


| | |
|--|--|
|  | <p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: March 20, 2023</p> <p>Time: 5:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p> |
| <p align="center">DRAFT</p> | |
| <p align="center">Committee Member & Staff Attendance</p> | |
| <p>Committee Members:</p> | <p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordon Kalpin Mark Milunsky</p> |
| <p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance: Planning Staff in Attendance:</p> | <p>Christine Vigneault Lenore Providence Sarah Scauzillo Joshua Cipolletta</p> |
| <p>Members / Staff Absent:</p> | <p>None</p> |

Disclosure of Pecuniary Interest

| Member | Nature of Interest |
|--------|--------------------|
| N/A | N/A |

Adoption of March 16, 2023, Minutes

The minutes of the Committee of Adjustment Meeting of Thursday, March 16, 2023, to be approved at the April 20, 2023 hearing.

Adjournments / Deferrals from the March 16, 2023 Hearing

None

| | |
|------------------|--|
| ITEM: 6.1 | FILE NO.: A001/23 PROPERTY: 320 MILANI BLVD, WOODBRIDGE |
|------------------|--|

File Manager: Christine Vigneault, Administrative Coordinator

Adjournment History: March 16, 2023

Address: 320 Milani Blvd, Woodbridge

Applicant: MJR Properties Inc.

Agent: Ian Andres, Goodmans LLP

Purpose: Relief from the Zoning By-law is being requested to permit a reduced number of parking spaces as well as parking space length to accommodate the construction of a new corporate headquarters for the Mircom Group of Companies.

The subject lands are zoned GC- General Commercial Zone and subject to the provisions of Exception 14.988 under Zoning By-law 001-2021, as amended. This application is deemed to be Transitioned under section 1.6.2.6 of Zoning By-law 001-2021 as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|------------------------|--------------------|
| | None. | |

The subject lands are zoned EM3 – Retail Warehouse Employment Area Zone and subject to the provisions of Exception 9(1356) under Zoning By-law 1-88, as amended.

| | Zoning By-law 1-88 | Variance requested |
|---|---|---|
| 1 | A minimum of 485 parking spaces are required [Exception 9(1356)]. | To permit a minimum of 126 parking spaces. |
| 2 | A minimum parking space length of 6.0 metres is required [Section 2.0, definition of parking space] | To permit a minimum parking space length of 5.7 metres. |

| Public Correspondence | | | | |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee | | | | |
| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None | | | | |

| Late Public Correspondence | | | | |
|---|------|---------|----------------------------|---------|
| * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing) | | | | |
| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None | | | | |

| Staff & Agency Correspondence (Addendum) |
|--|
| * Processed as an addendum to the Staff Report |
| None |

Applicant Representation at Hearing:

Ian Andres, Goodmans LLP

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A001/23:

| Name | Position/Title | Address (Public) | Nature of Submission |
|--------------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer | | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Ian Andres, Goodmans LLP | Applicant Representation | | Summary of Application/Presentation |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|----------------------|--------------------------|---|
| Vice Chair S. Kerwin | Applicant Representation | Requested clarification on parking requirements for the development to the south. |

Moved By: Vice Chair S. Kerwin
 Seconded By: B. Bell

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A001/23 for 320 Milani Blvd be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY | CONDITION(S) DESCRIPTION |
|--|---|--|
| <p>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.</p> <p>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 below 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.</p> | | |
| 1 | Development Engineering lan.reynolds@vaughan.ca | <ol style="list-style-type: none"> The Owner/Applicant shall submit a grading/servicing plan and storm water management report for the proposed site, to the satisfaction of the Development Engineering Department, prior to final clearance of this condition. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/Applicant shall obtain a signed and stamped letter from the Developer’s Civil Engineering Consultant stating that the proposed service connection and stormwater management report have been reviewed and approved for the proposed site. The signed letter shall be provided to the satisfaction of the Development Engineering Department, prior to final clearance of this condition. |
| 2 | Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca | Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property. |

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: B. Bell

THAT the meeting of Committee of Adjustment be adjourned at 5:11 p.m., and the next regular meeting will be held on April 20, 2023.

Motion Carried

March 20, 2023, Meeting Minutes to be approved at the April 20, 2023, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: