

ITEM #: 6.21	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A221/22 169 Cityview Blvd, Woodbridge
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

Please see **Schedule B of this report for a copy of Staff 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	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X			Application Under Review
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X	X	No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>	X			No Comments Recieved to Date
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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	Evans Planning		07/15/22	Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
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
A221/22
169 Cityview Blvd, Woodbridge**

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

ITEM NUMBER: 6.21	CITY WARD #: 3
APPLICANT:	169 Cityview Developments Inc.
AGENT:	Evans Planning
PROPERTY:	169 Cityview Blvd, Woodbridge
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA.21.039
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of two multi-unit, single storey industrial/commercial buildings and to facilitate related Site Plan Application DA.21.039.

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

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.865 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The parking requirements are based on the individual uses within each unit of the multi-unit development. [Table 6-2]	To permit the use of the Industrial Mall parking requirement for the purposes of calculating parking on the site.

The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(1221) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum of 67 parking spaces are required on the subject lands.	To permit a minimum of 60 parking spaces on the subject lands.

HEARING INFORMATION

DATE OF MEETING: Thursday, September 22, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

INTRODUCTION	
<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:	September 8, 2022	
Date Applicant Confirmed Posting of Sign:	September 2, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	We cannot comply with the provisions of the City's Zoning By-law due to the requirements for parking under By-law 1-88. The By-law requires 2.0 parking spaces per 100 square metres of gross floor area, necessitating a minimum of 80 parking spaces. We request relief to permit a minimum parking supply of 60 spaces. We cannot comply with the provisions of the City's Zoning By-law due to the Industrial Mall use not being permitted in the EM1 zone under By-law 001-2021. We require that the proposed development be considered an Industrial Mall use for the purpose of calculating parking requirements due to the nature of the multi-unit industrial/commercial development with multiple tenants.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	Application under review.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Transportation Division does not have any objections to the subjected application. The proposed parking supply of 60 Spaces is consistent with the By-Law 001-2021. The Development Engineering (DE) Department does not object to the variance application A221/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comments or concerns.	
PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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	
No comments received to date.	
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	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

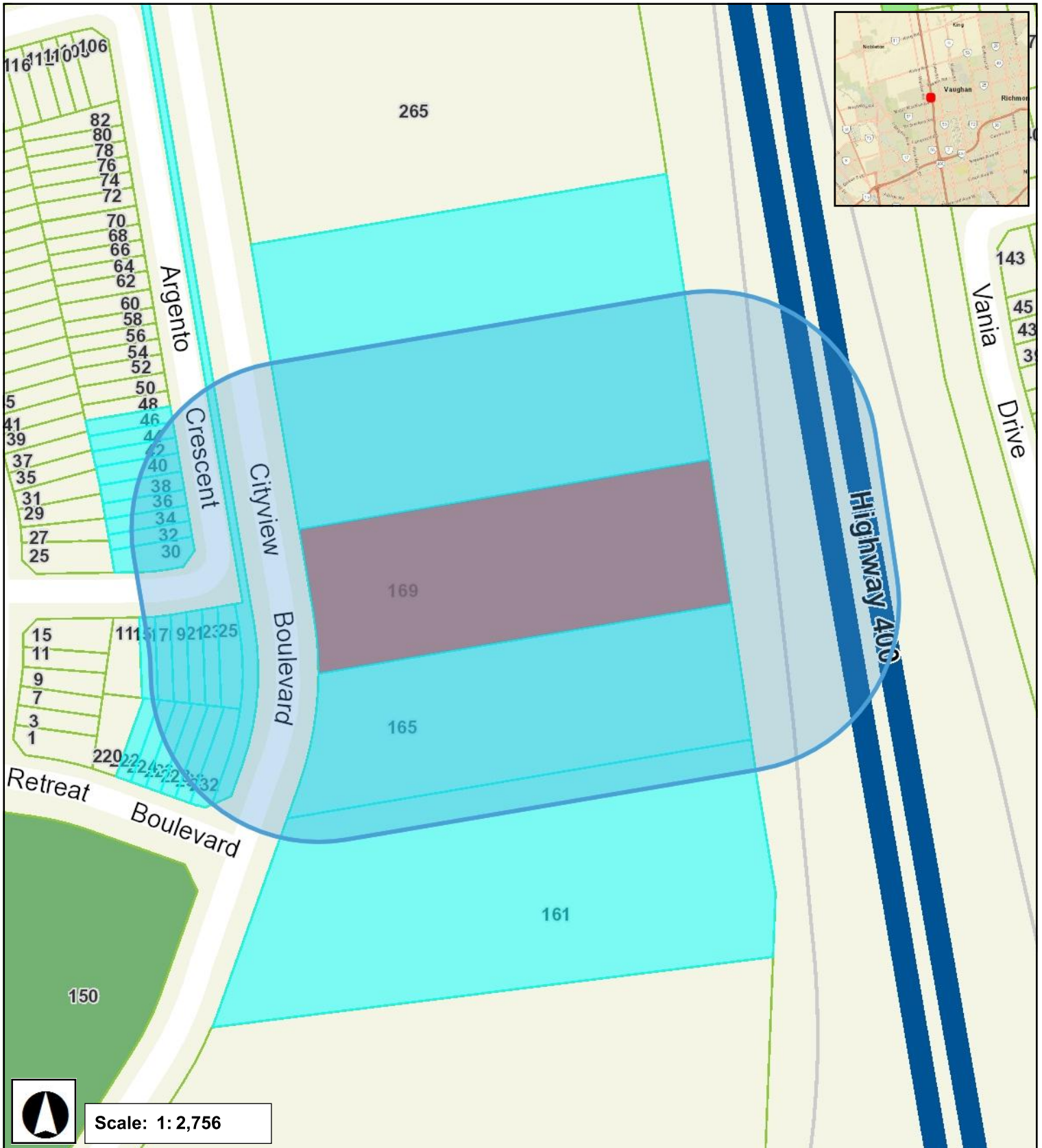
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

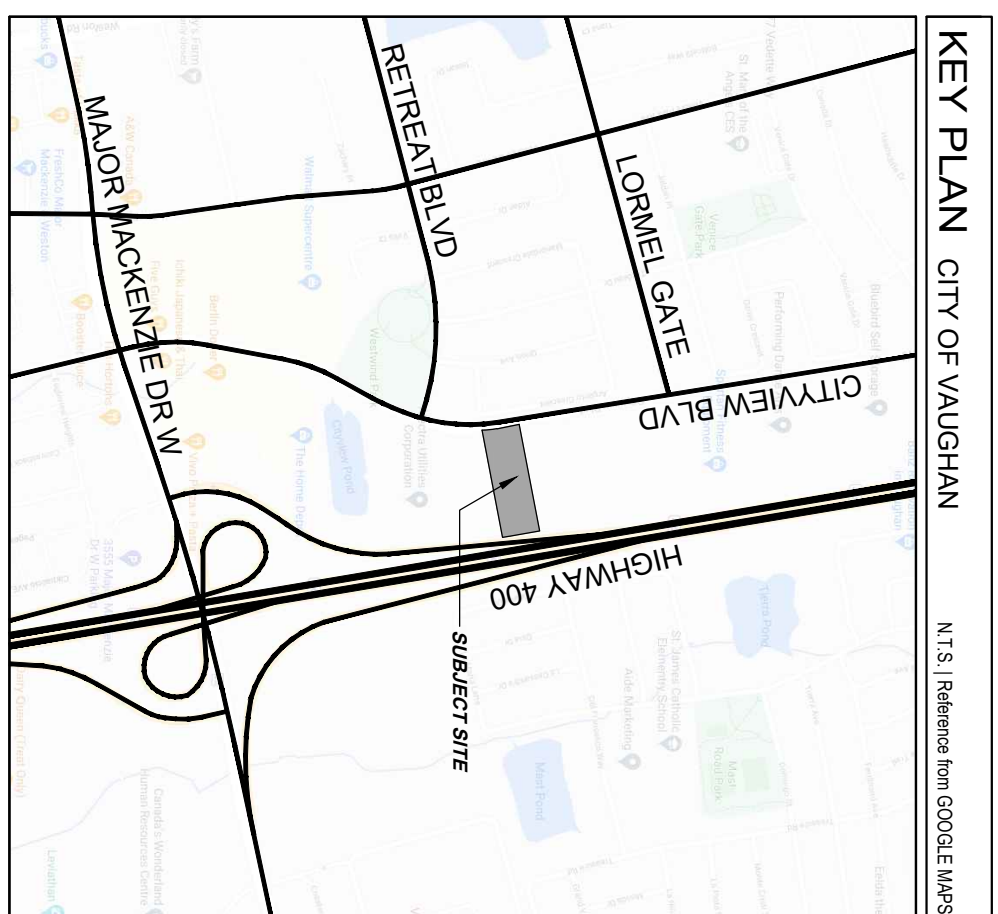
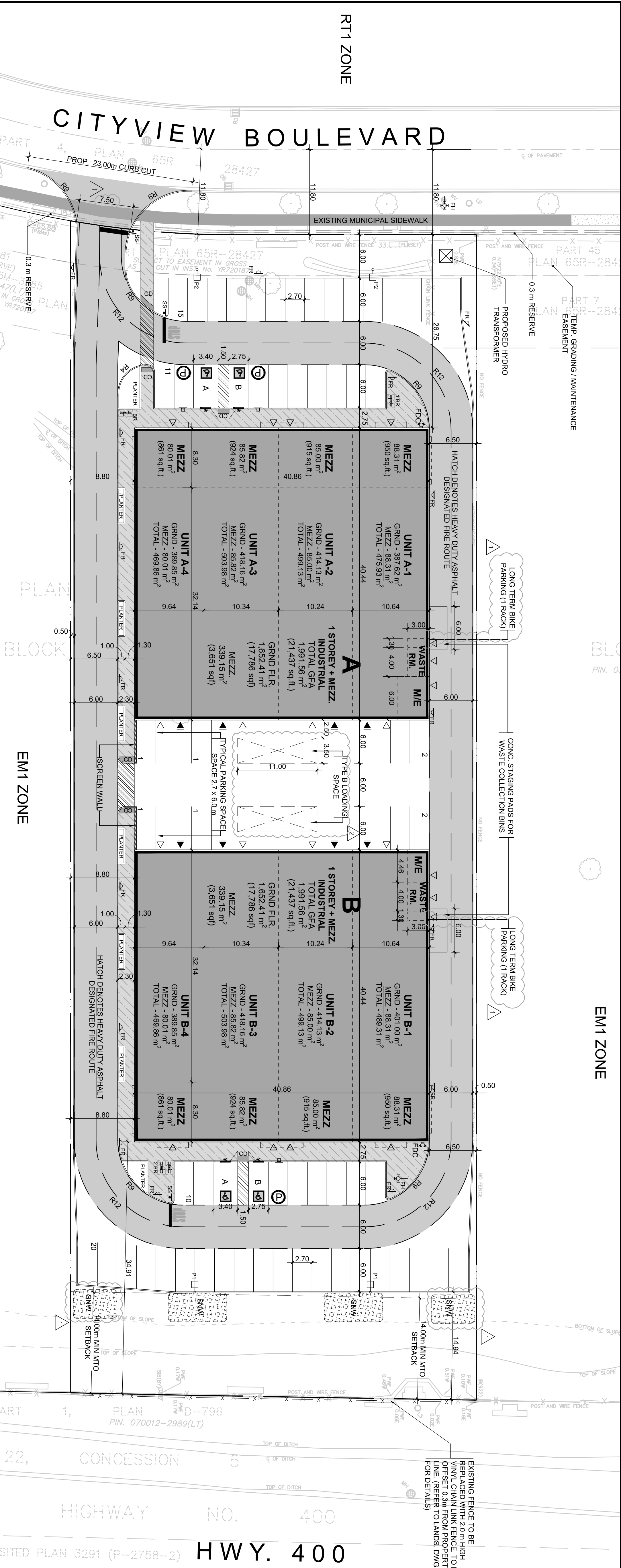
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department 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	Development Planning joshua.cipolletta@vaughan.ca	Application under review.
2	Parks, Forestry and Horticulture Operations zachary.guizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.



IMPORTANT INFORMATION – PLEASE READ
<p>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.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS

169 Cityview Blvd, Vaughan





LEGAL DESCRIPTION	
<p><i>PLAN 65M-3885</i> PLAN OF SUBDIVISION OF <i>BLOCK 60</i></p>	
<p>CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK</p>	
	
<p>PROJECT NORTH</p>	
<p>TRUE NORTH</p>	

SITE STATISTICS

SITE AREA		9,050.24 m ² or 2.24 Ac	
ZONING		EM1	
FRONT YARD (CITYVIEW)	REQUIRED	PROVIDED	
	6.00 m	26.75 m	
INTERIOR SIDE YARD (S)	6.00 m	8.80 m	
REAR YARD (HWY 400)	12.00 m	34.87 m	
EXTERIOR SIDE YARD (N)	6.00 m	6.50 m	

	BUILDING HEIGHT	
BUILDING 'A'	15.00 m	10.63 m
GROUND FLOOR	1,991.56 m ²	21,437 sqft
MEZZANINE	1,609.76 m ²	17,327 sqft
ME & GARB & BIKE ROOMS	333.15 m ²	3,615 sqft
	42,66.82 m ²	459 sqft
BUILDING 'B'	1,991.56 m ²	21,437 sqft
GROUND FLOOR	1,623.14 m ²	17,471 sqft
MEZZANINE	333.45 m ²	3,615 sqft
ME & GARB & BIKE ROOMS	29.88 m ²	315 sqft
TOTAL GFA	3,983.12 m ²	42,874 sqft

SITE COVERAGE	3,304.83 m2	or	36.52%
LANDSCAPED AREA	1,866.84 m2	or	20.63%
PAVED AREA	3,878.57 m2	or	42.85%

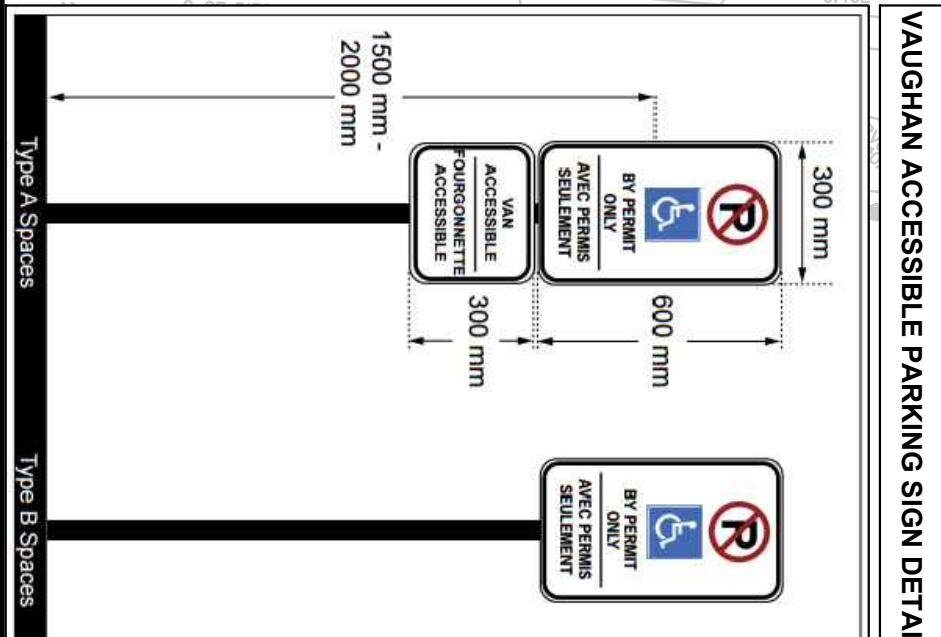
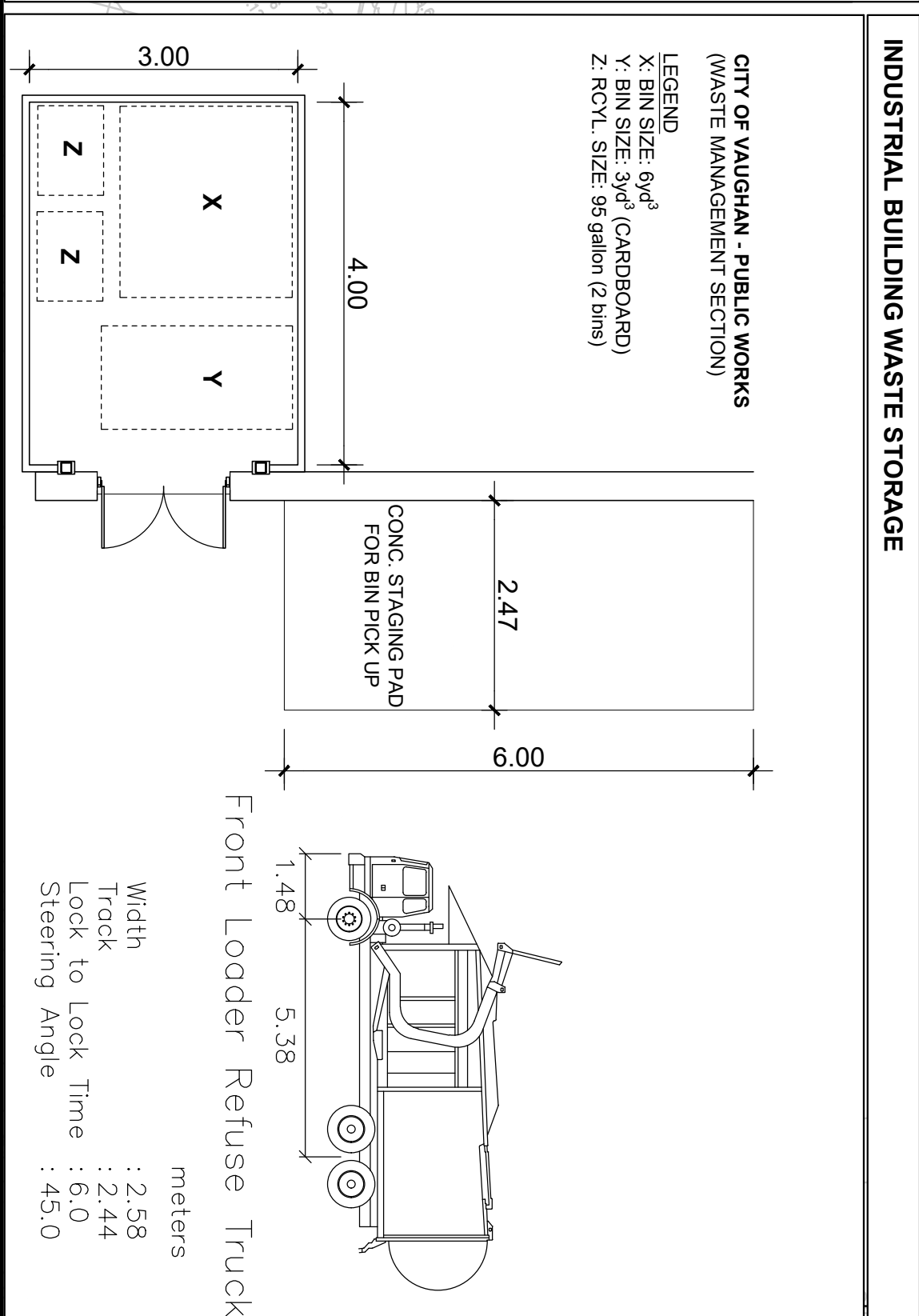
PARKING RATES		REQUIRED	PROVIDED
UNDER BY-LAW 1-88 EMPIREVIEW EMI 2 spaces per 100 m ² GFA (3.983 x 121 / 100) x 2	80 spaces	2	64 spaces
ACCESSIBLE SPACES UNDER BY-LAW 01-2021 INDUSTRIAL WALL 1.5 spaces per 100 m ² GFA (3.983 x 121 / 100) x 1.5	4 spaces		4 spaces
ACCESSIBLE SPACES	60 spaces		64 spaces
	3 spaces		4 spaces

SYMBOL LEGEND	
▷	MAN DOOR LOCATIONS
◀▶	LOADING DOCK LOCATIONS
▶▶	DRIVE-IN OVERHEAD DOORS
—O—FH	HYDRANT + ALIVE
Ⓢ	CATCH BASIN
Ⓢ	CATCH BASIN/MAHOLE
○	STORAGE/STERN MANHOLE
• □ 0.5	LIGHT STANDARDS
Ⓢ	BICYCLE RACKS
Ⓢ	CARPOOL SPACE AND SIGN
PAINTED STOP BAR	
Ⓢ	HANDICAP PARKING
SNOW	SNOW STORAGE AREA
Ⓢ	CURB DEPRESSION BARRIER FREE ACCESS
Ⓢ	CONC. FILLED STEEL BOLLARD
Ⓢ	SIAMEN CONNECTION
Ⓢ	HANDICAP RB-93 SIGNAGE PER BY LAW
Ⓢ	PAVE ROUTE SIGN - 90' x 45' to the parallel to traffic flow
Ⓢ	PAVE ROUTE SIGN - 90' x 45' to the parallel to traffic flow
Ⓢ	GAZ METER

No.	ISSUED	DATE
1	ISSUED FOR PAC	DEC. 20, 2020
2	ISSUED FOR SPA	JULY 23, 2021
3	ISSUED FOR CLIENT REVIEW	NOV. 2, 2021
4	ISSUED FOR SPA RESUBMISSION	FEB 3, 2022
5	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 30, 2022

No.	REVISION	DATE
1	REVISED PER SPA COMMENTS	APR 22, 2022
2	REVISED PER SPA COMMENTS	JUN 21, 2022

1



169 Cityview
Vaughan, ON.

Vaughan, ON.

Site Plan

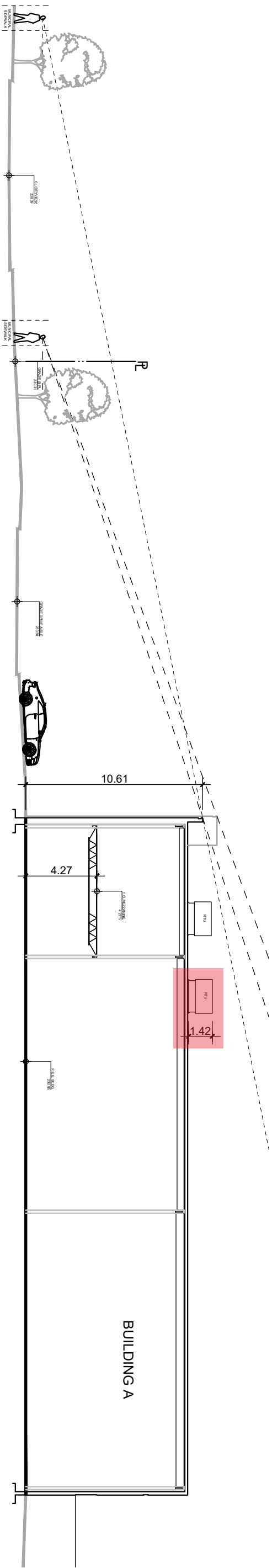
DA.21.039

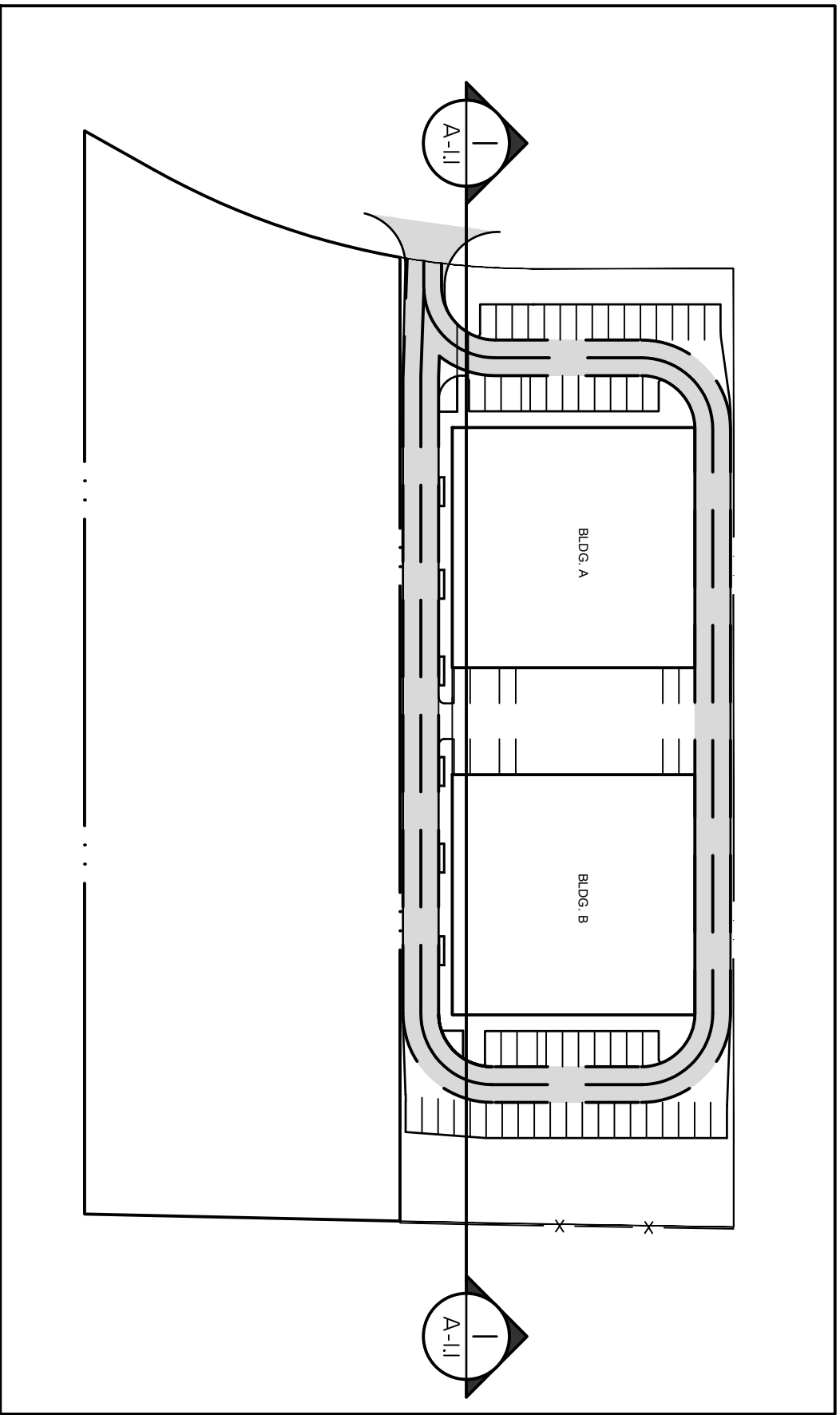
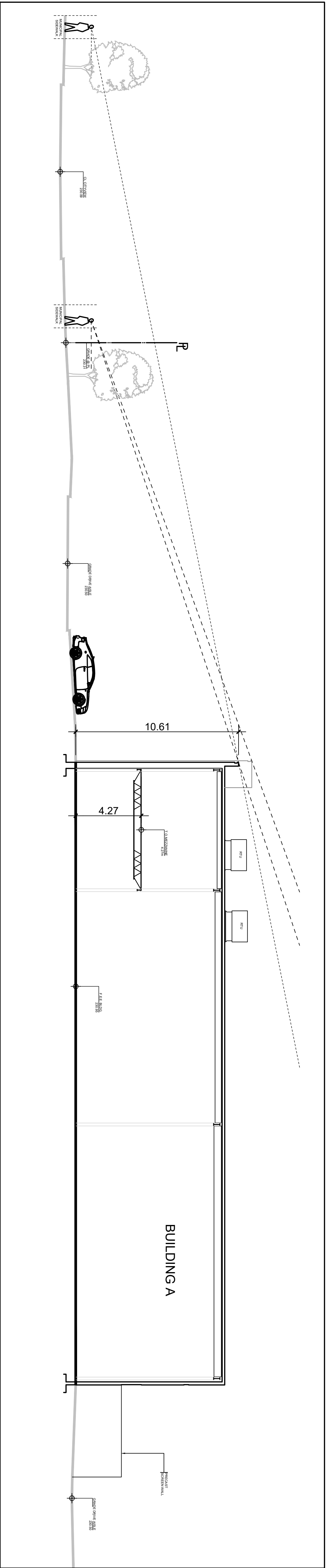
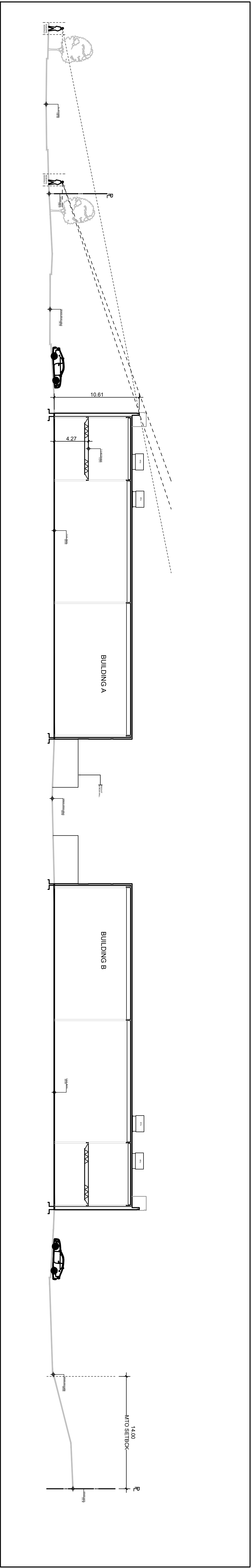
DRAWN BY:	CHECKED:
MZ	DW
	DRAWINGS

A

00-77

A-1.0





No.	ISSUED	DATE
1	ISSUED FOR MINOR VARIANCE APPLICATION	JUN 30, 2022

No.	REVISION	DATE

BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca
OWNERS INFORMATION
Central Park Homes

169 Cityview
Vaughan, ON.

Site Section			
DATE	DRAWN BY	CHECKED	SCALE
JUNE 2022	MZ		AS NOTED
PROJECT No.	DRAWING No.		
22-36	A-1.1		

No.	ISSUED	DATE
1	ISSUED FOR SPA	JULY 23, 2021
2	ISSUED FOR SPA RESUBMISSION	FEB. 3, 2022
3	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 30, 2022

REVISED PER SPA COMMENTS		APR. 22, 2022
No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
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OWNERS INFORMATION:

Central Park Homes

169 Cityview

Vaughan, ON.

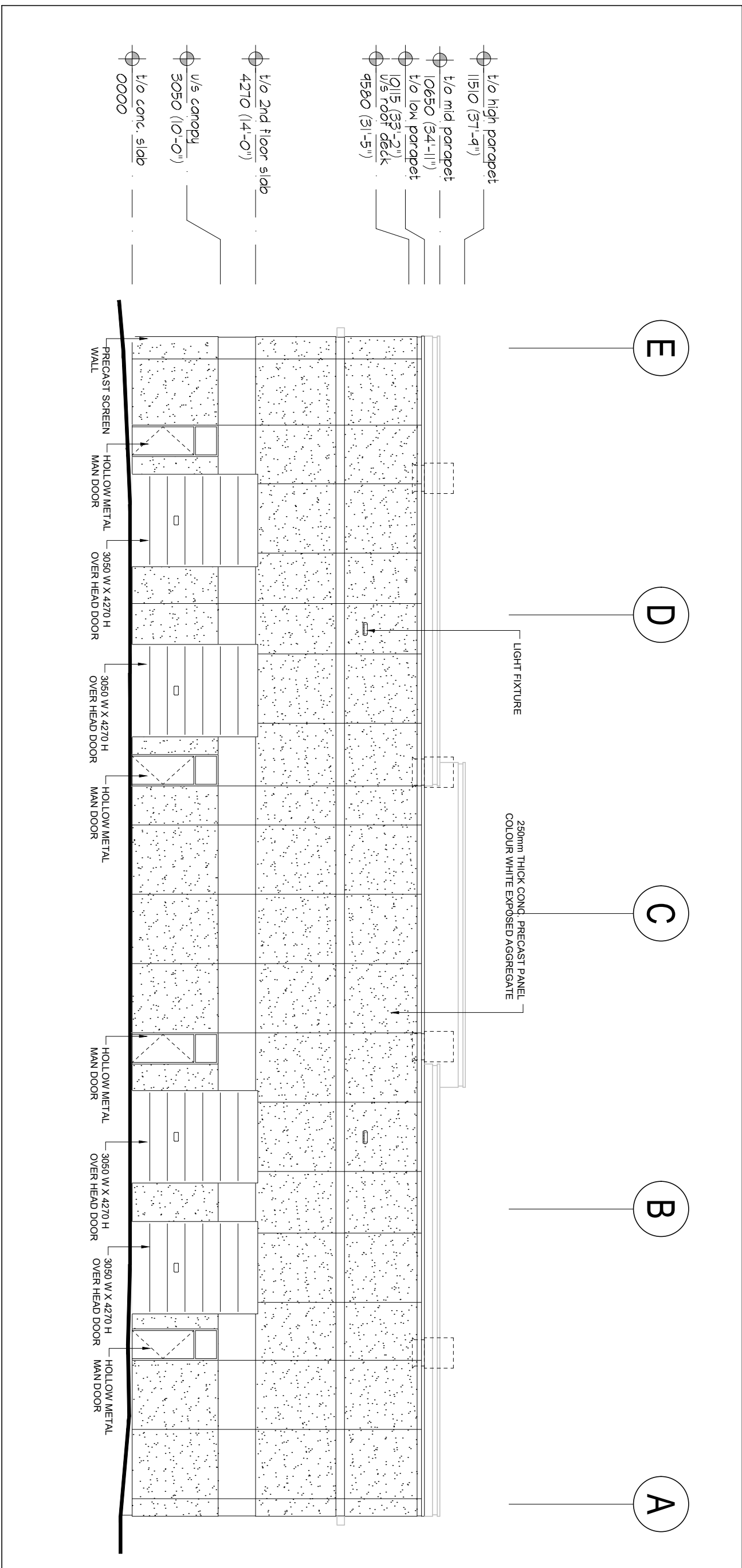
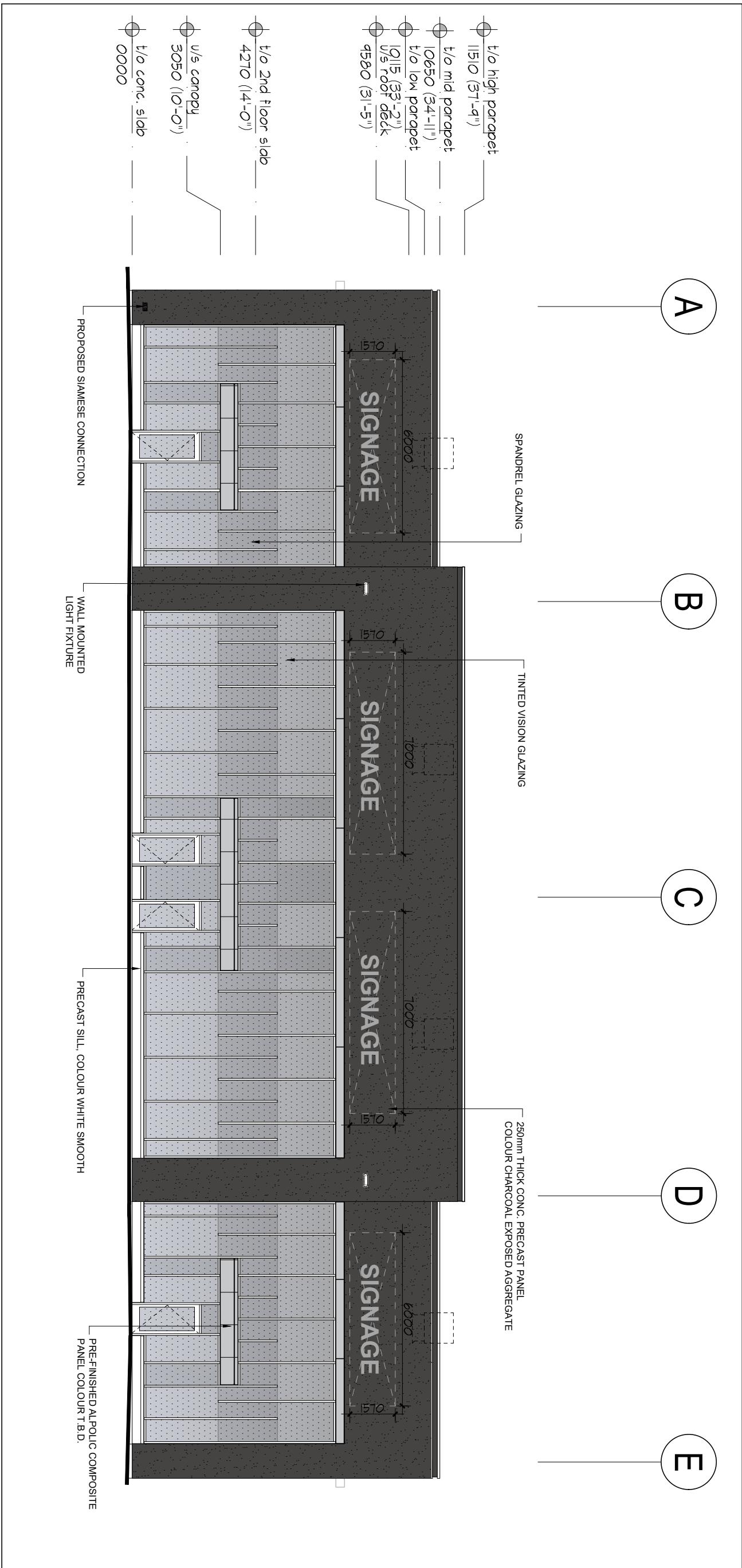
Elevations

Bidg A

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2021	MZ	DW	1:150

PROJECT NO.

A-3.0A



4 West Elevation

Scale: 1:150

SIGNAGE

- ABOVE IMAGE IS NOT TO SCALE.
- MAX SIGNAGE DIMENSIONS ARE REPRESENTED IN DASHED LINEWORK ON FRONT (WEST) BUILDING ELEVATION. MAX ARE DIMENSIONS BASED ON BY-LAW 140-2018.
- OCCUPANTS ARE REQUIRED TO OBTAIN ALL NECESSARY PERMITS & APPROVALS.
- ILLUMINATION VALUES WILL NOT EXCEED 300 NT'S (SUNSET TO SUNRISE) AND 500 NT'S (SUNRISE TO SUNSET).

Applicant to include checklist on Elevation Drawings(s) or first site plan submission. Drawing(s) to be stamped and signed by an OAA member.

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS

At Grade Condition (check to confirm the below is applied)

Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from finished grade.

Roof Landscape Condition (check to confirm one of the below is applied)

☒ Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from roof level finished grade.

☐ Development contains no glass panel within 15m from roof level finished grade.

Patterns (check to confirm one or more of the below are applied)

☐ **Stripes**

Horizontal strip spacing is less than 5 cm on centre; vertical strip spacing is less than 10 cm on centre; horizontal strip widths are greater than 3.1 mm; and vertical strip widths are greater than 6.1 mm.

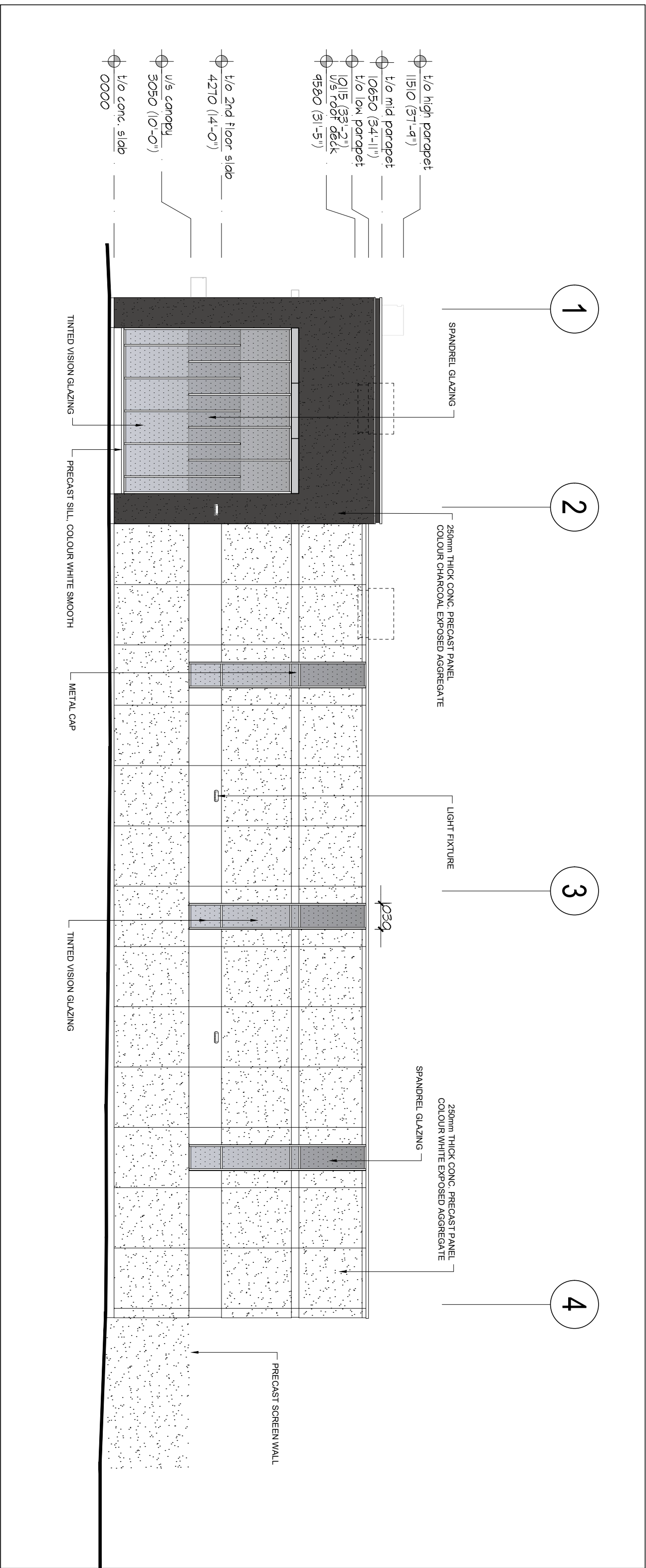
☒ Dots

Dot size is larger than 5mm;
horizontal strip spacing is less than 5cm on centre; and
vertical strip spacing is less than 10cm on centre.

Specifications (check to confirm one or more of the below is applied)

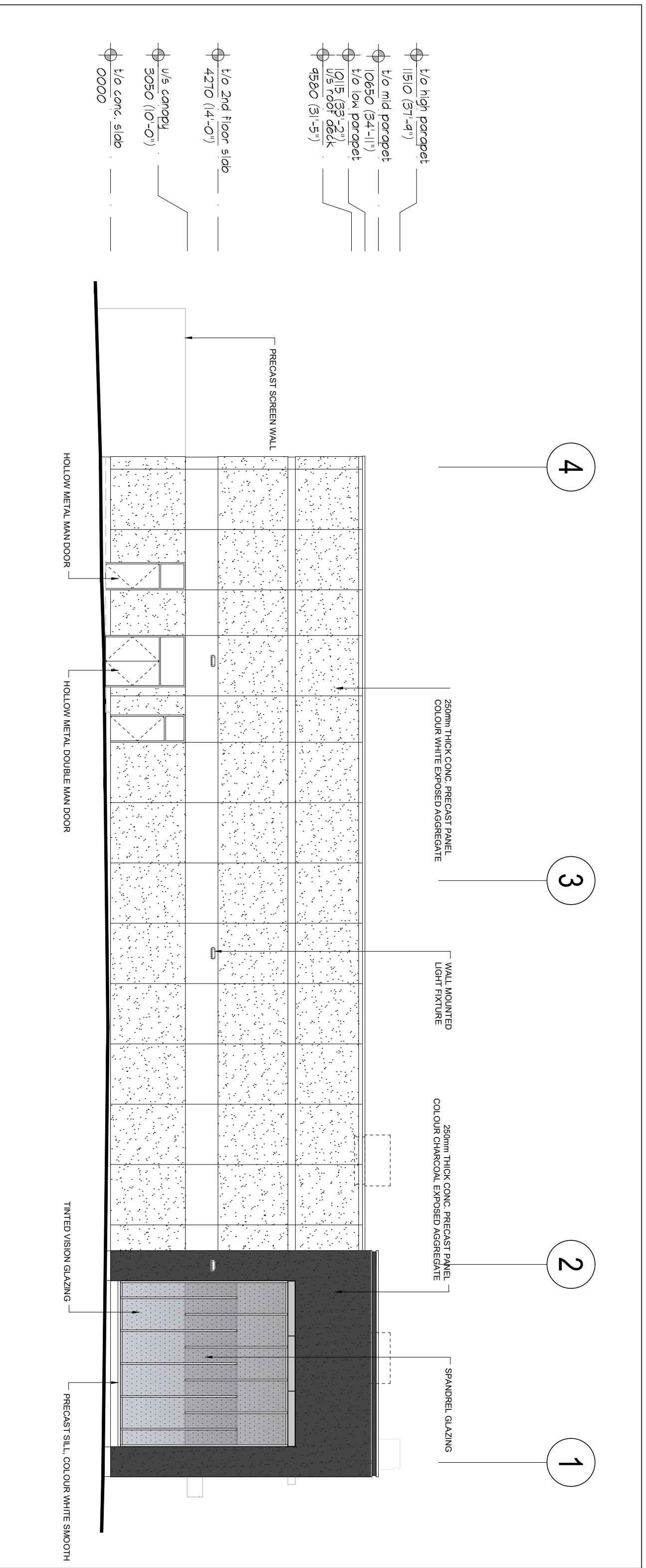
☒ Pattern is applied as fritting or etching of glass; and pattern colour are high contrast in relation to the background.

☐ Pattern is applied as film on exterior surface of glass, and pattern colour are high contrast in relation to the background



2 South Elevation

Scale: 1:150



North Elevation

A-3.0
Scale: 1:150

No.	ISSUED	DATE
1	ISSUED FOR SPA	JULY 23, 2021
2	ISSUED FOR SPA RESUBMISSION	FEB. 3, 2022
3	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 30, 2022

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	REVISED PER SPA COMMENTS	APR 22, 2022
No.	REVISION	DATE

BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.680.0122 | www.baldassarra.ca



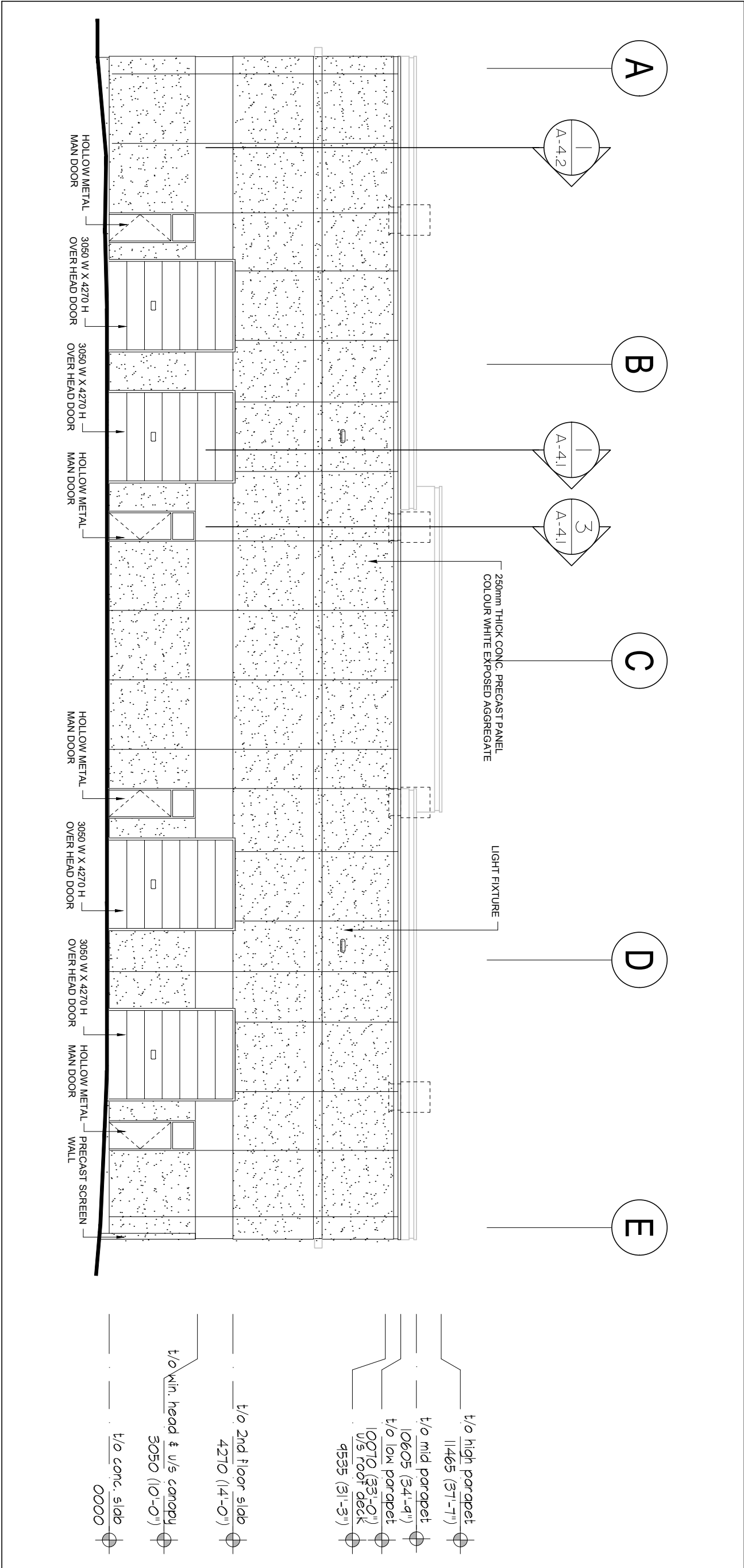
OWNER INFORMATION
Central Park Homes

169 Cityview

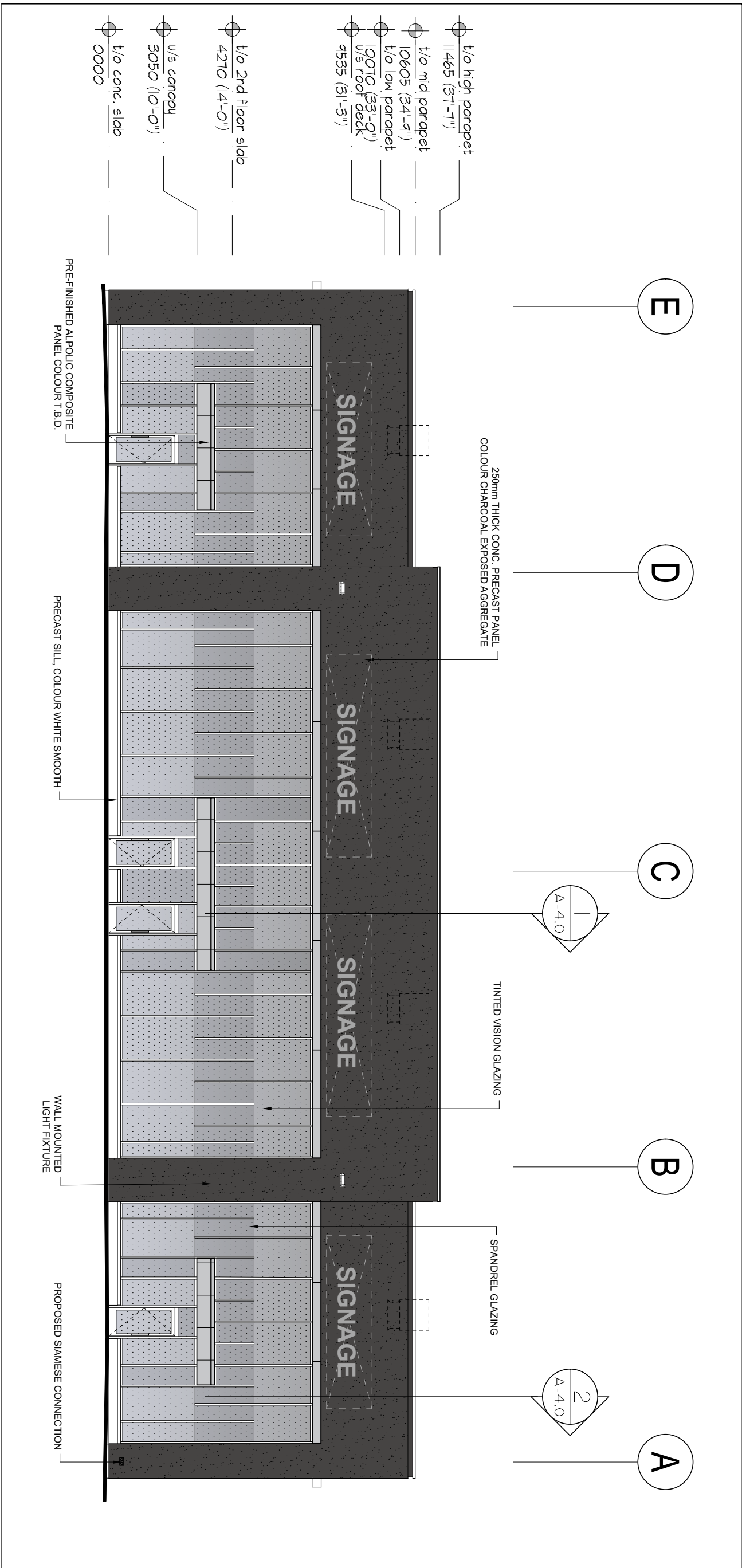
Vaughan, ON.

Elevations
Bldg B

DATE:	DEC. 2020	DRAWN BY:	MZ	CHECKED:	DW	SCALE:	1:150
PROJECT NO.	22-36	DRAWING NO.	DA-21.039				



3 West Elevation
Scale: 1:150



4 East Elevation
Scale: 1:150

- ABOVE IMAGE IS NOT TO SCALE
- MAX SIGNAGE DIMENSIONS ARE REPRESENTED IN DASHED LINEWORK ON FRONT (EAST) BUILDING ELEVATION. MAX ARE DIMENSIONS BASED ON BY-LAW 140-2018.
- OCCUPANTS ARE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS.
- ILLUMINATION VALUES WILL NOT EXCEED 300 NITS (SUNSET TO SUNRISE) AND 500 NITS (SUNRISE TO SUNSET).

SIGNAGE

Applicant to include checklist on Elevation Drawing(s) of first site plan submission. Drawing(s) to be stamped and signed by an OAA member.

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS At Grade Condition (check to confirm the below is applied)

- ☒ Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from finished grade.

Roof Landscape Condition (check to confirm one of the below is applied)

- ☒ Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from roof level finished grade.
- ☐ Development contains no glass panel within 16m from roof level finished grade.

Patterns (check to confirm one or more of the below are applied)

☐ Stripes

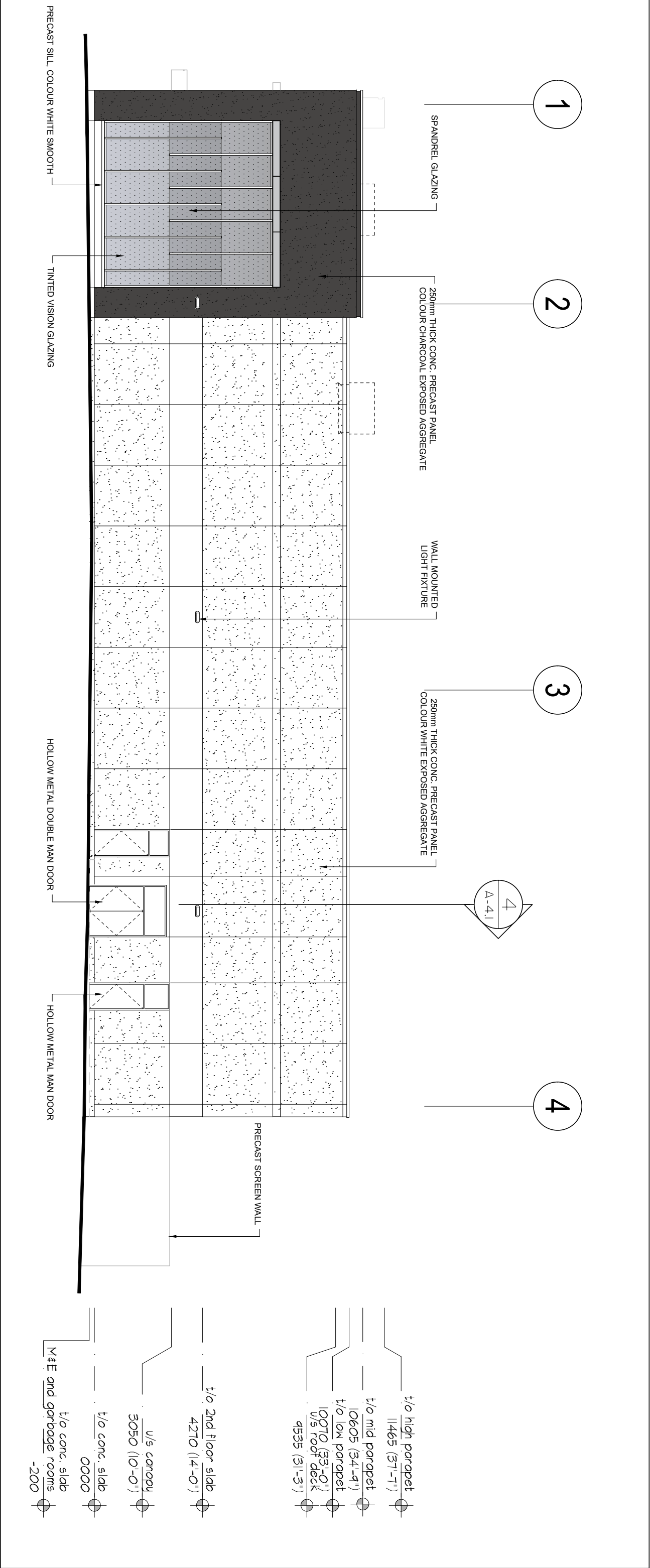
Horizontal strip spacing is less than 5cm on centre;
vertical strip spacing is less than 10cm on centre;
horizontal strips widths are greater than 3.1mm; and
vertical strips widths are greater than 6.1mm.

☒ Dots

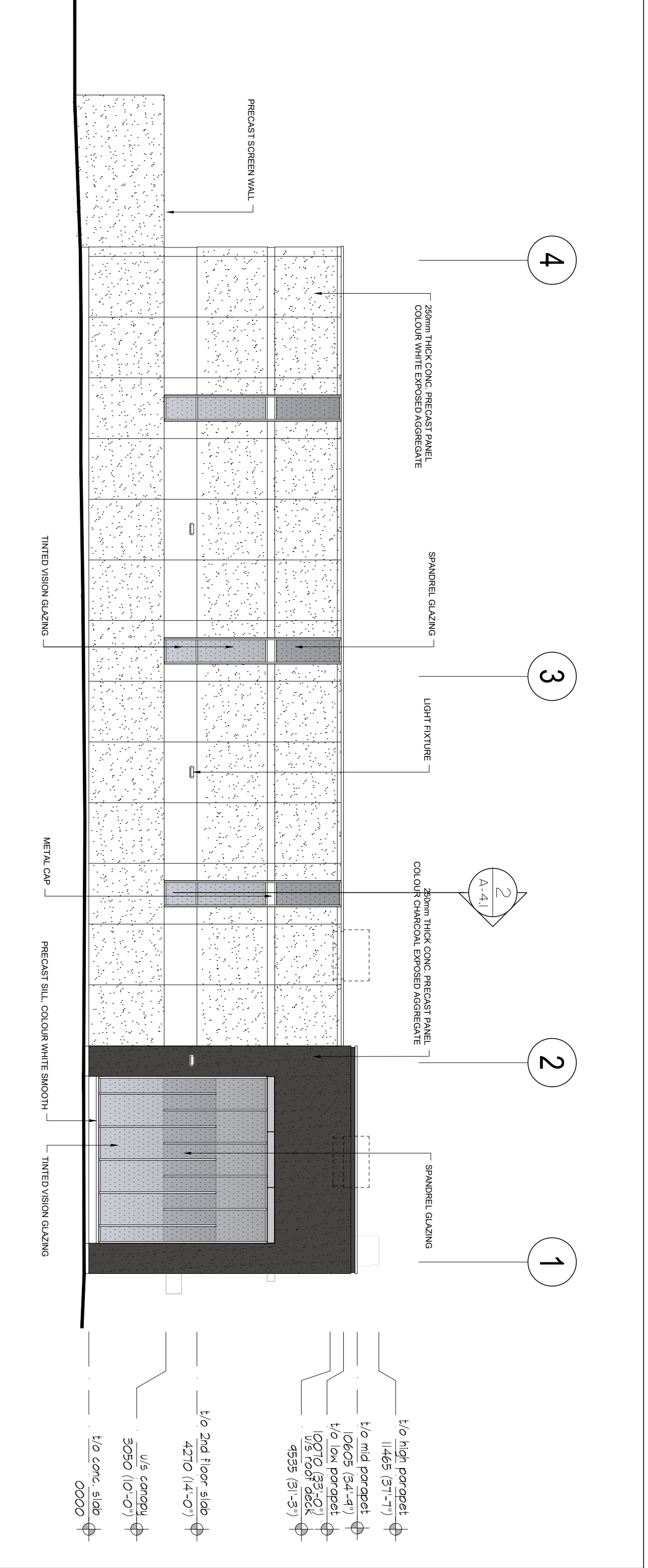
Dot size is larger than 5mm;
horizontal strip spacing is less than 5cm on centre; and
vertical strip spacing is less than 10cm on centre.

Specifications (check to confirm one or more of the below is applied)

- ☒ Pattern is applied as fritting or etching of glass; and pattern colour are high contrast in relation to the background.
- ☐ Pattern is applied as film on exterior surface of glass; and pattern colour are high contrast in relation to the background.



2 North Elevation
Scale: 1:150



1 South Elevation
Scale: 1:150

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

Date: August 24th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A221-22**

Related Files:

Applicant 169 Cityview Developments Inc.

Location 169 Cityview Blvd

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:

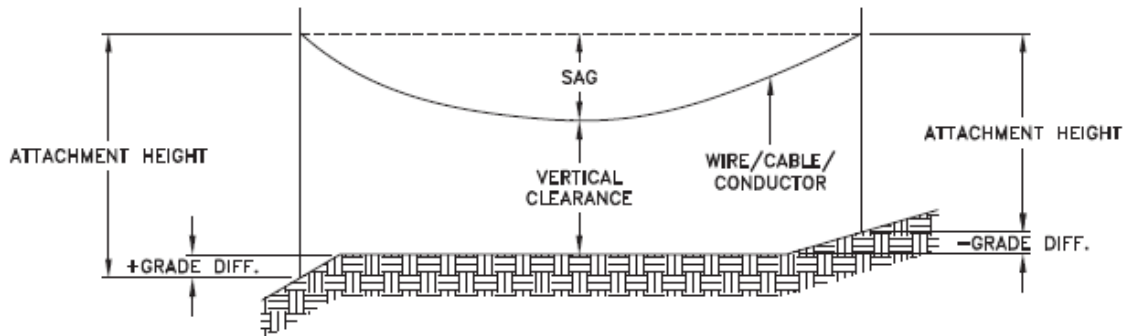
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

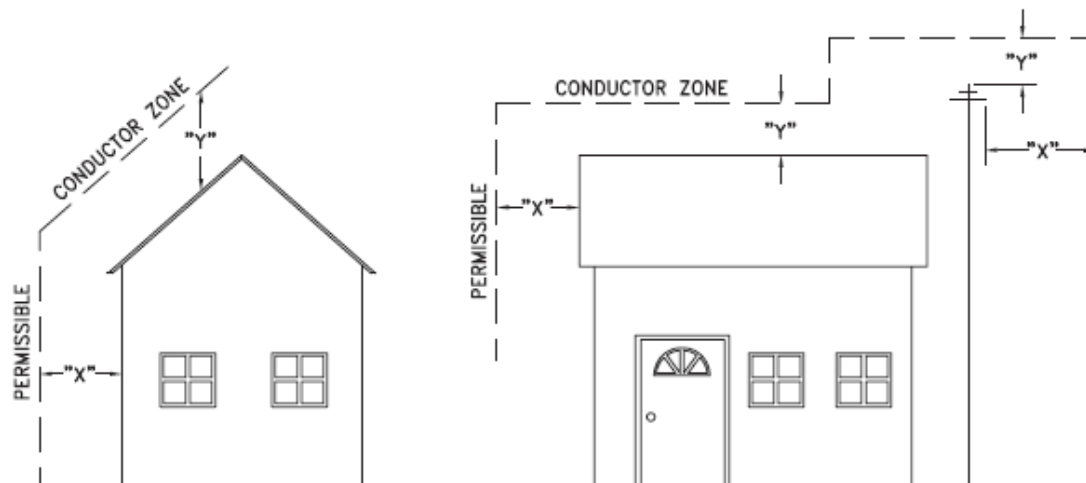
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

From: [Blaney, Cameron \(MTO\)](#)
To: [Christine Vigneault](#)
Cc: [Mulrenin, Colin \(MTO\)](#)
Subject: [External] FW: A221/22 (169 Cityview Blvd) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, September 14, 2022 3:42:52 PM
Attachments: [image001.png](#)
[CIRC_A221_22.pdf](#)
Importance: High

MTO has no concerns with the change in use to achieve a reduction of parking spaces, keep in mind that nothing essential to the site can be within 14m of MTO property line including essential parking.

Confirm the purpose of the application: The purpose of this application is to receive relief from the Zoning By-law(s) to develop two multi-unit industrial buildings containing 8 units.

Explain why you cannot comply with the provisions of the City's Zoning By-law? We cannot comply with the provisions of the City's Zoning By-law due to the requirements for parking under By-law 1-88. The By-law requires 2.0 parking spaces per 100 square metres of gross floor area, necessitating a minimum of 80 parking spaces. We request relief to permit a minimum parking supply of 60 spaces. We cannot comply with the provisions of the City's Zoning By-law due to the Industrial Mall use not being permitted in the EM1 zone under By-law 001-2021. We require that the proposed development be considered an Industrial Mall use for the purpose of calculating parking requirements due to the nature of the multi-unit industrial/commercial development with multiple tenants.

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A221/22 (169 Cityview Blvd) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, September 14, 2022 3:54:12 PM
Attachments: [image001.png](#)
[image003.png](#)
[FW A22122 - REQUEST FOR COMMENTS CITY OF VAUGHAN \(169 Cityview Blvd Vaughan\).msg](#)

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application A221/22 and has no comment.

Please also note that conditions continue to apply for SP.21.V.0201 (DA.21.039) as noted in the March 1st, 2022 Approval letter.

Thank you,
Niranjan

Niranjan Rajevan, M.Pl. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

To: Committee of Adjustment

From: Catherine Saluri, Building Standards Department

Date: August 8, 2022

Applicant: 169 Cityview Developments Inc.

Location: 169 Cityview Blvd
PLAN 65M3885 Part of Block 60

File No.(s): A221/22

Zoning Classification:

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.865 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The parking requirements are based on the individual uses within each unit of the multi-unit development. [Table 6-2]	To permit the use of the Industrial Mall parking requirement for the purposes of calculating parking on the site.

The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(1221) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum of 67 parking spaces are required on the subject lands.	To permit a minimum of 60 parking spaces on the subject lands.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building permits are required to construct the proposed buildings. Please consult with an Applications Expeditor, Building Standards Department, at (905) 832-8510 for assistance.

Other Comments:

Zoning By-law 001-2021	
1	Parking for individual units cannot be determined at this time, as tenancy has not been established. The proposed variance for parking is intended to resolve this issue.

General Comments	
1	Parking requirements may change, depending upon proposed uses once applications for interior alterations are submitted.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands are currently being reviewed under Development Application No. DA.21.039.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

None

* Comments are based on the review of documentation supplied with this application.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Evans Planning		07/15/22	Cover Letter



July 15, 2022

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Ms. Christine Vigneault, Manager Development Services & Secretary Treasurer Committee of Adjustment

Dear Ms. Vigneault,

RE: Application for Minor Variance
169 Cityview Developments Inc.
169 Cityview Boulevard
Part of Block 60, Registered Plan 65M-3885, Parts 1 and 2 Plan 65R-38451
Related File Number: DA.21.002

Evans Planning acts on behalf of 169 Cityview Developments Inc., the 'Owner' of the property legally described as 'Part of Block 60, Registered Plan 65M-3885, Parts 1 and 2 Plan 65R-38451 in the City of Vaughan' and municipally known as 169 Cityview Boulevard in the City of Vaughan (the 'subject property'). The subject property is located on the east side of Cityview Boulevard, approximately 500 metres north of Major Mackenzie Drive West, and abuts Highway #400 to the west. The property is presently vacant.

Proposal:

The Owner contemplates the development of the property with two multi-unit, single storey industrial/ commercial buildings. A Site Plan Control application was submitted in August 2021, and is presently under review as file DA.21.039. The proposed development would possess a total gross floor area (GFA) of approximately 3,983 square metres. Access to the property is to be provided from Cityview Boulevard, with 2 loading spaces and a shared surface parking supply of 64 spaces, 4 of which will be accessible.

The subject property is identified as being within the *Prestige Employment (EM1-865)* Zone within By-law 001-2021 (the Comprehensive By-law), as amended, and the *Prestige Employment Area (EM1)* Zone within By-law 1-88, as amended. The proposed multi-unit industrial/commercial buildings are permitted within both By-laws. The proposed development contemplates a Standard Condominium tenure, which will allow various industrial and commercial tenants to lease the units.

Reason For Variance:

Through the review of the pending Site Plan application, a deficiency has been identified for the proposed parking supply based on the provisions of By-law 1-88, which identify that 'Employment Uses in Multi-Unit Buildings' require a minimum of 2 parking spaces per 100 square metres of GFA, thus necessitating a minimum of 80 parking spaces.

Within the Comprehensive By-law, the proposed development would meet the definition of an 'Industrial Mall', which is as follows: *'A building or group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants.'*

The identified rate for this use within the Comprehensive By-law is 1.5 spaces per 100 square metres of GFA. Thus, the proposed development would require a minimum of 60 parking spaces, which would result in a surplus of parking provided as part of the proposed development.

Notwithstanding this, it is noted that the 'Industrial Mall' use is not listed as a permitted use within the EM1 Zone. City Planning Staff have outlined a number of general amendments are required to Comprehensive By-law in a report to the May 10, 2022 Committee of the Whole. The recommended amendments clarify that the definition of 'Industrial Mall':

"...intends to provide a blended parking rate for all permitted uses in these zones, provided the lands are designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants. This intends to avoid varying parking requirements as tenants change over time in a multi-unit employment building."

Staff further recommended that the Comprehensive By-law be further amended to permit the 'Industrial Mall' use within the EM1 and EM2 zones, and to provide clarification that the definition of this use is intended for determining the minimum required parking only. The Recommendations of Staff were adopted by City Council at its meeting of May 17, 2022.

It is understood that the proposed Amendments to implement this recommendation is to be considered by Council at its meeting in September, however it is recognized that in advance of this change, it is necessary to seek relief from the By-law.

Proposed Variances:**By-law 001-2021:**

1. Section 11.2.1, Table 11-2: To permit the *Industrial Mall* use on the subject property for the purposes of calculating parking requirements.

By-law 1-88:

1. Section 3.8(a): To permit a minimum parking supply of 60 spaces whereas a minimum supply of 80 spaces is required.

Four Tests of the Planning Act:

The proposed variances have been assessed based on the tests for a minor variance, as described in Section 45(1) of the Planning Act as follows:

Test #1: Is the general intent and purpose of the Official Plan maintained?

Test #2: Is the general intent and purpose of the Zoning By-law maintained?

Test #3: Is the variance minor?

Test #4: Is the variance desirable for the appropriate development or use of the lands in question?

Test #1: Is the general intent and purpose of the Official Plan maintained?

The City of Vaughan Official Plan (VOP) Urban Structure map identifies that the subject property is located within an *Employment Area*. These areas are intended to support economic activities by supplying land for a range of industrial, manufacturing warehousing, and office uses in appropriate locations. The property is further identified as being within the *Prestige Employment* land use designation, which permits a range of industrial uses such as manufacturing, warehousing, processing and distribution uses, office and or retail uses directly related to the permitted industrial uses, office uses not related to the permitted industrial uses subject to conditions, ancillary retail uses subject to conditions, and gas stations. Permitted building types in the *Prestige Employment* Areas designation are employment/industrial buildings, low-rise and mid-rise buildings, and gas stations.

The intended use and built form contemplated by the proposed development conforms to the policies of the VOP. The proposed parking supply provides a balance of maximizing industrial/commercial floor space and ensuring sufficient parking is available. As noted previously, based on the more modern standards contained within the Comprehensive By-law, a parking surplus of four spaces would be provided.

Test #2: Is the general intent and purpose of the Zoning By-law maintained?

The subject property is within the *EM1* Zone within both By-law 1-88 and within the Comprehensive By-law. The proposed development contemplates a multi-unit Industrial/Commercial building, which are permitted within both By-laws. While the ultimate tenants are not known at this time, it is not contemplated that they will comprise uses not presently permitted for the property.

As described previously, By-law 1-88 prescribes a minimum requirement of 2 parking spaces per 100 square metres of GFA., or 4 spaces per unit, whichever is greater, resulting in a minimum supply of 80 spaces. The Comprehensive By-law establishes a minimum parking requirement for the *Industrial Mall* use of 1.5 spaces per 100 square metres of GFA, thus resulting in a requirement of 60 spaces for the proposed development.

It has been acknowledged by Staff that the *Industrial Mall* use is intended to be permitted in the EM1 and EM2 Zones for the purpose of calculating parking requirements in order to avoid the need to vary the parking requirements as tenants change over time in the multi-unit employment buildings, such as that being proposed. A future amendment to the By-law is recommended to add this use to the EM1 Zone, which would result in the proposed parking supply having a surplus of 4 spaces compared to the requirements of the By-law.

The proposed variances reflect the stated intent of Staff with respect to the Comprehensive By-law. Further, an analysis undertaken by the Traffic Engineer with respect to the proposed development has concluded that as the Comprehensive By-law standards are based on more current studies the rates contained therein should be applicable. Accordingly, we are of the opinion that the proposal meets the general intent and purpose of both Zoning By-laws.

Test #3: Is the variance minor?

The proposed relief is considered minor in nature. The proposal complies with all standards within the EM1 Zone and only requires relief from the previous By-law's parking requirements, subject to an Amendment to By-law 001-2021 to add the *Industrial Mall* use as a permitted use for the property, which is anticipated to be enacted through a general amendment to the By-law in September 2022. In advance of this amendment, relief has been sought to permit the use on the subject property.

The parking supply is deficient of the requirements of By-law 1-88 by 16 spaces. However, as outlined in the Parking Review letter prepared by the Owner's Traffic Engineer, these requirements are not reflective of the updated studies undertaken by the City as part of their preparation of the Comprehensive By-law, and that the newer rates contained therein should apply. The requested variances will support the creation of employment opportunities while avoiding impacts on the neighbouring properties by conforming to all other provisions of both By-laws. Therefore, the proposed variances should be considered minor in nature.

Test # 4: Is the variance desirable for the appropriate development or use of the lands in question?

The proposed variances are desirable for the appropriate development and use of the land. The proposed development will provide a sufficient parking supply which meets the requirements of the Comprehensive By-law but for technical relief required for the permitted use on the property, which is already contemplated to be addressed by a general amendment to the By-law. The proposed parking supply complies with the requirements provided for the *Industrial Mall* use, allowing for a consistent parking rate to be applied to a development

Conclusion:

It is respectfully submitted that the proposed variances are minor in nature and will support the future use of the subject lands while not imposing any impacts on neighbouring properties. The proposal conforms to the general intent and purpose of the City of Vaughan Official Plan and

Zoning By-laws. The proposal is also consistent with all other City policies, guidelines, and objectives. It is appropriate development for the area, as the character and streetscape of the neighbourhood are respected and maintained while providing significant employment and economic development opportunities.

To assist Committee Staff with their review of this application, we respectfully submit the following materials in digital format:

- A completed application form for Minor Variance;
- Payment to the City of Vaughan in the amount of \$3,155.00, as payment of the City's Minor Variance application fee;
- Owner Authorization Form;
- One Architectural Set, prepared by Baldassarra Architects Inc., including
 - Site Plan (A – 1.0), issued June 30, 2022
 - Site Section (A – 1.1), issued June 30, 2022
 - Elevations Bldg A (A – 3.0A), issued June 30, 2022
 - Elevations Bldg B (A – 3.0B), issued June 30, 2022
- One Parking Review Letter, prepared by R.J. Burnside & Associates Limited;
- One Arborist Report and Tree Inventory, prepared by Canopy Consulting;
- One Tree Protection Plan, prepared by Canopy Consulting
- Tree Declaration Form;

I trust the enclosed materials are sufficient for your review of this application. Should you require any further information, please contact the undersigned at your earliest convenience.

Blake Reason



cc. Eugene Kim