



**File:** B007/19

**Applicant:** Roybridge Holdings Ltd.

**Address:** 6100-6260 Hwy 7 Woodbridge

**Agent:** KLM Planning Partners Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

| Commenting Department                  | <input checked="" type="checkbox"/> Positive Comment<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|--|--|---|
| Committee of Adjustment                | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Building Standards                     | <input checked="" type="checkbox"/>  |   |
| Development Planning                   | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Cultural Heritage (Urban Design)       | <input checked="" type="checkbox"/>  |   |
| Development Engineering                | <input checked="" type="checkbox"/>  |   |
| Parks Department                       |  |   |
| By-law & Compliance                    |  |   |
| Financial Planning & Development       | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Real Estate                            | <input checked="" type="checkbox"/>  |   |
| Fire Department                        |  |   |
| TRCA                                   |  |   |
| Ministry of Transportation             |  |   |
| Region of York                         | <input checked="" type="checkbox"/>  |   |
| Alectra (Formerly PowerStream)         | <input checked="" type="checkbox"/>  |   |
| Public Correspondence (see Schedule B) | <input checked="" type="checkbox"/>  |   |

Adjournment History: N/A

Background History: To be confirmed.



## Consent Application

Agenda Item: 8

B007/19

Ward: 2

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date of Hearing: Thursday, June 27, 2019

Applicant: Roybridge Holdings Ltd.

Agent: Ryan Virtanen - KLM Planning Partners Inc.

Property: 6100-6260 Highway 7, Woodbridge

**Zoning:** The subject lands are zoned EM1 Presitige Employment Area, subject to the provisions of Exception No. 9(1137) and and C7 Service Commercial, subject to the provisions of Exception No. 9(1126) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan ('VOP 2010'): Employment Commercial Mixed-Use, Prestige Employment & General Employment

**Related Files:** Consent Applications: B004/19, B005/19 and B006/19 & Minor Variance Application: A075/19

**Purpose:** Consent is being requested for mortgage purposes over the lands described as Parts 1, 2 & 3 on the Draft R Plan submitted (being 6200 Highway 7).

The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 1, 2, 3, 4, 5, 6, 7 & 8 on the Draft R Plan.

**Background (Previous Applications approved by the Committee on the subject land: To be confirmed.**

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History: N/A**

### Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

### Committee of Adjustment:

Public notice was mailed on June 12, 2019

Applicant confirmed posting of signage on June 19, 2019.

Existing Building or Structures on the subject land: Various commercial institutional uses on retained land. Severed land are currently vacant.

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Consent Application B004/19 & B005/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
4. That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding.

5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: None

Building Department Staff have no additional comments in respect to this application.

**Development Planning:**

Vaughan Official Plan ('VOP 2010'): Employment Commercial Mixed-Use, Prestige Employment & General Employment

The purpose of the minor variance is to facilitate consent applications B004/19, B005/19, B006/19 and B007/19. The subject lands contain a variety of commercial and employment uses, including an event space, hotels and eating establishments and have been reviewed and developed as a master planned site. The proposed definition of a "lot" would have the effect of treating the subject lands as one parcel for the purposes of zoning by-law compliance. Final approval for the consent applications will be issued in the form of an unstipulated consent, which does not require subsequent *Planning Act* consent for future conveyances (similar to a new lot severance). To accommodate the consent applications and mitigate potential issues in the future, varying the definition of a "lot" is appropriate given the historical context of the development and represents good planning.

Accordingly, the Development Planning Department is of the opinion that the proposed variance 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.

As a condition of the consent applications, the Development Planning Department recommends the registration of a Section 118 Restriction on the above noted lands that will restrict any future conveyances or transfers in part. Accordingly, the Development Planning Department has no objection to the consent applications as they are for mortgage purposes only, and is satisfied that they maintain the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c. P.13*.

The Development Planning Department recommends approval of the applications, subject to the condition below:

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That Minor Variance A075/19 be approved and the decision be Final and Binding.
2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.

**Cultural Heritage (Urban Design):**

There are no cultural heritage concerns for this application.

**Development Engineering:**

There are no comments associated with this application

**Engineering Condition(s):**

There are no conditions associated with this application

**Parks Development:**

No Response.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

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

Recommended condition of approval:

The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**Real Estate Comment(s):**  
No cash-in-lieu payment is required for the following reason(s): partial discharge

**Real Estate Condition(s):**  
There are no conditions associated with this application

**Building Septic Comment(s):**  
There are no comments associated with this application

**Building Septic Condition(s):**  
There are no conditions associated with this application

**Fire Department:**  
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence  
KLM Planning Partners – Cover letter

Schedule C - Agency Comments  
Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)  
To be confirmed.

**Staff Recommendations:**  
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

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

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

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

|   | Department/Agency   | Condition   |
|---|---|---|
| 1 | Committee of Adjustment<br>Christine Vigneault<br><br>905-832-8585 x 8332<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.<br>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.<br>3. That Consent Application B004/19 & B005/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.<br>4. That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding.<br>5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. |

|   | Department/Agency  | Condition   |
|---|--|---|
| 2 | Development Planning<br>Christopher Cosentino<br><br>905-832-8585 x 8215<br><a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a> | 1. That Minor Variance A075/19 be approved and the decision be Final and Binding.<br>2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan. |
| 3 | Development Finance<br>Nelson Pereira<br><br>905-832-8585 x 8393<br><a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>                       | The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).   |

Warning:

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

Notice to the Applicant – 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 to Public

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For more information please contact the City of Vaughan, Committee of Adjustment**

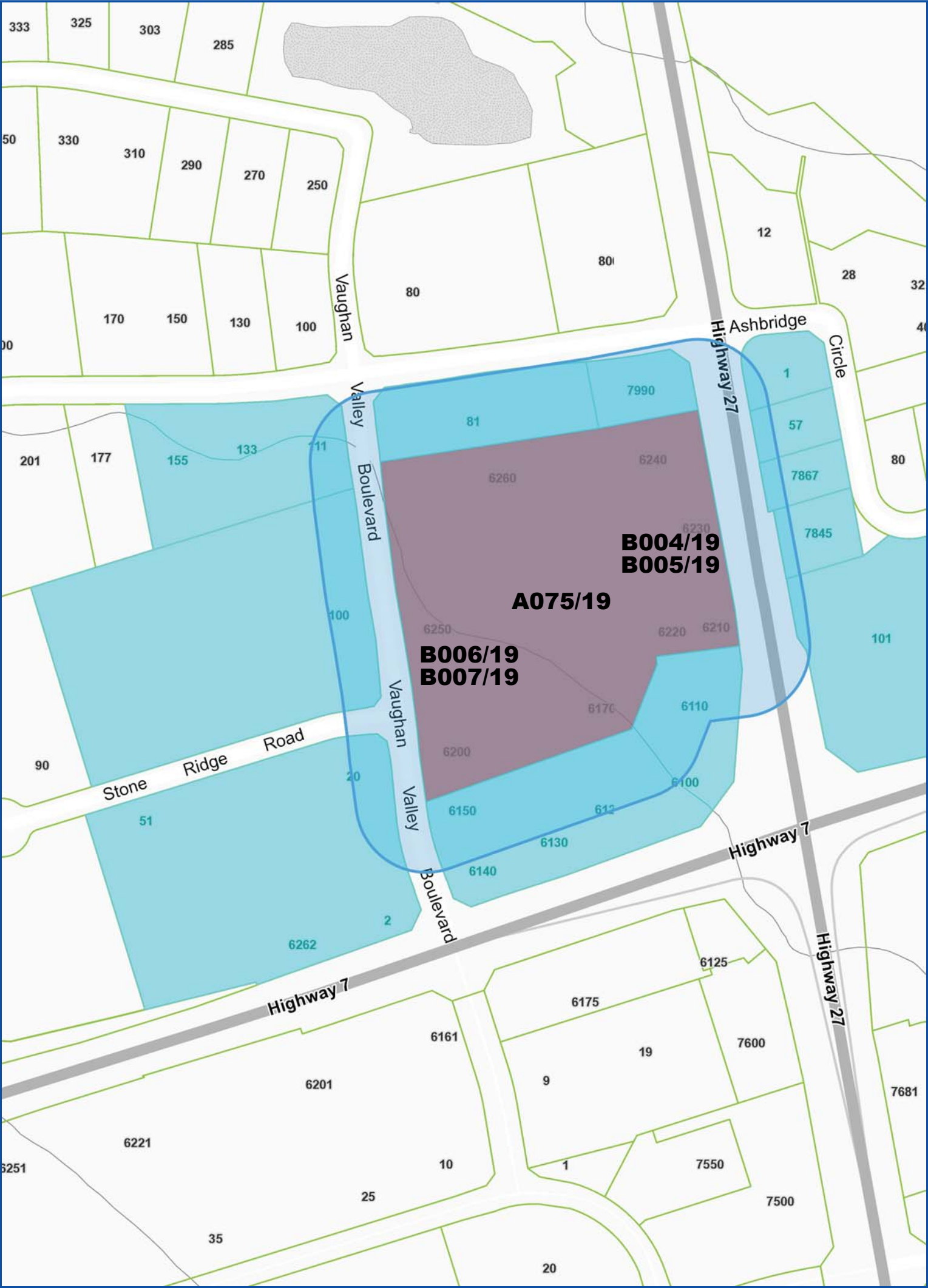
T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

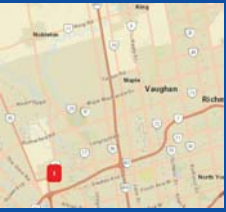
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches





Map Information:



Title:

6170 TO 6260 HIGHWAY #27

NOTIFICATION MAP - B004/19, B005/19, B006/19, B007/19 & A075/19

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 6, 2019 5:59 PM

Projection:  
NAD 83  
UTM Zone  
17N



**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**KLM Planning Partners – Cover letter**

**Revised**

May 29, 2019

**B007/19**



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

File: P-3035

May 27, 2019

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Ms. Christine Vigneault  
Secretary Treasurer**

**Re: Roybridge Holdings Limited  
Applications for Consent (Hotel Lands)  
6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250,  
6260 Regional Road 7  
Parts 1,2 and 3 on enclosed Draft Reference Plan 65R-  
City of Vaughan, Regional Municipality of York**

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Dear Ms. Vigneault,

On behalf of our clients, Roybridge Holdings Limited, owners of the above noted lands, we are pleased to submit two applications for Consent as they relate to the above noted lands:

1. One (1) Consent application for Partial Discharge to discharge an existing mortgage from a portion of the subject lands, and
2. One (1) Consent application for a new Charge to apply to the portion of the subject lands that are subject to the aforementioned Partial Discharge application (herby referred to as the "Hotel Lands").

The subject parcel of land is located at the northwest quadrant of Regional Road 7 and Highway 27, and are municipally known as 6100, 6110, 6120, 6130, 6140, 6150, 6200, 6220, 6230, 6240, 6250, 6260 Regional Road 7. The subject lands are legally described as: "All of Blocks 44, 45 and 46, and Parts of Blocks 38, 39, 42, and 43, Registered Plan 65M-3627, and Part of Lot 6, Concession 9 (Geographic Township of Vaughan), in the City of Vaughan, Regional Municipality of York". The Hotel Lands, which are proposed to be removed from the existing mortgage, are described as Parts 1,2, and 3 on the enclosed Draft Reference Plan 65R- prepared by Schaeffer Dzaldov Bennett Ltd.

*Planning • Design • Development*

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

**Schedule D: Previous Approvals (Notice of Decision)**

To be confirmed.