

May 25, 2023

CFN 68446.17

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 A037.23
Plan RP546, Part of Lot C
150 Woodbridge Avenue
City of Vaughan, Region of York
Owner: Vaughan City Public Library Board**

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 May 24, 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 variances under By-law 001-2021:

- To permit a minimum interior side yard setback of 0.0 metres, whereas a minimum interior side yard setback of 1.8 metres is required.
- To permit a maximum lot coverage of 93.2%, whereas a maximum lot coverage of 50% is permitted.
- To permit 0.0 parking spaces for the addition, whereas a minimum of 1.0 parking space is required for the addition.
- To permit 0.0 Barrier-free parking spaces for the addition, whereas a minimum of 1.0 Type A Barrier-free parking space is required for the addition.
- To permit a minimum of 4.2% landscaping, whereas a minimum of 10% landscaping is required.
- To permit a 1 storey addition, whereas a minimum 4 storeys is required.

The noted variances are being requested to facilitate the construction of an extension to the existing library building.

Ontario Regulation 166/06

The subject lands are located within TRCA's Regulated Area because they are on the floor of a historically built-up portion of the Humber River valley corridor. 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

As noted above, the subject lands are located within TRCA's Regulated Area. Based on TRCA's available mapping the subject property is located on flat land with no discernable valley slopes in proximity to it. The site is also located approximately 50 metres from the Regional Storm flood plain associated with the Humber River. As such, TRCA staff are satisfied that the proposed works will not be impacted by natural hazards (i.e., erosion/slope instability or flooding). Based on this, TRCA has no objections to the proposed variance application.

A permit pursuant to Ontario Regulation 166/06 is required for the proposed works. A list of the materials required to initiate the permit application process are included in Appendix 'A'.

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 A037.23 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.
2. That the applicant obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Appendix 'A': Permit Requirements

In order to initiate our permit application process for the proposed works, the following materials would need to be submitted to our office via my email:

1. Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/08115745/4048-Permit-Application-for-DPP-Sept2021-fillable.pdf>
2. The following plans/drawings:
 - Site plan showing location and dimension of all proposed works;
 - Grading Plan, if no changes in grading is proposed, please add a note to the site plan indicating the same;
 - Landscape plan, if any planting is proposed, please ensure they are native non-invasive to TRCA's jurisdiction. For native species within TRCA jurisdiction, please see species ranked L1 to L5 on the following table: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/10/18104147/Flora-Species-Native-to-the-TRCA-Jurisdiction-October-2022.pdf>
 - Erosion and Sediment Control Plan;
3. The legal survey of the subject property;
4. Permit Review fee of \$985 (Projects on Institutional Properties – Minor Ancillary – Single Structure Only), consistent with TRCA's fee schedule: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/11/24150738/DevelopmentPermittingFeeSchedule-20221124.pdf>. An online payment link will be provided upon receiving the complete application.