

<b>ITEM: 6.6</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION A104/24</b>
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Report Date: September 6, 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 type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	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

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 checked="" type="checkbox"/>	General Comments
Metrolinx	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" 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			07/24/2024	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>
None	N/A

**ADJOURNMENT HISTORY**

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

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
None	N/A

**SCHEDULES**

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



## MINOR VARIANCE APPLICATION FILE NUMBER A104/24

<b>CITY WARD #:</b>	4
<b>APPLICANT:</b>	First Vaughan Investments Limited & SmartVMC West Inc.
<b>AGENT:</b>	Smartcentres REIT
<b>PROPERTY:</b>	775 Applewood Cr, Concord
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 (,VOP 2010'): "Neighbourhood Precinct", Volume 2, Vaughan Metropolitan
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the addition of All-Season Sports Facility.

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

**The subject lands are zoned V3-S (3-10)-D (1.5-3) 637 Vaughan Metropolitan Centre Neighbourhood Zone and subject to the provisions of Exception 14.637 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 1.0 m is required. [Table 10-3]	To permit a minimum interior side yard of 0.0 m to the accessory building (Change rooms and accessory office)

**The subject lands are zoned OS2 Open Space Park Zone and subject to the provisions of under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
2	An All-Season Sports Facility is not a permitted use in an OS2 Zone. [Section 7.1.2]	To permit an All-Season Sports Facility in an OS2 Zone.
3	A minimum 15.0 m interior side yard is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum interior side yard setback of 0.0 m to the All-Season Sports Facility.
4	A minimum 15.0 m exterior side yard is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum exterior side yard setback of 4.0 m to the All-Seasons Sports Facility.
5	A minimum 15.0 m rear yard setback is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum rear yard setback of 13.0 m to the All-Season Sports Facility.
6	A maximum building height of 11.0 m is permitted for and OS2 zone. [Schedule A]	To permit a maximum building height of 13 m for the All-Season Sports Facility.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, September 12, 2024

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto:cofa@vaughan.ca)

## HEARING INFORMATION

**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](mailto: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

<b>Date Public Notice Mailed:</b>	August 29, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	August 16, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	Described in cover letter.
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

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

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

## DEVELOPMENT ENGINEERING

<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
Development Engineering does not object to Minor Variance A104/24	
<b>Development Engineering Recommended Conditions of Approval:</b>	None.

## PARKS, FORESTRY & HORTICULTURE (PFH)

Recommended conditions of approval:	
<b>PFH Recommended Conditions of Approval:</b>	Please provide an Arborist Report that includes an inventory of all trees that fall within 6m of the proposed

## PARKS, FORESTRY & HORTICULTURE (PFH)

construction, this includes all boulevard trees. Please also provide a tree protection plan. 2. Provide a landscape plan indicating the location of trees being planted on the subject site, the tree species being planted, and size of trees being planted (i.e., 60mm). 3. The Arborist Report/TPP should include hoarding details MLA 107A (Heavy-Duty) and MLA 107B (light-duty). The Report should also indicate which hoarding detail will be utilized in tree protection areas. Please also include the specific tree protection distances on the drawings, for each tree to be protected.

## 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.

<b>Development Finance Recommended Conditions of Approval:</b>	None
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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## BUILDING INSPECTION (SEPTIC)

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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## FIRE DEPARTMENT

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	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 <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a>	TBD
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Please provide an Arborist Report that includes an inventory of all trees that fall within 6m of the proposed construction, this includes all boulevard trees. Please also provide a tree protection plan. 2. Provide a landscape plan indicating the location of trees being planted on the subject site, the tree species being planted, and size of trees being planted (i.e., 60mm). 3. The Arborist Report/TPP should

## 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:

		include hoarding details MLA 107A (Heavy-Duty) and MLA 107B (light-duty). The Report should also indicate which hoarding detail will be utilized in tree protection areas. Please also include the specific tree protection distances on the drawings, for each tree to be protected.
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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.

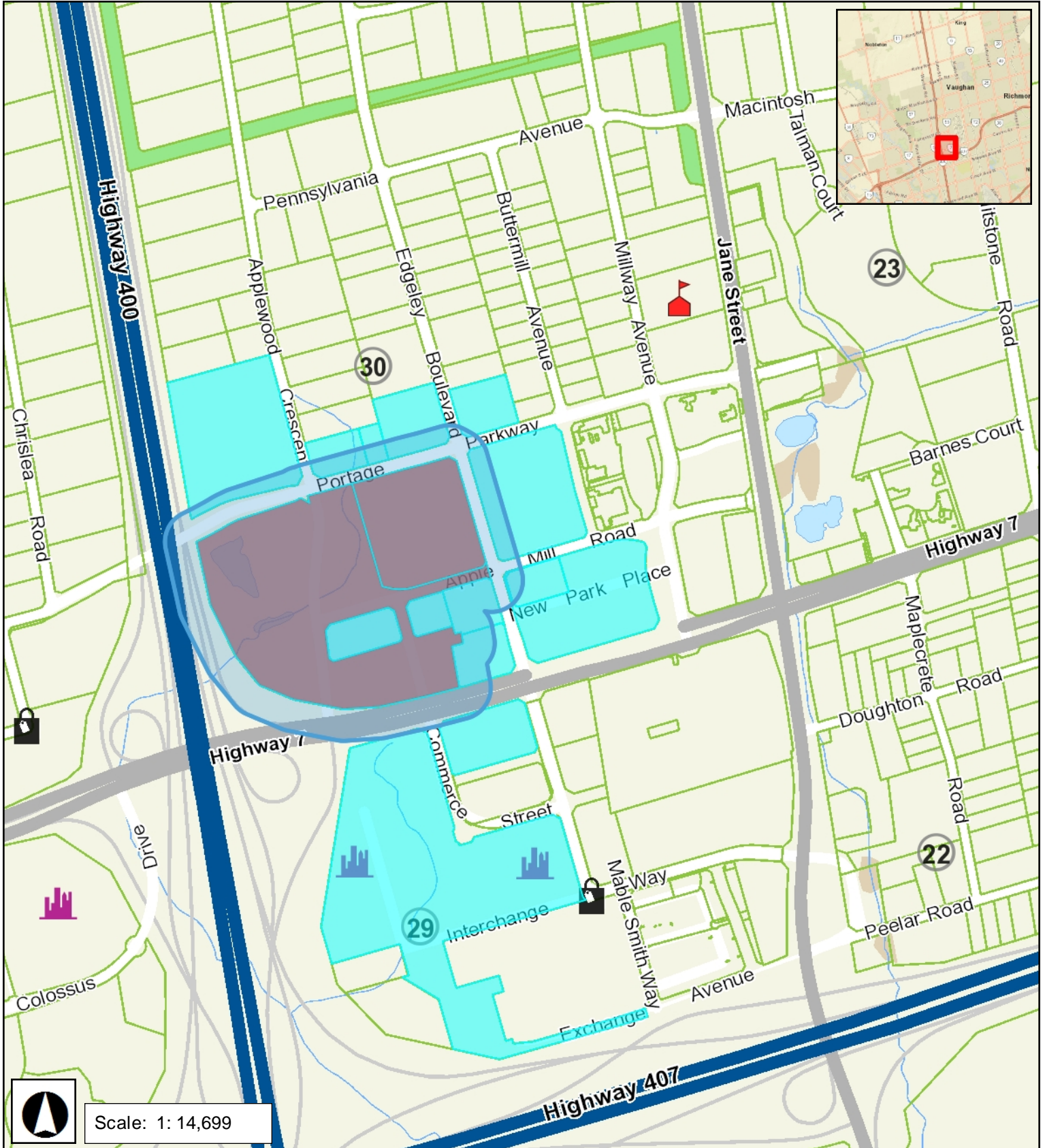
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

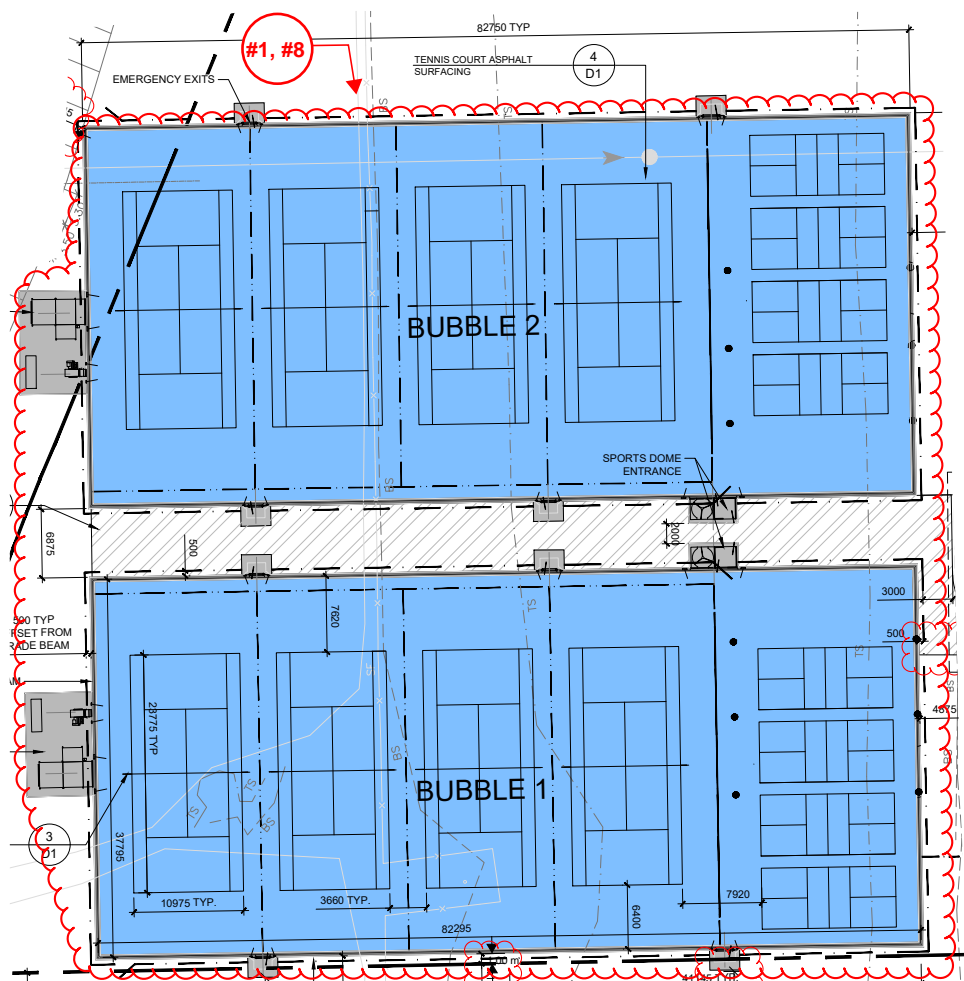
**SCHEDULE A: DRAWINGS & PLANS**



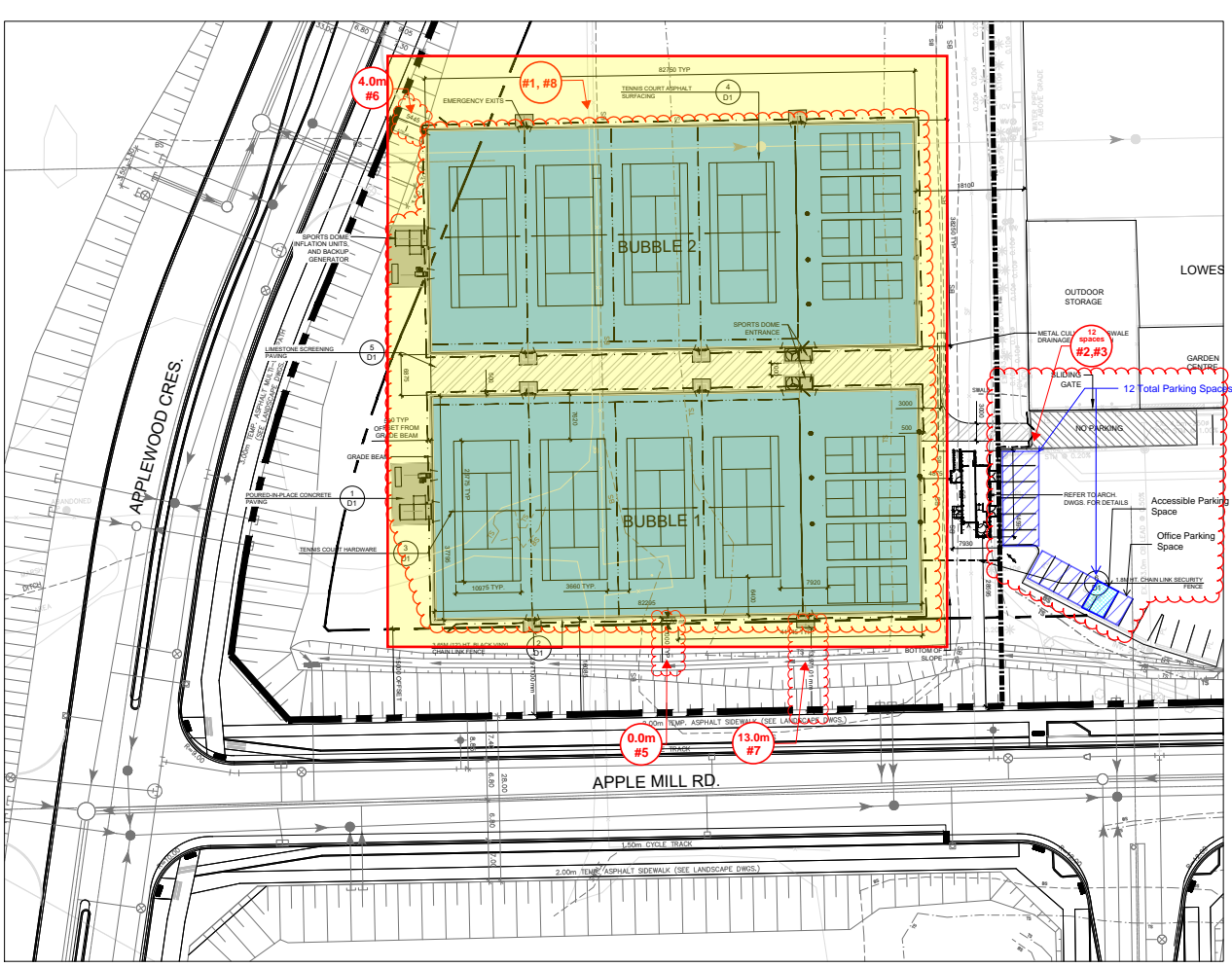
#	Zoning By-law 1-88	Variance Requested
1	For the permitted uses, All Season Sports Facility is not included as a use. [Section 7.3]	To permit the addition of All-Season Sports Facility.
2	For the minimum parking required, N All-Season Sports Facility requires 1 parking space for every three (3) persons in the maximum design capacity. [Section 3.8 a]	To permit a total of 12 parking spaces.
3	For the parking location required, the owner shall provide and maintain parking on the lot on which the structure is erected. [Section 3.8]	To permit provision of parking on the adjacent parcel.
4	The minimum permitted Interior Side Yard is 15.0m. [Schedule A]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 001-2021	Variance Requested
5	The minimum Interior Side Yard is 1.0m. [Section 10.2.2]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 1-88	Variance Requested
6	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Exterior Side Yard of 4.0m.
7	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Front Yard of 13.0m.
8	The maximum permitted building height is 11m. [Schedule A]	To permit a maximum building height of 13.0m.

**Detail Variance Requested:**  
#1, #8

**RECEIVED**  
By Christine Vigneault at 1:47 pm, Aug 12, 2024



**Plan Reference:**  
Drawing L1  
Pg. 2



**LEGEND**

- CONCRETE PAWING
- LIMESTONE SCREENING PATHWAY
- TENNIS COURT PAWING
- CHAIN LINK FENCE 3m HT.
- CHAIN LINK FENCE 1.8m HT.
- CONCRETE CURB
- TENNIS COURT SIGN
- CULVERT
- MESH DIVIDER
- STEEL ANCHOR SLEEVES
- 7.6m (25ft) HT. LIGHT POLE

**GENERAL NOTES**

- Do not scale the drawings. All dimensions are in millimeters unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list report any discrepancies to the landscape architect.
- Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Keep area outside construction zone clean and useable by others at all times.
- Contractor to make good any and all damage outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2024.

NO.	DATE	ISSUED FOR REVIEW	BY
1	2024-08-06	ISSUED FOR REVIEW	SP
2	2024-08-06	ISSUED FOR REVIEW	SP
3	2024-04-19	ISSUED FOR REVIEW	SP
4	2024-03-27	ISSUED FOR REVIEW	MR
5	2024-03-11	ISSUED FOR REVIEW	SP
6	2024-03-11	ISSUED FOR REVIEW	SP
7	2024-03-11	ISSUED FOR REVIEW	SP

**REVISION NO.**    **DATE**    **ISSUED FOR REVIEW**    **BY**

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
1000 SHEPPARD AVENUE EAST, SUITE 101 • VILVA VILLAGE • SCARBOROUGH, ONTARIO M1S 1T7

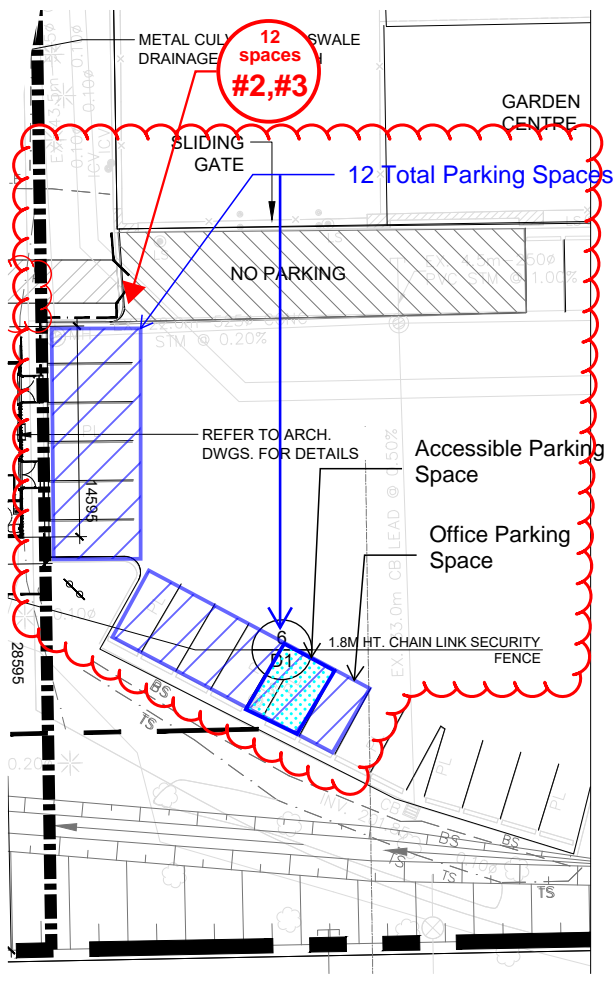
**PROJECT:** VMC TENNIS COURTS, APPLE MILL RD. & APPLEWOOD CRES., VAUGHAN, ON

**DWG NAME:** LANDSCAPE PLAN    **DWG NO.:** L1

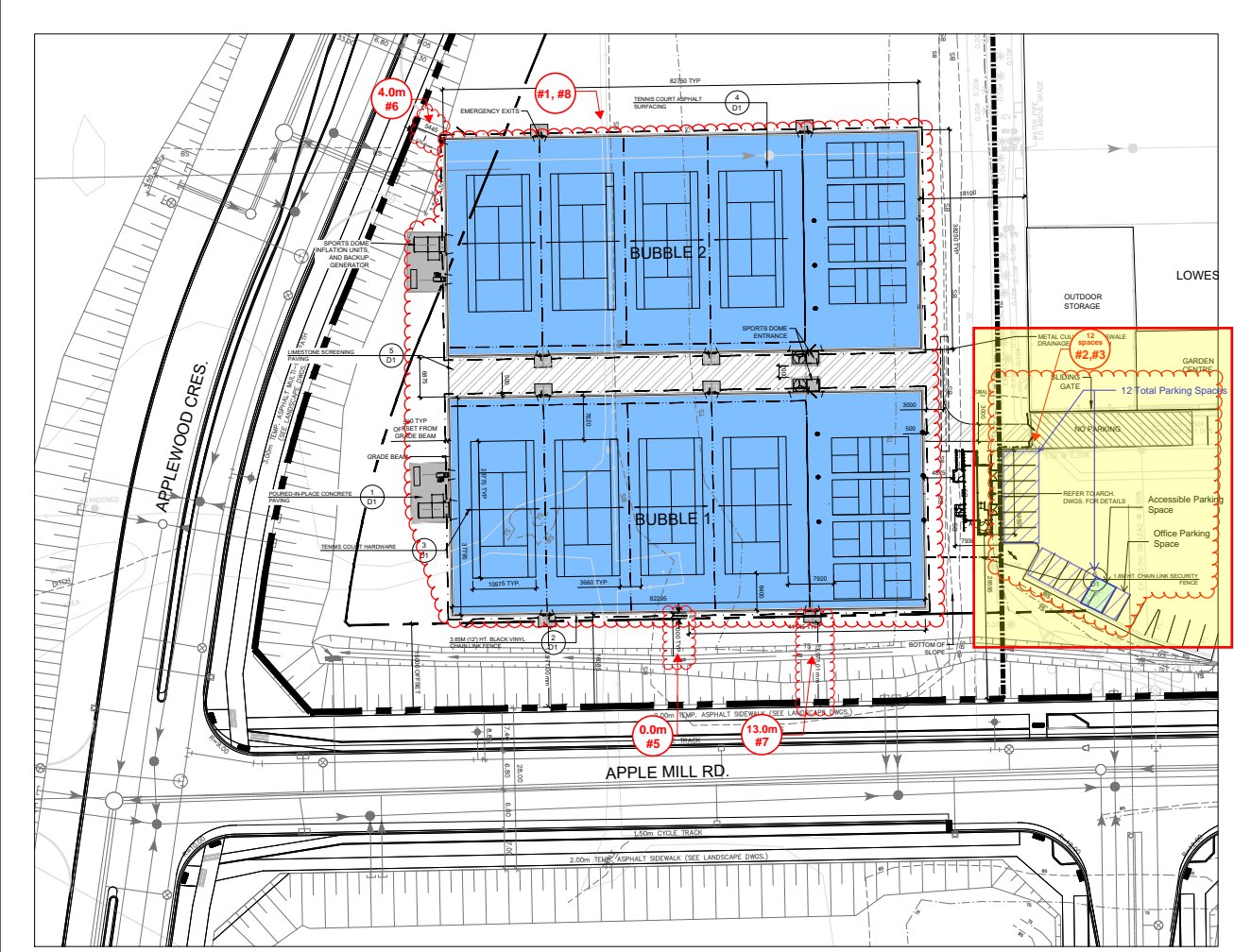


#	Zoning By-law 1-88	Variance Requested
1	For the permitted uses, All Season Sports Facility is not included as a use. [Section 7.3]	To permit the addition of All-Season Sports Facility.
2	For the minimum parking required, N All-Season Sports Facility requires 1 parking space for every three (3) persons in the maximum design capacity. [Section 3.8 a]	To permit a total of 12 parking spaces.
3	For the parking location required, the owner shall provide and maintain parking on the lot on which the structure is erected. [Section 3.8]	To permit provision of parking on the adjacent parcel.
4	The minimum permitted Interior Side Yard is 15.0m. [Schedule A]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 001-2021	Variance Requested
5	The minimum Interior Side Yard is 1.0m. [Section 10.2.2]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 1-88	Variance Requested
6	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Exterior Side Yard of 4.0m.
7	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Front Yard of 13.0m.
8	The maximum permitted building height is 11m. [Schedule A]	To permit a maximum building height of 13.0m.

**Detail Variance Requested:**  
#2, #3



**Plan Reference:**  
Drawing L1  
Pg. 2



**LEGEND**

- CONCRETE PAVING
- LIMESTONE SCREENING PATHWAY
- TENNIS COURT PAVING
- CHAIN LINK FENCE 3m HT.
- CHAIN LINK FENCE 1.8m HT.
- CONCRETE CURB
- TENNIS COURT SIGN
- CULVERT
- MESH DIVIDER
- STEEL ANCHOR SLEEVES
- 7.6m (25ft) HT. LIGHT POLE

**GENERAL NOTES**

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- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines marked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list report any discrepancies to the landscape architect.
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times.
- Contractor shall thoroughly clean areas surrounding the construction zone at the end of each day.
- Contractor to make good any and all damage outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2024.

REVISION NO.	DATE	ISSUED FOR REVIEW	BY
1	2024-02-28	ISSUED FOR REVIEW	SP
2	2024-03-05	ISSUED FOR REVIEW	SP
3	2024-03-13	ISSUED FOR REVIEW	SP
4	2024-03-27	ISSUED FOR REVIEW	MR
5	2024-03-27	ISSUED FOR REVIEW	SP
6	2024-03-27	ISSUED FOR REVIEW	SP
7	2024-03-27	ISSUED FOR REVIEW	SP
8	2024-03-27	ISSUED FOR REVIEW	SP

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

DATE: MARCH 2024  
DRAWN BY: SP  
PLAN SCALE: 1:300  
FILE NO.: 128505  
CHECKED BY: CC  
OTHER:

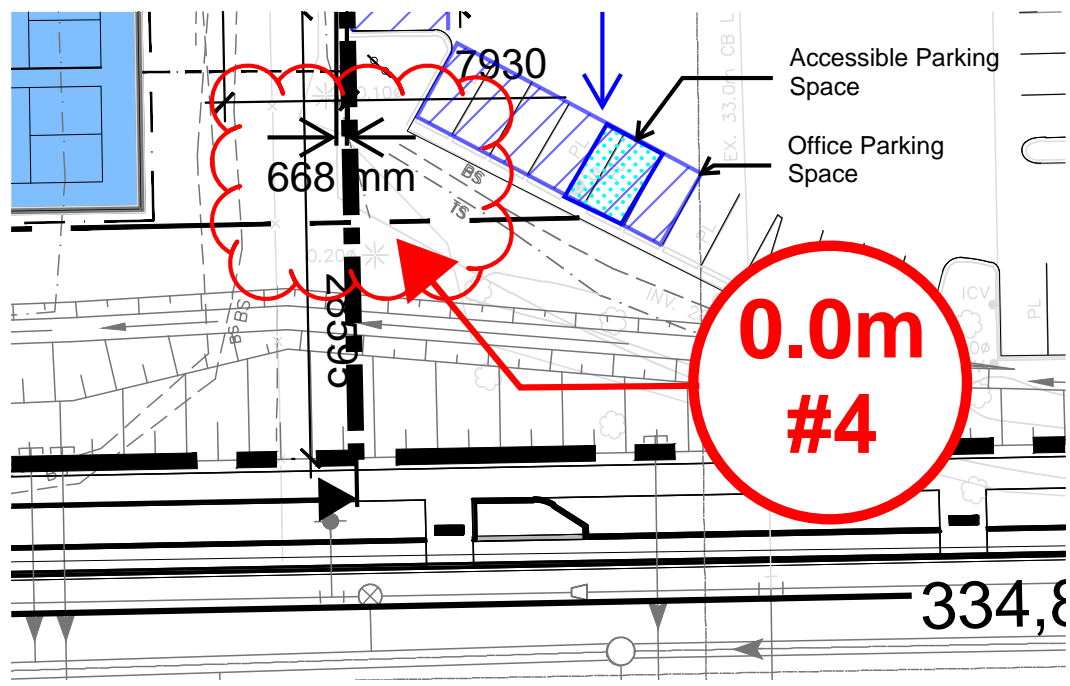
ISSUED FOR SPA ONLY  
NOT FOR CONSTRUCTION

**VMC TENNIS COURTS**  
APPLE MILL RD. & APPLEWOOD CRES.  
VAUGHAN, ON

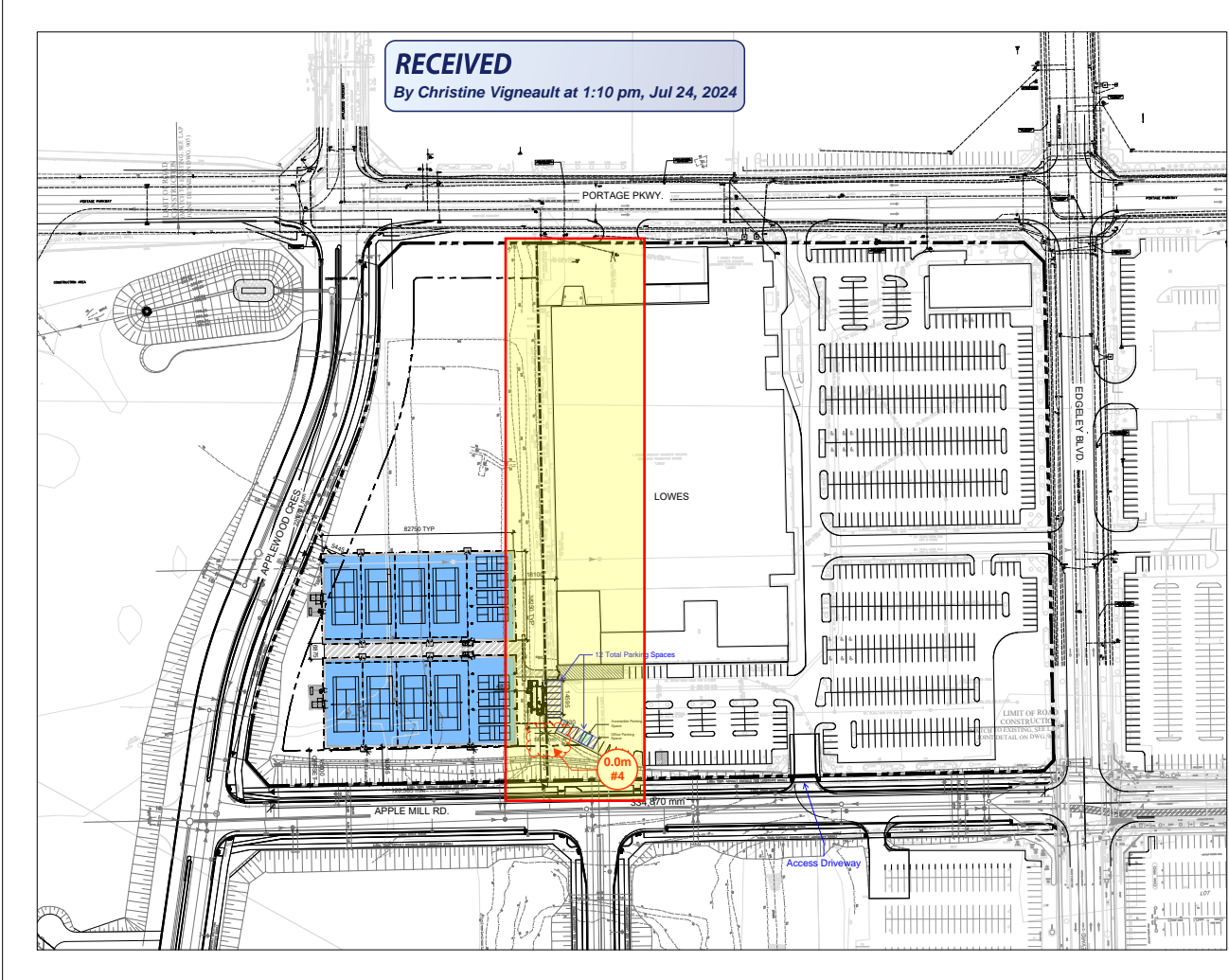
DWG NAME: LANDSCAPE PLAN  
DWG NO.: L1

#	Zoning By-law 1-88	Variance Requested
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3	For the parking location required, the owner shall provide and maintain parking on the lot on which the structure is erected. [Section 3.8]	To permit provision of parking on the adjacent parcel.
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#	Zoning By-law 1-88	Variance Requested
6	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Exterior Side Yard of 4.0m.
7	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Front Yard of 13.0m.
8	The maximum permitted building height is 11m. [Schedule A]	To permit a maximum building height of 13.0m.

**Detail Variance Requested:**  
**#4**



**Site Plan Reference:**  
**Drawing L0**  
**Pg. 1**



**SITE STATS**  
 Site Area: 9.5 Acres / 22,988.4 m<sup>2</sup>  
 Gross Floor Area:  
 Proposed Air Supported Structures: 6,330 m<sup>2</sup>  
 Proposed Accessory Office: 63 m<sup>2</sup>

**Parking**  
 Existing Spaces = 634  
 Spaces Required for CRUs (at 6.0 per 100m<sup>2</sup>) = 49  
 Spaces Required for Vacant Commercial (at 4.0 spaces per 100m<sup>2</sup>) = 531  
 Spaces Proposed for Tennis = 12  
 Excess Parking Spaces = 42 spaces

**GENERAL NOTES**

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- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times.
- Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHC 2024.

NO.	DATE	ISSUED FOR REVIEW	BY
6	2024.04.04	ISSUED FOR REVIEW	RF
5	2024.03.06	ISSUED FOR REVIEW	RF
4	2024.04.19	ISSUED FOR REVIEW	RF
3	2024.03.27	ISSUED FOR REVIEW	MB
2	2024.03.11	ISSUED FOR REVIEW	RF
1	2024.03.01	ISSUED FOR REVIEW	RF

REVISION NO. DATE ISSUED REVISION BY

**MHC**  
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
 1000 SHEPPARD AVENUE EAST, SUITE 1000, VAUGHAN, ON L4X 1L3 | TEL: 416-709-0000 | WWW.MHC.AA.COM

STAMP: DATE: MARCH 2024  
 DRAWN BY: RF  
 PLAN SCALE: 1:300  
 FILE NO.: 02750  
 CHECKED BY: GC  
 OTHER:

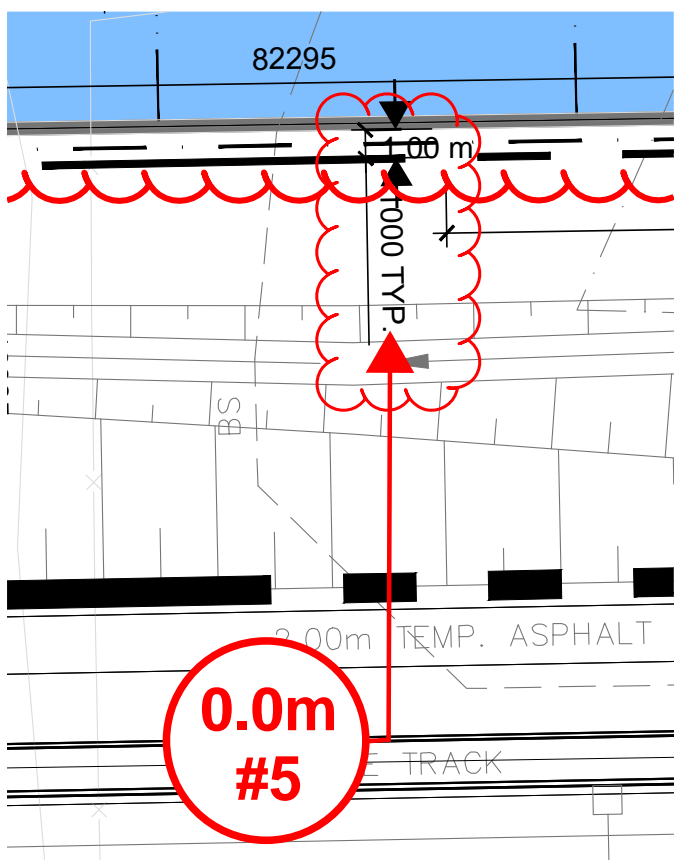
ISSUED FOR SPA ONLY  
 NOT FOR CONSTRUCTION

**VMC TENNIS COURTS**  
 APPLE MILL RD. & APPLEWOOD CRES.  
 VAUGHAN, ON

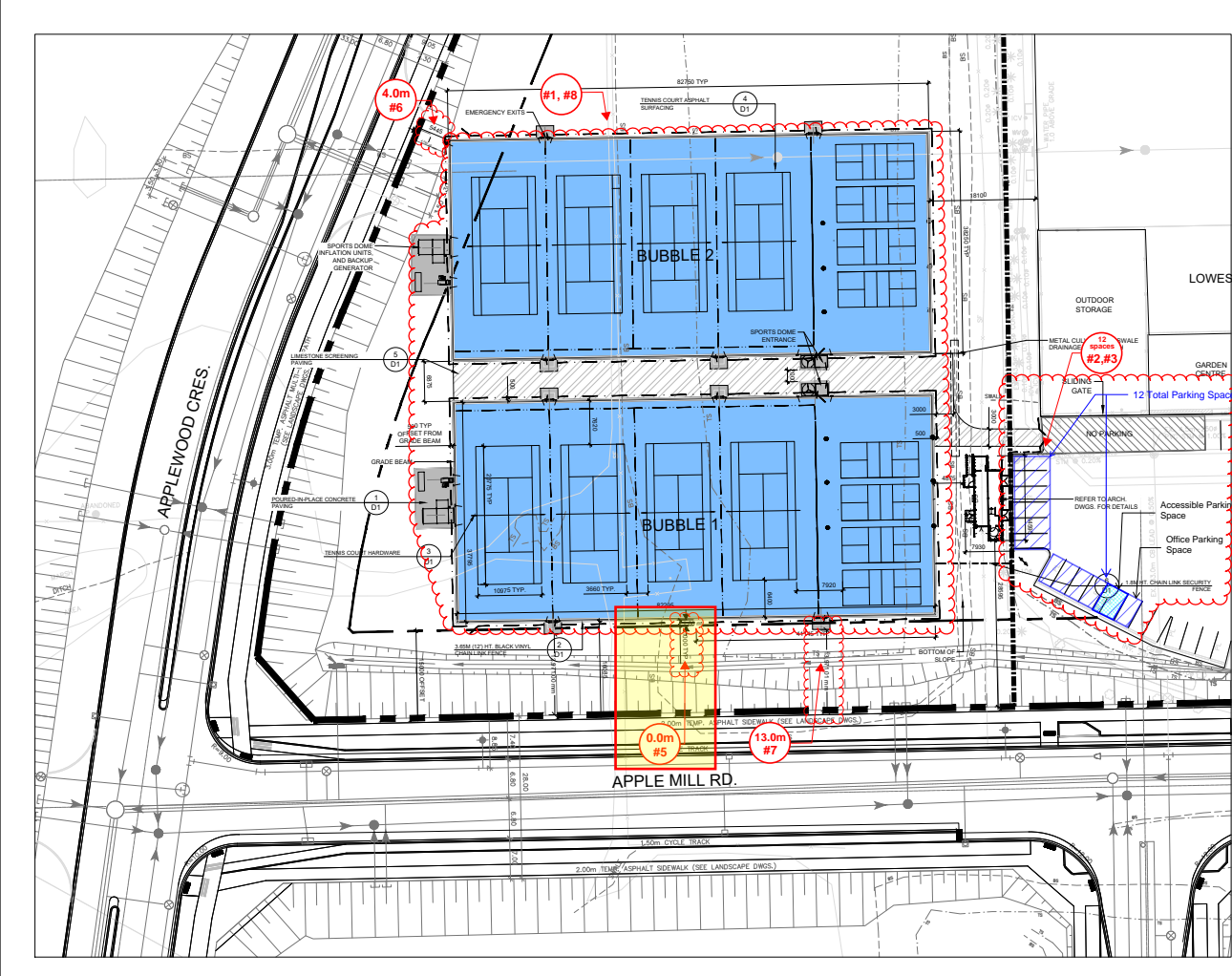
DWG NAME: CONTEXT PLAN  
 DWG NO.: L0

#	Zoning By-law 1-88	Variance Requested
1	For the permitted uses, All Season Sports Facility is not included as a use. [Section 7.3]	To permit the addition of All-Season Sports Facility.
2	For the minimum parking required, N All-Season Sports Facility requires 1 parking space for every three (3) persons in the maximum design capacity. [Section 3.8 a]	To permit a total of 12 parking spaces.
3	For the parking location required, the owner shall provide and maintain parking on the lot on which the structure is erected. [Section 3.8]	To permit provision of parking on the adjacent parcel.
4	The minimum permitted Interior Side Yard is 15.0m. [Schedule A]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 001-2021	Variance Requested
5	The minimum Interior Side Yard is 1.0m. [Section 10.2.2]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 1-88	Variance Requested
6	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Exterior Side Yard of 4.0m.
7	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Front Yard of 13.0m.
8	The maximum permitted building height is 11m. [Schedule A]	To permit a maximum building height of 13.0m.

**Detail Variance Requested: #5**



**Plan Reference: Drawing L1 Pg. 2**



**LEGEND**

- CONCRETE PAVING
- LIMESTONE SCREENING PATHWAY
- TENNIS COURT PAVING
- CHAIN LINK FENCE 3m HT.
- CHAIN LINK FENCE 1.8m HT.
- CONCRETE CURB
- TENNIS COURT SIGN
- CULVERT
- MESH DIVIDER
- STEEL ANCHOR SLEEVES
- 7.6m (25ft) HT. LIGHT POLE

**GENERAL NOTES**

- Do not scale the drawings. All dimensions are in millimeters unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list report any discrepancies to the landscape architect.
- Keep area outside construction zone clean and useable by others at all times.
- Contractor shall thoroughly clean areas surrounding the construction zone at the end of each day.
- Contractor to make good any and all damage outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2024.

REVISION NO.	DATE	ISSUED FOR REVIEW	BY
1	2024-02-28	ISSUED FOR REVIEW	SP
2	2024-03-05	ISSUED FOR REVIEW	SP
3	2024-04-19	ISSUED FOR REVIEW	SP
4	2024-05-27	ISSUED FOR REVIEW	MR
5	2024-05-31	ISSUED FOR REVIEW	SP
6	2024-06-03	ISSUED FOR REVIEW	SP
7	2024-06-03	ISSUED FOR REVIEW	SP

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**

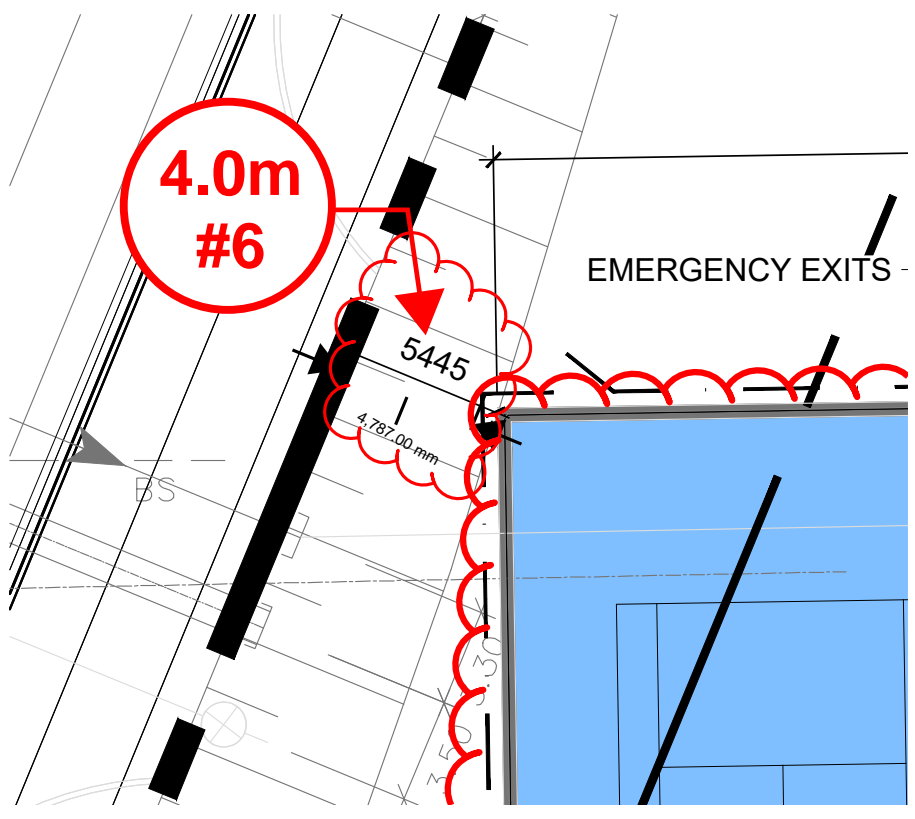
DATE: MARCH 2024  
 DRAWN BY: SP  
 PLAN SCALE: 1:300  
 FILE NO.: 142505  
 CHECKED BY: CC  
 OTHER:

**VMC TENNIS COURTS**  
 APPLE MILL RD. & APPLEWOOD CRES.  
 VAUGHAN, ON

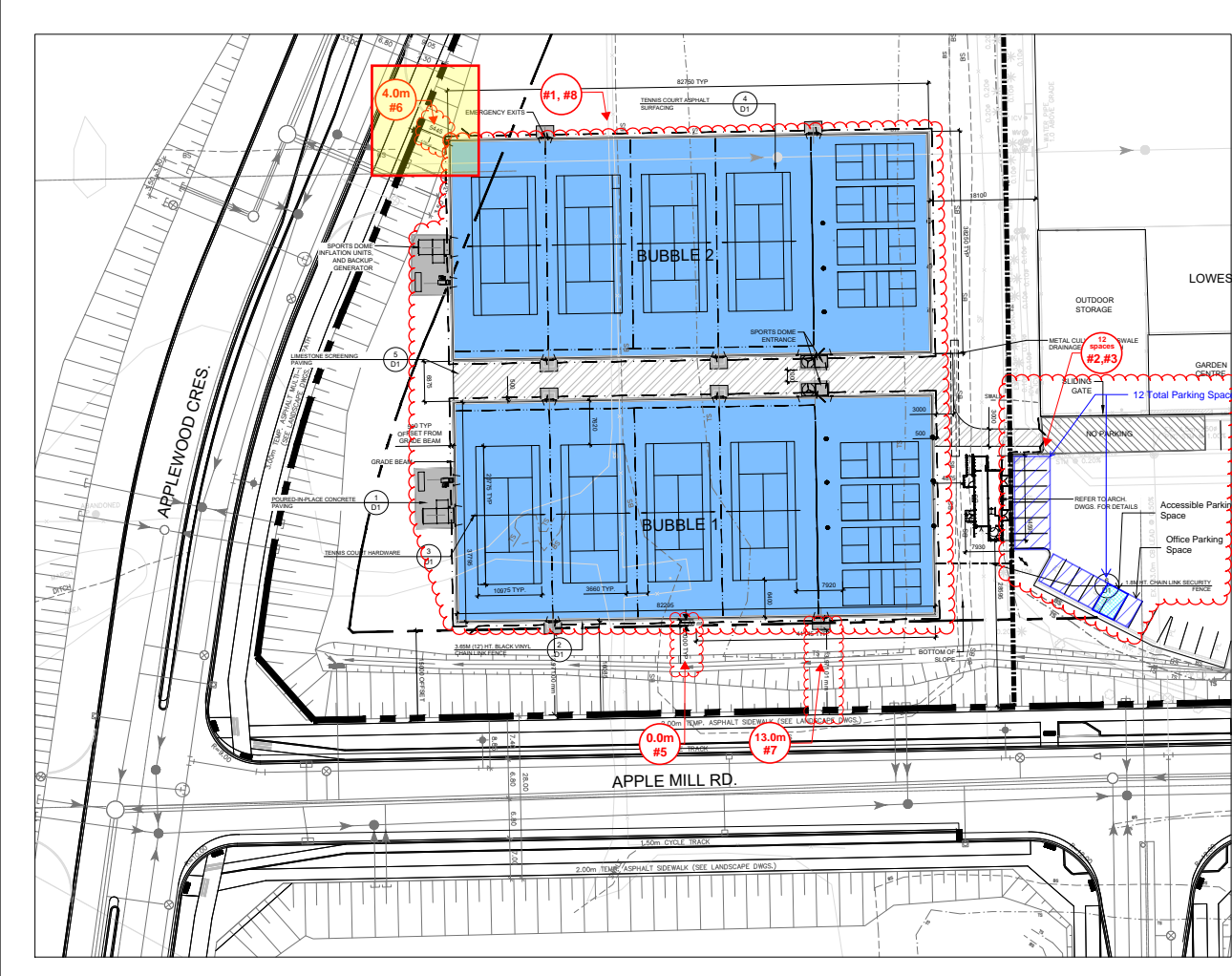
DWG NAME: LANDSCAPE PLAN  
 DWG NO.: L1

#	Zoning By-law 1-88	Variance Requested
1	For the permitted uses, All Season Sports Facility is not included as a use. [Section 7.3]	To permit the addition of All-Season Sports Facility.
2	For the minimum parking required, N All-Season Sports Facility requires 1 parking space for every three (3) persons in the maximum design capacity. [Section 3.8 a]	To permit a total of 12 parking spaces.
3	For the parking location required, the owner shall provide and maintain parking on the lot on which the structure is erected. [Section 3.8]	To permit provision of parking on the adjacent parcel.
4	The minimum permitted Interior Side Yard is 15.0m. [Schedule A]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 001-2021	Variance Requested
5	The minimum Interior Side Yard is 1.0m. [Section 10.2.2]	To permit a minimum Interior Side Yard of 0.0m.
#	Zoning By-law 1-88	Variance Requested
6	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Exterior Side Yard of 4.0m.
7	The minimum permitted Front Yard is 15.0m. [Schedule A]	To permit a minimum Front Yard of 13.0m.
8	The maximum permitted building height is 11m. [Schedule A]	To permit a maximum building height of 13.0m.

**Detail Variance Requested: #6**



**Plan Reference: Drawing L1 Pg. 2**



**LEGEND**

- CONCRETE PAVING
- LIMESTONE SCREENING PATHWAY
- TENNIS COURT PAVING
- CHAIN LINK FENCE 3m HT.
- CHAIN LINK FENCE 1.8m HT.
- CONCRETE CURB
- TENNIS COURT SIGN
- CULVERT
- MESH DIVIDER
- STEEL ANCHOR SLEEVES
- 7.6m (25ft) HT. LIGHT POLE

**GENERAL NOTES**

- Do not scale the drawings. All dimensions are in millimeters unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines marked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list report any discrepancies to the landscape architect.
- Keep area outside construction zone clean and useable by others at all times.
- Contractor shall thoroughly clean areas surrounding the construction zone at the end of each day.
- Contractor to make good any and all damage to the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2024.

REVISION NO.	DATE	ISSUED FOR REVIEW	BY
1	2024-02-26	ISSUED FOR REVIEW	SP
2	2024-03-05	ISSUED FOR REVIEW	SP
3	2024-04-19	ISSUED FOR REVIEW	SP
4	2024-05-27	ISSUED FOR REVIEW	MR
5	2024-05-31	ISSUED FOR REVIEW	SP
6	2024-06-11	ISSUED FOR REVIEW	SP
7	2024-06-21	ISSUED FOR REVIEW	SP
8	2024-06-21	ISSUED FOR REVIEW	SP

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

DATE: MARCH 2024  
 DRAWN BY: SP  
 PLAN SCALE: 1:300  
 FILE NO.: 142555  
 CHECKED BY: CC  
 OTHER:

ISSUED FOR SPA ONLY  
 NOT FOR CONSTRUCTION

**VMC TENNIS COURTS**  
 APPLE MILL RD. & APPLEWOOD CRES.  
 VAUGHAN, ON

DWG NAME: LANDSCAPE PLAN  
 DWG NO.: L1



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

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Metrolinx	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

**Date:** August 9<sup>th</sup> 2024

**Attention:** Christine Vigneault

**RE:**

**File No.:** A104-24

**Related Files:**

**Applicant** SmartCentres REIT

**Location** 775 Applewood Crescent



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

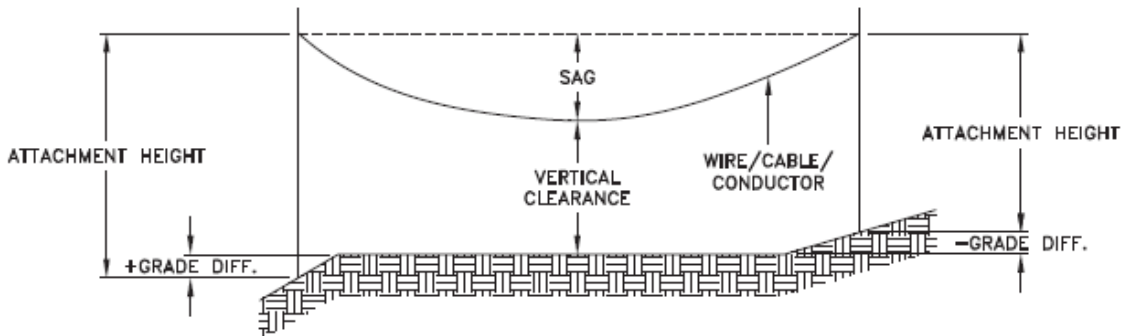
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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"

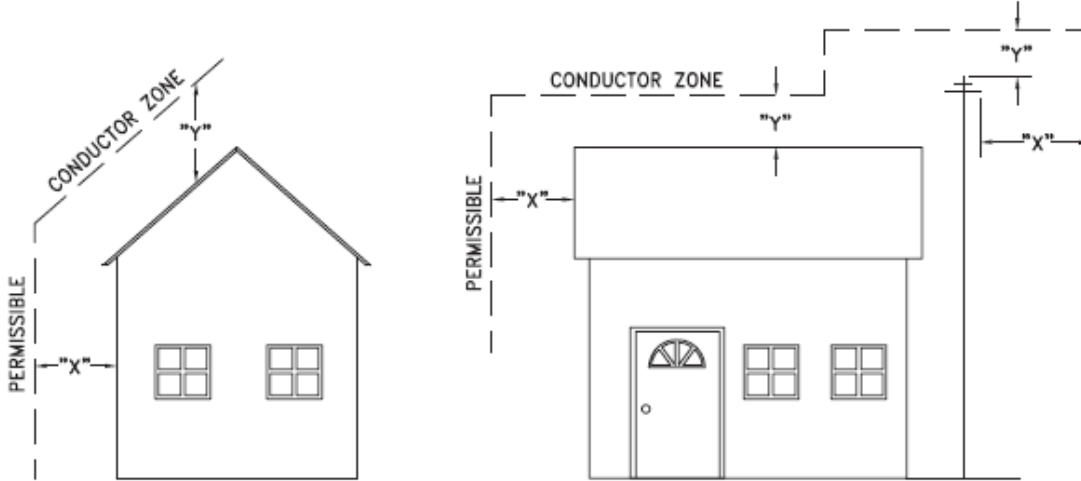
**REFERENCES**

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 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: *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:** Gregory Seganfreddo, Building Standards Department  
**Date:** August 08, 2024  
**Applicant:** SmartCentres REIT  
**Location:** 775 Applewood Crescent  
 CONC 5 Part of Lot 6 AND 7  
**File No.(s):** A104/24

**Zoning Classification:**

The subject lands are zoned V3-S (3-10)-D (1.5-3) 637 Vaughan Metropolitan Centre Neighbourhood Zone and subject to the provisions of Exception 14.637 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 1.0 m is required. [Table 10-3]	To permit a minimum interior side yard of 0.0 m to the accessory building (Change rooms and accessory office)

The subject lands are zoned OS2 Open Space Park Zone and subject to the provisions of under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	An All-Season Sports Facility is not a permitted use in an OS2 Zone. [Section 7.1.2]	To permit an All-Season Sports Facility in an OS2 Zone.
3	A minimum 15.0 m interior side yard is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum interior side yard setback of 0.0 m to the All-Season Sports Facility.
4	A minimum 15.0 m exterior side yard is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum exterior side yard setback of 4.0 m to the All-Seasons Sports Facility.
5	A minimum 15.0 m rear yard setback is required to the All-Season Sports Facility. [Schedule A]	To permit a minimum rear yard setback of 13.0 m to the All-Season Sports Facility.
6	A maximum building height of 11.0 m is permitted for and OS2 zone. [Schedule A]	To permit a maximum building height of 13 m for the All-Season Sports Facility.

**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 10m<sup>2</sup>.

**Other Comments:**

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.

**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.

**From:** [development.coordinator](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Christine Vigneault](#)  
**Subject:** [External] RE: A104/24 (775 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, August 12, 2024 9:11:39 AM  
**Attachments:** [image001.png](#)

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**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 (775 Applewood Cres) 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/](https://maps.metrolinx.com/Third_Party_Coordination_Permitting/)

Metrolinx may also be removed from future circulations of this site.

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



---

**From:** Christine Vigneault <Christine.Vigneault@vaughan.ca>

**Sent:** Friday, August 9, 2024 2:54 PM

**To:** rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; yorkplan@trca.ca; engineeringadmin@powerstream.ca; TCEnergy@mhbcplan.com; christian.singh@ontario.ca; francesca.brown@ontario.ca; colin.mulrenin@ontario.ca; Maya.Harris@ontario.ca; development.coordinator <development.coordinator@metrolinx.com>; 'PropertyReview@ttc.ca'

<PropertyReview@ttc.ca>; NoticeReview@infrastructureontario.ca

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** A104/24 (775 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**EXTERNAL SENDER:** Do not click any links or open any attachments unless you trust the sender and know the content is safe.  
**EXPÉDITEUR EXTERNE:** Ne cliquez sur aucun lien et n'ouvrez aucune pièce jointe à moins qu'ils ne proviennent d'un expéditeur fiable, ou que vous ayez l'assurance que le contenu provient d'une source sûre.

Hello,

If this application is not within your jurisdiction for comment, please disregard this message.

Please email comments and recommendations on the above noted application to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is August 19, 2024.

Should you have any questions or require additional information please contact the undersigned.

Committee of Adjustment, City of Vaughan

[Cofa@vaughan.ca](mailto:Cofa@vaughan.ca)

905-832-8504

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.**

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A104/24 (775 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, August 15, 2024 9:13:53 AM  
**Attachments:** [image002.png](#)

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**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,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: [cameron.mcdonald@trca.ca](mailto:cameron.mcdonald@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



**From:** [Rajevan, Niranjan](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A104/24 (775 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, August 19, 2024 3:40:19 PM  
**Attachments:** [image001.png](#)  
[image003.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 – A104/24 (775 Applewood Crescent) and has no comment.

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 Planning | Economic and Development Services Branch | Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://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			07/24/2024	Application Cover Letter

**RECEIVED**

By Christine Vigneault at 1:10 pm, Jul 24, 2024



**SMARTCENTRES®**  
REAL ESTATE INVESTMENT TRUST

July 24<sup>th</sup>, 2024

Committee of Adjustment  
City of Vaughan | Planning and Growth Management Portfolio  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Subject: Minor Variance Application  
For lands municipally known as 775 Applewood Crescent  
Vaughan Metropolitan Centre, Vaughan, ON**

To whom it may concern:

We are pleased to submit the enclosed Minor Variance Application for the lands municipally known as 775 Applewood Crescent, located within the Vaughan Metropolitan Centre (“VMC”). The parcel is approximately 5.5 acres in size, and is located south of Portage Parkway and east of Applewood Crescent.

Construction is currently underway to build tennis courts and pickleball courts, which are expressly permitted as of right, per section 7.3 of Zoning By-law 1-88. As we strive to make this recreational use highly valuable to the community, we are seeking minor variances in order to extend the usability of these tennis courts through the winter months, which is achieved by seasonal installation of air supported structures.

Permit Additional Use:

We are proposing the addition of All-Season Sports Facility as defined in By-law 1-88, as a permitted use to the current OS2 Zoning applied to the Subject Lands. This additional use will enable usability through the winter for the tennis courts, while continuing to align with the recreational interests outlined within the zoning by-law. There will also be an accessory office facility to service the All-Season Sports Facility, which is permitted in the definition for the proposed use.

Reduction to Minimum Parking Requirement:

The current parking requirements for the All-Season Sports Facility is 1 space for every 3 persons in the design capacity. We are requesting a parking variance to instead provide a total of 12 parking spaces, 10 to service tennis players, 1 accessible space, and 1 space for the accessory office. It is to be noted that no parking is required during the summer.

Permit Parking Off-Site:

To achieve greater functionality for the subject lands, we are also proposing that the 12 total parking spaces required for an All-Season Sports Facility be permitted to be provided off-site, whereas the current requirement is for parking to be provided on-site. The proposed off-site parking would be located in the existing excess parking of the adjacent parcel (100 Edgeley Blvd.) immediately to the east, which is also owned First Vaughan Investments Limited & SmartVMC West Inc. .

### Reduce Minimum Yard Depth Requirements:

Due to the irregular shape of the Subject Lands, we are requesting a reduction to the minimum Interior Side Yard (East) from 15 metres to 0 metres, reduction of the minimum Front Yard (South) from 15 metres to 13 metres, and the minimum Exterior Side Yard (West) from 15 metres to 4 metres. This relief will ensure the optimal placement and orientation of all proposed structures on the parcel.

### Increase Maximum Building Height:

To create an All-Season Sports Facility with the greatest functionality possible, we are requesting an increase of the maximum permitted building height from 11 metres to 13 metres.

### Summary of Requested Minor Variances

The list below summarizes minor adjustments to the approved Zoning By-laws to accommodate the design revisions mentioned above, including the additional All-Season Sports Facility use, changes to yard requirements, and provision of office and parking in the adjacent parcel.

- Variance No. 1: for the permitted uses, the Zoning by-law 1-88 section 7.3 does not include All Season Sports Facility as a use, whereas the addition of All-Season Sports Facility is proposed.
- Variance No. 2: for the minimum parking required, per Zoning by-law 1-88 section 3.8 a., All-Season Sports Facility requires 1 parking space for every three (3) persons in the maximum design capacity, whereas 12 total parking spaces are proposed.
- Variance No. 3: for the parking location required, per Zoning 1-88 section 3.8, the owner shall provide and maintain parking on the lot on which the structure is erected, whereas provision of parking on the adjacent parcel is proposed.
- Variance No. 4: for the minimum Interior Side Yard, the Zoning by-law 1-88 schedule A requires 15m, whereas 0m is proposed.
- Variance No. 5: for the minimum Interior Side Yard, the Zoning by-law 001-2021 section 10.2.2 requires 1m, whereas 0m is proposed.
- Variance No. 6: for the minimum Exterior Side Yard, the Zoning by-law 1-88 schedule A requires 15m, whereas 4m is proposed.
- Variance No. 7: for the minimum Front Yard, the Zoning by-law 1-88 schedule A requires 15m, whereas 13m is proposed.
- Variance No. 8: for the maximum building height, the Zoning by-law 1-88 schedule A requires maximum 11m, whereas 13m is proposed.

### **Submission Description**

Based on the Required Documentation for Minor Variance Applications, we are pleased to submit the materials outlined in Appendix "1" as part of our Application.

We look forward to working with the City in the processing of this application. Should you have any questions or require additional copies of the items, please feel free to contact the SmartCentres team at:

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Respectfully Submitted,

**SmartCentres**

**Appendix 1:**

- Variance Chart
- Structure Size Chart
- Structure Setback Chart
- Authorization Form
- Permission to Enter & Acknowledgement of Public Information
- Sworn Declaration Form
- Tree Declaration Form
- Site Plan

## SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
None	N/A