

ITEM #: 6.3

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B010/22
3600 Major Mackenzie Dr, Bldg A, Vaughan**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff 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	X	X	X	General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X			No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X	X	Recommend Approval w/Conditions
Real Estate	X		X	Application under review
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			Application Under Review
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X			Application Under Review
Alectra *Schedule B	X			Application Under Review
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

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
Applicant	Adam Hawkswell		5/18/2022	Justification Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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
CONSENT APPLICATION
B010/22
3600 Major Mackenzie Dr, Bldg A, Vaughan**

FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.3	CITY WARD #: 3
APPLICANT:	Vaughan NW RR PropCo LP
AGENT:	Adam Hawkswell, SmartCentres
PROPERTY:	3600 Major Mackenzie Dr, Bldg A, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	OP.20.008, Z.20.016 & DA.20.022
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for commercial purposes approximately 16,129.10 square metres. The retained parcel is approximately 9,363.50 square metres. The severed land fronts onto Major Mackenzie Drive and Weston Road and the retained land fronts onto Weston Road. Both the severed and retained land are currently vacant. Future development is being contemplated through related files OP.20.008, Z.20.016 & DA.20.022.

HEARING INFORMATION
<p>DATE OF MEETING: Thursday, July 7, 2022 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan LIVE STREAM LINK: Vaughan.ca/LiveCouncil</p>
PUBLIC PARTICIPATION
<p>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 If you would like to submit written comments, please quote file number above and submit by mail or email to: Email: cofa@vaughan.ca Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p>
<p>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.</p>

INTRODUCTION
<p>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.</p> <p>The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:</p> <ul style="list-style-type: none"> ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act. ✓ Conformity to the City of Vaughan Official Plan. ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act. <p>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.</p>

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	June 23, 2022
Date Applicant Confirmed Posting of Sign:	June 23, 2022
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <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.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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
Adjournment Fees: 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 after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirm the legal description of both the severed and retained land. 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. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering Department does not object to the consent application B010/22, Subject to the following Condition(s):	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following

DEVELOPMENT ENGINEERING COMMENTS

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

confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering Department.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks: No comment
 Forestry: No comment
 Horticulture: No comment

PFH Recommended Conditions of Approval:

Parks: None
 Forestry: None
 Horticulture: None

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.

Development Finance Recommended Conditions of Approval:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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).
2. 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).

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No Comments

BCLPS Recommended Conditions of Approval:

None

BUILDING INSPECTION (SEPTIC) COMMENTS

No Comments

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT COMMENTS

No Comments

Fire Department Recommended Conditions of Approval:

None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application, 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	Real Estate ashley.ben-lolo@vaughan.ca	Under Review
2	Committee of Adjustment Christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 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. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering Department.
3	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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). 2. 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

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.

(contact Nelson Pereira to have this condition cleared).

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **one year** from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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

PLANS PREPARED BY APPLICANT

June 28/22

B010/22



Kasian

1500 Highway 70
Windsor, Ontario N9A 6K5
Canada
Tel: 519-253-8888
Fax: 519-253-8889
www.kasian.com

3600 MAJOR WACKENZIE DRIVE WEST

VALUING ON PARCEL

SITE PLAN

ISSUED FOR CONSENT APPLICATION

DATE	REVISION	BY	CHK
2022-06-09	1	SP	SP

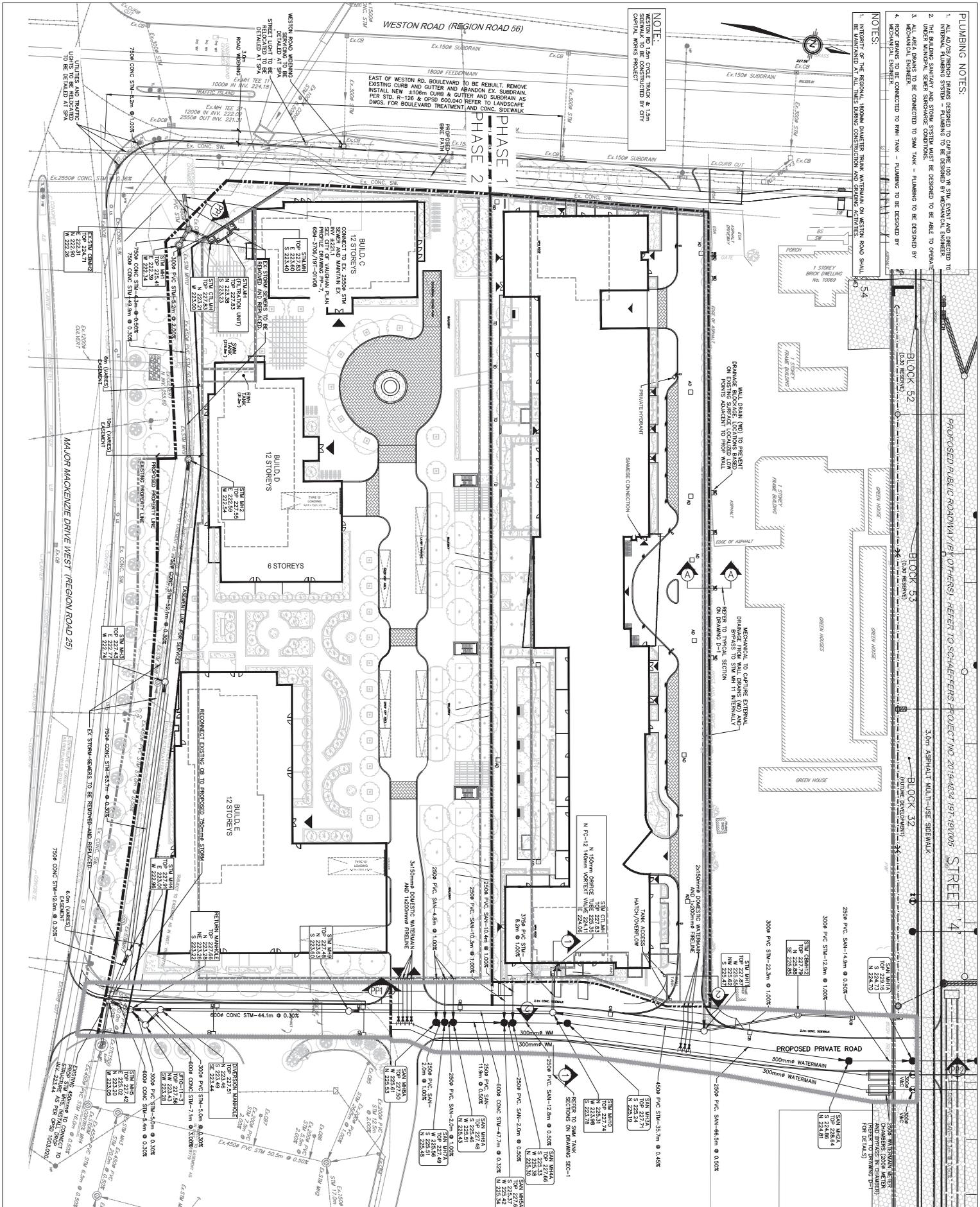
SP-102 6

1. THE BUILDING SANITARY AND STORM SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER UNUSUAL SEWER SURCHARGE CONDITIONS.
2. ALL AREA DRAINS TO BE CONNECTED TO RAIN TANK - PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.
3. RAIN TANK TO BE CONNECTED TO RAIN TANK - PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.
4. RAIN TANK TO BE CONNECTED TO RAIN TANK - PLUMBING TO BE DESIGNED BY MECHANICAL ENGINEER.

NOTES:

1. INTEGRITY OF THE REGIONAL 1800mm DIAMETER TRUNK WATERMAIN ON WESTON ROAD SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GRADING ACTIVITIES.

NOTE:
WESTON RD 1.5m CYCLE TRACK & 1.5m METEOR TO BE CONSTRUCTED BY CITY



PHASE 1
PHASE 2

WESTON ROAD (REGION ROAD 56)

MAJOR MACKENZIE DRIVE WEST (REGION ROAD 25)

BLOCK 52
BLOCK 53
BLOCK 32
BLOCK 4

PROPOSED PRIVATE ROAD

3.0m ASPHALT MULTI-USE SIDEWALK

300mm WATERMAIN

2.0m DIA DOMESTIC WATERMAIN AND 2.0m DIA PRELINE

400P PVC SAN-14.8m @ 0.50%

300P PVC SAN-12.8m @ 1.00%

250P PVC SAN-22.5m @ 1.00%

250P PVC SAN-14.8m @ 0.50%

250P PVC SAN-12.8m @ 1.00%

250P PVC SAN-66.5m @ 0.50%

400P PVC SAN-35.7m @ 0.45%

250P PVC SAN-2.0m @ 0.50%

250P PVC SAN-2.0m @ 1.00%

250P PVC SAN-2.0m @ 1.00%

250P PVC SAN-2.0m @ 1.00%

LEGEND

- DNOTES VALVE AND CHAMBER
- DNOTES HYDRANT & VALVE
- DNOTES DOUBLE CALCIBARRIN
- DNOTES 180MM ALLET STRUCTURE
- DNOTES EX. SANITARY MANHOLE
- DNOTES EX. STORM MANHOLE
- DNOTES SANITARY MANHOLE
- DNOTES STORM MANHOLE
- DNOTES PROPERTY LINE
- DNOTES LINE OF U/G
- DNOTES FIREWORKS UNITS
- DNOTES SUBSTATION WORK REFER TO SCAPETERS PROJECT NO. 4624 19/10/2005

NOTES

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT TO BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
2. ALL AREA DRAINAGE DURING CONSTRUCTION OF SEWERS AND WATERMANS TO BE REFERRED TO THE TRANSPORTATION SERVICES DEPARTMENT (PAGES 4624 TO 4628) WITH 100mm HIGH GRADES.

LIST OF DRAWINGS

1. SITE SERVING PLAN (SS-1)
2. ENGINE & SANITARY CONTROL PLAN (SC-142)
3. PLAN AND PROFILES (PP-142)
4. SECTION (SEC-1) DETAILS (P-142)
5. PUBLIC UTILITIES PLAN (UT-1)

NOTES

1. FOR PROFILE LOCATION AND SWM TANK SECTIONS, REFER TO DWG. SS-1
2. FOR WESTON ROAD SECTION LOCATIONS, REFER TO DWG. SS-1

BENCHMARK NO.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK NO. 37-3 HAVING AN ELEVATION OF 225.774 METRES.

KEY PLAN

PROJECT INFORMATION

PROJECT No.	2019-9-4815	DRAWING No.	SS-1
DRAWN BY: D.C.	CHECKED BY: H.S.	DATE:	DEC. 2019
DESIGNED BY: D.T.	APPROVED BY: H.S.		

SCALE: 1:400

MAJOR WESTON CENTRES LIMITED
RESIDENTIAL SITE PLAN

SCHAEFFERS CONSULTING ENGINEERS
18 BAYVIEW PARK, GERRARD
TORONTO, ONTARIO M2M 4B3
TEL: (416) 734-6100
FAX: (416) 734-6875
WWW.SCHAEFFERS.COM

REGISTERED PROFESSIONAL ENGINEER
H. S. S. SCHAEFFERS
REGISTERED PROFESSIONAL ENGINEER
D. T. T. SCHAEFFERS

DATE: DEC. 2019

SCALE: 1:400

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			Application Under Review
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X			Application Under Review
Alectra *Schedule B	X			Application Under Review
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Pia Basilone, Building Standards Department
Date: June 22, 2022
Location: CONC 5 Part of Lot 21 municipally known as 3600 Major Mackenzie Drive
File No.(s): B010/22

Zoning Classification:

The subject lands are zoned GMU(H) General Mixed Use on Hold and subject to the provisions of Exception 14.963 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021 Requirements	Proposal
1	Lot Frontage: A minimum of 18.0 metres.	The proposed lot frontage of 61.7 metres for the conveyed lands complies with the minimum lot frontage requirement. The proposed lot frontage of 56.57 metres for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area: A minimum of 800.0m2.	The proposed lot area of 16,129.10 m2 for the conveyed lands complies with the minimum lot area requirement. The proposed lot area of 9,363.5 m2 for the retained lands complies with the minimum lot area requirement.
3	Lot Depth: N/A	N/A

The subject lands are zoned C5(H) Commercial on Hold and subject to the provisions of Exception 9(1327) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88 Requirements	Proposal
4	Lot Frontage: N/A	N/A
5	Lot Area: A maximum lot area of 25,000.0 m2.	The proposed lot area of 16,129.10 m2 for the conveyed lands complies with the maximum lot area requirement. The proposed lot area of 9,363.5 m2 for the retained lands complies with the maximum lot area requirement.
6	Lot Depth: A minimum lot depth of 60.0 metres.	The proposed lot depth of 185.0 metres for the conveyed lands complies with the minimum lot depth requirement. The proposed lot depth of 185.0 metres for the retained lands complies with the minimum lot depth requirement.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Other Comments:

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	This application relates to Development Application No. DA.20.022. Each development on each individual parcel is required to comply with the provisions of the Zoning By-law(s). Additional variances may be required.
4	Please be aware that easements may be required for shared access and parking.

Conditions of Approval:

None

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 29, 2022

Name of Owner: Vaughan NW RR PropCo LP

Location: Northeast corner of Weston Road and Major Mackenzie Drive West

File No.(s): B010/22

Proposal:

The Owner has submitted Consent Application File B010/22 to sever a 16,129.1 m² southern portion of the subject lands and retain a 9,363.5 m² portion for the purpose of facilitating "Phase 1" of the proposed mixed-use residential development associated with Official Plan Amendment OP.20.008 and Zoning By-law Amendment Z.20.016.

Official Plan:

City of Vaughan Official Plan 2010 ("VOP 2010"): "Mid-Rise Mixed-Use" by Schedule 13 – Land Use, and "Mid-Rise Mixed-Use" and "Village District" by Volume 2, Section 12.6 NE Quadrant of Major Mackenzie Drive & Weston Road Area Specific Plan

Comments:

The Owner is proposing to subdivide the subject lands to facilitate the future mixed-use residential development comprised of two (2) seniors supportive living buildings "Phase 1", and three (3) residential buildings "Phase 2" on the proposed retained and severed lands respectively. The severed and retained lands meet the minimum lot area and frontage requirements of the "C5(H) Commercial Zone" under Zoning By-law 1-88 and "GMU(H) General Mixed Use Zone" under Zoning By-law 001-2021.

Site Development Application File DA.20.022 has been submitted by the Owner to facilitate the development of "Phase 1" on the retained parcel and it is currently under review by the Development Planning Department. The Development Planning Department has reviewed the requested severance through Site Development Application File DA.20.022 and does not object to the consent application as it facilitates the development of the site nor affect the purpose of the Holding Symbol.

In support of the application, the Owner has submitted an Arborist and Tree Preservation Report prepared by MEP Design Inc., dated March 11, 2022. The report inventoried 43 trees, ten of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-laws, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Adam Hawkswell		5/18/2022	Justification Letter



SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

3200 HIGHWAY 7 • VAUGHAN, ON • L4K 5Z5
T 905 326 6400 • F 905 326 0783

May 18th 2022

DELIVERED

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

RE: Consent to Sever and Create Private Easement(s) Application
3600 Major Mackenzie Drive West, Vaughan, ON
File No.: OP.20.008, Z.20.016, DA.20.022

SmartCentres (on behalf of the legal owner Vaughan NW RR PropCo LP – “the owner”) is pleased to make our application to sever the Phase 1 lands at 3600 Major Mackenzie Dr (“the site”). The site is located on the north-east corner of Major Mackenzie Drive W and Weston Road as seen on the severance sketch. The application contemplates the severance of the Phase 1 (Revera Retirement Residence) from the larger parcel. Our zoning, official plan and site plan (Phase 1) applications will be heard at the committee of a whole meeting on June 6th, 2022. All zoning relief related to the applications will be dealt within the impending zoning by-law amendment documents which should be approved after the appeal period in late July 2022.

A part schedule that outlines the size, easements and status of the parts can be found below; this chart should be read in conjunction with the draft R-Plan which was submitted on April 26th, 2022, prepared by Krcmar Surveyors.

PART	AREA (M ²)	PURPOSE	SEVERED/RETAINED
1	13,311.20	Building (Phase 2)	Severed
2	183.40	Servicing Easement	Severed
3	390.40	Servicing & Access Easement	Severed
4	21.30	Servicing & Access Easement	Severed
5	454.30	Servicing Easement	Severed
6	432.20	Servicing & Access Easement	Severed
7	181.20		Severed
8	45.20		Severed
9	597.70	Servicing Easement	Severed
10	393.30		Severed
11	4.00	Servicing & Access Easement	Severed
12	27.40	Access Easement	Severed
13	20.90	Servicing & Access Easement	Severed
14	66.60	Access & Servicing Easement	Severed
15	8,014.60	Building (Phase 1)	Retained
16	1,348.90	Private Road A	Retained

A second consent application will be submitted to grant access over the North South Private Road that is located on the Fieldgate SmartCentres JV lands to the east of the site. This road can be found highlighted in yellow on the attached master site plan. The reference plan, in the second consent application, will outline this road and our request for servicing and access easements.

Should you have any questions on our application, please do not hesitate to contact the undersigned or Chris Caverson at ccaverson@smartcentres.com Sincerely,

SmartCentres REIT

Adam Hawkswell
Development Manager
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