



File: A179/19

Applicant: GSP Realty

Address: 400 Bradwick Drive, Concord

Agent: Humphries Planning Group Inc

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

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

Adjournment History: None

Background History: None



Minor Variance
Application

Agenda Item: 12

A179/19

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, January 16, 2020

Applicant: GSP Realty

Agent: Humphries Planning Group Inc

Property: 400 Bradwick Drive, Concord

Zoning: The subject lands are zoned EM1 Prestige Employment Area, under By-law 1-88 as amended.

OP Designation: VOP: 2010 Prestige Employment

Related Files: None

Purpose: Relief from the By-law is being requested to permit the temporary use of an existing medical office.

* The temporary use is to be limited to two (2) years.

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

By-law Requirement	Proposal
1. An Office of a Regulated Health Professional is not a permitted use.	1. To permit an Office of a Regulated Health Professional for a period of two (2) years, limited to 35% of the gross floor area of the office building.
2. A minimum of 107 parking spaces are required.	2. To permit a minimum of 99 parking spaces on site.

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

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

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

Adjournment History: None

Staff & Agency Comments

Please note that 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 December 24, 2019

Property Information	
Existing Structures	Year Constructed
Building	2002

Applicant has advised that they cannot comply with By-law for the following reason(s):
This minor variance application is to request permission for a temporary use for an office of a regulated health professional, comprising 35% of the gross floor area of the existing office building, for a period of 2 years.

Adjournment Request: The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice on December 23, 2019 in order to address processing requirements.

Building Standards (Zoning Review):

A Building Permit has not been issued for the interior alterations and may be required.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Application under review.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A179/19.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment, no concerns.

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
N/A

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

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

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

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

Should the Committee **adjourn** this application the following condition(s) is required:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A179/19, if required.

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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That the approval to permit a temporary use of an existing medical office at 400 Bradwick Drive be limited to two years from the date of the Committee’s decision.

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
Adriana MacPherson**

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

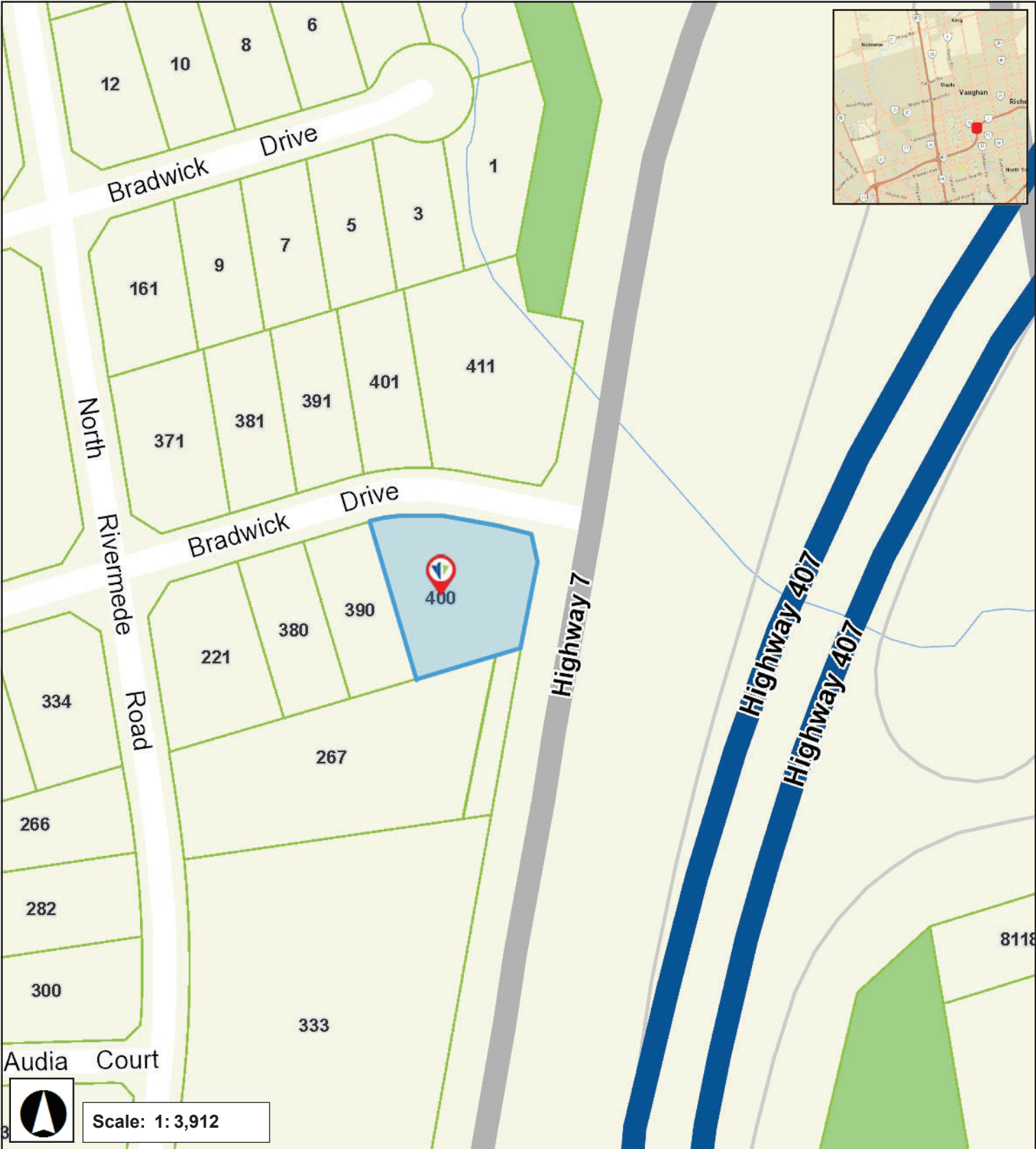
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



A179/19 - Location Map

400 Bradwick Drive, Vaughan



Proposal:

1. To permit an Office of a Regulated Health Professional for a period of two (2) years, limited to 35% of the gross floor area of the office building.
2. To permit a minimum of 99 parking spaces on site.

A179/19

NO	ISSUED TO	FOR REV
1	ISSUED TO	FOR REV
2	ISSUED TO	FOR REV
3	ISSUED TO	FOR REV
4	ISSUED TO	FOR REV
5	ISSUED TO	FOR REV
6	ISSUED TO	FOR REV

NO	REVISION	DATE
1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE

GSP REALTY CORP.

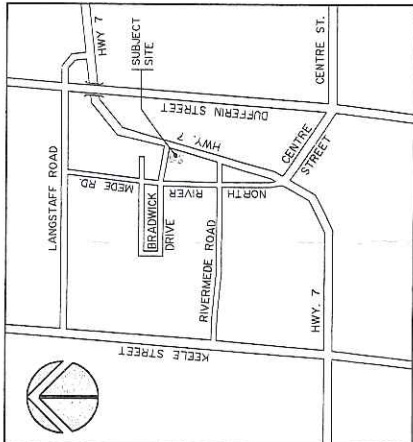
400 Bradwick Drive
VAUGHAN ONTARIO

A. BALDASSARRA
Architect Inc.

7800 JANE STREET
SUITE 200, CONCORD, ONTARIO
L4K 4K6
(905) 880-0722
(905) 880-7019 (FAX)



DRAWING TITLE	SCALE	CHECKED BY	DATE	PROJECT NO	DRAWING NO
SITE PLAN	1 : 200	JDH.	JAN / 2002	02-10	A-1.0



KEY PLAN

LEGAL DESCRIPTION

BOUNDARY INFORMATION FOR
LOT 9, CONCESSION 3 (BLOCK 16)
PLAN 65M-2049
CITY OF VAUGHAN
This area was created by
the City of Vaughan, Ontario, dated 07/12/01

SITE STATISTICS

SITE AREA:	5,909.82 m ² or 1.46 acres
SITE COVERAGE:	1,643.09 m ² or 27.80%
LANDSCAPED AREA:	1,529.86 m ² or 25.89%
PAVED AREA:	2,736.29 m ² or 46.30%
GROSS FLOOR AREA:	496.51 m ² or 5,344 s.f.
BASEMENT (Storage Only):	1,502.15 m ² or 16,169 s.f.
GROUND FLOOR:	1,541.48 m ² or 16,592 s.f.
SECOND FLOOR:	3,540.14 m ² or 38,105 s.f.
TOTAL:	3,043.63 m ² or 32,761 s.f.
Office of a Regulated Health Professional (for parking count):	35% of total GFA = 1,065.27m ² (approx) 107 spaces
PARKING PROVIDED:	70 spaces ABOVE GROUND, 29 spaces BELOW GROUND

BRADWICK DRIVE

HIGHWAY 7

OFFICE BUILDING & BASEMENT
F.F.E. = 202.35

Setting out point
6.5m from
West property line
to gridline A
West property line
to gridline A
and building to be
parallel

Intersection of property lines of northwest corner with west property line from
setting out point 21.5m measured parallel with west property line from

Schedule B: Public Correspondence Received

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

None

Schedule C: Agency Comments

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

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



COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

References:

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

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

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

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

MacPherson, Adriana

Subject: FW: A154/19 -Response to Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: December-12-19 2:05 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: RE: A154/19 -Response to Request for Comments

Good afternoon Adriana,
The Regional Municipality of York has completed its review of the above minor variance application and has no comment.
Regards,
Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

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