

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: March 13, 2024

Name of Owners: Thornhill Retirement Residence Limited Partnership and 2022573 Ontario Inc.

Location: 784 Centre Street

File No.(s): B002/24

Proposal:

The Owners have submitted Consent Application File B002/24 to create a 2.2 m wide easement to facilitate maintenance and repair access of an armour stone retaining wall proposed along the shared property line in favour of the neighbouring lands to the north, municipally known as 777 New Westminster Drive ("Blue Water Lands").

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Residential" by Volume 1, Schedule 13 – Land Use and by Volume 2 – Section 12.11 Bathurst & Centre Street

Comments:

On August 17, 2021, the Owner of the Blue Water Lands submitted Official Plan Amendment file OP.21.017, Zoning By-law Amendment File Z.21.032, and Site Plan File DA.21.041 to facilitate a high-rise development (the 'Applications'). The Applications were appealed to the Ontario Land Tribunal (OLT) and approved in principle, following a settlement hearing held on June 2, 2023, for two residential towers (26 and 29 storeys) with a total gross floor area of 52,075 m². The Blue Water Lands have a higher elevation than the Subject Lands. The retaining wall, ranging in height from 0.75 m on the west side to 1.81 m on the east side, is proposed to address the change in grade. Consent is being requested to permit the maintenance of the armour stone retaining wall that is proposed along the shared north property line in order to fulfill a condition of the OLT's decision.

The Development Engineering Department has reviewed the proposed easement and has no objection.

Accordingly, Development Planning Department staff has no objection to the requested easement and is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

Recommendation:

Development Planning Department staff 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
David Harding, Senior Planner