

ITEM #: 6.16

COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A230/22
8760 Jane St., Bldg A, Unit 2B, Concord
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 *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X	X		General Comments
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 *Schedule B	X			
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			
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				

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A166/14	06/26/2014	Approved by COA
A140/13	05/23/2013	Approved by COA
A352/07	06/19/2008	Approved by COA

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



COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A230/22

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

AGENDA ITEM NUMBER: 6.16	CITY WARD #: 4
APPLICANT:	2869114 Ontario Inc.
AGENT:	Kamran Nizami
PROPERTY:	8760 Jane Street, Bldg A, Unit 2B, Concord
ZONING DESIGNATION:	See Below
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	Vaughan Official Plan 2010 ('VOP 2010'): Primary Intensification Corridors within Employment Areas" by Schedule 1 and "Prestige Employment" by Schedule 13
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the operation of a dental clinic within Unit 2B (which is located in the basement of Unit #3).

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 14.440 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Clinic is not a permitted use under the EM1, Prestige Employment Zone [11.2.1; Table 11-2]	To permit the use of a Clinic within an EM1, Prestige Employment Zone

The subject lands are zoned C7, Service Commercial Zone subject to the provisions of Exception 9(150) and 9(717) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88	
	N/A

HEARING INFORMATION

DATE OF MEETING: October 27, 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

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

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

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

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

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	October 13, 2022
Date Applicant Confirmed Posting of Sign:	September 14, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	As per zoning bylaw dental clinic is not permitted
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**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:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to the variance application A230/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry has no comments at this time	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	

DEVELOPMENT FINANCE COMMENTS	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No 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	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

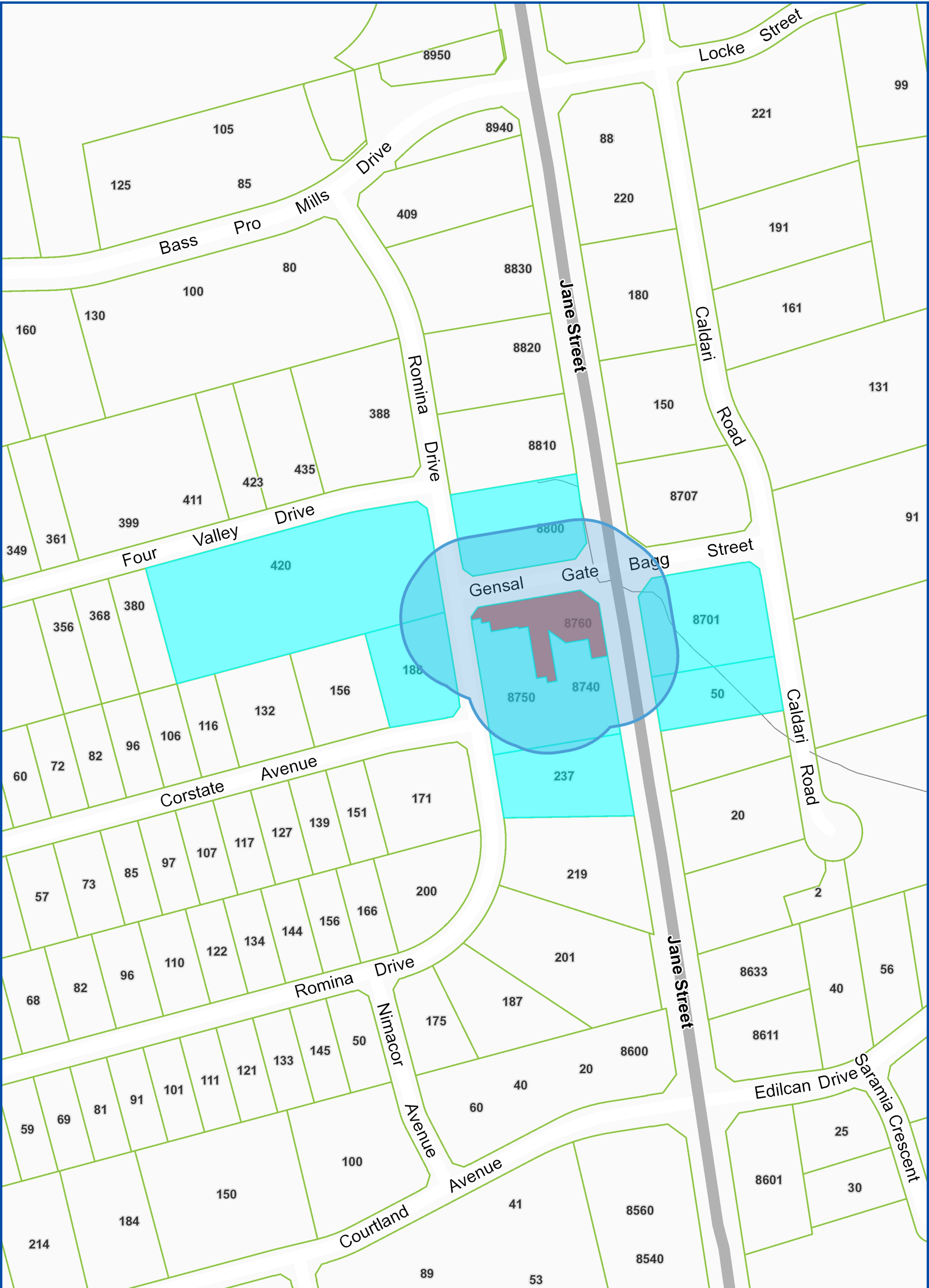
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

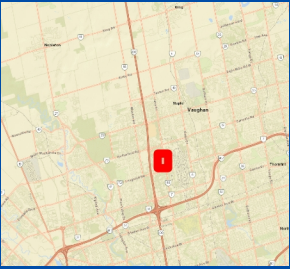
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer 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>

IMPORTANT INFORMATION – PLEASE READ	
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.	
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment	
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.	
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.	

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - A230/22

8760 Jane Street, Unit 2B, Concord

Disclaimer:

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



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department
August 16, 2022 4:50 PM

Projection:
NAD 83
UTM Zone
17N

PLAN OF SURVEY OF PART OF LOT 12, CONVESSION 5 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK
SCALE 1:250
EAST-PEKES & EDWARD SURVEYING LTD., O.L.S.
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNIT BOUNDARY DEFINITIONS
THE INFORMATION CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILING PLACES AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN PARAGRAPH 12 OF THE DECLARATION.
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

1. DENOTES THE VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF THE EXISTING WALL BETWEEN UNITS AND PRODUCTION.
2. DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENTS AND PARALLEL TO THE FACE OF THE PRECEDENT WALL.
3. DENOTES THE VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF THE STAIR COLUMNS BETWEEN UNITS AND PRODUCTION.
4. DENOTES THE UNFINISHED INTERIOR SURFACE AND PLANE OF THE EXTERIOR DOORS, DOOR FRAMES AND WINDOW FRAMES AND THE INTERIOR SURFACE OF ALL CASED PANELS LOCATED THEREIN SUCH DOORS OR WINDOWS BEING IN CLOSED POSITION.
5. DENOTES BACKSIDE SURFACE AND PLANE AND PRODUCTION OF THE INTERNAL SKEWING.
6. DENOTES THE UNFINISHED INTERIOR SURFACE AND PLANE AND PRODUCTION OF THE CONCRETE / CONCRETE BLOCK OR PRECAST WALLS ON ALL EXTERIOR WALLS AND WALLS SEPARATING THE UNITS FROM THE COMMON ELEMENTS.
7. DENOTES THE PLANE ESTABLISHED 140 METRES ABOVE AND PARALLEL TO THE EXTERIOR FACE OF PRECAST WALL AND / OR ITS PRODUCTION.
8. DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENTS AND PERPENDICULAR TO THE FACE OF CONCRETE WALL, PRECAST WALL OR INTERNAL.
9. DENOTES THE EXTERIOR SURFACE AND PLANE OF THE PRECEDENT WALL AND / OR THE PRODUCTION THEREOF.
10. DENOTES THE PLANE ESTABLISHED 150 METRES ABOVE AND PARALLEL TO THE PRODUCTION OF THE UPPER SURFACE AND PLANE OF THE SECOND FLOOR CONCRETE FLOOR SLAB.
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15. DENOTES THE VERTICAL PLANE ESTABLISHED BY MEASUREMENTS.
16. DENOTES THE EXTERIOR SURFACE AND PLANE OF THE INTERNAL SKEWING.

INDEX OF PARTS

PART (SHEET)	DESCRIPTION
1	PLAN OF SURVEY OF THE PERIMETER OF THE CONVESSION LANDS AND THE REGISTRATION OF THE UNITS ON LEVELS 1, 2 AND 3.
2	PLAN OF SURVEY OF THE EXISTING AND LOCATION OF EXISTING USE PARTS OF THE COMMON.
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DECLARATION REGISTERED AS NO. YR 2326048
THIS PLAN COMPILED AS PER PLAN 65M-3027-1
THE PLAN COMPILED AS PER PLAN 65M-3027-1
SCHEDULE OF APPOINTMENT AND SERMENT INTERESTS
TOGETHER WITH (APPROPRIATE) COMMON ELEMENTS
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16. DENOTES THE EXTERIOR SURFACE AND PLANE OF THE INTERNAL SKEWING.

UNIT 2B is located in basement of Unit #3

YORK REGION STANDARD CONDOMINIUM PLAN No. 1235
PLAN 65M-3027-1
BLOCK 18
GATE 65M
ROMINA DRIVE
JANE STREET
CONVESSION

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			
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			
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	X		Recommend Approval/No Conditions
Building Standards (Zoning)	X	X		General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: October 11, 2022

Name of Owner: 2869114 Ontario Inc.

Location: 8760 Jane Street, Bldg A

File No.(s): A230/22

Proposed Variance(s) (By-law 001-2021):

1. To permit the use of a Clinic within an EM1, Prestige Employment Zone.

By-Law Requirement(s) (By-law 001-2021):

1. A Clinic is not a permitted use under the EM1, Prestige Employment Zone

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Primary Intensification Corridors within Employment Areas" by Schedule 1 and "Prestige Employment" by Schedule 13

Comments:

The Owner is requesting relief to add a dental clinic use to the list of permitted uses for the condominium unit. The unit is within Building A. Building A is one of three buildings within the condominium plaza site that borders Jane Street, Romania Drive, and Gensal Gate. Building A functions as an office/medical building.

Under Zoning By-law 1-88, a "Business or Professional Office" is permitted in the underlying "C7 – Service Commercial Zone", which permits the office of a regulated health professional, lawyer, dentist, etc. Exception 9(150) facilitated the creation of the building envelope as shown on Schedule E-155, and sets provisions related to landscaping, parking, and outside storage for the lands designated "Parcel 1" on Schedule E-154. Exception 9(717) set the maximum gross floor area of a retail convenience store on the lands zoned C7 Service Commercial Zone on Schedule E-796. Under Zoning By-law 001-2021, a "Business or Professional Office" and/or "Clinic" is not permitted within site-specific exception 14.440 or the underlying "EM1– Prestige Employment Zone".

The Development Planning Department has no objection to the proposed variance for the dental clinic use. The use is proposed to be located within an established office/medical building within a multi-unit commercial plaza. The dental clinic use is a like-use compatible with the other office and medical uses within Building A. The proposed Clinic use is also compatible with the uses established within the plaza. As it is a like-use to other uses within Building A, its impact is comparable to an expansion of the established uses within Building A permitted under By-law 1-88 rather than the introduction of a new use to the subject lands. Due to the existence of other like uses within Building A, a dental clinic in this location would also be beneficial to its clients due to its close proximity to other existing uses its clients may need.

The proposal is appropriate for the subject lands and within the context of the surrounding land uses. Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

To: Committee of Adjustment
From: Gregory Seganfreddo, Building Standards Department
Date: August 22, 2022
Applicant: 2869114 Ontario Inc.
Location: PLAN 65R15186 Part 8
PLAN 65M2854 Block 59
CONC 5 Part of Lot 12
YCC 1292 (Null) municipally known as 8760 Jane Street Bldg A
File No.(s): A230/22

Zoning Classification:

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.440 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Clinic is not a permitted use under the EM1, Prestige Employment Zone [11.2.1; Table 11-2]	To permit the use of a Clinic within an EM1, Prestige Employment Zone

The subject lands are zoned C7, Service Commercial Zone subject to the provisions of Exception 9(150) and 9(717) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88	Variance requested
	None Required

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 18-002708 for Professional Services Unit - Interior Unit Alteration, Issue Date: Nov 26, 2018
Building Permit No. 21-135465 for Office Building - Interior Unit Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 14-000181 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Mar 18, 2014
Building Permit No. 14-000181 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: May 26, 2017
Building Permit No. 14-000181 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Jun 04, 2014
Building Permit No. 19-001380 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Oct 17, 2019
Building Permit No. 14-002104 for Manufacturing Use Unit - Interior Unit Alteration, Issue Date: Sep 16, 2014
Building Permit No. 14-002104 for Manufacturing Use Unit - Interior Unit Alteration, Issue Date: Feb 19, 2015

Other Comments:

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

Conditions of Approval:

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

No Conditions.

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

Date: September 2nd , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A230-22**

Related Files:

Applicant 2869114 Ontario Inc.

Location Unit B02-8760 Jane Street

COMMENTS:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | We have reviewed the proposed Variance Application and have no comments or objections to its approval. |
| <input checked="" type="checkbox"/> | We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below). |
| <input type="checkbox"/> | 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

Lenore Providence

Subject: FW: [External] RE: A230/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentservices@york.ca>

Sent: September-02-22 4:01 PM

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

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

Subject: [External] RE: A230/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Lenore,

The Regional Municipality of York has completed its review of minor variance A230/22 (8760 Jane Street) and has no comment.

Many thanks,

Christine Meehan, B.U.R.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 x73012 | christine.meehan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
--

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

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A166/14	06/26/2014	Approved by COA
A140/13	05/23/2013	Approved by COA
A352/07	06/19/2008	Approved by COA

NOTICE OF DECISION

MINOR VARIANCES

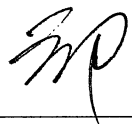
- FILE NUMBER:** A166/14
- APPLICANT:** CRYSTAL CORPORATE CENTRE INC
- PROPERTY:** Part of Lot 12, Concession 5 (Lot 59, Registered Plan No. 65M-2854 municipally known as 8740, 8750 and 8760 Jane Street, Concord)
- ZONING:** The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(717) and EM1, Prestige Employment Zone under By-law 1-88 as amended.
- PURPOSE:** To permit the maintenance of a multi-unit commercial buildings
- PROPOSAL:**
1. To permit a rear yard setback of 8.5 metres from Jane Street and 8.4 metres from the sight triangle to Building 'A' (8760 Jane St).
 2. To permit an exterior side yard setback of 8.5 metres from Gensal Gate and 8.4 metres from the sight triangle to Building 'A' (8760 Jane St).
 3. To permit an interior side yard setback of 4.67 metres from the condominium line to Building 'A' (8760 Jane St).
 4. To permit an interior side yard setback of 4.2 metres from the condominium line to Building 'B' (8740 Jane St).
 5. To permit a rear yard setback of 16.26 metres from Romina Drive to Building 'C' (8750 Jane St).
 6. To permit an interior side yard setback of 1.19 metres from the condominium line to Building 'C' (8750 Jane St).
- BY-LAW REQUIREMENT:**
1. A minimum rear yard setback of 22.0 metres is required.
 2. A minimum exterior side yard setback of 9.0 metres is required.
 3. A minimum interior side yard setback of 6.0 metres is required.
 4. A minimum interior side yard setback of 6.0 metres is required.
 5. A minimum rear yard setback of 22.0 metres is required.
 6. A minimum interior side yard setback of 6.0 metres is required.
- 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:
- A097/14 – APPROVED May 1, 2014 - 1. To permit a total of 234 parking spaces for the overall site.
2. To permit a total of 150 parking spaces for Condo Phase 1(Bldgs. B & C).
- A235/13 - APPROVED August 29 2013 - 1. To permit a total of 234 parking spaces for the entire site.
2. To permit a total of 150 parking spaces for Condo Phase 1 (Bldgs B & C).
- A140/13 - APPROVED May 23, 2013 - To permit a total of 234 parking spaces for the overall site and to permit a total of 150 parking spaces for Condo Phase 1(Bldgs. B & C).
- A174/12 - APPROVED June 28 , 2012 - to permit a total of 150 parking spaces for Condominium Phase I (Bldgs B&C) and to permit a total of 84 parking spaces for Condominium Phase II (Bldg A)
- A106/11 - APPROVED July 21, 2011 - to permit a rear yard setback of 15.0m to a Day Nursery use.
- A357/07 - APPROVED June 19, 2008 - Minimum rear yard setback of 16.22m, proposed parking 238 spaces, proposed building height of building "A" 15m and loading spaces not provided.

Sketches are 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. **A166/14, CRYSTAL CORPORATE CENTRE INC**, be **APPROVED**, in accordance with the sketches attached

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

CARRIED.

CHAIR: _____




Signed by all members present who concur in this decision:



A. Perrella,
Chair



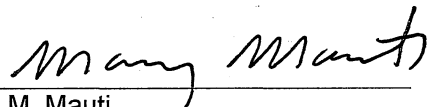
H. Zheng,
Vice Chair



J. Cesario,
Member

ABSENT

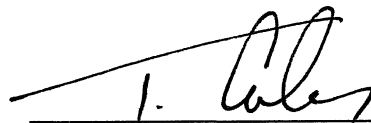
L. Fluxgold,
Member



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:

JUNE 26, 2014

Last Date of Appeal:

JULY 16, 2014

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".

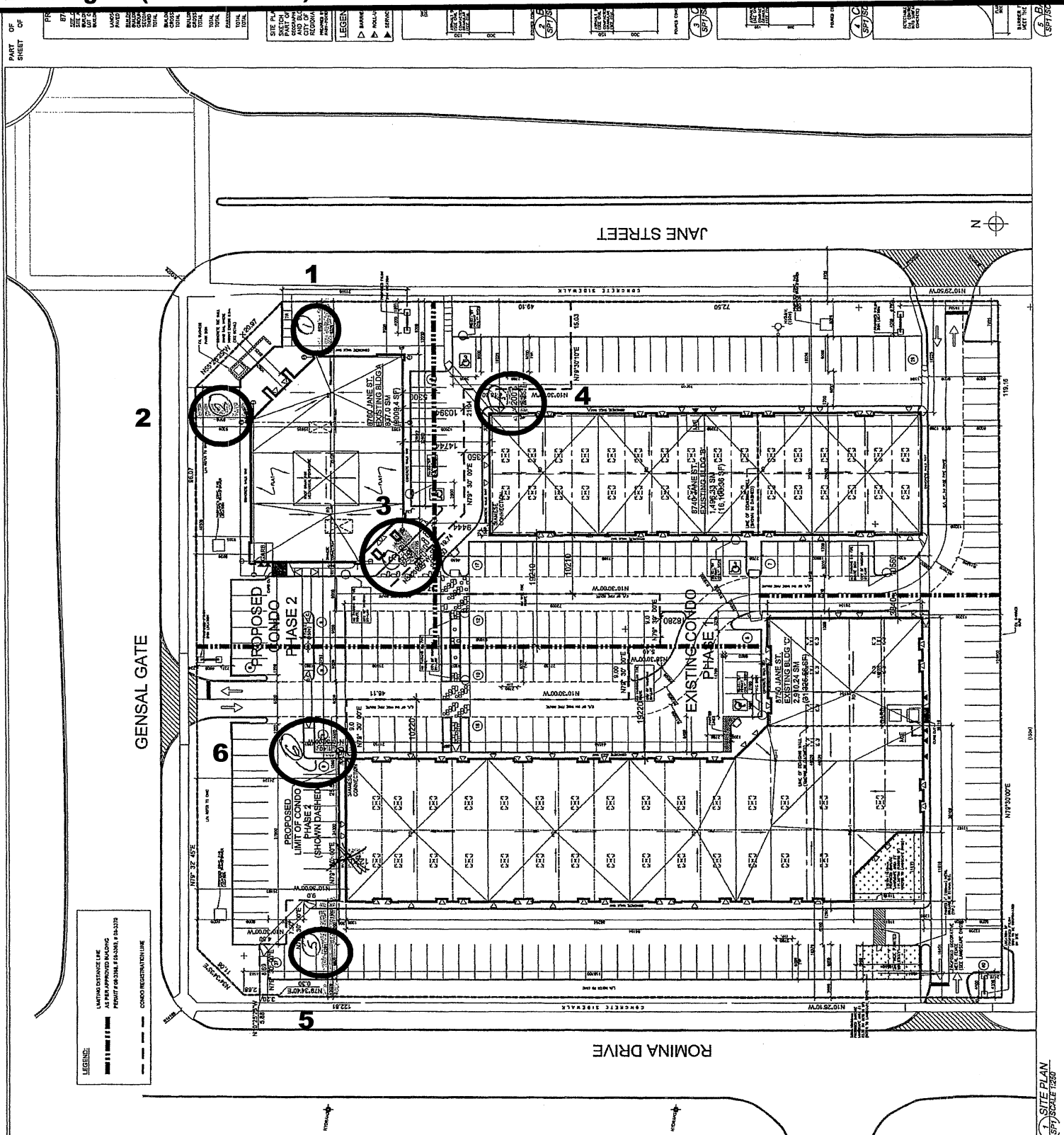
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of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

JULY 16, 2015

1. To permit a rear yard setback of 8.5 metres from Jane Street and 8.4 metres from the sight triangle to Building 'A' (8760 Jane St).
2. To permit an exterior side yard setback of 8.5 metres from Gensal Gate and 8.4 metres from the sight triangle to Building 'A' (8760 Jane St).
3. To permit an interior side yard setback of 4.67 metres from the condominium line to Building 'A' (8760 Jane St).
4. To permit an interior side yard setback of 4.2 metres from the condominium line to Building 'B' (8740 Jane St).
5. To permit a rear yard setback of 16.26 metres from Romina Drive to Building 'C' (8750 Jane St).
6. To permit an interior side yard setback of 1.19 metres from the condominium line to Building 'C' (8750 Jane St).



RUTHERFORD ROAD



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

	FILE NUMBER:	A166/14
	APPLICANT:	CRYSTAL CORPORATE CENTRE
		Subject Area Municipally known as 8740, 8750, 8760 Jane Street, Concord

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A140/13

APPLICANT: CRYSTAL CORPORATE CENTRE INC.

PROPERTY: Part of Lot 12, Concession 5 (Block 59, Registered Plan No. 65M-2854 municipally known as 8740, 8750 and 8760 Jane Street, Concord)

ZONING: The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(717) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a second floor additional office area.

PROPOSAL:
1. To permit a total of 234 parking spaces for the overall site.
2. To permit a total of 150 parking spaces for Condo Phase 1(Bldgs. B & C).

BY-LAW REQUIREMENT:
1. A minimum of 376 parking spaces are required for the overall site.
2. A minimum of 265 parking spaces are required for Condo Phase 1(Bldgs. B & C).

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:

A174/12 - APPROVED June 28 , 2012 - to permit a total of 150 parking spaces for Condominium Phase I (Bldgs B&C) and to permit a total of 84 parking spaces for Condominium Phase II (Bldg A)

A106/11 - APPROVED July 21, 2011 - to permit a rear yard setback of 15.0m to a Day Nursery use.

A357/07 - APPROVED June 19, 2008 - Minimum rear yard setback of 16.22m, proposed parking 238 spaces, proposed building height of building "A" 15m and loading spaces not provided.

Sketches are attached illustrating the request.

MOVED BY:



SECONDED BY:

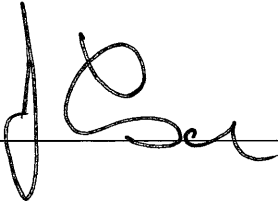


THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

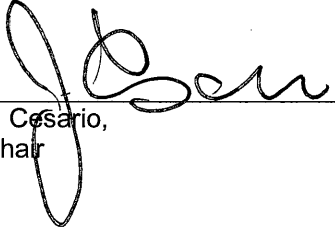

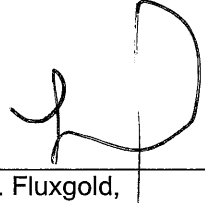

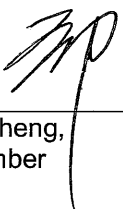
THAT Application No. **A140/13, CRYSTAL CORPORATE CENTRE INC.**, be **APPROVED**, in accordance with the sketches attached

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

CARRIED.

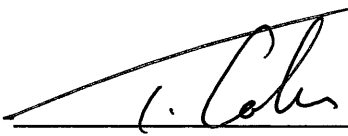
CHAIR: 

Signed by all members present who concur in this decision:

 J. Cesario, Chair	 A. Perrella, Vice Chair	 L. Fluxgold, Member
 M. Mauti, Member		 H. Zheng, 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:	MAY 23, 2013
Last Date of Appeal:	JUNE 12, 2013

APPEALS

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

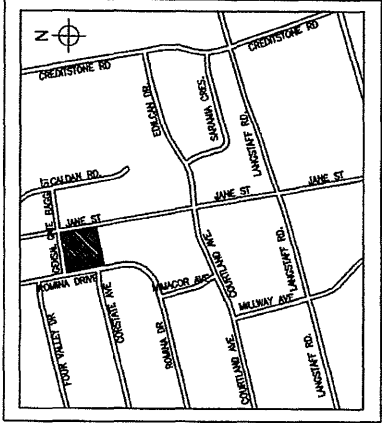
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at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

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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:
JUNE 12, 2014



3 SITE PLAN
ADT/N.T.S.

EXISTING COMMERCIAL DEVELOPMENT
CRYSTAL CORPORATE CENTRE
8740, 8750, 8760 JANE ST. VAUGHAN, ONT.

SITE CALCULATIONS

SITE AREA = 16,106.72 SM (3.99 Acres)
BUILDING AREA = 6895.95 SM (74,227.39 SF)
LOT COVERAGE = 32.4%
BUILDING HEIGHT = 7.6 M T/O STEEL (BUILDING B & C)
= 11.4 M T/O STEEL (BUILDING A)
(15 M Max.)

LANDSCAPE AREA = 3192.88 SM (34,365.72 SF)
PAVED AREA = 6018.09 SM (64,778.18 SF)

BUILDING CALCULATIONS

BUILDING 'A':

GROUND FLOOR AREA = 815.38 SM
SECOND FLOOR AREA = 837.0 SM
THIRD FLOOR AREA = 837.0 SM
TOTAL G.F.A. = 2,489.38 SM (26785.46 SF)

BUILDING 'B':

GROUND FLOOR AREA = 1496.33 SM (16106.36 SF)
SECOND FLOOR AREA = 195.26 SM (2101.76 SF)
TOTAL G.F.A. = 1691.59 SM (18208.12 SF)

BUILDING 'C':

GROSS BUILDING AREA = 2910.24 SM (31325.56 SF)
TOTAL G.F.A. = 2910.24 SM (31325.56 SF)
TOTAL G.F.A. BLDGS 'A+B+C' = 7091.21 SM (76329.15 SF)

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED = 241 CARS (3.4 CARS / 100 SM)
TOTAL PARKING PROVIDED = 234 CARS (INCLUDING 4 HC)

2 ZONING BY-LAY MATRIX
ADT/N.T.S.

BUILDING 'B'		
UNIT #	GROUND FLOOR AREA	SECOND FLOOR AREA
1+2	195.26 SM (2101.76 SF)	195.26 SM (2101.76 SF)
TOTAL		390.52 SM (4203.52 SF)

Nestico Architect Inc.

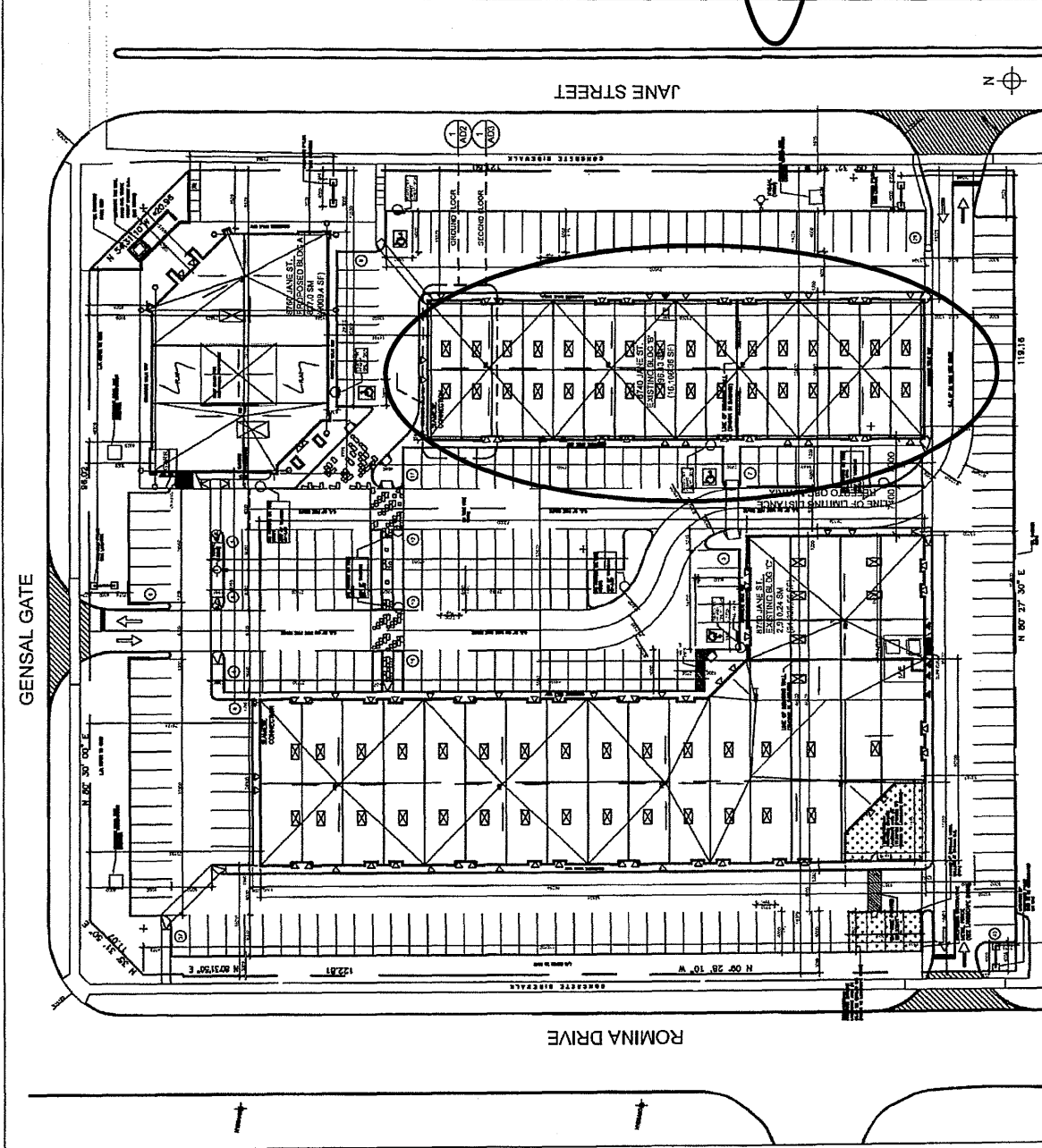
7-3000 Langstaff Road
VAUGHAN, ON. CA. L4K 4R7
Phone: 905.689.7000
Fax: 1.866.621.0010
Email: mail@NesticoArchitect.on.ca
Website: www.NesticoArchitect.on.ca



PROPOSED INTERIOR ALTERATIONS TO UNITS 1+2
8740 JANE ST. (BUILDING 'B'), VAUGHAN, ONTARIO

ISSUED FOR CLIENT REVIEW

DATE	SCALE	DRAWN BY	REV.	JOB NO.	DRAWING NO.
2013.04.16	N/A		R1	13572	AD1



1 SITE PLAN
ADT/SCALE N.T.S.



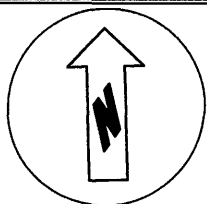
VAUGHAN

City Clerk's Office

COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

Phone: (905)832-8585 Fax: (905)832-8535



FILE NUMBER:

A140/13

APPLICANT:

CRYSTAL CORPORATE CENTRE INC.



Subject Area

Municipally known as 8740, 8750, 8760 Jane Street,
Concord

NOTICE OF DECISION

FILE NUMBER: A352/07

APPLICANT: CRYSTAL CORPORATE CENTRE INC. ATTEN: STEVE SACCOCCIA

PROPERTY: Part of Lot 12, Concession 5, Block 59, Registered Plan 65M-2854
Municipally known as 8760 Jane Street, Concord.

ZONING: The subject lands are zoned C7, Service Commercial under By-Law 1-88 as amended and further subject to Exception 9(717).

PURPOSE: The applicant is requesting variances to permit the construction of three (3) buildings for retail and office uses, as follows.

Proposal:

1. Minimum rear yard setback 16.22m
2. Proposed parking 238 spaces
3. Proposed building height of building "A" 15m
4. Loading spaces not provided

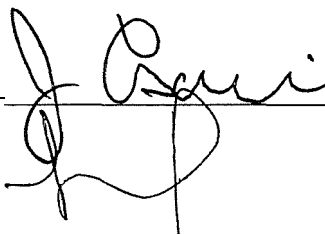
By-Law Requirements:

1. Minimum rear yard setback 22.0m
2. Required parking 356 spaces
3. Maximum building height 11m
4. Two (2) loading spaces required

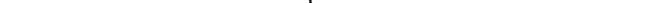
A sketch is attached illustrating the request.

This application was previously adjourned from the September 20, 2007 meeting.

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. A352/07- CRYSTAL CORPORATE CENTRE INC. ATTEN: STEVE SACCOCCIA be APPROVED, in accordance with the sketch attached.

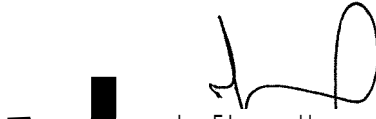
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

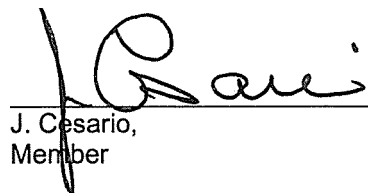
CARRIED.

CHAIR: 2YJ - :h:2 .

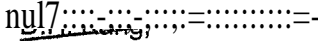
Signed by all members present who concur in this decision:


Chair

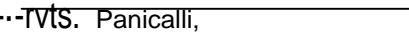

Vice Chair


J. Cesario,
Member

ABSENT


Member

ABSENT


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. (b)

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

Date of Hearing:	JUNE 19, 2008
Last Date of Appeal:	JULY 9, 2008

APPEALS

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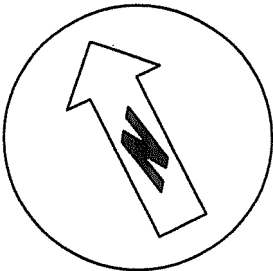
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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing 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:

JULY 9, 2009



COMMITTEE OF ADJUSTMENT	
File No.:	A352/07
Applicant	CRYSTAL CORPORATE CENTRE INC. ATTEN: STEVE SACCOCCIA
	Subject Area MUNICIPALLY KNOWN AS: 8760 JANE STREET, CONCORD