Staff Report Summary

Item # 22

Ward # 4

File: A004/20

Applicant: 1834375 Ontario Inc.

Address: 1782 - 1890 Hwy 7, Concord.

Agent: David McKay - MHBC Planning Limited

Please note that comments received after the preparation of this Staff Report (up until 4:00 p.m. on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	**Condition(s)** ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning		
Cultural Heritage (Urban Design)		
Development Engineering	☑	☑
Parks, Forestry and Horticulture Operations	☑	
By-law & Compliance		
Financial Planning & Development	☑	
Fire Department	☑	
TRCA	☑	☑
Ministry of Transportation		
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**		

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, February 27, 2020

Minor Variance Application

Agenda Item: 22

A004/20

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, February 27, 2020

Applicant: 1834375 Ontario Inc.

Agent: David McKay - MHBC Planning Limited

Property: **1782 - 1890 Hwy 7, Concord.**

Zoning: The subject lands are zoned A, Agricultural under By-law 1-88 as amended, however, LPAT Decision/Order PL171177 deems the subject lands to be zoned RA3 (H1), Apartment Residential, with a holding symbol, and OS5, Open Space Environmental Protection Zone.

OP Designation: Vaughan Official Plan 2010: Concord GO Centre Secondary Plan: Inter-Urban Transit (Policy 3.4)

Related Files: DA.19.019

Purpose: Relief from the By-law is being requested to permit the construction of three (3) proposed twenty seven (27) storey residential buildings.

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

By-law Requirement	Proposal
1. A maximum building height of 22 storeys - 72 metres is permitted.	1. To permit a maximum building height of 27 storeys - 87 metres.
2. Elevator overruns, mechanical equipment, and stair enclosures may project to a maximum of 6 metres above the applicable height limit.	2. To permit elevator overruns, mechanical equipment, and stair enclosures may project to a maximum of 6.5 metres above the applicable height limit.
3. A minimum landscape strip width of 4.5 metres from the most northerly limit of the OS5 zone is required.	3. To permit a minimum landscape strip width of 0 metres from the most northerly limit of the OS5 zone.
4. The minimum setback for any building along the Open Space Zone along Hwy 7 shall be a minimum of 4.5 metres from the most northerly limit of the OS5 zone.	4. To permit the minimum setback of 0 metres for any building along the Open Space Zone along Highway 7 from the most northerly limit of the OS5 zone.
5. The cantilevered portion of Building B (to extend to a maximum of 0.5 metres), bicycle racks, exterior stairways, terraces and balconies are not permitted in the OS5 zone.	5. To permit a cantilevered portion of Building B (to extend to a maximum of 0.5 metres), bicycle racks, exterior stairways, terraces and balconies in the OS5 zone.

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:
Public notice was mailed on February 12, 2020

Applicant confirmed posting of signage on February 11, 2020

Property Information	
Existing Structures	**Year Constructed**
Water tower	Unknown

Applicant has advised that they cannot comply with By-law for the following reason(s): Section 3.3.7 and 3.3.8 of the Concord Go Centre Secondary Plan (May 29, 2015) permits building heights on the subject lands for upwards of 27-storeys via the bonusing provisions of Section 37 of the Planning Act (the "Act") and policy 10.1 .2 of the Vaughan Official Plan (VOP). A Minor Variance is required to bring the by-law requirement into compliance with the VOP and the Act.

Zoning for this development has been established on a broad masterplan for the entire property. Without the requested minor variances to the minimum landscape strip width, permitted encroachments into the OS5 Zone, and minimum building setbacks to the OS5 Zone, the specific design of this development cannot achieve the desired urban built form that implements the intensification policies of the Secondary Plan. Based on the design of the mechanical components of the development, pursuant to all applicable requirements, a minor variance is required to increase the permitted projection of the mechanical penthouse.

Collectively, the variances sought in this application are minor in nature, represents an appropriate and desirable form of development for the area, and is in keeping with the intent and purpose the Zoning By-law and Official Plan.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 19-002345 for Condo. Apartment Building - New, Not Yet Issued
Building Permit No. 19-002346 for Condo. Apartment Building - New, Not Yet Issued
Building Permit No. 19-002218 for Retaining Wall - New, Not Yet Issued

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

Development of the subject lands is currently being reviewed under Development Application No. 19.016.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Application under review.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A004/20 subject to the following condition(s):

1. The owner/applicant shall obtain approval for the related Site Development Application (DA.19.019) from development Engineering (DE) Department.

Parks, Forestry and Horticulture Operations:
Forestry has no comments at this time as this project has entered into a TPA (tree protection agreement) through the Planning/Urban Design department.

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

Financial Planning and Development Finance:
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:
The following will be required at permit stage:

1) fire hydrants private/public
2) fire routes shown on drawing
3) width of the road (confirmation)
4) provisions for firefighting shall comply with OBC 3.2.5

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None.

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

Schedule D - Previous Approvals (Notice of Decision)
None.

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

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

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

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

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall obtain approval for the related Site Development Application (DA.19.019) from development Engineering (DE) Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of $1,100.00 payable to the Toronto and Region Conservation Authority;

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m**. on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

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

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

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

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

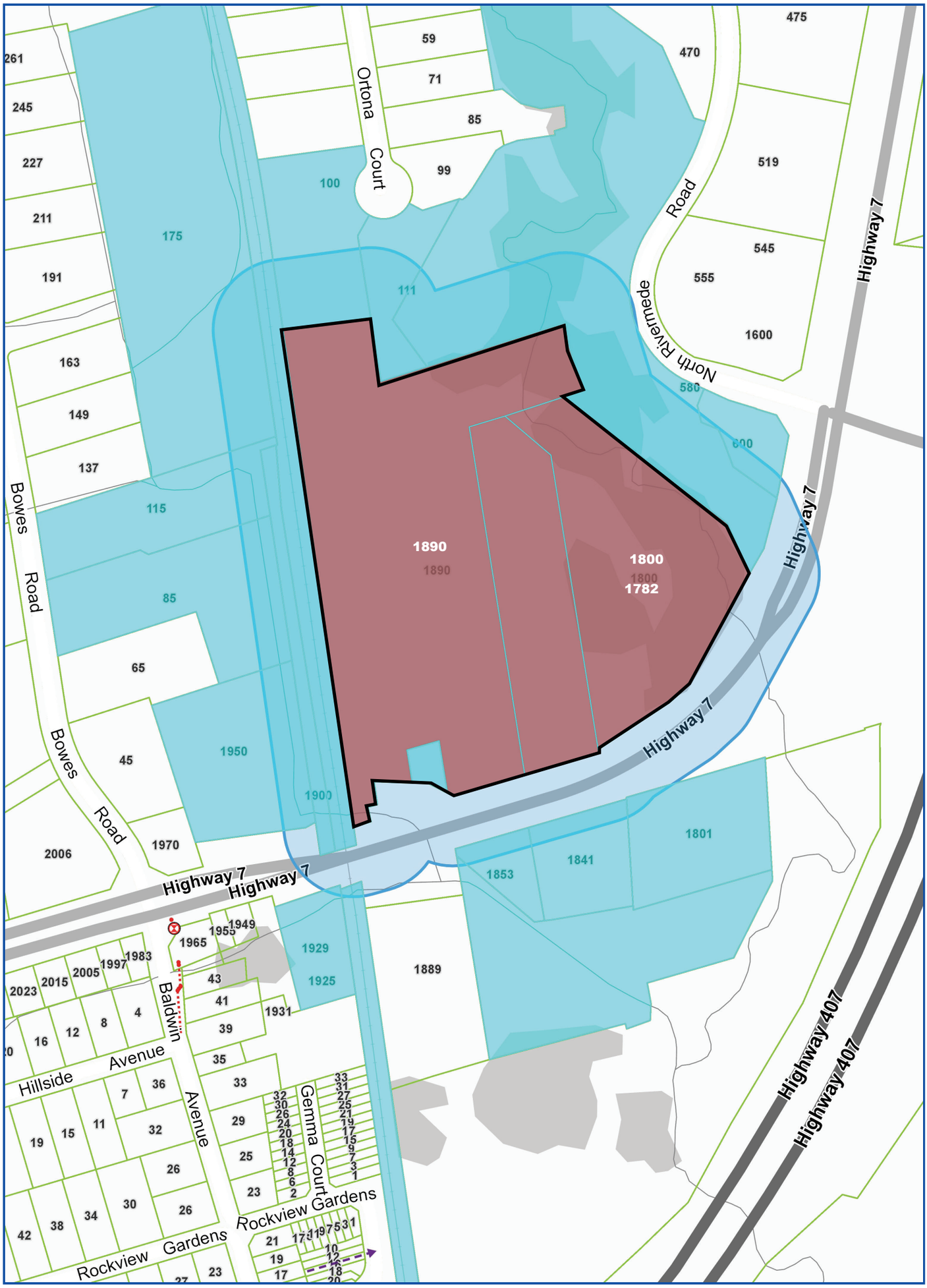
For further information please contact the City of Vaughan, Committee of Adjustment

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

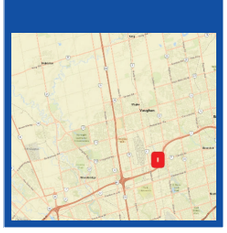
Schedule A: Plans & Sketches

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

Location Map
Sketches



Map Information:



Title:

1782-1890 HIGHWAY 7, CONCORD

LOCATION MAP - A004/20

Disclaimer:

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

VAUGHAN

Scale: 1: 4,514

0 0.07 km

Created By:

Infrastructure Delivery Department

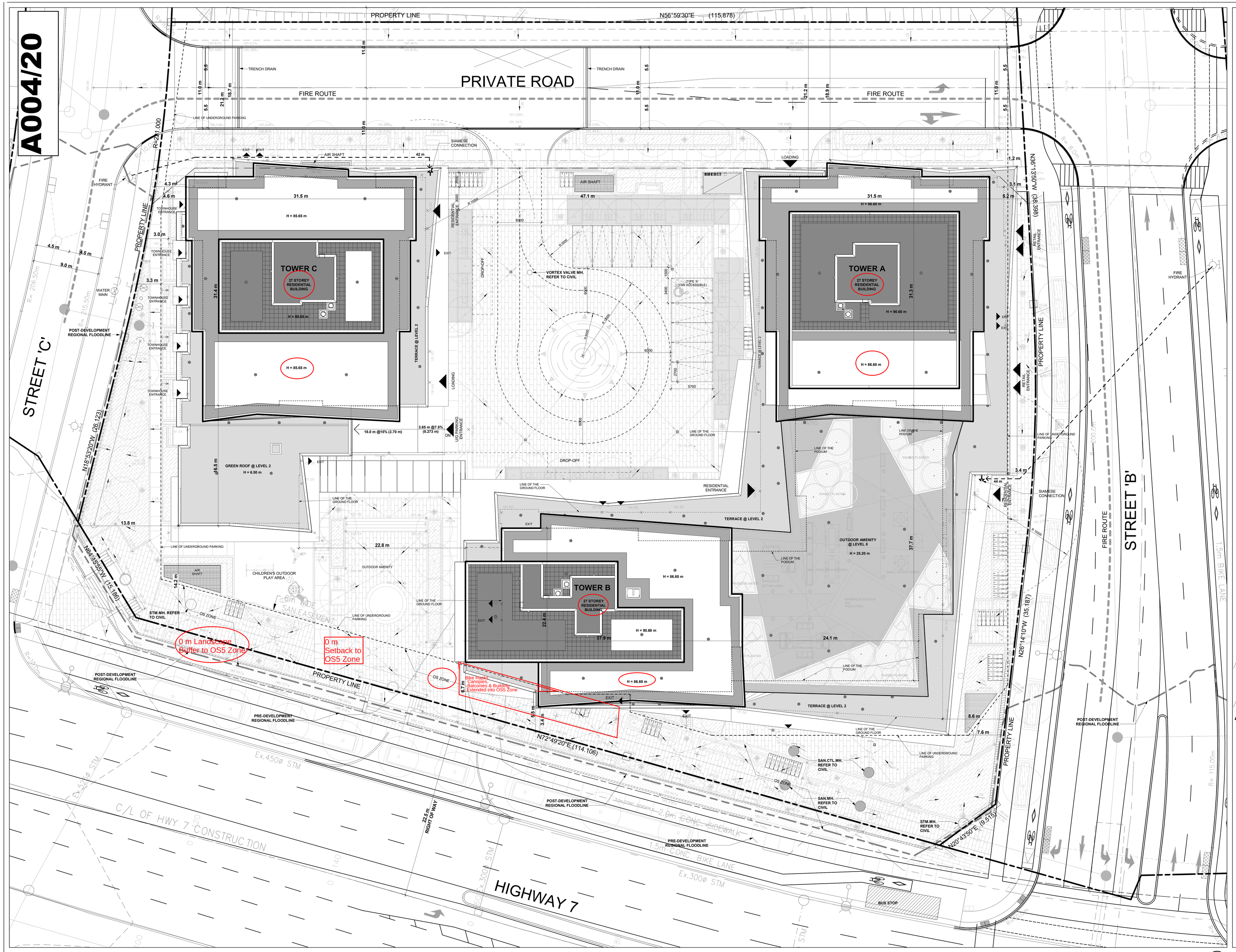
February 11, 2020 6:17 PM

Projection:

NAD 83

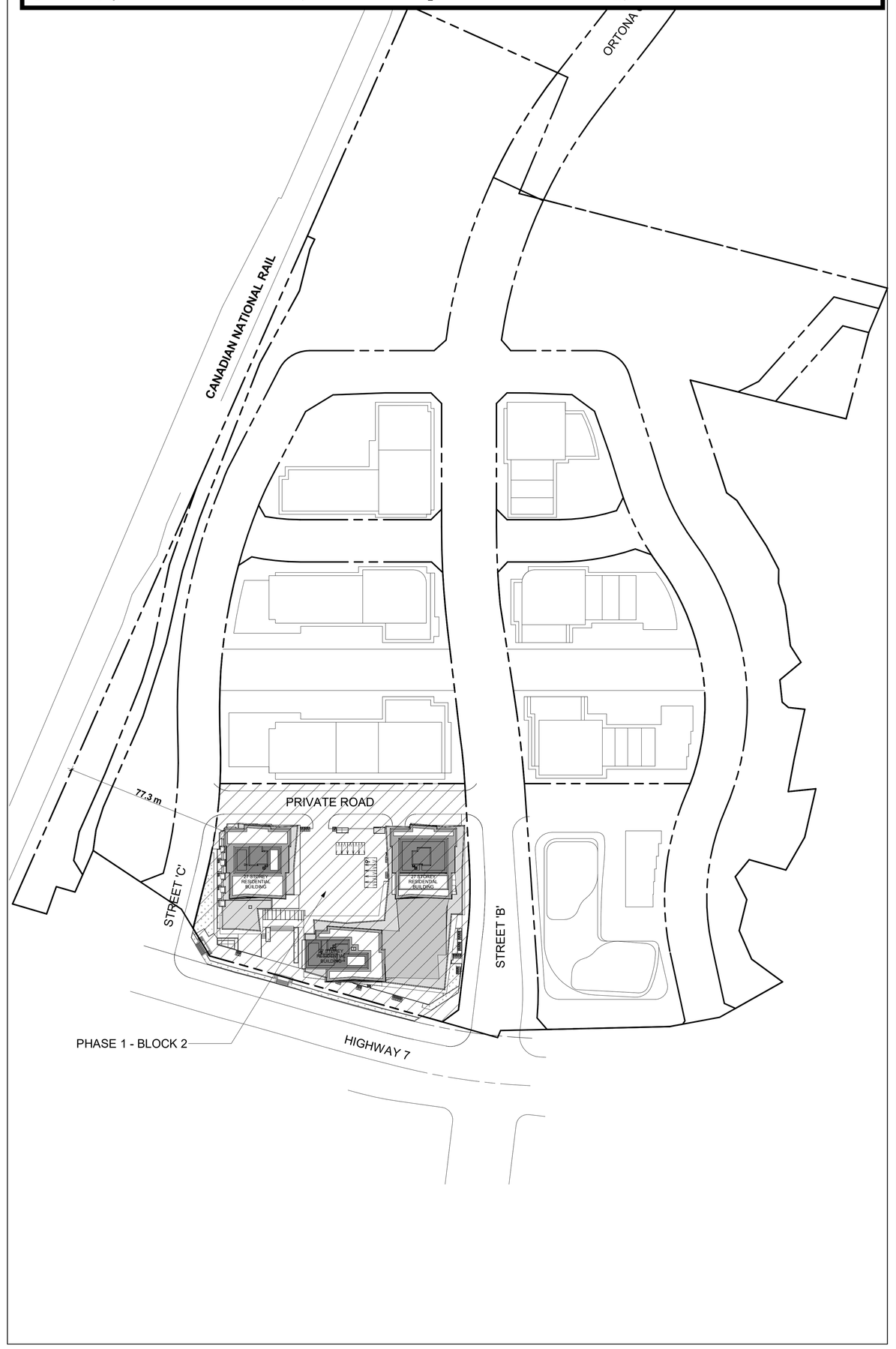
UTM Zone 17N

A004/20



Site Plan 2 A1-04
Scale: 1 : 150

1. To permit a max. building height of 27 storeys - 87m.
2. To permit elevator overruns, mechanical equipment, and stair enclosures may project to a max. of 6.5m above the applicable height limit.
3. To permit a minimum landscape strip width of 0m from the most northerly limit of the OS5 zone
4. To permit the minimum setback of 0m for any building along the Open Space Zone along Hwy 7 from the most northerly limit of the OS5 zone.
5. To permit a cantilevered portion of Building B (to extend to a max. of 0.5m), bicycle racks, exterior stairways, terraces & balconies in the OS5 zone.



Master Site Plan 1 A1-04
Scale: 1 : 1000

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4892
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KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.:	Revision:	Date:
1	Revision 1	Date 1

No.	Issued For	Date
1	Building Permit	Dec 16, 2019

Drawing Title:
Site Plan and Zoning Map

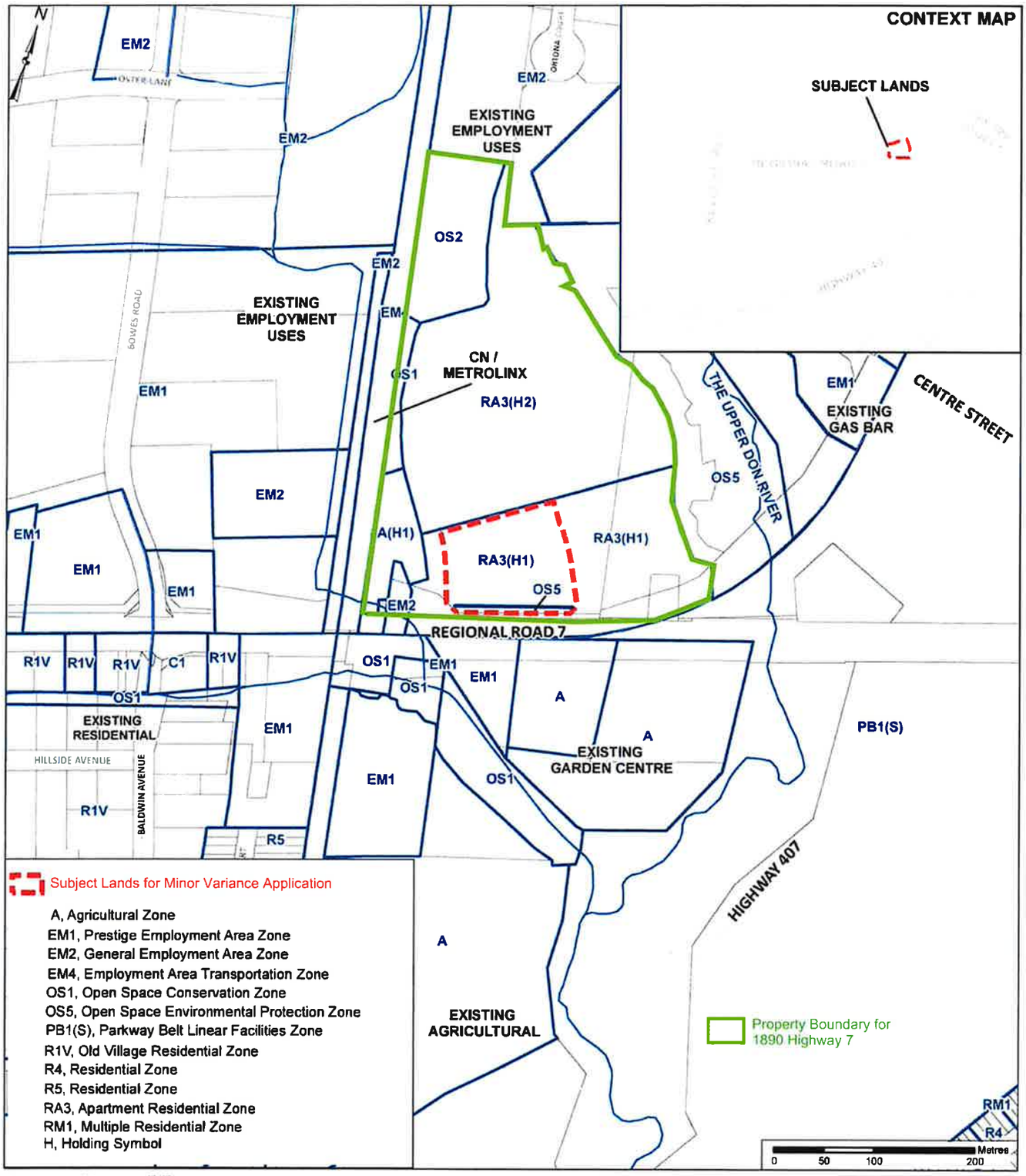
Client:
LIBERTY DEVELOPMENTS
LIBERTYforall.ca

Project:
1890 Highway 7

1890 Highway 7, Vaughan, ON

Scale:	
As indicated	
Drawn by:	MD
Checked by:	CA,AM
Project No.:	17-178
Date:	December 12, 2019
Drawing No.:	A1-04

Plot Date: 2019-12-16 10:16:32 AM File Path: C:\Revit\2019\17-178\FSI\Liberty Exterior Rendering\A1-04_Site Plan.rvt



Location Map

LOCATION:
Part of Lot 6, Concession 3

APPLICANT:
1834375 Ontario Inc.
(Liberty Development Corporation)

VAUGHAN
Development Planning

Attachment

FILE:
DA.19.016
RELATED FILES:
Z.16.049, 19T-16V009
DATE:
October 7, 2019

1

Document Path: N:\GIS_Archive\Attachments\DA\DA.19.016\DA.19.016_CW2_LocationMap.mxd

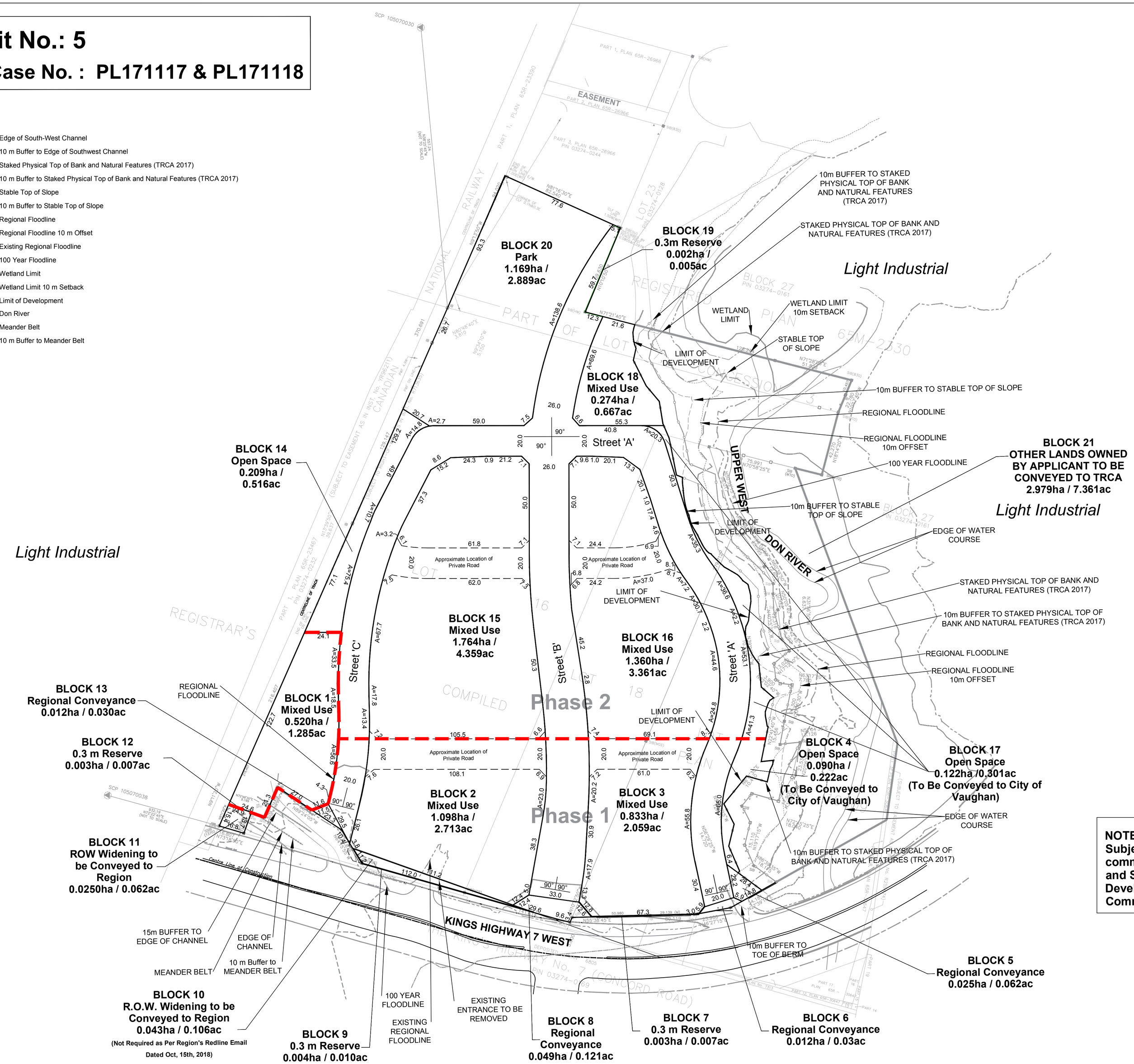
Created on: 9/11/2019

Exhibit No.: 5

LPAT Case No. : PL171117 & PL171118

Legend

- Edge of South-West Channel
- 10 m Buffer to Edge of Southwest Channel
- Staked Physical Top of Bank and Natural Features (TRCA 2017)
- 10 m Buffer to Staked Physical Top of Bank and Natural Features (TRCA 2017)
- Stable Top of Slope
- 10 m Buffer to Stable Top of Slope
- Regional Floodline
- Regional Floodline 10 m Offset
- Existing Regional Floodline
- 100 Year Floodline
- Wetland Limit
- Wetland Limit 10 m Setback
- Limit of Development
- Don River
- Meander Belt
- 10 m Buffer to Meander Belt



NOTE: Blocks 1,2,3 Subject to TRCA comments and Conditions, and Street 'A' subject to Development Engineering Comments and Conditions.

Legal Description

LOT 17 AND PART OF LOTS 15, 16, 18, 19 AND 20
REGISTRARS COMPILED PLAN 10309 AND
PART OF LOT 7,
CONCESSION 3,
CITY OF VAUGHAN,
REGIONAL MUNICIPALITY OF YORK

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____ _____
1834375 ONTARIO INC

Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ _____
OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

Key Plan

Revision No.	Date	Issued / Revision	By
008	Nov 1, 2018	Revise ROW Block	Y.Y.
007	June 20, 2018	Revised	Y.Y.
006	June 14, 2018	Revise Property Boundary	Y.Y.
005	June 6, 2018	Revise ROW Block	Y.Y.
004	October 10, 2017	Revise Region ROW Block	Y.Y.
003	October 11, 2016	Submitted For Approval	K.J.A
002	May 18, 2016	Revised	J.M.L.
001	Jan. 5, 2016	Revise Region ROW Block	J.M.L.

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As shown on the draft plan B. As shown on the draft plan & key plan C. As shown on the draft plan & key plan
D. Land to be used in accordance with the Area Schedule
E. As shown on the draft plan F. As shown on the draft plan
G. As shown on the draft plan H. Full municipal services to be provided I. Soil is sandy silt / silty sand
J. As shown on the draft plan K. Full municipal services to be provided L. As shown on the draft plan

Legend

Limit of Phasing

Area Schedule

Phase 1

Description	Lots/Blocks	Area (ha)	Area (ac)
Mixed Use	1-3	2.451	6.057
Open Space	4	0.090	0.222
0.3 m Reserve	7,9,12	0.009	0.022
Regional Conveyance	5,6,8,13	0.097	0.239
ROW Widening (To be Conveyed to Region)	10-11	0.068	0.168
Roads (Streets A, B & C)	N/A	0.648	1.601
Total		3.363	8.310

Phase 2

Description	Lots/Blocks	Area (ha)	Area (ac)
Mixed Use	15-16,18	3.398	8.397
Park	20	1.169	2.889
Open Space	14,17	0.331	0.818
0.3m Reserve	19	0.002	0.005
Roads (Streets A, B & C)	N/A	1.887	4.663
Total		6.787	16.771
Other Lands (To be Conveyed to TRCA)	21	2.979	7.361
Total Development Area		**13.13**	**32.44**

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
230-7050 WESTON ROAD WOODBRIDGE, ON L4L 8G7 | P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

Stamp

Date	Novembers 1, 2018
File No.	1512 F
Plan Scale	1:1,250 (Arch D)
Drawn By	J.M.L.
Checked By	D.M.
Other	

Project

1890 Highway 7,
Vaughan, Ontario
1834375 Ontario Inc.

north

File Name DRAFT PLAN OF SUBDIVISION

Dwg No. 1 of 1

N:\1512\F\2018\11. November\Draft Plan of Subdivision\1512F_Draft Plan of Subdivision_November 1 2018 - DRAFT.dwg

A004/20

Level 2 Floor Plan 3 A2-13

Scale: 1 : 100

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Date:

KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1

TEL 416 665 6060 kirkorarchitects.com

ONTARIO ASSOCIATION OF ARCHITECTS

LICENCE 4893

SEAL MUST BE SIGNED TO BE VALID

No.:	Revision:	Date:

No.	Issued For:	Date:
1	Building Permit	Dec 16, 2019

Drawing Title:

Level 2 Floor Plan

Project:

1890 Highway 7

LIBERTY *for all.ca*

Client:

1890 Highway 7, Vaughan, ON

Scale:	1 : 100
Drawn by:	FP
Checked by:	CA AM
Project No.:	17-178
Date:	December 16, 2019
Drawing No.:	A2-13

Plot Date: 2019-12-16 10:25:37 AMFile Path:C:\Revit\2019\17178P20-Liberty Concord Floral_RVT2019_fpeng.rvt

A004/20

West Elevation 2
Scale: 1 : 150 A4-03

East Elevation 1
Scale: 1 : 150 A4-03

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ARCHITECT
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KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkor@architects.com

No.:	Revision:	Date:

Authorities Having Jurisdiction

No.	Issued For:	Date:
1	Building Permit	Dec 16, 2019

Drawing Title:
East And West Elevation

Project:
1890 Highway 7

LIBERTY *for all.ca*

Client:

1890 Highway 7, Vaughan, ON

Scale:	1 : 150
Drawn by:	Author
Checked by:	Checker
Project No.:	17-178
Date:	07/12/11
Drawing No.:	A4-03

Plot Date: 2019-12-16 10:39:03 AM File Path: C:\Revit\2019\17178P20-Liberty Concord Floral_RVT2019_fpeng.rvt

Schedule B: Public Correspondence Received

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

None.

Schedule C: Agency Comments

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

TRCA – comments with conditions
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

February 12, 2020 CFN 62574.04

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

Re: Minor Variance Application A004/20
1890 Highway 7
Part Lot 6, Concession 3
City of Vaughan
1834375 Ontario Inc. (Agent: MHBC Planning Limited)

This letter will acknowledge receipt of the above-noted application. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and offers the following comments.

Background
It is our understanding that the purpose of the above-noted application is to request the following variances:

1. To permit a maximum building height of 27 storeys - 87 metres.
2. To permit elevator overruns, mechanical equipment, and stair enclosures may project to a maximum of 6.5 metres above the applicable height limit.
3. To permit a minimum landscape strip width of 0 metres from the most northerly limit of the OS5 zone.
4. To permit the minimum setback of 0 metres for any building along the Open Space Zone along Highway 7 from the most northerly limit of the OS5 zone.
5. To permit a cantilevered portion of Building B (to extend to a maximum of 0.5 metres), bicycle racks, exterior stairways, terraces and balconies in the OS5 zone.

Applicable Policies and Regulations
Ontario Regulation 166/06:
The subject lands are partially within TRCA's Regulated Area due to the presence of a Regional Storm flood plain associated with a tributary of the Don River along the southern and eastern portions of the site. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Living City Policies (LCP):
The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject

application, along with those found in other Provincial and municipal plans, documents, and guidelines.

Application-Specific Comments

TRCA is currently involved in the review of *Planning Act* applications for the subject development including Draft Plan of Subdivision 19T-16V009, Zoning By-law Amendment Z.16.049 and Site Development Application DA.19.016. Through the review of these applications, TRCA's key focus has been ensuring safe access to the subject property through proposed flood remediation works in the south east corner of the subject site. The lands on the south of the subject block have been delineated and designated OS5, considering the flood plain buffer. Variance number five indicates that a portion of Building B will encroach into the buffer from the updated Regional Storm Flood Plain limit. However, since the buffer is not vegetated and the portion of the building that is encroaching is not habitable, TRCA has no concern with the proposed variance. Although TRCA staff has no objection to the requested variances, TRCA staff is currently working with the City and the applicant and their consultants to review technical aspects related to the applicable subdivision and site development applications.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a $1,100.00 (*Minor Variance-Subdivision-Minor*) review fee. This review fee is separate from the fee that would be required under the permitting process pursuant to Ontario Regulation 166/06. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A004/20 subject to the following conditions:

1. That the applicant provides the required fee amount of $1,100.00 payable to the Toronto and Region Conservation Authority; and

TRCA's conditional approval does not include any clearance and/or approvals for the technical issues related to the noted applications for Draft Plan of Subdivision, Site Development or a future permit application.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,

Hamedeh Razavi
Planner I
Development Planning and Permits

HR/cb

COMMENTS:

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

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

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

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

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

References:

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

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

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

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

Providence, Lenore

Subject: FW: A004-20 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

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

Sent: February-04-20 3:24 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A004-20 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Good Afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has **no comment.**

Regards,

Gabrielle

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

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1-877-464-9675 ext. 71538

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