



File: A006/19

Applicant: 300 Gibraltar Limited

Address: 300 Gibraltar Rd Woodbridge

Agent: Baldassarra Architects Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: B005/18 (see next page for details)



Minor Variance  
Application

Agenda Item: 6

A006/19

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday, May 2, 2019
Applicant:	300 Gibraltar Limited
Agent:	Baldassarra Architects Inc.
Property:	300 Gibraltar Road, Woodbridge
Zoning:	The subject lands are zoned EM2 General Employment Area, under By-law 1-88 as amended.
OP Designation:	General Employment & Natural Areas
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit the construction of a proposed industrial building (indicated as Building 7 on the sketch submitted with the application).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum of 407 parking spaces are required.	1. To permit a minimum of 384 parking spaces on this lot.
2. A minimum landscape strip width of 7.5 metres is required abutting the boundary of the lands zoned OS1 Open Space Conservation	2. To permit a minimum landscape strip width of 6.0 metres abutting the boundary of the lands zoned OS1 Open Space Conservation.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B005/18	Easement over part 1 for access purposes in favour of the lands to the west (150 Gibraltar Road)	Approved May 10, 2018

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:  
Public notice was mailed on April 17, 2019

Applicant confirmed posting of signage on April 12, 2019

Property Information	
Existing Structures	Year Constructed
Existing Building	2018/2019 (lands purchased 2015)

Applicant has advised that they cannot comply with By-law for the following reason(s):

1. Site Plan cannot accommodate any further parking space allocation
2. Reduction of landscape setback from OS Zone by 1.5m, which is relocated to building frontage to allow for additional parking spaces, landscaping, and walkway for future office component at north side of building.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 18-001074 for Single Use (Industrial) - Foundation - Only, Issue Date: Jun 22, 2018

Building Permit No. 18-001074 for Single Use (Industrial) - New, Issue Date: Dec 14, 2018

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

Official Plan: General Employment & Natural Areas

The Owner is proposing changes to the site layout with the above-noted variances. Site Development Application DA.17.112 was approved by Vaughan Council on May 23, 2018 to permit the construction of an employment building on the subject lands. The Site Plan Agreement was registered on December 13, 2018 as Instrument No. YR2909694. Development Planning Department staff advised the Owner in early February that the proposed changes to the site layout require an amendment to Site Development Application DA.17.112.

The Owner has since submitted an amendment to Site Development Application DA.17.112. It is noted that the Development Planning Department has reviewed the proposed amendment and has no concerns with the reduction in parking and changes to the landscape strip. The Development Engineering Department has reviewed the proposal and has no concerns with the parking reduction. Accordingly, the Development Planning Department is of the opinion that the proposal 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.

The Development Planning Department recommends approval of the application.

**Urban Design:**

There are no cultural heritage concerns for this application.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A006/19.

Staff have confirmed that the property is located within an unassumed subdivision. Since the Owner/applicant is associated with the developer/builder for the subdivision, DE confirms there are no further requirements.

**Parks Development:**

Reviewed on site - no comment

March 28th - no comment.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**Financial Planning and Development Finance:**

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

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

**Schedule D - Previous Approvals (Notice of Decision)**

Consent Application B005/18

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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 are recommended: N/A

**Please Note:**

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

**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. 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.

**Notice to the Applicant – 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 to Public

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

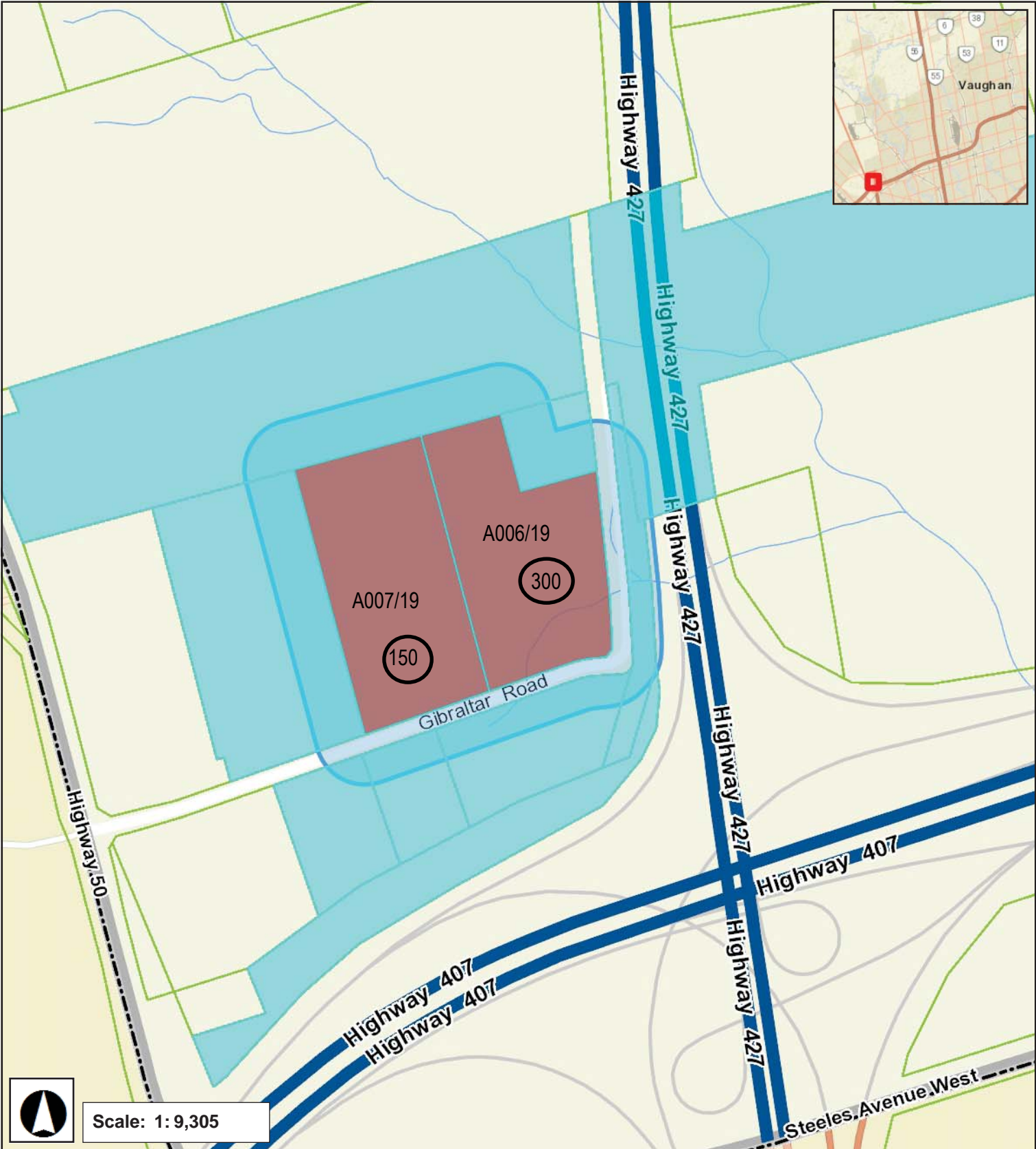
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches



# LOCATION MAP A006/19 & A007/19

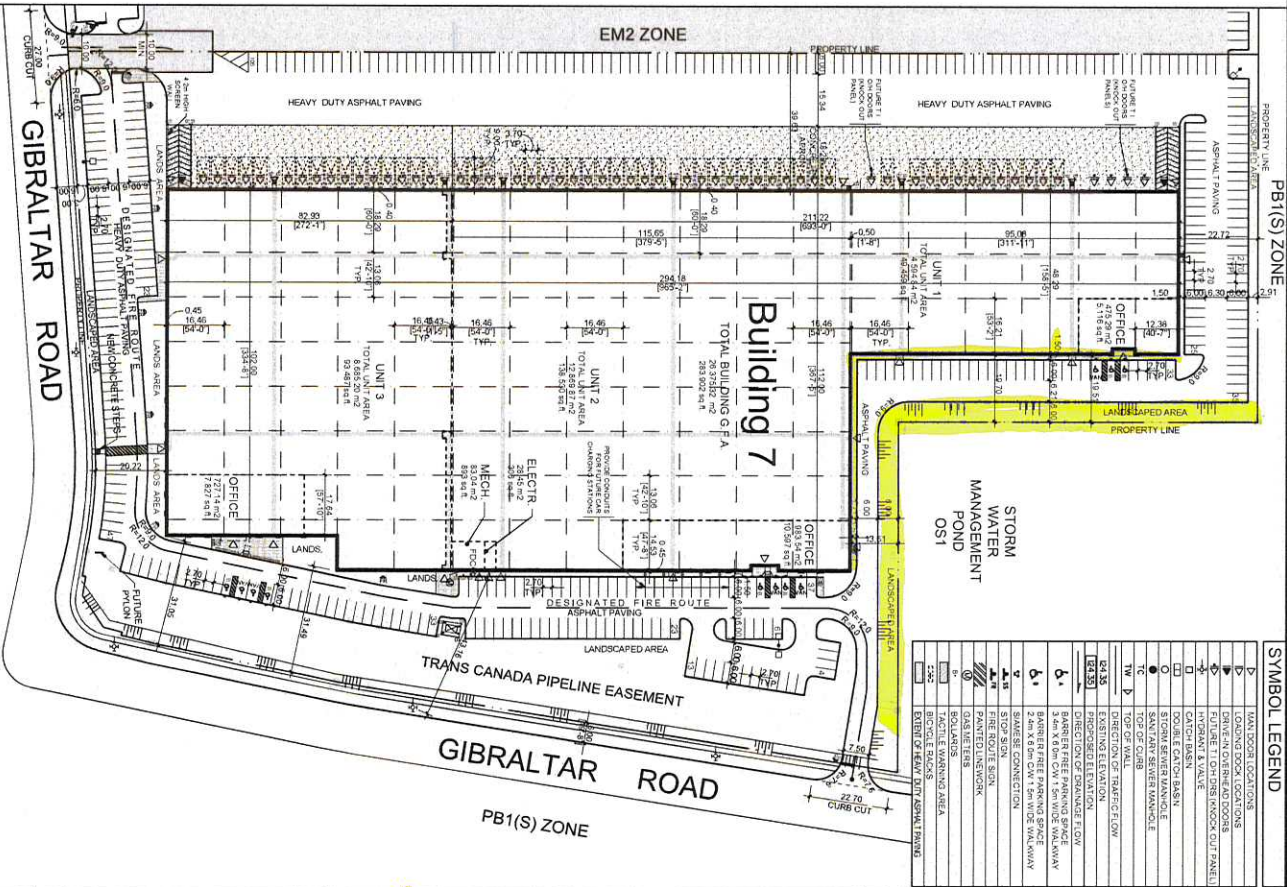
150 & 300 GIBRALTAR ROAD, WOODBRIDGE





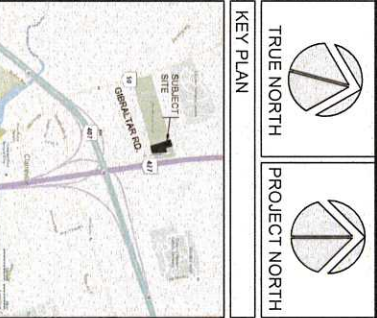
Permit 384 parking spaces

Permit landscape strip width of 60m abutting the boundary of the lands zoned OS1 Open Space Conservation



SYMBOL LEGEND

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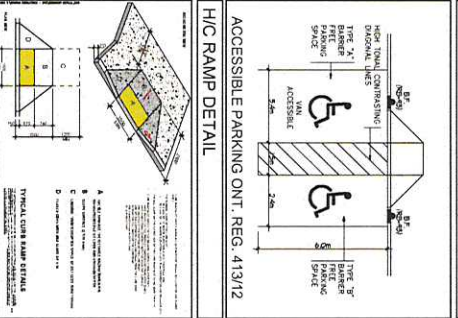


SITE STATISTICS

TOTAL SITE AREA	66,504.0 m²	13.00 acres
TOTAL BUILDING AREA	38,651.1 m²	7.70 acres
TOTAL PARKING SPACES	384	
TOTAL LANDSCAPED AREA	27,852.9 m²	5.60 acres
TOTAL STORM WATER MANAGEMENT POND	1,000.0 m²	0.23 acres

ACCESSIBLE PARKING DETAIL

TOTAL	384
HC PARKING SPACES	2 spaces (1% of 407)
LOADING SPACES	6 spaces
ACCESSIBLE PARKING DETAIL	384



NO. ISSUED DATE

1	ISSUED FOR REVIEW	NOV. 15, 2017
2	ISSUED FOR REVIEW	NOV. 17, 2017
3	ISSUED FOR REVIEW	NOV. 20, 2017
4	ISSUED FOR REVIEW	NOV. 22, 2017
5	ISSUED FOR REVIEW	NOV. 24, 2017
6	ISSUED FOR REVIEW	DEC. 1, 2017
7	ISSUED FOR REVIEW	DEC. 20, 2017
8	ISSUED FOR REVIEW	MAR. 02, 2018
9	ISSUED FOR REVIEW	MAR. 06, 2018
10	ISSUED FOR REVIEW	MAR. 11, 2018
11	ISSUED FOR REVIEW	MAR. 16, 2018
12	ISSUED FOR REVIEW	MAR. 23, 2018
13	ISSUED FOR REVIEW	APR. 24, 2018
14	ISSUED FOR REVIEW	MAY 04, 2018

BALDASSARRA Architects Inc.

300-3000 14th St. N. Unit 100  
T. 905.909.0722 | www.baldassarra.ca



300 GIBRALTAR LIMITED  
300 GIBRALTAR ROAD  
Vaughan, Ontario

Site Plan

DATE: Sept / 2017  
PROJECT NO: 17-53  
DRAWING NO: A-1.0  
SCALE: 1/750  
PHASE TWO



**METRIC:** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



PLAN 65R-37450

RECEIVED AND DETORTED  
DATE October 1, 2017

ON BEHALF OF LAND SURVEYOR

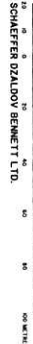
*[Signature]*

"*M. P. Macdonald*"

REPRESENTATIVE FOR LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF YORK REGION No. 65

SCHEDULE			
PART	PART OF BLOCK	REGISTERED PLAN	AREA (m <sup>2</sup> )
1			60320.2
2	1	65M-4468	53913.6
3			1459.7
4			2843.3

PLAN OF SURVEY OF  
PART OF BLOCK 1  
REGISTERED PLAN 65M-4488  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1000



SCHAEFFER DZALDOV BENNE I I LID.

NOTES

D DENOTES PLANTED MONUMENT

ALL PLANTED MONUMENTS ARE \$500 \* UNLESS NOTED OTHERWISE.  
ALL FOUND MONUMENTS ARE \$500 \* UNLESS NOTED OTHERWISE.  
ALL FOUND MONUMENTS ARE NUMBERED 922.

105980044 AND 105980049, UTM ZONE 17, NAD83 (ORIGINAL, BY APPLYING A COUNTER-CLOCKWISE ROTATION OF  $70.210^{\circ}$  TO THE BEARINGS SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997975

COORDINATES TO URBAN ACCURACY PER SEC. 141(2) OF OREG. 230.70		
POINT NO.	NORTHING	EASTING
SCP 105980044	4484763.073	608476.147
SCP 105980049	4484763.506	608709.815

COORDINATES CANNOT IN THE MEAL VES. BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



**DETAIL A**  
**NOT TO SCALE**

NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 10TH DAY OF OCTOBER, 2017.

DATE : OCTOBER 27, 2011

OPAIR N. DZIEDOY  
ONTARIO LAND SURVEYOR

**SCHAEFFER DZALDOV BENNETT LTD.**  
CONTABIL AND SURVEYORS

64 JARDIN DRIVE	CONCORD, ONTARIO L4K 3P3	TEL (416) 987-0101
CALC SI	DRAWN ACAD/1	CHECKED WME
		SCALE 1:1000
		JOB NO. 04-RD-

OCTOBER 2

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 15  
PLAN 65R-4533  
PART 1  
PLAN 65R-30717

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
PLAN 65R-37860  
RECEIVED AND DEPOSITED  
DATE June 5, 2018  
"V. Devore"

OPHIELE DZALDOV  
ONARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION NO. 65

PART	BLOCK	PLAN	AREA (m <sup>2</sup> )
1	1	65M-4488	220.3
2	2	PART OF 03220-0243	220.3

PLAN OF SURVEY OF  
PART OF BLOCK 1  
REGISTERED PLAN 65M-4488  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

NOTES  
DENOTES PLANTED MONUMENT  
FROM BAS AND/OR RGN BAR  
922 SCHAEFFER DZALDOV BENNETT LTD.  
ALL PLANTED MONUMENTS ARE 200M  
ALL FOUND MONUMENTS ARE 200M  
UTM GRID BEARINGS CAN BE DERIVED FROM SPECIFIED CONTROL POINTS  
A QUARTER-CLOCKWISE ROTATION OF 90° TO THE BEARINGS SHOWN ON THIS  
PLAN. BEARINGS ARE GIVEN TO 200M AS INDICATED TO GRID BY MULTPLYING BY  
THE COSINED SCALE FACTOR OF 0.9998  
REGISTERED CONTROL POINTS 15206 (1) AND 15206 (2) (ORIGINAL)  
STATIONED AT 15206 (1) AND 15206 (2) BY THE EXISTING  
POINT ID 444153.073 60876.47  
SCP 00380044 444153.073 60876.47  
SCP 00380049 444669.506 60870.255  
COORDINATES CANNOT BE USED TO BE ESTABLISHED  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

POINT ID	EASTING	NORTHING
SCP 00380044	444153.073	60876.47
SCP 00380049	444669.506	60870.255

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF MAY, 2018

DATE: MAY 24, 2018  
OPHIELE DZALDOV  
ONARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.  
ONARIO LAND SURVEYORS  
64 JARVIS DRIVE CONCORD, ONTARIO L4K 3P3  
TEL: (416) 887-0001  
FAX: (416) 887-0002  
SCALE 1:1000  
MAY 24, 2018



**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**None**

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area



**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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)



## Attwala, Pravina

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**Subject:** FW: A006/19 - Response to REQUEST FOR COMMENTS  
**Attachments:** A006-19 - Circulation.pdf

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** January-29-19 2:45 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Subject:** FW: A006/19 - Response to REQUEST FOR COMMENTS

Good afternoon Pravina,  
The Regional Municipality of York has completed its review of the above application and has no comments.  
Regards,  
Gabrielle

Gabrielle Hurst, MCIP, RPP, C.Tech  
Programs and Process Improvement  
Planning and Economic Development  
Regional Municipality of York  
[gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca)

## Attwala, Pravina

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**Subject:** FW: A006/19 - REQUEST FOR COMMENTS

**From:** Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

**Sent:** February-19-19 10:43 AM

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

**Cc:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>; D'Addario, Letizia <Letizia.D'Addario@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** RE: A006/19 - REQUEST FOR COMMENTS

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Application for Minor Variance:

**A006/19** – 300 Gibraltar Road, Woodbridge

The Ministry has reviewed the revised Site Plan and Traffic Brief submitted, and at this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

**Paul Nunes | Corridor Management Officer**

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7<sup>th</sup> floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | [paul.nunes@ontario.ca](mailto:paul.nunes@ontario.ca)



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**Schedule D: Previous Approvals (Notice of Decision)**

Consent Application B005/18

**NOTICE OF DECISION**  
**Consent Application B005/18**

Section 53 of the Planning Act, R.S.O, 1990, c.P.13

**Date of Hearing:** Thursday , May 10, 2018

**Applicant:** 300 Gibraltar Limited

**Agent:** Baldassarra Architects Inc.

**Property:** **300 Gibraltar Rd Woodbridge**

**Zoning:** The subject lands are zoned EM2, General Employment Area Zone under By-law 1-88 as amended.

**OP Designation:** VOP 2010: "General Employment" and "Natural Areas"

**Related Files:** DA.17.112

**Purpose:** Consent is being requested for an easement over Part 1 (on the draft Reference Plan submitted with the application) for an access purposes (shared driveway) in favour of the lands to the west municipally known as 150 Gibraltar Road (dominant land).

**Sketch:** A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B005/18 on behalf of 300 Gibraltar Limited be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.  2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.  3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a>	That Site Development Application DA.17.112 be approved by Council.
3	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Servicing Permit Application BP17-3912 (150 Gibraltar Road) & Site Development Application DA.17.112 (300 Gibraltar Road) from the Development Engineering (DE) Department.

4	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**WARNING:**

**Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990***

**For the following reasons:**


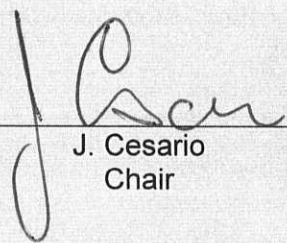
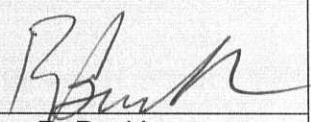

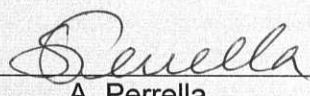
- 1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
- 2. The proposal conforms to the City of Vaughan Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

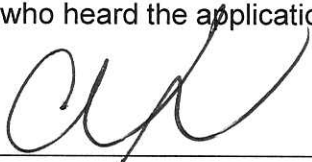
**Written & oral submissions were received from the following:**

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of Thursday , May 10, 2018 meeting for submission details.
None	Name: Address:



SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, May 10, 2018
DATE OF NOTICE:	May 18, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	June 07, 2018 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	May 18, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

**Appealing to The Local Planning Appeal Tribunal**  
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

**Appeal Fees & Forms**

**Local Planning Appeal Tribunal:** The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$793.00 per application

\*Please note that all fees are subject to change.

## Important Information

**Conditions of Approval:** It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

**No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.**

**Notice of Changes to the Provisional Consent:** The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

**Lapsing of the Consent:** If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

**Final Approval:** Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once all conditions of the provisional consent have been satisfied.

## 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;

**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 x 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)



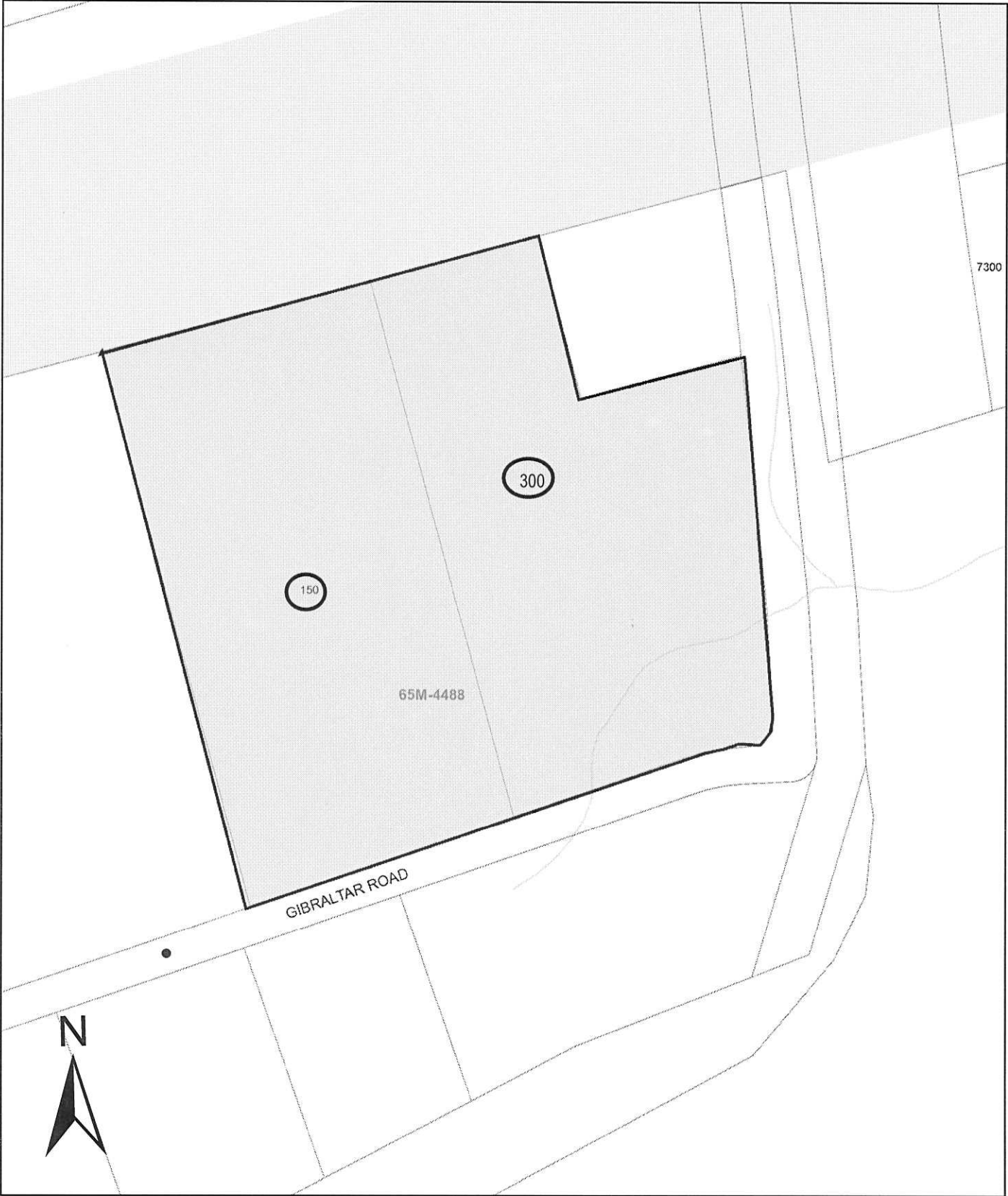
**LOCATION MAP - B005/18 & B006/18**

150 & 300 Gibraltar Road, Woodbridge

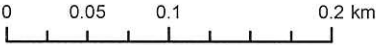
**Highway 7**

**Highway 50**

**Highway 27**



**Steeles Avenue West**



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

No.	ISSUED	DATE

No.	REVISION	DATE

BALDASSARRA  
Architects Inc.

300 300 Gibraltar Rd | Vaughan, ON L4L 4K6  
T 905 880 0722 | www.baldassarra.ca

B005/18

GIBALTAR  
LIMITED  
150 & 300 GIBALTAR ROAD  
VAUGHAN, ONTARIO

SITE PLAN

SITE	DATE	UNARY	CHANGED	SCALE
JAN 2018	LY	1	750	
PROJECT NO.	17-44/17-53			A-1.0

