

ITEM #: 6.21	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A182/22 8700 Huntington Rd, Woodbridge
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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		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		General Comments
Real Estate				
Fire Department	X	X		General Comments
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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/agent	Weston Consulting	201 Millway Ave	06/01/2022	Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
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	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A182/22
8700 Huntington Rd, Vaughan**

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

ITEM NUMBER: 6.21	CITY WARD #: 2
APPLICANT:	Liuna Local 183 Life-Long Learning Centre
AGENT:	Weston Consulting
PROPERTY:	8700 Huntington Rd, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" and "General Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA.21.029
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed one storey storage building on the subject property as an accessory use to the existing technical school and to facilitate related Site Development Application DA.21.029.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned A, Agricultural and subject to the provisions of Exception 14.1005 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum of 17 additional parking spaces are required based on 2 parking spaces per 100 sqm of the proposed g.f.a. Thus, a minimum total of 114 parking spaces are required. [6.3.5]	To permit a minimum of 100 total parking spaces.

The subject lands are zoned A, Agriculture and subject to the provisions under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum of 51 additional parking spaces are required based on 6 parking spaces per 100 sqm of the proposed g.f.a. Thus, a minimum total of 137 parking spaces are required. [3.8]	To permit a minimum of 100 total parking spaces.

HEARING INFORMATION

DATE OF MEETING: Thursday, July 28, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

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

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.

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>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>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.</p> <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:	July 14, 2022	
Date Applicant Confirmed Posting of Sign:	July 12, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	Site is constrained and can not provide the amount of parking required. Reduction in parking has been justified through parking surveys.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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.	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:	None	

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 (DE) and Transportation Engineering (TE) Department does not object to variance application A182/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No comments Forestry: No comments Horticulture: No comments	
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:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
Fire Route Concerns: Although the fire department cannot speak with respect to By-Laws including City's Zoning By-laws we do have concerns that in the future, fire route access could be blocked or reduced from additional vehicles and other items. Ensure that variance will not affect any required fire route access.	
Fire Department Recommended Conditions of Approval:	None

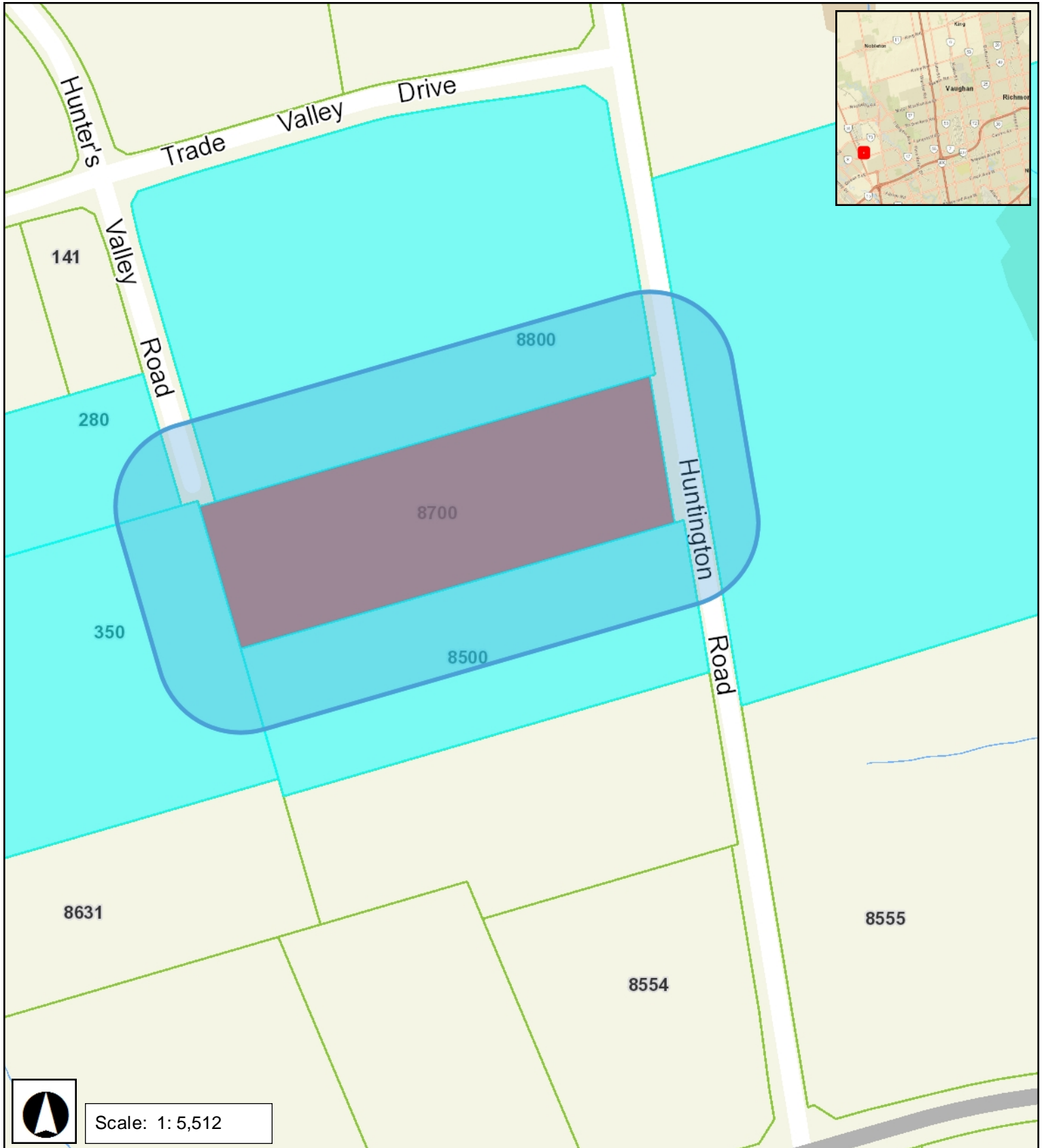
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, 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
None		

IMPORTANT INFORMATION – PLEASE READ
<p>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 (see condition chart above 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>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS

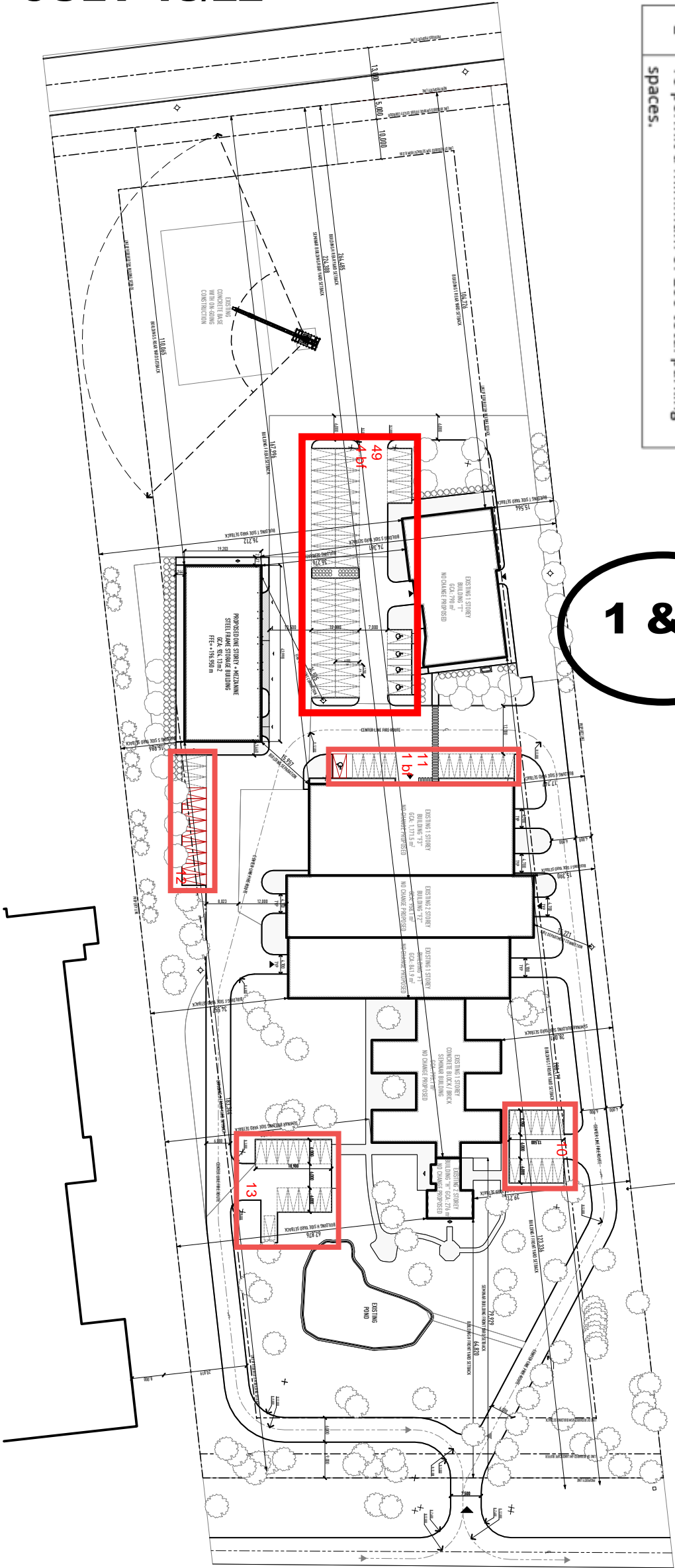


Langstaff Road

#	Zoning By-law 01-2021 Variance Requested
1	To permit a minimum of 100 total parking spaces.

#	Zoning By-law 1-88 Variance Requested
2	To permit a minimum of 100 total parking spaces.

1 & 2



PLANS PREPARED BY APPLICANT
JULY 18/22

Standard Practice

LIUNA Local 183
8700 Huntington Road Vaughan ON L4H 3N6

Proposed Site Plan
Proposed Storage Building

Project No.: 18003
scale: 1:1250
issued on:



Drawing No. A.1

STANDARD CITY OF VAUGHAN SITE PLAN NOTES:

- (1) Standard drawings of the City of Vaughan constitute part of the site plan drawing(s).
- (2) All construction work to be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for construction projects.
- (3) The Owner shall retain the services of his consultants to ensure required inspection reports and/or certification requirements are submitted to the Engineering Department and other affected City Departments.
- (4) The Owner and/or his representative shall rectify all disturbed areas as to original condition or better and to the satisfaction of the City.
- (5) The location of all under/above ground utilities and structures is approximate only and where shown on the drawing(s) the accuracy of the location of such utilities is not guaranteed. The owner and/or his representative shall determine the location of all such utilities and structures by consulting the appropriate authorities or utility companies concerned. The owner shall prove the location of such utilities and structures and shall assume all liability for damage or restoration or adjustment for the same.
- (6) Any conflicts with existing services shall be rectified at the Owner's expense.
- (7) Sanitary and storm control manholes shall be in accordance with Provincial Standard (PSP) 7101.100. Frame and cover shall be McCoy HM331 or approved equal. The manholes shall be bench to the invert (top) of pipes.
- (8) All sanitary manhole covers in the ponding area as to be watertight sealed covers.
- (9) All catchbasins shall be installed in accordance with City Standard Drawing K-4. All catchbasin frames and covers shall be McCoy HM311 or approved equal.
- (10) All industrial/commercial/condominium wastewater connections shall be constructed in accordance with City Standard Drawings C-102, C-103 and W-106.

- (11) Watermain shall have a minimum vertical separation of 0.5m and horizontal separation of 2.5m between any sewer or manhole.
- (12) Hydrants to be installed as per City Standard W-104 with 1.0m minimum clear from all obstructions.
- (13) Entrance driveways shall be constructed with heavy duty asphalt from the back of the municipal curb or edge of pavement to the property line (area highlighted on drawing(s) in accordance with the following specifications:

a. 50mm compacted depth of HL3 asphalt - top course

b. 70mm compacted depth of HL8 asphalt - binder course

c. 150mm compacted depth of 20mm crusher run limestone - granular base

d. 300mm compacted depth of 50mm crusher run limestone - granular sub-base
- (14) All concrete curb from existing road curb to street line shall be barrier curb (PSP) 600.110. All concrete curb heights shall be 150mm unless otherwise noted. Entrance driveway curb to be discontinuous at sidewalk and tapered back 600mm minimum.
- (15) All required curb cutting at entrance driveway and curb depressions at sidewalk crossings shall be installed to the satisfaction of the City.
- (16) Existing roadway curb and gutter to be continuous through the proposed new driveway entrance(s) along with the municipal sidewalk.
- (17) Sidewalk to be 200mm thick through entrance driveway entrance per City Standard R-128.
- (18) Frost collars are to be provided on curb stops and valve boxes when located within the limits of the driveways.
- (19) Entrance driveways shall be setback a minimum clearance of 1.0m from all aboveground services or other obstructions.

- (20) Appropriate construction details should be provided for retaining walls higher than 1.0m. Details shall be designed and certified by a professional engineer upon approval. Handrail/guard/fence is required when height exceeds 0.60m (as per City Standard Drawing FMV-4B5 or approved equal). Upon completion retaining walls greater than 1.0m to be certified by a structural and geotechnical engineer.
- (21) Landscape shall not encroach on boulevard nor shall boulevard grades be altered.
- (22) Slopes in landscaped areas and on berms shall not exceed 3 horizontal to 1 vertical.
- (23) Pavement grades (min. 0.5%, max 5%).
- (24) Drainage grassed swales with grades (min. 2%, max 5%).

- (25) Outside lighting shall be directed downward and inward and designed to maintain zero cut-off light level distribution at the property line.

- (26) Sanitary, storm and water service connections which are not in place on the municipal road allowance to the property line shall be arranged for installation by the City on payment of installation costs by the owner. To initiate the installation of the service connection(s), the owner shall file an application with the Development Inspection & Lot Grading Division of the Development Engineering Department which includes 2 copies of the approved site plan drawing(s) with Department's approval seal and if required a copy of the Regional Approval Schedule as per the executed Site Plan Agreement.

- (27) Silt (fence)s to be installed and maintained to prevent silt flowing onto adjacent lands until the completion of sodding activities.

- (28) Construction access shall be constructed with a minimum depth of 450mm crushed stone base from the municipal curb or edge of pavement to the property line, to the satisfaction of the City.

GENERAL NOTE:

UNLESS OTHERWISE NOTED: STANDARD PARKING STALL TO BE 2.7m x 6.0 m. ACCESSIBLE PARKING STALL TO BE "TYPE A" 3.4m x 6.0m, and "TYPE B" 2.4m x 6.0m.

- ARCHITECTURAL LEGEND:
- EXISTING GRAVEL

PROPOSED OPEN GRID GRAVEL SYSTEM

EXISTING ASPHALT PAVING

PROPOSED ASPHALT PAVING

CONCRETE SIDEWALK

EXISTING LANDSCAPE

- (29) The surface of all loading spaces and related driveways, parking spaces, and maneuvering areas within the site shall be paved with a hard surface. The recommended minimum depth requirements are as follows:

- a. 40mm compacted depth HL3 asphalt - top course

b. 50mm compacted depth HL8 asphalt - binder course

c. 50mm compacted depth 20mm crusher run limestone - granular base

d. 200mm compacted depth 50mm crusher run limestone - granular sub-base
- (30) Condominium unit driveways - the minimum recommended depth requirements are as follows:

a. 25mm compacted depth HL3 asphalt top course

b. 50mm compacted depth HL8 asphalt base course

c. 200mm compacted depth 20mm dia. crusher run limestone

Top course asphalt shall not be placed until the base course asphalt has been in place for one winter season. Other hard surfaces may be installed as approved by the City.

- (31) The Consulting Engineer shall design, implement and monitor the erosion and sediment control measures during all phases of construction on the lands in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction dated December 12, 2006, to the satisfaction of the City and TRCA.
- (32) All proposed parking spaces for disabled to include "Rb-93 B7 PERMIT ONLY" traffic sign and pavement disabled symbol marking in accordance with City Standard Drawing.

- EXISTING STANDARD PARKING STALL
2.7 x 6.0 m

EXISTING BARRIER FREE PARKING STALL
TYPE A: 3.4 x 6.0 m
TYPE B: 2.4 x 6.0 m

PROPOSED STANDARD PARKING STALL
2.7 x 6.0 m

PROPOSED BARRIER FREE PARKING STALL
TYPE A: 3.4 x 6.0 m
TYPE B: 2.4 x 6.0 m

PROPOSED BARRIER FREE PARKING STALL
TYPE B: 2.4 x 6.0 m
- DASHED LINE DENOTES ELEMENTS TO BE DEMOLISHED

Standard Practice

LIUNA Local 183
8700 Huntingdon Road Vaughan ON L4H 3N6

General Notes

Proposed Storage Building

Project No.:
scale:
issued on:

18003



Drawing No.

A.2

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			General Comments
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
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: Gregory Segantreddo, Building Standards Department
Date: June 28, 2022
Applicant: Liuna Local 183 Life-Long Learning Centre
Location: CONC 10 Part of Lot 12 municipally known as 8700 Huntington Road
File No.(s): A182/22

Zoning Classification:

The subject lands are zoned A, Agricultural and subject to the provisions of Exception 14.1005 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum of 17 additional parking spaces are required based on 2 parking spaces per 100 sqm of the proposed g.f.a. Thus, a minimum total of 114 parking spaces are required. [6.3.5]	To permit a minimum of 100 total parking spaces.
2		
3		

The subject lands are zoned A, Agriculture and subject to the provisions under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum of 51 additional parking space are required based on 6 parking spaces per 100 sqm of the proposed g.f.a. Thus, a minimum total of 137 parking spaces are required. [3.8]	To permit a minimum of 100 total parking spaces.
5		
6		

Staff Comments:

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

Building Permit(s) Issued:

Other Comments:

General Comments	
7	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
8	
9	

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* 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: July 19, 2022

Name of Owner: LiUNA Local 183 Life-Long Learning Centre Inc.

Location: 8700 Huntington Road

File No.(s): A182/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a minimum of 100 total parking spaces.

By-Law Requirement(s) (By-law 001-2021):

1. A minimum of 17 additional parking spaces are required based on 2 parking spaces per 100 m² of the proposed GFA. Thus, a minimum total of 114 parking spaces are required.

Proposed Variance(s) (By-law 1-88):

2. To permit a minimum of 100 total parking spaces.

By-Law Requirement(s) (By-law 1-88):

2. A minimum of 51 additional parking spaces are required based on 6 parking spaces per 100 m² of the proposed GFA. Thus, a minimum total of 137 parking spaces are required.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" and "General Employment"

Comments:

The Owner is requesting relief to facilitate the construction of a one-storey storage building, accessory to an existing technical school, with the above noted variances. The Owner has submitted Site Development Application DA.21.029 to facilitate the development, which is currently under review.

The Development Planning Department has no objection to Variances 1 and 2 given that the proposed parking ratio has been reviewed by Transportation Engineering staff and is considered sufficient to serve the proposed use.

In support of the application, the Owner has submitted an Arborist Report and Tree Preservation Plan prepared by Canadian Canopy Consulting, dated May 24, 2021. The report inventoried 85 trees, three of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

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

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 & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Adriana Bozzo

Subject: FW: [External] A182/22 - CITY OF VAUGHAN (8700 Huntington Road, Woodbridge)

From: Ahmed, Maryam <Maryam.Ahmed@york.ca>

Sent: July-04-22 3:28 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] A182/22 - CITY OF VAUGHAN (8700 Huntington Road, Woodbridge)

Hello,

The Regional Municipality of York has completed its review of the minor variance application - A182/22 and has no comment.

Thank you,

Maryam Ahmed, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

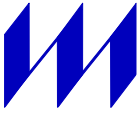


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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant/agent	Weston Consulting	201 Millway Ave	06/01/2022	Cover Letter



**WESTON
CONSULTING**

planning + urban design

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

June 01, 2022
File 7465-2

Attn: Christine Vigneault
Secretary Treasurer to the Committee of Adjustment

RE: Application for Minor Variance
Related File : DA 21.29
8700 Huntington Road, City of Vaughan
Proposed Storage Building

Weston Consulting is the planning representative for LiUNA Local 183 Life-Long Learning Centre INC., the registered owner of the land municipally known as 8700 Huntington Road in the City of Vaughan (herein referred to as the 'subject lands'). This letter has been prepared in support of the above noted Minor Variance application to seek relief from the Parking Requirements of the City of Vaughan Zoning By-law 1-88 in order to construct a 924 sq.m. single storey storage building on the subject lands.

It is our opinion that the proposed variance meets the four tests set out under the Planning Act and should therefore be approved. The rationale contained herein seeks to support this recommendation and our planning opinion. A parking study prepared by WSP dated May 17, 2022 has been prepared in support of this Minor Variance and reviewed by staff. Through their review staff have confirmed that the variance being requested is acceptable and recommend that it be approved.

Description of Subject Property

The subject property is located on the west side Huntington Road between Langstaff Road and Trade Valley Drive, in the City of Vaughan. It has an approximate area of 4.087 hectares (10.09 acres) with 114 metres of frontage on Huntington Road. The subject property is occupied by a collection of buildings and structures that house an existing training school.

The subject property is legally described as:


**PART LOT 12 CONCESSION 10, VAUGHAN AS IN R722763, SUBJECT TO
THE INTEREST IN R707428; VAUGHAN; SUBJECT TO EASEMENT AS IN
YR2351273.**

Surrounding Context

Land uses within the vicinity of the subject property include industrial uses to the north and lands currently under development to the south. To the east is Huntington Road and immediately east of Huntington Road are vacant employment lands. West of the subject property is industrial/employment lands slated for development.



Figure 1: Air Photo

 Subject Property

Purpose of the Application

The purpose of the proposed Minor Variance application is to seek relief from the City's Zoning By-law 1-88 to permit the construction of a one storey storage building on the subject property as an accessory use to the existing technical school. The application seeks to address the following deficiency:

Applicable Clause	Required	Provided	Relief Requested
A Technical School use requires a parking ratio of 4.0 spaces per classroom or 6.0 spaces per 100sqm of G.F.A whichever is greater.	51	10	To permit a reduction to the required number of parking spaces

Policy Framework and Analysis

Section 45(1) of the Planning Act directs that a minor variance may be granted if, in the opinion of the Committee of Adjustment, the following tests are met:

1. The variance requested maintains the general intent and purpose of the Official Plan;
2. The variance requested maintains the general intent and purpose of the Zoning By-law;
3. The variance is desirable for the appropriate use of the land; and,
4. The variance is minor in nature.

The following provides an analysis of the proposed variance reviewed under these

criteria.

**1. The variance requested maintains the general intent and purpose of the Official Plan
City of Vaughan Official Plan (VOP) 2010**

The subject property is designated *Employment Area* per Schedule 1 (Urban Structure) of the VOP, and has a split land use designation of *Prestige Employment* and *General Employment* per Schedule 13 (Land Use) of VOP. The permitted uses in areas designated *Prestige Employment* and *General Employment* include a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage. The proposed development conforms to the policies of the VOP as it is within the range of the permitted uses outlined in policies 9.2.2.10(b) and 9.2.2.11(c), thus meeting the general intent of the Official Plan.

The proposed development of the storage building on the subject lands respects and reinforces the permitted uses of *General* and *Prestige Employment Areas*, as maintained by the VOP. The proposed storage building is intended to house machinery and equipment that is used for skills and training purposes. The storage building is an accessory building and will not be used to conduct classes or additional training programs and will not increase occupancy of the site.

2. The variance requested maintains the general intent and purpose of the Zoning By-law - Vaughan Zoning By-law 1-88

The subject property is zoned as *Agricultural* per the City of Vaughan Zoning By-law 1-88.

The permitted uses include a range of agricultural, institutional and recreational uses. This zone permits private and public schools including technical and commercial schools. The proposed storage building is intended to be an accessory use to the existing LiUNA Training School and therefore maintains the intent of the *Agricultural* zone.

By-law 1-88 specifies parking at a rate of 4.0 spaces per classroom or 6.0 spaces per 100 m² of G.F.A. whichever is greater for the technical school use.

It is our opinion that the proposed storage building should be considered as an accessory building and that the technical school rate should not be applied as a blanket rate across the entire site. To that extent, single-use warehouse rate which is 1.0 spaces per 100 sq.m. of G.F.A. per Zoning By-law 1-88 is better suited for the proposed GFA. Within this context, the proposed 10 spaces (9 standard parking spaces and 1 barrier free parking space) would satisfy the By-Law requirements.

Based on the above noted rationale, it is our opinion that the proposed development maintains the general purpose and intent of the zoning by-law.

3. The variance requested is desirable for the appropriate use of the land

The proposed storage building is required for the storage of machinery and equipment used by the Technical School. Presently, there is a plethora of construction machinery and equipment being stored outdoors and it is our client's intent to optimize the storage of these items by moving them indoors. In doing so, the proposed storage building will free-up existing ground space and

improve the aesthetic, functional and traffic flow of the subject property without increasing occupancy.

The proposed storage building maintains the setback requirements and landscaping requirements of the City's Zoning By-laws. The proposal adequately addresses design criteria and technical comments as reviewed through the site plan application process DA.21.029.

For the reasons listed above, it is our opinion that the proposed variances are appropriate and desirable for the use of the lands.

4. The variance requested is minor in nature.

A parking study has been prepared by WSP to review the existing site condition and operations, and determine existing and future parking demand based on on-site parking survey data.

The parking study determined that there is currently a surplus of parking provided on site, concluding that the appropriate rate that should be applied is 1.51 spaces per sq. m of GFA. This would result in an addition of 14 spaces for the proposed GFA whereas what is currently proposed is 10 spaces. The differential between 10 and 14 spaces is considered minor, specifically given that there is currently an over-supply of parking.

In addition to the above, it should be noted that By-Law 01-21, although not yet in effect, has been endorsed by Council. The rates provided in this By-Law are reflective of current parking trends and utilization rates. Given that the requirement of total parking spaces for the proposed GFA under Zoning by-law 1-88 is 51 spaces while the requirement under Zoning By-law 001-2021 is 17 (2 spaces per 100sqm of G.F.A of Commercial School use) we believe our proposal is minor and consistent with Council's direction.

Enclosed Submission Materials

In support of this Minor Variance application, please find enclosed the following items:

- Minor Variance Application Form;
- Site Plan prepared by Standard Practice;
- Parking Study prepared by WSP dated May 17, 2022;
- Comments provided by City of Vaughan Transportation Planning department dated May 25, 2022;
- Requested Variances Form;
- Property Setbacks for all Existing and Proposed Structures Form;
- Size of Existing and Proposed Structures Form;
- Owner Authorization Form;
- Tree Declaration Form;
- Septic Form; and
- Sworn Declaration Form

Conclusion

Based on our analysis and the information provided herein, it is our opinion that the proposed variances meet the general intent and purpose of the Official Plan and Zoning By-law, are desirable and appropriate for the use of the lands, and are minor in nature. Specifically, it should be noted that irrespective of which ever By-Law and land use category rate is applied, there is currently an oversupply of parking provided on-site and there is no need for additional parking spaces even with the introduction of the proposed storage building. This is confirmed through the parking study conducted by WSP which has been reviewed and supported by staff.

We trust that the above is in order and that you have the necessary materials to schedule this matter to the next available Committee of Adjustment meeting. We request that all correspondence pertaining to this application be sent to the undersigned. Please do not hesitate to contact the undersigned at extension 308 should you have any questions regarding the content of this submission.

Yours truly,
Weston Consulting
Per:



Alfiya Kakal, HBA, M.PI, RPP
Senior Planner

- c. Sandro Pinto; Executive Director; LiUNA Local 183 Training Centre
Kevin Bechard; Senior Associate; Weston Consulting

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None