

<b>ITEM: 6.25</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A323/22 8470 Hwy 27 Vaughan</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)	<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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/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 checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

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

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision	Decision Outcome

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

	MM/DD/YYYY	
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A323/22  
8470 Hwy 27 Vaughan**

<b>ITEM NUMBER: 6.25</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	1877300 Ontario Inc.
<b>AGENT:</b>	Adam Grossi
<b>PROPERTY:</b>	8470 Hwy 27 Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the following: <ul style="list-style-type: none"> <li>• The uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands;</li> <li>• A partial second storey addition to the existing office building; and</li> </ul> To facilitate related Site Plan Application DA.22.053.

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

**The subject lands are zoned SC- Service Commercial under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	The proposed uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre are not permitted on the subject lands [Table 9-2].	To permit the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands.
2	A minimum lot frontage of 35 metres is required [Table 9-3].	To permit a minimum lot frontage of 22.61 metres.
3	A minimum interior side yard of 6.0 metres is required [Table 9-3].	To permit a minimum interior side yard of 1.81 metres.
4	A maximum lot coverage of 40% is permitted [Table 9-3].	To permit a maximum lot coverage of 40.5%.
5	A minimum landscaped area of 10% is required [Table 9-3].	To permit a minimum landscaped area of 6%.
6	A minimum of 72 parking spaces are required [Table 6-2 (Shopping Centre, Other Zones)].	To permit a minimum of 62 parking spaces.

**The subject lands are zoned C7- Service Commercial Zone and subject to the provisions of Exception 9(1173) under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
7	A minimum lot area of 8,000 m <sup>2</sup> is required [Schedule A].	To permit a minimum lot area of 3,385 m <sup>2</sup> .
8	A minimum lot frontage of 65 metres is required [Schedule A].	To permit a minimum lot frontage of 22.61 metres
9	A minimum interior side yard of 6.0 metres is required [Schedule A].	To permit a minimum interior side yard of 1.81 metres.
10	A minimum rear yard of 22 metres is required [Schedule A].	To permit a minimum rear yard of 19.33 metres.
11	A minimum parking space size of 2.7 m x 6.0 m is required [Section 2.0, definition of Parking Space].	To permit a minimum parking space size of 2.7 m x 5.7m.
12	A minimum of 123 parking spaces are required [Section 3.8 a), Shopping Centre].	To permit a minimum of 62 parking spaces.
13	A minimum landscaped area of 10% is required [Section 3.13].	To permit a minimum landscaped area of 6%.

## 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

**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 9, 2023	
<b>Date Applicant Confirmed Posting of Sign:</b>	February 6, 2023	
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The proposed addition necessitates an additional approval to carry forward the previous Minor Variance approval granted in 2021 (A187/21). Additionally, the City's new Zoning By-law No. 001-2021 came into effect in the time between the previous approval and the subject application being made, resulting in non-compliance for previously approved aspects of the building.	
<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>	General Comments	
<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.

<b>Development Planning Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"><li>1. That all comments on Site Development Application DA.22.053 be addressed to the satisfaction of the Development Planning Department.</li><li>2. That Variance #1, permitting the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands, be restricted to a temporary approval of ten (10) years from the effective date of By-law 001-2021 (October 20, 2031).</li></ol>
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## DEVELOPMENT ENGINEERING COMMENTS

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

The Transportation Engineering Division has reviewed the submitted the parking study, prepared by nexTrans dated January 18, 2023, in support of the subject development with a reduced parking supply of 62 spaces comparing to City's by-law 01-2021 parking requirement of 72 spaces. The submitted study concludes that the proposed parking supply would be enough for development's specific requirements since the proposed rates are justified based on the detailed parking study/survey conducted on similar types of facilities located in City of Vaughan and City of Markham. The proposed parking supply is found adequate based on the supporting analysis provided in the consultant's report. The Transportation Engineering Division agrees with the conclusions reached in the Parking Study and have no objection with the proposed parking and variance application. It may also be noted that City of Vaughan has adopted reduced rates of parking in the areas with high density development and the developments located in areas with good transit service, as good transit service reflects relatively lower parking demand. The site is served by YRT buses, in addition development will also provide secured bicycle facility within the development.

The Development Engineering (DE) Department does not object to the variance application A323/22 subject to the following condition:

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.053) from the Development Engineering (DE) Department.
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## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment at this time.

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

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

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

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

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

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

No comments or concerns

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

No comments received to date

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

Comments: Updated Permit required or revisions to existing permit required. Ensure owners and or contractors are conducting this work under the permit process.

<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
1	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	1. That all comments on Site Development Application DA.22.053 be addressed to the satisfaction of the Development Planning Department. 2. That Variance #1, permitting the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands, be restricted to a temporary approval of ten (10) years from the effective date of By-law 001-2021 (October 20, 2031).
2	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.053) from the Development Engineering (DE) Department.

## 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.

## IMPORTANT INFORMATION – PLEASE READ

**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.

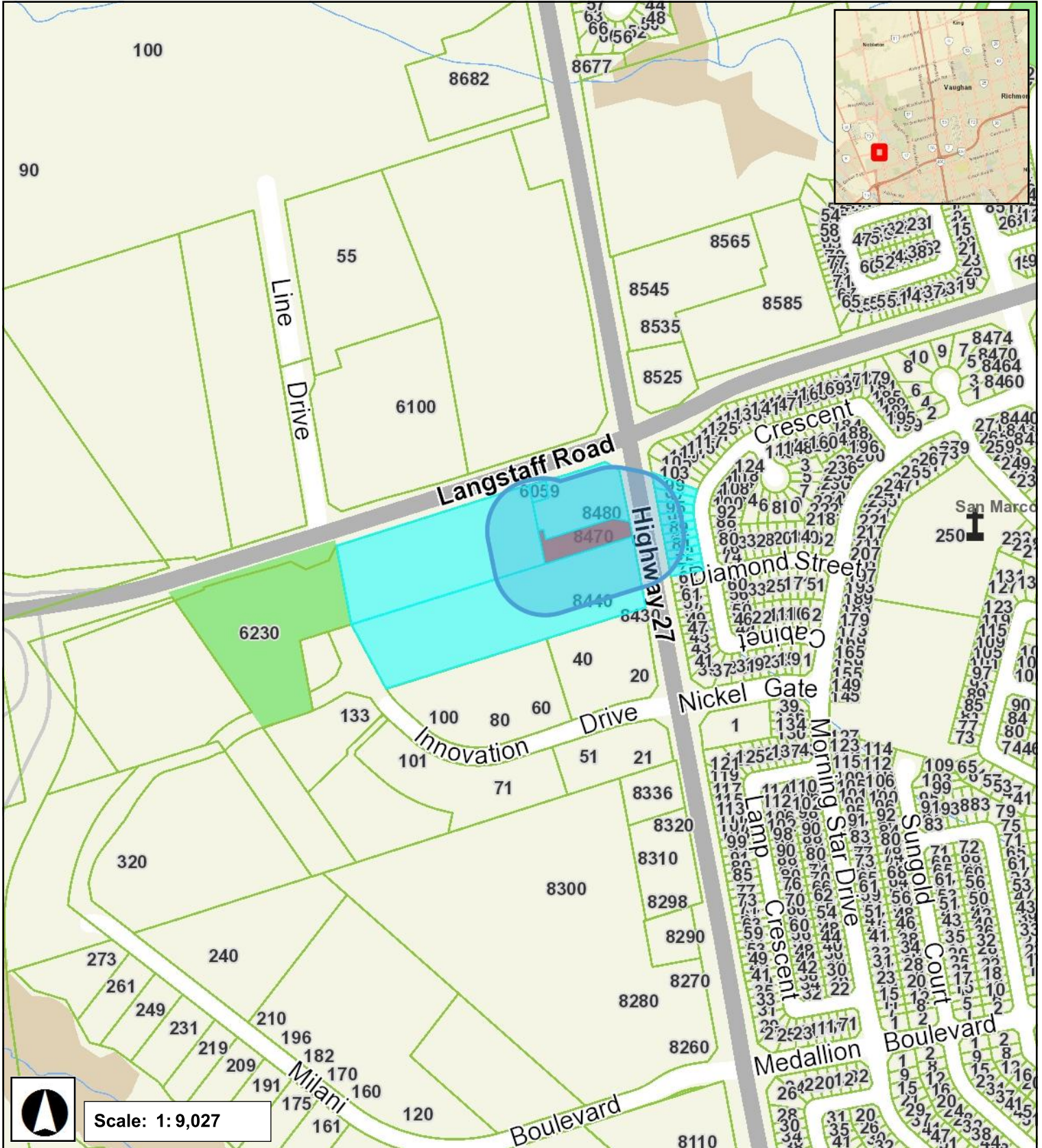
**SCHEDULE A: DRAWINGS & PLANS**





# LOCATION MAP - A323/22

8470 HIGHWAY 27, VAUGHAN



# MINOR VARIANCE SKETCH

## 8470 HIGHWAY 27

JANUARY 5, 2023

### A323/22

PLANS PREPARED BY APPLICANT

LANGSTAFF ROAD

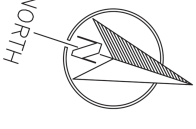
EXISTING  
TRANSIT  
STOP

**pml.A**

patrick markus luckie, Architect

728 BOND STREET, MISSISSAUGA, ON L4N 1G4 • TEL: (416) 883 8100

An original, unperfected, signed document and design produced by the architect or a person acting on behalf of the architect, and intended to be used for the construction of the project, shall be deemed to be a true and correct copy of the original drawing. The architect or a person acting on behalf of the architect, shall be responsible for the accuracy and completeness of the information and data provided in the drawing. The architect or a person acting on behalf of the architect, shall not be responsible for the accuracy and completeness of the information and data provided by others. The architect or a person acting on behalf of the architect, shall not be responsible for the accuracy and completeness of the information and data provided by others. The architect or a person acting on behalf of the architect, shall not be responsible for the accuracy and completeness of the information and data provided by others.



CONTEXT PLAN (N.T.S.)

### STATISTICS

ZONING: C7

LOT SPECIFICS (SEVERED LOT ONLY)  
 LOT FRONTAGE\* 22.61 M  
 LOT DEPTH 116.388 M  
 LOT AREA\* 3,385 SQM 0.8 ac

BLDG (LOT COVERAGE)  
 PAVED 1,370 40%  
 OTHER (INCL. SIDEWALK) 1,520 45%  
 494 15%

LANDSCAPE\* 194 6% (10% REQ'D)

GFA  
 1st FLOOR OFFICE 1,370 SQM  
 2nd FLOOR OFFICE 677 SQM  
 TOTAL 2,047 SQM

YARDS  
 FRONT 9.0m  
 REAR\* 22.0m  
 SIDE (S)\* 6.0m  
 SIDE (N) 6.0m

HEIGHT (2-STORY PROPOSED)  
 MAXIMUM PERMITTED 11.00m  
 PROPOSED 8.75m

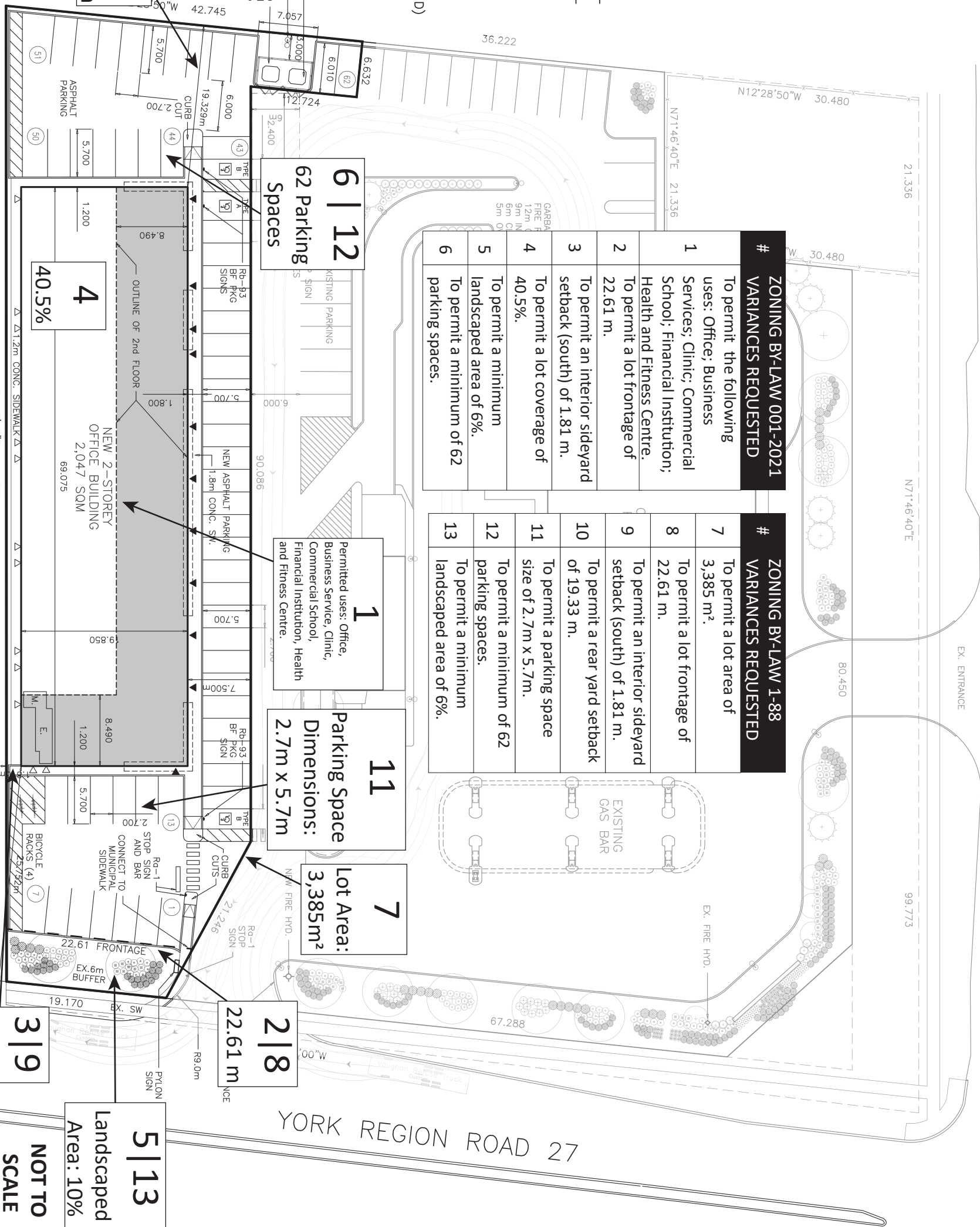
PARKING

OFFICE USES  
 2,047 SQM @ 3.5/100 SQM = 72 REQUIRED  
 62 SPACES PROVIDED\*

3 ACCESSIBLE PARKING SPACES PROVIDED  
 1 TYPE A, 2 TYPE B

\* ASTERISK REPRESENTS ZONING DEFICIENCIES  
 APPROVED UNDER MINOR VARIANCE A187/21

#	ZONING BY-LAW 001-2021 VARIANCES REQUESTED	#	ZONING BY-LAW 1-88 VARIANCES REQUESTED
1	To permit the following uses: Office; Business Services; Clinic; Commercial School; Financial Institution; Health and Fitness Centre.	7	To permit a lot area of 3,385 m <sup>2</sup> .
2	To permit a lot frontage of 22.61 m.	8	To permit a lot frontage of 22.61 m.
3	To permit an interior sideyard setback (south) of 1.81 m.	9	To permit an interior sideyard setback (south) of 1.81 m.
4	To permit a lot coverage of 40.5%.	10	To permit a rear yard setback of 19.33 m.
5	To permit a minimum landscaped area of 6%.	11	To permit a parking space size of 2.7m x 5.7m.
6	To permit a minimum of 62 parking spaces.	12	To permit a minimum of 62 parking spaces.
		13	To permit a minimum landscaped area of 6%.



YORK REGION ROAD 27

**218** 22.61 m  
**219** 1.81 m  
**319** 1.81 m  
**513** Landscaped Area: 10%  
**NOT TO SCALE**  
**A-0.1**  
 1 SITE PLAN

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 PATRICK MARKUS LUCKIE ARCHITECTS  
 LANGSTAFF & 27 PART 3-840 HIGHWAY 27 WOODBINE, ONTARIO

**PROJ. NO.:** 18-10  
**DATE:** 18-10  
**SCALE:** A-0.1

**REVISIONS:**  
 1. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 2. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 3. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 4. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 5. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 6. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 7. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 8. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 9. DATE: 18-10. DESCRIPTION: INITIALS: [ ]  
 10. DATE: 18-10. DESCRIPTION: INITIALS: [ ]

<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	X	X	X	Recommend Approval w/Conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** February 21, 2023  
**Name of Owner:** 1877300 Ontario Inc.  
**Location:** 8470 Highway 27  
**File No.(s):** A323/22

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

1. To permit the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands.
2. To permit a minimum lot frontage of 22.61 m.
3. To permit a minimum interior side yard of 1.81 m.
4. To permit a maximum lot coverage of 40.5%.
5. To permit a minimum landscaped area of 6%.
6. To permit a minimum of 62 parking spaces.

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

1. The proposed uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre are not permitted on the subject lands.
2. A minimum lot frontage of 35 m is required.
3. A minimum interior side yard of 6.0 m is required.
4. A maximum lot coverage of 40% is permitted.
5. A minimum landscaped area of 10% is required.
6. A minimum of 72 parking spaces are required.

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

7. To permit a minimum lot area of 3,385 m<sup>2</sup>.
8. To permit a minimum lot frontage of 22.61 m.
9. To permit a minimum interior side yard of 1.81 m.
10. To permit a minimum rear yard of 19.33 m.
11. To permit a minimum parking space size of 2.7 m x 5.7 m.
12. To permit a minimum of 62 parking spaces.
13. To permit a minimum landscaped area of 6%.

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

7. A minimum lot area of 8,000 m<sup>2</sup> is required.
8. A minimum lot frontage of 65 m is required.
9. A minimum interior side yard of 6.0 m is required.
10. A minimum rear yard of 22 m is required.
11. A minimum parking space size of 2.7 m x 6.0 m is required.
12. A minimum of 123 parking spaces are required.
13. A minimum landscaped area of 10% is required.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"

**Comments:**

The Owner is requesting relief to permit the second storey addition to the previously approved one-storey multi-unit office building, and recognize the previously created lot, with the above noted variances.

Site Development Application DA.18.045, approved on March 10<sup>th</sup>, 2022, permitted the development of the one-storey office building with 62 parking spaces on the subject lands. Associated Consent Application B015/21 and Minor Variance Application A187/21 were also approved, facilitating the creation of the lot for the office building and implementing site-specific development standards for the proposed development.

The Owner submitted Site Development Application DA.22.053 on August 26<sup>th</sup>, 2022, to facilitate the development of a second storey addition to the building, which is currently under review.

The Development Planning Department has no objection to Variance 1 to permit the above noted proposed uses for the site. The requested uses, permitted under By-law 1-88, are allowed to continue on the main floor for a period of up to 10 years under the transition provisions of By-law 001-2021. As Site Development Application DA.18.045 was filed prior to the effective date of Zoning By-law 2021. Section 1.6.3.2 (b) of Zoning By-law 001-2021 recognizes:

“after the conditions of site plan approval or final site plan approval is received for a project that qualifies under Section 1.6.3.2.1, a building permit for that project may be issued if the project in question and the building permit application for the project complies with the provisions of Zoning By-law 1-88, as amended, as it read on the effective date of this By-law, the site plan approval, and all approved minor variances.”

The proposed uses are also in operation within similar multi-unit buildings on nearby lands. As such, the proposed uses will not cause adverse impacts to the function of the subject lands or surrounding area and are desirable for the neighbourhood. The effect of the Variance 1 will be to: 1) permit the second floor to utilize uses permitted on the first floor, and 2) allow the continuation of uses on the main floor past the 10 year transition period. A condition is recommended such that the second point does not occur, and the site as a whole continues to be bound to the transition provisions.

The Development Planning Department has no objection to Variances 2, 3, 4, 5, 7, 8, 9, 10 and 13 to permit the existing site-specific standards to facilitate the proposed development. The Department previously supported Minor Variance Application A187/21 on the subject lands, which the Committee of Adjustment subsequently approved, to facilitate the one-storey development proposed by DA.18.045. DA.22.053 is now required to seek relief to recognize the existing site-specific standards as the Site Plan containing the partial second storey addition does not match the original sketch submitted with Minor Variance Application A187/21. The requested variances remain consistent with what was previously approved by the Committee with the exception of Variance 3. For Variance 3, no adverse impacts are anticipated to the south with the addition of the second storey, as the abutting use is a parking lot for a banquet hall.

The Development Planning Department has no objection to Variances 6, 11, and 12 for the proposed number of parking spaces and parking space size, given that the proposal has been reviewed by the Transportation Engineering Division of the Development Engineering Department and they have no concerns.

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

**Recommendation:**

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

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That all comments on Site Development Application DA.22.053 be addressed to the satisfaction of the Development Planning Department.
2. That Variance #1, permitting the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands, be restricted to a temporary approval of ten (10) years from the effective date of By-law 001-2021 (October 20, 2031).

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
David Harding, Senior Planner

**To:** Committee of Adjustment  
**From:** Lindsay Haviland, Building Standards Department  
**Date:** January 9, 2023  
**Applicant:** 1877300 Ontario Inc.  
**Location:** 8470 Hwy 27  
 CONC 9 Part of Lot 10  
 PLAN 65R39657 Parts 1, 13, 14, 16, 17 and 20  
**File No.(s):** A323/22

**Zoning Classification:**

The subject lands are zoned SC- Service Commercial under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The proposed uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre are not permitted on the subject lands [Table 9-2].	To permit the uses of Office, Business Service, Clinic, Commercial School, Financial Institution and Health and Fitness Centre on the subject lands.
2	A minimum lot frontage of 35 metres is required [Table 9-3].	To permit a minimum lot frontage of 22.61 metres.
3	A minimum interior side yard of 6.0 metres is required [Table 9-3].	To permit a minimum interior side yard of 1.81 metres.
4	A maximum lot coverage of 40% is permitted [Table 9-3].	To permit a maximum lot coverage of 40.5%.
5	A minimum landscaped area of 10% is required [Table 9-3].	To permit a minimum landscaped area of 6%.
6	A minimum of 72 parking spaces are required [Table 6-2 (Shopping Centre, Other Zones)].	To permit a minimum of 62 parking spaces.

The subject lands are zoned C7- Service Commercial Zone and subject to the provisions of Exception 9(1173) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	A minimum lot area of 8,000 m <sup>2</sup> is required [Schedule A].	To permit a minimum lot area of 3,385 m <sup>2</sup> .
8	A minimum lot frontage of 65 metres is required [Schedule A].	To permit a minimum lot frontage of 22.61 metres
9	A minimum interior side yard of 6.0 metres is required [Schedule A].	To permit a minimum interior side yard of 1.81 metres.
10	A minimum rear yard of 22 metres is required [Schedule A].	To permit a minimum rear yard of 19.33 metres.
11	A minimum parking space size of 2.7 m x 6.0 m is required [Section 2.0, definition of Parking Space].	To permit a minimum parking space size of 2.7 m x 5.7m.
12	A minimum of 123 parking spaces are required [Section 3.8 a), Shopping Centre].	To permit a minimum of 62 parking spaces.
13	A minimum landscaped area of 10% is required [Section 3.13].	To permit a minimum landscaped area of 6%.

**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>General Comments</b>	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**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:** January 5<sup>th</sup> 2023

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

**RE:** Request for Comments

**File No.:** **A323-22**

**Related Files:**

**Applicant** Suncor Energy Inc.

**Location** 50 Deanna Court





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)

## Lenore Providence

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**Subject:** FW: [External] RE: A323/22 (8470 Hwy 27) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Sent:** January-17-23 2:18 PM

**To:** Christine Vigneault <Christine.Vigneault@vaughan.ca>

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

**Subject:** [External] RE: A323/22 (8470 Hwy 27) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Christine,

8470 Highway 27 is outside of MTO permit control area and does not require MTO review or permits.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

## Lenore Providence

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**From:** Development Services <developmentservices@york.ca>  
**Sent:** January-27-23 1:36 PM  
**To:** Christine Vigneault  
**Cc:** Committee of Adjustment  
**Subject:** [External] RE: A323/22 (8470 Hwy 27)- REQUEST FOR COMMENTS, CITY OF VAUGHAN

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance and has no comment. Please note comments were given through Site Plan file (SP.22.V.0258).

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

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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)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				