



File: A052/19

Applicant: Isadan Holdings Limited

Address: 221, 231, 241 Trade Valley Drive and 8765 Hwy 50, Woodbridge

Agent: Rosemarie Humphries
Humphries Planning Group 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"/>	<input checked="" type="checkbox"/>
Cultural Heritage (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		
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: N/A



**Minor Variance
Application**

A052/19

Agenda Item: 22

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, May 16, 2019

Applicant: Isadan Holdings Limited

Agent: Rosemarie Humphries - Humphries Planning Group Inc.

Property: **221, 231, 241 Trade Valley Drive and 8765 Hwy 50, Woodbridge**

Zoning: The subject lands are zoned C7, subject to the provisions of Exception 9(1345) and EM1, subject to the provisions of Exception 9(1345) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Prestige Employment"

Related Files: Site Plan Application DA.17.064

Purpose: Relief from the by-law is being requested to permit a reduced landscape strip along Trade Valley Drive and Highway 50 to support the construction of two (2) industrial buildings, a restaurant and a gas station with canopy on the subject land to facilitate Site Plan Application DA17.064.

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

By-law Requirement	Proposal
A minimum Landscape strip of 6.0 metres in width shall be provided along a lot line which abuts a street line.	To permit a minimum landscape strip of 3.0 metres in width along Trade Valley Drive and 1.0 metre width along Highway 50.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit 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 May 1, 2019

Applicant confirmed posting of signage on April 25, 2019

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed development does not meet the required land scape strip minimum of 6.0m in a C7 zone. Proposed 3.0m landscape strip fronting trade valley and 1.0m along highway 50 in the future when a road widening will likely occur.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: N/A

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

The subject lands are currently being reviewed under Development Application 17.064.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: "Prestige Employment"

The Owner is requesting to construct two 1-storey industrial buildings, a 1-storey eating establishment with an outdoor patio, and an automotive gas bar with the above noted variance. The Owner has submitted Site Development Application DA.17.064 for the proposed development, which was approved at the May 7th, 2019 Vaughan Committee of the Whole Meeting. The Development Planning Department supports the approval of Site Development Application DA.17.064 along with the reduced landscape strip, as the development is consistent with provincial policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Accordingly, the Development Planning Department is of the opinion that the requested variance for a reduced landscape strip across Trade Valley Drive 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.

That Site Development Application DA.17.064 be approved by Vaughan Council.

Cultural Heritage (Urban Design):

Cultural Heritage have no heritage related concerns with this Minor Variance Application for 241 Trade Valley Drive.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A052/19.

Parks Development:

Tree Protection is required for 7 existing City trees on Trade Valley Dr. - No comments or concerns.

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 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 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

Schedule D - Previous Approvals (Notice of Decision)

None.

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 subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development Application DA.17.064 be approved by Vaughan Council.

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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

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

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.

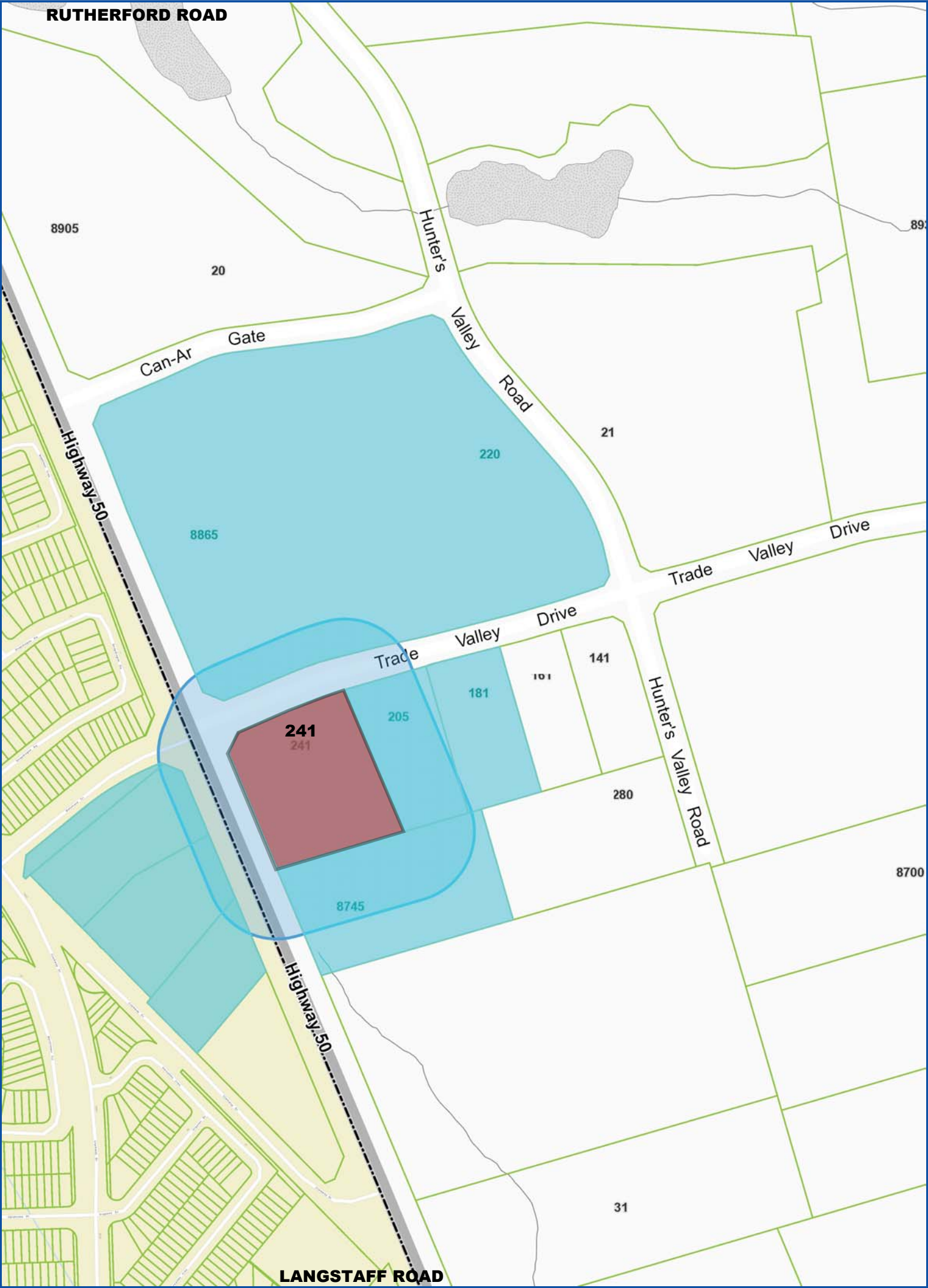
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

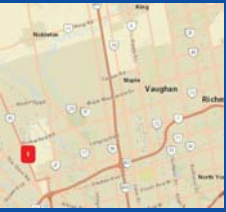
Schedule A: Plans & Sketches

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



Map Information:



Title:

LOCATION MAP - A052/19

241 Trade Valley Drive, Woodbridge

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

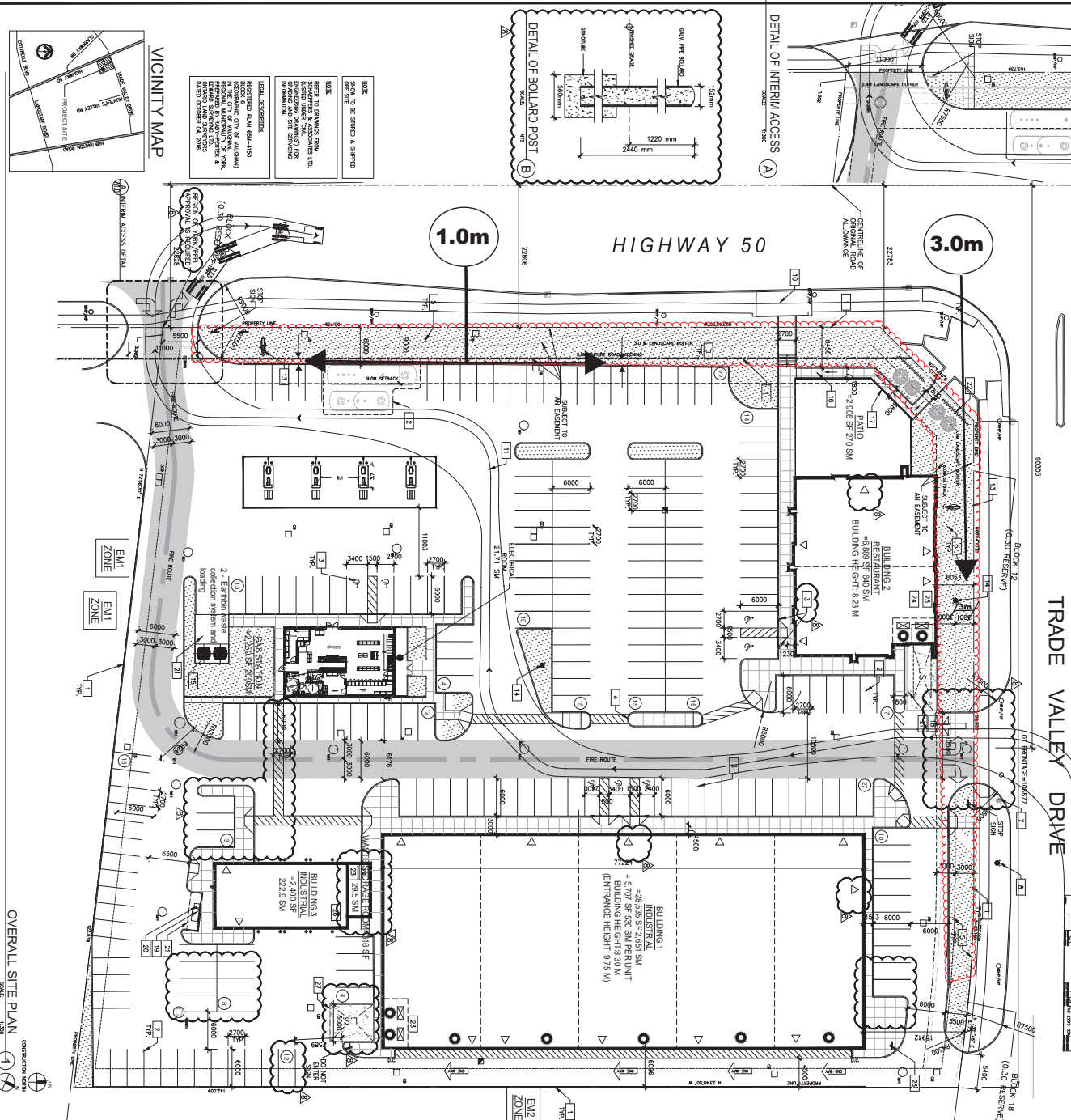


Scale: 1:4,514
0 0.07 km



Created By:
Infrastructure Delivery
Department
April 16, 2019 4:38 PM

Projection:
NAD 83
UTM Zone
17N











STATISTICS TABLE

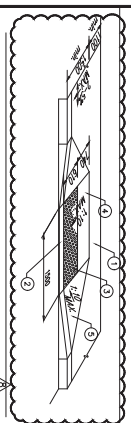
[illegible]

GENERAL NOTE:

- [2] TYPICAL PARKING STRIPS, PAINTED PARKING STRIPPING PER CITY STANDARDS.
- [3] TYPICAL SHARED ACCESSIBLE PARKING STRIPS, PAINTED PARKING STRIPING PER CITY STANDARDS
- [4] 80mm MIDE CURB RUPAL.
- [5] LANDSCAPE AREA - SEE LANDSCAPE DIMS.
- [6] FINE ROUTE
- [7] DESTROYING TREE HYDRANT TO BE RELOCATED
- [8] DESTROYING TREE HYDRANT TO BE RELOCATED
- [9] DESTROYING CARBONISED TO BE RELOCATED
- [10] DESTROYING GAS STOP CONCRETE PAV
- [11] GAS PUMPS AND SPLITTER
- [12] UNDERGROUND FUEL TANKS
- [13] FUTURE SOURCE SUBJECT TO PRESENTY PERMIT
- [14] NEW FIRE HYDRANT
- [15] WOODK UNDERGROUND DISPOSAL SYSTEM BY TENANT
- [16] RAAMP WITH LANDSCAPE
- [17] REMAINING WALL WITH RAAMPING
- [18] CHANGING SPACE INN. (3.5M X 0.5M)
- [19] CHANGING SPACE DIN INN (2.5M X 0.7M)
- [20] RECTANGULAR CART (0.5M X 0.5M) DAWD
- [21] 200MM REINFORCED CONCRETE DOORWAY
- [22] ENTRY FEATURE
- [23] FINISHES 20% 14 INTERNAL WASTE STORAGE ROOM WITH FULL HEIGHT PARTITION WALL AND ROLL UP DOOR
- [24] PROVIDE COLLECTION METHOD FOR USED COOKING/OIL/SEWAGE OIL.
- [25] NIGHT IN ONLY
- [26] REMOVE SOURCE FOR ONE WAY TRAFFIC LANE.
- [27] 2.0m WIDE SHARED WASTE COLLECTING LOADING PAD.

SITE LEGEND

- | | |
|---|--|
| 
NEW LANDSCAPE AREA (HATCHES) | 
HEAVY DUTY ASPHALT (HATCHES) |
| 
NEW CONCRETE DRIVEWAY (HATCHES) | 
THICK LAMINATE DOOR |
| 
NEW ACCESS DRIVE WITH 12" LAM. TYPING MATS | 
DOOR LOCK ENTRY |
| 
NEW NEW (HATCHES) (NEW LOCATION WITH OLD SHOWN) | 
DELETED SURFACE |
|
EXISTING NEW (HATCHES) (NEW LOCATION WITH OLD SHOWN) |
NEW (HATCHES) (NEW LOCATION WITH OLD SHOWN) |
|
NEW CONCRETE (NEW LOCATION WITH OLD SHOWN) |
NEW (HATCHES) (NEW LOCATION WITH OLD SHOWN) |
|
EXISTING CONCRETE (NEW LOCATION WITH OLD SHOWN) |
BOLDED POST |

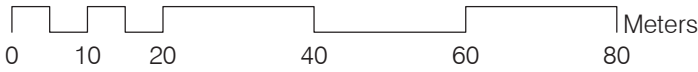


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LEGEND

NEW ADDRESS

SUBJECT LANDS



*EXISTING ADDRESS:

241 TRADE VALLEY DRIVE

NEW ADDRESSES:

221 TRADE VALLEY DRIVE
231 TRADE VALLEY DRIVE

8765 HIGHWAY 50

TRADE VALLEY DRIVE

HIGHWAY 50

241*
BUILDING
3

BUILDING
1

231

BUILDING
2

221

GAS
STATION
8765



THIS PLAN PREPARED FOR
STREET NUMBERING ONLY

FILE: DA.17.064
BLOCK 6 PLAN 65M-4150
PART OF LOTS 12 AND 13 CONCESSION 10
CITY OF VAUGHAN BLOCK 64

N:\GIS_Archive\AddressNew\2019\Other\DA.17.064_Hwy 50_Trade Valley\DA.17.064_Hwy 50_Trade Valley.mxd

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



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

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

Providence, Lenore

Subject: FW: A052/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)
Attachments: A052-19 - CIRCULATION.pdf

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: May-02-19 12:05 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: FW: A052/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance application and has **no comment**.

Regards,
Gabrielle