

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A047/22
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AGENDA ITEM NUMBER: 16	CITY WARD #: 2
APPLICANT:	Toronto District Christian High School
AGENT:	Steven McIntyre
PROPERTY:	325 Woodbridge Ave Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP 2010"): "Low-Rise Residential A," Volume 2, Section 11.5 Kipling Avenue Corridor Secondary Plan
RELATED DEVELOPMENT APPLICATIONS: *May include related applications for minor variance, consent, site plan, zoning amendments etc.	None
PURPOSE OF APPLICATION:	<p>Relief from the Zoning By-law is being requested to permit an accessory retail use (thrift store) within the former firehall building.</p> <p>The store will provide volunteer retail and management experience for Students of Toronto District Christian High School in a structured program. Any proceeds will be used for charity and for school events.</p>

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

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

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
Applicant / Authorized Agent	Steven McIntyre Malone Given Parsons	140 Renfrew Drive, Ste 201	04/20/2022	Justification Letter

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
None		

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

	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A047/22
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AGENT:	Steven McIntyre
PROPERTY:	325 Woodbridge Ave Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential A," Volume 2, Section 11.5 Kipling Avenue Corridor Secondary Plan
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an accessory retail use (thrift store) within the former firehall building. The store will provide volunteer retail and management experience for Students of Toronto District Christian High School in a structured program. Any proceeds will be used for charity and for school events.

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

The subject lands are zoned **U – Utility Zone, R2A - Second Density Residential Zone, and I1 - General Institutional Zone** and subject to the provisions of **Exception 14.1087** under **Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A Retail use not permitted on the lot. [13.2, Table 13-2]	To permit a retail use accessory to the post-secondary school.
2	The change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space. [6.11.4, Table 6-17]	To permit no loading space to be provided.
3	A Long-term Bicycle Parking Space means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles. [3.0, Bicycle Parking Space, Long-term]	To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not in a locked room within a building or part of a building. Variance removed using Zoning Review Waiver
4	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required. [6.5.4-1]	To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not wholly within the building where the principal use is located. Variance removed using Zoning Review Waiver
3	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [6.5.5 2.b.]	To permit a minimum setback of 1.75 m from a parking area.
4	The commercial use requires one (1) long-term bicycle parking space be provided. [Table 6-8]	To permit an additional short-term Bicycle Parking Space in lieu of the required (1) long-term bicycle parking space to be provided. Variance added using Zoning Review Waiver

The subject lands are zoned **M3 – Transportation Industrial Zone, R2 - Residential Zone, and A – Agricultural Zone** and subject to the provisions of **Exception 9(1462)** under **Zoning By-law 1-88, as amended.**

Zoning By-law 1-88		Variance requested
5	A "Retail Store" Shall be permitted on the lands zoned M3 Transportation Industrial Zone, subject to the following: <ul style="list-style-type: none"> operating as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and limited to a maximum gross floor area of 330 m². [9(1462) cii)] 	To permit the maximum gross floor area of the accessory Retail Store use to be 550m².
6	One (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 square metres. [3.9 a)]	To permit no loading space to be provided.
7	<i>**6.0 parking spaces per 100 sq.m GFA [3.8 a)], resulting in 33 parking spaces being required for the commercial building. (or 146 spaces across the entire campus)</i>	<i>**To permit a minimum of 30 vehicular parking spaces for the commercial building. (or 143 spaces across the entire campus)</i> Variance added using Zoning Review Waiver

HEARING INFORMATION	
Date & Time of Hearing:	Thursday, May 5, 2022 at 6:00 p.m.
Watch the hearing live at: <u>Vaughan.ca/LiveCouncil</u>	
PUBLIC PARTICIPATION	
<p>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</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>THE DEADLINE TO <u>REGISTER TO SPEAK</u> OR <u>SUBMIT WRITTEN COMMENTS</u> ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</p>	

INTRODUCTION
<p>Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.</p> <p>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.</p> <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	April 21, 2022
REVISED NOTICE ISSUED:	April 22, 2022
Date Applicant Confirmed Posting of Sign:	April 8, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	See Schedule C – Justification Letter
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None

COMMITTEE OF ADJUSTMENT COMMENTS	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	Yes
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	
There are no outstanding Orders on file Building Permit No. 21-133653 for Secondary School - Change in Use, Issue Date: (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. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to the variance application A047/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comment no concerns	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
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 comment no concerns	
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
1	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

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

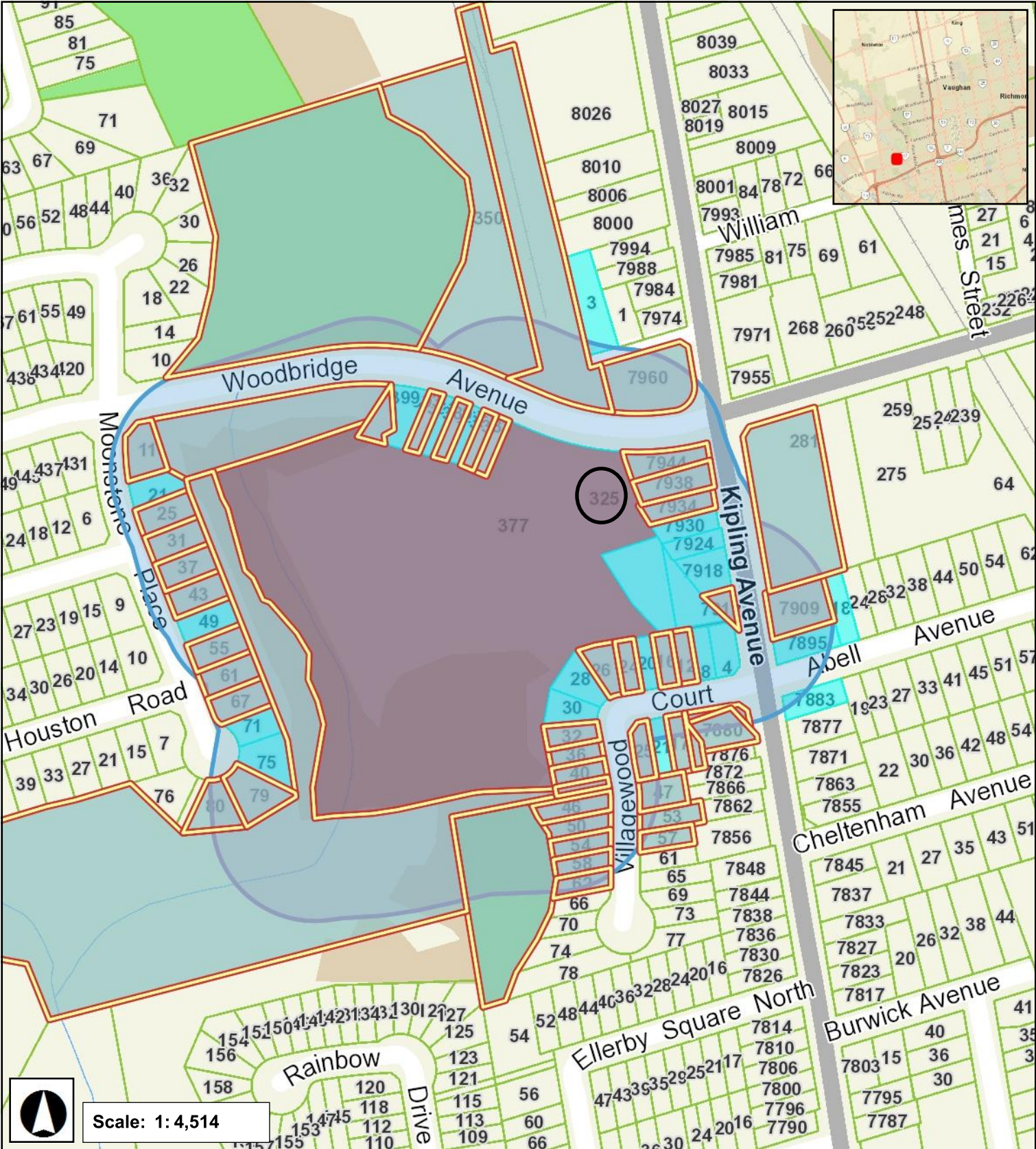
IMPORTANT INFORMATION – PLEASE READ
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit 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



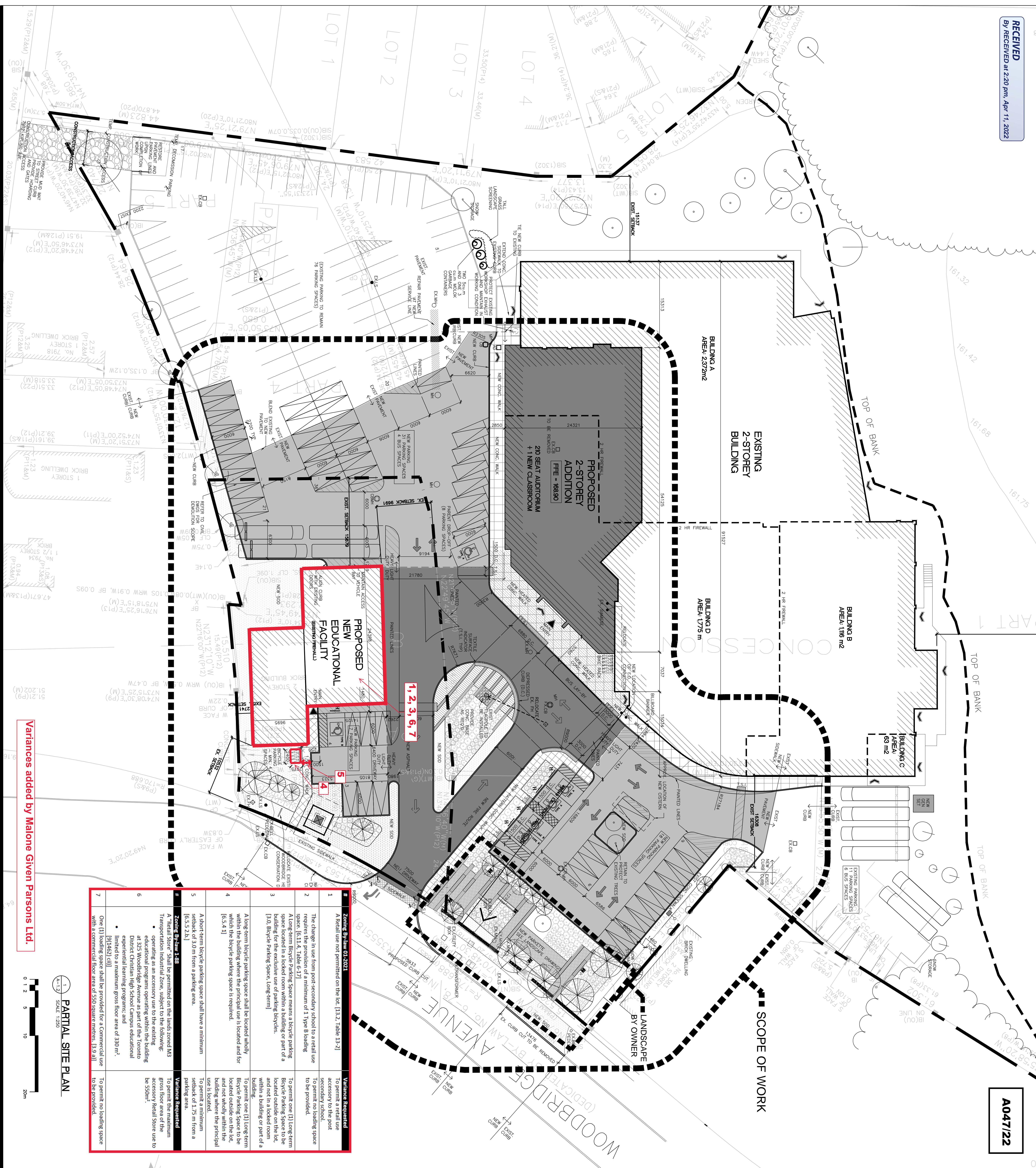
LOCATION MAP - A047/22

325 WOODBRIDGE AVENUE, WOODBRIDGE
Langstaff Road



Highway 7

April 20, 2022 3:53 PM



#	Zoning By-law 01-2021	Variance Requested
1	A Retail use not permitted on the lot [3.3, Table 13-2]	To permit a retail use accessory to the post secondary school.
2	The change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space. [6.1.4, Table 6-17]	To permit no loading space to be provided.
3	A long-term bicycle parking space means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles. [3.0, Bicycle Parking Space, long-term]	To permit one (1) long-term Bicycle Parking Space to be located outside on the lot, and not in a locked room, building or part of a building.
4	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required. [6.5.4.1]	To permit one (1) long-term Bicycle Parking Space to be located outside on the lot, and not wholly within the building where the principal use is located.
5	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [6.5.5.2.b]	To permit a minimum setback of 1.75 m from a parking area.
#	Zoning By-law 1-88	Variance Requested
	A Retail Store shall be permitted on the lands zoned M3 Transporation Industrial Zone, subject to the following: operating as an accessory use within the building at 323 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and limited to a maximum gross floor area of 330 m ² . [9.14(2), c)]	To permit the maximum gross floor area of the Retail Store use to be 550m ² be 550m ² .
7	One (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 square metres. [3.2 a)]	To permit no loading space to be provided.

Note

Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.

Do not scale the Drawings.

All Drawings, Specifications and related documents, are the copyright property of the Architect and must be returned upon request. Reproduction of Drawings, in part is prohibited without the Architect's written consent.

This Drawing is not to be used for construction until countersigned by the Architect:

Architect's signature _____

Date: _____

No.	Revision	Date
1		
2		
3		
4		
5		
6		

8	AS BUILT DRAWINGS	10/22/
7	ISSUED FOR CONSTRUCTION & PFA#1	03/28/
6	ISSUED FOR TENDER	01/16/
5	SPA RESUBMISSION TO P-WORKS	16/04/
4	ISSUED FOR PERMIT	12/19/
3	SPA RESUBMISSION #1	10/10/
2	ISSUED FOR SPA	03/17/
1	ISSUED FOR PAC	11/17/
No.	Issued for	Date

Project
Addition to
TDCH
377 Woodbridge Ave., Woodbridge, ON
For
Toronto District
Christian High School

O.C.A. Architects Inc

[illegible]

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: May 5, 2022

Name of Owner: Toronto District Christian High School (TDCH)

Location: 325 Woodbridge Avenue

File No.(s): A047/22

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

1. To permit a retail use accessory to the post-secondary school.
2. To permit no loading space to be provided.
3. To permit no Long-term Bicycle Parking Space to be provided.
4. To permit a minimum setback of 1.75 m from a parking area.

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

1. A Retail use not permitted on the lot.
2. The change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space.
3. A minimum of 1 long-term bicycle parking space shall be provided for the proposed change of use to a commercial use.
4. A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area.

Proposed Variance(s) (By-law 1-88):

5. To permit the maximum gross floor area of the accessory Retail Store use to be 550 m².
6. To permit no loading space to be provided.

By-Law Requirement(s) (By-law 1-88):

5. A "Retail Store" Shall be permitted on the lands zoned M3 Transportation Industrial Zone, subject to the following:
 - operating as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and
 - limited to a maximum gross floor area of 330 m².
6. One (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 m².

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential A," Volume 2, Section 11.5 Kipling Avenue Corridor Secondary Plan

Comments:

The Owner is requesting to permit the previously approved accessory commercial use within the existing high school with the above noted variances.

Vaughan Council, on September 27, 2021, approved Zoning By-law Amendment File Z.21.007, and subsequently adopted By-law 123-2021, to permit a retail store as an accessory use to the existing high school campus within the former fire hall building. On October 20, 2021, Vaughan Council enacted Zoning By-law 001-2021 Citywide, to replace the existing Zoning By-law 1-88; however, the zoning permissions established under Zoning By-law 122-2020 were not carried over to Zoning By-law 001-2021.

The Development Planning Department has no objection to Variances 1 and 5 as the purpose of Zoning By-law 123-2021 was to permit an accessory retail use to the school within the former firehall building. Zoning By-law 123-2021 allows for 330 m² of the firehall building to be used for accessory retail uses. Upon the submission for building permit, it was determined that the entire 550 m² former firehall building needs to be

included within the calculation of commercial floor area. However, the proposed use for this space has not changed.

The Development Planning Department has no objection to Variances 2 and 6 as the loading space requirement was triggered by the increase in commercial floor area but is not required for the operation of the proposed use. Additionally, the Development Engineering Department has reviewed the exclusion of a loading space and has no objection.

The Development Planning Department has no objection to Variances 3 and 4 as the long-term bicycle parking space and the bicycle parking space setback are new requirements under Zoning By-law 001-2021. A fourth short-term bicycle parking space, in addition to the required three (3) spaces, was provided in lieu of the long-term bicycle parking space.

Accordingly, the Development Planning Department can support the required variances 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-law, 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:

Joshua Cipolletta, Planner I

Chris Cosentino, Senior Planner

Date: April 11th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A047-22**

Related Files:

Applicant Toronto District Christian High School (TDSCH)

Location 325 Woodbridge Avenue

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A047/22 (325 WOODBRIDGE AVENUE)

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: April-11-22 8:02 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: City of Vaughan Request for Comments: A047/22 (325 WOODBRIDGE AVENUE)


Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

April 25, 2022

CFN 66448.09
X-Ref CFN 57090.04

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 A047.22
Part of Lot 6,7, Concession 8
325 Woodbridge Avenue
City of Vaughan, Region of York
Owner: Toronto District Christian High School (TDCH)
Agent: Steve McIntyre**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 8, 2022. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under both Zoning By-Law 01-2021 and Zoning By-Law 1-88:

Zoning By-Law 01-2021

1. To permit a retail use accessory to the post-secondary school, whereas a retail use not permitted on the lot.
2. To permit no loading space to be provided, whereas the change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space.
3. To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not in a locked room within a building or part of a building, whereas a Long-term Bicycle Parking Space means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles.
4. To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not wholly within the building where the principal use is located, whereas a long-term bicycle

parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.

5. To permit a minimum setback of 1.75 m from a parking area, whereas a short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area.

Zoning By-Law 1-88

6. To permit the maximum gross floor area of the accessory Retail Store use to be 550m², whereas a "Retail Store" Shall be permitted on the lands zoned M3 Transportation Industrial Zone, subject to the following:
 - operating as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and
 - limited to a maximum gross floor area of 330 m².
7. To permit no loading space to be provided, whereas one (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 square metres.

The noted variance is being requested to increase the commercial floor space to cover the entire building, and to convert the operation of former fire hall building to an experiential learning centre.

Ontario Regulation 166/06

A portion of the subject property is located within TRCA's Regulated Area of the Humber River watershed (Ontario Regulation 166/06). Rainbow Creek, a tributary of the Humber River, and its associated Regional Storm flood plain and valley corridor traverse the western portion of the property. In accordance with Ontario Regulation 166/06, development, interference or alteration may be permitted 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. The proposed works are outside of TRCA's Regulated Area. As such, a permit from TRCA is not required.

Application-Specific Comments

Based on a review of the plans submitted with this variance application, TRCA staff can confirm that the noted works are located outside of the Regulated Area. As such, TRCA has no concerns with the proposed variance.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to \$110.00 (Screening Letter) review fee. The applicant is responsible for fee payment and should forward the application 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 A047.22 subject to the following condition:

1. That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

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/mh

Pravina Attwala

Subject: FW: [External] RE: City of Vaughan Request for Comments: A047/22 (325 WOODBRIDGE AVENUE)

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

Sent: April-21-22 9:50 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: City of Vaughan Request for Comments: A047/22 (325 WOODBRIDGE AVENUE)

Good morning Pravina,

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

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Steven McIntyre Malone Given Parsons	140 Renfrew Drive, Ste 201	04/20/2022	Justification Letter

April 20, 2022

MGP File: 17-2574

Pravina Attwala
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: Pravina.Attwala@vaughan.ca

Dear Ms. Attwala:

**RE: 325 Woodbridge Avenue, City of Vaughan
Toronto District Christian High School
Application for Minor Variance**

On February 22, 2022, we submitted a minor variance request on behalf of the Toronto District Christian High School (TDCH) for their property located at 325 Woodbridge Avenue in the City of Vaughan.

Since the original submission, there have been discussions with City staff relating to the requested variances. This letter has been updated based on these discussions to include all required variances. I have added an “” at the beginning of new/revised paragraphs introduced as part of this April 20th update.

1.0 Application History

TDCH purchased the former firehall building from the City of Vaughan in 2014, with the intent to use it as a Centre for the Arts, and received the necessary zoning approvals to do so. However, after the property was purchased, TDCH determined that the arts centre would be better located as an addition to the existing school building.

TDCH has decided to use the former firehall building as a thrift store to allow for experiential learning opportunities for their students. The store will provide volunteer retail and management experience for their students in a structured program. Any proceeds will be used for charity and for school events.

TDCH submitted a Zoning By-law Amendment in March 2021, which was approved on September 27, 2021 (By-law 123-2021). The purpose of this amendment was to permit an accessory retail use to the school within the former firehall building. The approved amendment allowed for 330 m2 of the firehall building to be used for accessory retail uses (a thrift store). The intent of the 330 m2 accessory commercial floor area was to cover only the sales floor/display area. The portion of the building outside of the 330 m2 retail area consists of an office, a classroom, washrooms, and a maintenance room. The total size of

the firehall building is 550 m². The 330 m² of approved commercial floor space within the firehall building represents 3% of the total floor area of the school.

2.0 Need for a Minor Variance

When TDCH applied for a change of use permit, they were informed by the zoning department of two issues that prevented the City from signing off:

1. Under the City's new Zoning By-law (By-law 001-2021), 325 Woodbridge Avenue is zoned "U – Utility Zone", which does not allow for the accessory commercial uses granted under By-law 123-2021.
2. Based on the submitted drawings for the building permit, the City is of the opinion that the existing office and mechanical room within the former firehall building need to be included within the calculation of commercial floor area. The inclusion of these two spaces results in a planned commercial floor area of approximately 386 m², exceeding the 330 m² permitted under By-law 123-2021.

We met with City staff on January 6th, 2022 to discuss these issues and how to proceed. Staff suggested the minor variance route as a way to implement the previous zoning approvals granted to the site, as the upcoming housekeeping amendment to By-law 001-2021 may take longer.

After submitting the original minor variance request, the City noted that the requested increase to permitted commercial floor area would trigger a loading space to be provided, and that under By-law 001-2021, long-term and short-term bicycle parking spaces are required.

Utility Zone Issue

The previous zoning exceptions granting school and accessory commercial uses for the firehall building (By-laws 116-2018 and 123-2021) have not been carried forward into By-law 001-2021. As a result, we are requesting that an exception zone to the Utility Zone be granted, which allows for the school and accessory commercial uses previously approved to By-law 1-88.

Permitted Commercial Floor Area Issue

TDCH is unable to easily rectify the size of the commercial area in the firehall building, as altering the building to make the office and mechanical room accessed from other portions of the building (therefore excluding it from the commercial floor area) would cost thousands of dollars. As a result, a further amendment is required to increase the amount of permitted accessory commercial floor space. TDCH is requesting that the permitted amount of accessory commercial area be increased to 550 m², covering the entire firehall building.

Vehicular Parking Issue

TDCH has 143 parking spaces across their campus. As part of the work for By-law 123-2021, we demonstrated that only 137 spaces were required across the entire TDCH campus when there is 330 m² of accessory commercial space and 1 classroom within the firehall building. However, once the amount of accessory commercial space is increased to 550 m²,

the amount of parking spaces required increases to 146. TDCH is requesting relief from the parking requirements of By-law 1-88 to require only 143 parking spaces across the entire campus.

Bicycle Parking Space Issue

*Under the requirements of By-law 001-2021, TDCH would be required to provide 1 long-term bicycle parking space (indoor) and 3 short-term bicycle parking spaces (outdoor). There is not an existing room within the former firehall that can be easily retrofitted to accommodate the requirements of a long-term bicycle parking space. TDCH is able to provide outdoor bicycle parking spaces, and as part of this Minor Variance will be requesting that to be exempt from the long-term parking space requirement, and in its place provide additional outdoor short term parking.

The proposed bicycle parking spaces front onto an existing pedestrian walkway in front of the former firehall. Under the requirements of By-law 001-2021, the proposed bicycle parking spaces must be at least 3 m from a parking area. The distance between the parking area and the proposed bicycle parking spaces is irregular due to the changing path of the walkway. This distance varies between 1.75 m and 3 m, and as a result TDCH will be requesting that the minimum setback to a parking area be 1.75 m.

Loading Space Issue

Under the requirements of By-laws 1-88 and 001-2021, the increase in commercial floor area to 550 m² would trigger the requirement for a loading space. We do not expect that the need for a loading space will be generated, as TDCH anticipates that donations will mostly be made by the parents of students when dropping off their children, and that parents will carry over the donations from a parking spot. It is not expected that there will be deliveries made by trucks requiring a dedicated loading space.

The following portion of this letter assesses the requested variance in the context of the four minor variance tests. In our opinion, the proposed variance to the U - Utility Zone of By-law 001-2021 to carry forward the previous permissions of exceptions 116-2018 and 123-2021 and permit the increase of accessory commercial floor space to 550 m², and grant relief to the various parking requirements of the site under By-law 1-88 maintains the intent of the Official Plan and Zoning By-law, is minor in nature and desirable and should be approved.

3.0 Minor Variance Tests

Section 45(1) of the Planning Act outlines four tests to which applications for minor variances must comply. A description of how the requested variance meets each of the four tests is outlined below:

1. The general intent of the City's Official Plan is maintained.

Permitted Commercial Floor Area Issue

Schedule 14A of the Vaughan Official Plan (2010) identifies the subject site as within the boundaries of the Kipling Avenue Corridor Secondary Plan. The principles of the Secondary Plan are: to foster a sense of place, to protect heritage resources, to create a supportive

transportation network, to provide a mix of uses, to enhance a green environment and open space system, and to achieve a critical mass.

Under the Secondary Plan, the subject site is designated as “deferred area’ on Map 11.5.A, with the underlying designation of Low-Rise Residential A (Policy 11.5.13.9). Ancillary commercial uses are permitted within all neighbourhood designations (Policy 11.5.11.2), which includes the Low-Rise Residential A designation.

The minor variance proposes increasing the amount of permitted commercial floor space, which is an accessory use to the main school building within the TDCH campus. The underlying land-use designation, Low-Rise Residential A, permits ancillary commercial uses and is therefore in conformity with the Secondary Plan.

Vehicular Parking Issue

Specific parking requirements are not provided within the City of Vaughan Official Plan (2010) or the Kipling Avenue Corridor Secondary Plan (2014), and are delegated to the City’s Zoning By-law. However, a stated Policy of the Vaughan Official Plan is to reduce parking requirements where feasible (Policy 4.3.2.2).

Bicycle Parking Space Issue

Specific bicycle parking requirements are not provided within the City of Vaughan Official Plan (2010) or the Kipling Avenue Corridor Secondary Plan (2014), and are delegated to the City’s Zoning By-law.

Loading Space Issue

Specific loading space requirements are not provided within the City of Vaughan Official Plan (2010) or the Kipling Avenue Corridor Secondary Plan (2014), and are delegated to the City’s Zoning By-law.

2. The general intent of the City’s Zoning By-law is maintained.

Permitted Commercial Floor Area Issue

Under By-law 1-88, the subject site is zoned M3 Transportation Industrial Zone, Exception 1462. The amendment to Exception 1462 approved under By-law 123-2021 introduces a permission for accessory retail use (thrift store) to the main school use, up to 330m2 in size.

The proposed minor variance would increase the amount of permitted commercial floor space to 550 m2. When compared to the entire gross floor area of the TDCH complex, this represents only 5% of the total area, maintaining its intent of being an accessory use to the main school use.

Vehicular Parking Issue

Under the requirements of By-law 1-88, the need for 146 parking spaces is generated by the 27 classrooms within the main building of TDCH and the proposed increase to 550 m2 of accessory commercial space within the former firehall building. There are 143 existing parking spaces on the TDCH campus.

The proposed minor variance would reduce the amount of parking spaces required for the TDCH campus under By-law 1-88 to 143 spaces. The City's new By-law 123-2021 has significantly reduced the parking requirements across the City. Under By-law 123-2021 TDCH is only required to provide 64 parking spaces. The parking breakdowns under By-laws 1-88 and 001-123 for the TDCH campus are provided in Attachment 1. The proposed reduction to the parking requirements under By-law 1-88 maintains the intent of the zoning by-law as it is only a reduction of approximately 2% to the spaces required, and better represents the City's new thinking on parking requirements as demonstrated within the reduced parking requirements of By-law 001-123.

Bicycle Parking Space Issue

By-law 1-88 does not provide bicycle parking space requirements for zones outside of the VMC.

*Under By-law 001-2021, TDCH is required to provide 1 long-term bicycle parking space (indoor) and 3 short-term bicycle parking spaces (outdoor). TDCH is willing to provide the minimum 4 bicycle parking spaces required. However, they would like to provide all of the bicycle parking spaces outdoors. TDCH does not currently have a room that could be dedicated for indoor bicycle parking. The intended use for the building is an experiential learning centre (thrift store) and it would be cost prohibitive for them to construct one. Originally, our application was to provide the long-term bicycle parking space outside with the short-term spaces, and for that to satisfy the bicycle parking requirements. Based on discussions with City staff, we have updated this request to instead remove the requirement for a long-term parking space. Instead, we propose to provide an additional short-term bicycle parking space outside.

Under By-law 001-2021, bicycle parking spaces are required to have a minimum setback of 3 m from a parking area. The proposed bicycle parking spaces front onto an existing pedestrian walkway, that is 1.5 m in width. TDCH will be adding a 0.25 m paved area in front of the bicycle parking spaces to bring the total aisle width to 1.75 m. This will result in the setback to the parking area varying from 1.75 m to 3 m. TDCH is requesting that the minimum required setback to a parking area be reduced to 1.75 m. There will still be a setback to the parking area provided, but it will be less than the Vaughan standard. There will be a walkway separating the bicycle parking spaces from the parking area and the total aisle width will be 1.75 m. This proposed reduced separation distance will be sufficient.

Loading Space Issue

Under the requirements of By-laws 1-88 and 001-2021, the increase in permitted commercial floor area to 550 m² triggers the requirement for 1 loading space.

The proposed minor variance would remove the requirement for a loading space under both By-laws. While the size of permitted commercial floor area triggers the requirement for a loading space, in our opinion the intended use of the building will not require a loading space to be provided. TDCH will use the building as an experiential learning centre (thrift store), where it is expected that parents of their students will be the main donators/shoppers. The parents would purchase/donate items when they are picking up or

dropping off their children, and would park in the campus' parking lot. There would not be trucks making deliveries or large scale purchases at the facility.

3. The request is minor in nature.

Permitted Commercial Floor Area Issue

The requested variance is minor in nature as it proposes to increase the amount of permitted accessory commercial floor space (to be used as a thrift store as part of TDCH's Experiential Learning Centre for its students) by approximately 200 m².

An accessory commercial use for this purpose was approved last year under By-law 123-2021 for up to 330 m², which was intended to be the size of the sales floor. As part of the City of Vaughan's review during the Building Permit for the Change of Use application, staff determined that other areas of the former firehall building should be included in this calculation of floor space as they will be accessory to the commercial use (office and mechanical rooms). This minor variance simply proposes to capture the remaining portion of the former firehall within the permitted commercial floor area to avoid further issues relating to only certain portions of the building being permitted to be used for accessory commercial purposes. As has been stated previously, the increase to 550m² of permitted commercial floor space for the former firehall building results in approximately 5% of the total TDCH campus floor area being used for accessory retail uses.

Vehicular Parking Issue

The requested variance to the parking requirements under By-law 1-88 is minor in nature, as the proposed reduction is 3 spaces or approximately a 2% decrease. Furthermore, the proposed parking reduction to By-law 1-88 better reflects the City's current thinking on parking as the updated requirements under By-law 001-2021 are approximately half those of By-law 1-88.

Bicycle Parking Space Issue

*The requested variance to the location of the long-term bicycle parking space is minor in nature, as the overall number of spaces required will still be provided. There is one long-term (indoor) space required. It would be cost prohibitive for TDCH to have to construct a room to solely be used to store one bicycle, and it is not significant to remove this one space and add an additional short-term one outside.

The requested variance to the separation distance between the bicycle parking spaces and the parking area is minor in nature, as the as a minimum separation distance of 1.75 m will apply. Some of the spaces will still have a 3 m separation distance and the minimum 1.75 m separation distance meets the minimum requirement for the aisle width. The proposed minimum separation distance will still be sufficient.

Loading Space Issue

The requested variance to the loading space requirements under By-laws 1-88 and 001-2021 is minor in nature, as it is not expected that the intended use (thrift store) will generate the need for a loading space. There will not be trucks making deliveries or picking

up items, and there are sufficient existing parking spaces for the shoppers/donators to carry items to/from their cars.

4. The request is desirable for the appropriate development or use of the land, building or structure.

Accessory commercial uses (thrift store) to the main school use are already permitted under By-law 123-2021. The requested variance carries forward the previously granted school and accessory commercial uses that were mistakenly left out of By-law 001-2021, resolves a misunderstanding of the required accessory commercial floor area as approved under By-law 123-2021, updates the parking requirements for the site to better reflect the City's updated thinking on parking standards, and refines the bicycle parking space and loading space requirements to be more suitable for the intended use of the former firehall. Bringing forward the previous permissions under By-laws 116-2018 and 123-2021, the overall minor increase in permitted accessory commercial floor area (when compared to the TDCH campus as a whole), slight reduction to the parking requirements under By-law 1-88, and changes to the bicycle parking space and loading space requirements will permit TDCH to finally operate their Experiential Learning Centre. Without this minor variance being granted, TDCH will not be able to provide the hands-on learning business experience for students within their co-op program.

Given the above, it is our opinion that the proposed variance is minor nature, is desirable and maintains the intent of the Official Plan and Zoning By-law and should be approved.

4.0 Application Materials

In support of the minor variance application, please find attached:

- Drawing A-1.2 (Partial Site Plan) with the relocated bicycle parking space.

We trust the enclosed information is sufficient to support the application and request to be included on the May 5 Committee of Adjustment agenda.

Yours very truly,
Malone Given Parsons Ltd.



Steven McIntyre, MCIP, RPP

Att. 1

Cc. Rod Dengerink, TDCH
Christine Vigneault, City of Vaughan

