

ITEM #: 6.20

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B021/23
2 COMMERCE STREET, CONCORD**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		Recommend Approval w/Conditions (condition cleared)
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X	X	General Comments w/Conditions
Real Estate	X	X	X	General Comments w/Conditions
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X	X	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments (Easement requirements etc.)
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

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 Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/18/2023	Cover letter
Applicant			09/12/2023	Planning Rationale Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
 CONSENT APPLICATION
 B021/23
 2 COMMERCE STREET, CONCORD**

ITEM NUMBER: 6.20	CITY WARD #: 4
APPLICANT:	Quadreal Property Group
AGENT:	Arcadis Professional Services (Canada) Inc.
PROPERTY:	2 Commerce Street, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2: Vaughan Metropolitan Centre Secondary Plan ('VMCSP'): "Station Precinct"
RELATED DEVELOPMENT APPLICATIONS:	19T-23V001; OP.22.010; Z.22.019; DA.22.031; OP.22.011; Z.22.020; DA.22.032
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land to facilitate the development of a parcel that is consistent with the parcel fabric outlined in the Vaughan Metropolitan Centre Secondary Plan (VMCSP).</p> <p>The severed parcel of land will have frontage on Commerce Street and is approximately 13,540 square metres.</p> <p>The retained parcel of land will have frontage onto Highway 7, Interchange Way and Commerce Street and is approximately 167,200 square metres.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, November 16, 2023
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.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

INTRODUCTION

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 2, 2023
Date Applicant Confirmed Posting of Sign:	October 27, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
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> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS

<small>**See Schedule B for Building Standards (Zoning) Comments.</small>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

<small>**See Schedule B for Development Planning Comments.</small>	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering (DE) does not object to Minor Variance Consent Application B021/23	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comment no concerns	
PFH Recommended Conditions of Approval:	Forestry: Obtain a tree removal permit from the Forestry division (Condition satisfied on October 31, 2023)

DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Development Finance Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application, 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	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

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		<p>3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</p>
2	<p>Real Estate ashley.ben-lolo@vaughan.ca</p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.</p>
3	<p>Development Finance nelson.pereira@vaughan.ca</p>	<p>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p> <p>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>
4	<p>TRCA Kristen.Regier@trca.ca</p>	<p>That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.</p>

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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.

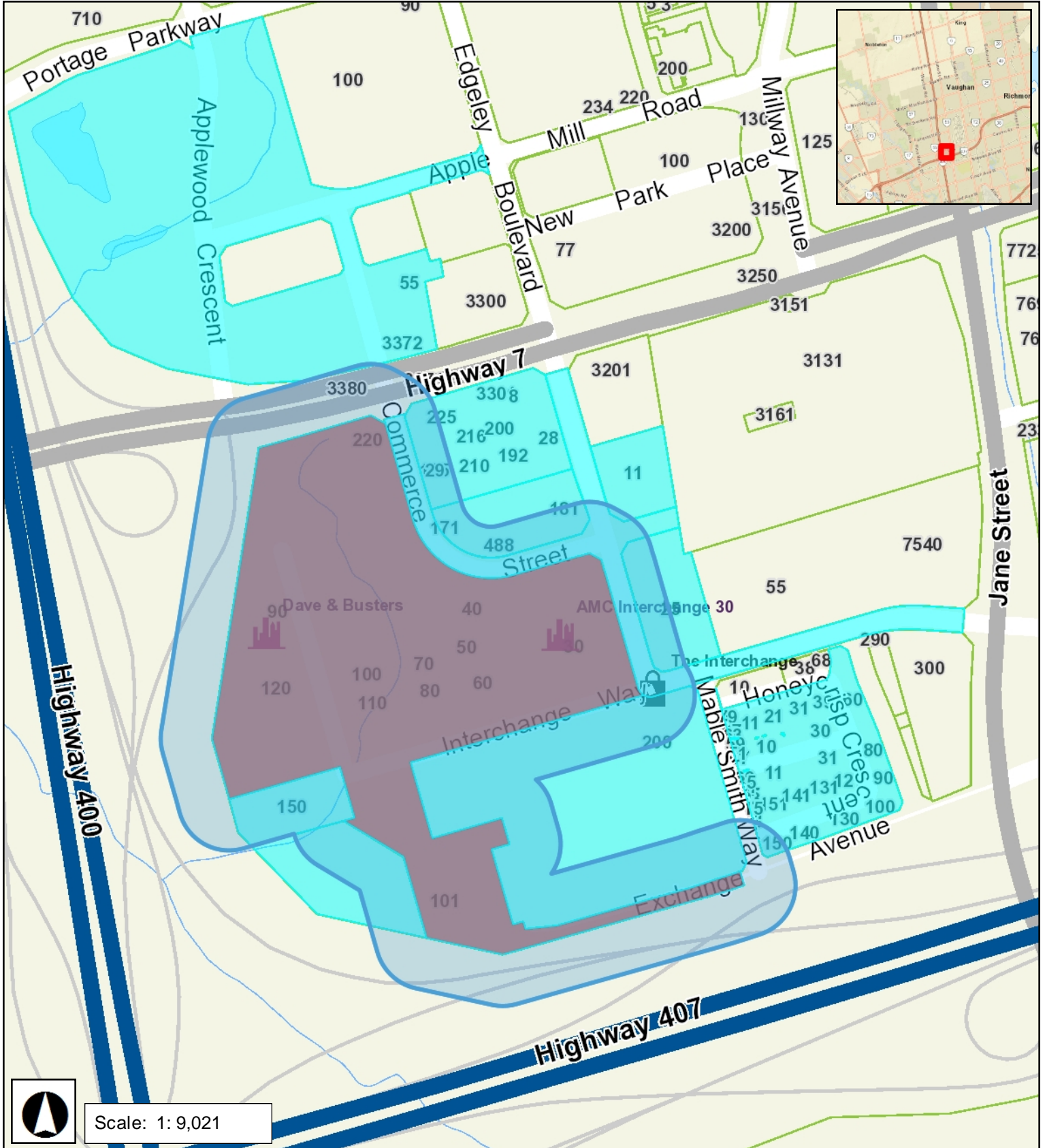
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

30 Interchange Way

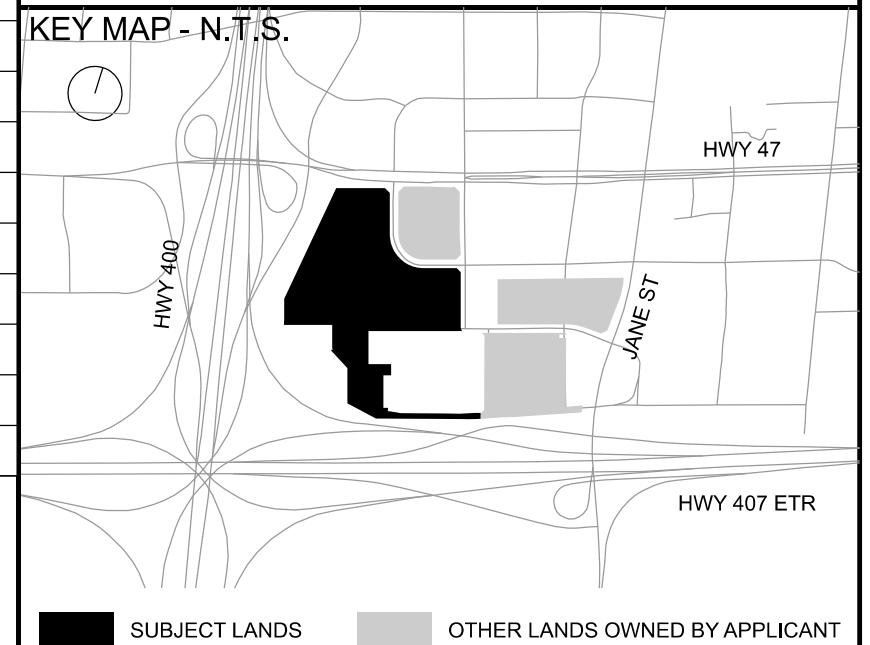


DRAFT PLAN OF SUBDIVISION

PART OF LOT 4 AND 5
CONCESSION 5
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

BLOCK/ STREET	DESCRIPTION	AREA (ha)
1	FUTURE DEVELOPMENT	2.129
2	FUTURE DEVELOPMENT	0.908
3	FUTURE DEVELOPMENT	1.354
4	FUTURE DEVELOPMENT	1.136
5	FUTURE DEVELOPMENT	2.471
6	PARK	0.551
7	FUTURE PHASE	2.484
8	FUTURE PHASE	4.460
9	ROAD WIDENING	0.049
10	ROAD WIDENING	0.015
11	0.3m RESERVE	0.007
12	0.3m RESERVE	0.002
13	0.3m RESERVE	0.005
14	0.3m RESERVE	0.011
15	0.3m RESERVE	0.008
16	0.3m RESERVE	0.008
17	0.3m RESERVE	0.001
18	0.3m RESERVE	0.001
19	0.3m RESERVE	0.001
20	0.3m RESERVE	0.002
21	TEMPORARY TURNING CIRCLE, ULTIMATE USE: FUTURE PHASE	0.069
A	PUBLIC ROW	0.968
B	PUBLIC ROW	0.415
C	PUBLIC ROW	0.554
D	PUBLIC ROW	0.468
TOTAL:		18.077

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IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies



INFORMATION REQUIRED
 UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED
 (a) - AS SHOWN
 (b) - AS SHOWN
 (c) - AS SHOWN
 (d) - AS LISTED BELOW
 (e) - AS SHOWN
 (f) - AS SHOWN
 (g) - AS SHOWN
 (h) - MUNICIPAL WATER
 (i) - CLAY, CLAY LOAM
 (j) - AS SHOWN
 (k) - MUNICIPAL SANITARY AND STORM SEWERS
 (l) - AS SHOWN

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
 KEVIN ERTL O.L.S.
 ERTL-HUNT SURVEYORS
 DATE MARCH 9, 2023

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED
 JAY GLAGGETT
 2748355 CANADA INC
 DATE MARCH 9, 2023

NO.	DATE	BY	DESCRIPTION
4	2023-03-09	SD	FOR SUBMISSION
3	2023-02-15	SD	FOR REVIEW
2	2022-08-10	SD	FOR REVIEW
1	2022-08-09	SD	FOR REVIEW

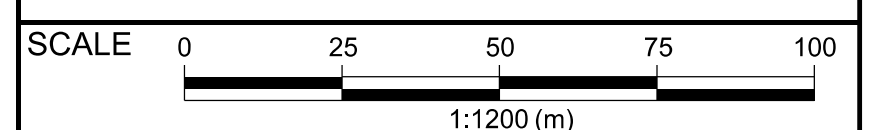
DRAWING ISSUE RECORD

APPROVED	DATE
	MARCH 9, 2023

APPROVALS

IBI GROUP
 7th Floor - 55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 Tel: 416 596 1930 Fax: 416 596 0644
 ibigroup.com

BENCHMARK
 Elevation contour lines from Regional Municipality of York Open Data. The interval of the contours is 1 metre and is stated above mean sea level.

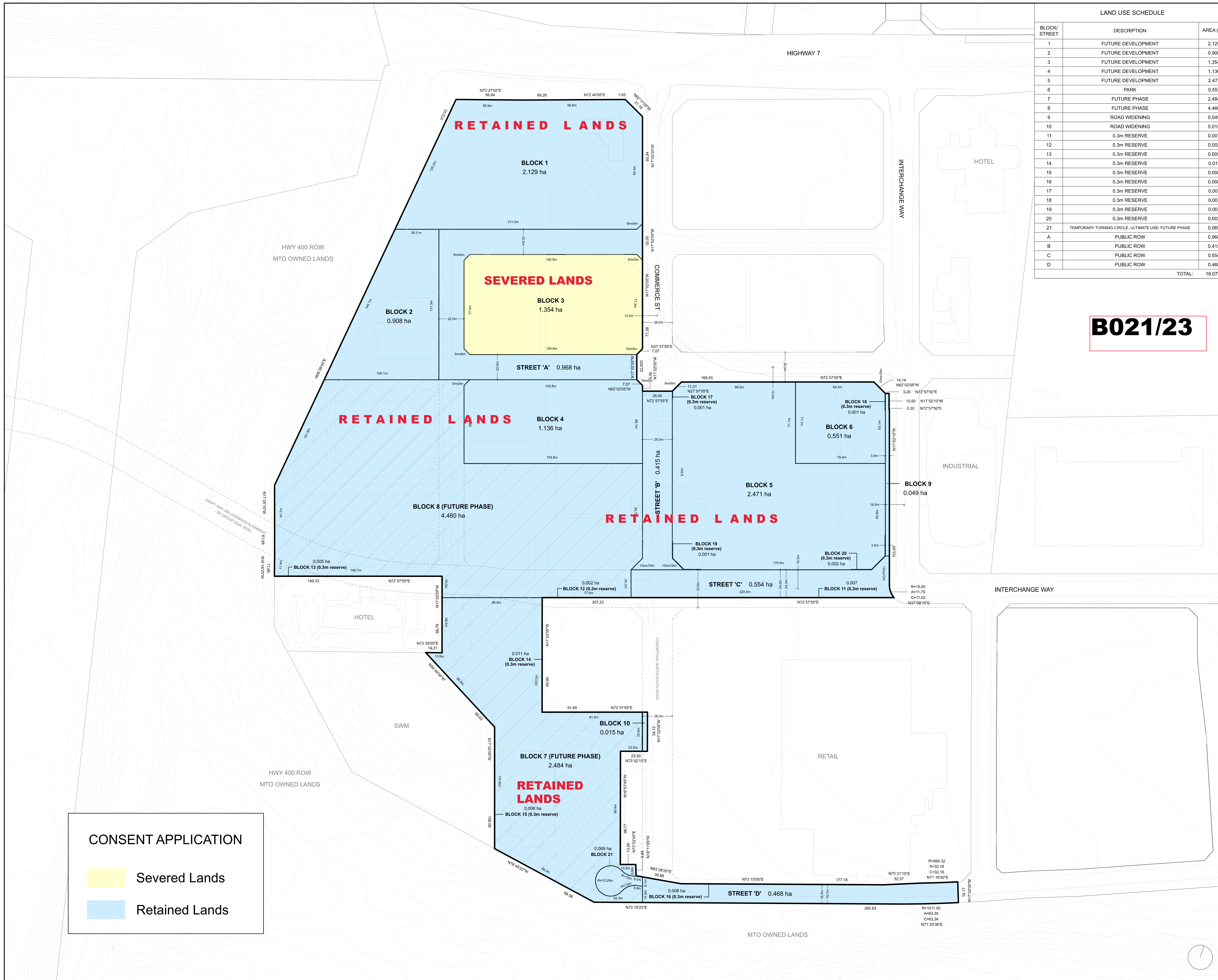


PROJECT NO:
134492

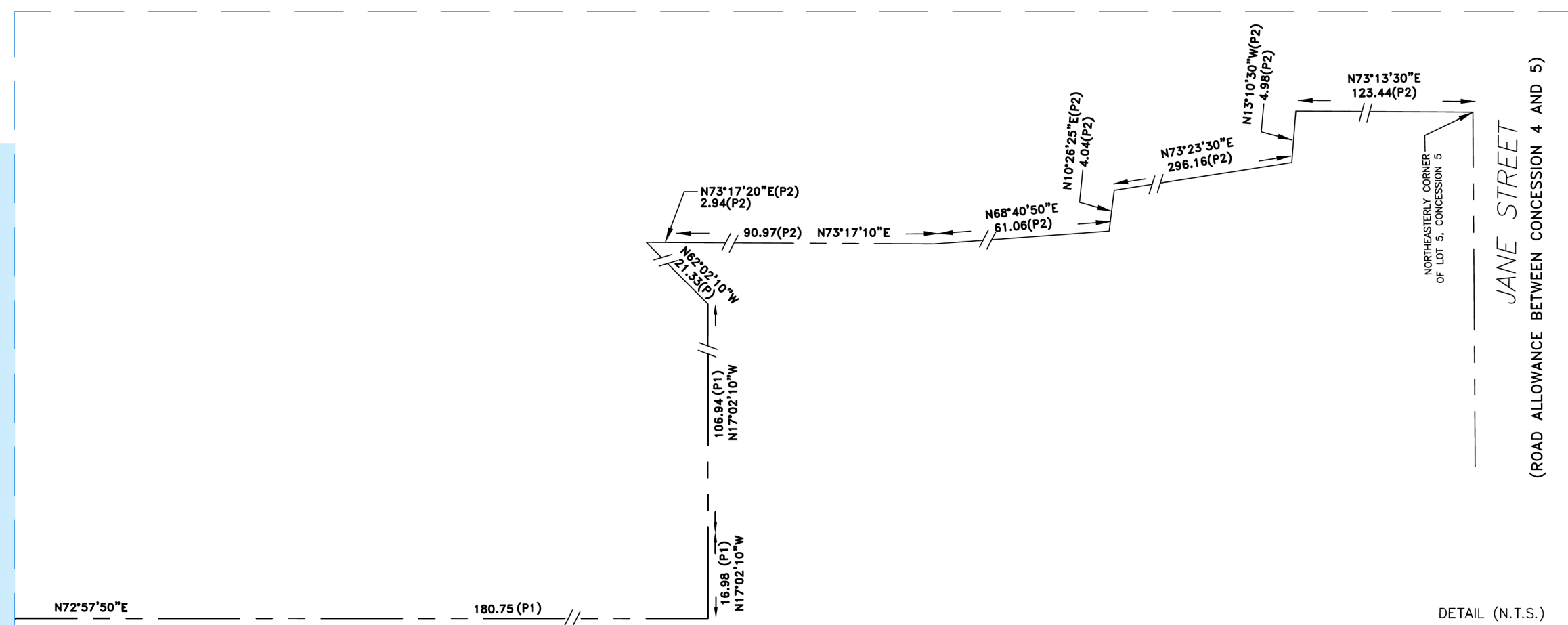
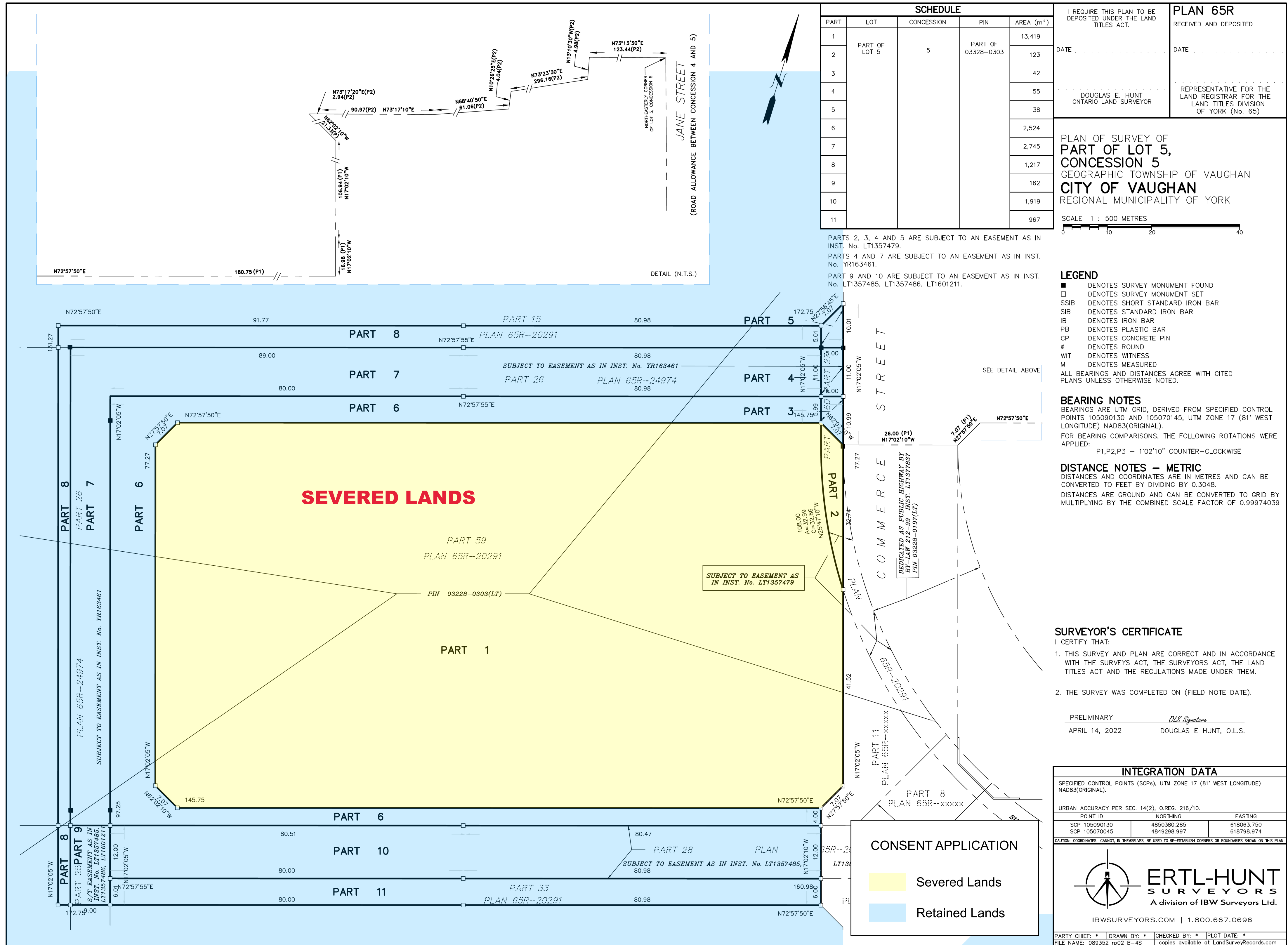
DRAWN BY: SD	CHECKED BY: SD
PROJECT MGR: SA	APPROVED BY: SA

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER 2	ISSUE 2.4
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B021/23



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF LOT 5	5	PART OF 03328-0303	13,419
2				123
3				42
4				55
5				38
6				2,524
7				2,745
8				1,217
9				162
10				1,919
11				967

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

DOUGLAS E. HUNT
ONTARIO LAND SURVEYOR

PLAN 65R
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No. 65)

PLAN OF SURVEY OF PART OF LOT 5, CONCESSION 5 GEOGRAPHIC TOWNSHIP OF VAUGHAN CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500 METRES

PARTS 2, 3, 4 AND 5 ARE SUBJECT TO AN EASEMENT AS IN INST. No. LT1357479.

PARTS 4 AND 7 ARE SUBJECT TO AN EASEMENT AS IN INST. No. YR163461.

PART 9 AND 10 ARE SUBJECT TO AN EASEMENT AS IN INST. No. LT1357485, LT1357486, LT1601211.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- ⊙ DENOTES ROUND
- WT DENOTES WITNESS
- M DENOTES MEASURED

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 105090130 AND 105070145, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1,P2,P3 - 1'02'10" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974039

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

PRELIMINARY *D.E. Spence*
APRIL 14, 2022 DOUGLAS E. HUNT, O.L.S.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs), UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).

POINT ID	NORTHING	EASTING
SCP 105090130	4850380.285	618063.750
SCP 105070145	4849208.997	618798.974

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

CONSENT APPLICATION

Severed Lands

Retained Lands

ERTL-HUNT SURVEYORS
A Division of IBW Surveyors Ltd.

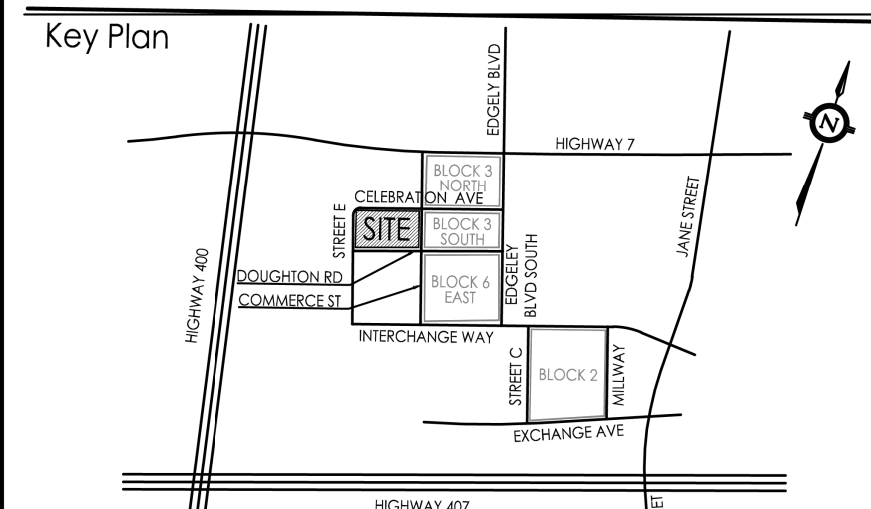
IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: * * * DRAWN BY: * * * CHECKED BY: * * * PLOT DATE: * * *
FILE NAME: 08p152 m02_B-4S copies available at LandSurveyRecords.com

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Key Plan



Benchmark

ELEVATIONS ARE DERIVED FROM THE CITY OF VAUGHAN BENCHMARK No. 23-5 HAVING A PUBLISHED ELEVATION OF 205.564m.

Legend

- LIMIT OF SITE PLAN
- LIMIT OF UNDERGROUND PARKING STRUCTURE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- SEWER ABANDONMENT
- SEWER REMOVAL
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- CDB / DCB SINGLE/DOUBLE CATCHBASIN
- AD PROPOSED AREA DRAIN (SEE MECHANICAL & LANDSCAPE PLANS)
- TD PROPOSED TRENCH DRAIN (SEE MECHANICAL & LANDSCAPE PLANS)
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- HYDRANT & VALVE
- VALVE CHAMBER
- SECTIONS (SEE DWG. 804)
- ASPHALT JOINT (SEE DWG. 803)
- (M) (B) WATER METER | BACKFLOW PREVENTER
- BE BURIED ELECTRIC
- BE-SL BURIED ELECTRIC STREET LIGHT
- BE-TL BURIED ELECTRIC TRAFFIC LIGHT
- BT BURIED TELECOMMUNICATION

Notes

1. DETAILED DESIGN, APPROVALS & CONSTRUCTION OF THE EXTERNAL SERVICING AND ROADS WILL BE COMPLETED AS PART THE FUTURE DRAFT PLAN OF SUBDIVISION.

D			
C			
B			
A	ISSUED FOR 1st SPA SUBMISSION	LC	MB 22.05.13
Issued		By	Appd. YY.AM.DD

Permit/Seal



Client/Project
2748355 CANADA INC.

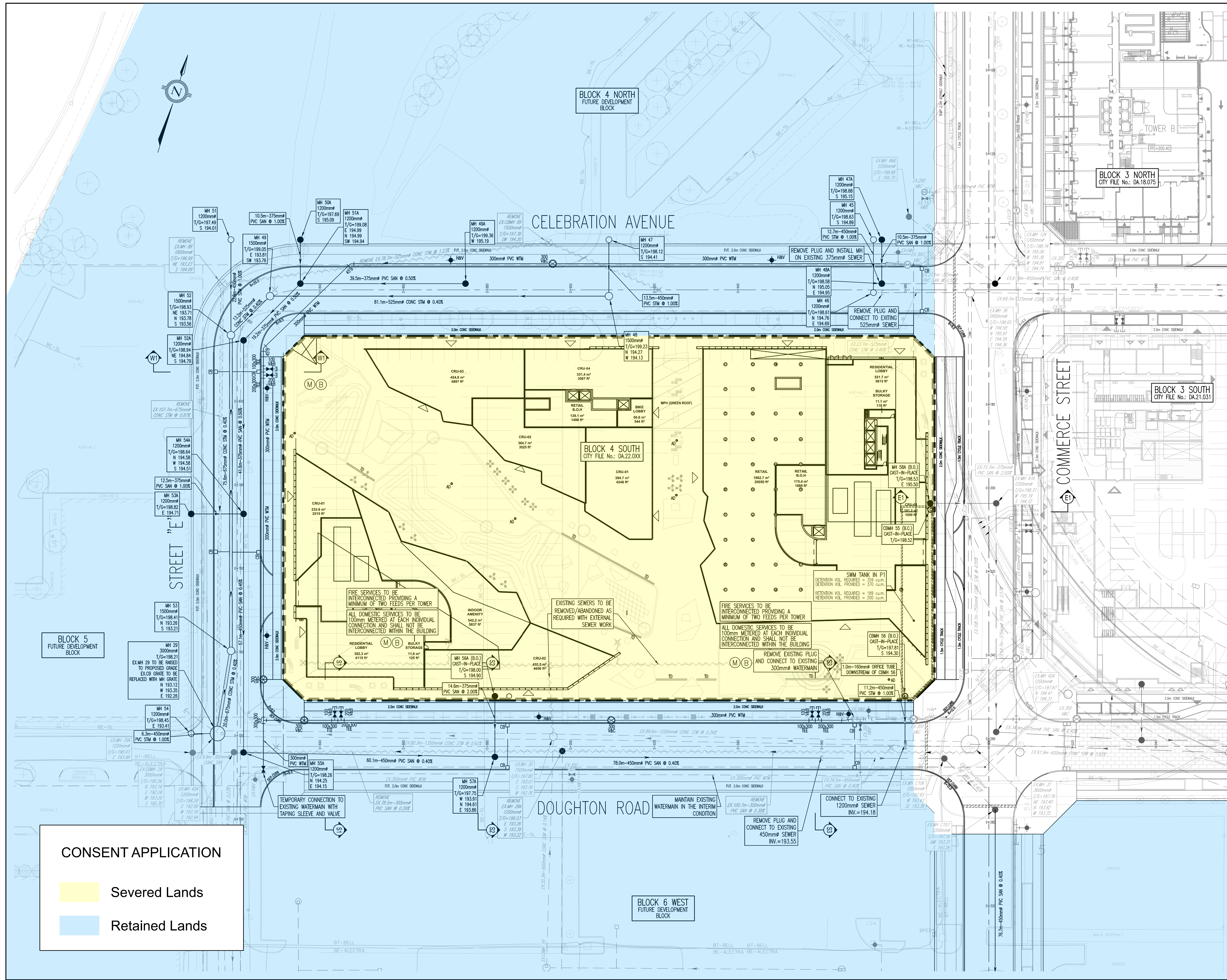
VAUGHAN METROPOLITAN CENTRE
BLOCK 4 SOUTH
Vaughan, Ontario

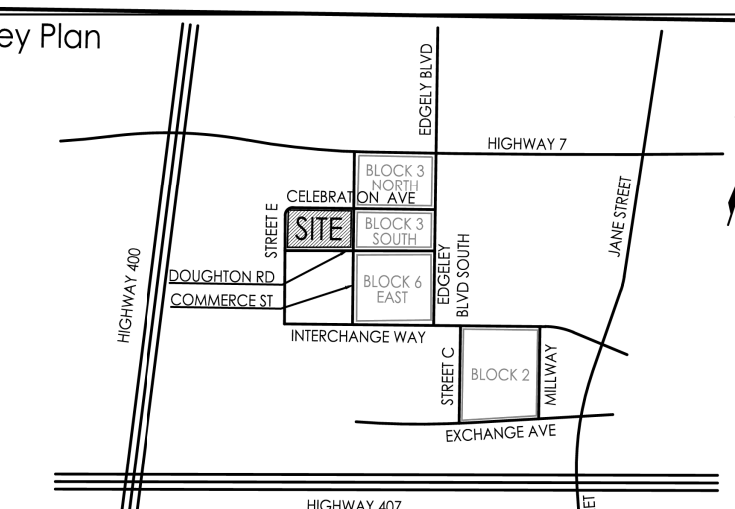
Title
SERVICING PLAN

Project No.
1606 23051
City File No.

Scale
1:400
Drawing No.

C-101





- LIMIT OF SITE PLAN
- LIMIT OF UNDERGROUND PARKING STRUCTURE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- CB □ CDBB SINGLE/DOUBLE CATCHBASIN
- AD PROPOSED AREA DRAIN (SEE MECHANICAL & LANDSCAPE PLANS)
- TD PROPOSED TRENCH DRAIN (SEE MECHANICAL & LANDSCAPE PLANS)
- ◆ HYDRANT & VALVE
- WATER VALVE
- WATER SERVICE BOX LOCATION
- 195.0 — EXISTING CONTOUR AND ELEVATION
- ➔ OVERLAND FLOW ROUTE
- 198.0 198.5 PROPOSED GRADE / EXISTING GRADE
- SECTION (SEE DRAWING 804)
- ASPHALT JOINT (SEE DRAWING 803)

1. DETAILED DESIGN, APPROVALS & CONSTRUCTION OF THE EXTERNAL SERVICING AND ROADS WILL BE COMPLETED AS PART THE FUTURE DRAFT PLAN OF SUBDIVISION.

D			
C			
B			
A	ISSUED FOR 1st SPA SUBMISSION	LC	MB 22.05.13
Issued		By	Appd. YY.MM.DD



Client/Project
2748355 CANADA INC.

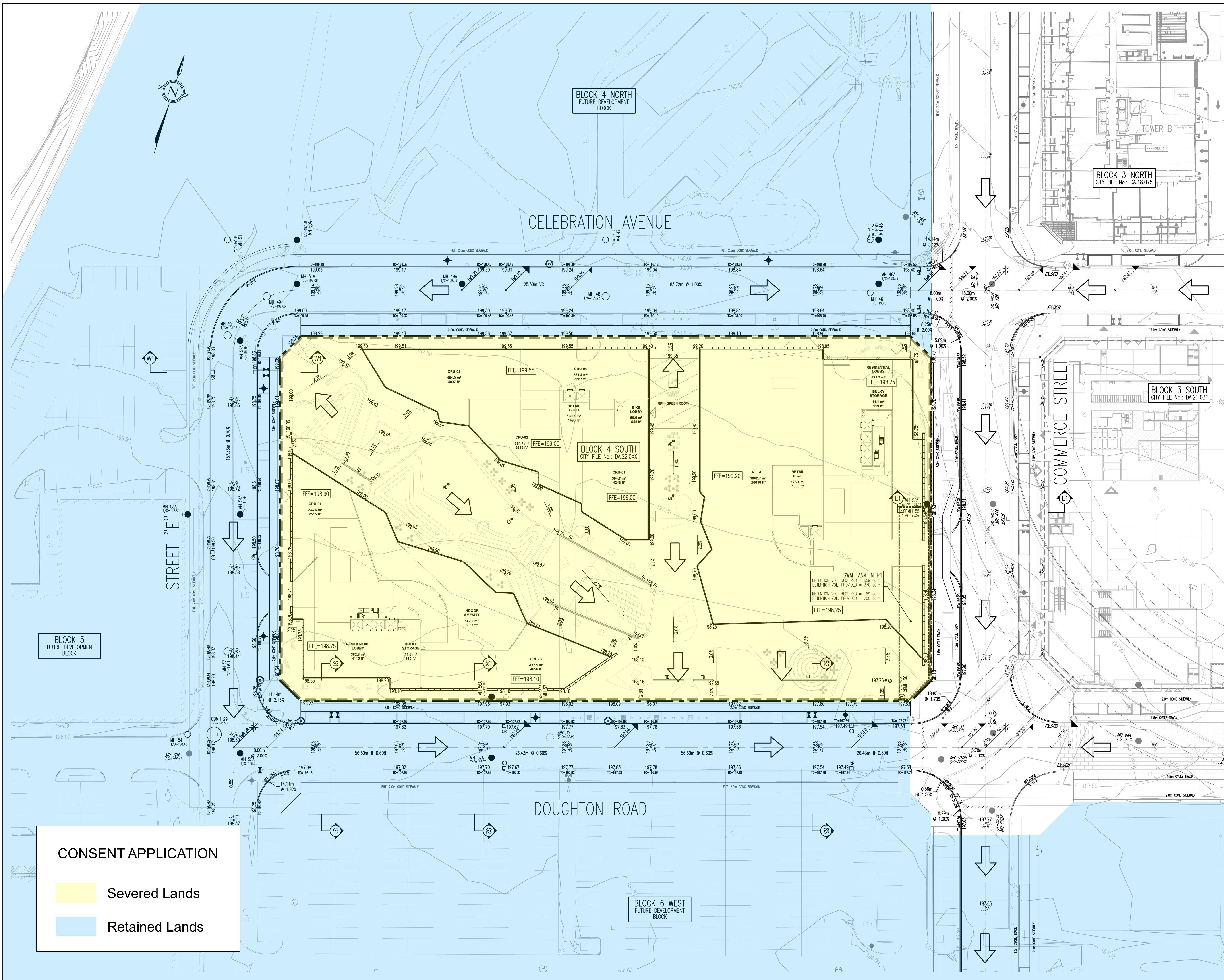
VAUGHAN METROPOLITAN CENTRE
BLOCK 4 SOUTH
Vaughan, Ontario

Title
GRADING PLAN

Project No.
1606 23051
City File No.

Scale
1:400
Drawing No.

C-401



NOTES:

1. PAVEMENT DESIGN SHALL BE A MINIMUM AS PER CITY'S ENGINEERING DESIGN CRITERIA AND STANDARD DRAWINGS FOR "INDUSTRIAL & HEAVY DUTY DRIVEWAYS" OR A CITY APPROVED ALTERNATIVE

2. THE SLOPE OF THE LOADING ACCESS ROUTE WILL NOT EXCEED 5%

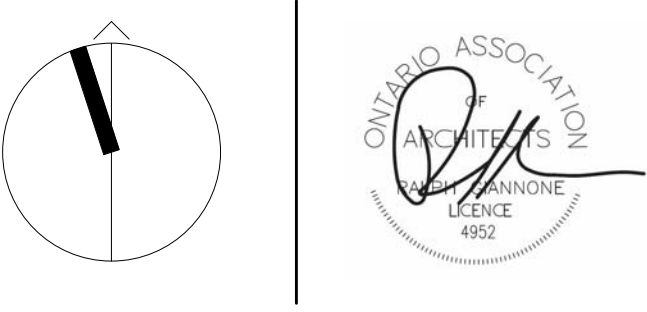
3. IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:

- A) DESIGN CODE - ONTARIO BUILDING CODE
B) DESIGN LOAD - CITY BULK LIFE VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
C) IMPAC FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS

4. GARBAGE STAGING AREA MAXIMUM SLOPE 2%. STAGING AREA SHALL HAVE A MIN. 200MM REINFORCED CONCRETE OR A CITY APPROVED ALTERNATIVE.

5. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER GARBAGE BINS FOR THE COLLECTION DRIVER AND ACT AS A FLAG PERSON WHEN THE TRUCK IS REVERSING, IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE AT THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

ISSUED FOR OPA, REZONING, SPA 2022.05.13
REVISION: Date



giannipetrone associates

Gianni Petrone Associates Inc. Architects
98 Sandhill Avenue, Toronto, Ontario M8V 2R8
T 416.591.7788 E mail@gianna.com

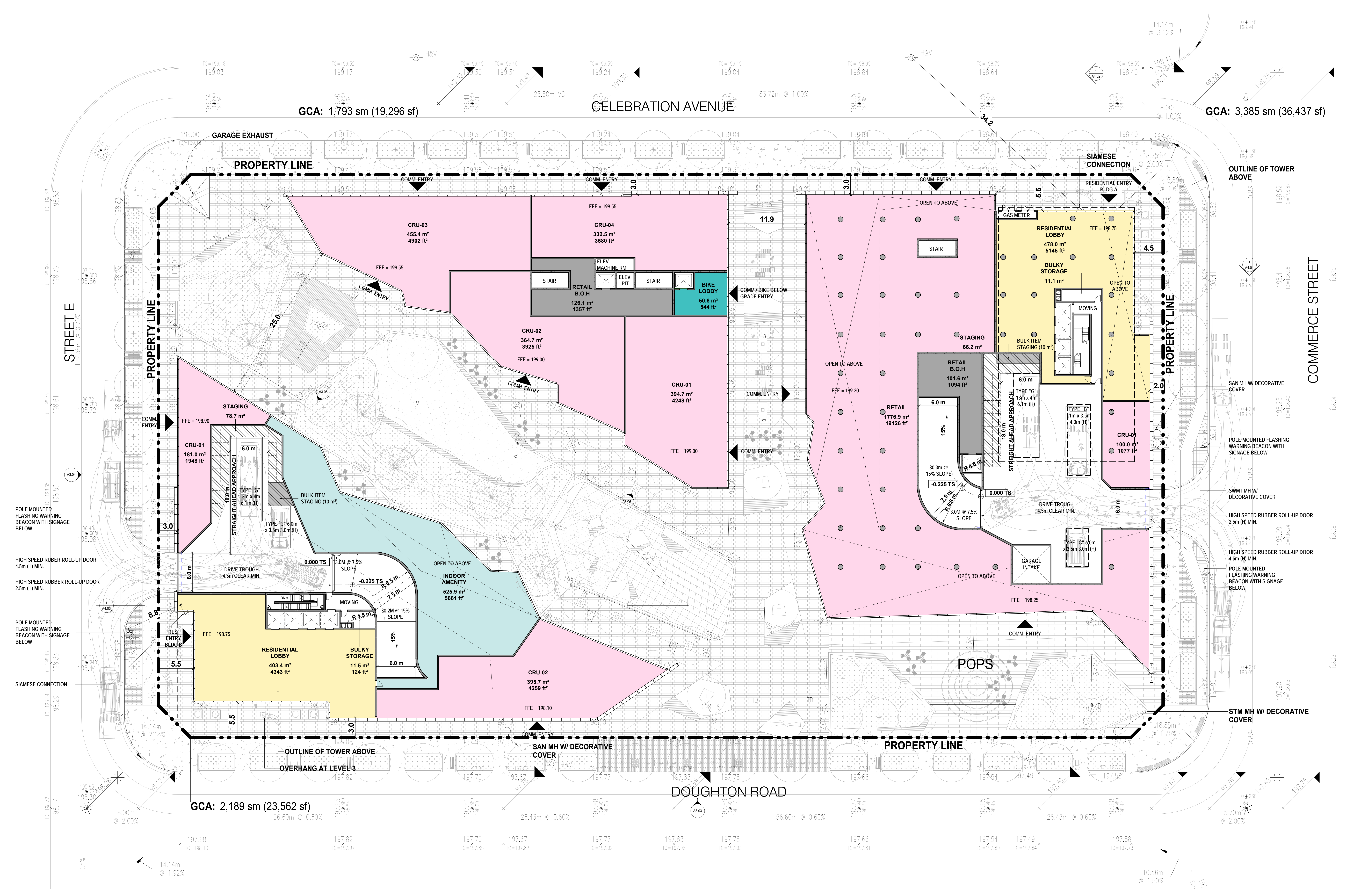
VMC BLOCK 4S

1 COMMERCE STREET, CONCORD, ONTARIO, L4K 5C3

GROUND FLOOR / SITE PLAN

DRAWN BY: Author
CHECKED BY: Checker
PROJECT START DATE: 04/20/18
PROJECT NO.: 22309
SHEET NUMBER

A1.02



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments (Easement requirements etc.)
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

Date: October 24th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B021-23**

Related Files:

Applicant: Arcadis Professional Services (Canada) Inc. (Arcadis)

Location 2 Commerce Street



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Consent Application and have no comments or objections to its approval.
- We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

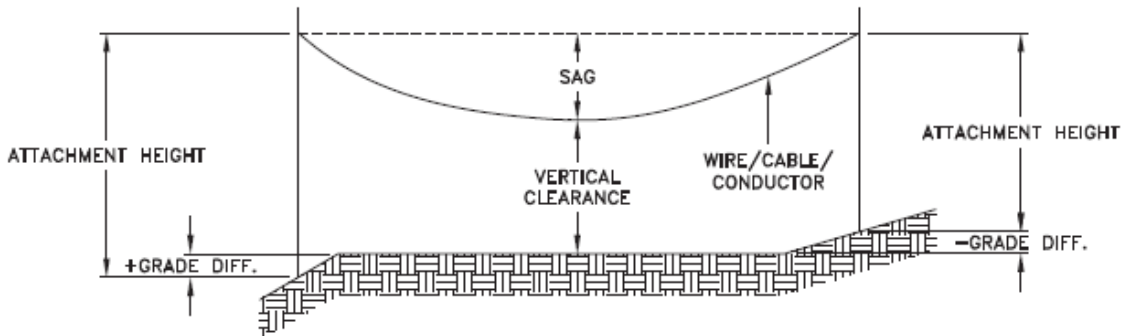
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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.

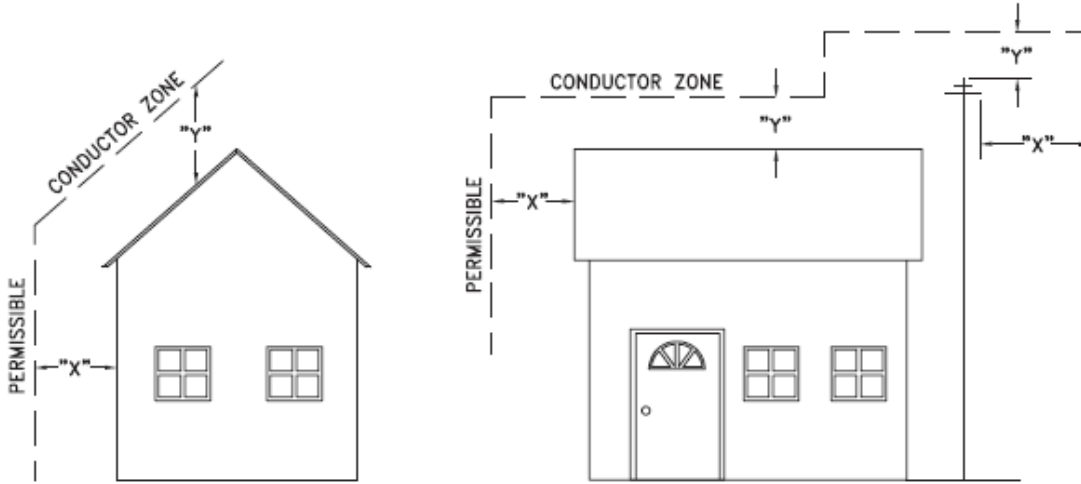
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

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: <i>D. Dadwani</i>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

Bell Canada
FI-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-726-4600
Tel: 705-722-2244
E-mail: carrie.gordon@bell.ca



October 30, 2023

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.,
Vaughan ON
L6A 1T1

Attention: Christine Vigneault Christine.Vigneault@vaughan.ca - by email only

Dear Christine:

**Subject: Consent Application - Severance
2 Commerce Street
Part of Lot 4 and Lot 5, Concession 5, City of Vaughan
CofA File: B021/23 Bell File: 905-23-388**

Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing buried facilities, supply service to the properties and to maintain service in the area. According to our records, Bell Canada has buried cable that runs through the property, as shown as an approximation on the attached sketch, and ask that the easement be the full length of the facilities.

Bell Canada would like to confirm that a blanket easement over the lands or a specific easement measured 3.0m wide (1.5m on either side of the buried plant), and to a minimum of 1.0m past any pedestal installation as can be accommodated, would satisfy our needs. Concerning the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

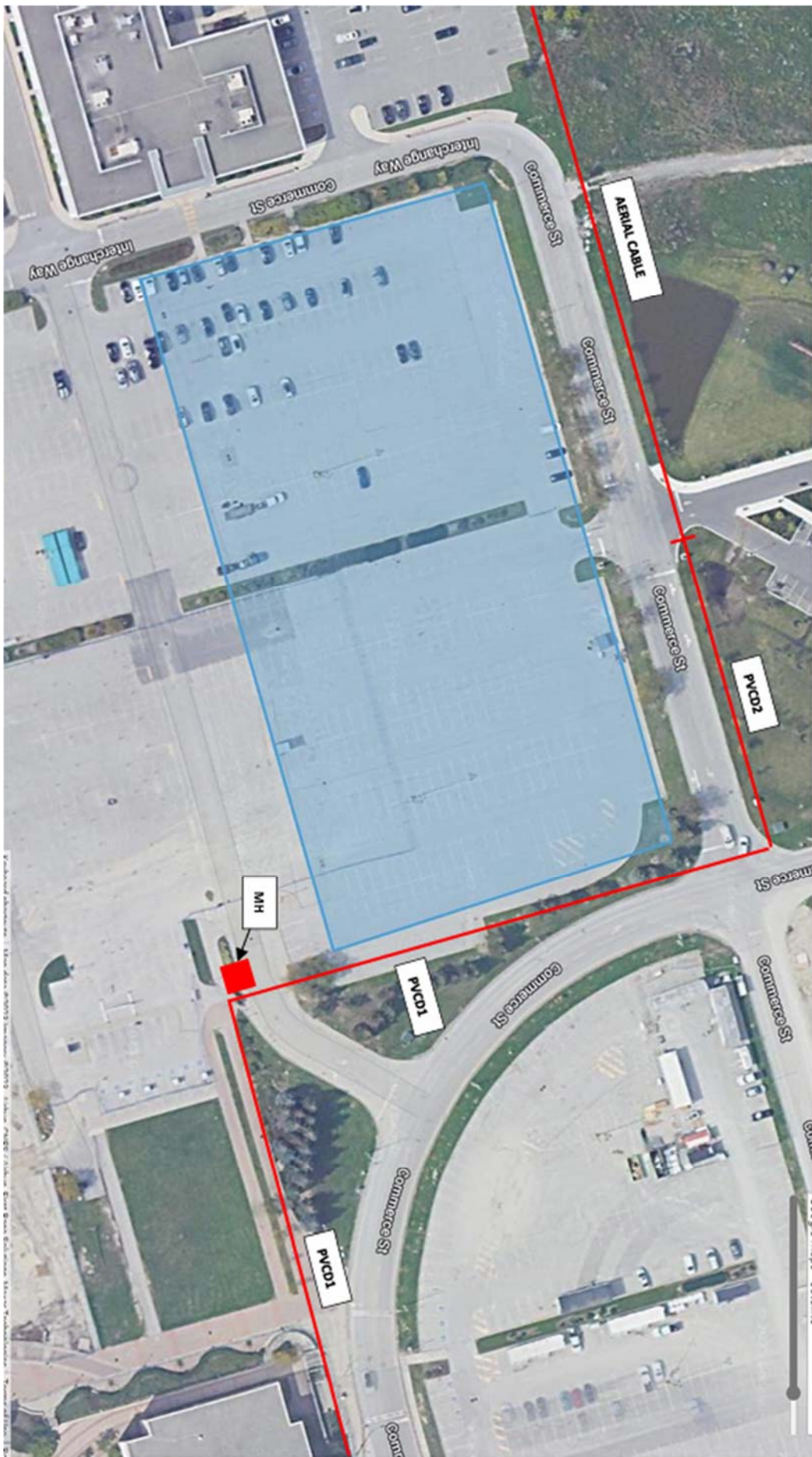
If you have any questions or concerns, please feel free to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Carrie Gordon".

Carrie Gordon
Right of Way Associate
(Encl.)





Professional Address: 11000 49th St, Suite 200, Burnsville, MN 55337 | Phone: 763.261.1234 | Email: info@... | Website: ...

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: Wednesday, October 16, 2023
Applicant: Arcadis Professional Services (Canada) Inc.
Location: 30-150 Interchange Way
 Concord ON
File No.(s): B021/23

Zoning Classification:

The subject lands are zoned V1 and V3 and subject to the provisions of Exception 14.635 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021 Requirements	Proposal
1	The minimum Lot Frontage requirement for the conveyed lands is 50.0 metres.	The proposed lot frontage of 74.0 metres for the conveyed lands complies with the minimum lot frontage requirement.
	The minimum Lot Frontage requirement for the retained lands is 50.0 metres.	The proposed lot frontage of 651.8 metres for the retained lands complies with the minimum lot frontage requirement.
2	The minimum Lot Area requirement for the conveyed lands is 4,000 m ² .	The proposed lot area of 13,540 m ² for the conveyed lands complies with the minimum lot area requirement.
	The minimum Lot Area requirement for the retained lands 4,000 m ² .	The proposed lot area of 167,200 m ² for the retained lands complies with the minimum lot area requirement.

The subject lands are zoned C9 and C10 and subject to the provisions of Exception 9(957) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88 Requirements	Proposal
3	The minimum Lot Frontage requirement for the conveyed lands is 50.0 metres.	The proposed lot frontage of 74.0 metres for the conveyed lands complies with the minimum lot frontage requirement.
	The minimum Lot Frontage requirement for the retained lands is 50.0 metres.	The proposed lot frontage of 651.8 metres for the retained lands complies with the minimum lot frontage requirement.
4	The minimum Lot Area requirement for the conveyed lands is 5,000 m ² .	The proposed lot area of 13,540 m ² for the conveyed lands complies with the minimum lot area requirement.
	The minimum Lot Area requirement for the retained lands is 5,000 m ² .	The proposed lot area of 167,200 m ² for the retained lands complies with the minimum lot area requirement.

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.



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
(905) 832-2281

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: November 1, 2023

Name of Owner: Jay Claggett - Quadreal Property Group

Location: 30-150 Interchange Way

File No.(s): B021/23

Proposal:

The Owner has submitted Consent Application File B021/23 to facilitate the creation of a lot with an area of approximately 13,500 m² (1.35 hectares). The retained lands will be approximately 167,000 m² (16.72 hectares) in area.

Official Plan:

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

Comments:

In May 2022, the Owner submitted Official Plan Amendment and Zoning By-law Amendment Files OP.22.010 and Z.22.019 on the Subject Lands to permit a maximum building height of 55-storeys, a maximum density of 5.6 times the area of the lot, a maximum tower floor plate size of 835 m², and to establish other site-specific schedules and exceptions. Site Development File DA.22.031 was also concurrently submitted to facilitate the development of two 50 and 55-storey, mixed-use residential condominium buildings in podium and tower configurations with a total of 1,441 residential units, 4,001 m² commercial space, and a 0.20 ha privately owned public space (POPS). These applications are all currently under review.

Draft Plan of Subdivision Application (File 19T-23V001) which includes the Subject Lands as Block 3 was also submitted in March 2023 for the purpose of creating public rights-of-way and future development blocks. File 19T-23V001 is currently under review. Should the subject consent application be approved, the Subject Lands will be removed from File 19T-23V001.

The Owner has submitted a consent application to sever the Subject Lands to create a future development parcel consistent with the shape of Block 3 in File 19T-23V001. Block 3 is consistent with the parcel fabric outlined in the VMCSP. The severance will permit the Owner, who continues to own all other lands subject to File 19T-23V001, to enter a joint ownership arrangement to develop Block 3 via DA.22.031. The severed and retained lands meet the minimum lot frontage and lot area requirements of the applicable "V1 – Vaughan Metropolitan Centre Station Zone" and "V3 – Vaughan Metropolitan Centre Neighbourhood Zone" under Zoning By-law 001-2021 and the "C9 – Corporate Centre Zone" and "C10 – Corporate District Zone" under By-law 1-88.

The Owner has prepared a severance sketch which facilitates the development proposed in Files 19T-23V001 and DA.22.031. The Development Planning Department has reviewed the requested severance and does not object to the consent application as it facilitates the development of the site in accordance with the VMCSP and complies with the lot frontage and lot area provisions of Zoning By-law 1-88 and Zoning By-law 001-2021.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-law, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

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

October 26, 2023

CFN 68401.07
X-Ref: 69150

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

Ms. Christine Vigneault, Secretary Treasurer
Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Consent Application B021.23
2 Commerce Street
Concession 5; Part Lot 4, 5
City of Vaughan, Region of York
Owner: 2748355 Canada Inc.
Agent: Arcadis Professional Services (Canada) Inc.**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by the Toronto and Region Conservation Authority (TRCA) on October 17, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Applications

It is our understanding that the purpose of the above noted application is to request the consent of the committee of adjustment to sever an approximately 1.354 ha parcel of land from the existing lot (municipally known as 2 Commerce Street) leaving a 16.72 ha lot to be retained.

Ontario Regulation 166/06

A portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed due to a valley/stream corridor and Regional Storm flood plain associated with a tributary of the Humber River. Under Ontario Regulation 166/06, 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. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Application-Specific Comments

TRCA staff are currently involved with the review of Draft Plan of Subdivision (19T-23V001) associated with the subject property. The purpose of the application is to create 20 blocks and public rights-of-ways to facilitate the phased development of the southwestern quadrant of the Vaughan Metropolitan Centre (VMC) area. TRCA staff provided comments relating to the application to the City of Vaughan on May 9, 2023. The comments provided in TRCA's letter highlighted concerns with the application, including the need for further refinement of SWM design and revised technical studies of the natural hazards and regulated natural features. Based on the outstanding issues, it was identified that a formal recommendation for the Draft Plan of Subdivision was premature.

Based on a review of the circulated plans, the proposed severed lot is located outside of the Regulated Area. TRCA staff are satisfied that the proposed new lot is appropriately set back from the adjacent valley corridor. As such, TRCA has no concerns with the proposed severance.

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 \$110.00 (Screening Letter) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above-noted comments, TRCA staff have **no objection** to the approval of the Consent Application B021.23 subject to the following condition:

1. That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

TRCA's recommendation of no objection to the current consent application does not represent formal comments or clearance with respect to TRCA's position on any future *Planning Act* or permit application pursuant to Ontario Regulation 166/06 relating to the subject lands

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at 437-880-2129 or at kristen.regier@trca.ca.

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Lenore Providence

Subject: FW: [External] RE: B021/23 (2 Commerce Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Wong, Justin <Justin.Wong@york.ca>

Sent: November-01-23 3:43 PM

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

Subject: [External] RE: B021/23 (2 Commerce Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The Region does not have any comments on this application.

Thank you,

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.

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/18/2023	Cover letter
Applicant			09/12/2023	Planning Rationale Letter

Phone:
Fax: www.arcadis.com

Mr. Matthew Peverini, RPP, MCIP
Senior Planner, VMC
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Date: September 18, 2023
Our Ref: 134394
Subject: VMC Block 4S Consent to Sever Application

Dear Mr. Matthew Peverini,

Arcadis Professional Services (Canada) Inc. (Arcadis) is pleased to submit the enclosed Consent to Sever Application for Block 4S situated within the Vaughan Metropolitan Centre (VMC), in Vaughan, Ontario, on behalf of 2748355 Canada Inc.

This Consent to Sever Application is being submitted to sever the lands legally described as Part of Lot 4 and Lot 5, Concession 5, City of Vaughan. his Consent to Sever Application is being submitted to sever the subject lands to facilitate a land sale into a joint ownership structure and to create a future development parcel that is consistent with the parcel fabric outlined in the Vaughan Metropolitan Centre Secondary Plan (VMCSP). The Severed Lands are 1.354 ha (3.35 ac) in size and is currently a surface parking lot, and the Retained Portion is 16.72 ha (41.32 ac) in size.

An Official Plan Amendment, Zoning By-law Amendment, and Site Development Application were submitted in May 2022 (File No. OP.22.010, Z.22.019, and DA.22.031) and more recently, a Draft Plan of Subdivision (File No. 19T-23V001) was submitted March 2023 to facilitate the delineation and legal creation of the road network for the 2748355 Canada Inc. landholdings.

The application includes the following materials:

- Authorization Form;
- Authorizing Statement Form;
- Conceptual Site Grading and Servicing Plan, prepared by Stantec and Arcadis;
- Planning Justification Report, prepared by Arcadis;
- Septic – Building Standards Form;
- Site Plan, prepared by Giannone Petricone Associates;
- Sworn Declaration Form; and,
- Tree Declaration Form.

Please note that the applicable fee payment of \$4,332 will also be sent into the City upon Staff confirmation.

We trust the enclosed is satisfactory for the Consent Application and look forward to continuing to work with the City of Vaughan and all other relevant agencies. Please do not hesitate to contact the undersigned should you require clarification or additional information.

Block 4S Consent Application
September 18, 2023

Sincerely,
Arcadis Professional Services (Canada) Inc.

Handwritten signature of Stephen Albanese in black ink.

Stephen Albanese MCIP RPP

Handwritten signature of Sanjel Chand in black ink.

Sanjel Chand

Email: stephen.albanese@arcadis.com
Direct Line: +1 416 596 1930 ext 61425



+Planning Justification Report
VMC Block 4S

Consent to Sever Application



Prepared for 2748355 Canada Inc.
by Arcadis Professional Services (Canada) Inc.
September 12, 2023

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1 Introduction

Arcadis Professional Services (Canada) Inc. (herein referred to as “Arcadis”) is pleased to submit the enclosed Consent to Sever Application for the lands legally described as Part of Lot 4 and Lot 5, Concession 5, City of Vaughan (herein referred to as the “subject lands”), on behalf of 2748355 Canada Inc. The intent of this planning rationale is to provide an overview of the proposed application, including how the proposed Consent to Sever (severance) application supports the applicable planning and policy framework.

In May 2022, an Official Plan Amendment, Zoning By-law Amendment, and Site Development Application was submitted for the subject lands (File No. OP.22.010, Z.22.019, and DA.22.031). A Draft Plan of Subdivision application (File No. 19T-23V001) to facilitate the delineation and legal creation of the road network for the larger 2748355 Canada Inc. landholdings in the Southwest Quadrant of the VMC was submitted in March 2023.

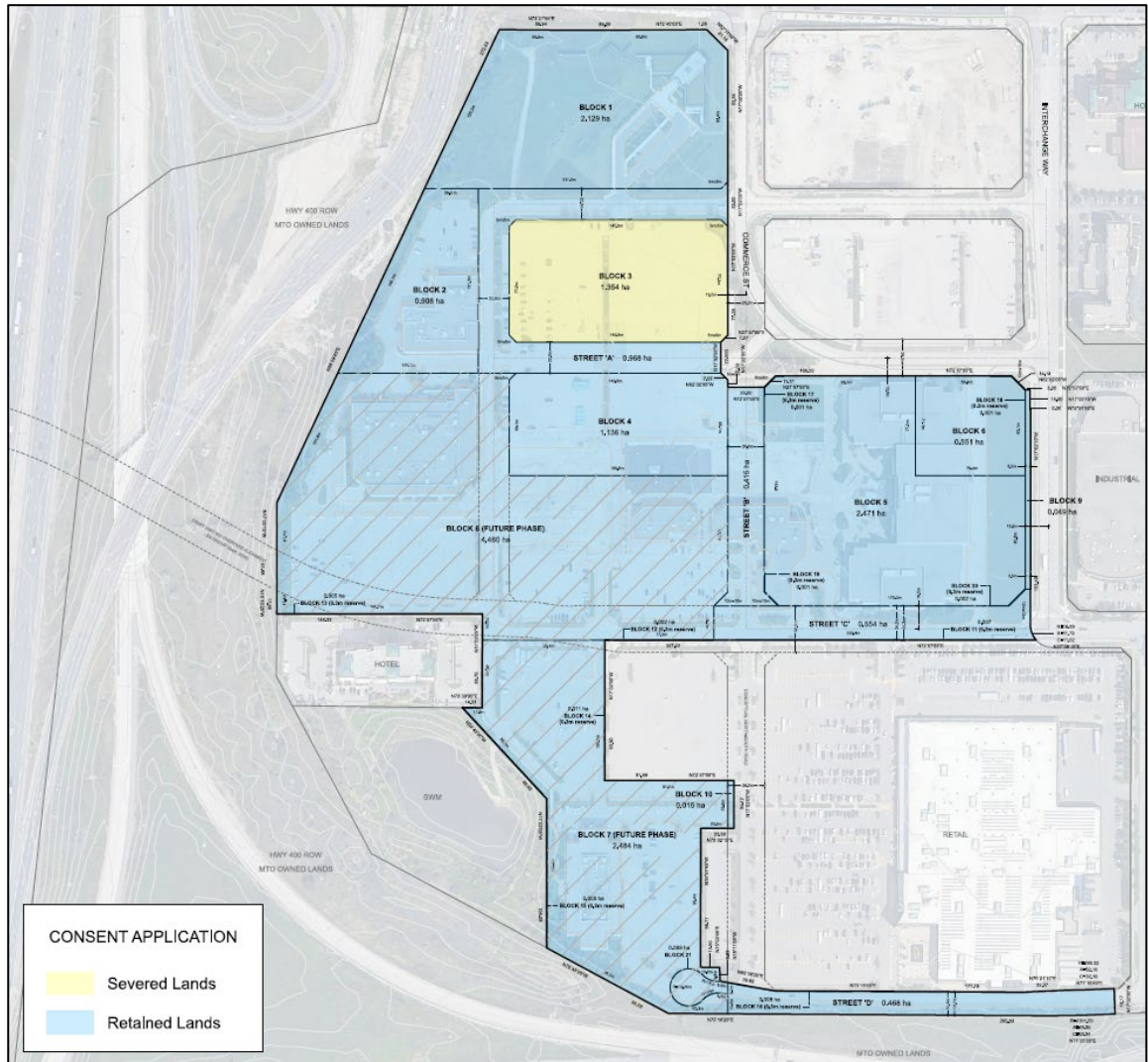
This Consent to Sever Application is being submitted to sever the subject lands to facilitate a land sale into a joint ownership structure and to create a future development parcel that is consistent with the parcel fabric outlined in the Vaughan Metropolitan Centre Secondary Plan (VMCSP).

2 Subject Lands and Surrounding Context

The subject lands include the Retained Lands and the Severed Lands, as shown on **Figure 1** below. Note that the Severed Lands are referred to as Block 3 on the Draft Plan of Subdivision but is colloquially known as development Block 4S. The subject lands are bordered by Highway 7 to the north, Interchange Way to the east, Highway 400 to the west, and Highway 407 to the south.

The Retained Lands are approximately 16.72 hectares (41.32 acres) in size and are currently occupied by surface parking, commercial and retail uses, office space, and a temporary activation space. The Severed Lands are 1.354 hectares (3.35 acres) in size and is currently a surface parking lot.

Figure 1: Aerial View of Subject Lands



3 Proposal

3.1 Description

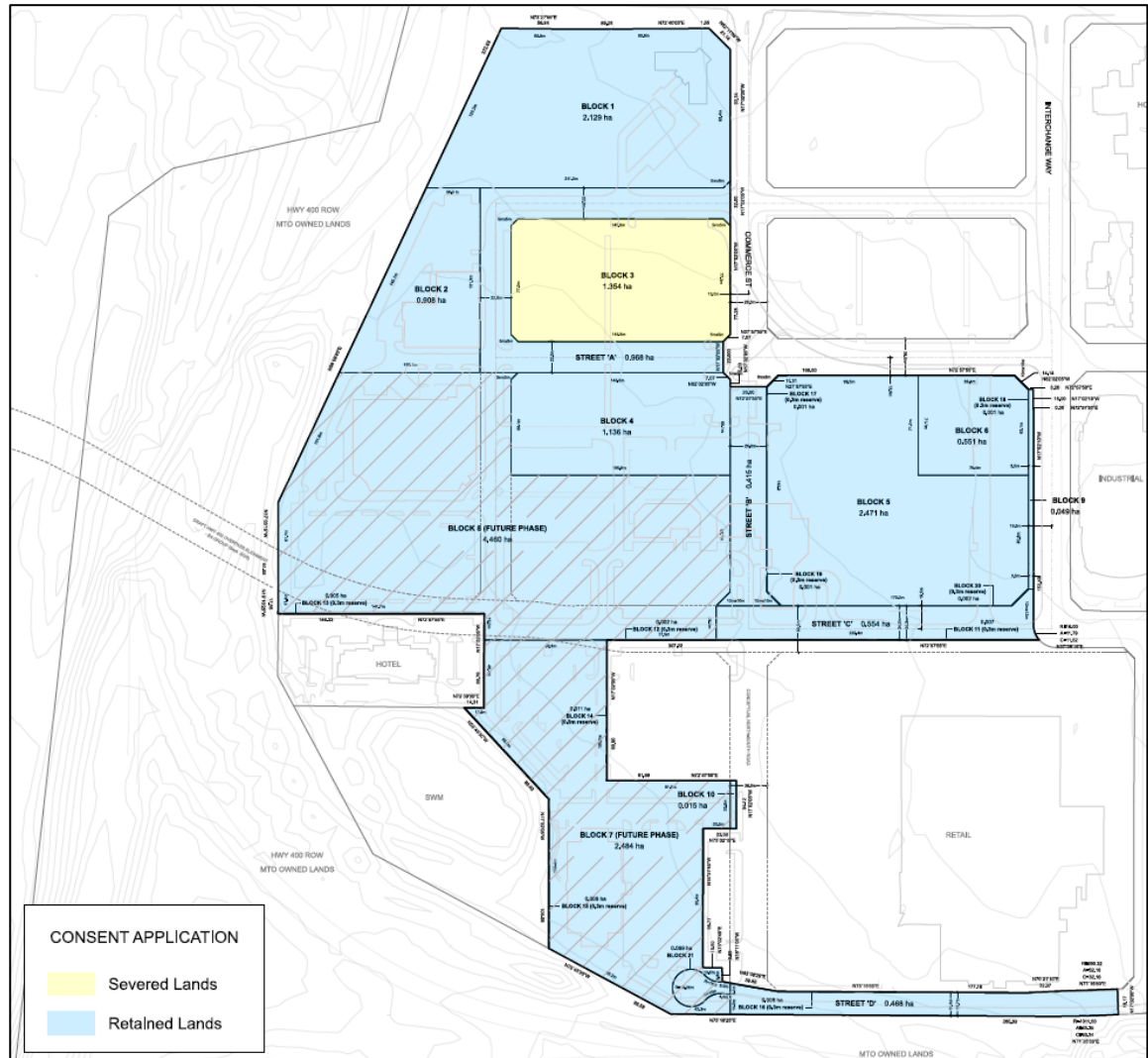
The Consent to Sever Application proposes the severance of the subject lands for a land sale into a joint ownership structure and to create a future development parcel that is consistent with the parcel fabric outlined in the VMCSPP. As illustrated in **Figure 2**, the subject lands will be severed to create a new 1.354-hectare parcel, which has frontage along the existing Commerce Street to the east. The Retained portion will be 16.72 hectares and will maintain frontages along the existing Interchange Way, Commerce Street, and Exchange Avenue.

The Severed Lands are currently used as a parking lot but has available servicing and access from both Commerce Street and an internally owned private servicing and road network. As noted above, the intent is to develop the Severed Lands as outlined in the development applications listed in Section 3.2. In the ultimate condition, access and servicing would be provided through

future municipal roads which would be constructed and conveyed as part of the Draft Plan of Subdivision (DPS) and/or the Site Plan Agreement (SPA) process.

A copy of the severance sketch prepared by Arcadis is found in **Appendix A** of this letter and has been submitted separately as part of the application.

Figure 2: Proposed Severance Sketch, prepared by Arcadis



3.2 Proposed Development on Severed Lands

An application for an Official Plan Amendment (OPA) (O.22.010), Zoning By-law Amendment (ZBLA) (Z.22.019), and Site Development Application (SPA) (DA.22.031) was submitted to the City of Vaughan on May 20, 2022, for a development proposal on the Severed Lands.

3.3 Proposed Access to Severed Lands

Access to the Retained and Severed Lands will continue from the existing private road network in the interim. Ultimately, the Severed Lands will draw access from the future municipal roads that will be built and conveyed as part of the DPS and/or SPA process.

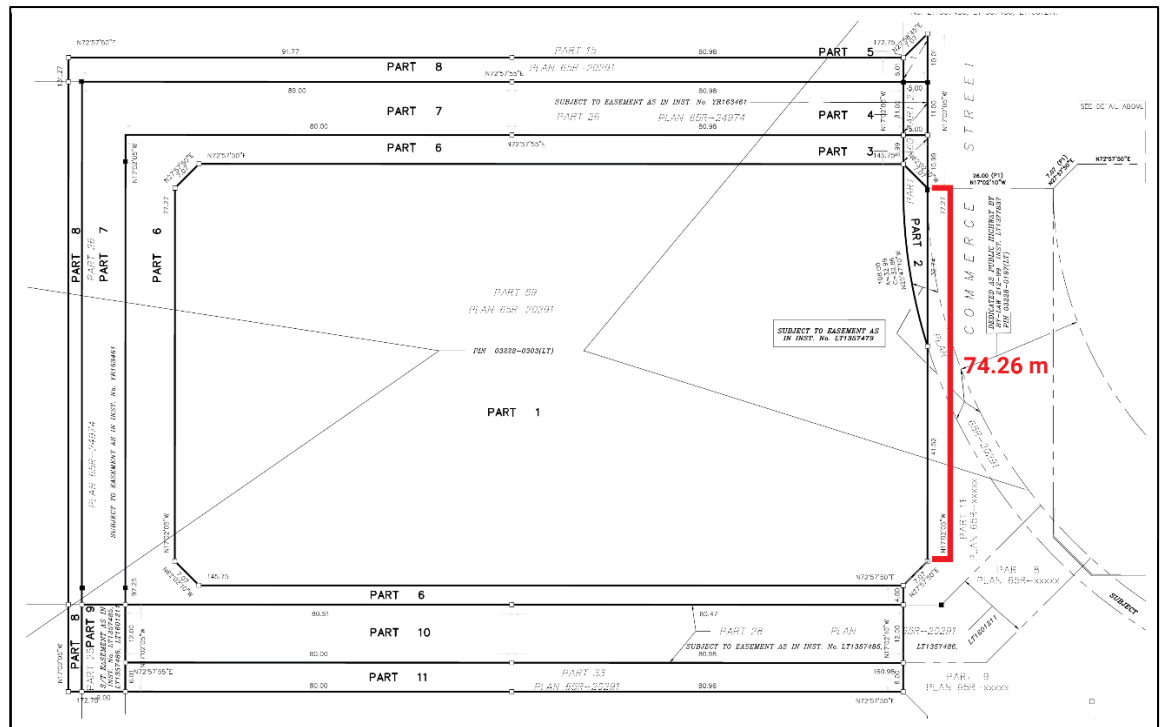
3.4 Servicing Considerations

The Severed Lands can currently be serviced either from the existing private servicing or from Commerce Street. The ultimate condition is outlined in the Functional Servicing and Stormwater Management Report, prepared by Stantec as part of OP.22.010, Z.22.019 and DA.22.031 applications. This report concludes that the proposed development can be supported by municipal site servicing via new connections to existing watermain and sanitary sewer.

3.5 Commerce Street Realignment

The applicant is currently working with the City of Vaughan to realign Commerce Street on the east boundary of the Severed Lands. This realignment is being undertaken as part of a City approved Land Exchange Agreement (LEA) and Development Servicing Agreement. Upon completion of this work, the newly aligned Commerce Street will provide the Severed Lands a new lot frontage of approximately 74 m.

Figure 3: Future Block 4S Commerce Street Frontage



Applicable Planning Policy and Legislation

The following subsections will provide an assessment of the proposed Consent to Sever application against in-effect policies for the subject lands, including the Provincial Policy Statement, the Growth Plan, the Region of York Official Plan, the City of Vaughan Official Plan, the Vaughan Metropolitan Secondary Plan, and the City of Vaughan Zoning By-law. The intent of this analysis is to provide justification for how the creation of a new parcel will support the area’s growth and development, in accordance with the applicable policy direction.

3.5 Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect May 1, 2020, and was issued under Section 3 of the *Planning Act*, requiring that all land use decisions considered under *the Act* be consistent with the PPS. The PPS provides policy direction on matters of Provincial interest related to land use planning and development in Ontario. Included within the PPS are policies that support efficient and resilient land use and development patterns, encourage a range, and mix of housing types and options, employment, and other uses to meet the long-term needs of residents.

The PPS provides general policy direction for any future development on a severed parcel. Section 1.1.3 of the PPS provides guidance for development within identified settlement areas, which are to be the focus of growth and development. Additionally, Sections 1.4 to 1.6 of the PPS provide guidance on housing options and densities, provisions of public space, recreation, and parks, and infrastructure and public service facilities.

Planning Comment: The proposed severance will create a development parcel to facilitate the appropriate intensification in accordance with the PPS policy direction. Specifically, the Consent to Sever application is consistent with the PPS as it will permit development that promotes efficient land use patterns, a variety of housing types and options, accommodation of growth in urban settlement areas, development of compact and mixed-use built form, the efficient use of existing and planned infrastructure, and the creation of a vibrant public realm with connections to active transportation networks in the VMC.

3.6 A Place to Grow – Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2020) directs growth and development to specified areas throughout the Greater Golden Horseshoe (GGH). More broadly, the Growth Plan provides a broad range of policy directions based on the principle of requiring growth at a minimum density of persons and jobs per hectare, and for development that results in improved utilization of existing infrastructure and land use designations. The subject lands are identified as being located within an *Urban Growth Centre* (UGC), where the greatest levels of growth and development are to occur.

The Growth Plan outlines general policies to guide the future development of the Severed Lands. These policies will be reviewed as part of the separate development application process outlined herein.

Planning Comment: The proposed severance will create a development parcel to permit a development that meets the intent of the Growth Plan policies. This includes utilizing lands within the built boundary of the City of Vaughan in an area that has existing/planning municipal infrastructure in place. The future development will be separately evaluated within the context of the Growth Plan policies, but this severance will provide for a compact and mixed-use development that is conforms with the Growth Plan.

3.7 Region of York Official Plan (ROP)

The Region of York Official Plan (ROP) was adopted by York Region Council in June 2022 and formally approved by the Minister of Municipal Affairs and Housing in November 2022. The ROP guides the physical form and community structure up until the year 2051. The 2022 ROP introduces new maps which separate the Urban System into *Community Area* and *Employment Area* designations.

The ROP provides general direction and policies related to the ultimate development of the Severed lands and will be evaluated as part of those applications.

As shown on Map 1 and 1A, the subject lands are also designated as being within *Urban Area* and *Community Area* designation, respectively. These designations permit a range of uses including housing, personal services, retail, institutional, cultural, and recreational services.

The ROP further designates the subject lands to be within *PMTSA 54 – Commerce BRT Station*, and immediately adjacent to *PMTSA 67 – Vaughan Metropolitan Centre Subway Station*. PMTSAs are considered strategic growth areas that will attract the majority of development and contain a mix of uses with densities (*Policy 4.1.3.a.*).

Planning Comment: As previously mentioned, the proposed severance will create a new serviced development parcel to permit a future development that responds to the policy direction set out in the ROP. The Severed Lands will ultimately allow for the orderly and efficient intensification of land within a Regional Centre and PMTSA.

3.8 City of Vaughan Official Plan

3.8.1 Volume One

The consolidated version of the City of Vaughan Official Plan (OP) – Volume 1 (adopted 2010, Office Consolidated 2020) includes all approved amendments up to May 29, 2019, and is the guiding document for all planning and development that occurs within the City of Vaughan. The subject lands are designated as *Vaughan Metropolitan Centre (Regional Centre)*.

The OP intends that the ultimate development of the subject lands be governed by the policies outlined in the VMC Secondary Plan. Sections 10.1.2.34 through 10.1.2.47 outline the policies related to granting of a Consent to Sever. Policy 10.1.2.47 outline the matters, in addition to those outlined in Section 51(24) *Planning Act*, that should be considered in granting a consent, these include 1) Compatibility of the proposed size, shape and use of the lot; 2) Access; 3) Servicing; 4) Conservation and 5) Financial Implications.

Planning Comment: Overall, the proposed severance conforms with the intent of the policies of the Vaughan OP Volume 1 by creating an appropriately sized and shaped new development parcel that is serviced and has municipal access. The severance will create a development parcel that is consistent with the intent of the Official Plan

3.8.2 Volume Two: VMC Secondary Plan

The 2021 Office Consolidated version of the Vaughan Metropolitan Centre Secondary Plan (VMCSP, adopted 2010, office consolidated May 13, 2021), establishes the context, planning framework, and policies that guide development in the VMC. The Severed Lands are within the *Station Precinct* area identified on Schedule F – Land Use Precincts.

The intent of this Consent to Sever application is to create a new development parcel that is consistent with the policy framework of the VMCSP.

Section 8.0 of the VMCSP discusses policies related to land use permissions, appropriate density and built form. Policies under Section 8.0 are discussed as part of development applications OP.22.010 and Z.22.019.

Planning Comment: The proposed severance is consistent with the overall intent of the VMCSP by facilitating the creating of an appropriately sized and shaped new development parcel that is serviced, has access and implements the VMCSP intent for the creation of a fine-grain street network.

3.9 Zoning By-laws

3.9.1 City of Vaughan Zoning By-law 1-88

The subject lands are zoned as *Commercial: C9* and *Commercial: C10* by the City of Vaughan Zoning By-law 1-88.

As noted in Section 3.5 above, the applicant is currently working with the City to realign Commerce Street along the east frontage of the Severed Lands. Upon completion of this project, the Severed Lands will comply with zoning regulations outlined in By-law 1-88.

3.9.2 City of Vaughan Zoning By-law 001-2021

The City of Vaughan adopted By-law 001-2021 on October 13, 2021. Zoning By-law 001-2021 is under appeal and is not yet in force.

Notwithstanding, Zoning By-law 001-2021 zones the Severed Lands and Retained Lands as *V1 – Station Precinct Zone*, *V3 – Neighbourhood Precinct Zone*, *V4 – Employment Precinct Zone* and *OS1 – Public Open Space Zone*. Exception 635 applies to the subject lands.

As noted in Section 3.5 above, the applicant is currently working with the City to realign Commerce Street along the east frontage of the Severed Lands. Upon completion of this project, the Severed Lands will comply with zoning regulations outlined in By-law 001-2021.

Planning Comment: Upon completion of the Commerce Realignment, the proposed severance conforms with the provisions of By-laws 1-88 and 01-2021.

4 Conclusion

The intent of the Consent to Sever application is to facilitate a land sale into a joint venture to create a future development parcel that is consistent with the parcel fabric outlined in the VMCSPP. Both the Retained and the Severed Lands are appropriately sized and shaped, both are serviced and have access in both the interim and ultimate condition. The proposed severance is to facilitate the ultimate build-out of the Severed Lands in a manner that meets the intent of the PPS, the Growth Plan, Regional OP, City of Vaughan OP, VMC Secondary Plan, and Zoning By-law 1-88 and 001-2021.

Based on our review of the existing context, the proposed application, and applicable planning policy and legislation, it is Arcadis' professional opinion that the proposed Consent Application meets the requirements of Provincial, Regional, and Municipal policies and represents good planning.

Regards,



STEPHEN ALBANESE MCIP RPP



SANIEL CHAND

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.

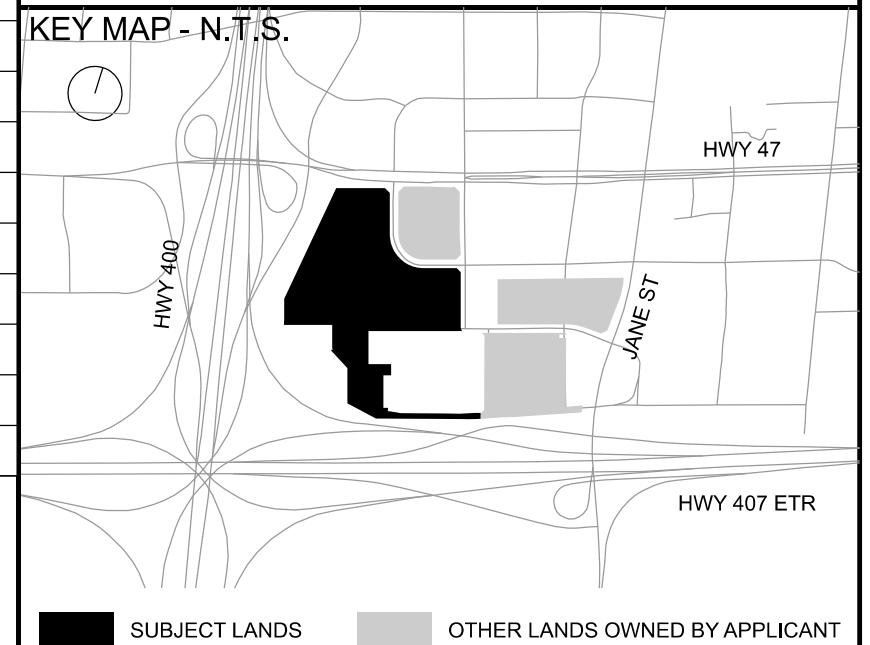
Appendix A – Consent Sketch

DRAFT PLAN OF SUBDIVISION

PART OF LOT 4 AND 5
CONCESSION 5
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

BLOCK/ STREET	DESCRIPTION	AREA (ha)
1	FUTURE DEVELOPMENT	2.129
2	FUTURE DEVELOPMENT	0.908
3	FUTURE DEVELOPMENT	1.354
4	FUTURE DEVELOPMENT	1.136
5	FUTURE DEVELOPMENT	2.471
6	PARK	0.551
7	FUTURE PHASE	2.484
8	FUTURE PHASE	4.460
9	ROAD WIDENING	0.049
10	ROAD WIDENING	0.015
11	0.3m RESERVE	0.007
12	0.3m RESERVE	0.002
13	0.3m RESERVE	0.005
14	0.3m RESERVE	0.011
15	0.3m RESERVE	0.008
16	0.3m RESERVE	0.008
17	0.3m RESERVE	0.001
18	0.3m RESERVE	0.001
19	0.3m RESERVE	0.001
20	0.3m RESERVE	0.002
21	TEMPORARY TURNING CIRCLE, ULTIMATE USE: FUTURE PHASE	0.069
A	PUBLIC ROW	0.968
B	PUBLIC ROW	0.415
C	PUBLIC ROW	0.554
D	PUBLIC ROW	0.468
TOTAL:		18.077

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INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - CLAY, CLAY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
KEVIN ERTL O.L.S.
ERTL-HUNT SURVEYORS
DATE MARCH 9, 2023

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED
JAY GLAGGET
2748355 CANADA INC
DATE MARCH 9, 2023

NO.	DATE	BY	DESCRIPTION
4	2023-03-09	SD	FOR SUBMISSION
3	2023-02-15	SD	FOR REVIEW
2	2022-08-10	SD	FOR REVIEW
1	2022-08-09	SD	FOR REVIEW

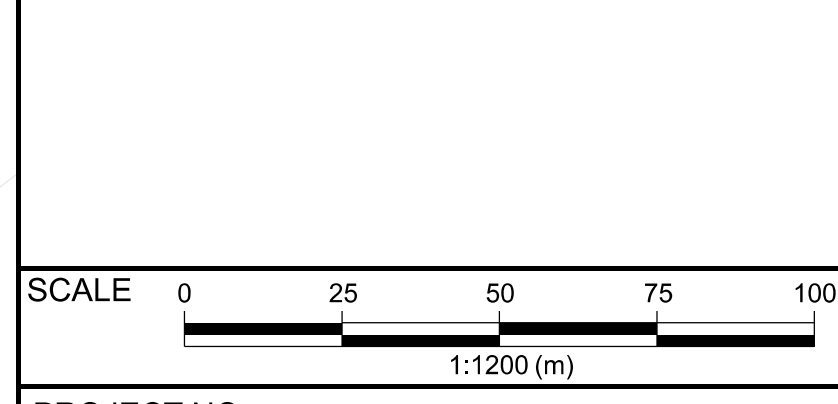
DRAWING ISSUE RECORD

APPROVED	DATE
	MARCH 9, 2023

APPROVALS

IBI GROUP
7th Floor - 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
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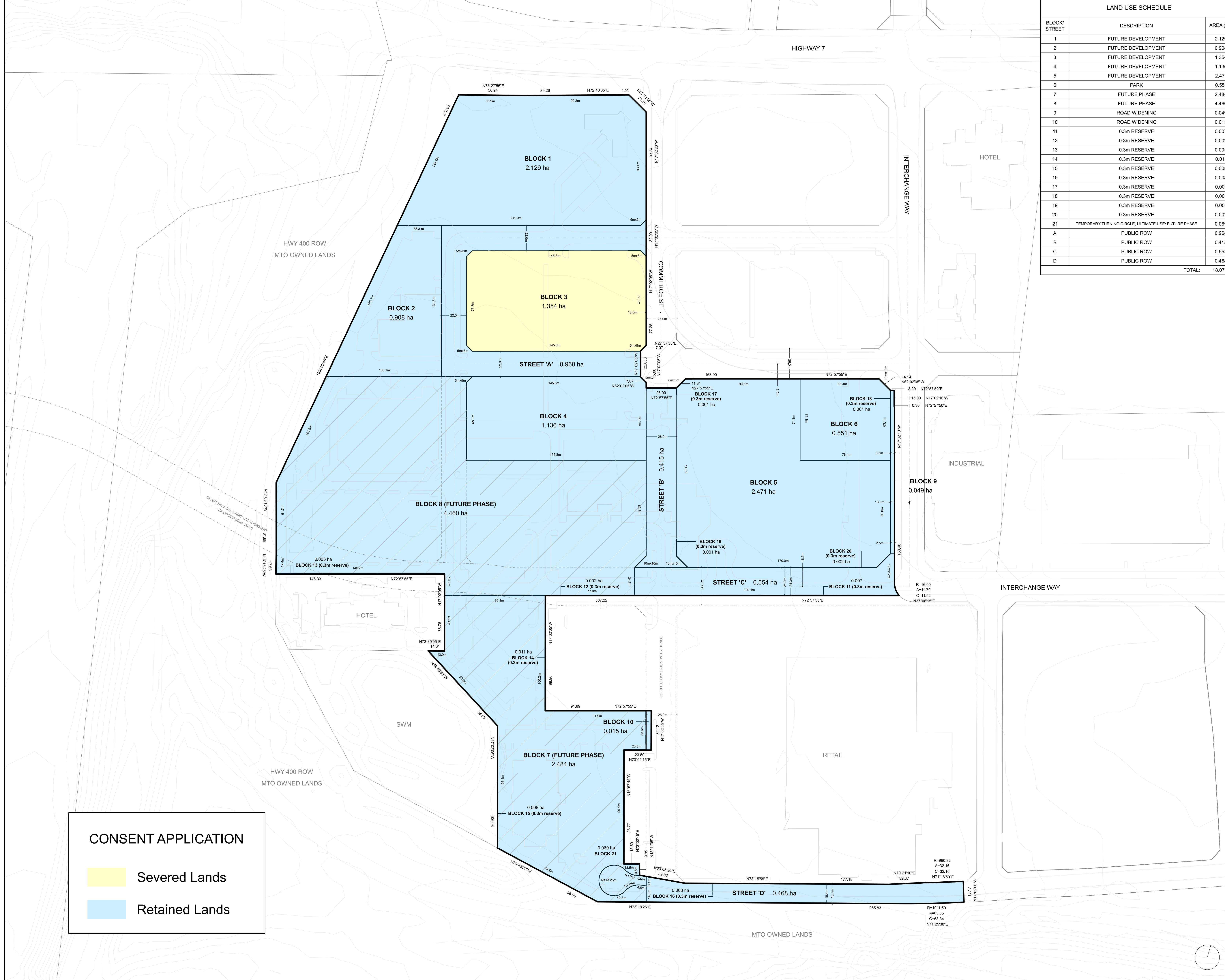
BENCHMARK
Elevation contour lines from Regional Municipality of York Open Data. The interval of the contours is 1 metre and is stated above mean sea level.



PROJECT NO:
134492
DRAWN BY: SD
PROJECT MGR: SA
CHECKED BY: SD
APPROVED BY: SA

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER **2** ISSUE **2.4**



CONSENT APPLICATION

Severed Lands
 Retained Lands

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None