

3201 Highway 7, Vaughan

Minor Variance A209/23

Presentation to the Committee of Adjustment

August 22, 2024





# Site Context



# Application Purpose

1. A209/23 seeks to satisfy the approval conditions of DA.17.015 (Approved by City Council and Committee of the Whole January 2023);
2. The requested variances were developed in thorough consultation with City of Vaughan Planning and Zoning staff; and
3. The requested variances are minor and meet the four tests for a Minor Variance.

# Timeline

Date	Milestone
June 2019	Minor Variance A136/18 Approved
Jan. 2023	DA.17.015 received City Council and Committee of the Whole Approval. Applicant required to obtain Variances to fulfill conditions of Approval.
Dec. 2023	VMC GP inc. submits A 209/23
2023 - 2024	VMC GP inc. Consulted in depth with City Zoning and Planning Staff
Aug. 22, 2024	VMC GP inc. requests the enclosed variances to satisfy DA.17.015 Conditions of Approval.





# Approved Development (DA.17.015)

- 1841 Residential Units
- 3 Towers in 3 Phases (55, 46 & 40 storeys)
- Retail: 831.2sm
- Office: 4,964sm
- Residential: 125,000sm





# Podium View from Highway 7 of Approved Development (DA.17.015)





Thank you



GRAYWOOD  
AN INTELLIGENT MOVE



PHANTOM  
DEVELOPMENTS



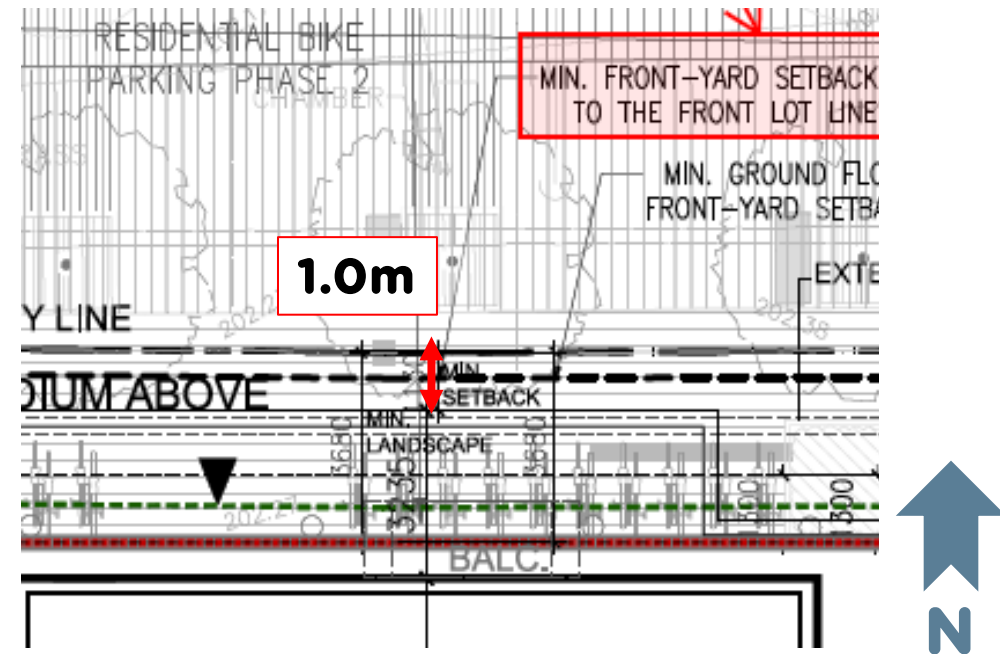
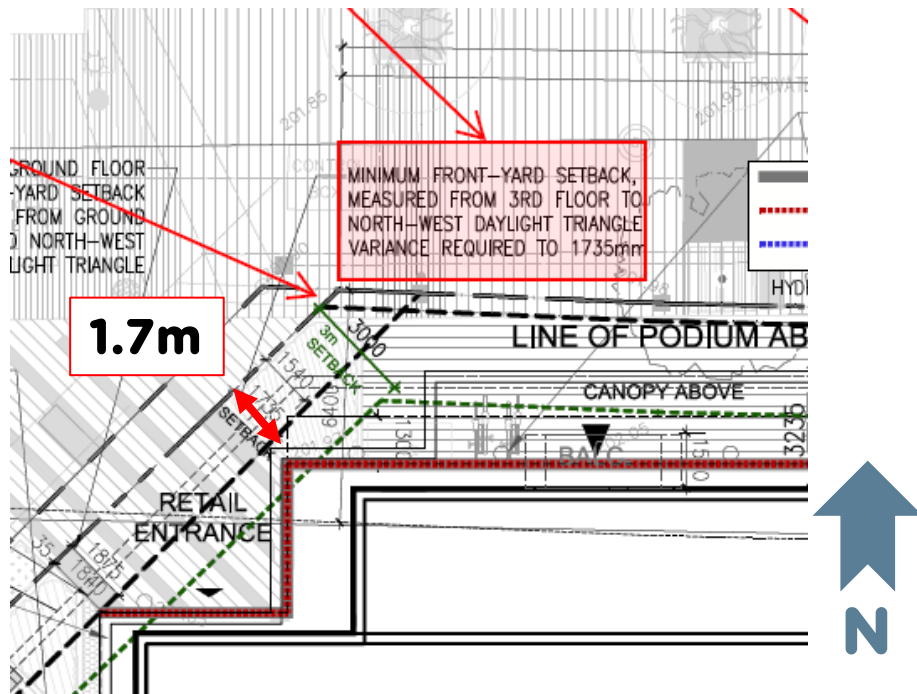
# EXPLANTORY APPENDIX





# 1. Minimum Front Yard Setback for Residential Uses

By-law 1-88	Proposed
Minimum 3.0 metres	1.0m along Highway 7 1.7m to the NW Sight Triangle



## 2. Canopies

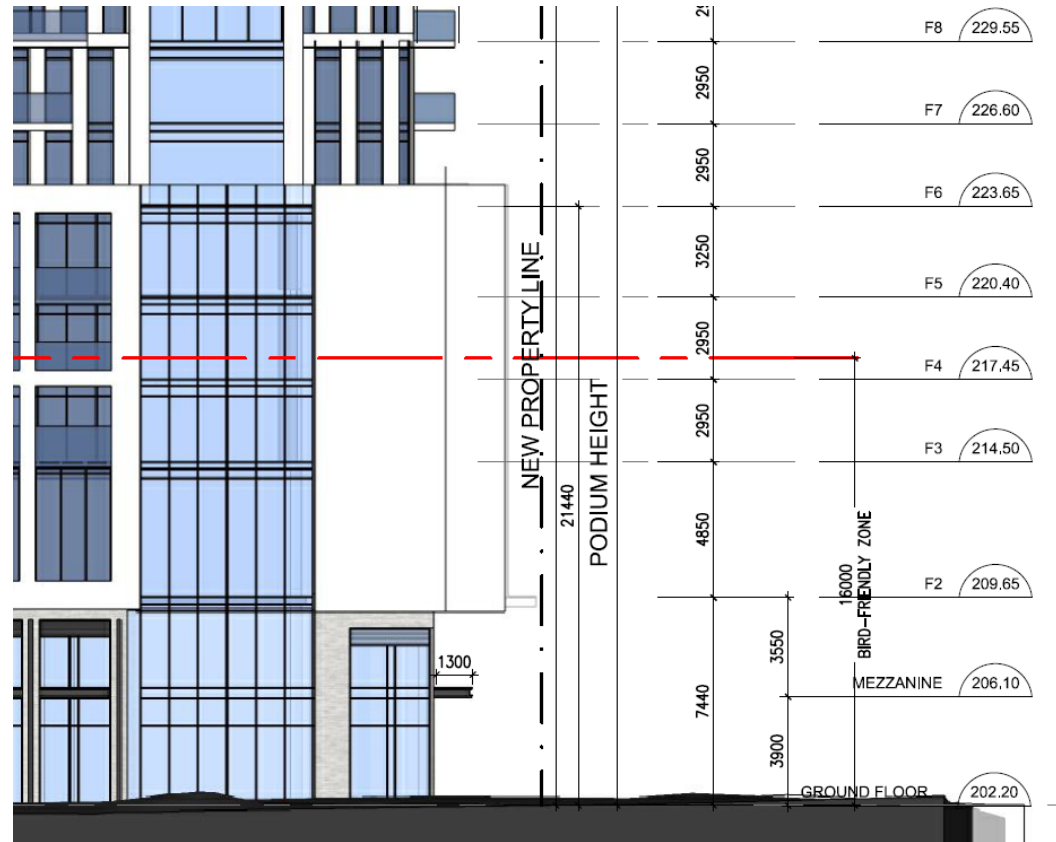
By-law 1-88

0.5m maximum projection into required yard

Proposed

2.6m maximum into a required yard

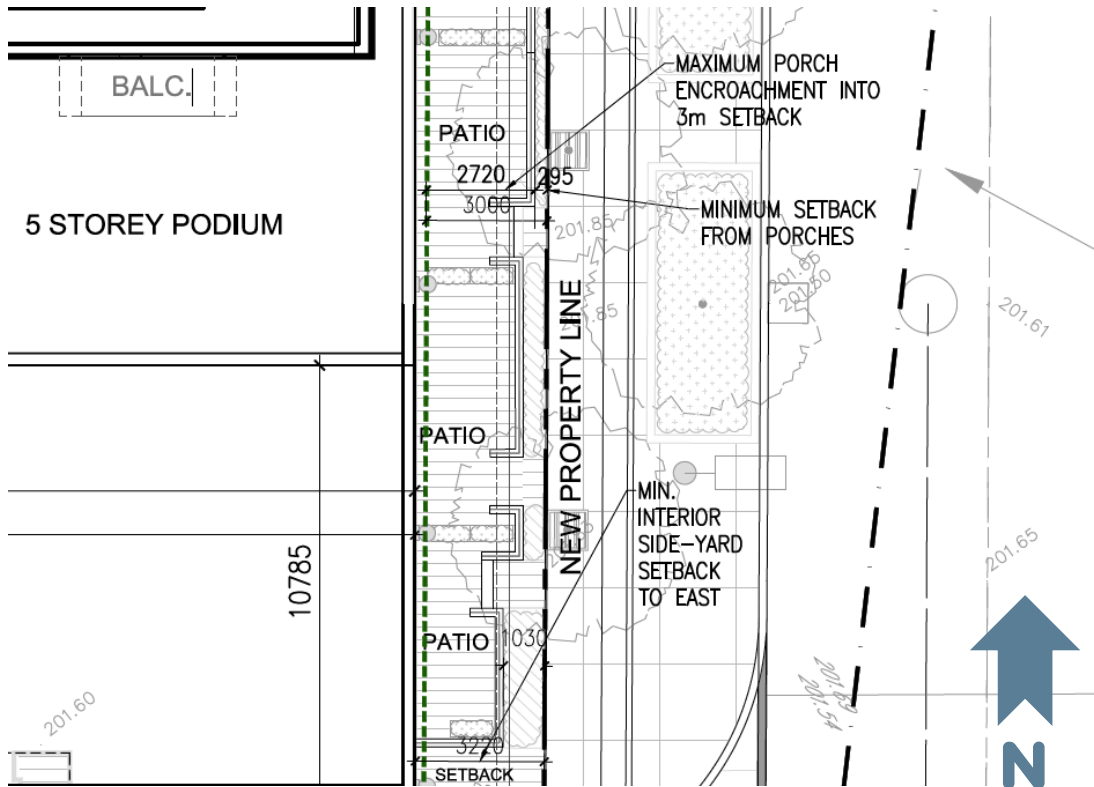
**View looking West of  
Canopy Along Hwy 7  
(2.6m)**



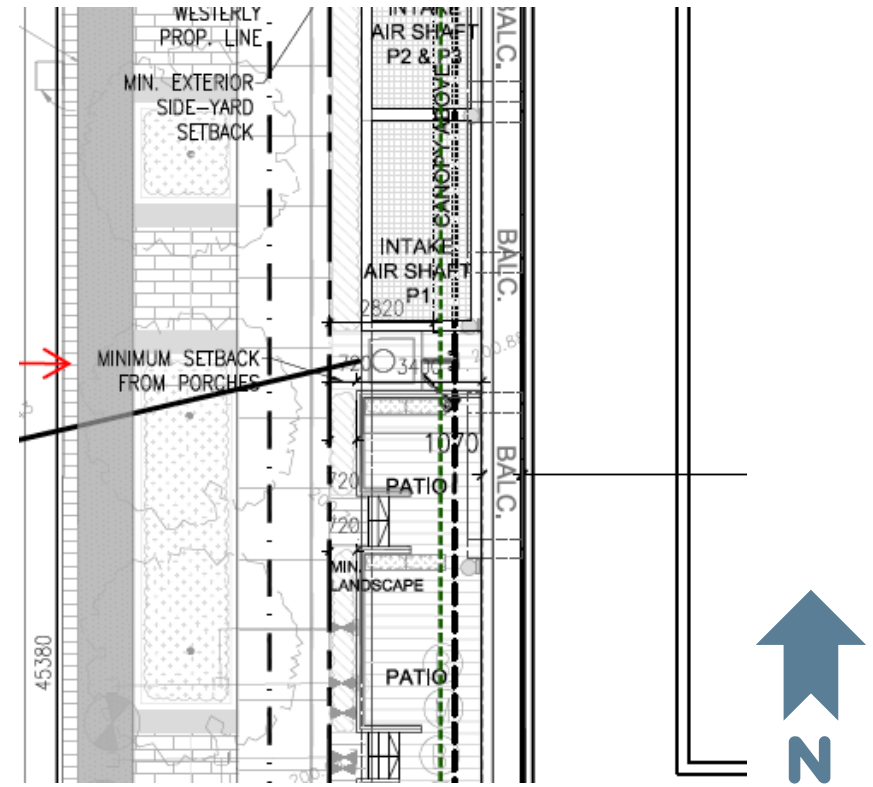


### 3. Stairs & Porches into Required Yard

By-law 1-88	Proposed
1.8m maximum projection into required yard	2.75m maximum into a required yard



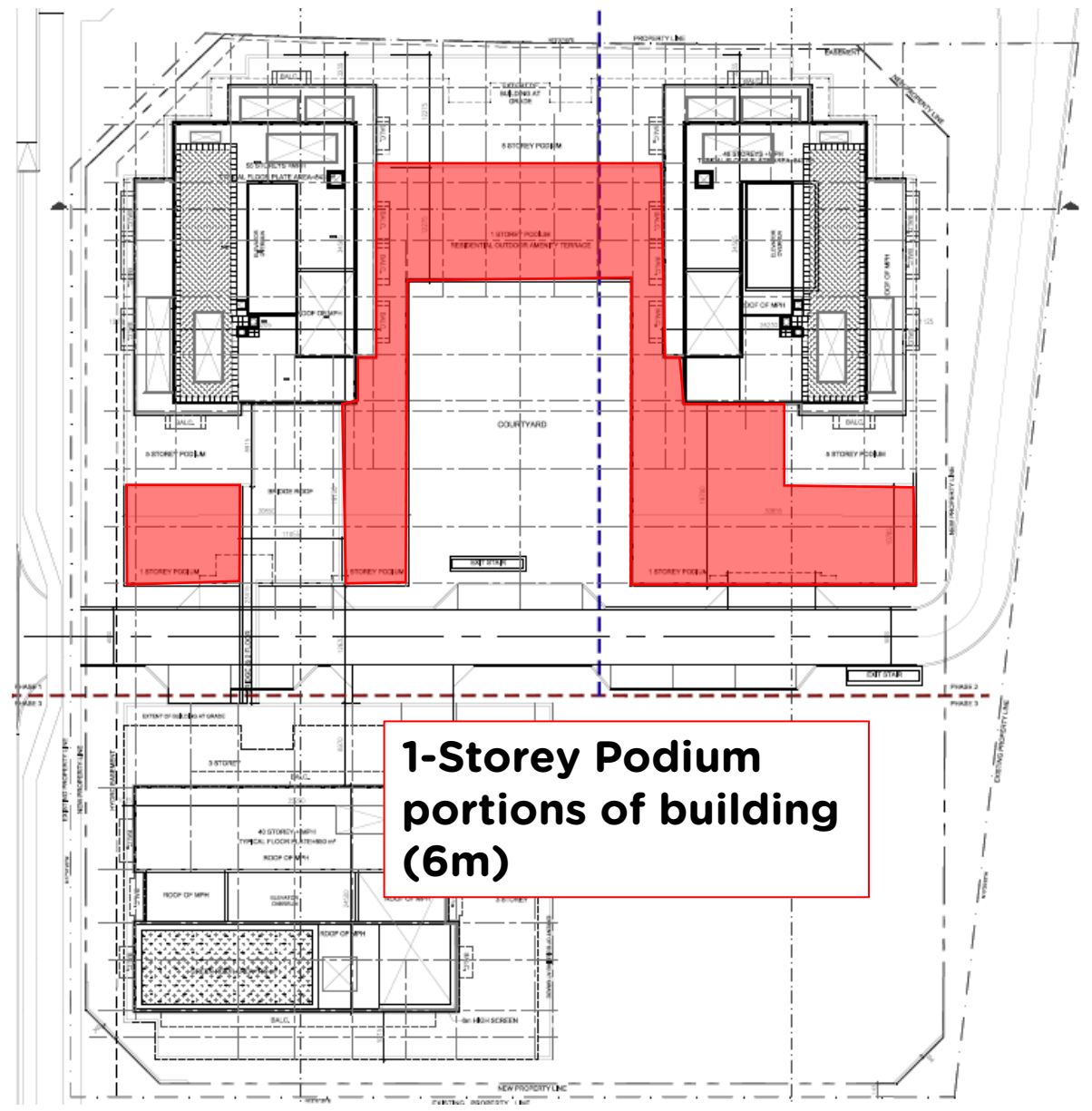
**East Frontage - 2.75m**



**West Frontage - 2.75m**

# 4. Minimum Building Height

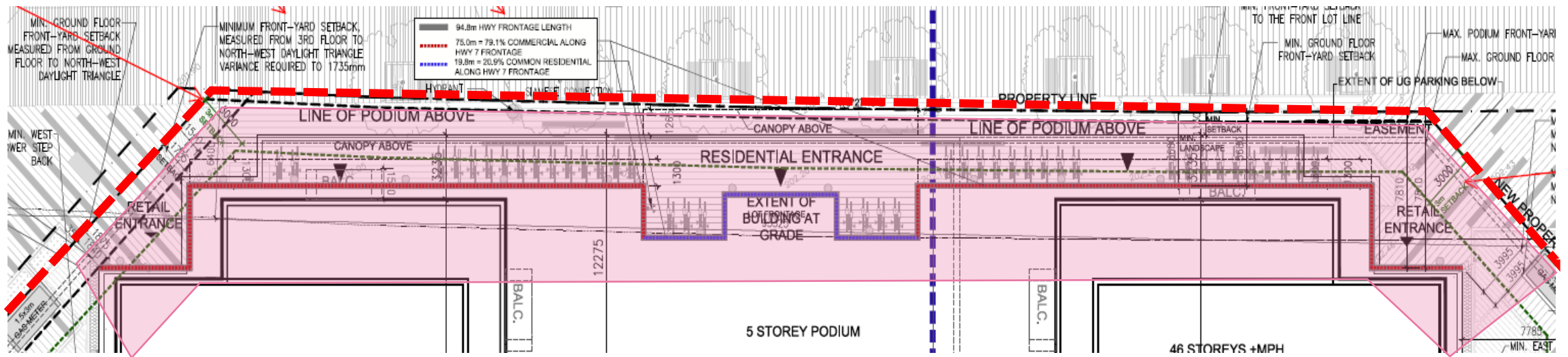
By-law 1-88	Proposed
16.5m Minimum Building Height	Minimum 6.0m for Podium portions of building





# 5. Build-to-zone Highway 7

	By-law 1-88	Proposed
Residential	3.0 – 6.0 metres	1.0 – 8.3 metres
Non-Residential	0.0 – 3.0 metres	



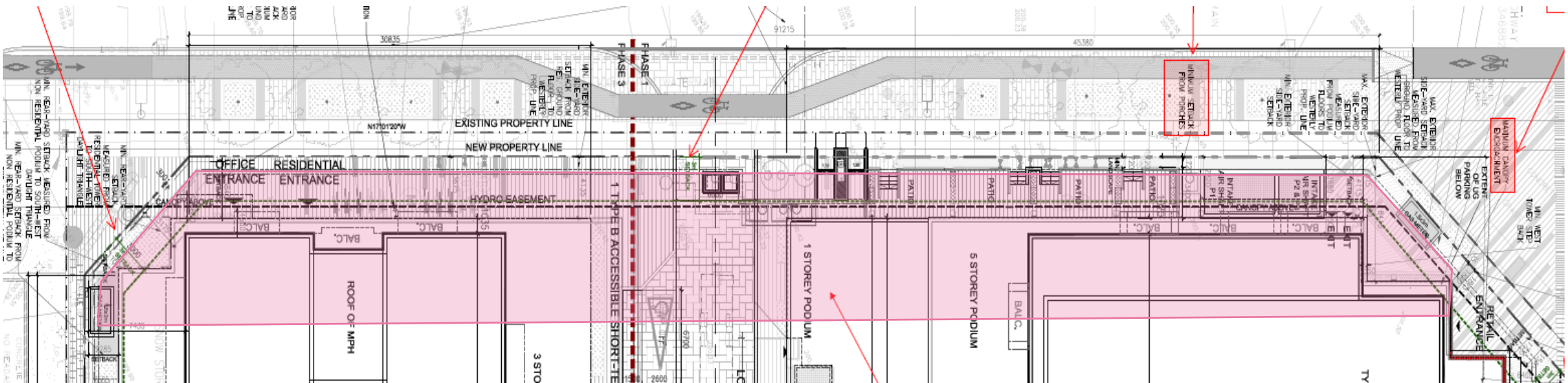
**Approx. Build-to-Zone Area (1.0-8.3m)**

	94.8m HWY FRONTAGE LENGTH
	75.0m = 79.1% COMMERCIAL ALONG HWY 7 FRONTAGE
	19.8m = 20.9% COMMON RESIDENTIAL ALONG HWY 7 FRONTAGE



# 6. Build-to-zone Interchange Way

	By-law 1-88	Proposed
Residential	3.0 - 6.0 metres	1.0 - 8.3 metres
Non-Residential	0.0 - 3.0 metres	



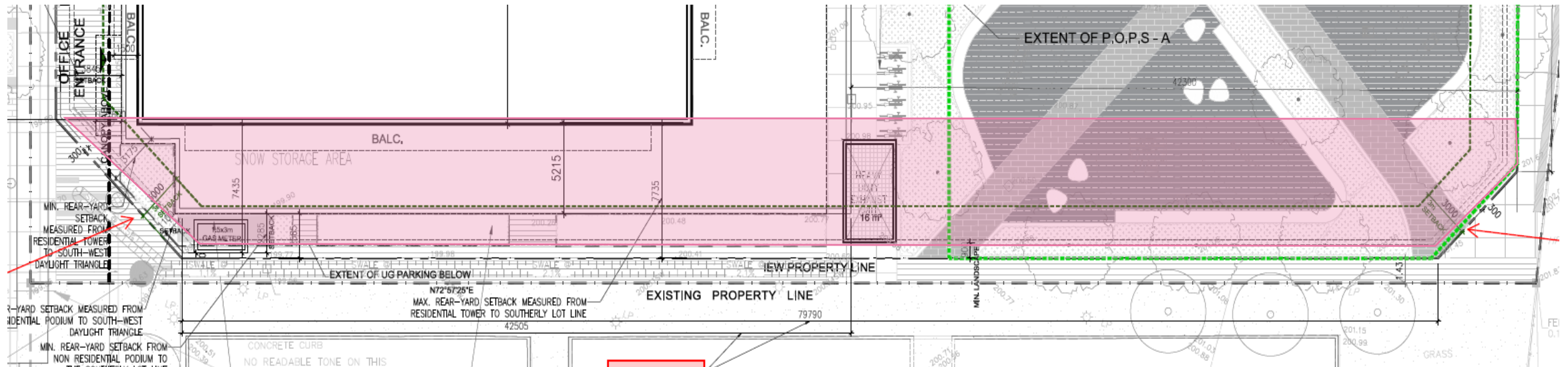
**Approx. Build-to-Zone Area (1.0-8.3m)**

**NOT TO SCALE - REFERENCE ONLY**



## 7. Build to Zone New E/W road South Lot Line

	By-law 1-88	Proposed
Residential	3.0 – 6.0 metres	1.0 – 7.8 metres
Non-Residential	0.0 – 3.0 metres	

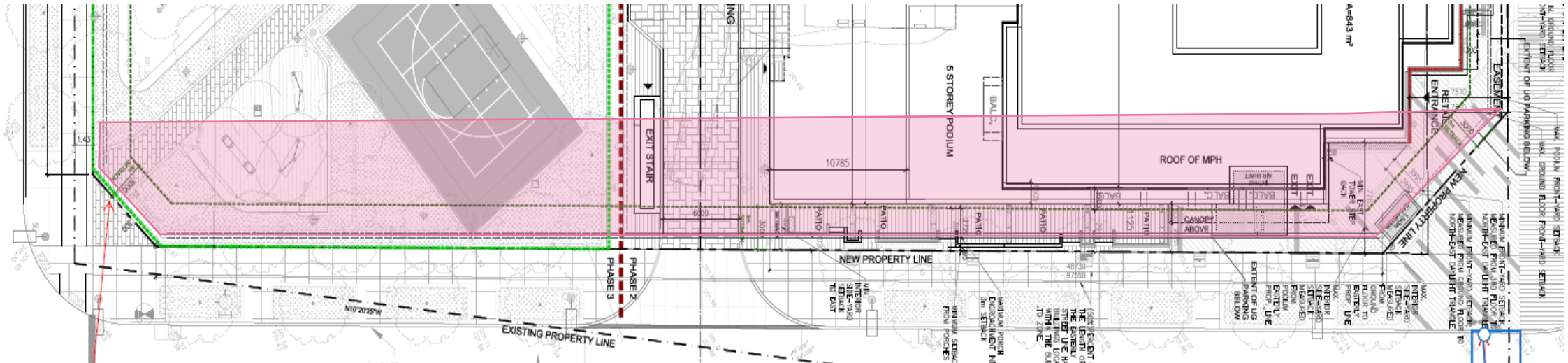


**Approx. Build-to-Zone Area (1.0-7.8m)**

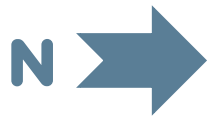


## 8. Build to Zone New N/S Road on Easterly Lot line

	By-law 1-88	Proposed
Residential	3.0 – 6.0 metres	1.0 – 8.3 metres
Non-Residential	0.0 – 3.0 metres	



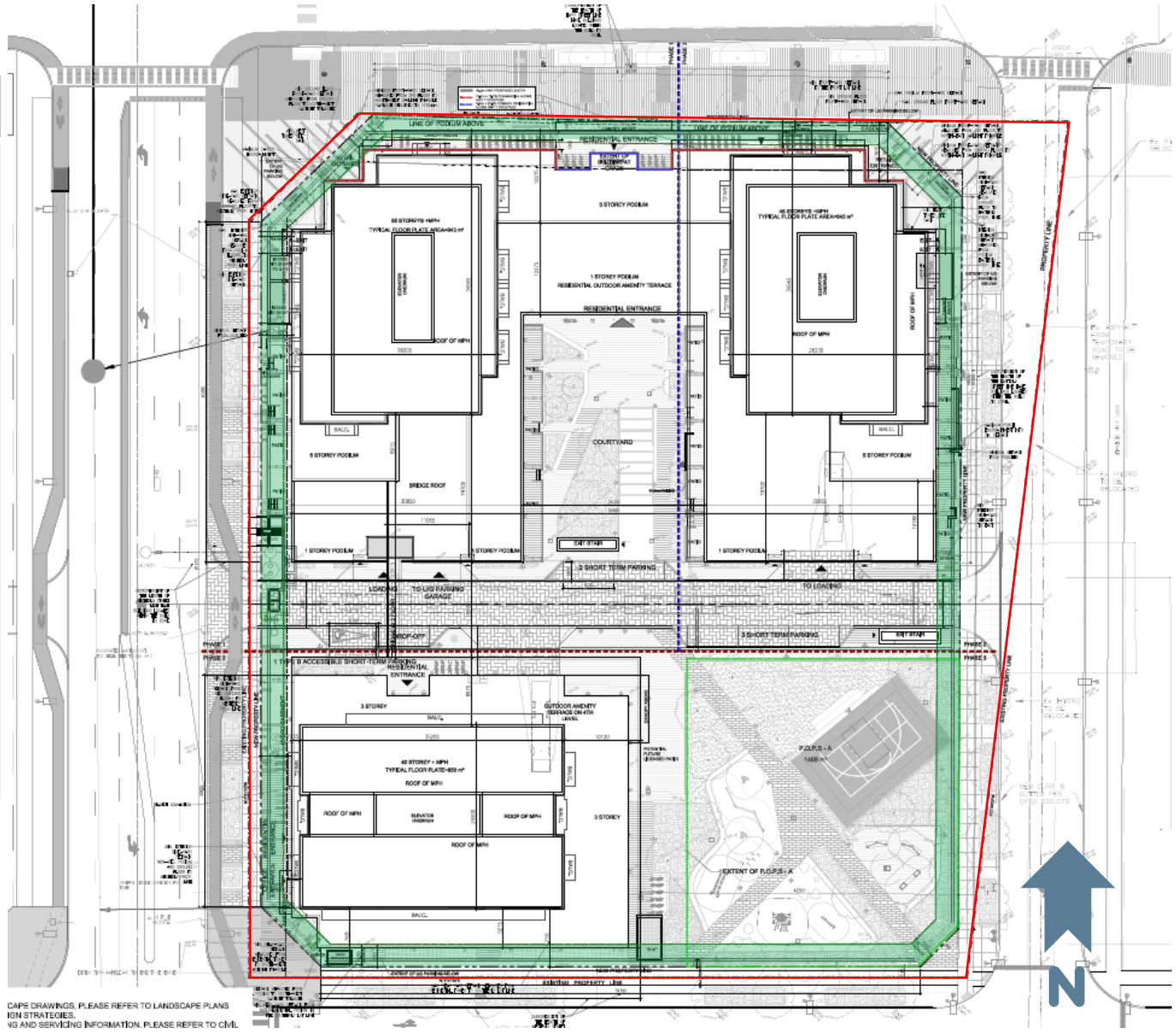
**Approx. Build-to-Zone Area (1.0-7.8m)**





# 9. Minimum Landscape Strip

By-law 1-88	Proposed
3.0m	Permit Residential Patios, Exhaust Grills, exterior staircases, retaining walls, gas metres, manholes, air shafts, bicycle racks, and any other required infrastructure within a minimum 3.0m landscape strip.



## 10. Lot Definition

By-law 1-88	Proposed
<p><b>Lot:</b> Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O 1990, c. P.13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. [Section 2.0 Definitions]</p>	<p>For the purposes of zoning conformity, the Lands identified on the attached sketch shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and or lots by way of Plan of Condominium, consents, conveyance or private or public roads, strata title arrangements, or other permissions, and easements or registrations that are granted.</p>

## 11. Minimum long term Bicycle Parking Spaces

By-law 1-88	Proposed
921 to serve 1841 Residential units	920 to service 1841 residential units