or in opposition to the request.

A request for decision was received from Sylvia Bukovscaj of Simerra Property Management, 89 Skyway Avenue, Suite 200, Toronto, Ontario, M9W 6R4.

There were no comments/objections from any Departments or Agencies.

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.

MOVED by M. Mauti
Seconded by S. Krcmar

THAT Application No. A249/09, 2195285 ONTARIO INC., be APPROVED, in accordance with the attached sketch.

CARRIED.

Item 14.

FILE NUMBER: A254/09

APPLICANT: R. A. BRANCA

PROPERTY: Part of Lot 11, Concession 3, (Lot 37, Part of 38, Registered Plan No. 65M-2043, municipally known as 129 Fernstaff Court, Concord.)

ZONING: The subject lands are zoned EM1, Prestige Employment Zone under By-Law 1-88 as amended.

PURPOSE: The applicant is requesting a variance to permit the maintenance of a one storey industrial building, as follows:

PROPOSAL: 1. Minimum landscape strip abutting a street (Dufferin St.) 6.0m

BY-LAW REQUIREMENTS: 1. Minimum landscape strip abutting a street (Dufferin St.) 9.0m

COMMITTEE OF ADJUSTMENT MINUTES THURSDAY, APRIL 23, 2009

ADJOURNMENTS AND/OR DEFERRALS

Cont'd.

"The request to permit off-site parking on the lands to the west of the subject property is considered to be premature. The lands to the west are not developed or subject to any development approvals and the Development Planning Department cannot properly assess the variance to permit off-site parking."

"For the aforementioned reasons, the Development Planning Department does not support the requested variances."

On March 3, 2009 the applicant sent an agreement document between Innovation Commercial Centre Inc. and 1491965 Ontario Inc., with respect to the off-site parking spaces.

MOVED by L. Fluxgold
Seconded by J. Cesario

That Item # 9, File No. A017/09, 1491965 ONTARIO LTD., ATTEN: ANTONIO PIRONE, be ADJOURNED: TO THE MARCH 19, 2009 MEETING.

CARRIED.

A017/09 - A RECAP FROM THE MARCH 19, 2009 MEETING.

A request for adjournment was received March 19, 2009 requesting that Item # 8, File No. A017/09 - 1491965 ONTARIO LTD., be ADJOURNED, to the APRIL 23, 2009 MEETING, as the application was to be revised making re-circulation and a new Notice of Application necessary.

MOVED by S. Krcmar
Seconded by M. Mauti

THAT Item # 8, File No. A017/09 - 1491965 ONTARIO LTD., be ADJOURNED, to the APRIL 23, 2009 MEETING.

CARRIED.

APPLICATION WITHDRAWN

FILE NUMBER: A017/09

APPLICANT: 1491965 ONTARIO LTD., ATTEN: ANTONIO PIRONE

PROPERTY: Part of Lot 10 Concession 9, (Block 5, Registered Plan No. 65M-4044, municipally known as 101 Innovation Drive, Unit 1, Woodbridge.)

ZONING: The subject lands are zoned EM2, General Employment Zone, subject to Exception 9(1258), under By-law 1-88, as amended.

PURPOSE: The applicant is requesting variances to permit the construction of a one storey restaurant (unit 1) in a multi unit building, as follows:

PROPOSALS:

1. To permit an eating establishment with a maximum gross floor area of 513.41 m².
2. To permit off site parking of vehicles – (off-site parking spaces 53 in Block 12)
3. A total of 61 parking spaces have been provided on site.

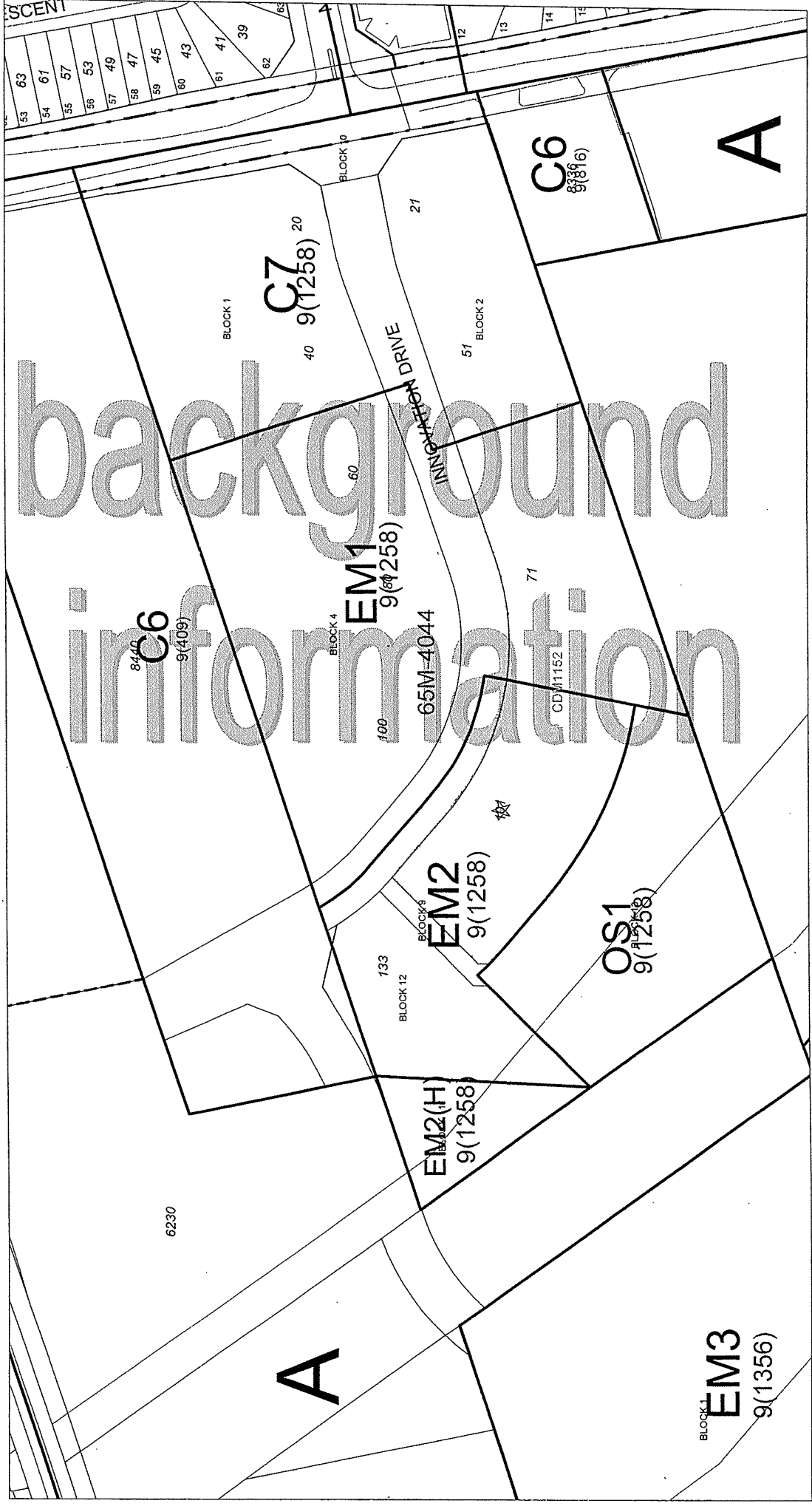
BY-LAW REQUIREMENTS:

1. A maximum gross floor area of 185 m² is permitted for one eating establishment in a multi-unit building.
2. Parking spaces shall be provided and maintained on the lot on which the building is erected.
3. A total of 114 parking spaces are required (53 additional spaces including 1 handicapped space).

BACKGROUND: The land which is subject to this application was also the subject of another application under the Planning Act:

Minor Variance Application File No. A119/08 – APPROVED June 5, 2008, for a 0.0m landscape strip abutting an Open Space zone. (submitted by Innovation Commercial Centre Inc.)

On April 22nd & 23rd, 2009, a request from the agent was received, that Item # 6, File No. A017/09 - 1491965 ONTARIO LTD., be WITHDRAWN.



1258) Notwithstanding the provisions of:

- a) Subparagraphs 6.1.1, 6.2.1 and 6.3.1 respecting uses permitted in the EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone;
- b) Subparagraph 5.1.1 (b) respecting landscaping requirements in a C7 Service Commercial Zone;
- c) Schedule "A" respecting minimum yard setbacks on lands adjacent to a valley corridor zoned OS1 Open Space Conservation Zone;

The following provisions shall apply to the lands shown as Subject Lands on Schedule "E-1386":

- ai) Lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol (H) and EM2(H) General 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 147-2006, until the Holding Symbol (H) is removed. The Holding Symbol (H) shall be removed from said lands upon being combined with other part blocks to form full developable blocks, and/or upon the determination of the final alignment of the Highway #427 extension and cross-over, to the satisfaction of the Ministry of Transportation Ontario.
- bi) A minimum 9.0 m wide strip of land shall be provided along a lot line which abuts Hwy #27, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across said strip;
- ci) The minimum 10.0 m setback to any building or structure is required on lands zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone to an OS1 Open Space Conservation Zone.

The subject lands
are designated
"General Employment"
by Vaughan
Official Plan 2010
max building height 15m