

**File:** A118/19

**Applicant:** 2602002 Ontario Inc.

**Address:** 7845 Highway 27, Woodbridge

**Agent:** Sabrina Sgotto  
Weston Consulting Group Inc.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

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

Adjournment History: February 27, 2020 (see next page for details)

Background History: None

Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, May 28, 2020



**Minor Variance  
Application**

Agenda Item: 17

**A118/19**

Ward: 2

**Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, May 28, 2020 at 6:00 p.m.

**As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.**

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://www.v Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

**Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.**

- Applicant:** 2602002 Ontario Inc.
- Agent:** Sabrina Sgotto - Weston Consulting Group Inc.
- Property:** **7845 Highway 27, Woodbridge**
- Zoning:** The subject lands are zoned EM1, Prestige Employment Area Zone, under By-law 1-88 as amended.
- OP Designation:** VOP 2010: "General Employment"
- Related Files:** Site Plan DA.19.031
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed six (6) storey self-storage facility with office (administrative) component to facilitate Site Plan Application DA.19.031.

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

By-law Requirement	Proposal
1. A minimum setback of 10.25 metres is required.	1. To permit a minimum Interior Side yard setback of 5.0 metres.
2. A minimum of 122 parking spaces is required.	2. To permit a minimum of 19 parking spaces.

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

For information on the previous approvals listed above please visit [www.v Vaughan.ca](http://www.v Vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

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

**Adjournment History:**

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
Feb. 27, 2020	None.	Adjournment	To permit time for the applicant to confirm variances with staff.

**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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

**Committee of Adjustment:**

Public notice was mailed on February 12, 2020 and March 4, 2020

Applicant confirmed posting of signage on February 11, 2020, March 9, 2020 and May 1, 2020.

Applicant has advised that they cannot comply with By-law for the following reason(s): The parking analysis undertook proxy surveys for 3 existing self-storage uses and their actual parking needs, which resulted in significantly lower required parking than the Zoning By-law rate. These findings support the recommendation for a reduction to 19 parking spaces which will support the proposed use peak demand parking supply as demonstrated by the proxy sites.

**Adjournment Request: N/A**

**Building Standards (Zoning Review):**

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

Building Permit No. 19-000345 for Public Garage - Non-Res Demolition, Issue Date: Apr 03, 2019.

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

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

The Owner is requesting permission to construct a six-storey self-storage building on the subject lands, as proposed through Site Development File DA.19.031 with the above-noted variances.

Vaughan Council, on February 11, 2020, approved Site Development File DA.19.031. The Development Planning Department supports the approval of Site Development File DA.19.031 along with the requested variances, as the development is consistent with Provincial Policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the following condition:

1. That Site Development File DA.19.031 be approved to the satisfaction of the Development Planning Department.

**Cultural Heritage (Urban Design):**

No Response

**Development Engineering:**

The Development Engineering (DE) Department, Transportation Division has reviewed the submitted parking study for the proposed parking supply of 19 spaces over the City by-law 1-88 parking requirement of 122 spaces. Please see our Transportation Engineering Department comments below:

The study is in support of subject development with a reduced parking supply of 19 spaces (0.14 spaces/100 m<sup>2</sup>) over the City by-law 1-88 parking requirement of 122 spaces. The submitted study concludes that the proposed parking supply would be sufficient for development's specific requirements (self-storage facility) since the proposed rates are justified based on the following studies: Note:

- Detailed parking survey of a similar type of existing development at 9000 Keele Street, City of Vaughan, (maximum parking rate was observed as 0.11 spaces/100 m<sup>2</sup> )
- Detailed parking survey of a similar type of existing development at 411 Cityview Blvd City of Vaughan (maximum parking rate was observed as 0.12 spaces/100 m<sup>2</sup> )

The proposed parking supply of 19 spaces is found adequate based on the supporting analysis provided in the consultant's report. The Development Engineering Department agrees with the conclusions reached in the Parking Study and have no objection with the proposed parking supply.

Note: By-law 1-88 has no specific ratio for the self-storage facility, therefore parking requirement is based on warehouse uses,

The Development Engineering (DE) department does not object to variance application A118/19 subject to the following condition(s):

1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.031) from the Development Engineering (DE) Department.

**Parks, Forestry and Horticulture Operations:**

No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**Financial Planning and Development Finance:**

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

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

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

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

**Fire Department:**

No comments or concerns

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

Planning Justification Letter & Site Plan

**Schedule C - Agency Comments**

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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Brandon Bell 905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	That Site Development File DA.19.031 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 <a href="mailto:Jason.pham@vaughan.ca">Jason.pham@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.031) from the Development Engineering (DE) Department.

**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**

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting at [vaughan.ca/LiveCouncil](http://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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](mailto: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.

**Location Map  
Sketches**



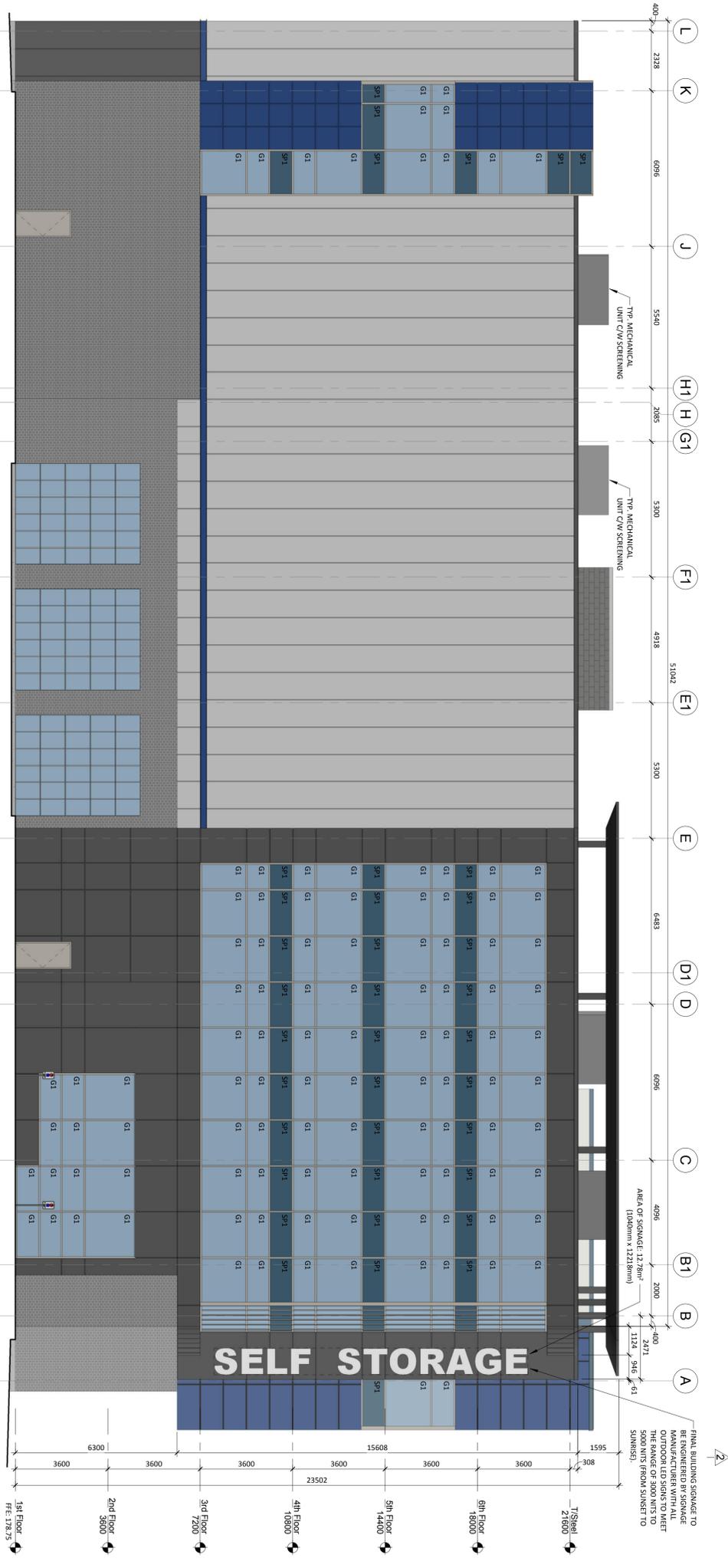
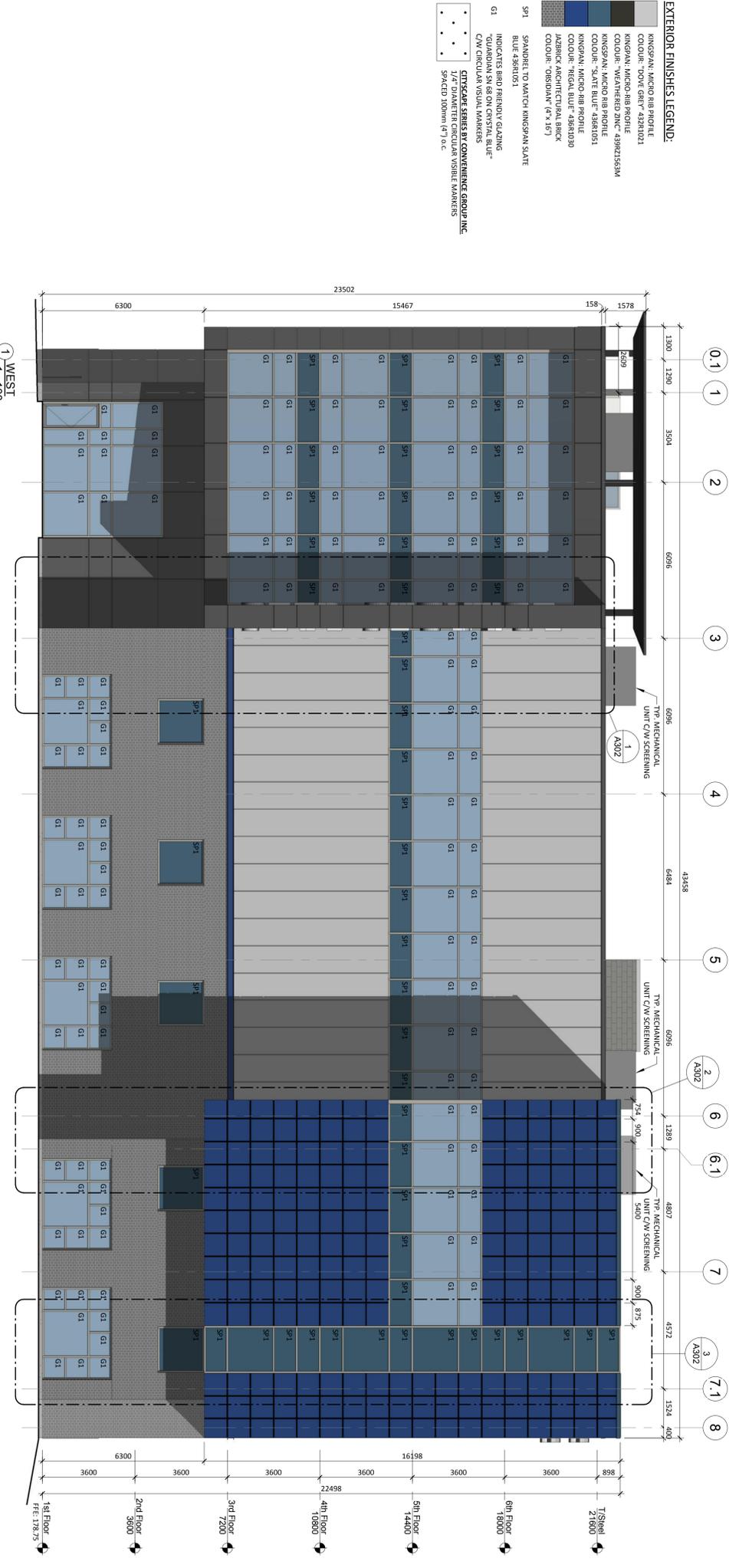


# NEW

March 4, 2020

### EXTERIOR FINISHES LEGEND:

- KINGSPIAN: MICRO RIB PROFILE  
COLOUR: "DOVE GREY" 432R021
- KINGSPIAN: MICRO RIB PROFILE  
COLOUR: "WEATHERED ZINC" 439R2353SM
- KINGSPIAN: MICRO RIB PROFILE  
COLOUR: "MIDNIGHT BLUE" 439R2353SM
- KINGSPIAN: MICRO RIB PROFILE  
COLOUR: "REGAL BLUE" 438R1130
- LABRICK ARCHITECTURAL BRICK  
COLOUR: "CRISMAN" (4" x 8")
- SP-1  
SPANDELL TO MATCH KINGSPIAN SLATE  
BLUE 438R1051
- INDICATES BRID FRIENDLY GLAZING  
"QUADRIUM IN 68 ON CRYSTAL BLUE"  
C/W CIRCULAR VISUAL MARKERS  
CITYSCAPE SERIES BY CONVENTING GROUP INC.  
1/4" DIAMETER CIRCULAR VISUAL MARKERS  
SPACED 100mm (4") o.c.



**SELF STORAGE**

FINAL BUILDING SIGNAGE TO BE ENGINEERED BY SIGNAGE MANUFACTURER WITH ALL OUTDOOR LED SIGNS TO MEET THE RANGE OF 3000 NITS TO 5000 NITS FROM SUNLIGHT TO SHADOWS.

NO.	DATE	REVISION
1	SEPT 26/19	ISSUED FOR PERMIT
2	OCT 18/19	WORK ADDED FOR WALL MOUNTED LED SIGNAGE



**ROMANESE ARCHITECT INC.**  
42 GORDONWAY PLACE, UNIT 10  
SCARBOROUGH, ONTARIO M1S 1S7  
TEL: 416-291-2222 FAX: 416-291-2223

**PROPOSED SELF STORAGE FACILITY**  
LOCATION: #7845 HIGHWAY 27 VAUGHAN, ON  
REGION FILE # SP-19.V.0119

**ELEVATIONS**

DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 03/07/18  
DRAWING NUMBER: **A300**  
REVISION NUMBER: **2**

SCALE: 1:100

DATE: 03/07/18

REVISION NUMBER: 2

## **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.

### **Planning Justification Letter & Site Plan**



**WESTON  
CONSULTING**

planning + urban design

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

August 14, 2019  
File 9039

**Attn: Christine Vigneault, Secretary Treasurer – Committee of Adjustment**

Dear Madam,

**RE: Application for Minor Variance  
7845 Highway 27  
City of Vaughan**

Weston Consulting is the authorized agent for 2602002 Ontario Inc., the legally registered owner of the property located at 7845 Highway 27 in the City of Vaughan (the “subject lands”). This planning rationale and the enclosed materials are provided in support of this Minor Variance Application to address minor deficiencies with the proposed redevelopment for the Subject Lands to facilitate the Site Plan Application DA.10.031.

**Description of Property**

The subject property is located on the east side of Highway 27, north of Highway 7 in the City of Vaughan (Figure 1).



**Figure 1: Air Photo of the Subject Land**

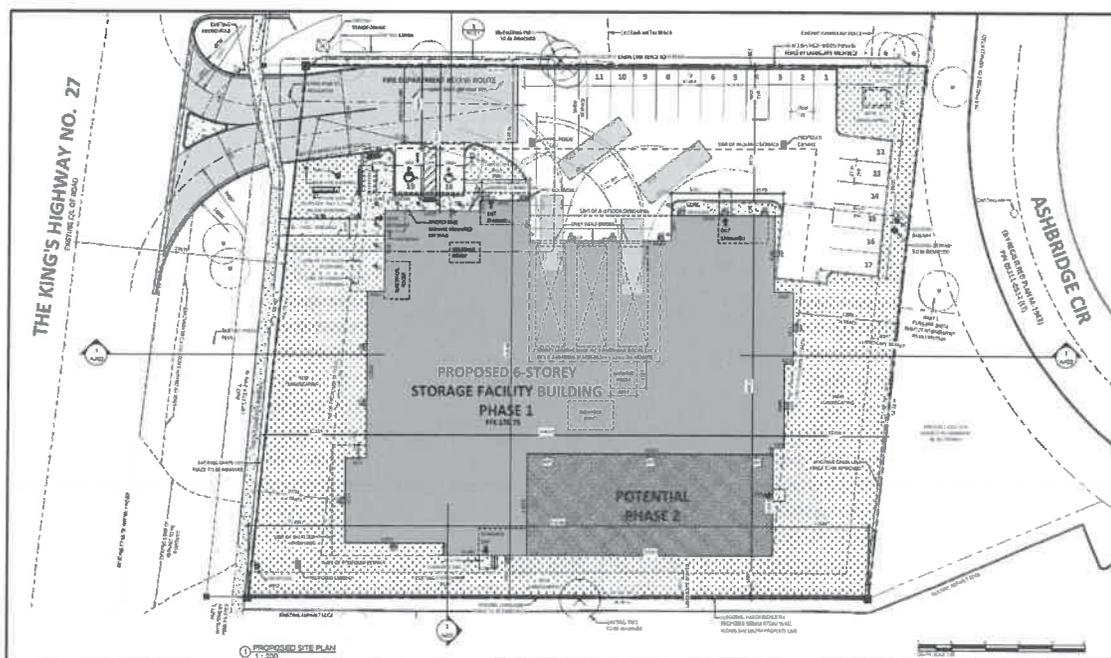
**Vaughan Office** 201 Millway Avenue, Suite 19, Vaughan, Ontario L4K 5K8 T. 905.738.8080  
**Toronto Office** 268 Berkeley Street, Toronto, Ontario M5A 2X5 T. 416.640.9917

westonconsulting.com  
1-800-363-3558 F. 905.738.6637

The subject lands are rectangular in shape and has total lot area of approximately 0.47 hectares (1.172 acres) with frontage of approximately 64 metres on Highway 27. Access to the site is provided through a right-in/right-out movement driveway onto Highway 27 and located towards the southern limits of the property boundary. The subject lands are currently vacant and are being used for the outside storage of vehicles. The surrounding land uses includes of a mix of industrial and commercial operations in a low-rise built form.

### **Description of Development Proposal**

The proposed development of subject lands is to permit the construction of a six (6) storey self-storage facility with an administrative office component (Figure 2). The building proposes a total gross floor area of 12,141.82 sq. m. The total coverage for the proposed self-storage building is based on a footprint area of 1,979.14 sq. m., which results in a coverage of approximately 41.8 % of the total site area. The proposed building is approximately 23.50 metres high.



**Figure 2: Proposed Site Plan**

The site plan proposes a total of 17 parking spaces including 2 barrier free spaces as well as 3 loading spaces with loading dock doors. The development proposes one right-in/right-out driveway located at the northern property limit with access onto Highway 27. Landscape buffers have been provided along the Highway 27 frontage, the rear and southern property boundaries to screen parking areas and to create an attractive visual experience for motorists, pedestrians and neighbours. A pedestrian connection is proposed from the front entrance of the building extending to the existing sidewalk along Highway 27.

### **Application History**

A Pre-Application Consultation meeting was held with City of Vaughan Staff on November 16<sup>th</sup>, 2018 to present the development proposal and established the requirements of a 'complete' application in accordance with the requirements of the *Planning Act*. Following that meeting, Planning Staff issued a Letter of Understanding which confirmed the list of supporting information required for the submission of a Site Plan Approval application. On April 12, 2019, an Application for Site Development Approval was submitted with supporting documentation to the City of Vaughan for consideration and approval. On April 30<sup>th</sup>, 2019, the City of Vaughan issued a Notice of Complete Application in accordance with By-law 123-2013, the City of Vaughan Official Plan (VOP) 2010 and the *Planning Act*.

At the time of application, it was understood that a number of zoning exceptions would be required to fully implement the proposed development in order to accommodate design elements of the proposed building, including, but not limited to, a reduction to the minimum parking requirements for warehousing, a reduction to the front and interior side yard (south) building setbacks and an increase in building height. In recognition of the complexities of the project, it was acknowledged by Planning and Development Staff that a Minor Variance application could be supported for the proposed zoning exceptions in order to address deficiencies that may arise through the final design of the redevelopment plan, and, that this approach has been applied elsewhere in the City. It was further agreed upon that a Minor Variance application will be submitted to the Committee of Adjustments after formal receipt of the first round of Site Plan Application comments from the internal departments and external agencies in order to confirm and address all zoning deficiencies.

The City of Vaughan Staff issued correspondence on June 14, 2019 that provided comments and clarified specific resubmission expectations. Specifically, a number of zoning deficiencies were identified through the processing and technical review of the Application as outlined below:

1. *The proposed minimum Interior Side Yard setback of 5.0 metres on the South side of the building does not meet the minimum required setback of 6.0 metres;*
2. *The proposed maximum building height of 23.5 metres exceeds the maximum permitted building height of 22.98 metres;*
3. *The proposed minimum number of parking spaces does not meet the minimum required number of 122 parking spaces; and,*
4. *The proposed exterior exit stair on the south side of the building exceed the maximum permitted encroachment into an interior yard of 0.3 metres as a 2.0m encroachment is proposed.*

An additional zoning deficiency related to the permitted encroachment of the proposed exterior exit stair on the South side of the building into an interior yard of (Maximum 0.3 metres) was identified by City Zoning Staff during their review of the Site Plan Application. This zoning deficiency will be addressed through modifications and adjustments to the building and Site Plan. Accordingly, this application will not be seeking relief from this provision of the By-law.

### **Planning Analysis and Justification**

Section 45 (1) of the *Planning Act* provides that a minor variance may be granted if, in the opinion of the Committee of Adjustment, the following conditions are met:

- *The variance requested maintains the general intent and purpose of the Official Plan;*
- *The variance requested maintains the general intent and purpose of the Zoning By-law;*
- *The variance is desirable for the appropriate use of the land; and,*
- *The variance is minor in nature.*

The following is a summary of how the application meets the four tests of the *Planning Act*.

#### **Maintains the General Intent and Purpose of the Official Plan**

Schedule '13' – Land Use of the VOP designates the subject property as "*General Employment*" which is generally characterized by an integrated mix of manufacturing, warehousing, processing, transportation, distribution, office and retail accessory.

The VOP does not provided a definition for a 'Warehouse' use. In the absence of a definition, the definition provided within the Zoning By-law has been evaluated to provide further clarification on the nature of the specific use and its intended function. The City of Vaughan Zoning By-law 1-88 defines a 'warehouse' as being "*a building or part of a building where wares of goods are stored but shall not include a retail store*". The proposed self-storage facility will function primarily as an employment use and is considered a type of warehouse use as the specific and particular nature of the intended use includes the storage of personal goods as warehousing, with accessory office to service this use.

Section 9.2.2.10 of the VOP states that "*General Employment Areas shall be characterized by high quality buildings in an attractive pedestrian-friendly, connected and transit-oriented working environment and provide flexibility for attracting and accommodating a wide range of employment uses*". The development proposal implements the VOP's vision for this designation as it proposes a built-form and design that is innkeeping with the surrounding employment uses. In addition, the development is proposed in a location that is easily accessible to major road networks, being Highway 27 and Highway 7, and will service the existing surrounding employee population and the residential communities to the northeast. The architectural form and urban design of the building is proposed to complement and integrate with the range of existing industrial and employment uses in the surrounding area and conforms with the Citywide Urban Design Guidelines. Accordingly, the proposed use is considered an appropriate form of development within the General Employment Area and is similar and is generally compatible with other uses in the surrounding area.

It is in our opinion that the proposed development and the requested variances meet the general intent and purpose of the VOP and comply with the Section 9.2.2.10 of the Vaughan 2010 Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The City of Vaughan Comprehensive Zoning By-law 1-88 zones the subject property as Prestige Employment Area 'EM1' Zone. The *Prestige Employment Area* zone permits a number of employment uses including accessory retail sales to employment, accessory office, banquet hall, bowling alley, business and professional offices, club, health centre, convention centre, motel, hotel, funeral home, car brokerage, office building, recreational uses, service and repair shop and any public garage. No outdoor storage is permitted in the EM1 Zone.

The proposed self-storage facility is a permitted use in the EM1 zone given that the nature of the proposed intended use includes the internal storage of goods and materials which is considered a type of warehousing and employment use.

The proposed variances are consistent with the intent and purpose of the By-law. The general intent of the interior side yard setback provision is to maintain an appropriate separation distance to adjacent lots allowing for comfortable access to the rear yard, sidewalls for maintenance and to reduce overlook issues. Minimum parking ratios and standards are used to control number of parking spaces that are required to service a building (usually based on the type of use and the size of the area occupied) and ensure that there is adequate provision on-site to accommodate for vehicles. The purpose and intent of regulating building height is to prevent impact related to the obstruction of views, overshadowing and to preserve a consistent and uniform streetscape character and pedestrian-orientated scale of buildings. Lastly, regulating projections such as exterior stairs aims to limit encroachments and obstructions within the required side yards.

The proposed variances are contextually appropriate and compatible within the existing employment area and surrounding industrial uses. The proposed building will not appear oversized because of the minor technical increase in height (0.52 metres) – the area consists of a variety of building sizes and types and the height deployed to facilitate the proposed self-storage facility development is undiscernible in terms of its scale. The elevation does not result in a built form that is out of character with the immediate adjacent properties or the employment area.

The proposed interior side yard (south) setback condition of 5.0 metres would occur at the southern property limit and adjacent to an existing industrial building (101 Ashbridge Circle). The southern side of the site, where the variance is required, will be adjacent to the parking lot of adjoining industrial property. The proposed reduction will be further mitigated by a 3.0 metres landscape buffer deployed along the length of the property line. The effect is a condition that will not compromise the intended function of the proposed self-storage facility and other uses for the adjacent property.

Zoning By-law 1-88 does not provide parking requirements specifically for self-storage facilities, and as such the parking rate for a Warehouse use (1 parking space per 100 m<sup>2</sup>) is utilized. This rate does not accurately reflect the parking demand for a self-storage facility. The applicant has submitted a Traffic Impact Study and Parking Assessment prepared by NexTrans Engineers, dated April 2019, to address the requested parking deficiency, which has been reviewed and considered by the Transportation Division of the Development Engineering Department. The

proposed parking supply of 19 parking spaces has been demonstrated through the parking study to be adequate to serve the proposed use of the site.

Further, it is our opinion that it is appropriate to provide relief of the technical variance related to the encroachment of exterior stairs into an interior yard, as it responds to the buildings architectural design and accommodates safe circulation and means of emergency access. It should be noted that the proposed encroachment of 2.0 metres, instead of the permitted 0.3 metres is well contained within the proposed side yard mitigating impacts on adjacent properties.

In my professional opinion, the requested variances maintain the purpose and intent of the Zoning By-law and represent good planning.

*Desirable and Appropriate:*

Whether a minor variance is desirable and appropriate can be addressed by assessing the compatibility of the use within the context of the surrounding area. It is my opinion that the requested variance is desirable for the subject lands as the proposed development is consistent with the function and intensity of uses permitted in the VOP and Zoning By-law and is therefore in keeping with the character and mix of employment and industrial uses in the immediate area. The proposal represents a reasonable and compatible development for the subject lands provides an appropriate built form within an employment area to serve a permitted employment use.

With respect to compatibility, the self-storage use is a low intensity land use that does not generate noise, odour or significant traffic volumes. The use is typically staffed by one or two employees at any one time and is visited by patrons on an infrequent basis. In my view, there are no foreseeable adverse impacts to neighbouring properties, the larger employment area, or the Highway 27 streetscape.

It is our opinion that the proposal is desirable and appropriate for the use of the lands and will facilitate the implantation of the Site Plan Approval application (DA.10.031).

*Minor in Nature:*

The proposed use is not expected to pose any adverse impacts on the surrounding area and function of the existing surrounding industrial and employment uses. The proposed uses and requested variances will not materially alter the character of the area which is generally comprised of an integrated mix of manufacturing, warehousing, processing, transportation, distribution, office and retail accessory uses.

Additionally, the proposed variances are minor in their revision to the development standards and the relief sought is comparatively modest in the overall context of the employment area and based on previous similar minor variance approvals. In my opinion, it is appropriate under these circumstances to grant relief from the requested variances. The impact of doing so is minor in nature.

### **Conclusion**

Having regard to S.45(1) of the Planning Act, it is my professional planning opinion the proposed development represents good planning and the requested variances, individually and collectively:

- Maintain the general intent and purpose of the official plan;
- Maintain the general intent and purpose of the zoning by-law;
- Are desirable for the appropriate development of the land, building or structure; and,
- Are minor in nature.

### **Submission Materials**

In support of the Minor Variance Application, please find enclosed:

- 1) (2) copies of the completed Minor Variance Application Form with original signatures;
- 2) (2) copies of the Site Plan, prepared by Romanese Architect Inc.;
- 3) (2) copies of the Building Standards Department Zoning Review;
- 4) (2) copies of the Transportation Impact Study and Parking Assessment;
- 5) (2) copies of the Parcel Register;
- 6) (1) cheque in the amount of \$3,359.00 for the applicable application fee; and
- 7) (1) USB containing a complete electronic copy of the submission materials.

We request that the enclosed materials be received and circulated for review and comment so that the application can proceed to the earliest available Committee of Adjustment meeting. Should you have any questions or require any additional copies of these materials, please contact the undersigned at ext. 224 or Jon Sasso at ext. 258.

Yours truly,

**Weston Consulting**

**Per:**



Sabrina Sgotto, HBA, MCIP, RPP  
Associate

c. Walcor Properties Inc.

**SITE PLAN GENERAL NOTES:**

- THE OWNER MUST OBTAIN A ROAD OCCUPANCY AND ACCESS PERMIT FROM THE CITY OF VAUGHAN'S WORKS AND TRANSPORTATION DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF WORKS WITHIN THE CITY'S ROAD ALLOWANCE.
- AT THE REGIONAL ROAD ENTRANCES TO THE SITE, ANY ROAD CURB AND/OR SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH ANY EXISTING OR PROPOSED SIDEWALK.
- AT ALL MUNICIPAL ENTRANCES TO THE SITE, THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE. ACCESS CONSTRUCTION AS PER CITY OF VAUGHAN STANDARDS
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPILE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-Lot CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.
- ALL UNDERGROUND SERVICES MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE CITY OF VAUGHAN'S LATEST STANDARDS AND CODES.
- ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL & PROVINCIAL STANDARDS & SPECIFICATIONS
- ALL PARKING AND DRIVEWAYS TO BE ASPHALTED
- POST 'NO PARKING' SIGNS AT STRATEGIC LOCATIONS ALONG THE FIRE ROUTE.
- SOLID WASTE & RECYCLING BY PRIVATE ENTERPRISE CONTAINED WITHIN BUILDING.
- CAUTION: LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED SERVICES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**PROJECT DESCRIPTION:**

NEW 6 STOREY SELF STORAGE FACILITY (GROUP F, DIVISION 2)

CONSTRUCTION IS NON-COMBUSTIBLE CONSISTING OF STEEL STRUCTURE & COMPOSITE FLOOR SLAB FOR THE 6 STOREY BUILDING. IT IS CLIMATE CONTROLLED & BARRIER FREE. BUILDING IS SPRINKLERED.

**SITE STATISTICS:**

ZONING (EXISTING):	EM1 - EMPLOYMENT AREA ZONE
ZONING (PROPOSED):	EM1 - EMPLOYMENT AREA ZONE
EXISTING LOT AREA:	4,738.48 SQ.M (1.17 ACRES) (0.47 HA)
BUILDING FOOTPRINT (LOT COVERAGE):	1,979.14 SQ.M (21,303.29 SQ.FT) (41.8%)
LANDSCAPE AREA:	1,621.49 SQ.M (17,453.57 SQ.FT) (34.2%)
ASPHALT AREA:	1,137.85 SQ.M (12,247.72 SQ.FT) (24.0%)
TOTAL:	(100%)

**BUILDING AREAS:**

FLOOR	AREA SQ.M	AREA SQ.FT
<b>PHASE 1</b>		
GROUND FLOOR:	1,622.17 SQ.M	17,459.49 SQ.FT
2ND FLOOR:	1,392.27 SQ.M	14,986.27 SQ.FT
3RD-6TH FLOORS:	7,008.64 SQ.M	75,440.37 SQ.FT
<b>TOTAL:</b>	<b>10,022.95 SQ.M</b>	<b>107,886.13 SQ.FT</b>
<b>PHASE 2</b>		
FLOOR (EXISTING):	356.97 SQ.M	3,842.39 SQ.FT
GROUND FLOOR:	356.97 SQ.M	3,842.39 SQ.FT
2ND FLOOR:	356.97 SQ.M	3,842.39 SQ.FT
3RD-6TH FLOORS:	1,437.88 SQ.M	15,369.56 SQ.FT
<b>TOTAL:</b>	<b>2,141.82 SQ.M</b>	<b>23,054.36 SQ.FT</b>
<b>PHASE 1 + PHASE 2</b>		
GROUND FLOOR:	1,979.14 SQ.M	21,303.29 SQ.FT
2ND FLOOR:	1,749.24 SQ.M	18,828.66 SQ.FT
3RD-6TH FLOORS:	8,436.52 SQ.M	90,809.95 SQ.FT
<b>TOTAL:</b>	<b>12,164.90 SQ.M</b>	<b>130,941.89 SQ.FT</b>

**PARKING:**

TOTAL PARKING SPACES REQUIRED: 122 SPACES  
BASED ON WAREHOUSING PARKING RATE OF 1 SPACE PER 100 sq.m → 12,164.90m<sup>2</sup>/100m<sup>2</sup> = 122  
TOTAL SPACES PROVIDED: 17

ACCESSIBLE PARKING SPACES PROVIDED: 2 TYPE 'A' SPACE (BASED ON ONTARIO REGULATION NO. 191/11 "INTEGRATED ACCESSIBILITY STANDARDS" SENTENCE 80.36(2), FOR 13-100 PARKING SPACES MINIMUM 4% OF THE TOTAL IS TO BE ACCESSIBLE PARKING)  
ACCESSIBLE PARKING REQUIRED: 0.04 x 17 SPACES = 1 SPACE

LOADING SPACE PROVIDED: 3 SPACES (3.5m x 15m x 7m VERTICAL HEIGHT) - NONE REQUIRED

BICYCLE SPACES: 4 SPACES PROVIDED (1800mm x 600mm SPACE C/W BICYCLE RACK)

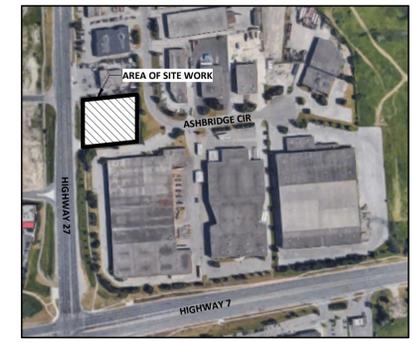
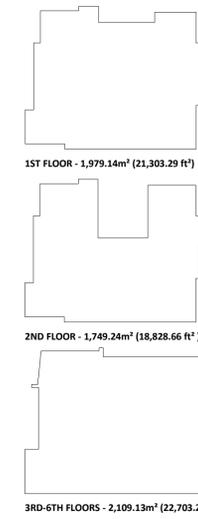
**GARBAGE STORAGE:**

GARBAGE IS STORED INSIDE THE BUILDING. SEPARATE EXTERIOR GARBAGE STORAGE FACILITIES ARE NOT REQUIRED.  
NOTE: THE WASTE STORAGE FACILITY MEETS THE STANDARD FOR VENTILATION AND ODOUR CONTROL

**SNOW STORAGE:**

2% OF LOT AREA IS REQUIRED FOR SNOW STORAGE.  
STORAGE REQUIRED = EXISTING LOT AREA x 2%  
= 4,738.48m<sup>2</sup> x 0.02  
= 94.77m<sup>2</sup>  
STORAGE PROPOSED = 95.00m<sup>2</sup>

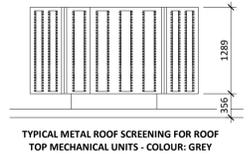
**CONTEXT PLAN**



**KEY PLAN (NTS)**

**SITE LEGEND:**

- PROPERTY LINE
  - EASEMENT
  - SETBACK
  - LANDSCAPE BUFFER
  - CHAINLINK FENCE
  - EXISTING CHAINLINK FENCE
  - FIRELANE (HEAVY DUTY ASPHALT)
  - BARRIER FREE CONCRETE WALKWAY
  - EXISTING CONCRETE WALKWAY
  - LANDSCAPED AREA
  - PAINTED WALKWAY ON ASPHALT (NO PARKING)
  - NEW DECORATIVE LIGHT STANDARD 2.5m HIGH
  - FIRE HYDRANT
  - BARRIER FREE SIGN (SEE A101)
  - BOLLARD
  - NEW TRAC BOLLARD
  - NEW LED WALL PAK
  - NEW POT LIGHT
  - MANHOLE
  - CATCH BASIN
  - CATCH BASIN/MANHOLE
  - TACTILE WALKING SURFACE
- NOTE: FOR ALL LIGHTING TYPES REFER TO LANDSCAPE PHOTOMETRIC PLAN 'LP-01'



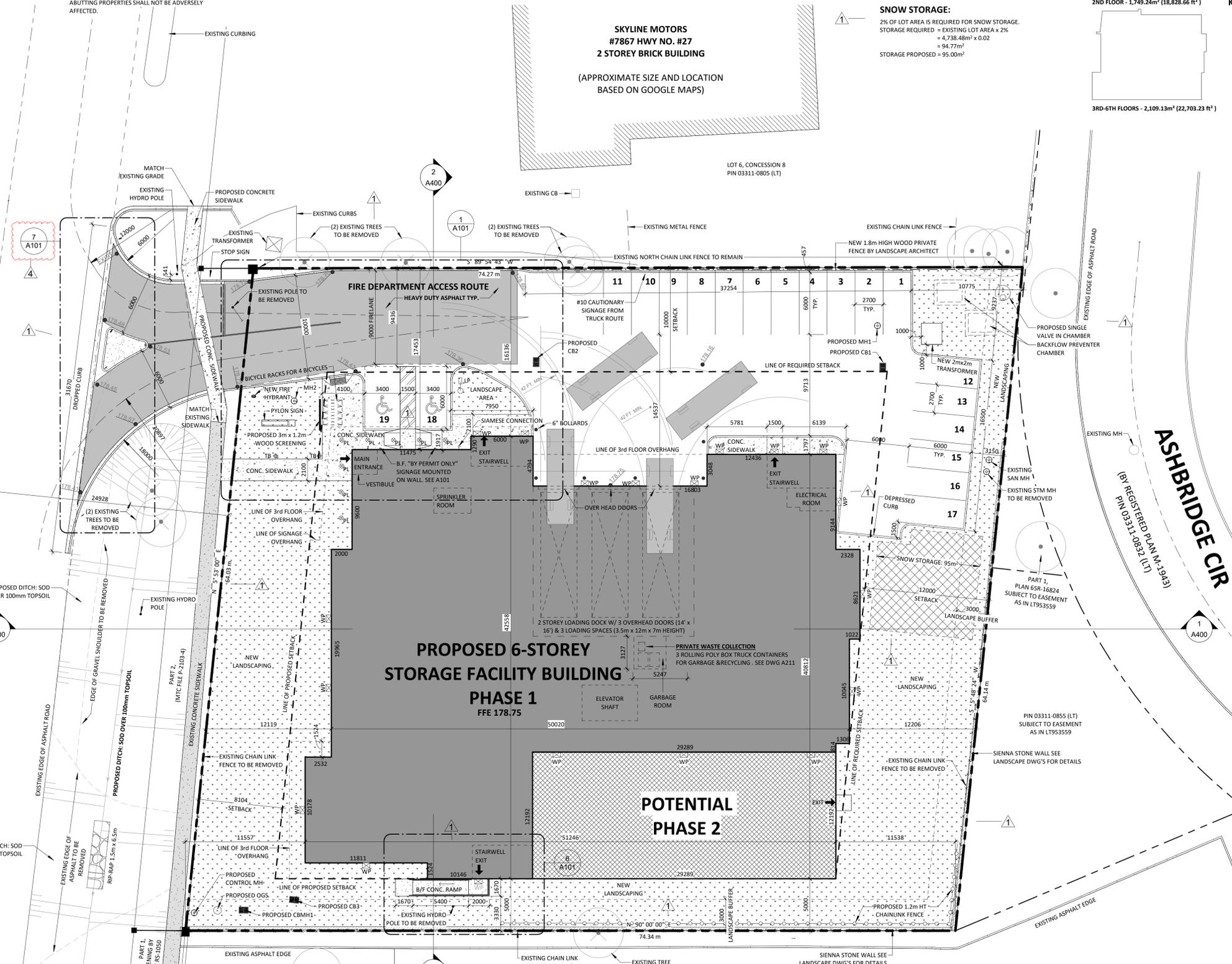
DATE:	ISSUED FOR:
09/15/18	CO-ORDINATION
FEB 15/19	CO-ORDINATION
FEB 21/19	CO-ORDINATION
APR 10/19	ISSUED FOR SITE PLAN APPROVAL
SEPT 26/19	SPA 2ND SUBMISSION
DEC 20/19	SPA 3RD SUBMISSION
APR 2/20	SPA 4TH SUBMISSION

NO:	DATE:	REVISION:
1	SEPT 26/19	AS PER CITY COMMENTS
4	OCT 31/19	AS PER SPA COMMENTS



ASSUMED LOCATION OF EXISTING ENTRANCE TO PROPERTY ON WEST SIDE OF HWY. 27

THE KING'S HIGHWAY NO. 27  
EXISTING C/L OF ROAD



PROPOSED SITE PLAN  
1 : 200



**PART OF LOT 6  
CONCESSION 8 VAUGHAN  
AS IN R469183  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK**

NOTE: DIMENSIONS FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.  
FOF = FACE OF FINISH  
GENERAL NOTE:  
1. DESIGN & CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES MUNICIPAL BY-LAWS.  
2. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECS, ETC PREPARED BY THE ARCHITECT/ENGINEER/DESIGNER ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.  
3. DO NOT USE DRAWINGS FOR CONSTRUCTION UNLESS ISSUED FOR THAT PURPOSE.  
4. WORK TO DIMENSIONS - DO NOT SCALE.  
5. THESE DRAWINGS ARE COPYRIGHT PROTECTED.



**PROPOSED SELF STORAGE FACILITY**

LOCATION:  
#7845 HIGHWAY 27  
VAUGHAN, ON  
REGION FILE # SP.19.V.0119

**SITE PLAN**

DRAWN BY: Author	CADD FILE:
CHECKED BY: Checker	SCALE: As indicated
DRAWING NUMBER: A100	DATE: 03/07/18
REVISION NUMBER: 4	REV NUMBER:

## **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.

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



### COMMENTS:

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

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

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

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

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

#### References:

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

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

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto: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](mailto:tony.donofrio@alectrautilities.com)

**Providence, Lenore**

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**Subject:** FW: A118/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)  
**Attachments:** A118-19 - CIRCULATION.pdf

**From:** Wong, Tiffany <Tiffany.Wong@york.ca>

**Sent:** September-12-19 2:26 PM

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

**Subject:** FW: A118/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A118/19 (7845 Highway 27) and has **no comments**. Conditions will be addressed through the various site plan application related to this file. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,  
Tiffany