

COMMITTEE OF ADJUSTMENT

CONSENT APPLICATION  
B017/22 & B018/22

5875 Highway 7

City of Vaughan

April 20, 2023

# SUBJECT PROPERTY



Aerial Photograph of Subject Property

- Located on the south side of Highway 7, east of Highway 27
- Area: approx. 1.88 hectares (4.64 acres)
- Frontage: approx. 224.88 metres along Highway 7
- Currently occupied by an existing multi-unit commercial and employment building with at-grade parking

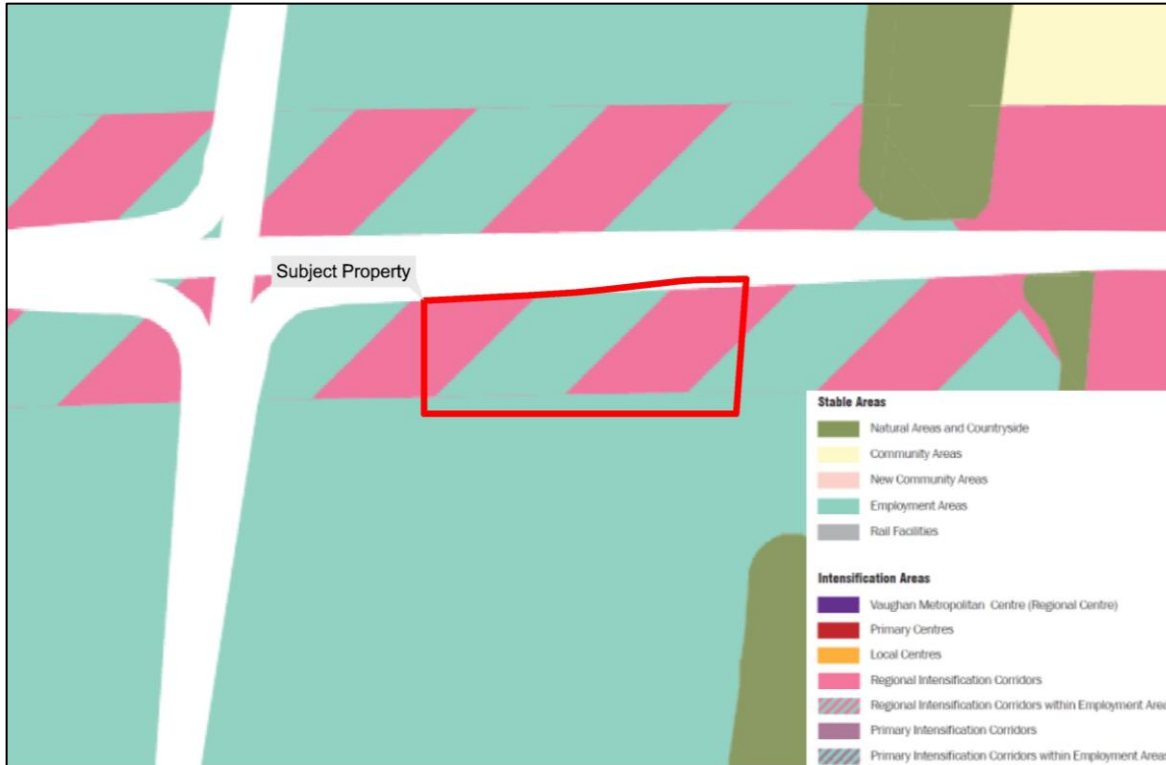
# SITE CONTEXT



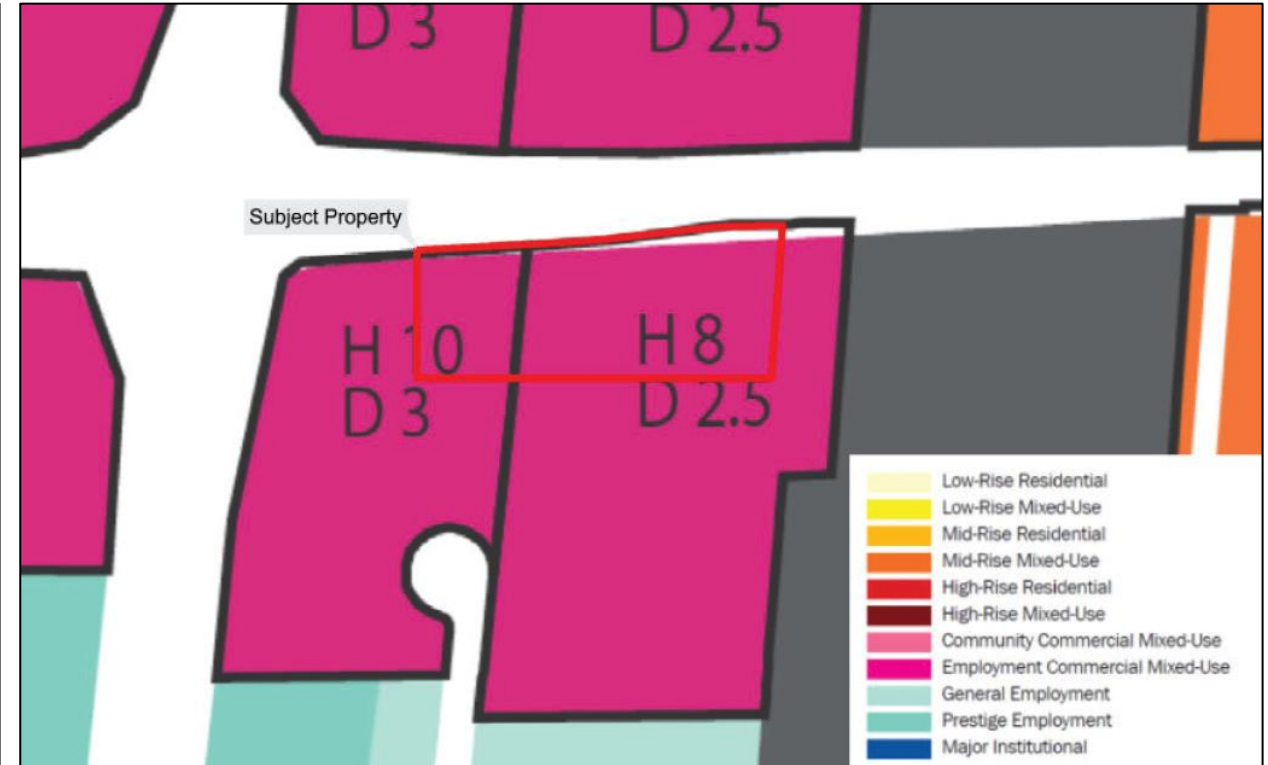
Context Map

- Abuts 135 & 155 Regalcrest Court to the south (“Westlake”)
- Bostar Inc. (Subject Property) and Westlake (neighbouring lands to the south) currently share an existing below-grade servicing easement for sanitary and watermain

# CITY OF VAUGHAN OFFICIAL PLAN



City of Vaughan Official Plan Schedule 1 – Urban Structure



City of Vaughan Official Plan Schedule 13 – Land Use

- *Regional Intensification Corridor within Employment Areas* (Schedule 1 – Urban Structure)
- *Employment Commercial Mixed-Use 'H10' 'D3'* (Schedule 13 – Land Use)

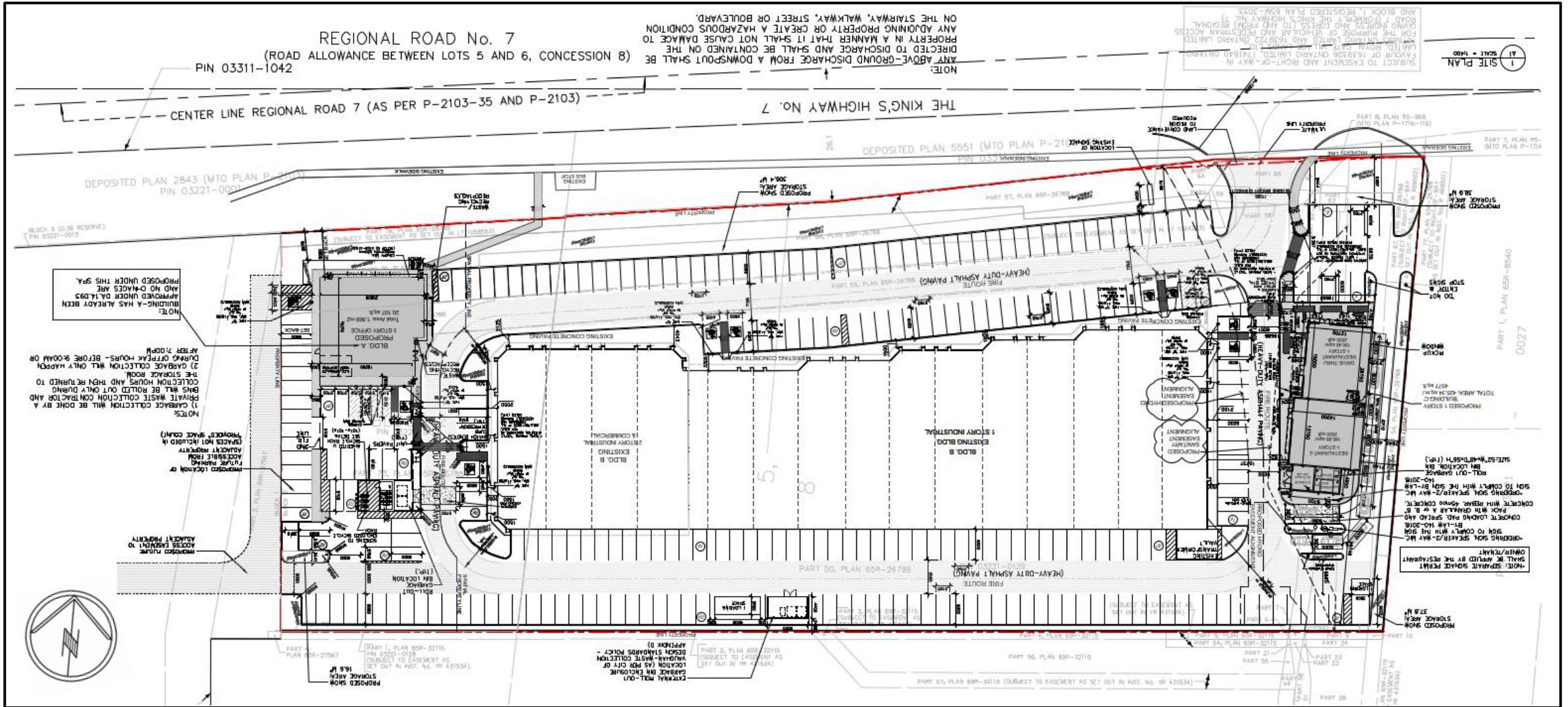
# CITY OF VAUGHAN ZONING BY-LAW 1-88



City of Vaughan Zoning By-law 1-88

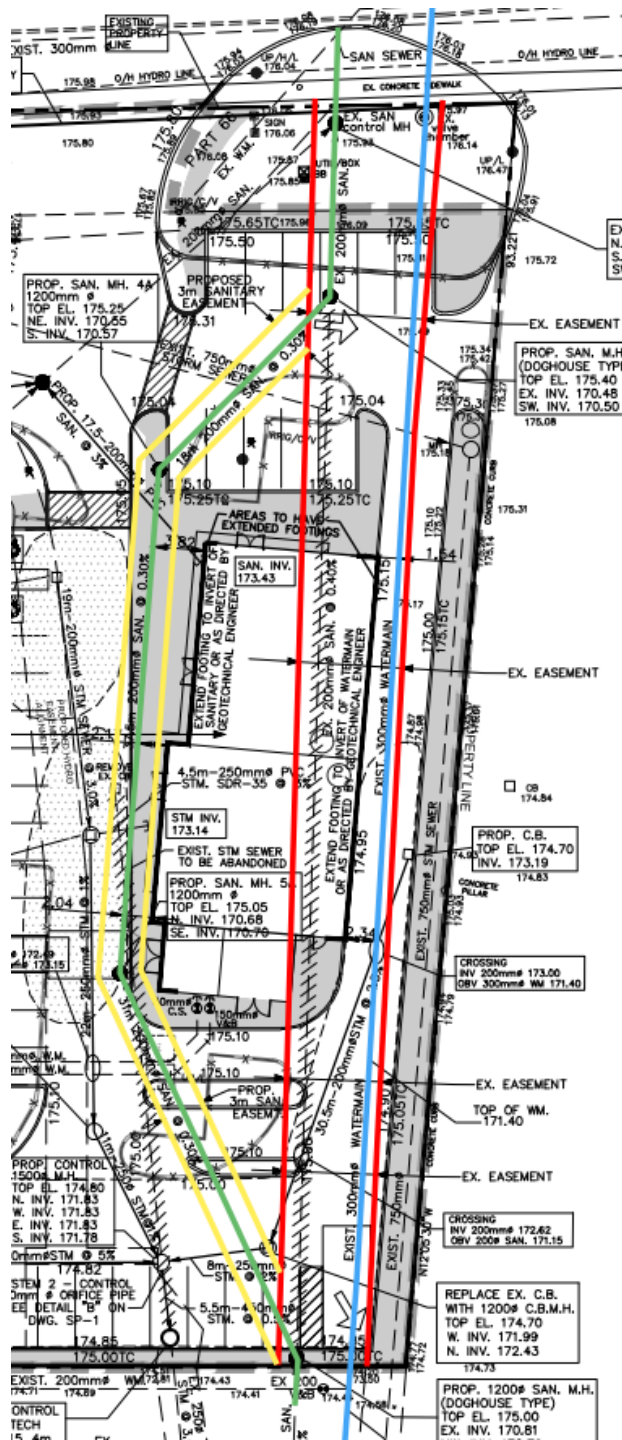
- EM1 – *Prestige Employment Area Zone*
- June 28, 2022 – City Council approved Zoning By-law Amendment File Z.19.034 and enacted site-specific Zoning By-law 133-2022 for the subject property
- Exception 9(1537) removes previous exception 9(291) and provides exceptions to permitted uses, minimum landscape strip, maximum floor area for an eating establishment, and minimum parking requirements
- File Z.19.034 was transitioned under By-law 001-2021

# DRAFT APPROVED SITE PLAN (June 28, 2022) – DA.19.085





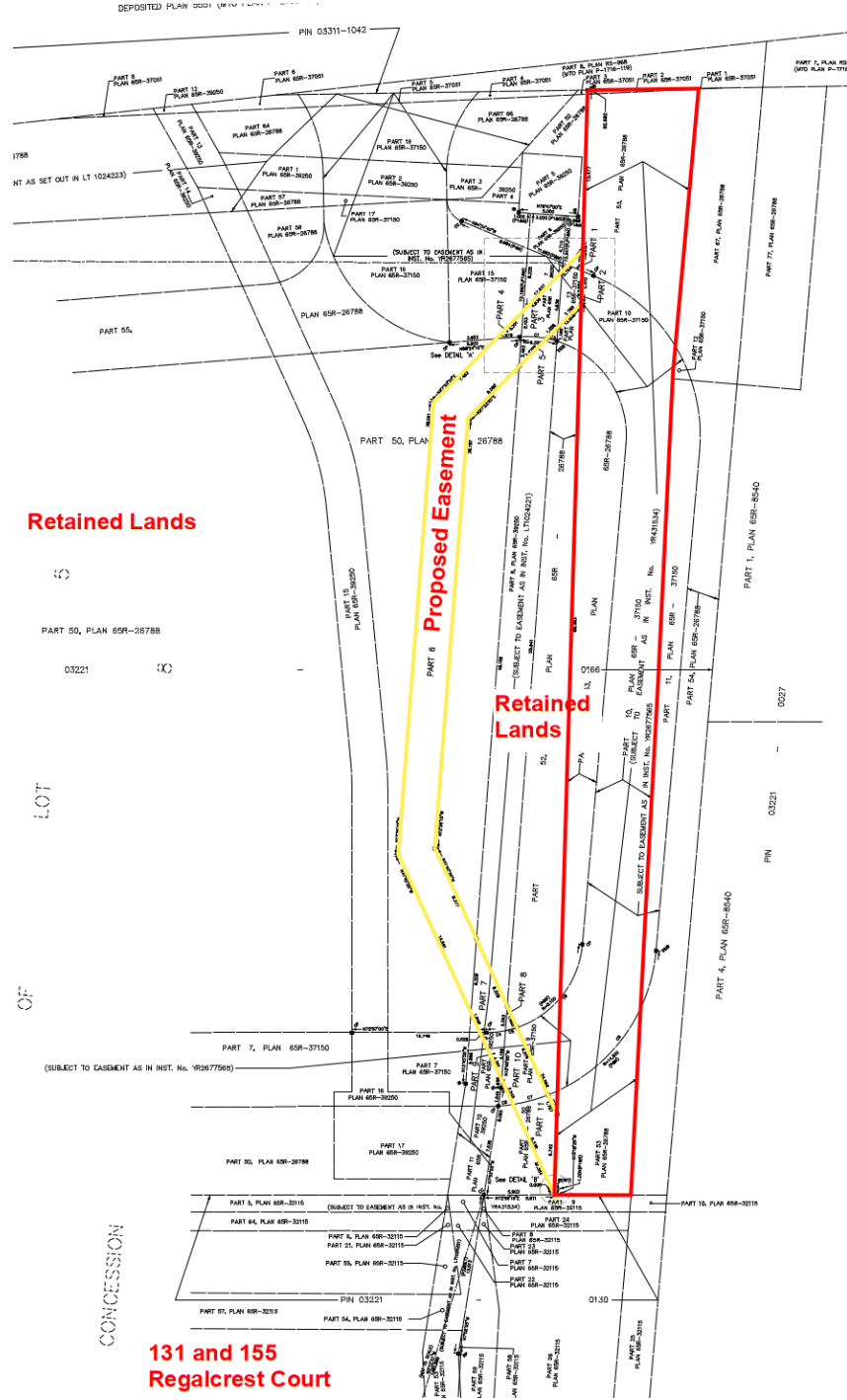
# CONSENT APPLICATIONS - B017/22 & B018/22



- Redesign of shared sanitary sewer, which will take place wholly within the subject property and will connect at the existing connection point at the shared property line between the subject property and the Westlake lands
- Shifting the existing sanitary infrastructure to the west between the new restaurant pad and the existing building
- The proposed easement will connect into the existing servicing easement on the eastern portion of the site entirely within the boundaries of the subject property
- No contemplated changes to the location of the existing servicing easement on the subject property or the Westlake lands
- City Staff and Westlake have provided sign-off in principle on the relocation of the sanitary line, as part of the Site Plan process
  
- **Red** – Existing Servicing Easement (to remain unchanged)
- **Blue** – Existing Watermain (to remain unchanged)
- **Yellow** – Proposed Easement
- **Green** – Proposed Realigned Sanitary Line



# CONSENT APPLICATIONS - B017/22 & B018/22



## Easement Details

- Parts 1-11 (servient land) - Easement for servicing in favour of 131 and 155 Regalcrest Court (dominant land)

# Questions and Answers

## Contact

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