

ITEM: 6.6	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A022/24
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Report Date: March 28, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant	Mainline Planning Services Inc.	225 Bradwick Drive	03/01/2024	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A022/24

CITY WARD #:	4
APPLICANT:	225 Bradwick Drive Inc.
AGENT:	Nicholas Malta and Joseph Plutino
PROPERTY:	225 Bradwick Drive, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment".
RELATED DEVELOPMENT APPLICATIONS:	19CDM-23V005
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit office use within Unit #1 and to permit reduced landscaping requirements onsite.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned EM2 – General Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An office is not permitted. (Table 11-2)	To permit an office use in unit #1 on the subject lands.
2	A minimum landscape strip width of 3.0m is required abutting street line. (Table 11-3)	To permit a minimum landscape strip width of 0.5m abutting street line.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 4, 2024

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: 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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

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.

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:

INTRODUCTION

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.

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.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	March 21 ,2024
Date Applicant Confirmed Posting of Sign:	March 6, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Existing office tenant does not comply to the Zoning By-law. Existing landscape buffer does not comply with the Zoning By-law.
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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING

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

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering does not object to Minor Variance Application A022/24.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE

No comment no concerns.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)

No comments received to date.

**Building Inspection Recommended
Conditions of Approval:**

None

FIRE DEPARTMENT

No comments received to date.

**Fire Department Recommended
Conditions of Approval:**

None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
	None	

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.

IMPORTANT INFORMATION

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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

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.

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.

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.

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.

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.

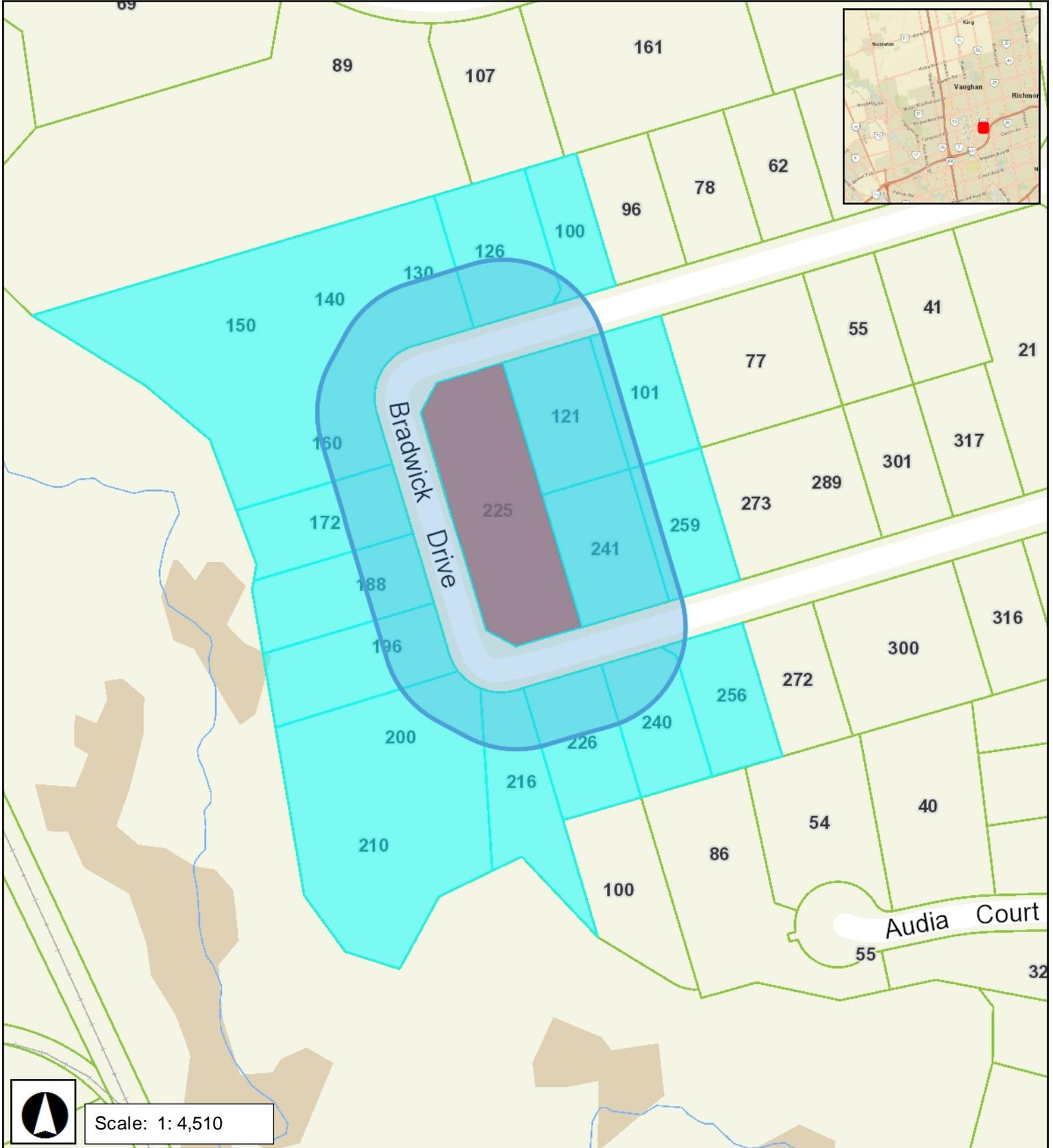
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

225 Bradwick Drive, Concord



GENERAL NOTE:

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.



TYP. ACCESSIBLE SPACE (APS)

SIGNAGE NOTES:

1. ALL PARKING STALLS FOR PERSONS WITH DISABILITIES SHALL BE INDICATED WITH TYPICAL ACCESSIBLE PARKING SIGNAGE (AS SHOWN ON THE DWG) CENTERED UPON STALL.
2. THE SIGN SHALL BE MOUNTED AT HEIGHT OF 2-3 METERS FROM TOP OF CURB TO BOTTOM OF SIGN.
3. ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, HIGHWAY TRAFFIC ACT AND 3.8.3.1 OF THE ONTARIO BUILDING CODE

NOTES:

THE LANDSCAPING ON SITE WILL BE RETAINED.

APPROVED
By RECEIVED at 2:05 pm, Mar 01, 2024

LEGEND:

- | | | |
|--------|---------|-------------------------|
| APS | DENOTES | ACCESSIBLE PARKING SIGN |
| P.E. | DENOTES | PRIMARY UNIT ENTRANCE |
| UP | DENOTES | SECONDARY UNIT ENTRANCE |
| MH | DENOTES | UTILITY POLE |
| GM | DENOTES | MANHOLE |
| WV | DENOTES | GAS METER |
| FH | DENOTES | WATER VALVE |
| GV | DENOTES | FIRE HYDRANT |
| BOL | DENOTES | GAS VALVE |
| LS | DENOTES | BOLLARD |
| TC | DENOTES | TELEPHONE CHAMBER |
| CB | DENOTES | CATCH BASIN |
| WC | DENOTES | WATER CHAMBER |
| WMH | DENOTES | WATER MANHOLE |
| TMH | DENOTES | TELEPHONE MANHOLE |
| SAN MH | DENOTES | SANITARY MANHOLE |
| STM MH | DENOTES | STORM MANHOLE |
| TJB | DENOTES | TELEPHONE JUNCTION BOX |
| TM | DENOTES | TELEPHONE CABLE MARKER |
| WK | DENOTES | WATER KEY |
| SV | DENOTES | SPRINKLER VALVE |
| R | DENOTES | ROCK / BOULDER |
| ○ | DENOTES | CONIFEROUS TREE |
| ○ | DENOTES | DECIDUOUS TREE |
| ○ | DENOTES | SPOT ELEVATION |

LAND USE SCHEDULE

TOTAL SITE AREA	= 9,873.4 sq.m. (100.0%)
TOTAL BUILDING ENVELOPE	= 3,808.9 sq.m. (38.6%)
TOTAL LANDSCAPED AREA	= 1,158.9 sq.m. (11.7%)
TOTAL ASPHALT AREA	= 4,905.6 sq.m. (49.7%)

TOTAL PROPOSED CONDO UNITS = 22

TOTAL BUILDING G.F.A.	= 3,808.9 sq.m.
CONDO UNITS 1-22 G.F.A.	= 3,772.9 sq.m.
TRANSFORMER ROOM	= 21.3 sq.m.
METER ROOM	= 9.4 sq.m.
SPRINKLER ROOM	= 5.3 sq.m.

BUILDING HEIGHT = ±10.0 m (ONE STOREY)

GARBAGE = STORED INDOORS

REQUIRED PARKING = 26 TOTAL (INC. 2 ACCESSIBLE SPACES)

PROVIDED PARKING = 61 TOTAL (INC. 3 ACCESSIBLE SPACES)

REQUIRED LOADING SPACE = 2 (TYPE B = 3.5 m x 11.0 m.)

PROVIDED LOADING SPACE = 2 (TYPE B = 3.5 m x 11.0 m.)

EXISTING ZONING = EM2 (GENERAL EMPLOYMENT)

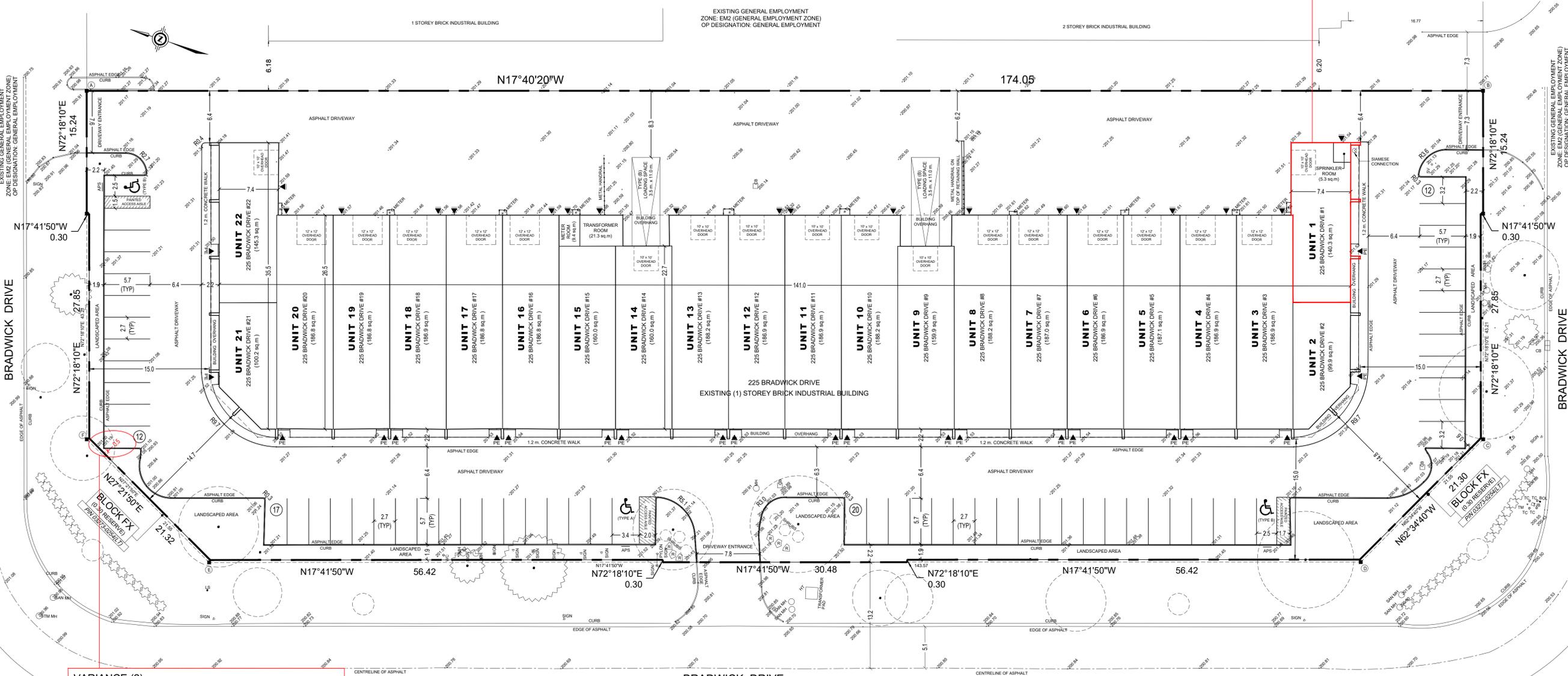
PROPOSED ZONING = EM2 (GENERAL EMPLOYMENT)

EXISTING USE OF LAND = GENERAL EMPLOYMENT

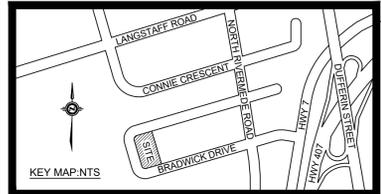
PROPOSED USE OF LAND = GENERAL EMPLOYMENT

ADJACENT USE OF LAND = SEE PLAN

VARIANCE (1):
TO PERMIT A PRE-EXISTING OFFICE TENANT IN UNIT 1, WHEREAS CITY OF VAUGHAN ZONING BY-LAW 001-2021 SECTION 11.2.1 (TABLE 11-2) DOES NOT LIST OFFICE AS A PERMITTED USE.



VARIANCE (2):
TO ALLOW AN EXISTING MINIMUM 0.5 m. WIDE LANDSCAPING STRIP ABUTTING THE STREET LINE, WHEREAS CITY OF VAUGHAN ZONING BY-LAW 001-2021 SECTION 11.2.2 (TABLE 11-3) REQUIRES A MINIMUM 3.0 m. LANDSCAPING STRIP ABUTTING A STREET LINE.



LEGAL DESCRIPTION

PLAN SHOWING TOPOGRAPHY OF LOTS 29 AND 30 REGISTERED PLAN M-1832 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

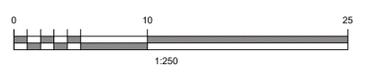
NOTE: ALL SURVEY INFORMATION PROVIDED BY J.D. BARNES LIMITED 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3

NO.	DATE	DESCRIPTION	BY
1	JAN-2024	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE			
MINOR VARIANCE APPLICATION			
PROJECT			
225 BRADWICK DRIVE VAUGHAN, ONTARIO			
DEVELOPER/OWNER			
225 BRADWICK DRIVE INC.			
DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.M.	1 = 250	MV1
DATE	ISSUED	CITY FILE NO.	
JAN - 2024	J.P.P.		



**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 26, 2024
Name of Owner: 225 Bradwick Drive Inc. c/o Ivan Rapa
Location: 225 Bradwick Drive
File No.(s): A022/24

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

1. To permit an office use in unit #1 on the subject lands.
2. To permit a minimum landscape strip width of 0.5 m abutting the street line.

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

1. An office use is not permitted.
2. A minimum landscape strip width of 3.0 m is required abutting the street line.

Official Plan:

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

Comments:

The Owner is requesting permission to allow for an existing "Office" use within Unit 1 of the existing multi-unit building, and to permit the existing landscape strip, with the above-noted variances.

Development Planning Department staff has no objection to Variance 1 to permit an "Office" use within Unit 1 of the existing multi-unit building. The building contains a total of 22 units. Unit 1 is located at the southeast corner of the building. The existing multi-unit building contains a mix of smaller scale employment uses permitted by the "EM2 – General Employment Zone". An "Accessory Office" is a permitted use, such that it does not exceed 49% of the total gross floor area of the principal use. The proposed "Office" use occupies a single unit which is a small portion of the entire multi-unit building and well under 49% of the building's total gross floor area. The proposed "Office" use, along with other smaller scale non-employment uses, were permitted within the "EM2" Zone under Zoning By-law 1-88. When the building was originally constructed, it was designed to house smaller units that could accommodate the mix of uses that became permitted in Zoning By-law 1-88. Due to the building's design, scale of the proposed office use, and scale of existing uses within its other units, the proposed "Office" use is compatible with the other permitted EM2 Zone uses on the Subject Lands. The proposed "Office" use would have a similar number of employees as the surrounding small scale employment uses and is anticipated to generate similar traffic levels which would not impede the function of the site. The proposed use complies with the parking provisions of the Zoning By-law. As such, the proposed "Office" use does not create adverse impacts to the function of the Subject Lands, does not create land use conflicts in the area, and is compatible with the surrounding area.

Development Planning Department staff has no objection to Variance 2 for the reduced landscape strip. The landscape strip is an existing condition of the site that predates both Zoning By-laws 001-2021 and 1-88. The full extent of the relief is only utilized at one point where the corner of a parking space approaches the lot line. Most of the property maintains a 1.9 m landscape strip which provides an adequate buffer between the parking areas and Bradwick Drive. As there is no fence dividing the Subject Lands from the landscaped road right-of-way on Bradwick Drive, the reduction is not perceptible. The Urban Design Division of the Development Planning Department have also reviewed the minor variance application and have no objection.

Accordingly, Development Planning Department staff 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-law, and is desirable for the appropriate development of the land.

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

Pravina Attwala

Subject: FW: [External] RE: A022/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>
Sent: Tuesday, March 5, 2024 8:07 PM
To: Prabhdeep Kaur <Prabhdeep.Kaur@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A022/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A022/24 (225 Bradwick Drive) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

From: [Joshua Lacaria](#)
To: [Committee of Adjustment](#)
Cc: [Prabhdeep Kaur](#); [Joshua Lacaria](#); [Kristen Regier](#)
Subject: [External] RE: A022/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: February-29-24 4:00:37 PM
Attachments: [image002.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Joshua Lacaria, MES (PI)

Planner

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [\(437\) 880 2347](tel:4378802347)

E: joshua.lacaria@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



Date: March 7th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A022-24**

Related Files:

Applicant Mainline Planning Services Inc.

Location 225 Bradwick Drive



Discover the possibilities

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:

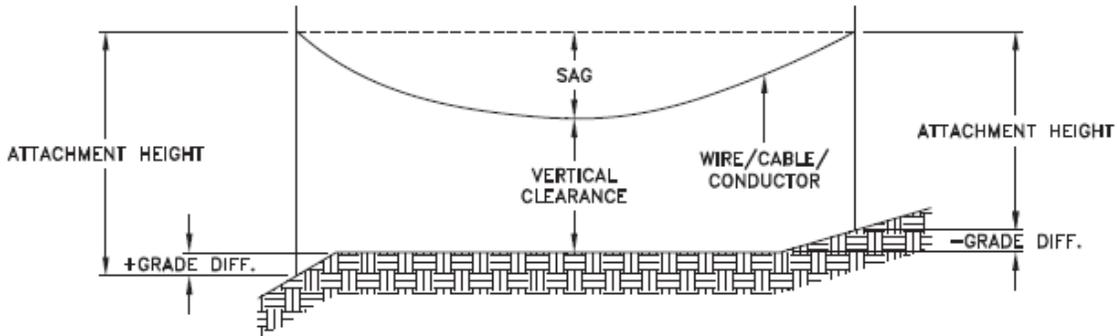
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

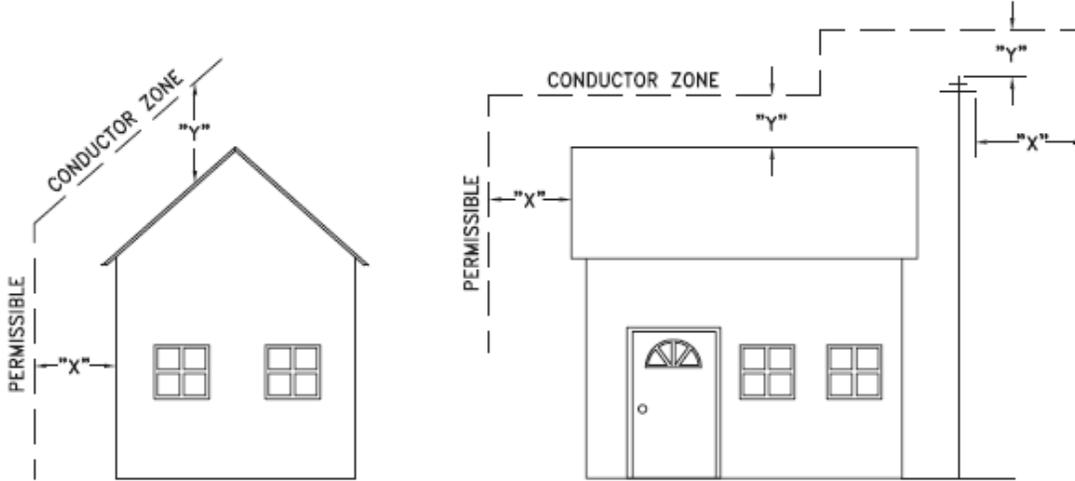
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: February 29, 2024
Applicant: Mainline Planning Services Inc.
Location: 225 Bradwick Drive
 PLAN M1832 Lot 29-30
File No.(s): A022/24

Zoning Classification:

The subject lands are zoned EM2 – General Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An office is not permitted. (Table 11-2)	To permit an office use in unit #1 on the subject lands.
2	A minimum landscape strip width of 3.0m is required abutting street line. (Table 11-3)	To permit a minimum landscape strip width of 0.5m abutting street line.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

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

Other Comments:

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

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.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Mainline Planning Services Inc.	225 Bradwick Drive	03/01/2024	Application Cover Letter



March 1, 2024

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

RE: Minor Variance – Employment Property - 225 Bradwick Drive – Committee File: A022/24, Owner: 225 Bradwick Drive Inc.

As the owner's authorized agent, we are directed to submit a Minor Variance Application ('proposal') for technical variances that will bring this existing employment property into conformity with the in-force By-law. The variances are supported by city staff and required to facilitate a concurrent application to convert the subject property into a standard description of condominium (City File No. 19CDM-23V005).

The Proposal

1. A variance to permit pre-existing office tenant in unit 1, whereas City of Vaughan Zoning By-law 001-2021 Section 11.2.1 (Table 11-2) does not list Office as permitted.
2. A variance to allow an existing legal not conforming minimum 0.5m wide landscaping strip abutting the street line, whereas City of Vaughan Zoning By-law 001-2021 Section 11.2.2 (Table 11-3) requires a minimum 3.0m landscaping strip.

Planning Opinion

It is our considered and professional planning opinion that the variances are minor in nature and meet the four tests as required by Section 45. (1) of the Planning Act.

Concluding Comment

Thank you in advance for your assistance in processing this minor variance application. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046 or by email at nmalta@mainlineplanning.com.

Sincerely,
mainline planning services inc.

A handwritten signature in black ink, appearing to read "J. Plutino".

Joseph P. Plutino, RPP, MCIP

A handwritten signature in blue ink, appearing to read "N. Malta".

Nicholas Malta, Junior Planner

cc. client

SCHEDULE D: BACKGROUND

None