## ITEM： 6.8

# COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A167／23 2920 HIGHWAY 7 BLDG 5 VAUGHAN 

## THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS \＆AGENCIES：

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

## 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 <br> Type | Name | Address | Date <br> Received <br> （mm／dd／yyyy） | Summary |
| :--- | :--- | :--- | :--- | :--- |
| Applicant | Royal 7 <br> Developments Ltd． |  | Cover Letter |  |


| PREVIOUS COA DECISIONS ON THE SUBJECT LAND |  |  |
| :--- | :--- | :--- |
| *Please see Schedule D for a copy of the Decisions listed below |  |  |

## 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 A167/23 2920 HIGHWAY 7 BLDG 5 VAUGHAN 

| ITEM NUMBER: | CITY WARD \#: 4 |
| :--- | :--- |
|  | Royal 7 Developments Ltd |
| APPLICANT: | Cortel Group |
| AGENT: | 2920 Hwy 7 BIdg 5 Vaughan |
|  | See below. |
| PROPERTY: |  |
| ZONING DESIGNATION: | City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2: Vaughan <br> Metropolitan Centre Secondary Plan ('VMCSP'): "Station Precinct" |
| VAUGHAN OFFICIAL PLAN <br> (2010) DESIGNATION: | DA.18.050 |
| RELATED DEVELOPMENT <br> APPLICATIONS: | Relief from the Zoning By-law is being requested to permit reduced <br> parking space length for parking spaces located within the <br> underground garage, as shown on the plans submitted with <br> application. <br> Relief is also being requested to permit the location of the building <br> and Public Art structure to be located outside of the building envelope <br> as shown on Schedule E-1376A of Exception 9(1248). <br> The related Site Plan DA.18.050 has been approved and executed. |

The following variances have been requested from the City's Zoning By-law:
The subject lands are zoned EP - Environmental Protection Zone and EM2 - General Employment Zone, under Zoning By-law 001-2021, as amended.

## Zoning By-law 001-2021

Variance requested
1 This application is transitioned under sections 1.6.2.6 \& 1.6.3.3.2a. and is therefore only subject to bylaw 1-88 as amended.

The subject lands are zoned C9 - Corporate Centre Zone, and EM1 - Prestige Employment Area Zone, and subject to the provisions of Exception 9(1248) under Zoning By-law 1-88, as amended.

## Zoning By-law 1-88

1 PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lands, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto. All buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A [Exception 9(1248) di)].

## Variance requested

To permit a minimum parking space length of 5.0 metres for 17 parking spaces as shown on the sketch located within the underground garage.

To permit the location of the building and Public Art structure to be located outside of the building envelope as shown on Schedule E1376A of Exception 9(1248) to be as shown on the attached sketches of this application.

## HEARING INFORMATION

DATE OF MEETING: Thursday, December 7, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room ( $2^{\text {nd }}$ Floor), 2141 Major Mackenzie Drive LIVE STREAM LINK: Vaughan.ca/LiveCouncil

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

## 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:

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 COMMENTS

| Date Public Notice Mailed: | November 23, 2023 |
| :--- | :--- | :--- |
| Date Applicant Confirmed Posting of <br> Sign: | November 10, 2023 |
| Applicant Justification for Variances: <br> *As provided by Applicant in Application Form | Due to construction on site some parking spaces do not <br> comply |
| Adjournment Requests (from staff): <br> *Adjournment requests provided to applicant prior to <br> 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 |  |
| *Wrovided to the applicant to adjourn the proposal prior to the issuance of public notice. |  |

## BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments
Building Standards Recommended Conditions of Approval:

| DEVELOPMENT PLANNING COMMENTS |  |
| :--- | :--- |
| **See Schedule B for Development Planning Comments. |  |
| Development Planning Recommended <br> Conditions of Approval: | None |

## DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation Development Engineering (DE) does not object to Minor Variance Application A167/23

Development Engineering
None

## Recommended Conditions of

 Approval:| PARKS, FORESTRY \& HORTICULTURE (PFH) COMMENTS |  |
| :--- | :--- |
| Forestry: Forestry has no comment at this time |  |
| PFH Recommended Conditions of <br> Approval: | None |

## DEVELOPMENT FINANCE COMMENTS

No comment no concerns

| Development Finance Recommended <br> Conditions of Approval: | None |
| :--- | :--- |

## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

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

## BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

| Building Inspection Recommended <br> Conditions of Approval: | None |
| :--- | :--- |


| FIRE DEPARTMENT COMMENTS |  |
| :--- | :--- |
| No comments received to date | None |
| Fire Department Recommended <br> Conditions of Approval: |  |


| \begin{tabular}{\|l|}
\hline
\end{tabular} |  |
| :--- | :--- |
| SCHEDULES TO STAFF REPORT |  |
| *See Schedule for list of correspondence |  |$|$

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 |
| :---: | :--- | :--- |
| 1 | TRCA <br> Kristen.Regier@trca.ca | That the applicant provides the required fee <br> amount of $\$ 1250.00$ payable to the Toronto <br> and Region Conservation Authority |

## IMPORTANT INFORMATION - PLEASE READ

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.

## V VAUGHAN LOCATION MAP - A167/23

## 2920 HIGHWAY 7, BLDG 5, VAUGHAN





MAPLECRETE ROAD


MAPLECRETE ROAD


WAPIECRETE ROAD







| SCHEDULE B: STAFF \& AGENCY COMMENTS |  |  |  |  |
| :--- | :---: | :---: | :---: | :--- |
| DEPT/AGENCY | Circulated | Comments Received | Conditions | Nature of Comments |
| TRCA | $\boxtimes$ | $\boxtimes$ | $\boxtimes$ | Recommend Approval <br> w/Conditions |
| Ministry of Transportation <br> (MTO) | $\square$ | $\square$ | $\square$ |  |
| Region of York | $\boxtimes$ | $\boxtimes$ | $\square$ | General Comments |
| Alectra | $\boxtimes$ | $\boxed{ }$ | $\square$ | General Comments |
| Bell Canada | $\boxtimes$ | $\square$ | $\square$ | No Comments Received to Date |
| YRDSB | $\square$ | $\square$ | $\square$ |  |
| YCDSB | $\square$ | $\square$ | $\square$ |  |
| CN Rail | $\square$ | $\square$ | $\square$ |  |
| CP Rail | $\square$ | $\square$ | $\square$ |  |
| TransCanada Pipeline | $\boxtimes$ | $\square$ | $\square$ | No Comments Received to Date |
| Metrolinx | $\square$ | $\square$ | $\square$ |  |
| Propane Operator | $\square$ | $\square$ | $\square$ |  |
| Development Planning | $\boxtimes$ | $\boxtimes$ |  | Recommend approval no <br> conditions |
| Building Standards <br> (Zoning) | $\boxtimes$ | $\boxtimes$ |  | General Comments |

utilities

| Date: | November $2^{\text {nd }} 2023$ |
| :--- | :--- |
| Attention: | Christine Vigneault |
| RE: | Request for Comments |

File No.: A167-23
Related Files:

| Applicant | Cortel Group |
| :--- | :--- |
| Location | 2920 Hwy 7 Bldg 5 |

utilities
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

| Power - <br> Stream <br> YOUR CUSRENT CONNECTION | Construction Standard |  |  | 03 |
| :---: | :---: | :---: | :---: | :---: |
| LOCATION OF WIRES,CABLES OR CONDUCTORS | SYStem voltage |  |  |  |
|  | SPAN GUYS AND COMMUNICATIONS WIRES | UP TO 600 V AND NEUTRAL | $\begin{aligned} & 4.16 / 2.4 \mathrm{kV} \text { TO } \\ & 27.6 / 16 \mathrm{kV} \\ & \text { (SEE NOTE }{ }^{\text {SEE }} \end{aligned}$ | 44kV |
|  | MINIMUM VERTICAL CLEARANCES (SEE NOTE 2) |  |  |  |
| OVER OR ALONGSIDE ROADS DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES | 442 cm | 442 cm | 480 cm | 520 cm |
| OVER GROUND ACCESSIBLE <br> TO PEDESTRIANS AND BICYCLES ONLY | 250 cm | 310 cm | 340 cm | 370 cm |
| ABOVE TOP OF RAIL AT RAILWAY CROSSINGS | 730 cm | 730 cm | 760 cm | 810 cm |



MINIMUM ATTACHMENT HEIGHT $=$ MAXIMUM SAG

+ MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
$\pm$ GRADE DIFFERENCE
+0.3 m (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.

| CONVERSION TABLE |  |
| :---: | :---: |
| METRIC | $\mid M P E R I A L$ <br> $(A P P R O X)$ |
| 810 cm | $27^{\prime}-0^{\prime \prime}$ |
| 760 cm | $25^{\prime}-4^{\prime \prime}$ |
| 730 cm | $24^{\prime}-4^{\prime \prime}$ |
| 520 cm | $17^{\prime}-4^{\prime \prime}$ |
| 480 cm | $16^{\prime}-0^{\prime \prime}$ |
| 4.42 cm | $15^{\prime}-5^{\prime \prime}$ |
| 370 cm | $12^{\prime}-4^{\prime \prime}$ |
| 340 cm | $11^{\prime}-4^{\prime \prime}$ |
| 310 cm | $10^{\prime}-4^{\prime \prime}$ |
| 250 cm | $8^{\prime}-4^{\prime \prime}$ |

4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES

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

SAGS AND TENSIONS $\operatorname{SECTION} 02$

| Certificate of Approval <br> This construction Standard meets the safety |  |
| :--- | :--- |
| requirements of Section 4 of Regulation 22/04 |  |$|$| Joe Crozier, P.Eng. | 2012-JAN-09 |
| :--- | :--- |

## Power Construction Standard 03-4 Stream




|  | MINIMUM HORIZONTAL CLEARNACE <br> VOLTAGE | MINIMUM VERTICAL CLEARANCE |
| :---: | :---: | :---: |
|  | UNDER MAXIMUM SWING CONDITIONS <br> DIMENSION "X" <br> (SEE NOTES 1, $\& \& 4$ ) | UNDER MAXIMUM DESIGN SAG CONDITIONS <br> DIMENSION "Y" |
| $0-600 \mathrm{~V}$ AND NEUTRAL | 100 cm | (SEE NOTES 1, 2, 4 \& 5) |

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 480 CM 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 300 cm 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 CONJUCTION 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).

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

| CONVERSION TABLE |  |
| :---: | :---: |
| METRIC | IMPERIAL <br> (APPROX) |
| 480 em | $16^{\prime}-0^{\prime \prime}$ |
| 300 cm | $10^{\prime}-0^{\prime \prime}$ |
| 250 cm | $8^{\prime}-4^{\prime \prime}$ |
| 100 cm | $3^{\prime \prime}-4^{\prime \prime}$ |

Certificate of Approval
This construction Standard meets the safety equirements of Section 4 of Regulation 22/04 Debbic Dadwani, P.Eng. $\quad$ 2010-MAY-05 Eng Approval By g Dadwant

| To: | Committee of Adjustment |
| :--- | :--- |
| From: | Lindsay Haviland, Building Standards Department |
| Date: | November 27, 2023 |
| Applicant: | Cortel Group |
| Location: | 2920 Hwy 7 Bldg 5 <br> CONC 4 Part of Lot 6 <br> PLAN 65R12013 Part 3 |
| File No.(s): | A167/23 |
| Zoning Classification: |  |

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

Zoning By-law 001-2021
Variance requested
1
This application is transitioned under sections 1.6.2.6 \& 1.6.3.3.2a. and is therefore only subject to bylaw 1-88 as amended.

The subject lands are zoned C9 - Corporate Centre Zone, and EM1 - Prestige Employment Area Zone, and subject to the provisions of Exception 9(1248) under Zoning By-law 1-88, as amended.

|  | Zoning By-law 1-88 | Variance requested |
| :--- | :--- | :--- |
| 1 | PARKING SPACE - Means a rectangular area measuring at <br> least 2.7 metres by 6.0 metres, exclusive of any aisles or <br> ingress and egress lands, used for the temporary parking of <br> motor vehicles, and shall include a private garage or carport <br> and private driveway leading thereto. | To permit a minimum parking <br> space length of 5.0 metres for 17 <br> residential parking spaces as <br> shown on the sketch located <br> within the underground garage. |
| 2 | All buildings or structures shall be located within the building <br> envelopes as shown on Schedule E-1376-A [Exception 9(1248) <br> di)]. | To permit the location of the <br> building and Public Art structure <br> to be located outside of the <br> building envelope as shown on <br> Schedule E-1376A of exception <br> $9(1248)$ to be as shown on the <br> attached sketches of this <br> application. |

## Staff Comments:

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

## Building Permit(s) Issued:

Other Comments:

| General Comments |  |
| :--- | :--- |
| 1 | The applicant shall be advised that additional variances may be required upon review of detailed <br> drawing for building permit, site plan approval or other planning approvals. |
| 2 | The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region <br> Conservation Authority. |

## Conditions of Approval:

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

[^0]To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

| From: | Nancy Tuckett, Director of Development Planning |
| :--- | :--- |
| Date: | November 23, 2023 |
| Name of Owner: | Peter Cortellucci - Royal 7 Developments |
| Location: | 2920 Highway 7, Building B |
| File No.(s): | A167/23 |

Proposed Variance(s) (By-law 001-2021):
This application is transitioned under sections 1.6.2.6 \& 1.6.3.3.2a. and is therefore only subject to Zoning By-law 1-88 as amended.

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

1. To permit a minimum parking space length of 5.0 metres for 17 residential parking spaces as shown on the sketch located within the underground garage.
2. To permit the location of the building and Public Art structure to be located outside of the building envelope as shown on Schedule E-1376A of exception $9(1248)$ to be as shown on the attached sketches of this application.

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

1. PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lands, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
2. All buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A.

## Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2: Vaughan Metropolitan Centre Secondary Plan ('VMCSP'): "Station Precinct"

## Background:

Zoning By-law Amendment Application Z.06.051 and Draft Plan of Subdivision Application 19T-00V21, was approved through the Ontario Municipal Board ('OMB') in 2008. Associated Site Development Application File DA.18.050 was endorsed by Council on June 12, 2019. The approval permits a 60 -storey apartment building in the Vaughan Metropolitan Centre ('VMC') with ground related uses (retail and art gallery) within the three-storey podium accessed from Highway 7 and Maplecrete Road.

Minor Variance Application A219/21 was approved on November 18, 2021, for the outdoor patio, the loading space, and the location of the building on site. Minor Variance Application A167/23 is required to permit the Public Art structure to be located outside of the building envelope as shown on Schedule E-1376A of exception 9(1248).

## Comments:

The Owner is requesting relief to permit the proposed modifications to the mixed-use development with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the reduced parking space length of 5.0 m for 17 residential parking spaces. The relief is proposed for select spaces, to be identified as compact vehicle spaces within the related Site Development Application ('DA') file, across all 4 underground parking levels. The proposed variance has been reviewed by the Development Transportation Engineering Division of the Development Engineering Department as part of the DA process and is considered appropriate to facilitate the development.

The Development Planning Department has no objection to Variance 2 as the Public Art structure, which falls outside of the approved Building Envelope shown on Schedule "E-1376-A", represents a minor deviation from the approved Building Envelope, maintains
all setbacks, is within the permitted maximum building height, and maintains the uses that are permitted within the "Station Precinct" designation. No significant design changes are proposed to the Council approved DA.18.050. Furthermore, the location and implementation of the Public Art has been endorsed by Vaughan Council on November 16, 2021, and implemented through a Public Art Agreement executed by the City on October 8, 2022.

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-law, 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:
Michelle Perrone, Planner 1
David Harding, Senior Planner
Monica Wu, Senior Planner

Authority

November 27, 2023
CFN 68446.41
X-Ref: 59079.38. 69153. 64195.22, 65549

## SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1
Dear Christine:
Re: Minor Variance Application A167/23
PLAN 65R12013, Part 3
Concession 4, Part Lot 6
2920 Highway 7, Building 5
City of Vaughan, Region of York
Applicant: Cortel Group
This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on October 31, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

## Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under By-Law 1-88:

By-Law 1-88:

- To permit a minimum parking space length of 5.0 metres for 17 parking spaces as shown on the sketch located within the underground garage, whereas the definition of parking space is a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lands.

The noted variance is being requested to facilitate the construction of a 59 storey residential building with underground parking.

## Ontario Regulation 166/06

A portion of the subject lands are located within TRCA's Regulated Area due to a valley corridor and Regional Storm flood plain associated with Black Creek. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and
Watercourses), development, interference or alteration may be permitted in the Regulated Area where
it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

## Application-Specific Comments

The limits of development have been established and refined through a number of planning processes including Draft Plan of Subdivision 19T-00V21, Official Plan Amendment OP.06.019, Zoning By-law Amendment Z.06.051, Site Plan Control Application DA.11.058 and the Edgeley Pond and Park Environmental Assessment and detailed design process. Additionally, TRCA staff have taken part in the review of Site Plan Application DA. 18.050 for the $5^{\text {th }}$ Phase of the Expo project which includes the final detailed design of the residential tower that will be constructed on top of the foundation/ garage.

TRCA staff issued a permit to facilitate the excavation and construction of a foundation associated with an underground parking facility for the proposed residential building on July 8, 2021 (TRCA Permit No. C-210798). TRCA staff also issued a permit to facilitate site alteration works including final grading and pathway and driveway construction for the proposed residential building on May 12, 2023 (C-230477).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permits No. C-210798 and C-230477. TRCA staff are satisfied that the proposed variance does not impact the natural hazards associated with the valley corridor or the established buffers. As such, TRCA has no concerns with the proposed variances.

## Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a $\$ 1250.00$ (Minor Variance Industrial/Commercial/Subdivision/Institutional - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

## Recommendations

Based on the comments noted above, TRCA has no objection to the approval of Minor Variance Application A167.23 subject to the following conditions:

1. That the applicant provides the required fee amount of $\$ 1250.00$ payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

## Sincerely,



Kristen Regier
Planner
Development Planning and Permits
KR/sb

## Pravina Attwala

## Subject:

FW: [External] RE: A167/23 (2920 HIGHWAY 7) - REQUEST FOR COMMENTS

From: Development Services [developmentservices@york.ca](mailto:developmentservices@york.ca)
Sent: November-28-23 6:32 PM
To: Pravina Attwala [Pravina.Attwala@vaughan.ca](mailto:Pravina.Attwala@vaughan.ca)
Cc: Committee of Adjustment [CofA@vaughan.ca](mailto:CofA@vaughan.ca)
Subject: [External] RE: A167/23 (2920 HIGHWAY 7) - REQUEST FOR COMMENTS
Hi Pravina,
The Regional Municipality of York has completed its review of the minor variance application - A167/23 (2920 Highway 7) and has no comment.

Please provide us with a 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.PI. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y $6 Z 1$
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence

## $f y$ in

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

SCHEDULE C: PUBLIC \& APPLICANT CORRESPONDENCE

| Correspondence <br> Type | Name | Address | Date <br> Received <br> $(\mathrm{mm} / \mathrm{dd} / \mathrm{yyyy})$ | Summary |
| :--- | :--- | :--- | :--- | :--- |
| Applicant | Royal 7 <br> Developments Ltd. |  | $10 / 25 / 2023$ | Cover Letter |

October 25 ${ }^{\text {th }} 2023$
Attention: Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

## RECEIVED

By Christine Vigneault at 2:05 pm, Oct 25, 2023

## RE: A167/23-2920 Highway 7

To whom it may concern,

Please see application summary below for the subject site.

## Application History + Status

Expo City development was approved through an Ontario Municipal Board decision in 2008 (File \# Z.06.051 and 19T-00V21). Multiple Minor Variance Application were approved to allow for the following;

1. reduced setbacks
2. increased GFA including commercial/retail
3. mixed use to be permitted within the EM1 Zone

The proposed minor variance for compact vehicle parking spaces is not related to the previous minor variance application. The Site Plan application is approved (DA.18.050) and the site plan agreement has been signed. The building is under construction and due to constraints on site and location of mechanical equipment there are some parking spaces that do not need the minimum 2.7 meter $\times 5.7$ meter parking space dimension. The dimension being requested are consistent with the City of Vaughans new comprehensive zoning by-law.

Should you require any additional information, please do not hesitate to contact me at our office at 905-695-0800.


PLANNING + DEVELOPMENT
4167202468
2800 Hwy 7 W, Suite 301, Vaughan, ON, L4K1W8
Nicole.s@cortelgroup.com

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

| File Number | Date of Decision <br> MM/DD/YYY | Decision Outcome |
| :--- | :--- | :--- |
| A106/18 | $09 / 27 / 18$ | APPROVED; COA |

# NOTICE OF DECISION Minor Variance Application A106/18 <br> Section 45 of the Planning Act, R.S.O, 1990, c.P. 13 

| Date of Hearing: | Thursday, September 27, 2018 |
| :--- | :--- |
| Applicant: | Royal 7 Developments Ltd. |
| Agent | Bousfields Inc. |
| Property: | $\mathbf{2 9 2 0}$ Hwy 7, Bldg 5, Vaughan |
| Zoning: | The subject lands are zoned C9 (H)Corporate Centre Zone with a Holding <br> Provision and subject to the provisions of Exception 9(1248) under By-law 1- <br> $88, ~ a s ~ a m e n d e d . ~$ |
| OP Designation: | VOP 2010: "Station Precinct" by the Vaughan Metropolitan Centre Secondary <br> Plan (Section 11.12, Volume 2), and further identifed as "Area B" subject to <br> site-specific policy 9.3.4. |
| Related Files: | DA.18.050 <br> Purpose: |
|  | Relief from the By-Law is being requested to permit the construction of a <br> proposed sixty (60) storey mixed use building (phase 5) located on Block 1, <br> Plan 65M-4490. |

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

| By-law Requirement | Proposal |
| :---: | :---: |
| 1) All buildings and structures shall be located within the building envelopes as shown on Schedule "E1376 A". | 1) To propose a minimum front yard setback of 0.0 metres. |
| 2) All buildings and structures shall be located within the building envelopes as shown on Schedule "E1376 A". | 2) To propose a minimum exterior side yard setback of 0.0 metres. |
| 3) All buildings and structures shall be located within the building envelopes as shown on Schedule "E1376 A". | 3) To propose a minimum interior side yard setback of 0.0 metres. |
| 4) All buildings and structures shall be located within the building envelopes as shown on Schedule "E1376 A". | 4) To propose a minimum rear yard setback of 21.0 metres. |
| 5) The total gross floor area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall not collectively exceed $182,000 \mathrm{~m} 2$. | 5) To propose a site-wide gross floor area of 206,129m2. |
| 6) The number of residential units permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed 1,935 units. | 6) To propose a maximum of 2,119 residential units. |
| 7) An Art Gallery is not a permitted use in a C9 Corporate Centre Zone. | 7) To permit an art gallery in a C9 Corporate Centre Zone. |
| 8) Where a building is constructed fronting onto Regional Road No. 7 (formerly Highway No. 7), a minimum of $60 \%$ of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use. | 8) To propose a minimum of $43 \%$ of the gross floor area at the ground floor level to be composed of commercial uses which provide individual external at-grade pedestrian access to such use. |
| 9) Minimum amenity area is 14.5 m 2 per unit. 554 units are proposed, requiring $8,033 \mathrm{~m} 2$ of total amenity area. | 9) To propose a minimum amenity area of $6,862 \mathrm{~m} 2$. |

Sketch:
A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A106/18 on behalf of Royal 7 Developments Ltd. be APPROVED, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

|  | Department/Agency | Condition |
| :---: | :---: | :---: |
| 1 | Development Planning Christopher Cosentino $905-832-8585 \times 8215$ <br> christopher.cosentino@vaughan.ca | 1. That Site Development File DA. 18.050 be approved by the Committee of the Whole and the decision be ratified by Council. <br> 2. That servicing allocation availability shall be confirmed for the 554 units proposed through Site Development File DA.18.050, to the satisfaction of the Infrastructure Planning and Corporate Asset Management Department. <br> 3. That the Owner shall submit a Zoning By-law Amendment application for the removal of the Holding Symbol "(H)" from the Subject Lands and a by-law shall be approved by Council to facilitate the removal of the Holding Symbol " H )" from the Subject Lands, to the satisfaction of the Development Planning Department. <br> 4. The Owner shall execute and register an Agreement with the City of Vaughan, pursuant to Section 45(9) of the Planning Act, which provides for a payment and/or actual provision of on-site and/or off-site community benefits calculated in accordance with the "City of Vaughan's Guidelines for the Implementation of Section 37 of the Planning Act" and the January 1, 2018, "Land Value Matrix" to permit the increase in GFA of $24,129 \mathrm{~m}^{2}$, to the satisfaction of the Development Planning Department. <br> 5. That the Owner shall pay to the City the Density Bonusing Agreement surcharge fee, in accordance with the "Tariff of Fees By-law 018-2018 for Planning Applications", to the satisfaction of the Development Planning Department. <br> 6. Notwithstanding the provisions for unlimited height in the VMC Secondary Plan ("Area B" site-specific policy 9.3.4) and the site-specific exception 9(1248), the Owner shall obtain final clearance for the Development's 60-storey building height, to the satisfaction of NavCanada and Bombardier Aerospace. |
| 2 | Development Engineering Brad Steeves $905-832-8585 \times 8977$ <br> brad.steeves@vaughan.ca | 1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.050) from the Development Engineering (DE) Department. |

## For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

## Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Written \& oral submissions considered in the making of this decision were received from the following:

| Public Written Submissions <br> *Public Correspondence received and considered by the <br> Committee in making this decision | Public Oral Submissions <br> *Please refer to the approved Minutes of the Thursday, <br> September 27, 2018 meeting for submission details. |
| :--- | :--- |
| Name: | Name: <br> Address: <br> Address: <br> Nature of Correspondence: |
| Address: Name: <br> Nature of Correspondence: Address: <br> Name:  <br> Address: Name: <br> Nature of Correspondence: Address: |  |



| DATE OF HEARING: | Thursday, September 27, 2018 |
| :--- | :--- |
| DATE OF NOTICE: | October 5, 2018 |
| LAST DAY FOR *APPEAL: <br> *Please note that appeals must be received by this <br> office no later than 4:30 p.m. on the last day of appeal. | October 17, 2018 <br> 4:30 p.m. |
| CERTIFICATION: <br> I hereby certify that this is a true copy of the decision of <br> the City of Vaughan's Committee of Adjustment and <br> this decision was concurred in by a majority of the <br> members who heard the application. |  |

## Appealing to The Local Planning Appeal Tribunal <br> The Planning Act, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act.
Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.
When no appeal is lodged within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the SecretaryTreasurer.

## Appeal Fees \& Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is $\$ 300$ plus $\$ 25$ for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form - Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.
City of Vaughan LPAT Processing Fee: $\$ 793.00$ per application
*Please note that all fees are subject to change.

## Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.

## Vaughan Location Map-A106/18

2920 Highway 7, Vaughan


September 10, 2018 10:27 AM




| NOTICE OF DECISION <br> Minor Variance Application A142/21 <br> Section 45 of the Planning Act, R.S.O, 1990, c.P. 13 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | of Hearing: | Thursday, July 22, 2021 |  |  |  |  |
|  | icant: | City of Vaughan |  |  |  |  |
| Ag |  | Cortel Group |  |  |  |  |
|  | erty: | Lands located in proximity of Maplecrete Road \& Highway 7. Legal Description: Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1 8 (all inclusive) on Registered Plan 65R-39315 |  |  |  |  |
|  |  | The subject lands are zoned EM1 - Prestige Employment Zone unde By-law 1-88 as amended. |  |  |  |  |
|  | Designation: | "Station Precinct", Volume 2, Section 11.8 Vaughan Metropolitan Centre (VMC) Secondary Plan with a maximum height of 30 -storey and maximum density of 5.0 times the area of the lot (FSI). |  |  |  |  |
|  | ted Files: | None |  |  |  |  |
|  | ose: | Relief from By-law 1-88, as amended, is being requested to permit mixed-use development over the subject lands. |  |  |  |  |
|  |  | The "below grade underground parking garage accessory to a mixeduse development provisions" (Variance \#1) will apply to the entirety of the subject lands which include Parts 2 and 4 on Registered Plan 65R38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315. |  |  |  |  |
|  |  | The lands to be included in Schedule E-1376 (Variance \#2) is Part 2 o Plan 65R-38333 only. |  |  |  |  |
| The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal: |  |  |  |  |  |  |
| By-law Requirement |  |  |  | Proposal |  |  |
| 1. The proposed uses are not permitted within an EM1 Zone. [6.2.1] |  |  |  | 1. To permit the below grade underground parking garage accessory to a mixed-use development. |  |  |
| 2. The lands are not part of the Subject Lands as shown on Schedule "E-1376". [9(1248, Schedule |  |  |  | 2. To permit the lands to be included as par of the Subject Lands as shown on Schedule "E-1376". |  |  |
| Sketch: A sketch illustrating the request has been attached to the decision. |  |  |  |  |  |  |
| Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee: |  |  |  |  |  |  |
| THAT Application No. A142/21 on behalf of CITY OF VAUGHAN be APPROVED, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: |  |  |  |  |  |  |
|  | Depa | Agency | Condition |  |  |  |
| 1 | Development Planning Roberto Simbana $905-832-8585 \times 8810$ <br> roberto.simbana@vaughan.ca |  | That the Owners of the Expo Tower 5 development and lands municipally known as 2966 Highway 7 execute respective Agreements of Purchase and Sale with the City on terms satisfactory to the Office of the City Solicitor, regarding the transfer of subsurface and air rights of the pedestrian mews. |  |  |  |


|  | Department/Agency | Condition |
| :---: | :---: | :---: |
| 2 | TRCA <br> Stephen Bohan <br> 416-661-6600 x 5743 <br> Stephen.bohan@trca.ca | The applicant provides the required fee amount of $\$ 1,155$ payable to the Toronto and Region Conservation Authority |
| 3 | Committee of Adjustment Christine Vigneault $905-832-8585 \times 8332$ <br> Christine.vigneault@vaughan.ca | That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer. <br> Please contact Sylvia Cardenas, Senior GIS Mapping Technician at sylvia.cardenas@vaughan.ca to initiate the process. |

## For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

## Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written \& oral submissions considered in the making of this decision were received from the following:

| Public Written Submissions <br> * Public Correspondence received and considered by the <br> Committee in making this decision | Public Oral Submissions <br> *Please refer to the approved Minutes of the Thursday, July <br> 22,2021 meeting for submission details. |
| :--- | :--- |
| None | None |

## Late Written Public Submissions: None

Public written submissions on an Application shall only be received by the Secretary Treasurer until noon on the last business day prior to the day of the scheduled Meeting.

| H. Zheng | A. Perrella | ABSENT |
| :---: | :---: | :---: |
| H. Zheng Member | A. Perrella Chair | R. Buckler Member |
| S. Kerwin |  | A. Antinucci |
| S. Kerwin Vice Chair |  | A. Antinucci Member |


| DATE OF HEARING: | Thursday, July 22, 2021 |
| :--- | :--- |
| DATE OF NOTICE: | July 30, 2021 |
| LAST DAY FOR *APPEAL: <br> *Please note that appeals must be received by this <br> office no later than 4:30 p.m. on the last day of appeal. | August 11, 2021 <br> 4:30 p.m. |

## CERTIFICATION:

I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.

Christine Vigneault
Christine Vigneault, AMP, ACST
Manager Development Services \&
Secretary Treasurer to the Committee of Adjustment

Appealing to The Ontario Land Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 45
The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the Ontario Land Tribunal Act.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When no appeal is lodged within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please notify the Secretary Treasurer by email at cofa@vaughan.ca that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1
If you have questions regarding the appeal process, please email cofa@vaughan.ca

## Appeal Fees \& Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is $\$ 400$ plus $\$ 25$ for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: $\$ 866.00$ per application
*Please note that all fees are subject to change.

## Vaughan LOCATION MAP - A142/21

Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315


July 8, 2021 10:35 AM





HIGHWAY 7

Reference Plan

## Attachment



HIGHWAY 7

# NOTICE OF DECISION <br> Minor Variance Application A163/19 

Section 45 of the Planning Act, R.S.O, 1990, c.P. 13 \& Section 4 of O.Reg 149/20

## Date of Hearing:

Applicant:
Agent
Property:
Zoning:

Related Files:
Purpose:

OP Designation: Vaughan Official Plan 2010: (Vaughan Metropolitan Centre Secondary Plan Volume 2: Station Precinct)
Thursday, June 11, 2020
Royal 7 Developments Ltd.
Bousfields Inc.
2920 Hwy 7, Bldg 5, Vaughan
The subject lands are zoned C9, Corporate Centre Zone and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended.

B036/19, B003/20, A162/19
Relief from the By-law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (shown as Tower 5 on the plan submitted with the application) located on Block 1, Plan 65M4490 and to facilitate Site Plan Application DA. 18.050

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

| By-law Requirement | Proposal |
| :---: | :---: |
| 1) The total Gross Floor Area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed $182,000 \mathrm{~m} 2$. | 1) To permit a total Gross Floor Area (G.F.A) of 206,780.00 sq.m for Blocks 1,2,3,4 and 5 collectively. |
| 2) The total combined Retail Commercial Gross Floor Area shall not exceed 6000 sqm for all buildings. | 2) To permit a total combined Retail Commercial Gross Floor Area of 8107.00 sq.m for all buildings. |

Sketch:
A sketch illustrating the request has been attached to the decision.
Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A163/19 on behalf of Royal 7 Developments Ltd. be APPROVED, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

|  | Department/Agency | Condition |
| :---: | :---: | :---: |
| 1 | Development Planning Michael DiFebo $905-832-8585 \times 8990$ <br> michael.difebo@vaughan.ca | 1. The City and Owner shall enter into and register a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act. The Owner shall submit a Letter of Credit to the City in the amount of $\$ 2,938,935.37$ for the provision of community benefits, comprising an off-site contribution to the Edgeley Pond and Park project, prior to the execution of the Density Bonusing Agreement. A clause to this effect will be included in the Density Bonusing Agreement to the satisfaction of the City. <br> 2. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for Planning Applications, prior to the execution of the Section 45(9) Agreement. |


|  | Department/Agency | Condition |
| :--- | :--- | :--- |
|  | 3.Conditions 1 and 2 shall be fully carried out within 3 <br> months of the decision of the Committee of <br> Adjustment. |  |
|  | 4.Failure to fulfill all Conditions of Approval will render <br> the approval of Minor Variance File A163/19 null and <br> void. |  |

## For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

## Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written \& oral submissions considered in the making of this decision were received from the following:

| Public Written Submissions <br> * Public Correspondence received and considered by the <br> Committee in making this decision | Public Oral Submissions <br> *Please refer to the approved Minutes of the Thursday, <br> June 11, 2020 meeting for submission details. |
| :--- | :--- |
| N/A | N/A |

## Late Written Public Submissions: N/A

Public written submissions on an Application shall only be received by the Secretary Treasurer until noon on the last business day prior to the day of the scheduled Meeting.

| Hao Zheng |
| :---: | :---: | :---: | | Ascunta Perrella | A. Perrella <br> Vhair Chair |  |
| :---: | :---: | :---: | | R. Buckler |
| :---: |
| Member |


| DATE OF HEARING: | June 11, 2020 |
| :--- | :--- |
| DATE OF NOTICE: | June 19, 2020 |
| LAST DAY FOR *APPEAL: <br> *Please note that appeals must be received by this <br> office no later than 4:30 p.m. on the last day of appeal. | July 9, 2020 <br> $4: 30$ <br> p.m. |

## CERTIFICATION:

I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.

## Christine Vigneault

Christine Vigneault, AMP, ACST
Manager Development Services \&
Secretary Treasurer to the Committee of Adjustment
*Electronic signatures have been used to process this decision as approved by the Committee of Adjustment at the May 28,2020 hearing

## Appealing to The Local Planning Appeal Tribunal The Planning Act, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20 appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the SecretaryTreasurer of the fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When no appeal is lodged within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1
If you have questions regarding the appeal process, please email cofa@vaughan.ca

## Appeal Fees \& Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is $\$ 300$ plus $\$ 25$ for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Appeal forms (A1 Appeal Form - Minor Variance) can be obtained at www.elto.gov.on.ca or by contacting our office at 905-832-8585 Ext. 8332 or cofa@vaughan.ca

City of Vaughan LPAT Processing Fee: $\$ 841.00$ per application
*Please note that all fees are subject to change.

# VaUGHAN A163/19- Notification Map 

2920 Highway 7, Bldg 5, Vaughan


December 10, 2019 11:35 AM







|  | NOTICE OF DECISION <br>  <br>  <br>  <br> Minor Variance Application A219/21 <br> Section 45 of the Planning Act, R.S.O, 1990, c.P.13 |
| :--- | :--- |
| Date of Hearing: | Thursday, November 18, 2021 |
| Applicant: | Royal 7 Developments Ltd. |
| Agent | Bousfields Inc. |
| Property: | 2920 Hwy 7, Bldg 5, Vaughan |
| Zoning: | The subject lands are zoned C9, Corporate Centre Zone and subject <br> to the provisions of Exception 9(1248) under By-law 1-88 as amended |
| OP Designation: | Vaughan Official Plan 2010 ('VOP 2010') : "Station Precinct" by the <br> Vaughan Metropolitan Centre Secondary Plan (Section 11.12, Volume <br> 2), and further identified as "Area B" subject to site-specific policy 9.34. |
| Related Files: | None |
| Purpose: | Relief from By-law 1-88, as amended, is being requested to permit an <br> underground garage and various commercial uses, including eating <br> establishments on the ground floor of a proposed 60 storey mixed-use <br> building to be constructed on Block 1 (as shown on the plans provided). |

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

| By-law Requirement | Proposal |
| :---: | :---: |
| 1) A minimum of 2 loading spaces are required. [Section 3.9 a)]. | 1) To permit one loading space on the site. |
| 2) An outdoor patio accessory to an Eating Establishment must be in accordance with the provision of being completely enclosed by a physical barrier. [Section 5.1.6 h)]. | 2) To permit an Outdoor Patio, accessory to an Eating Establishment, that is not completely enclosed by a physical barrier. |
| 3) All Buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A. [Exception 9(1248) di)]. | 3) To permit the location of the building to be located outside the Building Envelope as shown on E-Schedule E-1376A of exception $9(1248)$ to be as shown as the attached sketch of this application. |

Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A219/21 on behalf of Royal 7 Developments Ltd. be APPROVED, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: N/A

## For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

## Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written \& oral submissions considered in the making of this decision were received from the following:

| Public Written Submissions <br> * Public Correspondence received and considered by the <br> Committee in making this decision | Public Oral Submissions <br> *Please refer to the approved Minutes of November 18, 2021 <br> meeting for submission details. |
| :--- | :--- |
| None | None |

## Late Written Public Submissions: None

Public written submissions on an Application shall only be received by the Secretary Treasurer until noon on the last business day prior to the day of the scheduled Meeting.

| H. Zheng | A. Perrella | R. Buckler |
| :---: | :---: | :---: |
| H. Zheng <br> Member | A. Perrella <br> Chair | R. Buckler <br> Member |
| S. Kerwin | A. Antinucci |  |
| S. Kerwin <br> Vice Chair | A. Antinucci <br> Member |  |


| DATE OF HEARING: | November 18, 2021 |
| :--- | :--- |
| DATE OF NOTICE: | November 26, 2021 |
| LAST DAY FOR *APPEAL: <br> *Please note that appeals must be received by this <br> office no later than 4:30 p.m. on the last day of appeal. | December 8, 2021 <br> 4:30 p.m. |

## CERTIFICATION:

I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.

Christine Vigneault
Christine Vigneault, AMP, ACST
Manager Development Services \&
Secretary Treasurer to the Committee of Adjustment

Appealing to The Ontario Land Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 45
The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the Ontario Land Tribunal Act.

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When no appeal is lodged within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please notify the Secretary Treasurer by email at cofa@vaughan.ca that you will be filing an appeal and mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1
If you have questions regarding the appeal process, please email cofa@vaughan.ca

## Appeal Fees \& Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is $\$ 400$ plus $\$ 25$ for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: $\$ 866.00$ per application
*Please note that all fees are subject to change.

## Vaughan A219/21-Notification Map

2920 Highway 7, Vaughan


October 25, 2021 2:22 PM



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The subject lands are zoned R1 and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

|  | Zoning By-law 1-88 | Variance Requested |
| :--- | :--- | :--- |
| 3 | The proposed uses are not permitted <br> within an OS2 Zone [Section7.3] | To permit above and below grade structures related to <br> an underground parking garage accessory to a mix-use <br> development. |
| 4 | The lands are not part of the Subject <br> Lands as shown on Schedule "E- <br> 1376". [Exception 9(1248)] | To permit the lands to be included as part of the Subject <br> Lands as shown on Schedule "E-1376" as shown on the <br> attached Sketch for this application. |

Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A245/21 on behalf of CITY OF VAUGHAN be APPROVED, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: None

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

File No: A245/21

## Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Written \& oral submissions considered in the making of this decision were received from the following:

| Public Written Submissions <br> * Public Correspondence received and considered by the <br> Committee in making this decision | Public Oral Submissions <br> *Please refer to the approved Minutes of December 8, 2021 <br> meeting for submission details. |
| :--- | :--- |
| None | None |

Late Written Public Submissions: None
Public written submissions on an Application shall only be received by the Secretary Treasurer until noon on the last business day prior to the day of the scheduled Meeting.

| H. Zheng | A. Perrella | R. Buckler |
| :---: | :---: | :---: |
| H. Zheng <br> Member <br> S. Merwin | A. Perrella <br> Chair <br> Member |  |
| S. Merwin <br> Vice Chair | A. Antinucci |  |


| DATE OF HEARING: | Wednesday, December 8, 2021 |
| :--- | :--- |
| DATE OF NOTICE: | December 16, 2021 |
| LAST DAY FOR *APPEAL: <br> *Please note that appeals must be received by this <br> office no later than 4:30 p.m. on the last day of appeal. | December 28, 2021 <br> $4: 30$ p.m. |

## CERTIFICATION:

I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.


Christine Vigneault, AMP, ACST
Manager Development Services \&
Secretary Treasurer to the Committee of Adjustment

Appealing to The Ontario Land Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 45
The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the Ontario Land Tribunal Act.

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When no appeal is lodged within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please notify the Secretary Treasurer by email at cofa@vaughan.ca that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1
If you have questions regarding the appeal process, please email cofa@vaughan.ca

## Appeal Fees \& Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is $\$ 400$ plus $\$ 25$ for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: $\$ 866.00$ per application
*Please note that all fees are subject to change.

## $\sqrt{\text { VAUGHAN }}$ A245/21- Notification Map

300 Maplecrete Road, Vaughan


November 22, 2021 1:37 PM






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