

2871 Highway 7 West


Minor Variance Application – A291/22

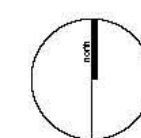
February 23, 2023

5:00 p.m.

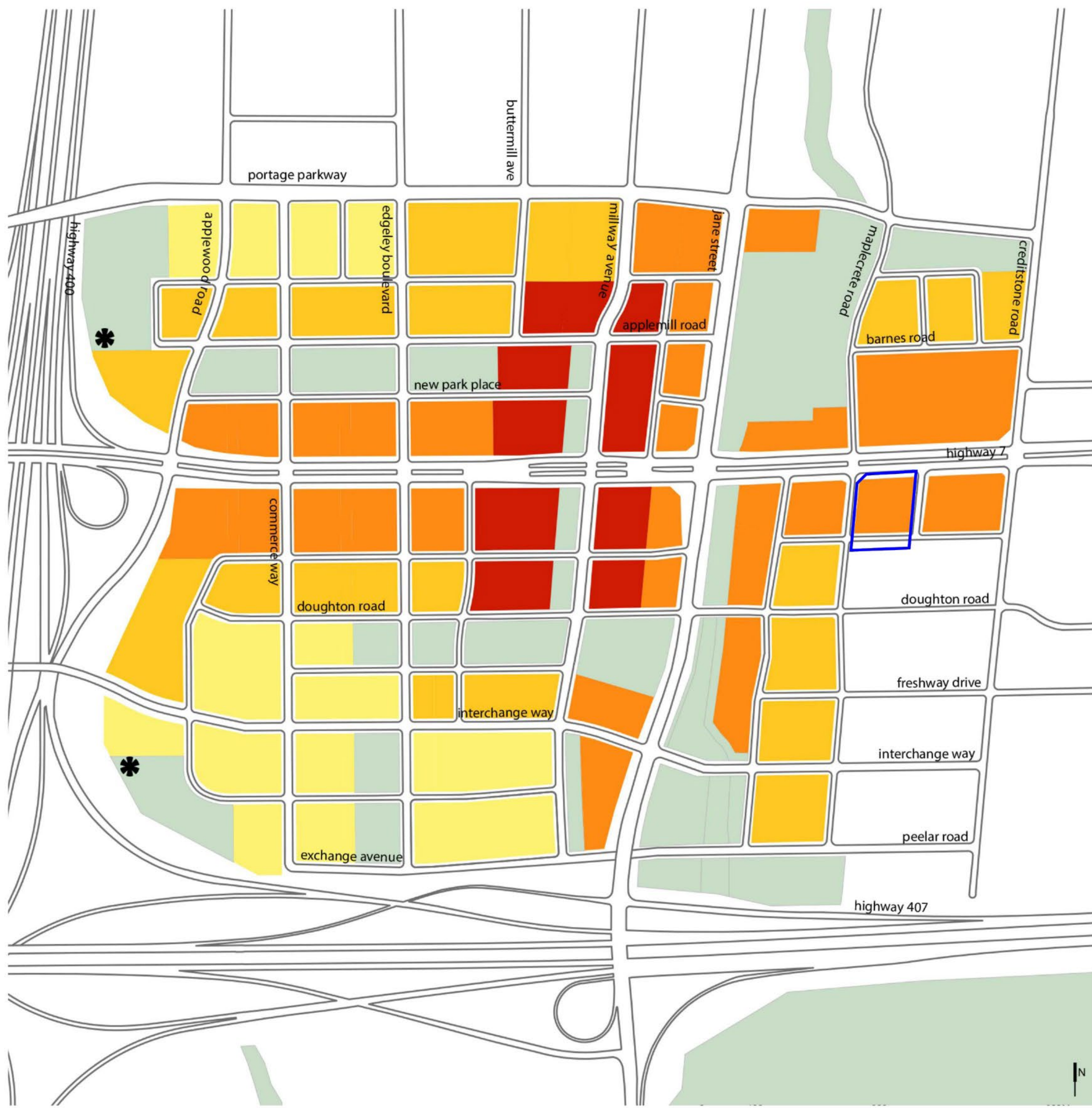
Hybrid Hearing



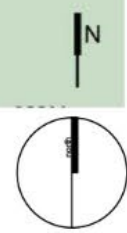
 Subject Lands



Location Map



- Subject Lands
- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- see policy 6.3.2



VMC Secondary Plan Map



- Subject Lands
- Approved Development
- Proposed Development

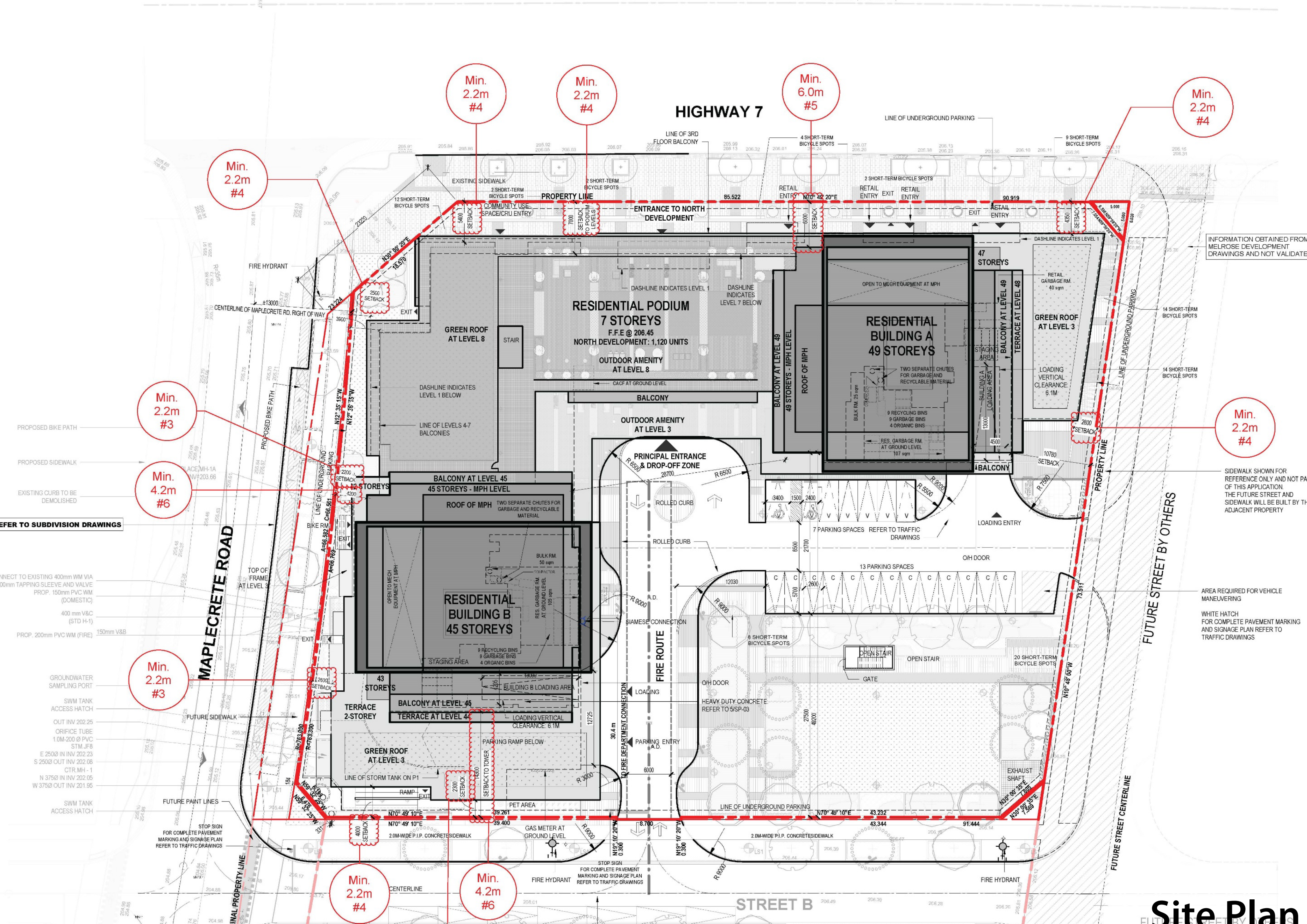


Surrounding Developments Map



Rendering of Proposal

HIGHWAY 7



REFER TO SUBDIVISION DRAWINGS

INFORMATION OBTAINED FROM MELROSE DEVELOPMENT DRAWINGS AND NOT VALIDATED.

SIDEWALK SHOWN FOR REFERENCE ONLY AND NOT PART OF THIS APPLICATION. THE FUTURE STREET AND SIDEWALK WILL BE BUILT BY THE ADJACENT PROPERTY.

AREA REQUIRED FOR VEHICLE MANEUVERING
WHITE HATCH FOR COMPLETE PAVEMENT MARKING AND SIGNAGE PLAN REFER TO TRAFFIC DRAWINGS

- CONNECT TO EXISTING 400mm WM VIA 200mm TAPPING SLEEVE AND VALVE
- PROP. 150mm PVC WM (DOMESTIC)
- 400 mm V&C (STD H-1)
- PROP. 200mm PVC WM (FIRE) 150mm V&B
- GROUNDWATER SAMPLING PORT
- SWM TANK ACCESS HATCH
- OUT INV 202.25
- ORIFICE TUBE 1.0M-200 @ PVC STM JF8
- E 250 @ INV 202.23
- S 250 @ INV 202.08
- CTR MH - 1
- N 375 @ INV 202.05
- W 375 @ INV 201.95
- SWM TANK ACCESS HATCH
- FUTURE PAINT LINES
- STOP SIGN FOR COMPLETE PAVEMENT MARKING AND SIGNAGE PLAN REFER TO TRAFFIC DRAWINGS

Site Plan

Requested Variances

Site Plan #	Zoning By-law 1-88 (Site-specific Zoning By-law No. 157-2022)	Variance Requested	Difference Requested in Variance	Rationale
1.	A minimum of 0.624 parking spaces per dwelling unit is required.	To permit a minimum of 0.4 parking spaces per dwelling unit.	0.224 spaces	The request to reduce the parking rate is consistent with the VMC By-law standard of 0.40 spaces per dwelling unit.
2.	The minimum combined common amenity area (indoor and outdoor) shall be 5,400m ² .	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.	Total area to per unit requirement	Requesting to provide this space based on a per unit requirement, consistent with other developments in the VMC, as well as the comprehensive Zoning By-law.
3.	The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres.	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.	0.3 metres	The variances are minor adjustments that reflect refinement of the building design since June 2022. The overall intent of the Council Decision is being maintained and the project will continue to be a positive addition to the urbanization of the VMC.
4.	The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres.	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.	0.4 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.	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.	4.7 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.	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.	0.1 metre	
7.	The maximum gross floor area of 800m ² for non- residential uses is permitted.	To permit a maximum gross floor area of 846.1 m² for non-residential uses.	46.1 m ²	

Meet the Tests under Section 45(1)

The development aligns with the goals of Provincial Policy and the direction provided by the Province to optimize land and infrastructure.

1. The variances meet the general intent and purpose of the Vaughan Official Plan. They implement the vision established by Council through the VMC Secondary Plan and the specific approval adopted in June 2022.
2. The variances meet the general intent and purpose of the Zoning By-law. They implement the Official Plan permission as established by the site-specific by-law adopted in June 2022. The requested variances represent refinements based on further design review by the proponent and City staff.
3. The development is desirable and appropriate for the use of the land. No undue adverse impacts will occur on site or on adjacent properties as a result of the variances.
4. The variances are minor in nature from a numeric and impact perspective, both individually and collectively. Approval of the variances represents good planning and is in the public interest.

THANK YOU

For more information, please contact:

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