

ITEM: 6.2	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A035/24
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Report Date: July 4, 2024

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

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

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

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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 <small>(mm/dd/yyyy)</small>	Summary
Applicant			03/07/2024	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A064/97	APPROVED; COA
A369/98	APPROVED; COA
A348/02	APPROVED; COA

ADJOURNMENT HISTORY

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

Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES

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



MINOR VARIANCE APPLICATION FILE NUMBER A035/24

CITY WARD #:	3
APPLICANT:	Logistics Services Gp Ltd.
AGENT:	Celine Huynh and John Dorsman
PROPERTY:	316 Aviva Park Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" & "Parkway Belt West Lands".
RELATED DEVELOPMENT APPLICATIONS:	None
PROPOSAL:	Relief from the Zoning By-law is being requested to permit the expansion of an existing cold storage facility. To facilitate the expansion, a reduced setback to the PB1 (Parkway Belt) Zone and reduced number of required parking spaces onsite is needed.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned EM1 Prestige Employment Zone and subject to the provisions of Exception 14.395 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum setback for buildings, structures and paved surfaces from the PB1 zone shall be 10.0 m. Exception 14.395.2.3d.	To permit a minimum setback of 3.90m from the PB1 zone to a paved surface.
2	Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage. Section 4.24	To permit a waste storage area not wholly within a building, waste storage enclosure or private garage.
3	The minimum required parking is 119 parking spaces. Section 6 Table 6-2	To permit a minimum of 69 parking spaces.

HEARING INFORMATION

DATE OF MEETING: Wednesday, July 10, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

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

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

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	June 26, 2024
Date Applicant Confirmed Posting of Sign:	June 19, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The proposed development will require relief from the Zoning By-Law on parking, landscape strip setback, and PB1 zone setback. Operationally, the Client does not require the amount of parking spaces mandated by the By-law and there is a Parking Study provided for further clarity. The proposed development requires setback variances to accommodate the size of the addition and a new fire access route.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

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

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That all comments on Site Development Application File DA.24.031 be addressed to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering does not object to Minor Variance Application A035/24 subject to the satisfaction of the attached condition.	
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.031)

PARKS, FORESTRY & HORTICULTURE (PFH)

See recommended condition of approval:	
PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE

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:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

We have reviewed the submitted package and based on the information provided we have the following comment.

The requested variance is broken down into three issues.

1. Off- street parking. Fire department advises that the approved fire route can not be block in any way.
2. Landscape Strip Variance, reduction in the proposed from 7.5m to 4m. Fire departments view is that the reduction shall not effect the new fire access route and requirements for the route.
3. PB1 Zone setback shall not effect the OBC requirements for fire route design. There will be no reduction in the required width set out by the OBC addressing fire route design and access.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning Nicholas.delprete@vaughan.ca	That all comments on Site Development Application File DA.24.031 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.031)
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
4	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$1,250.00 payable to the

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

		Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 41/24.
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All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

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

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

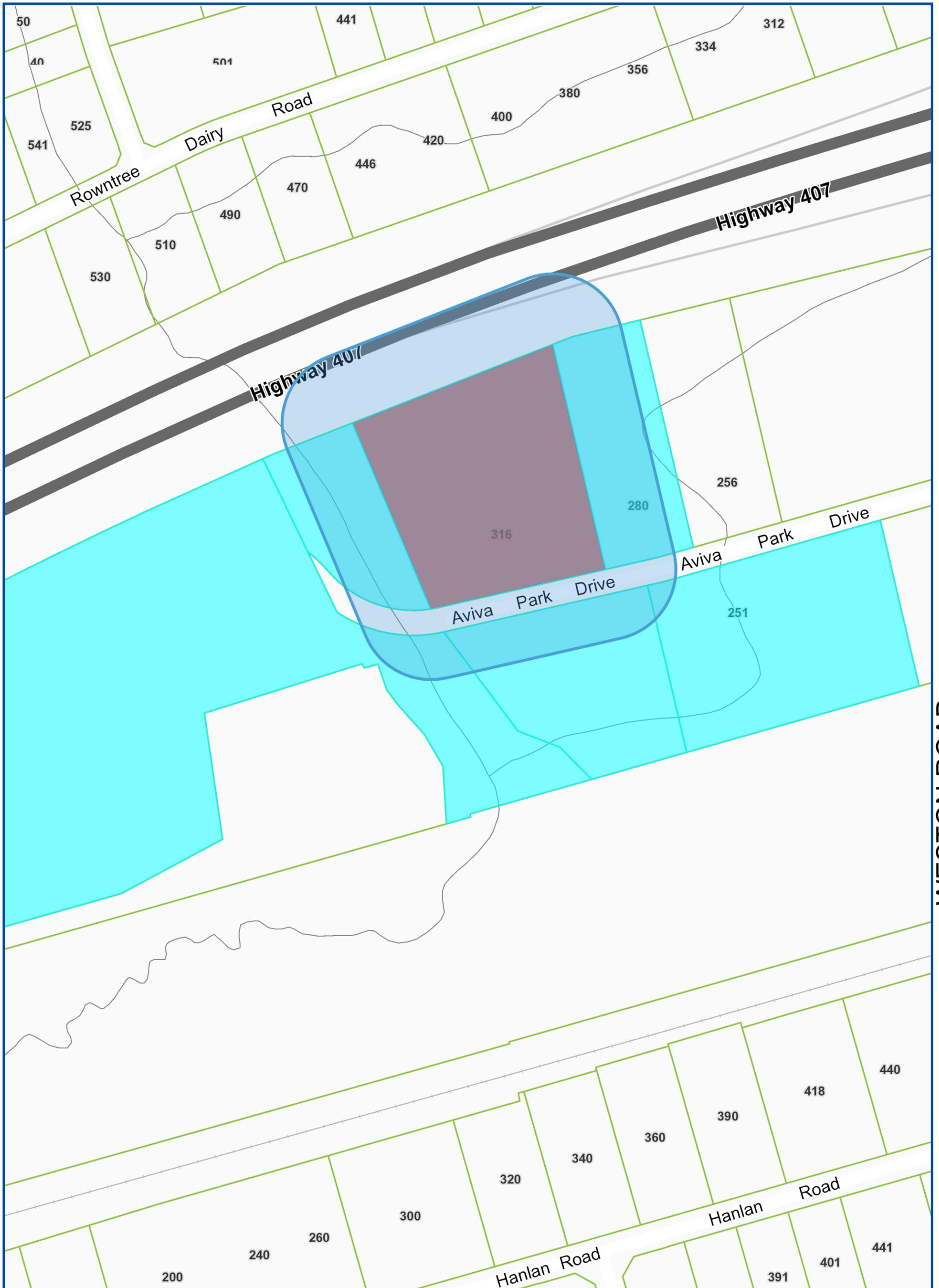
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

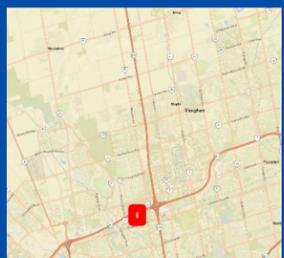
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - A035/24

316 AVIVA PARK DRIVE, WOODBRIDGE

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



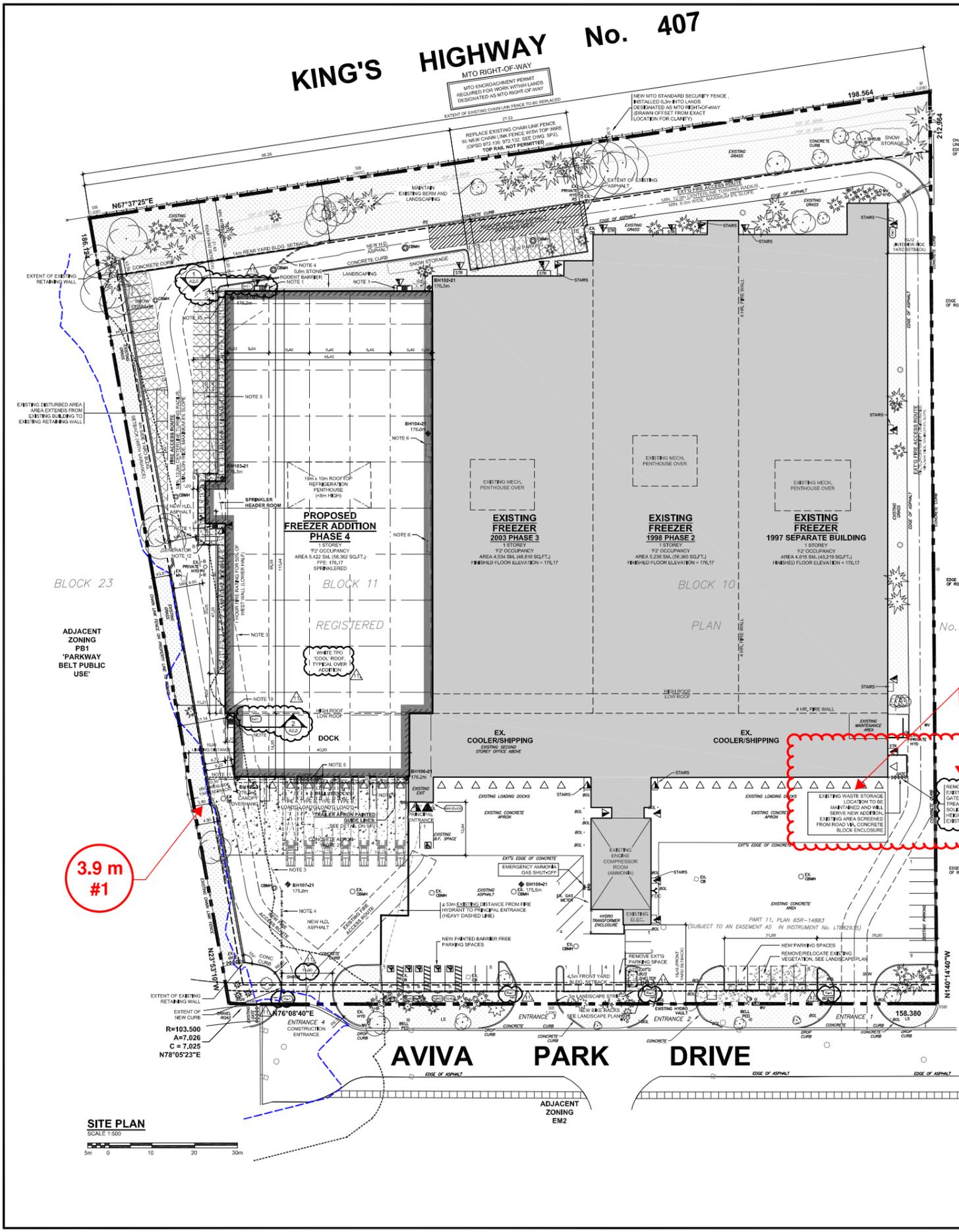
Scale: 1: 4,514
0 0.07 km



Created By:
Infrastructure Delivery
Department
March 7, 2024 2:28 PM

Projection:
NAD 83
UTM Zone
17N

KING'S HIGHWAY No. 407



- METRIC NOTE:**
1. DISTANCES AND COORDINATES SHOWN HEREIN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
- GENERAL NOTES:**
A. REFER TO SEPARATE SITE GRADING, DRAINAGE AND SERVING PLANS AS PREPARED BY MTE CONSULTANTS INC.
B. REFER TO LANDSCAPE PLAN AS PREPARED BY MWLA LANDSCAPE ARCHITECTS.
C. ALL NEW IMAGINE TO IDENTIFY PARKING STALLS AND TRAFFIC WITHIN THE SITE SHALL BE INSTALLED ON HOT DIPPED GALVANIZED PREPUNCHED METAL POSTS. THE ROUTE SHALL BE MOUNTED SO THAT THE SIGN FACES THE DRIVE ROUTE WITH THE BOTTOM OF THE SIGN AT 2.1m TO 2.2m FROM FINISH GRADE.
D. WALL LIGHTING ON BUILDING FACADES SHALL BE FULL FACE CUT OFF TYPE.
E. ALL ROOFTOP MECHANICAL UNITS ON THE BUILDING ADDITION WILL BE SCREENED BY THE BUILDING AND WILL NOT BE VISIBLE FROM THE ROAD TO THE SATISFACTION OF THE GENERAL MANAGER OF PLANNING AND BUILDING SERVICES.
F. REFER TO GEOTECHNICAL REPORT FOR FINAL ASPHALT CONSTRUCTION.
G. ALL PARKING LINES TO BE DELINEATED WITH 100mm WIDE EXTERIOR GRADE YELLOW OR WHITE TRAFFIC PAINT WITH HIGH ABRASION RESISTANCE.
H. SNOW STORAGE LOCATIONS PROVIDED ON SITE, DUE TO MINIMAL PRACTICAL STORAGE LOCATIONS ON SITE, OWNER RESPONSIBLE TO PRIVATELY CONTRACT SNOW REMOVAL FROM SITE AS REQUIRED.
- CONSTRUCTION NOTES:**
(AS REFERENCED ON SITE PLAN)
1. GALVANIZED STEEL ACCESS STAIRS WITH OPEN GRATING ON CONCRETE PAD, STAIR HEIGHT VARIES TO SLAT GRADE DIFFERENCE. SEE ARCHITECTURAL DRAWINGS FOR DESIGN.
2. CONCRETE APRON CONSTRUCTION
200 CONCRETE, 32 MPa CONCRETE SLAB CLASS C-2
ROW 1.8 ROMS MACRO POLY PROPYLENE FIBRES
400 THICK 19mm CRUSHER RUN LIMESTONE SAWCUT SLAB 50mm DEEP AT 40mm OC, MAC. (EQUALLY SPACED)
3. EXISTING EDGE OF GRAVEL, EXISTING GRAVEL TO BE SALVAGED FOR FILL. SEE CIVIL DRAWINGS.
4. REMOVE EXISTING CONCRETE CURB.
5. REMOVE EXISTING CHAIN LINK FENCE INCLUDING GATES, BARBED WIRE, POSTS
6. REMOVE EXISTING EXTERIOR STAIRS.
7. PRECAST CONCRETE CURB STOPS INSTALLED ALONG BUILDING PER OPSD 603.200
8. REMOVE 150mm WIDE STRIP OF EXISTING CONCRETE APRON ALONG NEW DOCK TO ALLOW FOUNDATION CONSTRUCTION. FILL WITH CONCRETE FILLER STRIP MATCHING ADJACENT NEW CONCRETE APRON CONSTRUCTION.
9. OMITTED
10. PROVIDE INTERNATIONAL ORANGE WIND SOCKS TO BE PROVIDED AT EACH EXTREME CORNER OF THE OVERALL COLD STORAGE BUILDINGS.
11. DOUBLE MANUAL CHAIN LINK FENCE WITH GATES WITH CHAIN LOCK.
12. OUTDOOR STANDBY ELECTRICAL GENERATOR, PAD MOUNTED, SEE SITE ELECTRICAL DRAWINGS.

- LEGEND**
- EXIT MAN DOOR
 - MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
 - ON DREAM DOOR
 - LOADING DOCK DOOR
 - SHORT STANDARD IRON BAR
 - STANDARD IRON BAR
 - IRON BAR
 - CHAIN LINK FENCE
 - HYDRO POLE
 - NEW 200 DIAL CONCRETE FILLED STEEL PIPE BOLLARD
 - EXIT MAN DOOR
 - MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
 - ON DREAM DOOR
 - LOADING DOCK DOOR
 - SHORT STANDARD IRON BAR
 - STANDARD IRON BAR
 - IRON BAR
 - CHAIN LINK FENCE
 - HYDRO POLE
 - NEW 200 DIAL CONCRETE FILLED STEEL PIPE BOLLARD
 - LIGHT STANDARD, SEE SITE PHOTOMETRIC PLAN
 - FIRE DEPARTMENT CONNECTION (SMBESE)
 - FIRE HYDRANT
 - EXISTING BOLLARD
 - INDICATES APPROXIMATE BOREHOLE LOCATION, BOREHOLE NUMBER AND GROUND SURFACE ELEVATION (REFER TO GEOTECH. REPORT BY MTE)
 - LIGHT DUTY ASPHALT
 - EXISTING HARD SURFACE
 - TRCA REGULATORY FLOORPLAN (SEE MTE DRAWINGS)
 - TRCA APPROXIMATE REGULATORY LIMIT (10% BUFFER) (SEE MTE DRAWINGS)

ZONING REGULATION:

REGULATION	REQUIRED	ACTUAL	CONFORMS?
1 ZONE	EMT PREST. EMPLOYMENT ABUTTING MAJOR ROADS	EMT	YES
2 LOT AREA	1800 SM	36,105 SM	YES
4 MIN. LOT FRONTAGE	30m	165.45m	YES
5 MIN. FRONT & EXT. SIDE YARD	4.5m	32m	YES
6 MIN. INTERIOR SIDE YARD	4m + 5m (INCREASED BLDG. HEIGHT) = 9m.	10.12m	YES
7 MIN. REAR YARD	14m (MTO SETBACK)	21.6m	YES
9 OFF-STREET PARKING	69 (MINOR VARIANCE FROM 119)	69	YES
10 OFF-STREET LOADING	1 TYPE A, 3 TYPE B	15 TYPE B	YES
11 PB1 ZONE SETBACK	3.0m (MINOR VARIANCE FROM 10m)	3.0m	YES
12 MAX. BLDG HEIGHT	25m (INCREASED INT. SIDE YARD SETBACK)	22m (EXCLUDING PENTHOUSE)	YES
13 MINIMUM LOT AREA	8,000 sm	36,105 sm	YES
14 LANDSCAPE STRIP - STREET	3m	3m	YES
15 LANDSCAPE OPEN SPACE	5%	16%	YES
16 GROSS FLOOR AREA - NEW	5,422 SM	5,422 SM	YES
17 GROSS FLOOR AREA - EXISTING	14,630 SM	14,630 SM	YES
FLOOR SPACE INDEX		0.55	YES

PROPERTY DATA:

PROPERTY AREA: 36,100 SM (8.22 ACRES)
ZONING: PRESTIGE EMPLOYMENT ABUTTING MAJOR ROADS EM1 ZONE
MUNICIPAL ADDRESS: 316 AVIVA PARK DRIVE VAUGHAN, ONTARIO, CANADA
LEGAL DESCRIPTION: PLAN OF BLOCK 10 & 11 REG. PLAN NO. 6042700 IN THE CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK FORMERLY THE TOWNSHIP OF VAUGHAN COUNTY OF YORK

PARKING CALCULATION:

GROSS FLOOR AREA WAREHOUSE: 19,187 SM
GROSS FLOOR AREA OFFICE: 740 SM

REQUIRED:

PARKING RATE FOR WAREHOUSE: 0.5 SPACE/100SM
19,187 SM 100SM x 0.5 = 9,593.5 SPACES
PARKING RATE FOR OFFICE: 3 SPACE/100SM
740 SM 100SM x 3 = 22.2 SPACES
TOTAL: 9,615.7 SPACES

PROVIDED:

EXISTING/RELOCATED: 69 SPACES
NEW: 8 SPACES
TOTAL: 77 SPACES

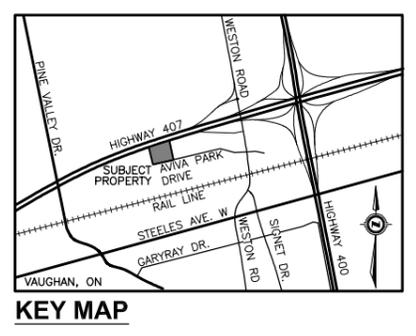
MINOR VARIANCE REQUIRED FOR PARKING RELIEF OF 50 SPACES

LOADING SPACE CALCULATION

REQUIRED: GROSS FLOOR AREA = 10,000 x 19,999 SM
PROVIDED: 15 TYPE A + 15 TYPE B

MINIMUM STALL/SPACE DIMENSIONS

TYPICAL PARKING SPACE: 2.7m x 5.7m
TYPICAL PARALLEL SPACE: 2.5m x 6.7m
TYPICAL PARALLEL SPACE (END SPACE): 2.5m x 7.3m
BARRIER FREE PARKING SPACE TYPE A: 3.4m x 5.9m
BARRIER FREE PARKING SPACE TYPE B: 2.4m x 5.9m
TWO-WAY DRIVEWAY (WIDTH AT 90° PARKING): 6.0m (2m VERT. CLEARANCE)
BICYCLE PARKING SPACE: 0.9m x 1.9m
TYPE A LOADING SPACE: 3.0m x 17m x 4.4m (4.0m)
TYPE B LOADING SPACE: 3.0m x 11m x 4.0m (HIGH)



SITE AREA BREAKDOWN

AREA TYPE	SQ.M.	S.F.	% COVER
EXISTING BUILDING AREA	13,793	148,468	38.2
NEW BUILDING AREA	5,422	58,362	15
PAVED AREA / HARD SURFACE	11,110	119,480	30.7
SOFT / LANDSCAPING	5,790	62,323	16.1
TOTAL SITE AREA	36,105	8.92 (AC)	100

ONTARIO BUILDING CODE DATA MATRIX

ITEM	DESCRIPTION	REQUIREMENT	PROVIDED	CONFORMS?	ORC REFERENCE
1	PROJECT DESCRIPTION: LINEAGE COLD STORAGE ADDITION VAUGHAN, ONTARIO	NEW ADDITION	YES	YES	PART 3
2	MAJOR OCCUPANCY(S)	GROUP F2 - MEDIUM HAZARD INDUSTRIAL OCCUPANCY	YES	YES	3.1.2.1(1)
3	IMPORTANCE CATEGORY	LOW, NORMAL, HIGH, POST-CATASTROPHIC	NORMAL	YES	4.1.2.1(3)
4	BUILDING AREA (SQ. METERS)	EXISTING: 9,925 NEW: 5,422 TOTAL: 15,247	15,247	YES	14.1.2.1(A)
5	GROSS AREA	DESCRIPTION: EXISTING: 9,925 NEW: 5,422 SUB TOTAL: -500	15,247	YES	14.1.2.1(A)
6	NUMBER OF STOREYS	ABOVE GRADE: 2 BELOW GRADE: 0	2	YES	14.1.2.1(A) & 3.2.1.1
7	HEIGHT OF BUILDING (m)	EXISTING: 19.8 NEW: 26.8 TOTAL: 26.8	26.8	YES	3.2.2.10. & 3.2.5.
8	NUMBER OF STREETS/ACCESS ROUTES	1	1	YES	3.2.2.10. & 3.2.5.
9	ACCESS TO PRINCIPAL ENTRANCE	YES NO	YES	YES	3.2.2.67
10	MAX. 90° PRINCIPAL ENTRANCE TO HYDRANT	YES NO	YES	YES	3.2.1.5, & 3.2.1.17.
11	ACCESS PANELS FOR FIRE FIGHTING	YES NO	YES	YES	3.2.2.67
12	BUILDING CLASSIFICATION	3.2.2.67	3.2.2.67	YES	3.2.2.67
13	SPRINKLER SYSTEM	NOT REQUIRED REQUIRED ENTIRE BUILDING	REQUIRED	YES	3.2.1.5, & 3.2.1.17.
14	STANDPIPE REQUIRED	YES NO	YES	YES	3.2.2.
15	FIRE ALARM REQUIRED	YES NO	YES	YES	3.2.4.
16	WATER SERVICE SUPPLY IS ADEQUATE	YES NO	YES	YES	3.2.5.7.
17	HIGH BUILDING	YES NO	NO	NO	3.2.6.
18	CONSTRUCTION TYPE	COMBUSTIBLE PERMITTED NON-COMBUSTIBLE REQUIRED BOTH	NON-COMBUSTIBLE	YES	3.2.2.67
19	MEZZANINE(S) NUMBER	UNKNOWN AGGREGATE AREA (M ²) UNKNOWN	0	NO	3.2.1.1.
20	OMITTED				
21	BARRIER-FREE DESIGN	YES NO (EXPLAIN)	NO	NO	3.8.
22	HAZARDOUS SUBSTANCES	YES NO	NO	NO	3.3.1.2, & 3.3.1.10.
23	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES: FLOORS OVER BSMT: 2 HRS. FLOORS: N/A. MEZZANINE: 1 HR. FRR OF SUPPORTING FLOORS OVER BSMT: N/A. FLOORS: 2 HRS. ROOF: N/A. MEZZANINE: 1 HR.	N/A	NO	3.2.2.67
24	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	AREA OF 1 LD PERMITTED PROPOSED MAX % OF OPENINGS: NORTH: >15 100. SOUTH: >15 100. EAST: EXISTING UNALTERED. WEST: >20 10.66 56.6 50 1 ULC W801	10.66	NO	3.3.1.
25	COMMENTS				

SITE PLAN

Scale: 1:500

DATE: OCT. 20, 2024

PROJECT: SP1

CLIENT: SKOLKMAN

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No.	Date	Issued for / Revision
1	OCT. 20, 2024	CLIENT REVIEW
2	NOV. 23, 2024	CLIENT REVIEW
3	AUG. 3, 2023	CLIENT REVIEW
4	AUG. 28, 2023	PRE-APPLICATION CONSULTATION
5	SEP. 28, 2023	DOCK REVISIONS
6	OCT. 28, 2023	REMOVED PARKING ADDED
7	DEC. 05, 2023	SPA PRE-SUBMISSION
8	FEB. 13, 2024	SPA PRE-SUBMISSION
9	APR. 18, 2024	DEVELOPMENT APPLICATION SUBMISSION
10	MAY 29, 2024	DEVELOPMENT APPLICATION SUBMISSION
11	JUNE 19, 2024	DEVELOPMENT APPLICATION RE-SUBMISSION

TACOMA ENGINEERS

176 Speedvale Avenue West
Vaughan, Ontario M1H 1C3
Tel: 519.763.2000
www.tacomaeengineers.com

Maple Reinders

2860 ARGENTIA ROAD, MISSISSAUGA, ON

Lineage

316 AVIVA PARK DR., VAUGHAN, ONTARIO

SITE PLAN

DATE: OCT. 20, 2024

PROJECT: SP1

CLIENT: SKOLKMAN

Maple Reinders

2860 ARGENTIA ROAD, MISSISSAUGA, ON

Lineage

316 AVIVA PARK DR., VAUGHAN, ONTARIO

SITE PLAN

DATE: OCT. 20, 2024

PROJECT: SP1

CLIENT: SKOLKMAN

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

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

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

Date: April 10th 2024

Attention: **Christine Vigneault**

RE:

File No.: **A035-24**

Related Files:

Applicant Maple Reinders Constructors Ltd.

Location 316 Aviva Park Drive



Discover the possibilities

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

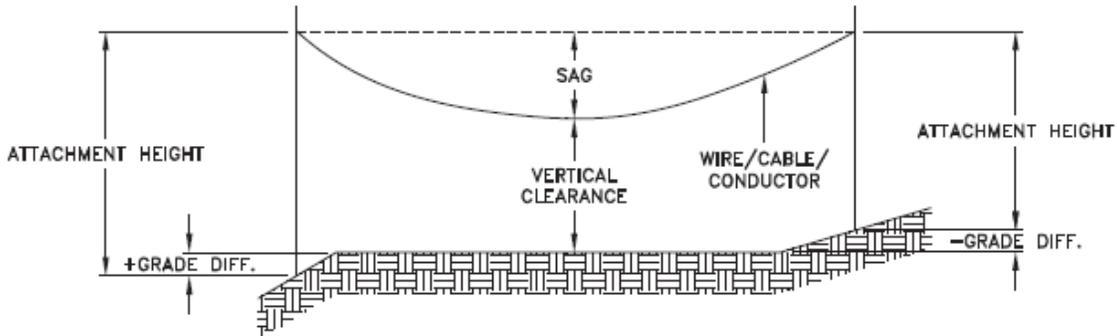
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

CONVERSION TABLE

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

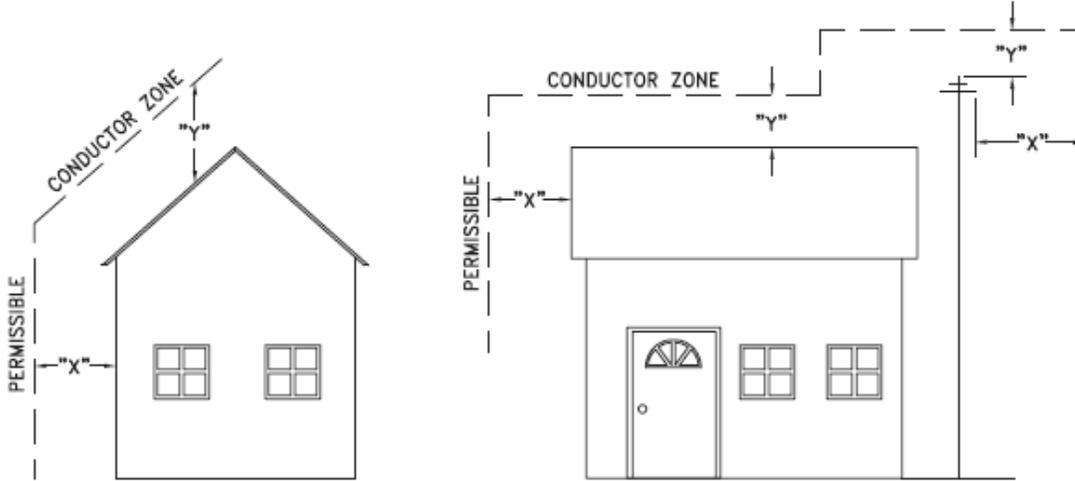
REFERENCES

SAGS AND TENSIONS | SECTION 02

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

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

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



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

NOTES

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

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

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

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

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

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: June 27, 2024
Applicant: Maple Reinders Constructors Ltd.
Location: 316 Aviva Park Drive
 PLAN 65M2790 Block 10
File No.(s): A035/24

Zoning Classification:

The subject lands are zoned EM1 Prestige Employment Zone and subject to the provisions of Exception 14.395 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum setback for buildings, structures and paved surfaces from the PB1 zone shall be 10.0 m. Exception 14.395.2.3d.	To permit a minimum setback of 3.90m from the PB1 zone to a paved surface.
2	Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage Section 4.24	To permit a waste storage area not wholly within a building, waste storage enclosure or private garage.
3	The minimum required parking is 119 parking spaces. Section 6 Table 6-2	To permit a minimum of 69 parking spaces.

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

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

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

* Comments are based on the review of documentation supplied with this application.

Pravina Attwala

Subject: FW: [External] RE: A035/24 (316 Aviva Park Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: development.coordinator <development.coordinator@metrolinx.com>
Sent: Wednesday, April 3, 2024 9:05 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A035/24 (316 Aviva Park Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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

Good morning,

Please be advised that the subject lands (316 Aviva Park Dr) fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns on this minor variance application. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.

- Development Projects near Metrolinx Rail Corridors (GO/LRT):
<https://www.metrolinx.com/en/about-us/doing-business-with-metrolinx/development-opportunities/adjacent-development-review>

- Metrolinx Zone of Influence Mapping Portal:
https://maps.metrolinx.com/Third_Party_Coordination_Permitting/

Thank you,
Farah Faroque (she/her)
Project Analyst, Third Party Projects Review
Real Estate & Development
Metrolinx
10 Bay Street | Toronto | Ontario | M5J 2N8
T: 437.900.2291



To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 26, 2024
Name of Owner: Jim Romine – VersaCold Logistics Services GP Ltd.
Location: 316 Aviva Park Drive
File No.(s): A035/24

Proposed Variances (By-law 001-2021):

1. To permit a minimum setback of **3.90 m** from the PB1 zone to a paved surface.
2. To permit a waste storage area not wholly within a building, waste storage enclosure or private garage.
3. To permit a minimum of **69** parking spaces.

By-Law Requirements (By-law 001-2021):

1. The minimum setback for buildings, structures and paved surfaces from the PB1 zone shall be **10.0 m**.
2. Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage.
3. The minimum required parking is **119** parking spaces.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" & "Parkway Belt West Lands"

Comments:Application History:

The Owner has submitted a Minor Site Development Application, file DA.24.031, to permit a 5,422 m² cold storage warehouse addition to an existing cold storage warehouse building on the Subject Lands. The addition will be located on the west side of the existing building and will have a height of 22 m (excluding mechanical penthouse). Site alterations are also proposed to accommodate the building addition, including new landscaping, parking, and 9 loading docks. Access to the site will come from four (4) driveway entrances on Aviva Park Drive. The existing building is to remain.

Minor Variance Application, file A035/24 facilitates the additions by seeking relief for a reduced interior side yard setback required to a PB1 zone, a waste storage area to be located not wholly within a building, waste storage enclosure, or private garage, and a reduced number of required minimum parking spaces.

Analysis

Development Planning Department Staff ("Development Planning Staff) have no objection to Variance 1 to permit a minimum setback of 3.90 m from the paved surface to the Parkway Belt Zone "PB1". The variance is measured in the western interior side yard of the Subject Property to allow for a driveway to the rear of the proposed expansion. The abutting property to the west is vacant. Full extent of the relief is only being utilized by a portion of the driveway, which expands out to 4.90 m in the south of the driveway (towards the front lot line), and out to 4.92 m in the north (towards the rear lot line). The western lot line maintains a setback of at least 3.90 m which provides space for a landscape buffer between the proposed paved surface and the PB1 Zone. Therefore, the proposed encroachment into the required minimum setback from a PB1 Zone is not anticipated to adversely impact the neighbouring PB1 Zone property or the existing streetscape and neighbourhood.

Development Planning Staff have no objection to Variance 2 to permit a waste storage area not wholly located in a building, a waste storage enclosure, or within a private

garage. The existing waste enclosure on site is proposed to be removed and replaced (maintaining the same location on the east side of the existing building between the southeast corner of the building and the existing driveway). At the request of Urban Design Staff, gates enclosing the waste area are being replaced by pressure-treated wooden gates to fully enclose and screen the waste bins. Additionally, there are great amounts of mature trees present along the front (south) lot line which help provide a partial vegetative buffer between Aviva Park Drive and the proposed waste storage area. As such, the waste storage area is not anticipated to have any adverse impacts on neighbouring properties, the existing streetscape of Aviva Park Drive, or the greater neighbourhood.

Development Planning Staff have no objection to Variance 3 to permit a reduced minimum number of required parking spaces. The proposed number of parking spaces have been reviewed by the Transportation Engineering Division of the Development Engineering Department and are considered sufficient to serve the existing parking demands and proposed warehouse expansion. As such, Development Planning Staff are of the opinion that the reduction in parking is minor in nature and is appropriate for the proposed development and use.

In support of the application, the Owner submitted an Arborist Report and Tree Preservation Plan prepared by Urban Forest Associates Inc., dated December 11, 2023. The report inventoried a total of 101 trees on the Subject Property and neighbouring properties, nine (9) of which are proposed to be removed and one (1) to be injured. A total of ninety-one (91) trees will be retained and protected through construction and a total of twelve (12) replacement trees are proposed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, Development Planning Department Staff can support the requested variances and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department Staff recommends approval of the application with the following condition of approval:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application File DA.24.031 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner

April 15, 2024

CFN 70450.11

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 A035/24
Plan 65M2790 Block 10
316 Aviva Park Drive
City of Vaughan, Region of York
Applicant: Maple Reinders Constructors Ltd.**

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 April 2, 2024. 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:

By-Law 001-2021:

- To permit a minimum setback of 3.90 metres from the PB1 zone to a paved surface, whereas a minimum setback for buildings, structures and paved surfaces from the PB1 zone shall be 10.0 metres.
- To permit a waste storage area not wholly within a building, waste storage enclosure or private garage, whereas waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage.
- To permit a minimum of 69 parking spaces, whereas the minimum required parking is 119 parking space.

The noted variances are being requested to facilitate the construction of a cold storage warehouse addition to the existing industrial building.

Ontario Regulation 41/24

A portion of the subject property is located within TRCA's Regulated Area due to a Regional Storm flood plain, adjacent valley corridor and wetland associated with a tributary of the

Humber River. TRCA must ensure that where a proposal is within an area regulated under Ontario Regulation 41/24, that the proposal conforms with the appropriate policies for the implementation of the regulation (Section of 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the regulation.

Application-Specific Comments

TRCA staff were previously involved in the review of Pre-Application Submission (PAS) PAC.23.080 associated with the proposed works. As noted in TRCA staff's April 8, 2024 letter, high level comments related to stormwater management / strategy details, flood plain analysis, and erosion and sediment control have been addressed. The materials submitted as a part of this application are consistent with the materials submitted as part of PAS application PAC.23.080.

Based on a review of the materials submitted as a part of this minor variance application, TRCA staff have no objection to the requested 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 \$1,250.00 (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 A035/24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,250.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 41/24.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2347 or at kristen.regier@trca.ca.

Sincerely,



Kristen Regier, MA
Planner

Development Planning and Permits | Development and Engineering Services
kristen.regier@trca.ca, 437-880-2129

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A035/24 (316 Aviva Park Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: April-15-24 2:07:14 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

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

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A035/24 (316 Aviva Park Drive) and has no comment.

Comments will be provided through the related Site Plan (PAC.23.080).

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

Many thanks,

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

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

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

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



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			03/07/2024	Application Cover Letter



February 28, 2024

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

To: To Whom it May Concern

Re: Minor Variance Cover Letter
Lineage Cold Storage Addition – 316 Aviva Park Drive, Vaughan, ON

Maple Reinders Constructors Ltd., located at 2660 Argentia Rd., Mississauga, ON L5N 5V4 is the authorized Agent acting on behalf of the Owner, Versacold Logistics Services GP Ltd., for the above referenced application. At this time, we wish to file a minor variance for the expansion of an existing cold storage facility, located at 316 Aviva Park Drive in Vaughan, ON.

Description of Development Proposal:

- Construction of a new ~5,390 sq. m cold storage warehouse building addition with subsidiary cooler space and loading docks. Building height ~25 meters (to top of mechanical penthouse).
New asphalt driveway and parking within west and north yards.

Based on the current Zoning Regulation, Maple Reinders Constructors Ltd. is filing an application for the following minor variances:

- 1) Parking Variance
 - a. As per Zoning, the required off-street parking required is 119 parking spaces and the proposed is 74 parking spaces. Please reference the supplementary Parking Study prepared by Trans-Plan Engineering for further information.
- 2) Landscape Strip Variance
 - a. As per Zoning, the required landscape strip is a minimum of 7.5m and the proposed is 4m. The variance is required to accommodate the proposed building addition and a new fire access route.
- 3) PB1 Zone Setback

- a. As per Zoning, the required setback is 10m and the proposed is 4m. The variance is required to accommodate the proposed building addition and a new fire access route.

We trust this information is concise and sufficient to help with your understanding of our minor variance application. If there are any questions or concerns, kindly contact me to discuss. Thank you in advance.

Sincerely,

Celine Huynh, PMP
Assistant Project Manager

Maple Reinders
2660 Argentia Road, Mississauga, ON L5N 5V4
T 289-804-5935 | F 905-821-4822 | E celineh@maple.ca
www.maple.ca

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A064/97	APPROVED; COA
A369/98	APPROVED; COA
A348/02	APPROVED; COA

NOTICE OF DECISION

FILE NO: A348/02

IN THE MATTER Of an application submitted by **ATLAS COLD STORAGE CANADA LIMITED**, with respects to Part of Lot 3, Concession 6 (Blocks 10 and 11, of Registered Plan 65M-2790, municipally known as 316 and 340 Aviva Park Drive.).

The subject lands are zoned EM1 Prestige Employment Area subject to the provisions of Exception Number 9(653) under By-law 1-88 as amended.

PRIOR to the applicant's submission, the applicant amended the Application, Notice of Application and Sketch as follows:

"...Maximum building height 19.6m NOT 20.m AND Minimum 4.0m landscape strip abutting an open space zone NOT Exempting 6.1.6.d) landscaping ..."

THEREFORE the applicant is requesting variances to permit the construction of proposed one-storey addition to the existing freezer facility (industrial building), notwithstanding, , the nature of the proposed variances, the proposed changes to the existing By-law and the current By-law requirements are as follows:

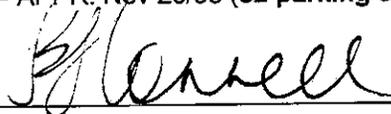
PROPOSED CHANGES	BY-LAW REQUIREMENTS
Minimum parking required 91 spaces	Minimum parking required 200 spaces
Maximum building height 19.6m	Maximum building height 15m
Minimum 4.0m landscape strip abutting an open space zone	Minimum 7.5m landscape strip abutting an open space zone
Minimum side yard setback from PB1 zone and retaining wall and paved surface 4.0m	Minimum side yard setback from PB1 zone and retaining wall and paved surface 10.0m

A sketch is attached illustrating the requests.

Other Planning Act Applications:

Minor Variance File No. A64/97 – APPROVED March 20, 1997 (min. 12 parking spaces provided NOT 59)
File No. A369/98 – APPR. Nov 26/98 (32 parking spaces (20 not on asphalt/concrete) NOT 95)

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No, **A348/02- ATLAS COLD STORAGE CANADA LIMITED**, be **APPROVED** in accordance with the sketch attached .

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

M. Mauti

M. Mauti,
Chair,

~~T. DeG...
Vice Chair,
ABSENT~~

[Signature]

L. Fluxgold,
Member,

[Signature]

K. Connell,
Member,

[Signature]

S. Perrella,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

[Signature]

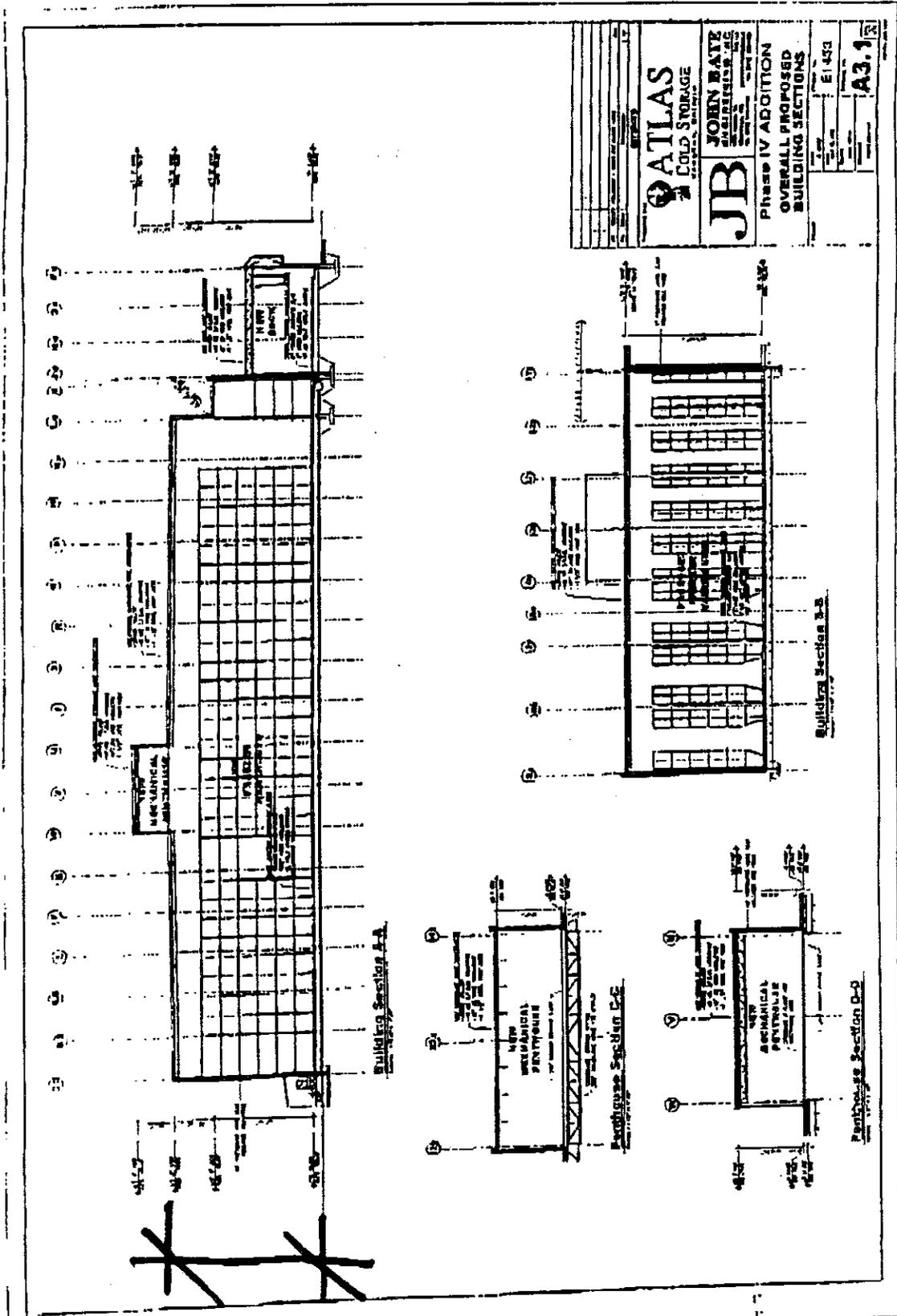
Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment, City of Vaughan

DATE OF HEARING: **JULY 24, 2003**
LAST DATE OF APPEAL: **AUGUST 1, 2003**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON AUGUST 1, 2003.

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

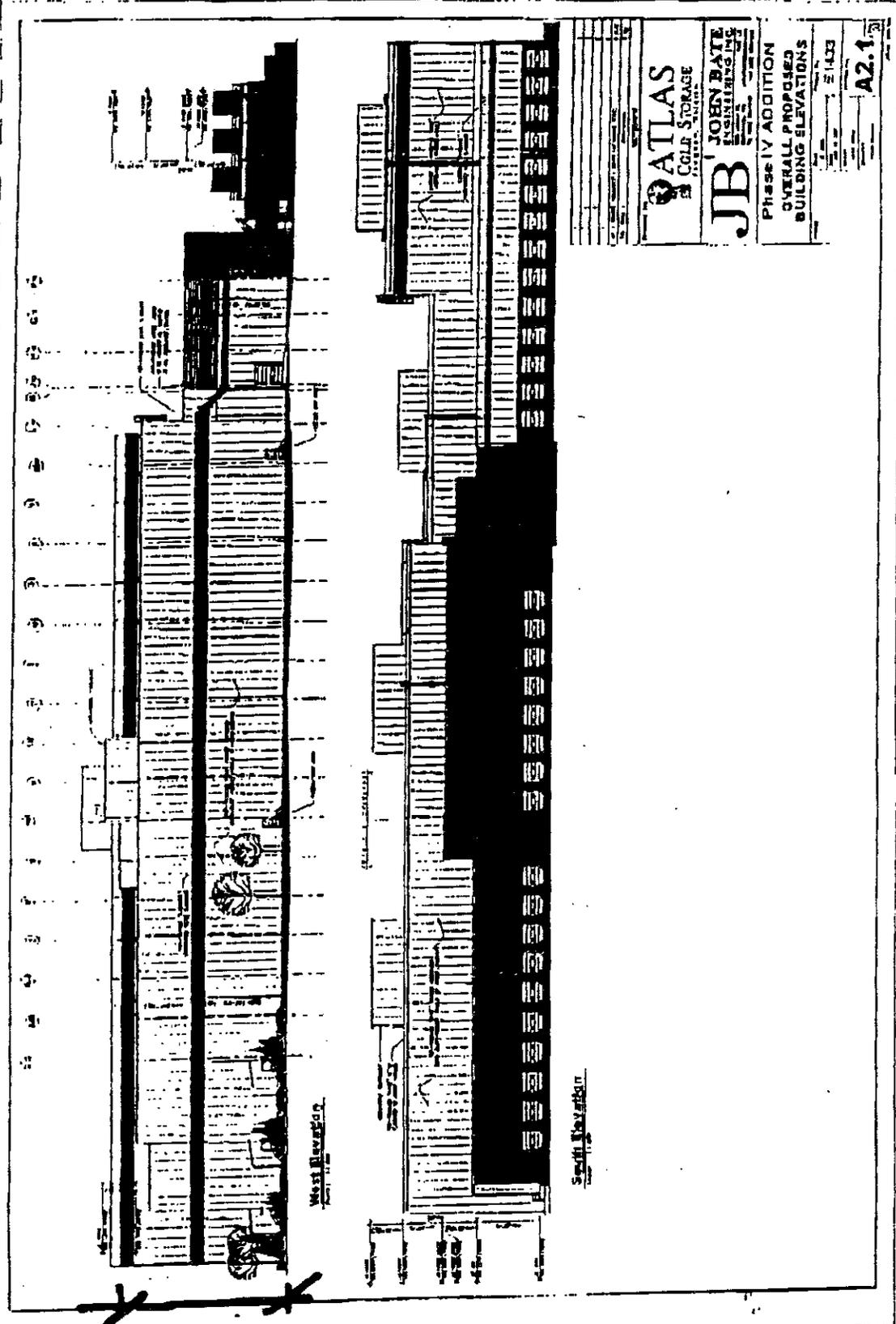
**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,
THE FINAL DATE FOR FULFILLING THEM IS:
*** AUGUST 1, 2004 *****



19.6M

RECEIVED
 JUL 17 2003
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

REVISED



19.6M

RECEIVED
 JUL 1 2003
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

REVISED

GENERAL SITE NOTES

1. General location of the site is shown on the site plan attached hereto. The site is located on the east side of Highway No. 407, between the intersection of Highway No. 407 and the intersection of Highway No. 10. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

2. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

3. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

4. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

5. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

6. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

7. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

8. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

9. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

10. The site is bounded to the north by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the south by the intersection of Highway No. 407 and the intersection of Highway No. 10, to the east by the intersection of Highway No. 407 and the intersection of Highway No. 10, and to the west by the intersection of Highway No. 407 and the intersection of Highway No. 10.

STORM M.H. & C.B. ELEVATIONS

No.	Manhole	Bottom	Top	Depth
1	174.00	172.00	174.00	2.00
2	174.00	172.00	174.00	2.00
3	174.00	172.00	174.00	2.00
4	174.00	172.00	174.00	2.00
5	174.00	172.00	174.00	2.00
6	174.00	172.00	174.00	2.00
7	174.00	172.00	174.00	2.00
8	174.00	172.00	174.00	2.00
9	174.00	172.00	174.00	2.00
10	174.00	172.00	174.00	2.00
11	174.00	172.00	174.00	2.00
12	174.00	172.00	174.00	2.00
13	174.00	172.00	174.00	2.00
14	174.00	172.00	174.00	2.00
15	174.00	172.00	174.00	2.00
16	174.00	172.00	174.00	2.00
17	174.00	172.00	174.00	2.00
18	174.00	172.00	174.00	2.00
19	174.00	172.00	174.00	2.00
20	174.00	172.00	174.00	2.00
21	174.00	172.00	174.00	2.00
22	174.00	172.00	174.00	2.00
23	174.00	172.00	174.00	2.00
24	174.00	172.00	174.00	2.00
25	174.00	172.00	174.00	2.00
26	174.00	172.00	174.00	2.00
27	174.00	172.00	174.00	2.00
28	174.00	172.00	174.00	2.00
29	174.00	172.00	174.00	2.00
30	174.00	172.00	174.00	2.00
31	174.00	172.00	174.00	2.00
32	174.00	172.00	174.00	2.00
33	174.00	172.00	174.00	2.00
34	174.00	172.00	174.00	2.00
35	174.00	172.00	174.00	2.00
36	174.00	172.00	174.00	2.00
37	174.00	172.00	174.00	2.00
38	174.00	172.00	174.00	2.00
39	174.00	172.00	174.00	2.00
40	174.00	172.00	174.00	2.00
41	174.00	172.00	174.00	2.00
42	174.00	172.00	174.00	2.00
43	174.00	172.00	174.00	2.00
44	174.00	172.00	174.00	2.00
45	174.00	172.00	174.00	2.00
46	174.00	172.00	174.00	2.00
47	174.00	172.00	174.00	2.00
48	174.00	172.00	174.00	2.00
49	174.00	172.00	174.00	2.00
50	174.00	172.00	174.00	2.00

STORM WATER MANAGEMENT REPORT

1. Storm Water Management Report - 1/1/82

2. Storm Water Management Report - 1/1/82

3. Storm Water Management Report - 1/1/82

4. Storm Water Management Report - 1/1/82

5. Storm Water Management Report - 1/1/82

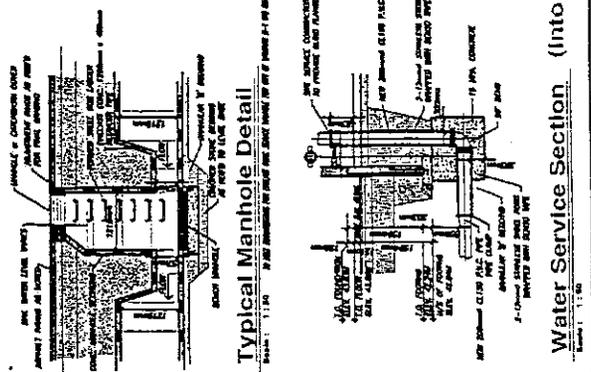
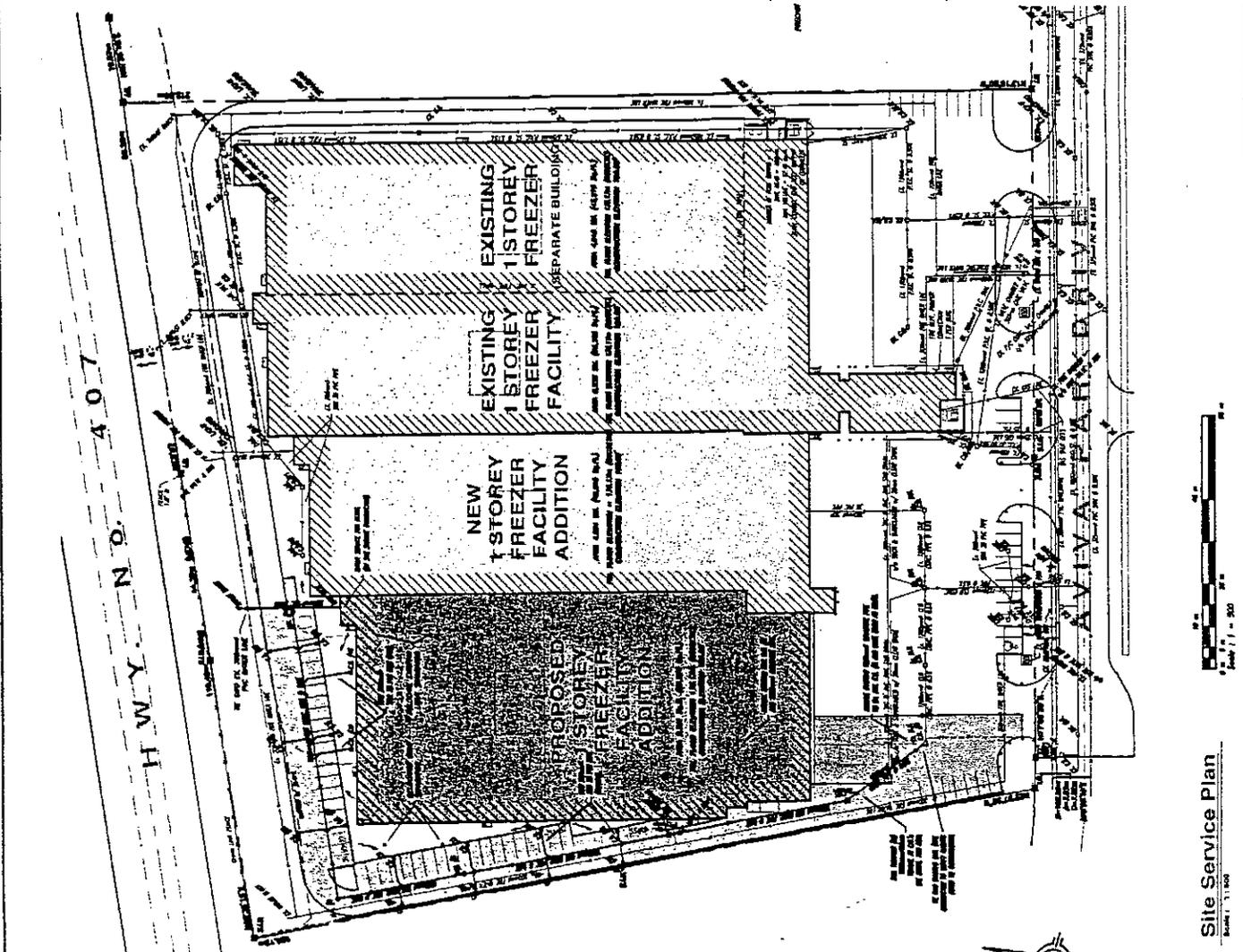
6. Storm Water Management Report - 1/1/82

7. Storm Water Management Report - 1/1/82

8. Storm Water Management Report - 1/1/82

9. Storm Water Management Report - 1/1/82

10. Storm Water Management Report - 1/1/82



ATLAS COLD STORAGE
VAUGHAN, ONTARIO

JOHN BATE ENGINEERING INC.
1000 SHEPPARD AVENUE EAST
SUITE 100
VAUGHAN, ONTARIO L4H 1V7

Phase IV ADDITION

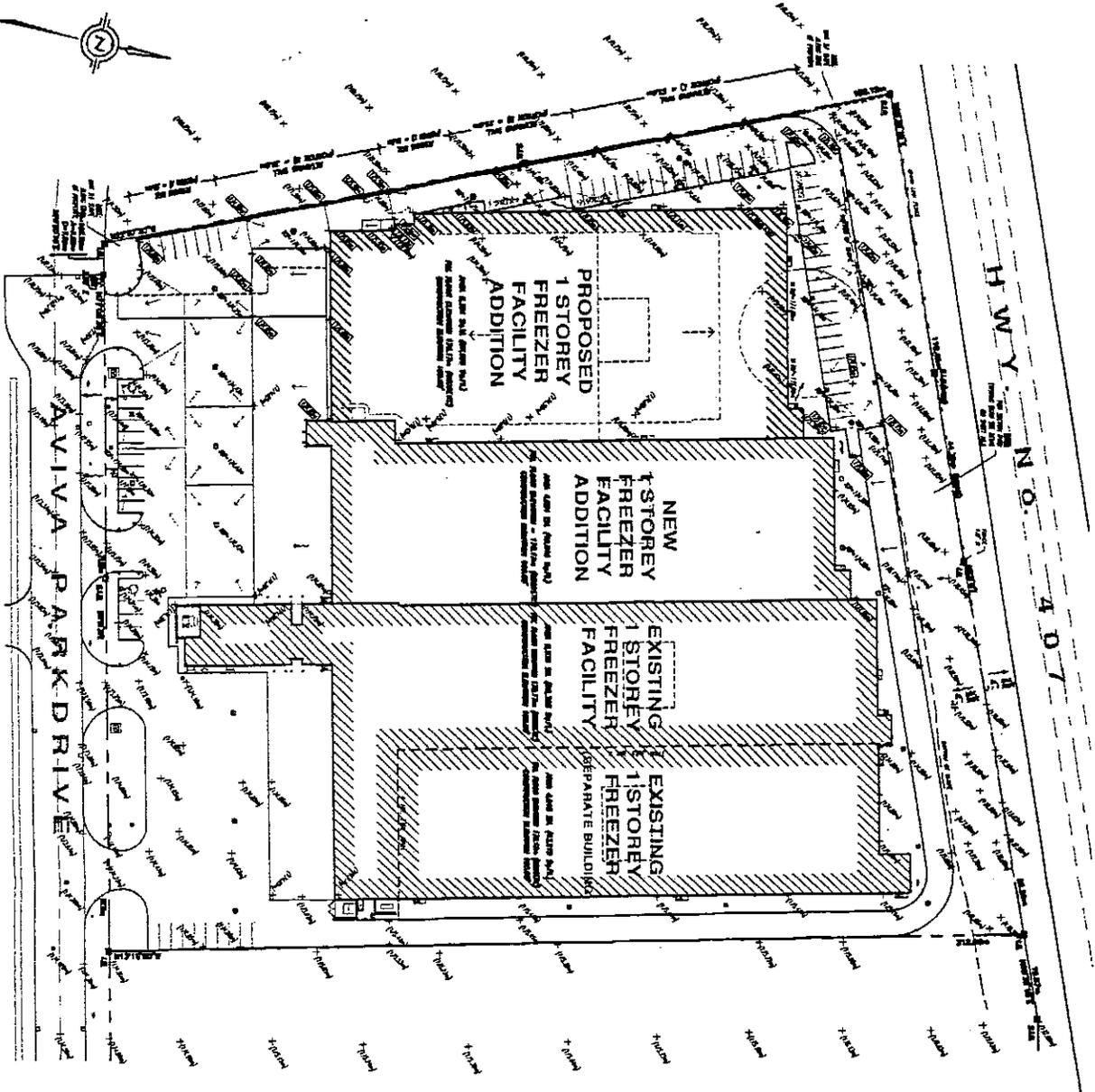
SITE SERVICING PLAN

Project No. E1433

Scale: A0.2



Site Grading Plan
 Scale: 1" = 100'



SYMBOL LEGEND	
	EXISTING BUILDING
	NEW BUILDING
	EXISTING PARKING
	NEW PARKING
	EXISTING LOT
	NEW LOT
	EXISTING DRIVEWAY
	NEW DRIVEWAY
	EXISTING SIDEWALK
	NEW SIDEWALK
	EXISTING CURB
	NEW CURB
	EXISTING WALL
	NEW WALL
	EXISTING FENCE
	NEW FENCE
	EXISTING UTILITY
	NEW UTILITY
	EXISTING MANHOLE
	NEW MANHOLE
	EXISTING STRUCTURE
	NEW STRUCTURE

GENERAL SITE NOTES

1. General description of the site and its location. The site is located at the intersection of Aviva Park Drive and Highway No. 407, North of the intersection. The site is bounded by Aviva Park Drive to the west, Highway No. 407 to the east, and the existing building to the south. The site is zoned for industrial use.

2. The proposed development consists of a new 1-storey freezer facility addition, a new 1-storey freezer facility, and an existing 1-storey freezer facility. The existing 1-storey freezer facility is a separate building.

3. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

4. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

5. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

6. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

7. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

8. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

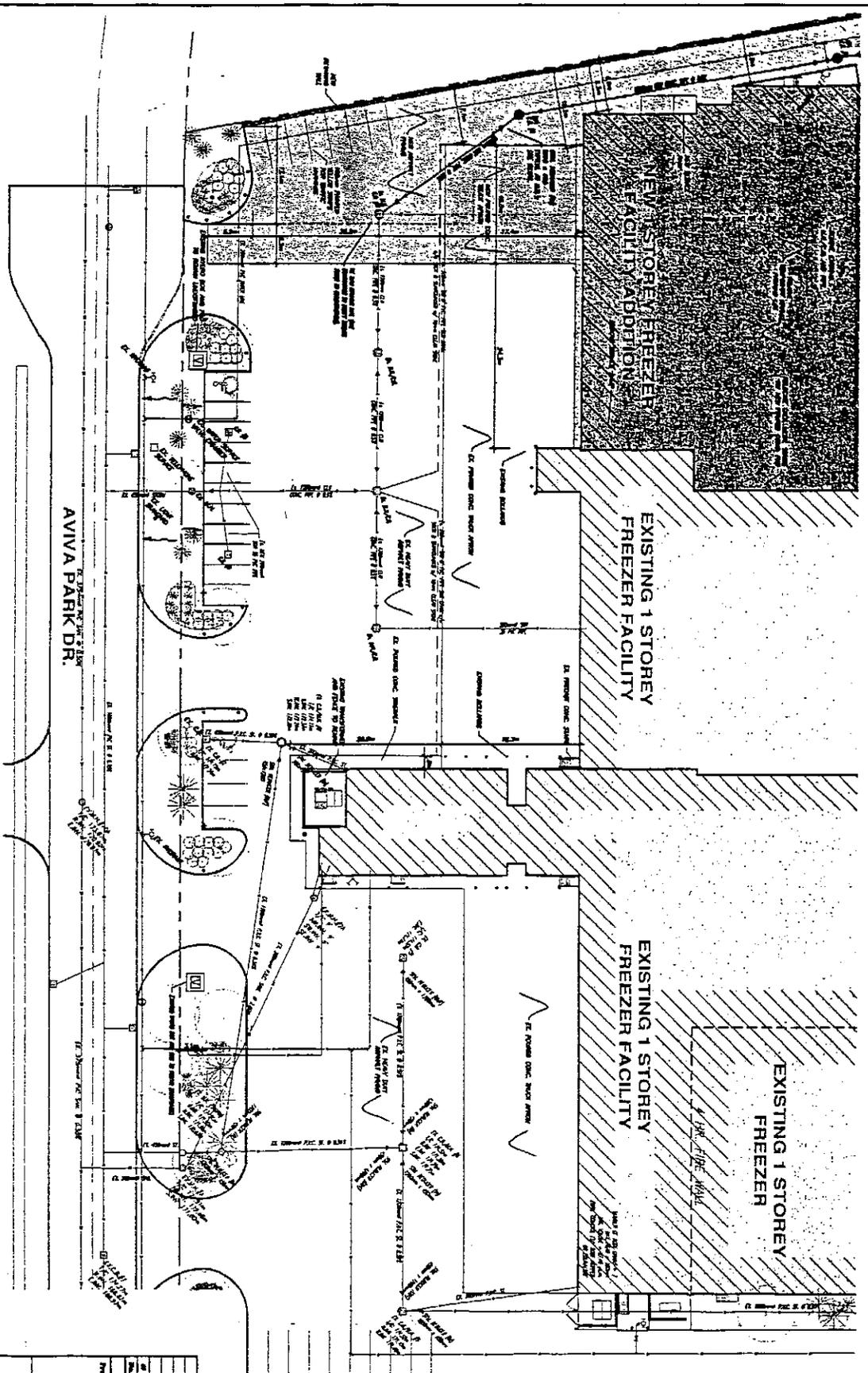
9. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

10. The proposed development is shown on the site plan. The new 1-storey freezer facility addition is located at the north end of the site. The new 1-storey freezer facility is located at the east end of the site. The existing 1-storey freezer facility is located at the south end of the site. The existing 1-storey freezer facility is a separate building.

<p>ATLAS COLD STORAGE VANDERBILT, ONTARIO</p>	
<p>JOHN BATE ENGINEERING INC. 1000 SHEPPARD AVENUE EAST UNIT 100 SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112</p>	
<p>Phase IV ADDITION</p>	
<p>SITE GRADING PLAN</p>	
<p>Project No. E1433</p>	<p>Scale: 1" = 100'</p>
<p>Drawn by: [Name]</p>	<p>Checked by: [Name]</p>
<p>Date: [Date]</p>	<p>Project No. A0.3</p>

P 348/02

Enlarged Site Plan
Scale: 1" = 50'



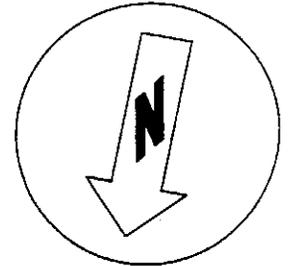
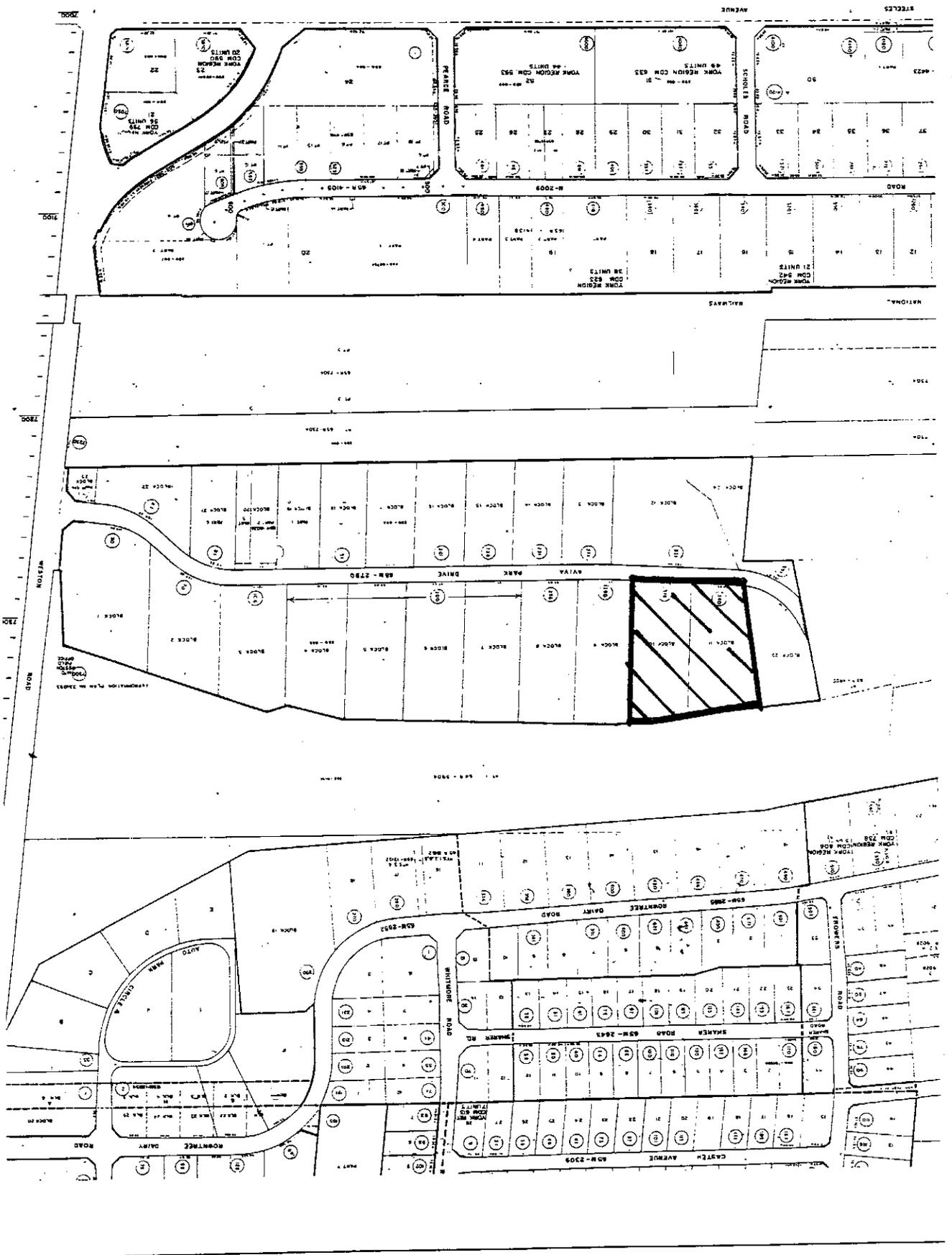
ATLAS
COLD STORAGE
VAN BUREN, OHIO 43084

JOHN BAYTE
ENGINEERING INC.
10000 W. STATE ST.
VAN BUREN, OHIO 43084
TEL: (614) 885-1111

Phase IV Addition
ENLARGED SITE PLAN

Project No.	E1433
Scale	A0.5
Sheet No.	20

R 348/02



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT	
File No.: A348/02	Applicant: ATLAS COLD STORAGE CANADA
Subject Area Municipally known as 316 & 340 Aviva Park Dr.	

