

<b>ITEM: 6.15</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A291/22 2871 Hwy 7, Concord</b>
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**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 *Schedule B	<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 Received to Date
Development Planning *Schedule B	<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"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Comments
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 type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<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 (Agent)	MHBC		11/01/23	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.

Hearing Date (01/26/2023)	To accommodate statutory public notice.
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A291/22  
2871 Hwy 7, Concord**

<b>ITEM NUMBER: 6.15</b>	<b>CITY WARD #: 4</b>
<b>APPLICANT:</b>	1930328 Ontario Inc.
<b>AGENT:</b>	David McKay
<b>PROPERTY:</b>	2871 Hwy 7, Concord
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct", by Volume 2: 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.18.037
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested variances to permit a mixed-use development consisting of two high rise residential towers. Relief is also required to facilitate related Site Plan Application DA.18.037.

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

**The subject lands are zoned C9(H) - Corporate Centre Zone and subject to the provisions of Exception 9(1473) under Zoning By-law 1-88, as amended.**

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1.	A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2.	The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3.	The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4.	The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5.	The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6.	The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7.	The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, March 2, 2023

**TIME:** 6:00 p.m.

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

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

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

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

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

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

## HEARING INFORMATION

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

## INTRODUCTION

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

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

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

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

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

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	February 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	February 16, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	A number of performance standards were included as part of the site-specific Zoning By-law (No. 157-2022), which require modification in order to be able to move forward with the development of this site. These standards reflect further refinements of the development that would afford a certain level of flexibility. It recognizes the changing condition of added units, residential and visitor parking, setbacks and step backs, modifying amenity areas and utilizing a gross floor area requirement on a per unit basis rather than having a total combined gross floor area denoting the amenity area.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *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.</small>	No
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING) COMMENTS

**\*\*See Schedule B for Building Standards (Zoning) Comments**

<b>Building Standards Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT PLANNING COMMENTS

**\*\*See Schedule B for Development Planning Comments.**

### DEVELOPMENT PLANNING COMMENTS

<b>Development Planning Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

With regards to the Zoning Report dated December 1st, 2022, Item # 1 of this Minor Variance application is requesting the following:

To permit the reduction of required residential parking spaces from 0.624 parking spaces per residential unit minimum to 0.4 parking spaces per residential unit.

Staff from the City's VMC Transportation Team have reviewed the proposed Variance and have no objections to the requested parking rate.

The Development Engineering Department does not object to the Minor Variance application A291/22.

<b>Development Engineering Recommended Conditions of Approval:</b>	None
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry is currently working with Development Planning for the construction project on this site- OP.21.007/Z.21.010/DA.18.037

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comment no concerns

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land

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

## SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
None		

## IMPORTANT INFORMATION – PLEASE READ

**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.

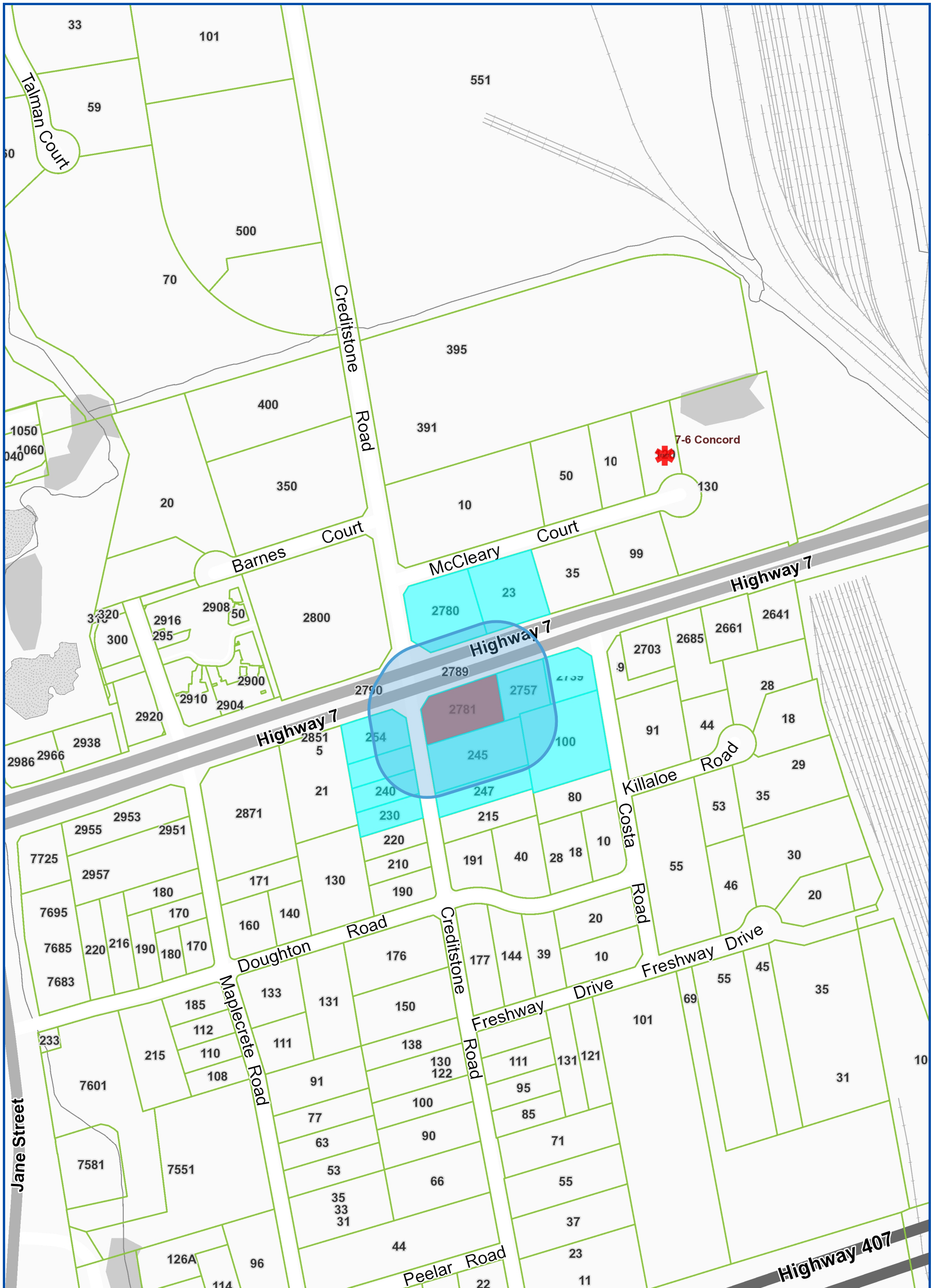
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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

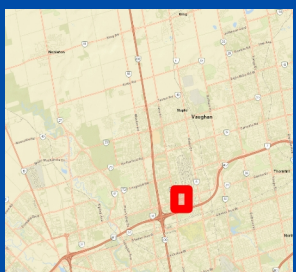
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

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

**SCHEDULE A: DRAWINGS & PLANS**



Map Information:



Title:

## NOTIFICATION MAP - A291/22

### 2871 Hwy 7, Concord

Disclaimer:

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



Scale: 1:6,102

0 0.10 km



Created By:

Infrastructure Delivery

Department

January 3, 2023 11:33 AM

Projection:

NAD 83

UTM Zone

17N



Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m². [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m² for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m² for non-residential uses.

## 2871 HIGHWAY 7 Proposed Mixed-Use Development

Project Statistics  
November 30, 2022

Project No. 11123T

### 1.0 SITE AREA

1.1 Overall Site Area (per Bylaw 157-2022 over entire subject lands)

Site Area	acres	hectares	sq.m	sq.ft
	3.58	1.45	14,508	156,162

### 2.0 GROSS FLOOR AREA (GFA)

2.1 GFA (per Bylaw 1-88)

Area per Level	No. of Levels	Non-Residential		Residential	Total
		Commercial	Comm Centre		
		sq.m	sq.m	sq.m	sq.ft
Podium - Level 1	1	3,836.00		3,836.00	41,290
Podium - Level 2	2	2,629.50		2,629.50	28,304
Podium - Level 3	3	3,012.14		3,012.14	32,422
Podium - Levels 4 to 7	4	2,938.45		11,753.80	126,517
Podium - Stair at Level 8	1	18.68		18.68	201
Building 'A' - Levels 8 to 48	41	865.94		35,503.54	382,157
Building 'A' - Levels 49	1	797.41		797.41	8,583
Building 'B' - Levels 8 to 44	37	858.80		31,775.60	342,030
Building 'B' - Levels 45	1	790.26		790.26	8,506
Level Mechanical PH Building A & Building B	1	1,100.45		1,100.45	11,845
<b>Total Proposed GFA</b>				<b>90,371.34</b>	<b>91,217.38</b>
<b>Total Proposed Non-Residential GFA (Commercial + Community Centre)</b>			<b>846.04</b>		
<b>Non-Residential % on Ground Level</b>			<b>22.06%</b>		

846.1 m²  
#7

2.2 Overall GFA (per Bylaw 1-88)\*

\*Means the aggregate area of the above grade floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.

	sq.m	sq.ft
Community Use Space	162.85	1,753
Commercial/Retail	683.19	7,354
Residential Building A, B	90,371.34	972,749
<b>Total Proposed GFA</b>	<b>91,217.38</b>	<b>981,856</b>

2.3 GCA

Area per Level	No. of Levels	Total	
		sq.m	sq.ft
Podium - Level 1	1	3,836.00	41,290
Podium - Level 2	2	3,836.00	41,290
Podium - Level 3	3	3,012.14	32,422
Podium - Levels 4 to 7	4	2,938.45	11,753.80
Podium - Level 8	1	1,743.42	18,766
Building 'A' - Levels 9 to 48	40	34,637.60	372,836
Building 'A' - Levels 49	1	797.41	8,583
Building 'B' - Levels 9 to 44	36	30,916.80	332,786
Building 'B' - Levels 45	1	790.26	8,506
Level Mechanical PH Building A & Building B	1	1,100.45	11,845
<b>Total Proposed GCA</b>		<b>92,423.88</b>	<b>994,842</b>

### 3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area (per Bylaw 1-88 Over the entire subject lands) **6.29**

### 4.0 UNIT MIX

4.1 Unit Mix

	No. of Levels	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Units / Floor	Total
Podium - Level 1	1	1 x	1	0	2	0	0	0	5	5
Podium - Level 2	2	1 x	0	1	2	3	1	0	10	10
Podium - Level 3	3	1 x	4	7	3	8	2	0	24	24
Podium - Levels 4 to 7	4	1 x	1	12	4	14	5	1	37	148
Podium - Level 8	1	1 x	0	3	1	5	0	0	9	9
Building 'A' - Levels 9 to 48	40	1 x	0	4	2	6	0	0	12	480
Building 'A' - Levels 49	1	1 x	0	0	0	1	1	4	6	6
Building 'B' - Levels 8 to 44	1	1 x	1	4	1	6	0	0	12	12
Building 'B' - Levels 9 to 44	36	1 x	0	4	2	6	0	0	12	432
Building 'B' - Levels 45	1	1 x	0	0	0	1	1	4	6	6
<b>Total No. of Units</b>			<b>10</b>	<b>367</b>	<b>177</b>	<b>536</b>	<b>25</b>	<b>9</b>	<b>8</b>	<b>1,132</b>

4.2 Unit Mix Percentage

	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Total
	0.88%	32.4%	15.6%	47.3%	2.2%	0.8%	0.7%	100%

### 5.0 AMENITY (Building A+B)

5.1 Amenity Ratio Required

Indoor & Outdoor Amenity	Ratio	Total
	4.1 sq.m/unit	4,641 sq.m

4.1 m²/unit  
#2

5.2 Indoor Amenity Provided

	Total
Ground Floor	738.00
Second Floor	360.00
Third Floor	1,053.00
Level 8	114.00
<b>Total</b>	<b>2,265 sq.m</b>

5.3 Outdoor Amenity Provided

	Total
Ground Floor (Central Space)	1,356.00
Third Floor	301.00
Level 8	834.00
<b>Total</b>	<b>2,491 sq.m</b>

5.4 Total Amenity Provided

	Total
Indoor Amenity Provided	2,265.00
Outdoor Amenity Provided	2,491.00
<b>Total</b>	<b>4,756 sq.m</b>

### 6.0 PARKING (Building A+B)\*

6.1 Minimum Parking Ratio Required

	Units or Area	Residential Min Parking Ratio	Parking Spaces
Non-Residential (CRU and Community Centre)	846 sq.m	2 per 100sqm	17
Residential Units	1,132	0.400 /unit	453
Visitors	1,132	0.155 /unit	176
<b>Total</b>			<b>646</b>

0.4/unit  
#1

6.2 Parking Proposed

	No. of Levels	Non-residential	Visitor	Residents	Parking Spaces
Ground Level	1	13	7	0	20
P1	1	4	169	25	198
P2	1	0	0	208	208
P3	1	0	0	209	209
P4	1	0	0	211	211
<b>Total</b>		<b>17</b>	<b>176</b>	<b>653</b>	<b>846</b>

\*Parking ratios are calculated for Block 1, Building A+B, bylaw 157-2022 are taken over the entire subject site.

6.3 Buildings 'A' & 'B' Accessible Parking

	Required	Provided
Type A	9	9
Type B	10	10
2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B	<b>19</b>	<b>19</b>

### 7.0 BICYCLE SPACES

7.1 Bicycle Spaces Ratio Proposed

	Units or Area	Ratio	Bicycle Spaces
Retail Short Term Bicycle spaces	683 sq.m	0.15 per 100 sq.m or 6	6
Retail Long Term Bicycle spaces	683 sq.m	0.1 per 100 sq.m	1
Residential Short Term Bicycle spaces	1,132	0.10 /unit	114
Residential Long Term Bicycle spaces	1,132	0.50 /unit	566
<b>Total</b>			<b>687</b>

7.2 Bicycle Spaces Provided

	Retail Short Term	Retail Long Term	Res. Short Term	Res. Long Term	Bicycle Spaces
Ground Level	9	1	114	85	209
Podium - Level 2	0	0	0	323	323
P1	0	0	0	70	70
P2	0	0	0	88	88
<b>Total</b>	<b>9</b>	<b>1</b>	<b>114</b>	<b>566</b>	<b>690</b>

## PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

ISSUED FOR

9 2022-11-30 CoA SUBMISSION

METRIC

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

CLIENT

193028 Ontario Inc.

ARCHITECT

DIALOG  
500, St. John Street, Toronto, ON  
M5V 3G8

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CIVIL ENGINEER

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8 Rotonde, Concord, ON  
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Tel: (905) 738-6100 Fax: (905) 738-6875

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LEA CONSULTING  
825 Codrane Drive, 9th Floor, Markham, ON  
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Tel: (905) 470 0015 Fax:

KEYPLAN

SEAL



2871 HIGHWAY 7  
PROPOSED MIXED-USE  
DEVELOPMENT

STATS

DRAWN: P.S. CHECKED: G.J.  
PLOT DATE: 11/29/2022 3:37:29 PM

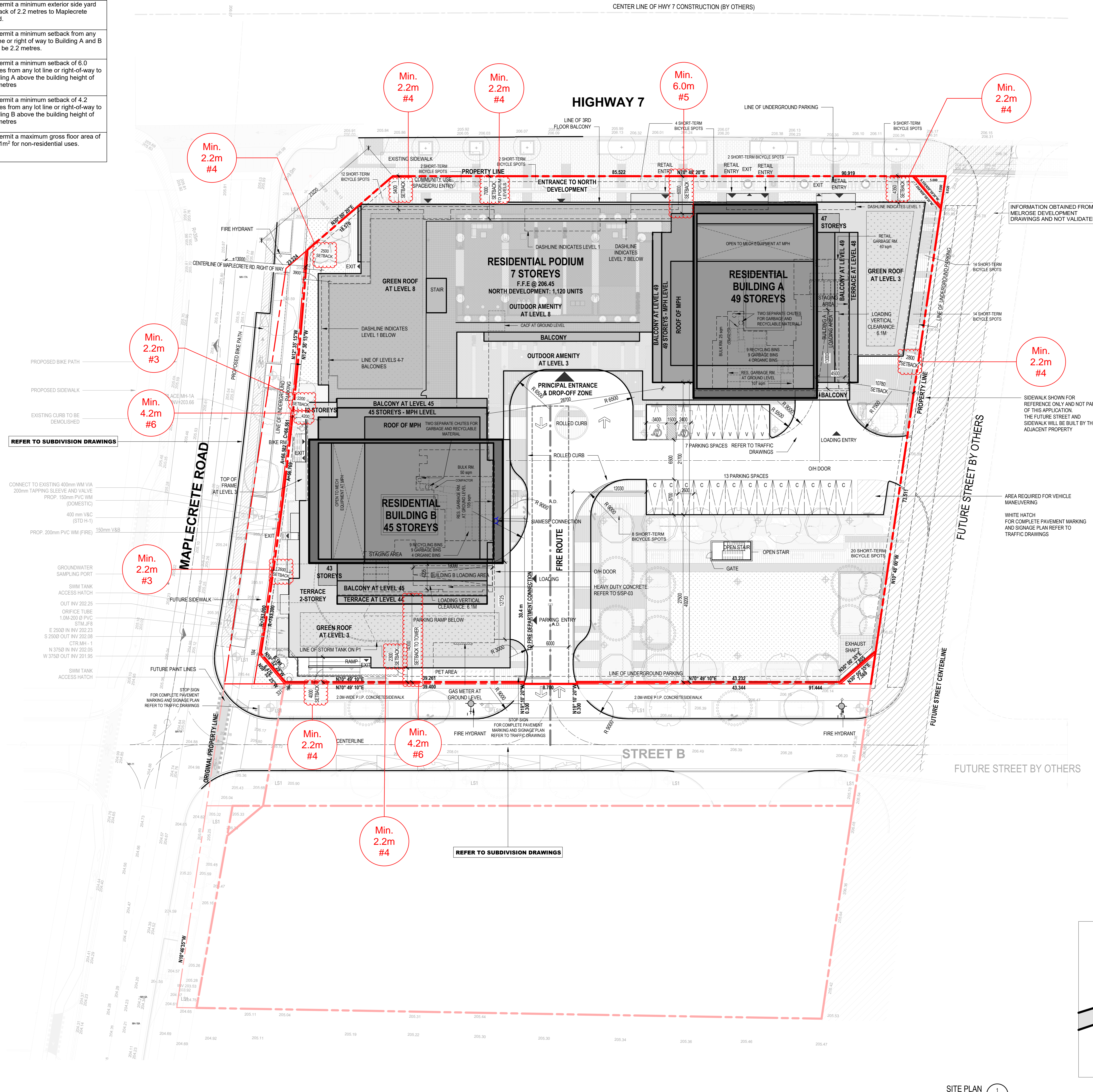
# SP-0A

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

# A291/22

# DIALOG

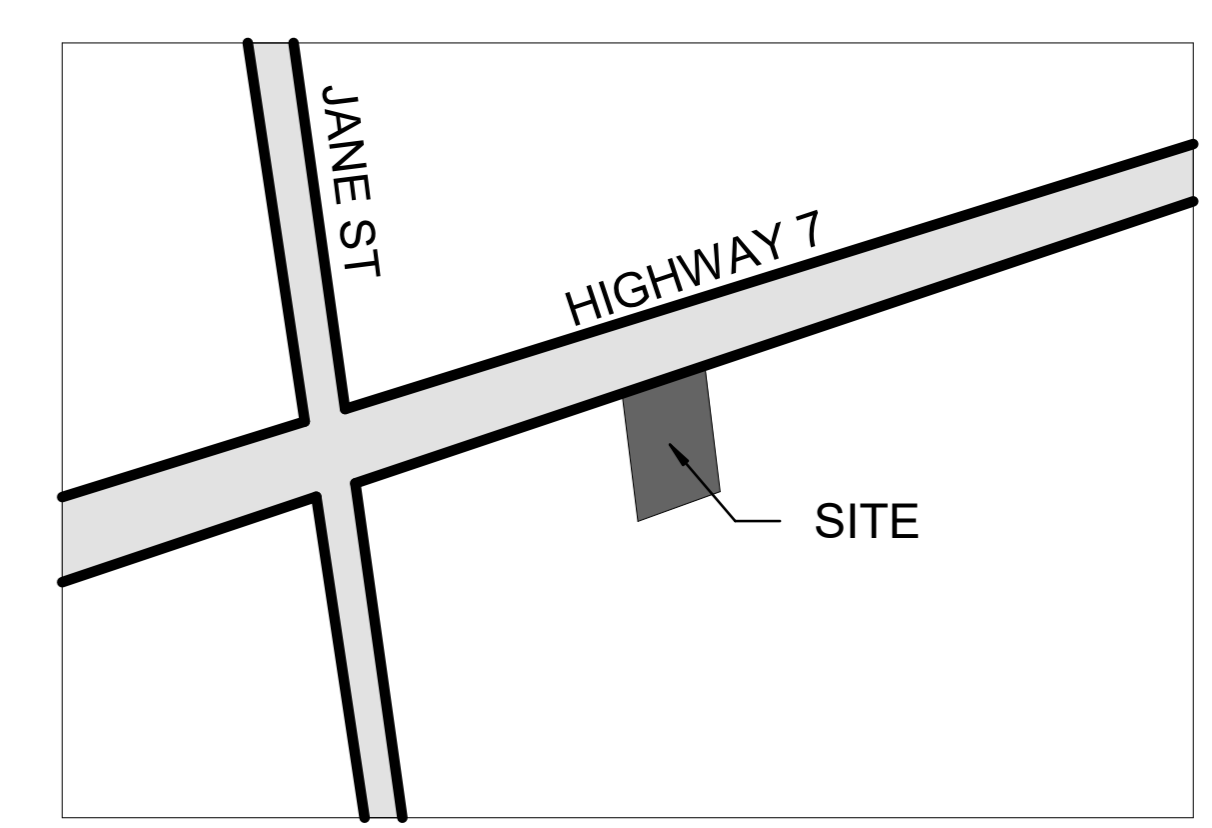
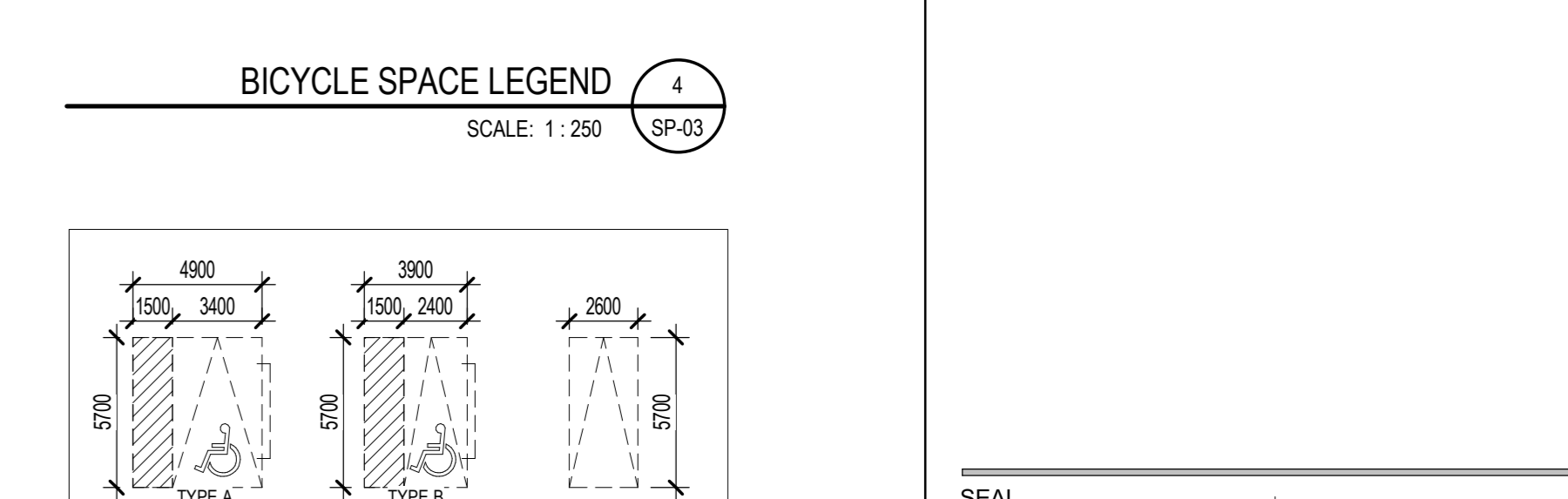
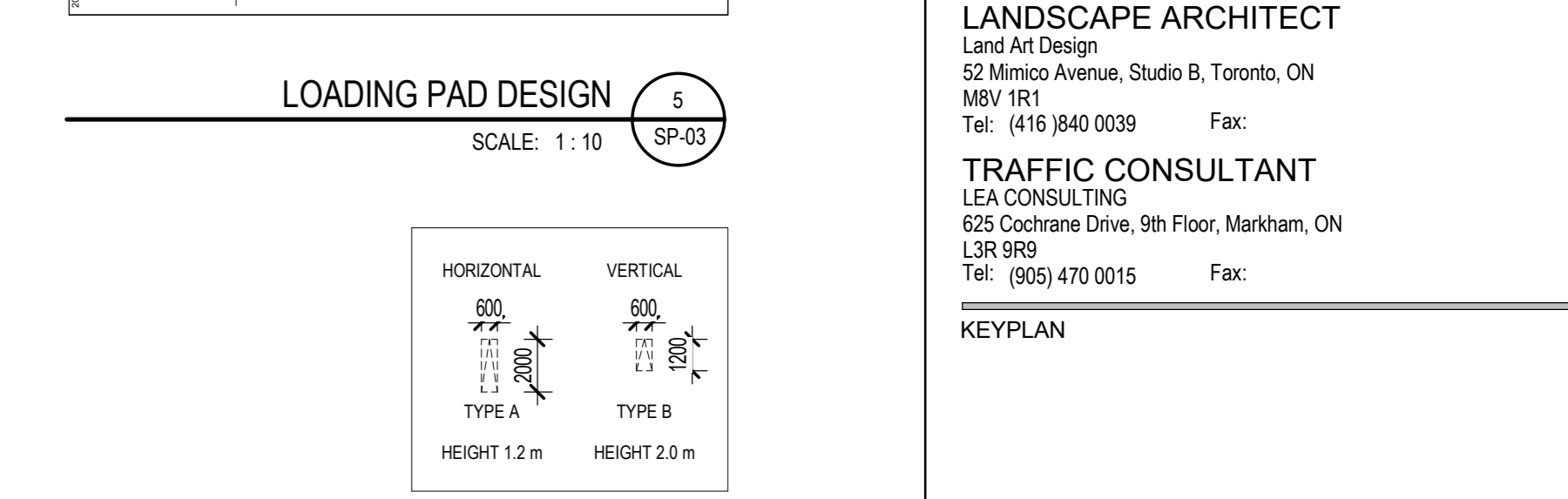
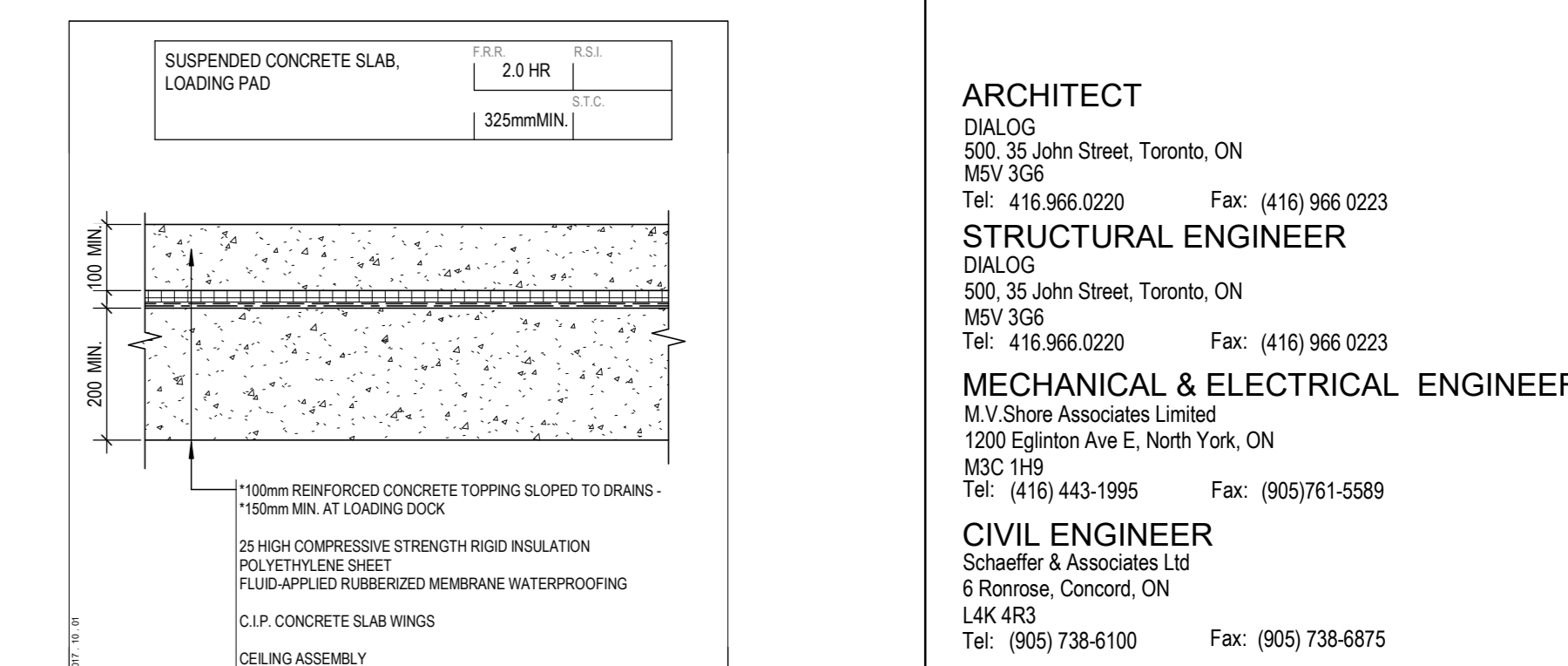


- ISSUED FOR
- 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
  - 2018-05-01 SPA SUBMISSION
  - 2018-10-29 SPA SUBMISSION
  - 2019-01-18 SPA REVISIONS
  - 2021-02-26 OPA/ZBL SPA SUBMISSION
  - 2021-12-10 REZONING
  - 2021-12-20 SPA SUBMISSION
  - 2022-08-30 SPA SUBMISSION
  - 2022-11-30 CoA SUBMISSION

INFORMATION OBTAINED FROM MELROSE DEVELOPMENT DRAWINGS AND NOT VALIDATED.

REPORT INADEQUACIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

**SURVEYOR'S CREDIT**  
 SCALE: N.T.S. SP-03



**SITE PLAN**  
 SCALE: 1:250 SP-03

**CONTEXT-MAP**  
 SCALE: N.T.S. SP-03

**METRIC**  
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- STRUCTURAL ENGINEER**  
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- MECHANICAL & ELECTRICAL ENGINEER**  
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- CIVIL ENGINEER**  
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 Land & Design  
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- TRAFFIC CONSULTANT**  
 LEA CONSULTING  
 825 Cochrane Drive, 9th Floor, Markham, ON  
 L3R 9R9  
 Tel: (905) 470 0015 Fax: (905) 470 0015

**KEY PLAN**

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS  
 ARCHITECT  
 HONG WANG  
 LICENSE  
 7680

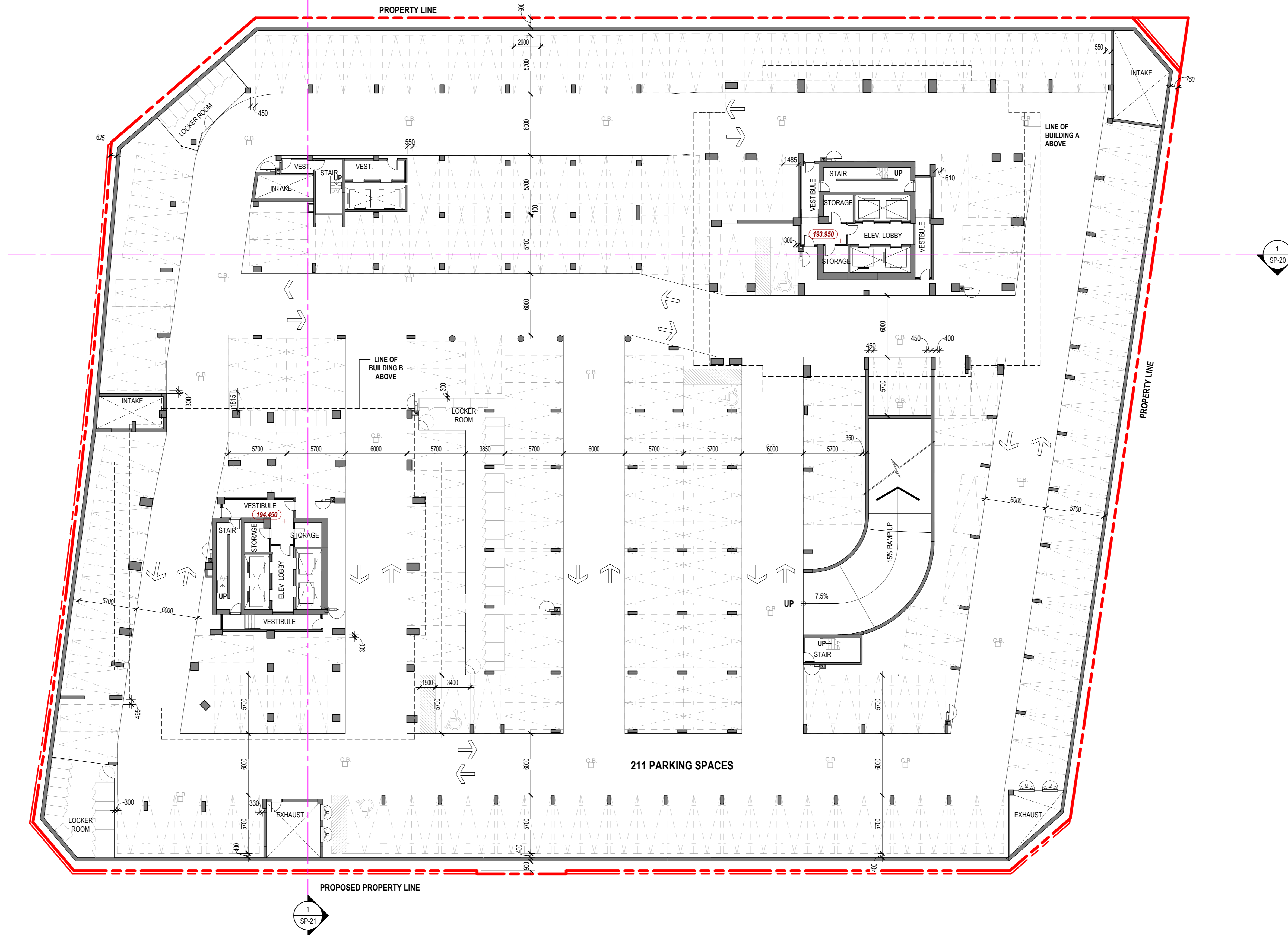
**2871 HIGHWAY 7  
 PROPOSED MIXED-USE  
 DEVELOPMENT**

**SITE PLAN**

DRAWN: P.S.  
 PLOT DATE: 12/1/2022 12:41:53 PM  
 CHECKED: G.J.

# SP-03

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



ISSUED FOR

- 3 2018-10-29 SPA SUBMISSION
- 5 2021-02-28 CPARZBA SPA SUBMISSION
- 6 2021-12-10 REZONING
- 7 2021-12-20 SPA SUBMISSION
- 8 2022-08-30 SPA SUBMISSION
- 9 2022-11-30 CGA SUBMISSION

METRIC

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Schaeffer & Associates Ltd  
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LANDSCAPE ARCHITECT

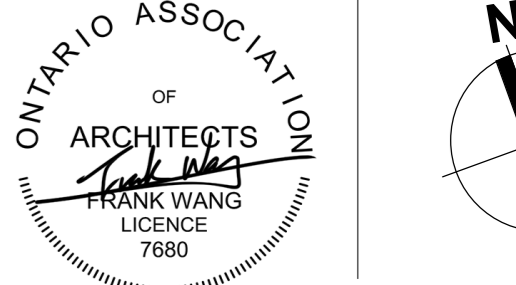
Land Art Design  
52 Mimico Avenue, Studio B, Toronto, ON  
M6V 1R1  
Tel: 416.840.0039 Fax:

TRAFFIC CONSULTANT

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825 Cochrane Drive, 9th Floor, Markham, ON  
L3R 9S9  
Tel: (905) 470.0015 Fax:

KEYPLAN

SEAL



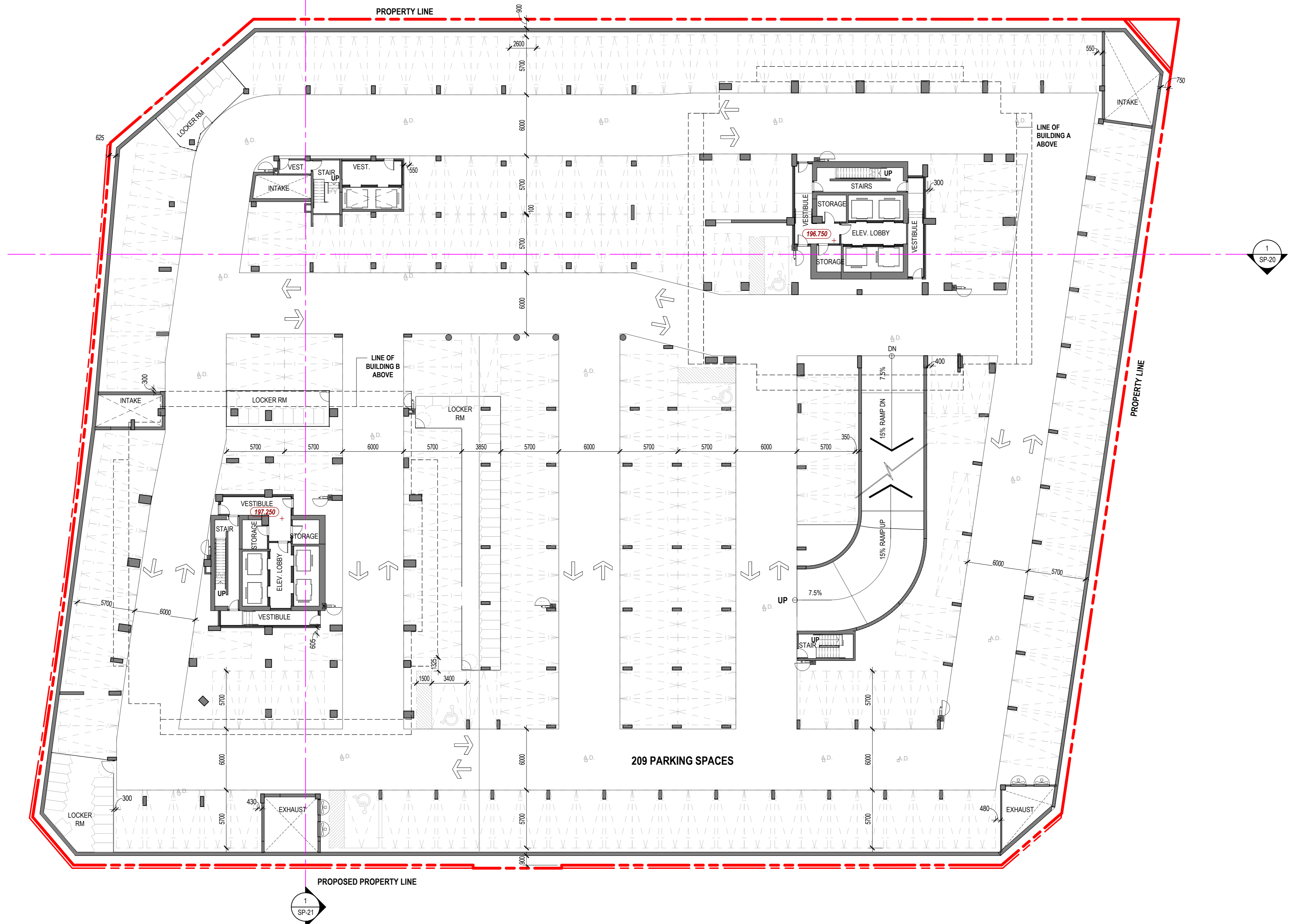
**2871 HIGHWAY 7**  
PROPOSED MIXED-USE  
DEVELOPMENT

**P4 FLOOR PLAN**

DRAWN: P.S. CHECKED: G.J.  
PLOT DATE: 12/1/2022 12:42:05 PM

**SP-04**

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



ISSUED FOR

- 1 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
- 2 2018-05-01 SPA SUBMISSION
- 3 2018-10-29 SPA SUBMISSION
- 5 2021-02-26 OPA/ZBA/SPA SUBMISSION
- 6 2021-12-10 REZONING
- 7 2021-12-20 SPA SUBMISSION
- 8 2022-08-30 SPA SUBMISSION
- 9 2022-11-30 CoA SUBMISSION

METRIC

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LANDSCAPE ARCHITECT

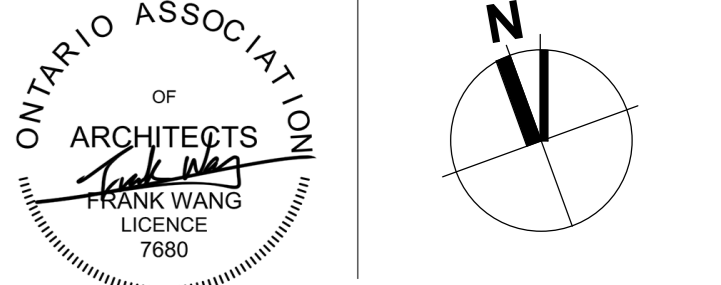
Land Art Design  
52 Mimico Avenue, Studio B, Toronto, ON  
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TRAFFIC CONSULTANT

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825 Cochrane Drive, 9th Floor, Markham, ON  
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KEYPLAN

SEAL



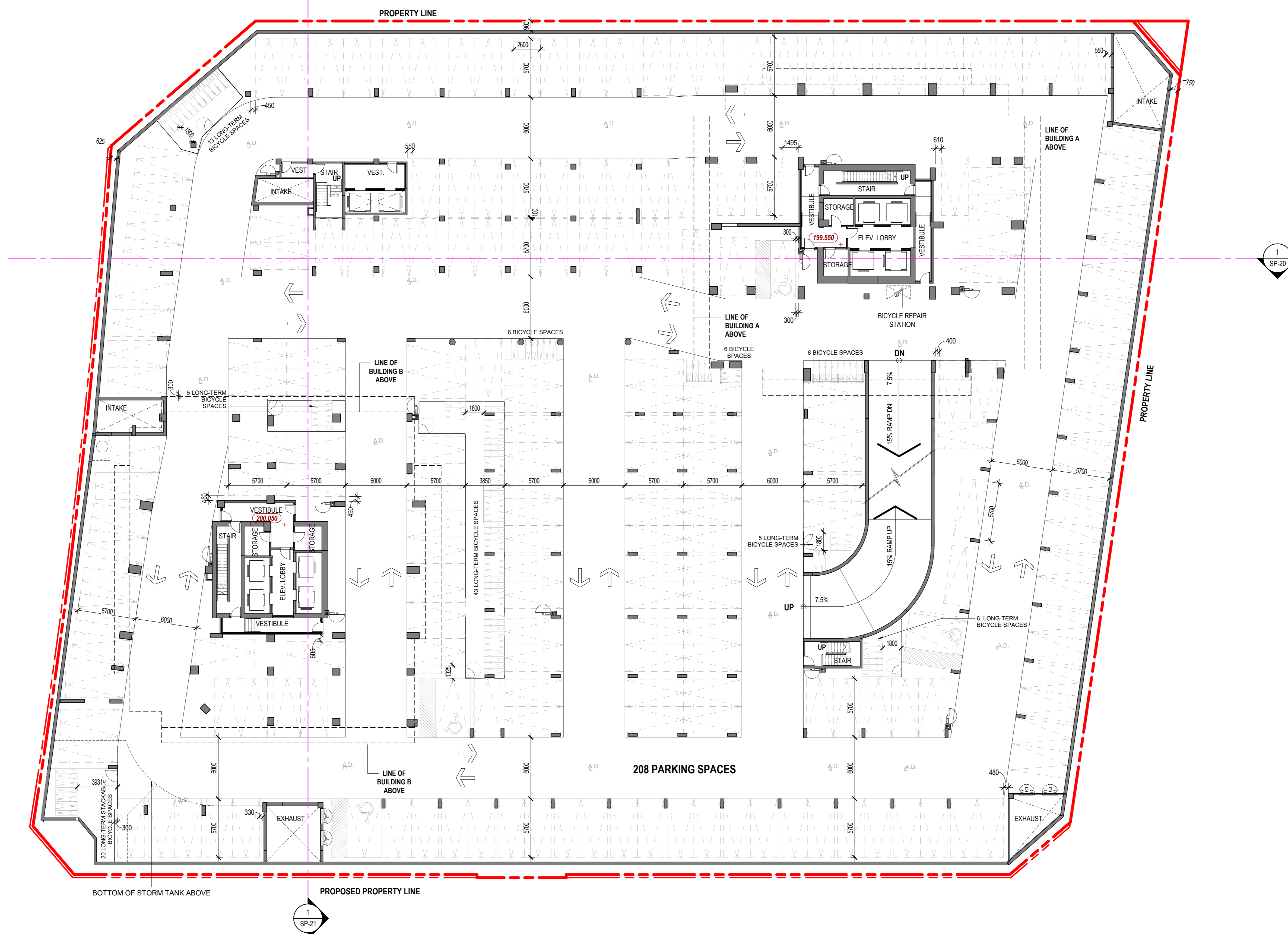
**2871 HIGHWAY 7**  
PROPOSED MIXED-USE  
DEVELOPMENT

**P3 FLOOR PLAN**

DRAWN: G.J. CHECKED: G.J.  
PLOT DATE: 12/1/2022 12:42:15 PM

**SP-05**

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
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3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
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6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



- ISSUED FOR
- 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
  - 2018-05-01 SPA SUBMISSION
  - 2018-10-26 SPA SUBMISSION
  - 2021-02-26 OPA/ZBA/SPA SUBMISSION
  - 2021-12-10 REZONING
  - 2021-12-20 SPA SUBMISSION
  - 2022-08-30 SPA SUBMISSION
  - 2022-11-30 CoA SUBMISSION

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193028 Ontario Inc.

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DIALOG  
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Tel: 416.966.0220 Fax: (416) 966.0223

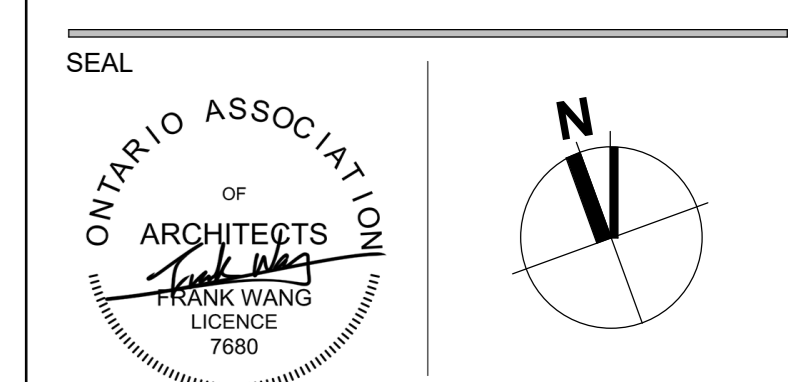
**MECHANICAL & ELECTRICAL ENGINEER**  
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1200 Eglinton Ave E. North York, ON  
M3C 1R9  
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**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
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**KEYPLAN**



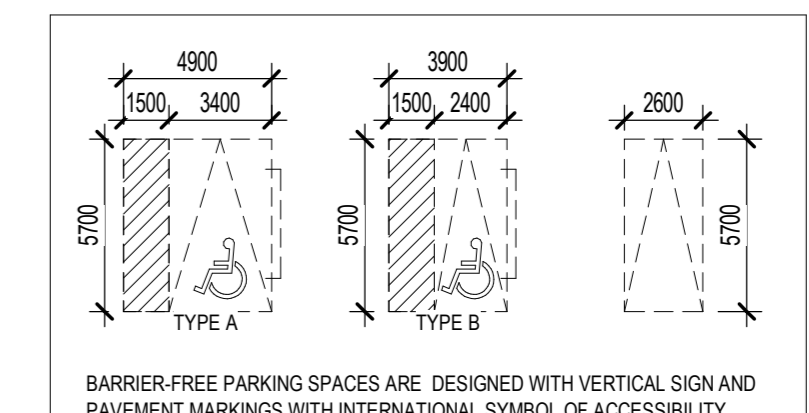
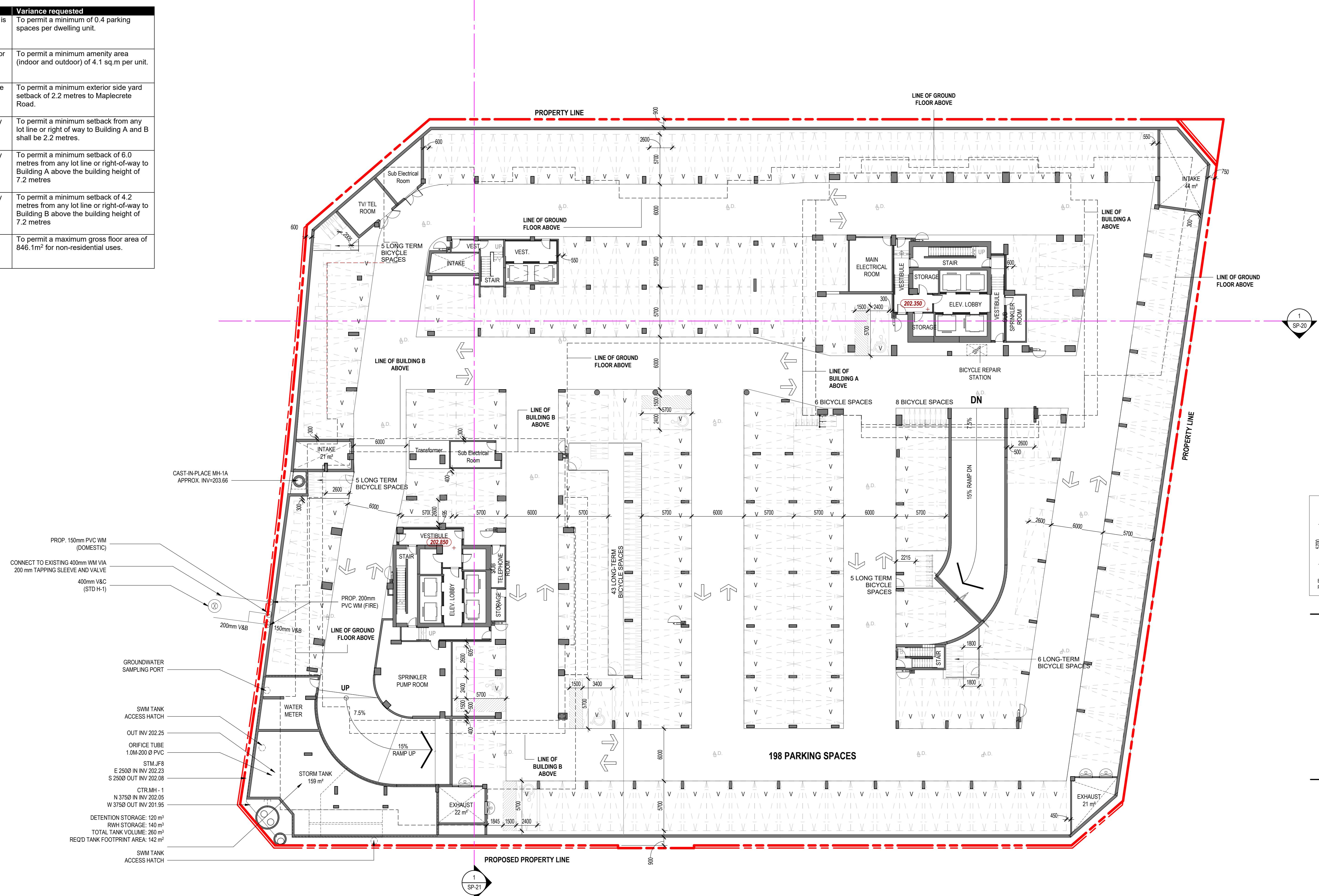
**2871 HIGHWAY 7**  
**PROPOSED MIXED-USE DEVELOPMENT**

**P2 FLOOR PLAN**

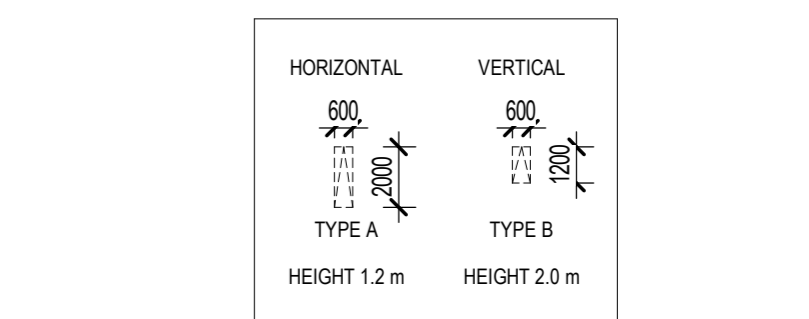
DRAWN: P.S. CHECKED: G.J.  
PLOT DATE: 12/1/2022 12:42:27 PM

**SP-06**

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
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7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



**PARKING SPACE LEGEND 2**  
SCALE: 1:250 SP-07



**BICYCLE SPACE LEGEND 3**  
SCALE: 1:250 SP-07

ISSUED FOR

- 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
- 2018-05-01 SPA SUBMISSION
- 2018-10-29 SPA SUBMISSION
- 2021-02-26 OPA/ZBA/SPA SUBMISSION
- 2021-12-10 REZONING
- 2021-12-20 SPA SUBMISSION
- 2022-08-30 SPA SUBMISSION
- 2022-11-30 CoA SUBMISSION

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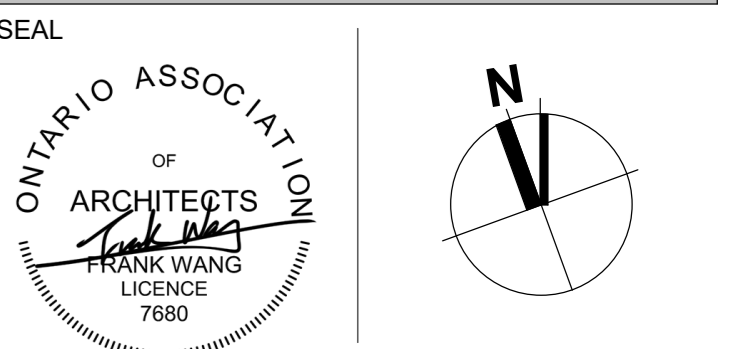
LANDSCAPE ARCHITECT

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Tel: (416) 840-0039 Fax:

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KEYPLAN



2871 HIGHWAY 7  
PROPOSED MIXED-USE  
DEVELOPMENT

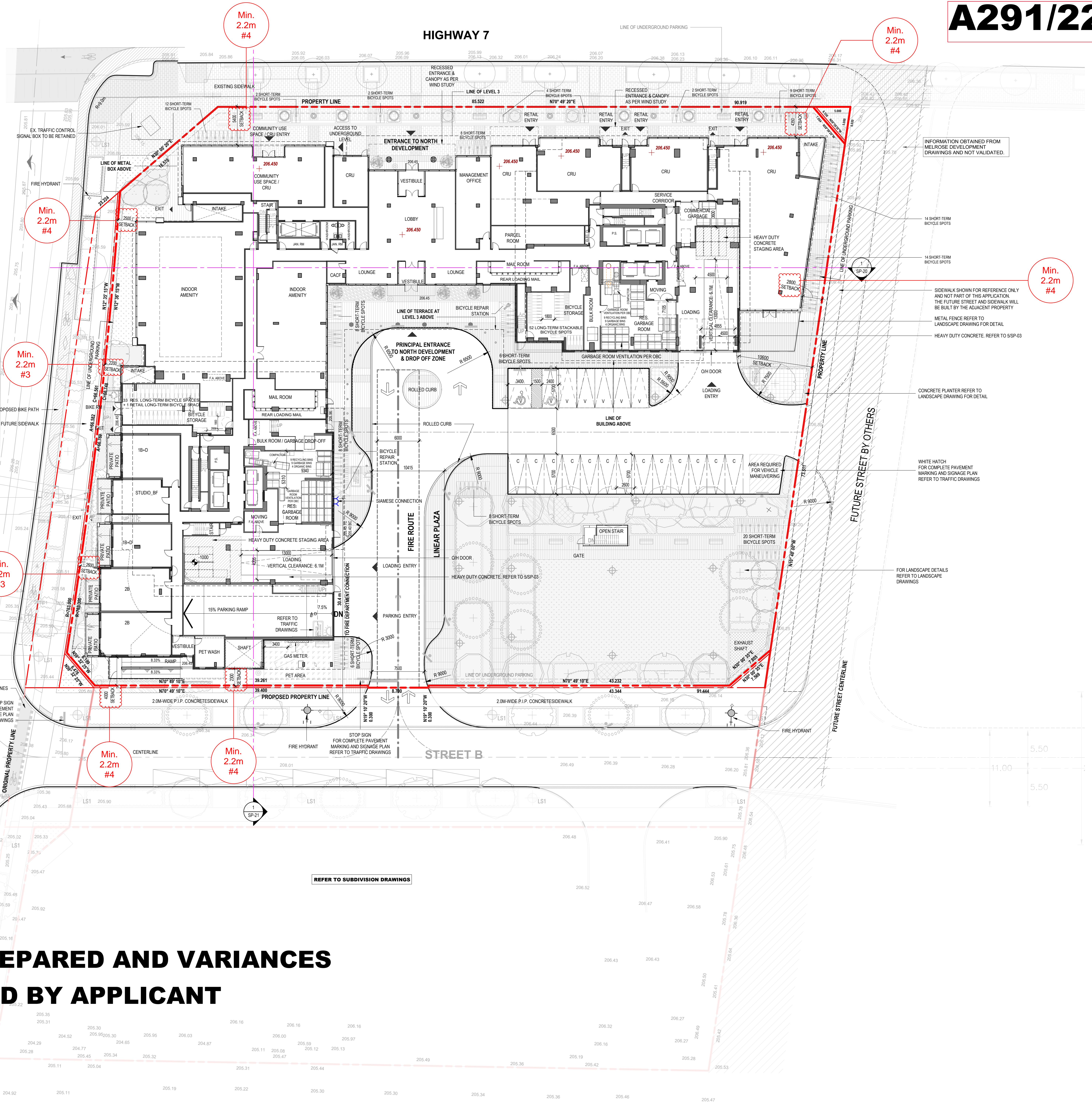
P1 FLOOR PLAN

DRAWN: G.J. CHECKED: G.J.  
PLOT DATE: 12/1/2022 12:42:39 PM

**SP-07**

### HIGHWAY 7

Zoning By-law 1-88	Variance requested
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3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



## PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

- ISSUED FOR
- 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
  - 2018-05-01 SPA SUBMISSION
  - 2018-10-26 SPA SUBMISSION
  - 2021-02-26 OPA/ZBA/SPA SUBMISSION
  - 2021-12-10 REZONING
  - 2021-12-20 SPA SUBMISSION
  - 2022-08-30 SPA SUBMISSION
  - 2022-11-30 CoA SUBMISSION

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**STRUCTURAL ENGINEER**  
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**CIVIL ENGINEER**  
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 Tel: (905) 738-6100 Fax: (905) 738-6875

**LANDSCAPE ARCHITECT**  
 Land Art Design  
 52 Mimico Avenue, Studio B, Toronto, ON M8V 1R1  
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**TRAFFIC CONSULTANT**  
 LEA CONSULTING  
 825 Cochrane Drive, 9th Floor, Markham, ON L3R 9R9  
 Tel: (905) 470 0015 Fax: (905) 470 0015

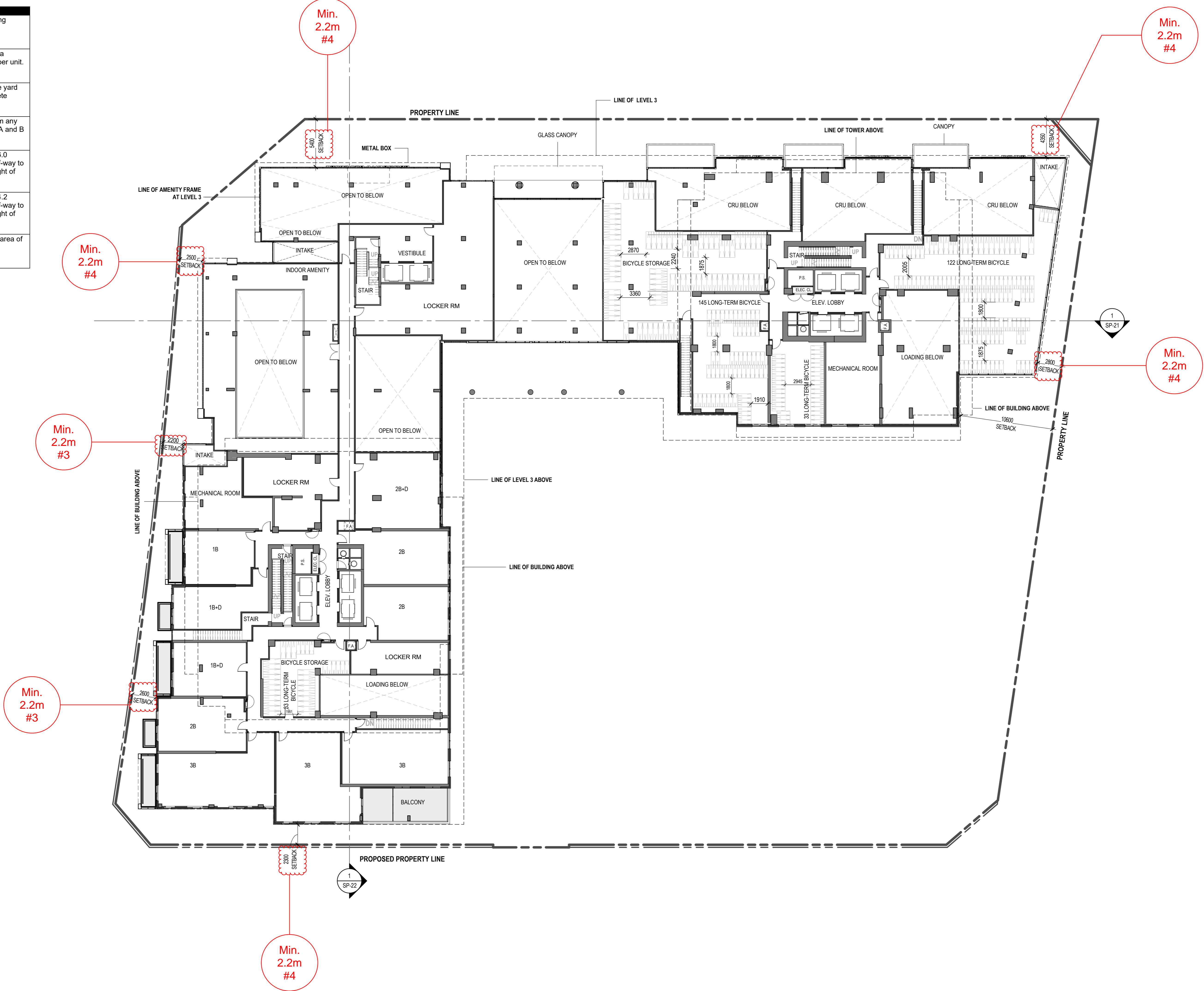
**2871 HIGHWAY 7  
 PROPOSED MIXED-USE  
 DEVELOPMENT**

**GROUND FLOOR PLAN**

DRAWN: G.J. CHECKED: G.J.  
 PLOT DATE: 12/1/2022 12:42:48 PM

# SP-08

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



**PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT**

**A291/22**

ISSUED FOR

- 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
- 2018-05-01 SPA SUBMISSION
- 2018-10-26 SPA SUBMISSION
- 2021-02-26 OPA/ZBA/SPA SUBMISSION
- 2021-12-10 REZONING
- 2021-12-20 SPA SUBMISSION
- 2022-06-30 SPA SUBMISSION
- 2022-11-30 CoA SUBMISSION

**METRIC**  
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**CLIENT**  
 193028 Ontario Inc.

**ARCHITECT**  
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 500, 35 John Street, Toronto, ON  
 M5V 3G6  
 Tel: 416.966.0220 Fax: (416) 966.0223

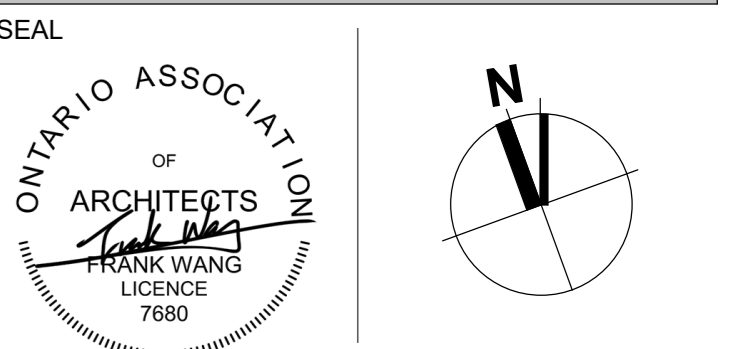
**STRUCTURAL ENGINEER**  
 DIALOG  
 500, 35 John Street, Toronto, ON  
 M5V 3G6  
 Tel: 416.966.0220 Fax: (416) 966.0223

**MECHANICAL & ELECTRICAL ENGINEER**  
 M.V. Stone Associates Limited  
 1200 Eglinton Ave E. North York, ON  
 M3C 1R9  
 Tel: (416) 443-1995 Fax: (905)761-5589

**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
 Land Art Design  
 52 Mimico Avenue, Studio B, Toronto, ON  
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 Tel: (416) 840-0039 Fax:

**TRAFFIC CONSULTANT**  
 LEA CONSULTING  
 625 Cochrane Drive, 9th Floor, Markham, ON  
 L3R 9R9  
 Tel: (905) 470-0015 Fax:



2871 HIGHWAY 7  
 PROPOSED MIXED-USE DEVELOPMENT

LEVEL 2 FLOOR PLAN

DRAWN: G.J. CHECKED: G.J.  
 PLOT DATE: 9/7/2022 10:50:31 PM

**SP-09**



# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

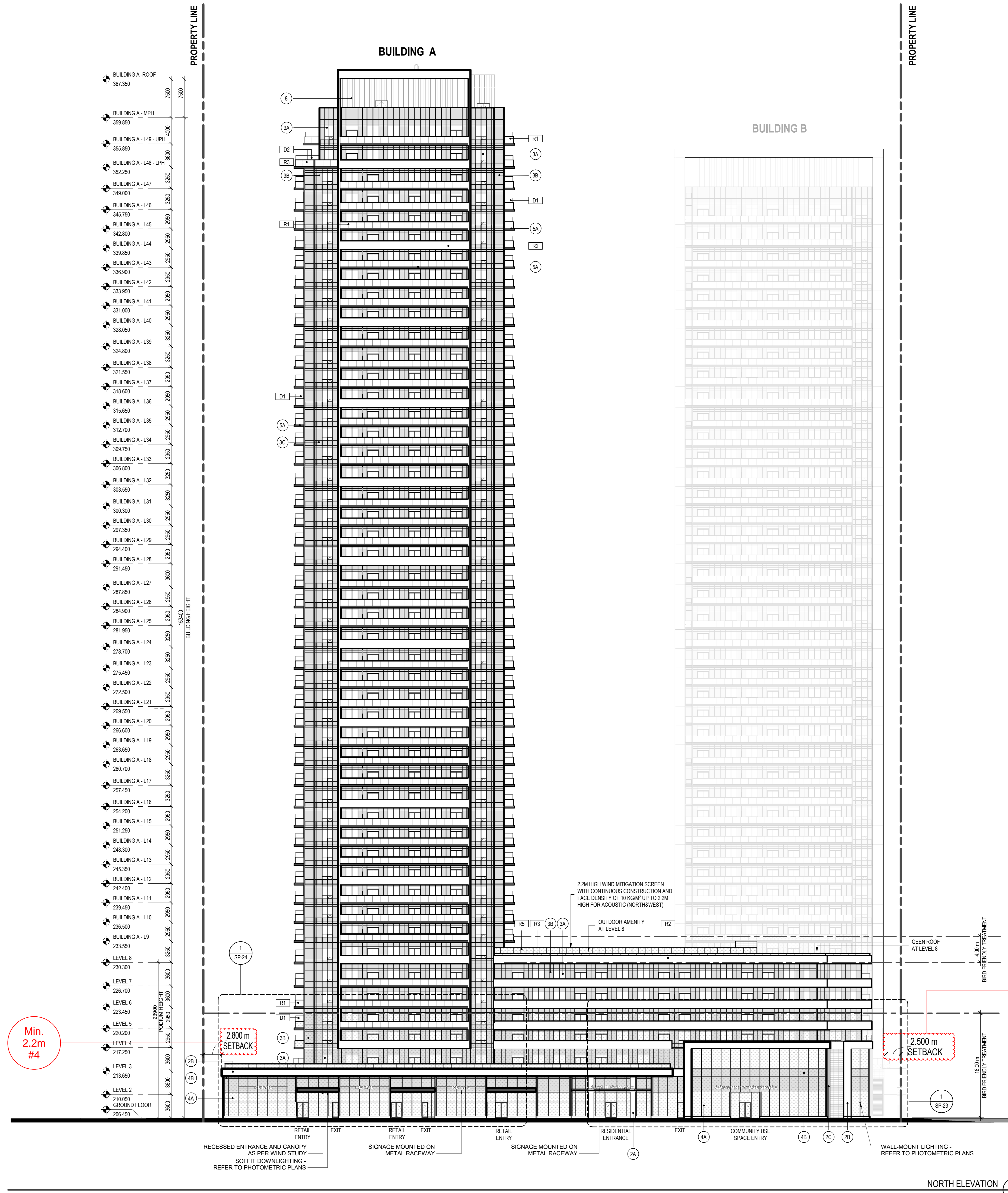
# A291/22

# DIALOG

## MATERIAL SCHEDULE

- 1 MASONRY - GRAY
- 2A PREFINISHED PERFORATED METAL CLADDING - OFF WHITE
- 2B PREFINISHED METAL CLADDING - OFF WHITE
- 2C PREFINISHED METAL CLADDING - BROWN
- 3A DOUBLE GLAZED PREFINISHED ALUMINUM WINDOW WALL SYSTEM
- 3B GLASS SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 3C PREFINISHED METAL SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 4A DOUBLE GLAZED CLEAR GLASS PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 4B GLASS SPANDREL ALUMINUM CURTAIN WALL SYSTEM
- 5A PREFINISHED METAL SLAB COVER - GRAY
- 5B PREFINISHED METAL SLAB COVER - OFF WHITE (MATCH WITH 2B)
- 6A PREFINISHED METAL OVERHEAD GARAGE DOOR - GRAY
- 6B PREFINISHED METAL SERVICE DOOR WITH GLASS PANEL
- 7 PREFINISHED METAL FLASHING - GRAY(MATCH WITH 3C)
- 8 PREFINISHED METAL PANEL SIDING - GRAY (MATCH WITH 3C)
- 9 PREFINISHED METAL LOUVER - GRAY (MATCH WITH 3C)
- 10 PREFINISHED ARCHITECTURAL EXHAUST LOUVER (MATCH WITH 3C)
- R1 PREFINISHED ALUMINUM RAILING WITH TINTED GLASS (MATCH WITH 3A)
- R2 PERFORATED METAL RAILING SYSTEM - OFF WHITE (MATCH WITH 2A)
- R3 PREFINISHED ALUMINUM TERRACE RAILING WITH TINTED GLASS - (MATCH WITH 3A)
- R4 PERFORATED METAL WIND SCREEN WITH CUSTOM PATTERN - OFF WHITE - (MATCH WITH 2A)
- R5 WIND SCREEN - CLEAR GLASS
- D1 PREFINISHED ALUMINUM BALCONY DIVIDER WITH FROSTED GLASS
- D2 PREFINISHED ALUMINUM TERRACE DIVIDER WITH FROSTED GLASS
- D3 WOOD DIVIDER - (MATCH WITH 2C)
- BIRD FRIENDLY TREATMENT ON GLASS

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecreek Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecreek Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



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  - 6 2021-12-10 REZONING
  - 7 2021-12-20 SPA SUBMISSION
  - 8 2022-08-30 SPA SUBMISSION
  - 9 2022-11-30 CoA SUBMISSION

**METRIC**

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193028 Ontario Inc.

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500, 35 John Street, Toronto, ON  
M5V 3G8  
Tel: 416-966-0220 Fax: (416) 966-0223

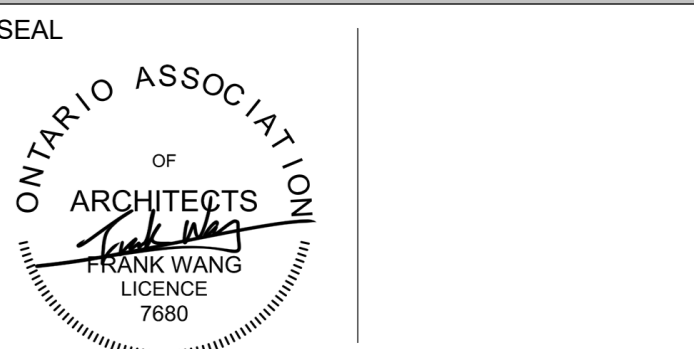
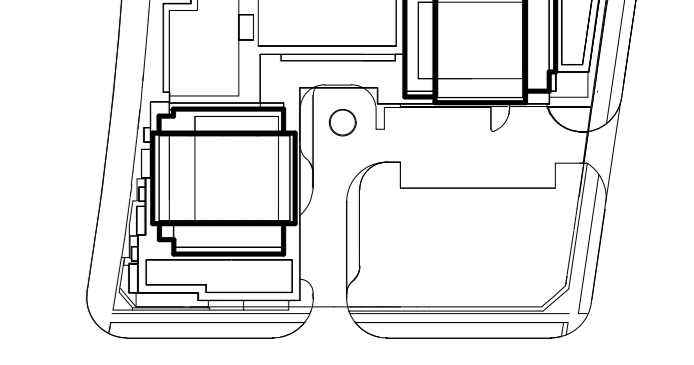
**STRUCTURAL ENGINEER**  
DIALOG  
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**LANDSCAPE ARCHITECT**  
Land Art Design  
52 Mimico Avenue, Studio B, Toronto, ON  
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Tel: (416) 840-0039 Fax:

**TRAFFIC CONSULTANT**  
LEA CONSULTING  
825 Cochrane Drive, 9th Floor, Markham, ON  
L3R 9R9  
Tel: (905) 470-0015 Fax:



2871 HIGHWAY 7  
PROPOSED MIXED-USE DEVELOPMENT

NORTH ELEVATION

DRAWN: P.S. CHECKED: G.J.  
PLOT DATE: 9/7/2022 10:07:41 PM

# SP-17

NORTH ELEVATION 1  
SCALE: 1:250

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

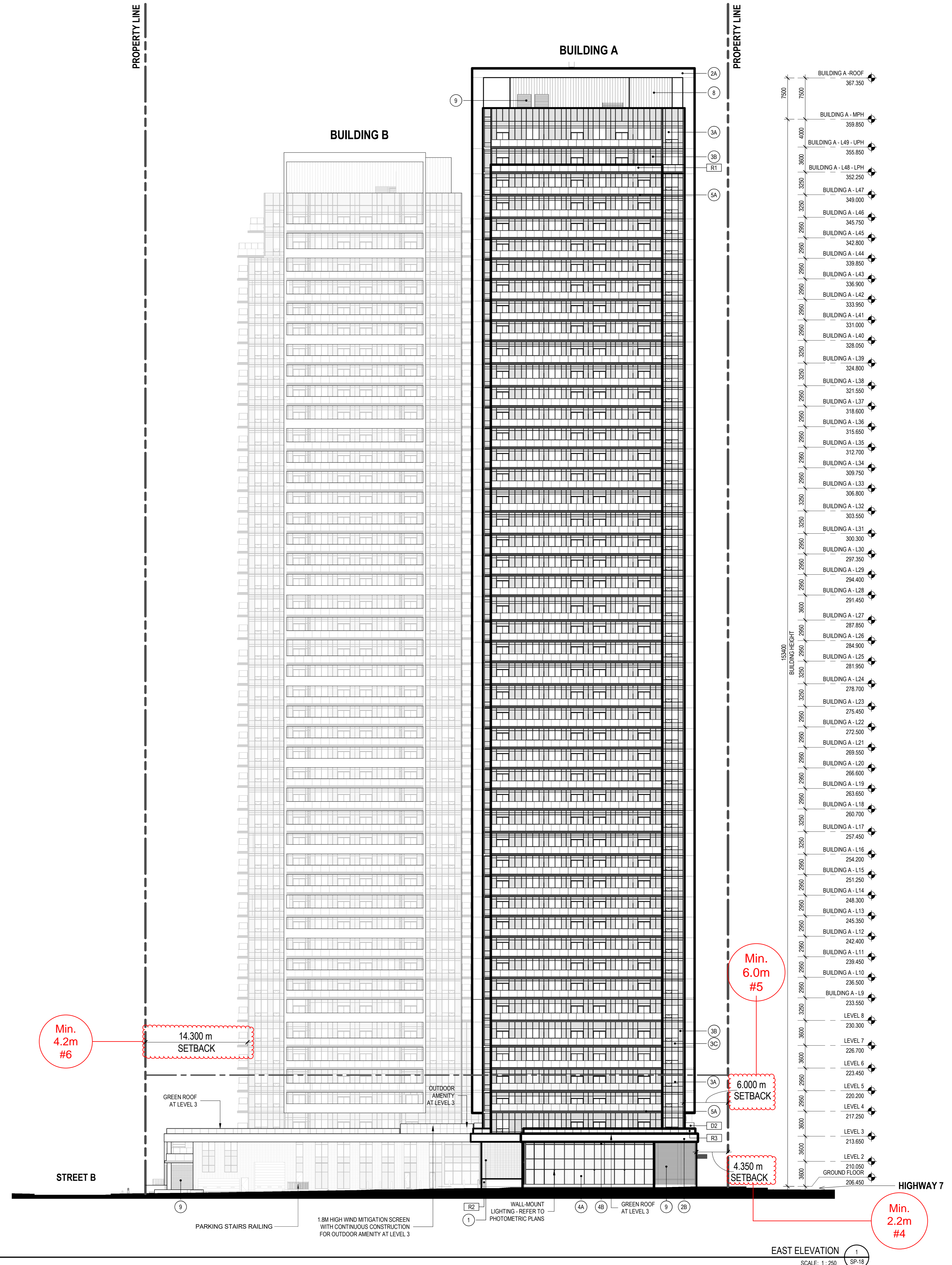
# A291/22

# DIALOG

## MATERIAL SCHEDULE

- 1 MASONRY - GRAY
- 2A PREFINISHED PERFORATED METAL CLADDING - OFF WHITE
- 2B PREFINISHED METAL CLADDING - OFF WHITE
- 2C PREFINISHED METAL CLADDING - BROWN
- 3A DOUBLE GLAZED PREFINISHED ALUMINUM WINDOW WALL SYSTEM
- 3B GLASS SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 3C PREFINISHED METAL SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 4A DOUBLE GLAZED CLEAR GLASS PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 4B GLASS SPANDREL ALUMINUM CURTAIN WALL SYSTEM
- 5A PREFINISHED METAL SLAB COVER - GRAY
- 5B PREFINISHED METAL SLAB COVER - OFF WHITE (MATCH WITH 2B)
- 6A PREFINISHED METAL OVERHEAD GARAGE DOOR - GRAY
- 6B PREFINISHED METAL SERVICE DOOR WITH GLASS PANEL
- 7 PREFINISHED METAL FLASHING - GRAY(MATCH WITH 3C)
- 8 PREFINISHED METAL PANEL SIDING - GRAY (MATCH WITH 3C)
- 9 PREFINISHED METAL LOUVER - GRAY (MATCH WITH 3C)
- 10 PREFINISHED ARCHITECTURAL EXHAUST LOUVER (MATCH WITH 3C)
- R1 PREFINISHED ALUMINUM RAILING WITH TINTED GLASS (MATCH WITH 3A)
- R2 PERFORATED METAL RAILING SYSTEM - OFF WHITE (MATCH WITH 2A)
- R3 PREFINISHED ALUMINUM TERRACE RAILING WITH TINTED GLASS - (MATCH WITH 3A)
- R4 PERFORATED METAL WIND SCREEN WITH CUSTOM PATTERN - OFF WHITE - (MATCH WITH 2A)
- R5 WIND SCREEN - CLEAR GLASS
- D1 PREFINISHED ALUMINUM BALCONY DIVIDER WITH FROSTED GLASS
- D2 PREFINISHED ALUMINUM TERRACE DIVIDER WITH FROSTED GLASS
- D3 WOOD DIVIDER - (MATCH WITH 2C)
- BIRD FRIENDLY TREATMENT ON GLASS

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres. [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



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  - 5 2021-02-26 OPA/ZBL/SPA SUBMISSION
  - 6 2021-12-10 REZONING
  - 7 2021-12-20 SPA SUBMISSION
  - 8 2022-08-30 SPA SUBMISSION
  - 9 2022-11-30 CoA SUBMISSION

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**CLIENT**  
193028 Ontario Inc.

**ARCHITECT**  
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Tel: 416.966.0220 Fax: (416) 966.0223

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DIALOG  
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M5V 3G8  
Tel: 416.966.0220 Fax: (416) 966.0223

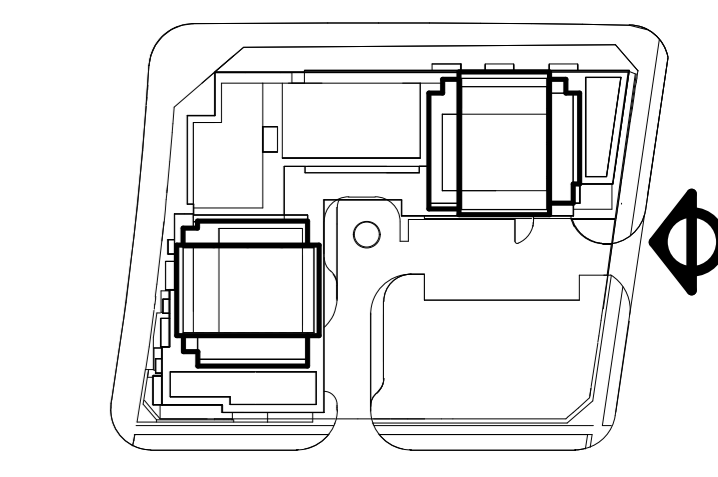
**MECHANICAL & ELECTRICAL ENGINEER**  
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**TRAFFIC CONSULTANT**  
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Tel: (905) 470.0015 Fax:

KEYPLAN



SEAL

ONTARIO ASSOCIATION OF ARCHITECTS  
MARK WANG  
LICENSE 7680

2871 HIGHWAY 7  
PROPOSED MIXED-USE DEVELOPMENT

EAST ELEVATION

DRAWN: P.S.  
PLOT DATE: 9/7/2022 9:41:31 PM  
CHECKED: G.J.

# SP-18

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

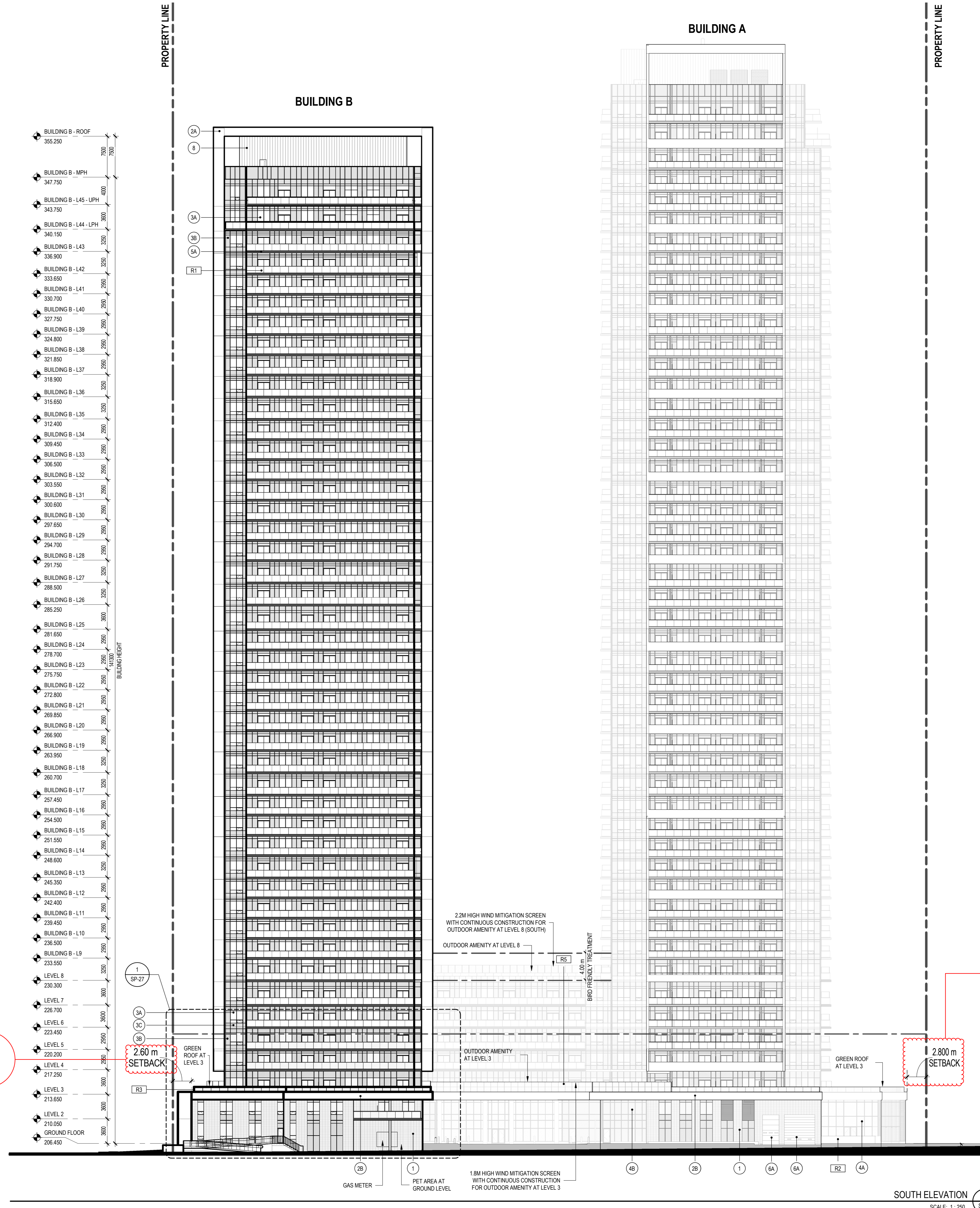
# A291/22

# DIALOG

## MATERIAL SCHEDULE

- 1 MASONRY - GRAY
- 2A PREFINISHED PERFORATED METAL CLADDING - OFF WHITE
- 2B PREFINISHED METAL CLADDING - OFF WHITE
- 2C PREFINISHED METAL CLADDING - BROWN
- 3A DOUBLE GLAZED PREFINISHED ALUMINUM WINDOW WALL SYSTEM
- 3B GLASS SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
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- 4B GLASS SPANDREL ALUMINUM CURTAIN WALL SYSTEM
- 5A PREFINISHED METAL SLAB COVER - GRAY
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- 6A PREFINISHED METAL OVERHEAD GARAGE DOOR - GRAY
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- 7 PREFINISHED METAL FLASHING - GRAY(MATCH WITH 3C)
- 8 PREFINISHED METAL PANEL SIDING - GRAY (MATCH WITH 3C)
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- R1 PREFINISHED ALUMINUM RAILING WITH TINTED GLASS (MATCH WITH 3A)
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3. The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres. [9(1473)]	To permit a minimum setback from any lot line or right-of-way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



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 Tel: 416.966.0220 Fax: (416) 966.0223

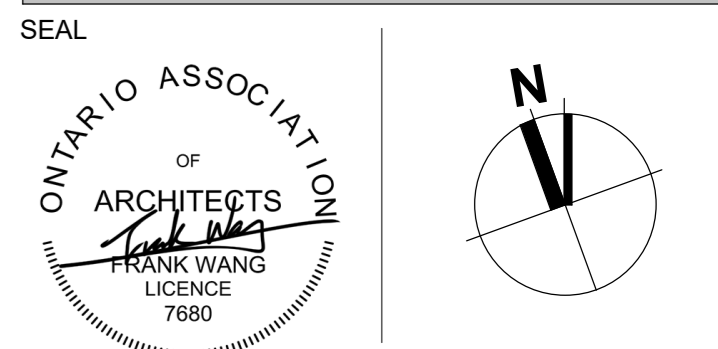
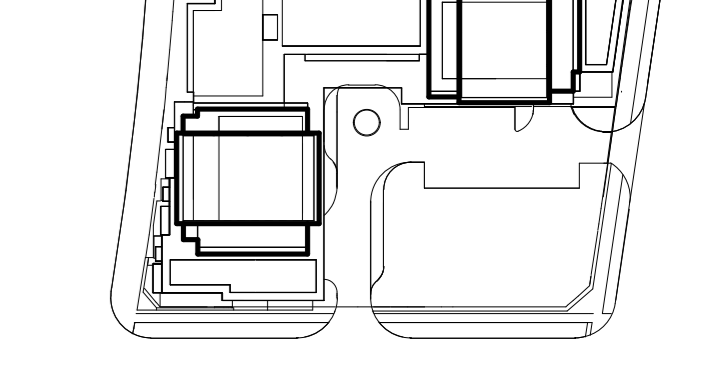
**STRUCTURAL ENGINEER**  
 DIALOG  
 500, St. John Street, Toronto, ON  
 M5V 3G8  
 Tel: 416.966.0220 Fax: (416) 966.0223

**MECHANICAL & ELECTRICAL ENGINEER**  
 M.V. Stone Associates Limited  
 1200 Eglinton Ave. E. North York, ON  
 M3C 1R8  
 Tel: 416.443.1995 Fax: (905)761-5589

**CIVIL ENGINEER**  
 Schaffer & Associates Ltd  
 8 Roméo, Concord, ON  
 L4K 4R3  
 Tel: (905) 738-6100 Fax: (905) 738-6875

**LANDSCAPE ARCHITECT**  
 Land Art Design  
 52 Mexico Avenue, Studio B, Toronto, ON  
 M5V 1R1  
 Tel: 416.840.0039 Fax:

**TRAFFIC CONSULTANT**  
 LEA CONSULTING  
 825 Cochrane Drive, 9th Floor, Markham, ON  
 L3R 9R9  
 Tel: (905) 470.0015 Fax:



2871 HIGHWAY 7  
 PROPOSED MIXED-USE  
 DEVELOPMENT

SOUTH ELEVATION

DRAWN: P.S.  
 PLOT DATE: 9/7/2022 9:43:21 PM  
 CHECKED: G.J.

# SP-19

SOUTH ELEVATION  
 SCALE: 1 : 250

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

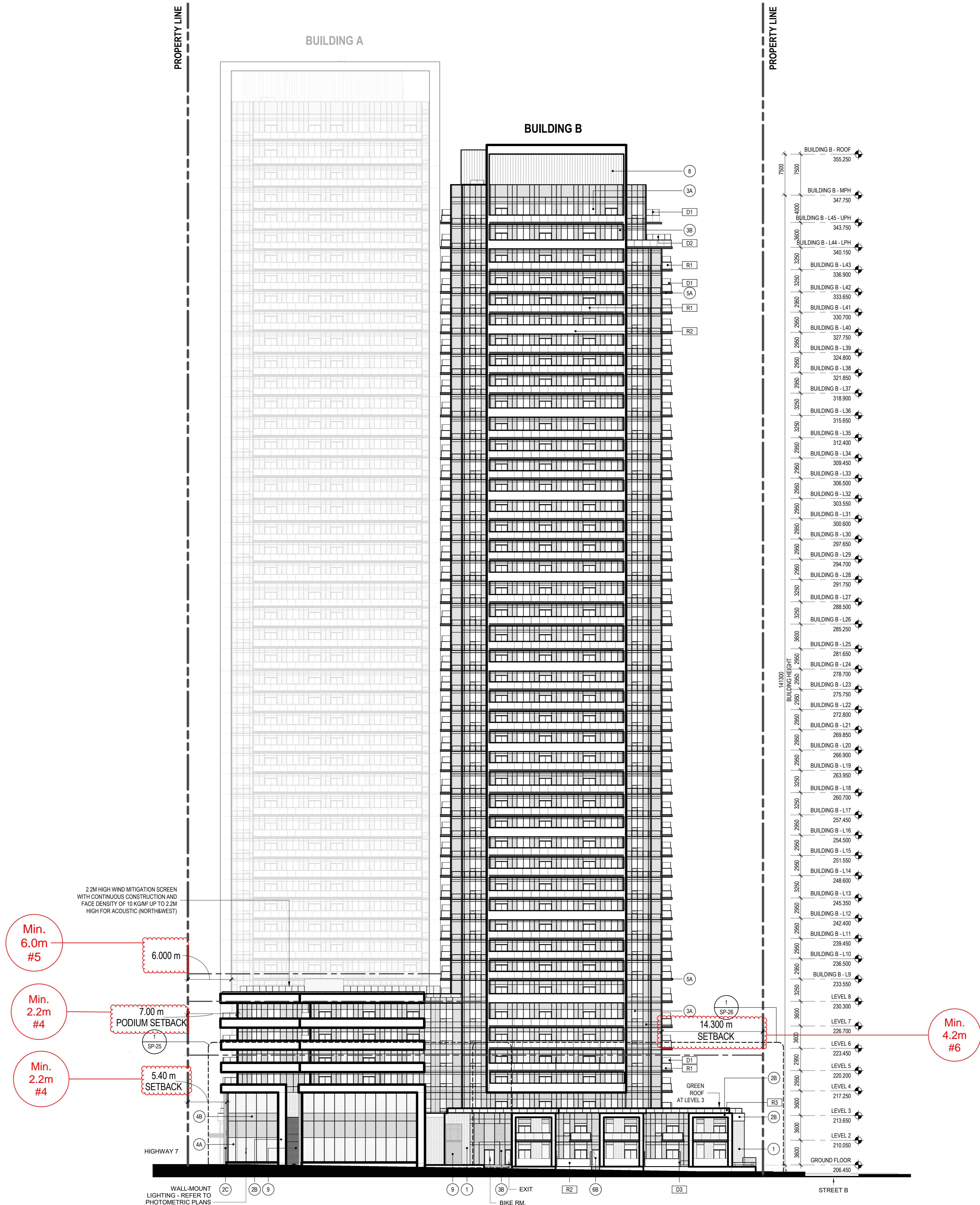
# A291/22

# DIALOG

## MATERIAL SCHEDULE

- 1 MASONRY - GRAY
- 2A PREFINISHED PERFORATED METAL CLADDING - OFF WHITE
- 2B PREFINISHED METAL CLADDING - OFF WHITE
- 2C PREFINISHED METAL CLADDING - BROWN
- 3A DOUBLE GLAZED PREFINISHED ALUMINUM WINDOW WALL SYSTEM
- 3B GLASS SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 3C PREFINISHED METAL SPANDREL PANEL ALUMINUM WINDOW WALL SYSTEM - GRAY
- 4A DOUBLE GLAZED CLEAR GLASS PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 4B GLASS SPANDREL ALUMINUM CURTAIN WALL SYSTEM
- 5A PREFINISHED METAL SLAB COVER - GRAY
- 5B PREFINISHED METAL SLAB COVER - OFF WHITE (MATCH WITH 2B)
- 6A PREFINISHED METAL OVERHEAD GARAGE DOOR - GRAY
- 6B PREFINISHED METAL SERVICE DOOR WITH GLASS PANEL
- 7 PREFINISHED METAL FLASHING - GRAY(MATCH WITH 3C)
- 8 PREFINISHED METAL PANEL SIDING - GRAY (MATCH WITH 3C)
- 9 PREFINISHED METAL LOUVER - GRAY (MATCH WITH 3C)
- 10 PREFINISHED ARCHITECTURAL EXHAUST LOUVER (MATCH WITH 3C)
- R1 PREFINISHED ALUMINUM RAILING WITH TINTED GLASS (MATCH WITH 3A)
- R2 PERFORATED METAL RAILING SYSTEM - OFF WHITE (MATCH WITH 2A)
- R3 PREFINISHED ALUMINUM TERRACE RAILING WITH TINTED GLASS - (MATCH WITH 3A)
- R4 PERFORATED METAL WIND SCREEN WITH CUSTOM PATTERN - OFF WHITE - (MATCH WITH 2A)
- R5 WIND SCREEN - CLEAR GLASS
- D1 PREFINISHED ALUMINUM BALCONY DIVIDER WITH FROSTED GLASS
- D2 PREFINISHED ALUMINUM TERRACE DIVIDER WITH FROSTED GLASS
- D3 WOOD DIVIDER - (MATCH WITH 2C)
- BIRD FRIENDLY TREATMENT ON GLASS

Zoning By-law 1-88	Variance requested
1. A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2. The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3. The minimum exterior side yard setback to Maplecote Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecote Road.
4. The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
6. The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7. The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.



- ISSUED FOR
- 1 2018-02-20 OPA / ZBL DRAFT PLAN OF SUBDIVISION
  - 2 2018-05-01 SPA SUBMISSION
  - 3 2018-10-29 SPA SUBMISSION
  - 4 2019-01-18 SPA REVISIONS
  - 5 2021-02-26 OPA/ZBL/SPA SUBMISSION
  - 6 2021-12-10 REZONING
  - 7 2021-12-20 SPA SUBMISSION
  - 8 2022-08-30 SPA SUBMISSION
  - 9 2022-11-30 CoA SUBMISSION

**METRIC**

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

**CLIENT**  
193028 Ontario Inc.

**ARCHITECT**  
DIALOG  
500, 35 John Street, Toronto, ON  
M5V 3G8  
Tel: (416) 966-0220 Fax: (416) 966-0223

**STRUCTURAL ENGINEER**  
DIALOG  
500, 35 John Street, Toronto, ON  
M5V 3G8  
Tel: (416) 966-0220 Fax: (416) 966-0223

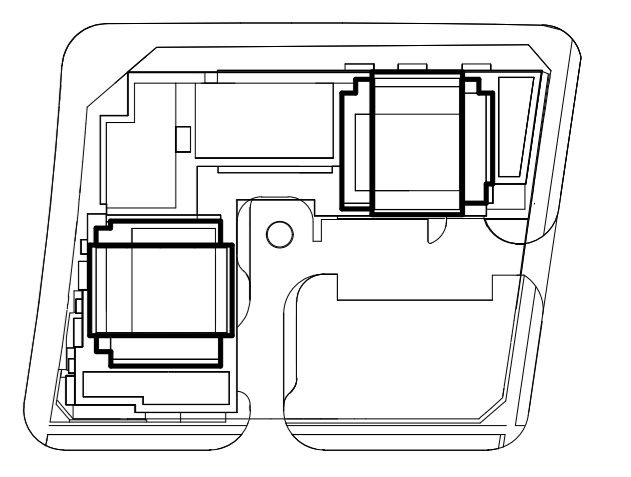
**MECHANICAL & ELECTRICAL ENGINEER**  
M.V. Stone Associates Limited  
1200 Eglinton Ave E. North York, ON  
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Tel: (416) 443-1995 Fax: (905) 761-5589

**CIVIL ENGINEER**  
Scheffer & Associates Ltd  
8 Roméo, Concord, ON  
L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875

**LANDSCAPE ARCHITECT**  
Landscape Design  
52 Mexico Avenue, Studio B, Toronto, ON  
M5V 1R1  
Tel: (416) 840-0039 Fax:

**TRAFFIC CONSULTANT**  
LEA CONSULTING  
825 Codrane Drive, 9th Floor, Markham, ON  
L3R 9R9  
Tel: (905) 470-0015 Fax:

**KEYPLAN**



SEAL  
ONTARIO ASSOCIATION OF ARCHITECTS  
LIANG WANG  
LIANG WANG  
7600

2871 HIGHWAY 7  
PROPOSED MIXED-USE DEVELOPMENT

WEST ELEVATION

DRAWN: P.S.  
PLOT DATE: 9/7/2022 9:45:12 PM  
CHECKED: G.J.

# SP-20

**SCHEDULE B: STAFF & AGENCY COMMENTS**

<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning Department  
**Date:** January 13, 2022  
**Name of Owner:** 1930328 Ontario Inc.  
**Location:** 2871 Highway 7  
**File No.(s):** A291/22

---

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

- 1) To permit a minimum of 0.4 parking spaces per dwelling unit.
- 2) To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m. per unit.
- 3) To permit a minimum exterior side yard setback of 2.2 m to Maplecrete Road.
- 4) To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 m.
- 5) To permit a minimum setback of 6.0 m from any lot line or right-of-way to Building A above the building height of 7.2 m.
- 6) To permit a minimum setback of 4.2 m from any lot line or right-of-way to Building B above the building height of 7.2 m.
- 7) To permit a maximum gross floor area of 846.1 m<sup>2</sup> for non-residential uses.

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

- 1) A minimum of 0.62 parking spaces per dwelling unit is required. [9(1473)]
- 2) The minimum combined common amenity area (indoor and outdoor) shall be 5,400 m<sup>2</sup>. [9(1473)]
- 3) The minimum exterior side yard setback to Maplecrete Road shall be 2.5 m. [9(1473)]
- 4) The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 m. [9(1473)]
- 5) The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 m shall be 10.7 m. [9(1473)]
- 6) The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 m shall be 4.3 m. [9(1473)]
- 7) The maximum gross floor area of 800 m<sup>2</sup> for non-residential uses is permitted. [9(1473)]

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct" by Volume 2, Section 11.12  
Vaughan Metropolitan Centre ('VMC') Secondary Plan.

**Comments:**Background

The Owner obtained Council's approval in 2019 for a mixed-use development consisting of ground floor commercial uses and 935 residential units across 3 buildings: Building A – 40-storeys, Building B – 34-storeys and Building C – 7-storeys, at a maximum FSI of 5.66, and a 22 m wide east-west public road. Since the original proposal (the "Original Development") the Owner submitted Official Plan and Zoning By-law Amendment Files OP.21.007 and Z.21.010 (the "New Development") to increase in the maximum building heights and adjust the width and ownership of the east-west road. Following public consultation and discussions with the VMC Program staff, Council approved the New Development in 2022 consisting of ground floor commercial and community uses and 1,257 residential units within 3 buildings: Building A – 49-storeys, Building B – 22-storeys, and Building C – 7-storeys with a new FSI of 6.97. The New Development also included changing the ownership of the required east-west local road from public to private and reduced its width from 22 m to 20 m.

Proposal

Since Council's approval of the New Development the Owner has decided to not proceed with Building C. The removal of Building C allows for the enlargement of Buildings A and B and the reconfiguration of the ground level landscaping, driveway access and surface parking. This current development revision (the "Proposal") is

reflected in Development Application File DA.18.037. During the VMC Program's review of the DA file the above noted variance were identified.

VMC GP Inc. (the 'Owner') is requesting permission to amend the approved mixed-use development in the VMC with the above noted variances. In support of this minor variance application the Owner has submitted a Planning Opinion Letter, prepared by MHBC Plan, dated November 1, 2022.

As application numbers OP.21.007, Z.21.010, 19T-18V005, and DA.18.037 for the Proposal were filed and deemed complete prior to October 20, 2021, being the date Council enacted Zoning By-law 001-2021, compliance with Zoning By-law 001-2021 is not required as per 1.6.3.3 of By-law 039-2022.

The Subject Lands are within the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). The vision of the VMCSP is to create a downtown area with a high population density guided by principles such as being transit-oriented, walkable, and accessible. Within the VMCSP, it is stated that transit-supportive parking standards for residential and non-residential uses are to be adopted by the City to promote non-automobile travel. To assist in implementing this policy direction, Section 3.8.1 of By-law 1-88 includes parking requirements recognizing the VMC as a high density and transit-orientated area. Development Planning and the VMC Program Staff are of the opinion that a parking rate of 0.40 spaces per dwelling unit (Variance 1) effectively utilizes existing infrastructure and is considered desirable and appropriate for the development of the land as it will encourage high-order transit and be aligned with the standards established in the VMCSP to help support high-density development.

To provide the Proposal with a degree of flexibility and reflect the residential units proposed per phase, Variance 2 requests the minimum amenity area be calculated per unit. Development Planning staff acknowledges the 5,400 m<sup>2</sup> represents the total amenity area across the entire Proposal site for a fixed number of units and that adjusting this number to a per unit calculation is a more accurate representation of the amenity space each unit requires and allows for a phased approach to construction. Additionally, Variances 3 to 7 deal with adjustments to building setbacks and maximum gross floor area for non-commercial uses. Development Planning and VMC Program staff have reviewed the reductions in setbacks, as well as the slight increase in gross floor area for non-residential uses and are of the opinion the integrity of the Development that Council approved is still intact. The variances are minor modifications that permit the overall design of the Proposal to function appropriately and maintain a setback distance that is consistent with other developments in the VMC.

The Development Planning Department has reviewed the application and is of the opinion that it 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.

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I  
David Harding, Senior Planner  
Monica Wu, Planner, VMC Program

**To:** Committee of Adjustment  
**From:** Sarah Scauzillo, Building Standards Department  
**Date:** December 1, 2022  
**Applicant:** 1930328 Ontario Inc.  
**Location:** 2871 Hwy 7  
 PLAN RP7977 Lot 3  
**File No.(s):** A291/22

**Zoning Classification:**

The subject lands are zoned C9(H) - Corporate Centre Zone and subject to the provisions of Exception 9(1473) under Zoning By-law 1-88, as amended.

<b>Zoning By-law 1-88</b>		<b>Variance requested</b>
1.	A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2.	The minimum combined common amenity area (indoor and outdoor) shall be 5,400m <sup>2</sup> . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3.	The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4.	The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5.	The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6.	The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7.	The maximum gross floor area of 800m <sup>2</sup> for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m <sup>2</sup> for non-residential uses.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

<b>Zoning By-law 1-88</b>	
1.	Based on the proposed unit count of 1132 Units and 846 sq.m of non-residential uses, a minimum of 646 parking spaces are required.

<b>General Comments</b>	
2.	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. Additional items have been identified through the Site Plan process and additional relief will may required.



**Conditions of Approval:**

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

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

**Date:** December 6<sup>th</sup> 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A291-22**

**Related Files:**

**Applicant** 1930328 Ontario Inc.

**Location** 2871 Highway 7



Discover the possibilities

### 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](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

**From:** [Development Services](#)  
**To:** [Lenore Providence](#); [Committee of Adjustment](#)  
**Subject:** [External] RE: A291/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, January 2, 2023 10:26:35 AM  
**Attachments:** [image002.png](#)  
[image004.png](#)

---

Hi Lenore,

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

Many thanks,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

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

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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



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

Please consider the environment before printing this email.

---

**From:** Lenore Providence <Lenore.Providence@vaughan.ca>  
**Sent:** Friday, December 2, 2022 3:07 PM  
**To:** rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Kristen Regier <Kristen.Regier@trca.ca>; engineeringadmin@powerstream.ca; TCenergy@mhbcpplan.com  
**Cc:** Christine Vigneault <Christine.Vigneault@vaughan.ca>  
**Subject:** A291/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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**MEETING DATE: JANUARY 26, 2023**  
**ADDRESS: 2871 HIGHWAY 7, CONCORD**

Hello,

Please email comments and recommendations on the above noted application to

[cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **January 10, 2023 or sooner**.

Should you have any questions or require additional information please contact the undersigned.

Regards

**Lenore Providence**

**Administrative Coordinator - Committee of Adjustment**

905-832-8585, ext. 8394 [Lenore.providence@vaughan.ca](mailto:Lenore.providence@vaughan.ca)

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

-



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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Applicant (Agent)	MHBC		11/01/23	Justification Letter

November 1, 2022

Committee of Adjustment  
Office of the City Clerk  
Vaughan City Hall, Level 100  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**RE: MINOR VARIANCE APPLICATIONS**  
**2871 HIGHWAY 7, VAUGHAN**  
**RELATED FILE NOS: OP.21.007 / Z.21.010 / 19T-18V005 / OP.18.005 / Z.18.009**  
**OUR FILE: 1512D**

---

On behalf of our client, 1930328 Ontario Inc., we are pleased to submit materials in support of the application for Minor Variances for the lands municipally addressed as 2871 Highway 7 (hereinafter the "Subject Lands").

A number of performance standards were included as part of the site-specific Zoning By-law (No. 157-2022), which require modification in order to be able to move forward with the development of this site. These standards reflect further refinements of the development that would afford a certain level of flexibility. It recognizes the changing condition of added units, residential and visitor parking, setbacks and step backs, modifying amenity areas and utilizing a gross floor area requirement on a per unit basis rather than having a total combined gross floor area denoting the amenity area.

### **Items Requiring Relief from the By-law**

The matters requiring further review and modification through minor variance include:

- the definition of gross floor area
- the minimum parking rate per dwelling unit
- the minimum parking rate for visitor parking
- to specifically identify parking for the Community Hub, per Section 37
- to separate out the dwelling unit numbers in Buildings A/B from Building C
- to provide a minimum amenity area requirement per dwelling unit
- the minimum exterior setback from Maplecrete
- the minimum step back from Buildings A/B
- the minimum step back from Building B to the west property line

## **Proposed Committee of Adjustment “Variance Request” Wording & Rationale**

### Gross Floor Area

Whereas the definition of Gross Floor Area (“GFA”) in Zoning By-law 1-88 means “the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure;”; **in order to permit** the definition of GFA from Zoning By-law 001-2021, (*Ed. Note- as proposed to be modified below, shown in red*), meaning “the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room **and shafts**, electrical room, elevator shaft, refuse chute **and rooms**, escalators, **exit stairs**, vehicle and bicycle parking areas, loading areas located above or below grade, **ramps, as well as excluding the mezzanine for non-residential uses.**”

*Rationale:* It is appropriate and reasonable to align the current by-law affecting the site to the approved By-law 001-2021 definition of GFA. This will ensure consistency in approach when applying the definition.

### Residential Parking Requirement

Whereas site-specific Zoning By-law 157-2022 requires residential parking spaces be provided at 0.624 spaces per dwelling unit; **in order to permit** a minimum of 0.40 spaces per dwelling unit.

*Rationale:* The reduced parking ratio reflects recently granted permissions in the VMC as well as the ratio found in By-law 001-2021 for apartment dwelling units.

### Visitor Parking Requirement

Whereas site-specific Zoning By-law 157-2022 requires residential visitor parking spaces to be provided at 0.155 spaces per dwelling unit; **in order to permit** a minimum of 0.15 spaces per dwelling unit.

*Rationale:* The reduced parking ratio reflects recently granted permissions in the VMC as well as the ratio found in By-law 001-2021 for apartment dwelling units.

Whereas site-specific Zoning By-law 157-2022 requires non-residential parking spaces to be provided at 2 spaces per 100 m<sup>2</sup> of gross floor area and does not specify a parking requirement for the Community Hub; **in order to permit** a maximum of 6 parking spaces for the Community Hub per Section 37.

*Rationale:* As a specific requirement for this property, a Community Hub was provided for in the Section 37 agreement. The specific parking requirements for this use were not identified in the by-law amendment. Six parking spaces for this use is appropriate and reasonable.

### Dwelling Units in Buildings A/B

Whereas site-specific Zoning By-law 157-2022 permits a maximum of 1,257 dwelling units on the Subject Lands without identifying a unit count for each building; **in order to permit** a maximum of 1,140 dwelling units in Buildings A/B.

*Rationale:* The intent of this request is to specify the specific permission for Buildings A and B within the overall unit cap of 1,257 dwelling units. This specificity will assist in the phasing of the development.



Amenity Area

Whereas site-specific Zoning By-law 157-2022 permits a minimum combined common amenity area (indoor and outdoor) of 5,400 m<sup>2</sup>; **in order to permit** an amenity area (indoor and outdoor) of 4 m<sup>2</sup> per residential dwelling unit.

*Rationale:* The requirement specified a specific amount be provided, which does not lend itself to a phased development of the lands (i.e. to meet the by-law requirement the entirety of the 5,400 m<sup>2</sup> would need to be provided in the first phase). As such it is proposed to provide this on a per dwelling unit basis to ensure an appropriate amount is provided for through the phasing and spread across all phases of development.

Setbacks

Whereas site-specific Zoning By-law 157-2022 requires a minimum exterior yard setback of 2.5 metres from Maplecrete Road; **in order to permit** a minimum exterior yard setback of 2.2 metres from Maplecrete Road.

Whereas site-specific Zoning By-law 157-2022 requires a minimum setback of 2.6 metres from any lot line or right-of-way to Buildings A/B; **in order to permit** a minimum setback of 2.2 metres from any lot line or right-of-way to Buildings A/B.

Whereas site-specific Zoning By-law 157-2022 requires a minimum setback from any lot line or right-of-way of 10.7 metres above a building height of 7.2 metres for Building A; **in order to permit** a minimum setback from any lot line or right-of-way of 6.0 metres above a building height of 7.2 metres for Building A.

Whereas site-specific Zoning By-law 157-2022 requires a minimum setback from any lot line or right-of-way of 4.3 metres above a building height of 7.2 metres for Building B; **in order to permit** a minimum setback from any lot line or right-of-way of 6.0 metres above a building height of 7.2 metres for Building B.

*Rationale:* Through the ongoing design review minor modifications to the setbacks are required. These changes do not change the overall design intent of the building and continue to maintain the intent and purpose of the by-law to provide for appropriate setbacks for the intensification of the site in the VMC.

Overall, it is our opinion that the proposed variances, individually and collectively, meet the four criteria for approval as set out in Section 45(1) of the *Planning Act*.

If you have any questions or require anything further, please do not hesitate to contact the undersigned at your convenience.

Yours truly,

**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner



Maire Stea, BES  
Intermediate Planner

Encl.

cc: Clients