VAUGHAN Staff Report Summary **Item # 14**

Ward #4

File: A069/19

Applicant: 2748355 Canada Inc.

Address: 2 Commerce Street and
30-150 Interchange Way, Concord.

Agent: Stephen Albanese - IBI Group

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	☑ Positive Comment ☒ Negative Comment	**Condition(s)** ☑ ☒
Committee of Adjustment	☑	
Building Standards	☑	
Building Inspection	☑	
Development Planning	☑	☑
Cultural Heritage (Urban Design)	☑	
Development Engineering	☑	☑
Parks Department		
By-law & Compliance		
Financial Planning & Development	☑	
Fire Department		
TRCA	☑	☑
Ministry of Transportation	☑	
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**		

Adjournment History: None.

Background History: B036/17 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, June 27, 2019

Minor Variance Application

Agenda Item: 14

A069/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing:	Thursday , June 27, 2019
Applicant:	2748355 Canada Inc.
Agent:	Stephen Albanese - IBI Group
Property:	**2 Commerce Street and 30-150 Interchange Way, Concord.**
Zoning:	The subject lands are zoned C9 Corporate Centre Zone and C10 Corporate District Zone and subject to the provisions of Exception 9(957) under By-law 1-88 as amended
OP Designation:	"Station Precinct" by the VMC Secondary Plan (VOP 2010, Volume 2, Section 11.12)
Related Files:	None.
Purpose:	Relief from the by-law is being requested to permit a temporary sales office to be located further than 100 metres from the lands to be developed. The lands proposed to be developed through this application are located south of Interchange Way and west of Exchange Avenue, being Parts 1 to 19 inclusive, on Plan 65R-37648 and subject to Site Plan Application DA.18.056. Please Note: The temporary sales office may in the future service all development occurring on lands identified as Part 1, Parts 3-4 inclusive, Part of Part 5, Part 7, Part 9, Part 15, Parts 17-20 inclusive, Parts 26-34 inclusive, Part of Part 35, Part of Part 36, Parts 37-42 inclusive, Part of Part 43, Part 44, Part of Part 48, Parts 53-61 inclusive, Part of Part 62, and Parts 63-69 inclusive on Plan 65R-20291.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A Temporary Sales Trailer is permitted in all zones but only on the lands subject to the development or within 100 metres of the lands to be developed.	To permit a Temporary sales office which shall be located more than 100 metres from the lands to be developed.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B036/17	Consent is being requested to sever a parcel of land for residential purposes approximately 247 metres by irregular, approximately 63,800 square metres (686,759 square feet) with frontage onto Interchange Way. The retained parcel is approximately 187,500 square metres (2,018,300 square feet) and has frontage onto Highway 7 and Interchange Way. The severed land is currently vacant and the existing commercial and office uses on the retained land are to remain.	APPROVED - December 7/17

Adjournment History: None.

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 12, 2019

Property Information	
Existing Structures	**Year Constructed**
Sales Office	Proposed
Various Buildings	Unknown

Applicant has advised that they cannot comply with By-law for the following reason(s): Given the temporary nature of the building and its architectural design, it is infeasible for the building to be more than one storey in height. The architectural and landscape design also requires an increased setback from Highway 7 and Commerce Street. Please see attached letter.

Adjournment Request: None.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: N/A

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Metropolitan Centre (VMC) Secondary Plan: "Station Precinct" by the (VOP 2010, Volume 2, Section 11.12)

The Owner is requesting permission to construct a Temporary Sales Office further than 100 m from the lands to be developed, being the lands located on the south-east corner of Interchange Way and Exchange Avenue.

The subject Temporary Sales Office is located in the Vaughan Metropolitan Centre (VMC) Secondary Plan and is being reviewed through Site Development Application File DA.19.034, which will be considered by the Committee of the Whole at a later date.

The lands to be developed are located south of Interchange Way and west of Exchange Avenue (Parts 1 to 19 inclusive, on Plan 65R-37648) and are subject to active Site Development Application File DA.18.056, which proposes two 15-storey residential buildings with 169 m2 of at-grade retail, one 9-storey mid-rise residential building and 22 townhouse blocks consisting of stacked, back-to-back and traditional townhouse units.

The Development Planning Department has no objection to the location of the temporary sales office and is 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.

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

1. That Site Development Application DA.19.034 be approved by Council.

Cultural Heritage (Urban Design):
There are no cultural heritage concerns for this application.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A069/19 subject to the following condition:

1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.034) from the Development Engineering (DE) Department.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Application Cover letter

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

Schedule D - Previous Approvals (Notice of Decision)
Consent Application B036/17

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 criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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 Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That Site Development Application DA.19.034 be approved by Council.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.034) from the Development Engineering (DE) Department.
3	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the applicant provides the required $1100.00 review fee for Minor Variance Application A069/19.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

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

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 further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E 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:

2 COMMERCE STREET & 30-150 INTERCHANGE WAY, CONCORD

NOTIFICATION MAP - A069/19

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.

VAUGHAN

Scale: 1: 9,028

0 0.14 km

Created By:

Infrastructure Delivery Department

May 14, 2019 3:06 PM

Projection: NAD 83 UTM Zone 17N

LEGEND

100m Buffer

2748355 Canada Inc. Lands

IBI
55 St. Clair Avenue West
7th Floor
Toronto, Ontario
Canada M4V 2Y7
Tel. (416) 596-1930
Fax (416) 596-0644

SCALE	1:3500
DATE	2019-06-13
DRAWN BY	O.GRABOWSKI

CITY OF
VAUGHAN

VAUGHAN METROPOLITAN CENTRE

FILE No.	FIGURE No.
117698	FIGURE 1

FILE:J:\117698_Quadreal_VMC\5.0 Design (Work) Phase\0965\5.0 Work (Design) Phase\2019\AutoCAD Models\dwg\89304 Overall Ctl Nad83 Orig With 04-06-08+4409-to Client.dwg LAYOUT:11x17L
LAST SAVED BY:Oscar.grabowski, Thursday, June 13, 2019 4:14:34 PM PLOTTED BY:Oscar Grabowski Thursday, June 13, 2019 4:19:20 PM

SITE DEVELOPMENT DATA

ZONE	C9 – VMC		
LOT AREA	2.24 ha	[5.544 acre]	22,435.33 sq.m.
BUILDING AREA			
SALES PAVILLION	861.2 sq.m.		
TOTAL BLDG AREA GROSS FLOOR AREA	861.2 sq.m.		
FSI	0.0384		

SETBACKS	REQUIRED	PROVIDED
FRONT YARD	0	64.84 m
REAR YARD	3 m	14.05 m
SIDE YARD (EXTERIOR)	0	14.21 m
SIDE YARD (INTERIOR)	0	109.34 m

BLDG. HEIGHT 7m

PARKING	REQUIRED	PROVIDED
BLDG. AREA (861.2 sm)		
2.5 parking spaces per 100 sm	22	26
TOTAL	22	26
		(INCL. 1 TYPE A ACCESSIBLE SPACE)

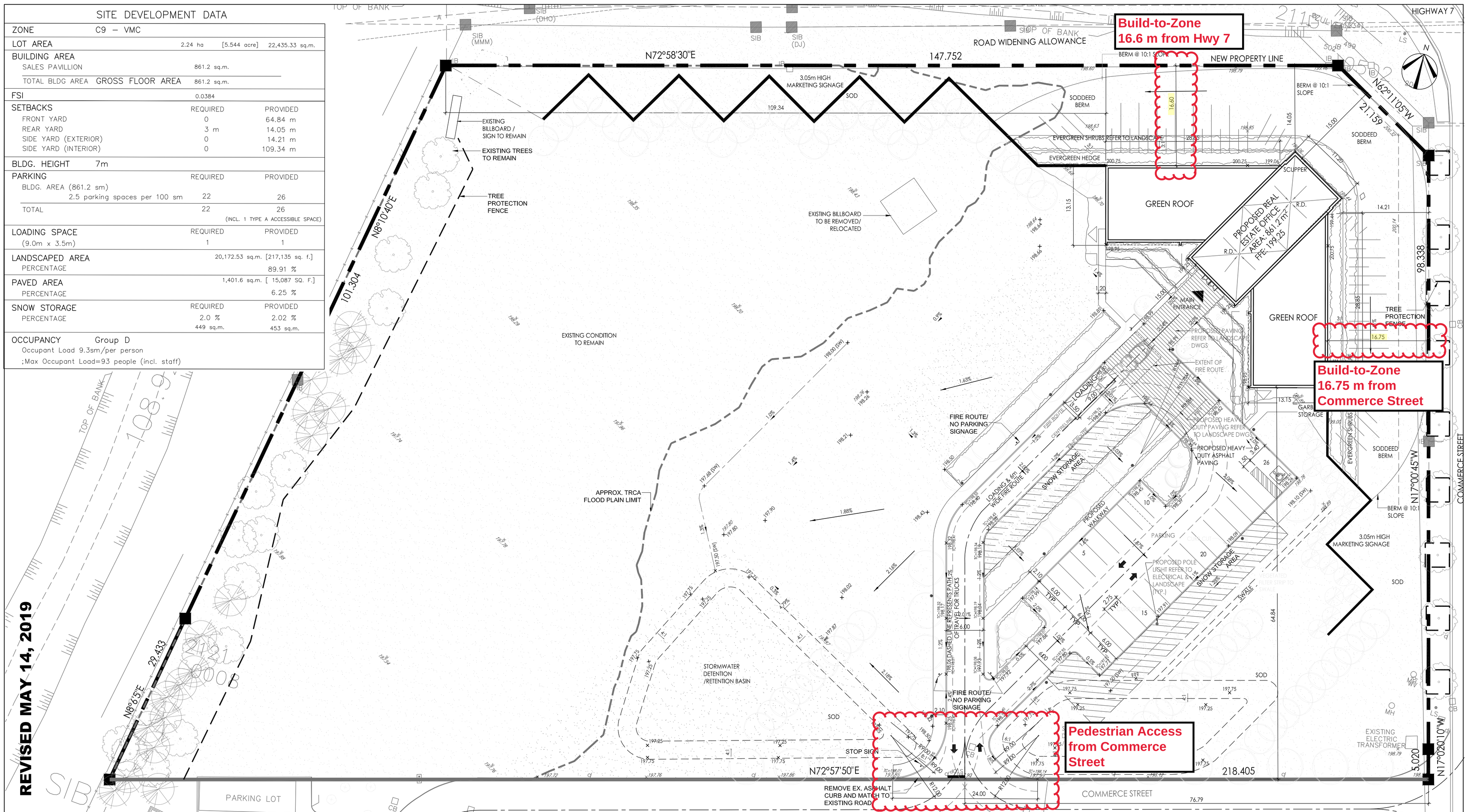
LOADING SPACE	REQUIRED	PROVIDED
(9.0m x 3.5m)	1	1

LANDSCAPED AREA		20,172.53 sq.m. [217,135 sq. f.]
PERCENTAGE		89.91 %
PAVED AREA		1,401.6 sq.m. [15,087 SQ. F.]
PERCENTAGE		6.25 %

SNOW STORAGE	REQUIRED	PROVIDED
PERCENTAGE	2.0 %	2.02 %
	449 sq.m.	453 sq.m.

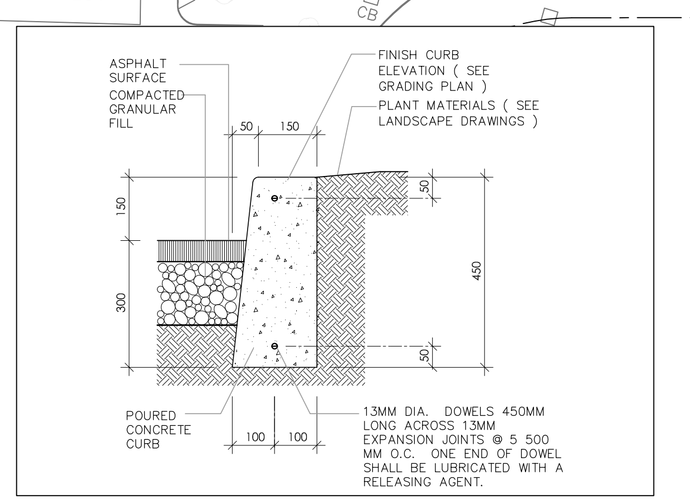
OCCUPANCY Group D
Occupant Load 9.3sm/per person
;Max Occupant Load=93 people (incl. staff)

REVISED MAY 14, 2019

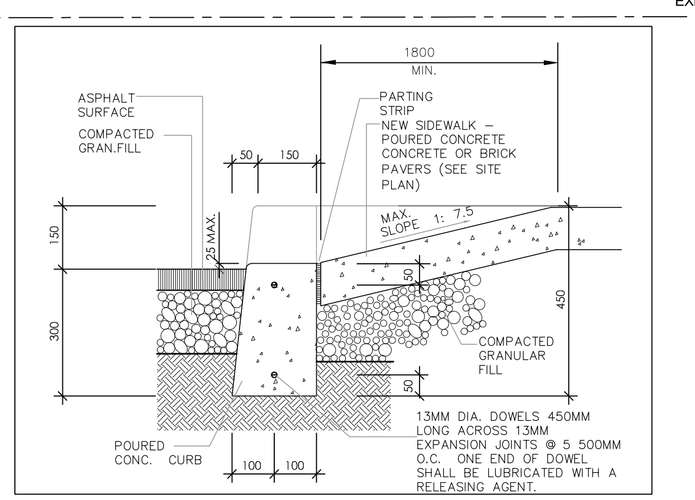


PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN,
COUNTY OF YORK)
CITY OF VAUGHAN
(FORMERLY TOWN OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK
HUNT SURVEYS INC.

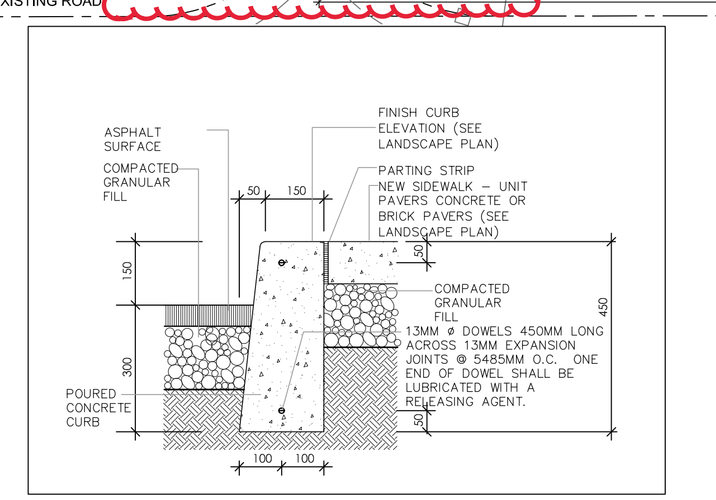
1 SITE PLAN
SCALE: 1/300



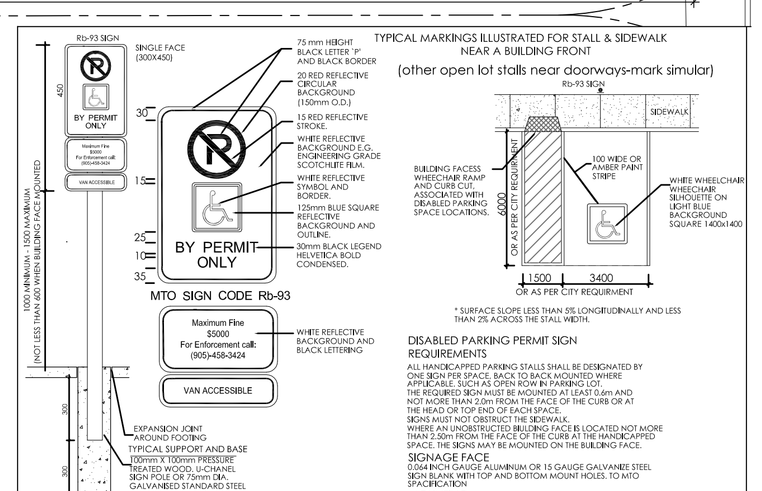
2 TYPICAL CONCRETE CURB
SCALE: 1:10



3 DEPRESSED CONCRETE CURB
SCALE: 1:10



4 SECTION: CONCRETE CURB/SIDEWALK
SCALE: 1:10



TYPICAL MARKINGS ILLUSTRATED FOR STALL & SIDEWALK NEAR A BUILDING FRONT
(other open lot stalls near doorways-mark simular)

* SURFACE SLOPE LESS THAN 5% LONGITUDINALLY AND LESS THAN 2% ACROSS THE STALL WIDTH.

DISABLED PARKING PERMIT SIGN REQUIREMENTS
ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY ONE SIGN PER SPACE, BACK TO BACK MOUNTED WHERE APPLICABLE, SIGNS AS OPEN ROW IN PARKING LOT. THE REQUIRED SIGN MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 1.2m FROM THE FACE OF THE CURB OR AT THE HEAD OR TOP END OF EACH SPACE. SIGNS MUST NOT OBSTRUCT THE SIDEWALK. WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATED NOT MORE THAN 2.50m FROM THE FACE OF THE CURB AT THE HANDICAPPED SPACE, THE SIGNS MAY BE MOUNTED ON THE BUILDING FACE.

SIGNAGE FACE
0.064 INCH GAUGE ALUMINUM OR 1S GAUGE GALVANIZE STEEL SIGN BLANK, WITH TOP AND BOTTOM MOUNT HOLES. TO MTO SIGN CODE Rb-93

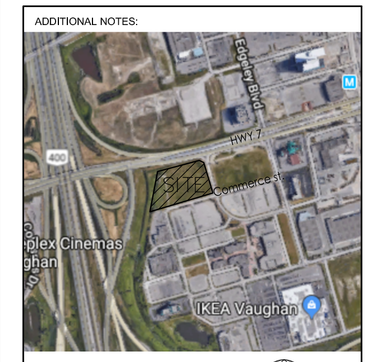
MOUNTING
THE SIGN FACE MUST BE SECURED TO A POST OR WALL ANCHORED WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.

H/C SIGN DETAIL - TYPE "A" VAN ACCESSIBLE

THESE DRAWINGS ARE NOT TO BE SCALED;
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
1	2019.01.30	CLIENT REVIEW
2	2019.02.01	CLIENT REVIEW
3	2019.03.26	SITE PLAN APPROVAL

ADDITIONAL NOTES:



KEY PLAN

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

ONTARIO ASSOCIATION OF ARCHITECTS
VINCENT J. SANTAMAURA
LICENCE 1238

© SRN ARCHITECTS INC. 2019

CLIENT:
2748355 CANADA INC. &
MENKES VMC RESIDENTIAL INC.

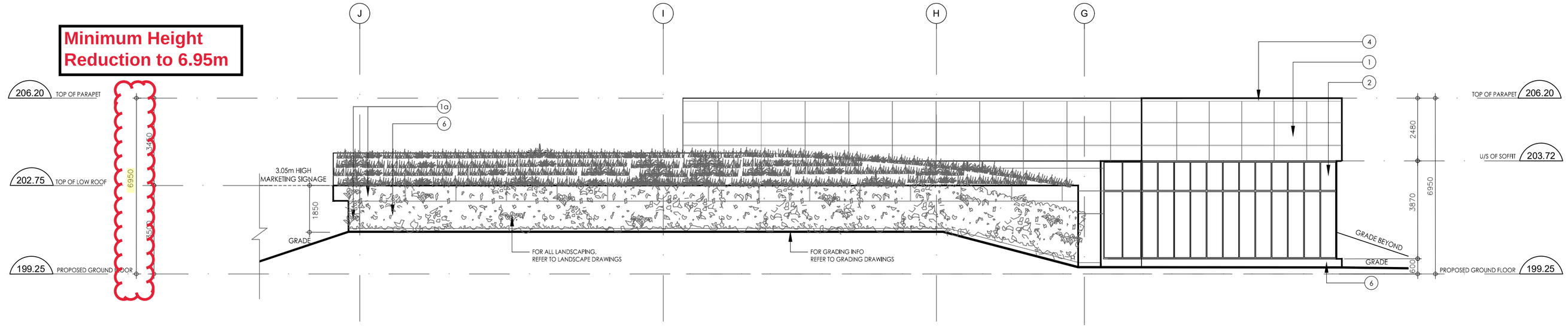
PROJECT:
SALES OFFICE - BLOCK 4
30 INTERCHANGE WAY
VAUGHAN, ONTARIO

DRAWING TITTLE:
PROPOSED SITE PLAN

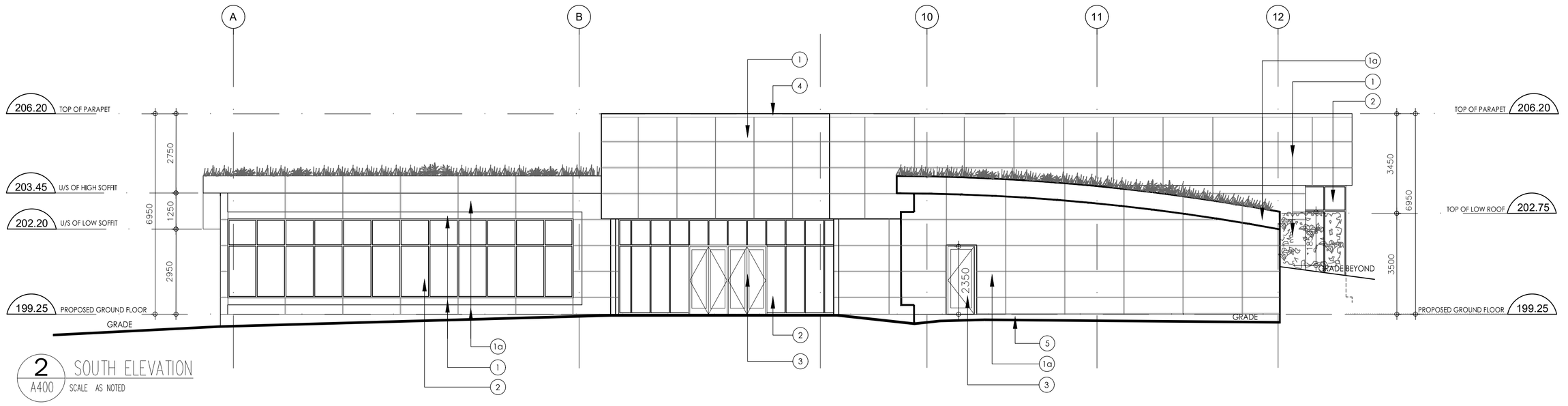
DATE: 2019.01.25	SCALE: 1:500
DRAWN BY: GF	CHECKED BY: GF
PROJECT NUMBER: S19012	DRAWING NUMBER: A100

File H:\Acad SRN Projects\S19012 - Menkes VMC Sales Pavillion #2\Commerce St Vaughan\ACAD Drawings\02 WORKINGS\A-Refs\A100 Site Plan 2019-04-15.dwg Plotted: Apr 15, 2019 By SRN21

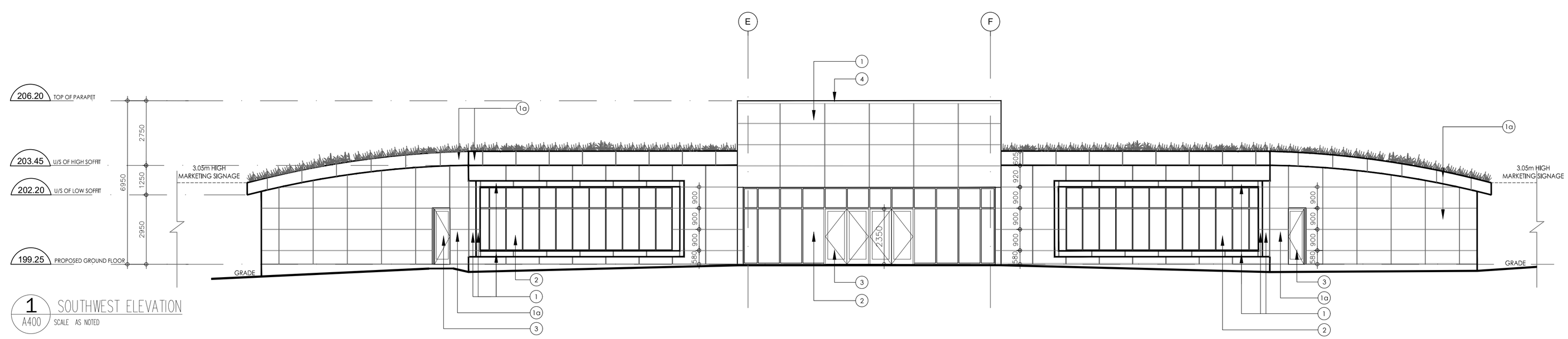
Minimum Height Reduction to 6.95m



3 A400 EAST ELEVATION
SCALE AS NOTED



2 A400 SOUTH ELEVATION
SCALE AS NOTED



1 A400 SOUTHWEST ELEVATION
SCALE AS NOTED

1. AL13 ARCHITECTURAL METAL PANEL SYSTEMS (COLOUR: SD341 CORNELL RED)
1a. AL13 ARCHITECTURAL METAL PANEL SYSTEMS (COLOUR: MC308 CHARCOAL METALLIC)
2. DOUBLE GLASS SET IN THERMALLY BROKEN ANODIZED ALUMINUM CURTAIN WALL FRAME
3. TEMPERED THERMAL GLASS DOOR IN ALUMINUM FRAME
4. METAL CAP FLASHING
5. CONCRETE FOUNDATION WALL
6. PARGE FINISH (COLOUR: TBD)

THESE DRAWINGS ARE NOT TO BE SCALED:
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3	2019.03.26	SITE PLAN APPROVAL

ADDITIONAL NOTES:

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

ONTARIO ASSOCIATION OF ARCHITECTS
VINCENT J. SANTAMAURA
LICENCE
4238
© SRN ARCHITECTS INC. 2019

CLIENT:
2748355 CANADA INC. &
MENKES VMC RESIDENTIAL INC.

PROJECT:
SALES OFFICE - BLOCK 4
30 INTERCHANGE WAY
VAUGHAN, ONTARIO

DRAWING TITTLE:
PROPOSED ELEVATIONS

DATE: 2019.01.25	SCALE: 1:100
DRAWN BY: GF	CHECKED BY: GF
PROJECT NUMBER: S19012	DRAWING NUMBER: A400

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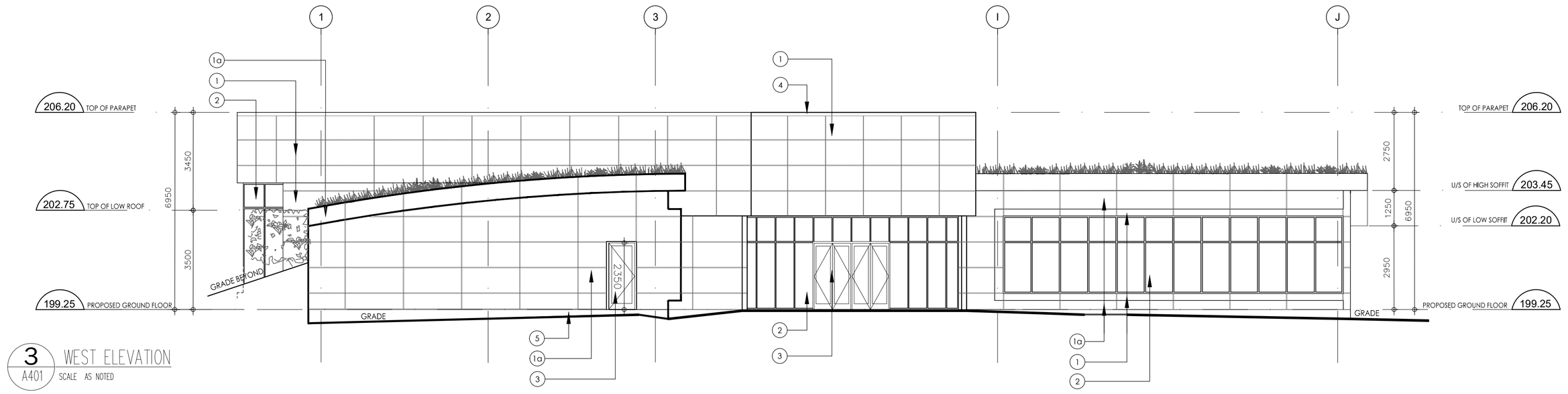
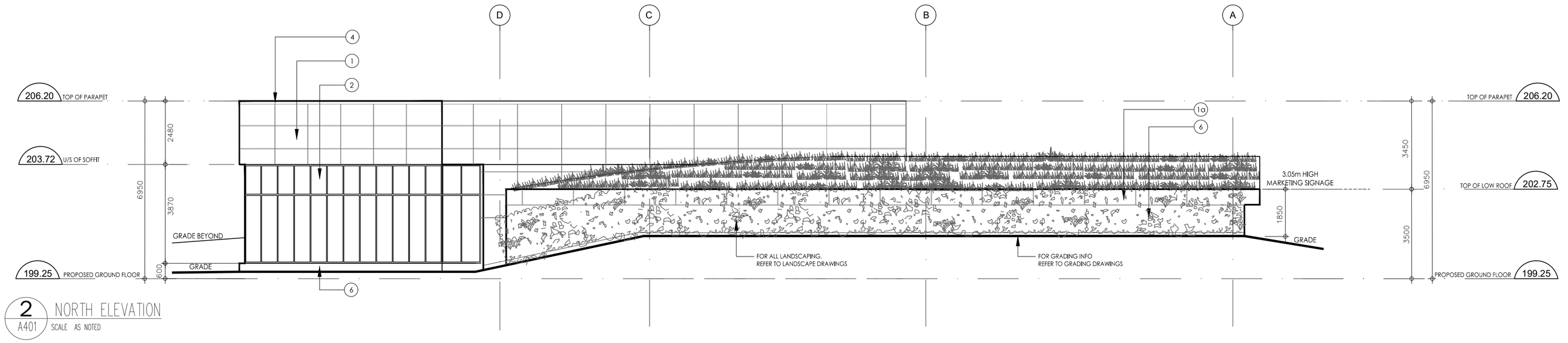
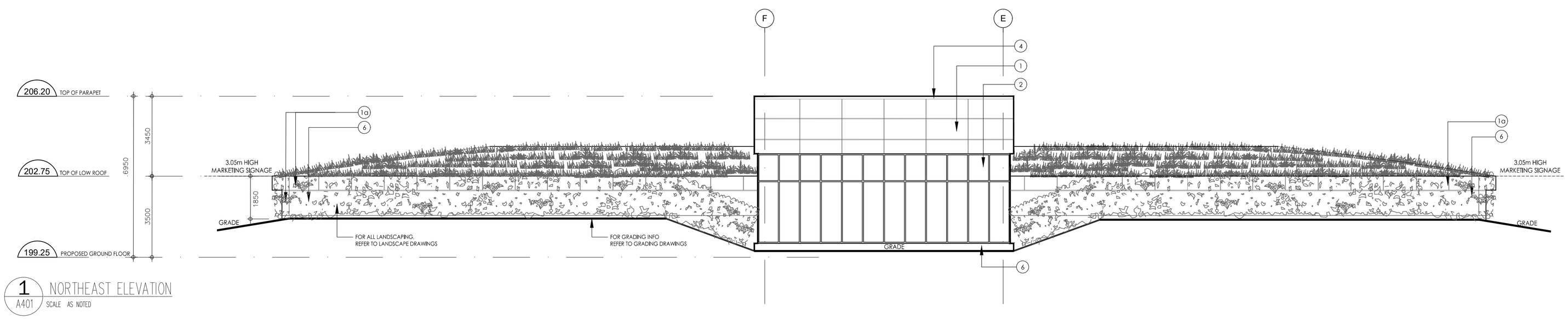


3 A401 WEST ELEVATION
SCALE AS NOTED



2 A401 NORTH ELEVATION
SCALE AS NOTED



1 A401 NORTHEAST ELEVATION
SCALE AS NOTED

1. AL13 ARCHITECTURAL METAL PANEL SYSTEMS (COLOUR: SD341 CORNELL RED)
1a. AL13 ARCHITECTURAL METAL PANEL SYSTEMS (COLOUR: MC308 CHARCOAL METALLIC)
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3. TEMPERED THERMAL GLASS DOOR IN ALUMINUM FRAME
4. METAL CAP FLASHING
5. CONCRETE FOUNDATION WALL
6. PARGE FINISH (COLOUR: TBD)

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NO:	DATE:	ISSUED FOR:
1	2019.01.30	CLIENT REVIEW
2	2019.02.01	CLIENT REVIEW
3	2019.03.26	SITE PLAN APPROVAL

ADDITIONAL NOTES:

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

ONTARIO ASSOCIATION OF ARCHITECTS
VINCENT J. SANTAMAURA
LICENCE 4238
© SRN ARCHITECTS INC. 2019

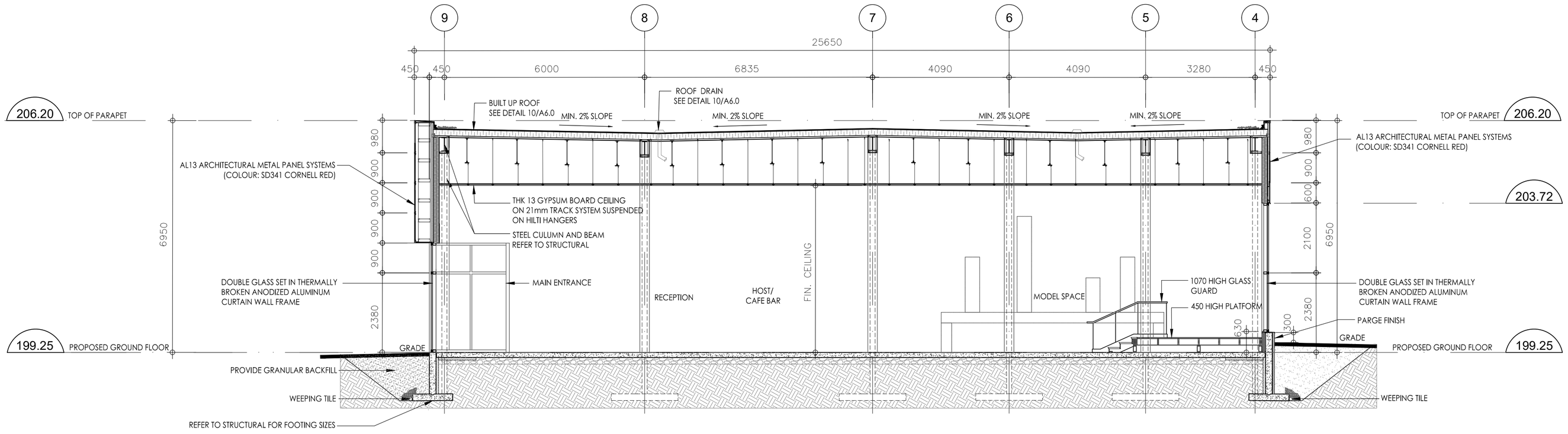
CLIENT:
2748355 CANADA INC. &
MENKES VMC RESIDENTIAL INC.

PROJECT:
SALES OFFICE - BLOCK 4
30 INTERCHANGE WAY
VAUGHAN, ONTARIO

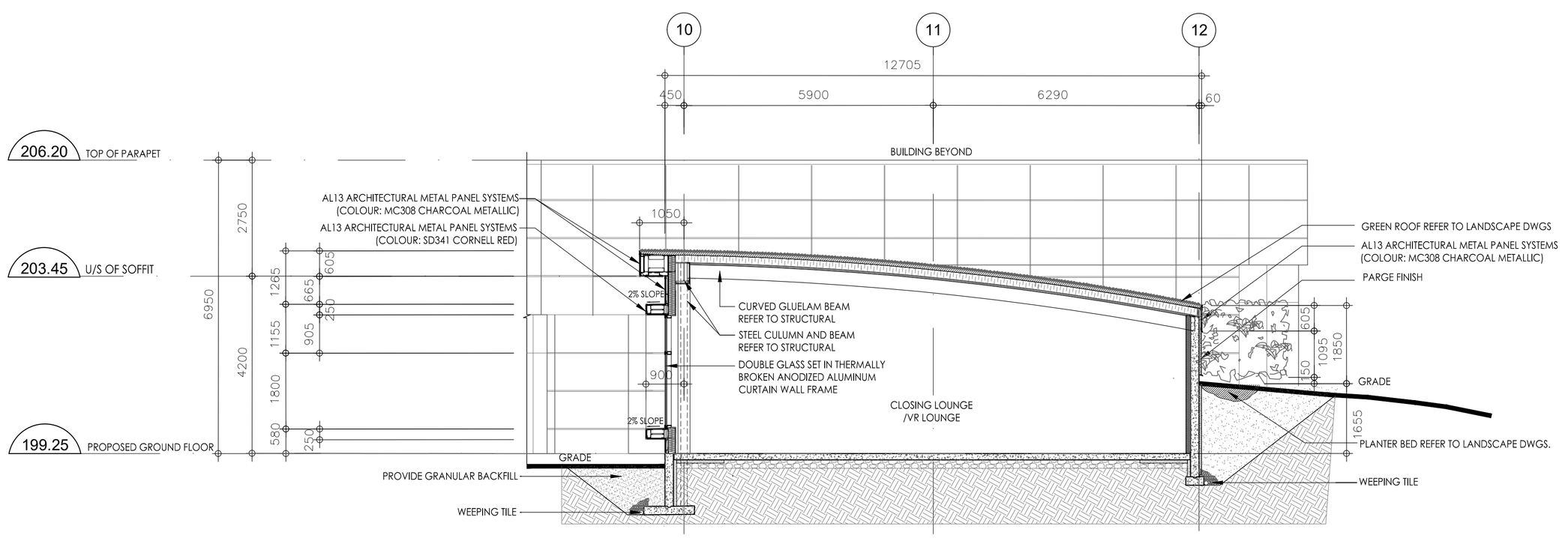
DRAWING TITTLE:
PROPOSED ELEVATIONS

DATE: 2019.01.25	SCALE: 1:100
DRAWN BY: GF	CHECKED BY: GF
PROJECT NUMBER: S19012	DRAWING NUMBER: A401

File:C:\Users\GARY\appdata\local\temp\AcPublish_30600\A400 - A403 Elevations and Renderings.dwg Plotted: Mar 27, 2019 By gary



2 BUILDING SECTION
A500 SCALE AS NOTED



1 BUILDING SECTION
A500 SCALE AS NOTED

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
1	2019.01.30	CLIENT REVIEW
2	2019.02.01	CLIENT REVIEW
3	2019.03.26	SITE PLAN APPROVAL

ADDITIONAL NOTES:

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE ST, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

ONTARIO ASSOCIATION OF ARCHITECTS
VINCENT J. SANTAMAURA
LICENCE
4238

© SRN ARCHITECTS INC. 2019

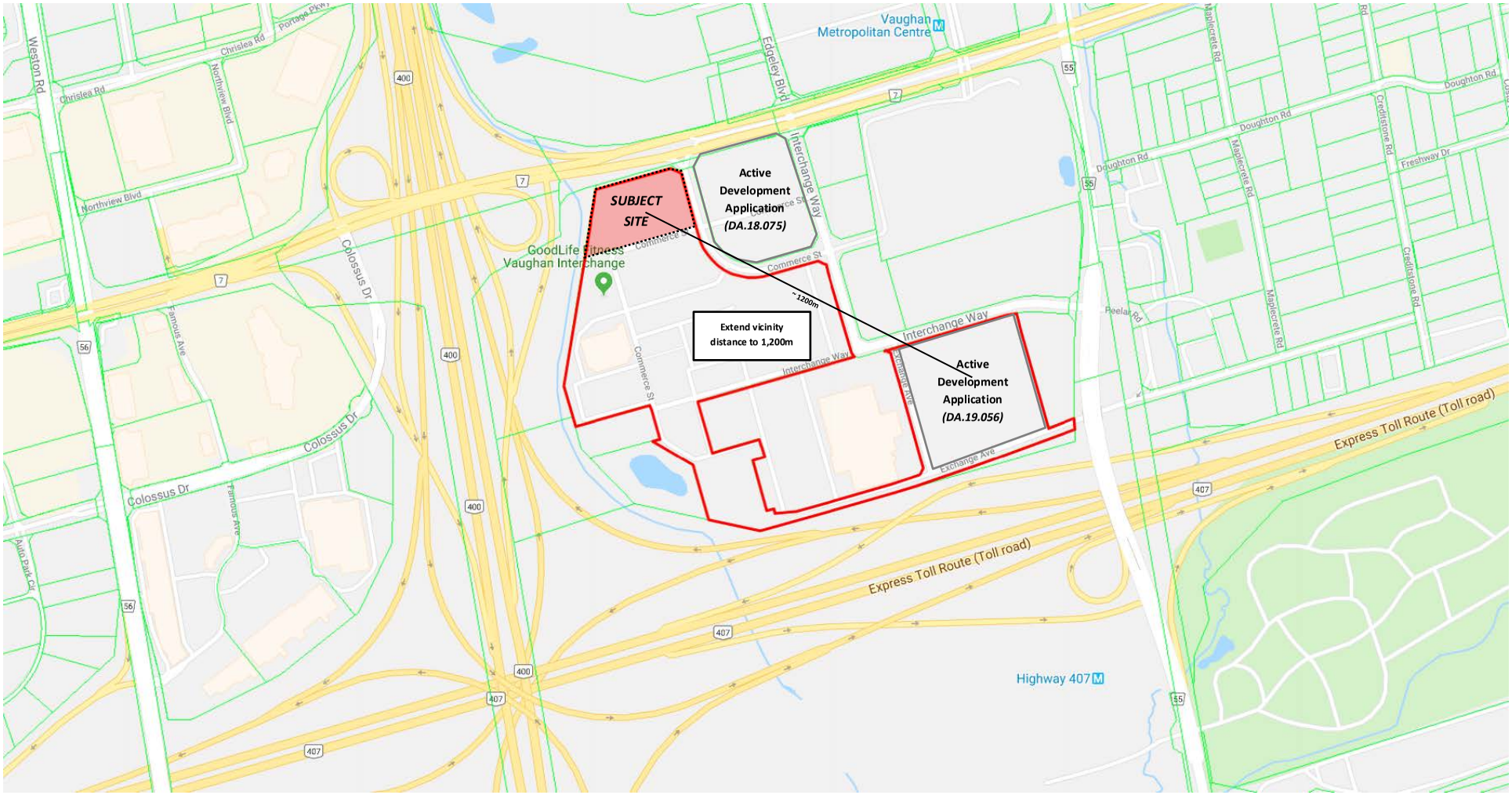
CLIENT:
2748355 CANADA INC. &
MENKES VMC RESIDENTIAL INC.

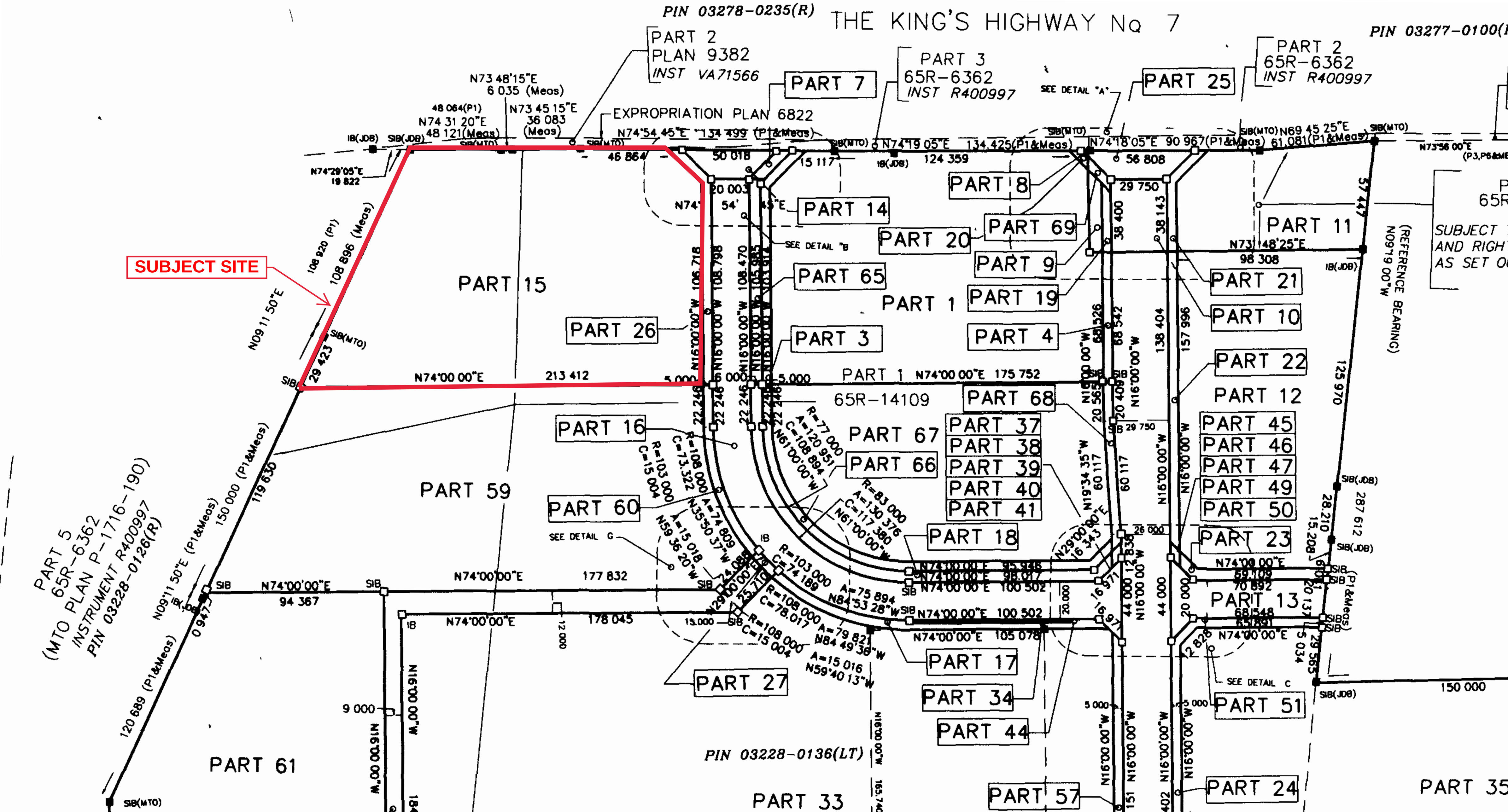
PROJECT:
SALES OFFICE - BLOCK 4
30 INTERCHANGE WAY
VAUGHAN, ONTARIO

DRAWING TITTLE:
PROPOSED BUILDING SECTIONS

DATE: 2019.01.25	SCALE: 1:75
DRAWN BY: GF	CHECKED BY: GF
PROJECT NUMBER: S19012	DRAWING NUMBER: A500

File:H:\Acad SRN Projects\S19012 - Menkes VMC Sales Pavilion 4278\Commerce St Vaughan\ACAD-Drawings\02 WORKING\A-Refs\A500 Building Sections.dwg Plotted: Mar 27, 2019 By:gary


SUBJECT SITE
Active Development Application (DA.18.075)
Active Development Application (DA.19.056)
Extend vicinity distance to 1,200m
~1200m
GoodLife Fitness Vaughan Interchange
Vaughan Metropolitan Centre
Highway 407
Express Toll Route (Toll road)
Express Toll Route (Toll road)
Interchange Way
Commerce St
Exchange Ave
Colossus Dr
Weston Rd
Chrislea Rd
Northview Blvd
Famous Ave
Eddeley Blvd
Maplecrete Rd
Creditstone Rd
Doughton Rd
Freshway Dr
Reelair Rd



PIN 03278-0235(R)
THE KING'S HIGHWAY No 7
PIN 03277-0100(
PART 2
PLAN 9382
INST VA71566
PART 3
65R-6362
INST R400997
PART 2
65R-6362
INST R400997
PART 7
PART 25
EXPROPRIATION PLAN 6822
SUBJECT SITE
PART 15
PART 1
PART 8
PART 14
PART 20
PART 69
PART 9
PART 19
PART 4
PART 11
PART 21
PART 10
PART 22
PART 12
PART 65
PART 26
PART 3
PART 1
65R-14109
PART 68
PART 16
PART 67
PART 37
PART 38
PART 39
PART 40
PART 41
PART 66
PART 45
PART 46
PART 47
PART 49
PART 50
PART 59
PART 60
PART 18
PART 23
PART 13
PART 17
PART 27
PART 34
PART 44
PART 51
PART 61
PART 33
PART 57
PART 24
PART 35
PART 5
65R-6362
(MTO PLAN P-1716-190)
INSTRUMENT R400997
PIN 03228-0126(R)
PIN 03228-0136(LT)
SUBJECT
AND RIGH
AS SET O
(REFERENCE BEARING)
N09°19'00"W
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL G
SEE DETAIL C
N73 48'15"E
6 035 (Meas)
N73 45 15"E
36 083
(Meas)
N74 31 20"E
48 121(Meas)
N74°54 45"E 134 499 (P1&Meas)
N74°19 05"E 134.425(P1&Meas)
N74°18 05"E 90 967(P1&Meas)
N69 45 25"E 61.081(P1&Meas)
N73°56 00"E
N74°29'05"E
19 822
N09 11 50"E
108 896 (Meas)
N74°00 00"E 213 412
N74°00 00"E 175 752
N74°00'00"E 94 367
N74°00'00"E 177 832
N74°00'00"E 178 045
N74°00'00"E 100 502
N74°00'00"E 105 078
N74°00'00"E 98 017
N74°00'00"E 95 946
N74°00'00"E 69 109
N74°00'00"E 68 548
N16°00'00"W
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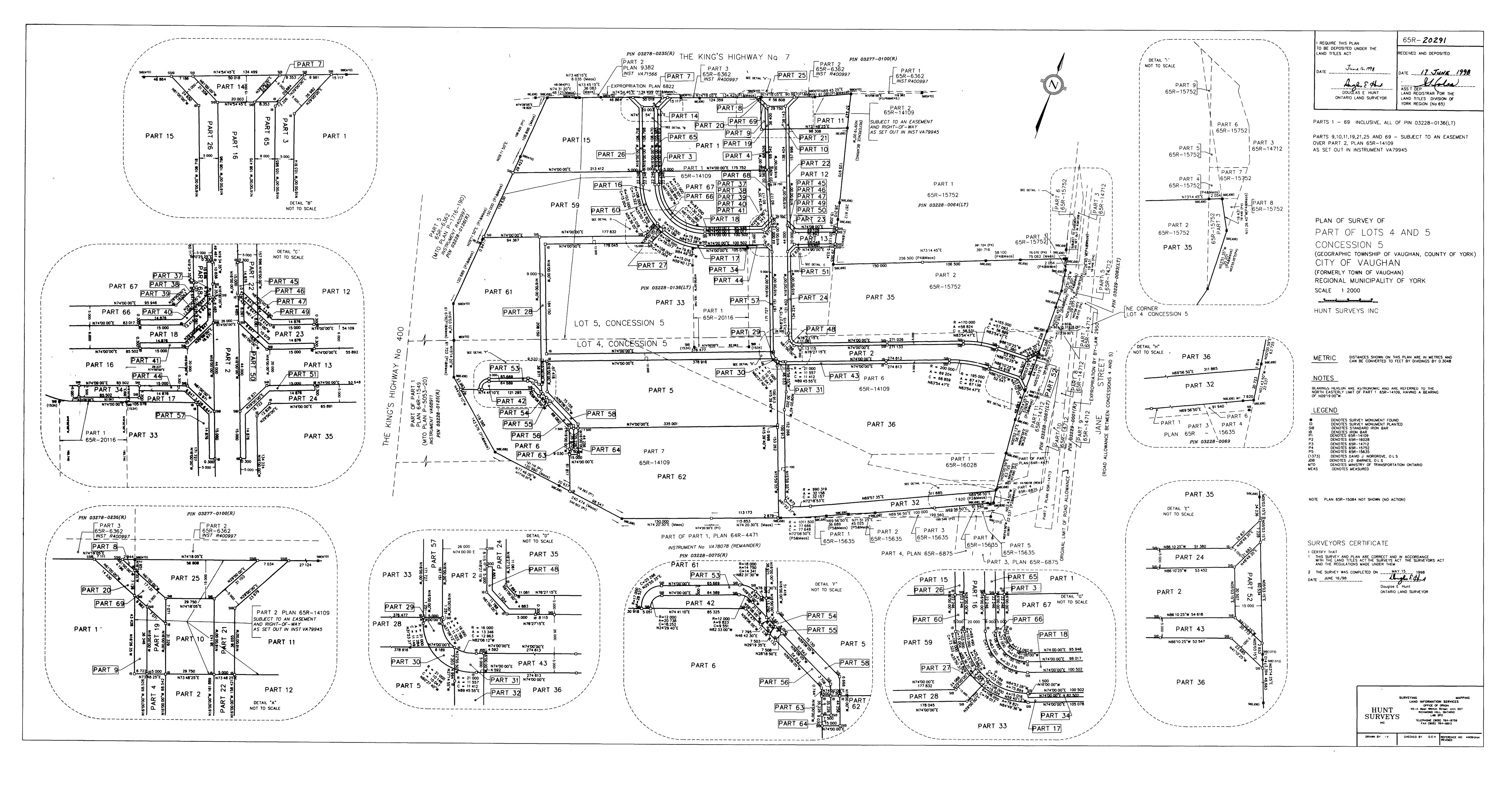
120 689 (P1&Meas)



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

DATE June 16, 1998

Douglas E. Hunt

DOUGLAS E. HUNT
ONTARIO LAND SURVEYOR

65R-20291

RECEIVED AND DEPOSITED

DATE 17 JUNE 1998

ASST DEP
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
YORK REGION (No 65)

PARTS 1 - 69 INCLUSIVE, ALL OF PIN 03228-0136(LT)

PARTS 9,10,11,19,21,25 AND 69 - SUBJECT TO AN EASEMENT OVER PART 2, PLAN 65R-14109 AS SET OUT IN INSTRUMENT VA79945

PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
(FORMERLY TOWN OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK

SCALE 1 2000

0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 1120 1140 1160 1180 1200 1220 1240 1260 1280 1300 1320 1340 1360 1380 1400 1420 1440 1460 1480 1500 1520 1540 1560 1580 1600 1620 1640 1660 1680 1700 1720 1740 1760 1780 1800 1820 1840 1860 1880 1900 1920 1940 1960 1980 2000 METRES

HUNT SURVEYS INC

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EASTERLY LIMIT OF PART 1 65R-14109, HAVING A BEARING OF N09°19'00"W

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
●	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES 65R-16028
P2	DENOTES 65R-16028
P3	DENOTES 65R-15712
P4	DENOTES 65R-15752
P5	DENOTES 65R-15635
(1373)	DENOTES DAVID J. NORGROVE, O.L.S
JDB	DENOTES J.D. BARNES, O.L.S
MTO	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
MEAS	DENOTES MEASURED

NOTE PLAN 65R-15084 NOT SHOWN (NO ACTION)

SURVEYORS CERTIFICATE

I CERTIFY THAT

1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE LAND TITLES ACT THE SURVEYS ACT THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM

2 THE SURVEY WAS COMPLETED ON MAY 15, 1998

DATE JUNE 16/98

Douglas E. Hunt
ONTARIO LAND SURVEYOR

HUNT SURVEYS INC

SURVEYING MAPPING
LAND INFORMATION SERVICES
OFFICE OF ORIGIN
45-A West Wilmot Street Unit 207
RICHMOND HILL ONTARIO
L4B 1P2
TELEPHONE (905) 764-8759
FAX (905) 764-6812

DRAWN BY I.V | CHECKED BY D.E.H | REFERENCE NO 440R-plan | REVISED

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.

Application cover letter

IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

May 14, 2019

Ms. Christine Vigneault
Manager of Development Services and Secretary Treasurer
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Ms. Vigneault:

MINOR VARIANCE FOR PART OF LOT 15, PLAN 65R-20291

IBI Group is pleased to submit the following Minor Variance Application and supporting materials on behalf of 2748355 Canada Inc. for Part of Lot 15, Plan 65R-20291, City of Vaughan, Regional Municipality of York, municipally known as 30 Interchange Way. It should be noted that the lands in question are also subject to an active Site Plan Application, File No. DA.19.034 which is currently under review by City Staff. In support of this Minor Variance Application, please find enclosed:

- One copy of the:
  - Minor Variance Application;
  - Site Plan;
  - Legal Survey
  - Building Elevations;
  - Building Cross Section;
  - Planning Rationale Letter;
  - Arborist Report;
- One USB containing all of the supporting documents; and
- One cheque of $3,359.00 made payable to the City of Vaughan to cover the applicable application fee.

We look forward to working with the City of Vaughan and all other relevant agencies as well as the public with regard to this application.

Please do not hesitate to contact us should you require clarifications or additional information.

Yours truly,
IBI Group

Stephen Albanese MCIP RPP

Cc: Jude Tersigni, Mobilio Developments Ltd.
Mike Reel, 2748355 Canada Inc.

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

IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

May 14, 2019

Ms. Christine Vigneault
Manager of Development Services and Secretary Treasurer
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Vigneault:

MINOR VARIANCE FOR PART OF LOT 15, PLAN 65R-20291 (APPLICATION NO. DA.19.034)

IBI Group, on behalf of 2748355 Canada Inc., is pleased to submit this Application for a Minor Variance for lands legally described as Part of Lot 15, Plan 65R-20291, City of Vaughan, Regional Municipality of York, municipally known as 30 Interchange Way.

The subject site is designated *Station Precinct* by the Vaughan Metropolitan Centre (VMC) Secondary Plan. The subject site is currently zoned *C9 Corporate Centre* and *C10 Corporate Centre*, subject to site-specific exception 9(957).

To facilitate the development of a temporary sales office on the subject site, Site Development Application DA.19.034 was submitted to the City of Vaughan in April 2019. The temporary sales office is proposed to have a gross floor area of 861.2 m^2 and be 6.95m in height. The development proposal also includes the placement of marketing boards adjacent to the Regional Road No. 7 and Commerce Street frontages (subject to a separate approval process) as well as landscaping features consisting of hedgerows, trees and other plantings across the site.

To facilitate this development, four variances are being sought, as follows:

1. ***Minimum Height Reduction***

   - By-law 144-2009 amending By-law 1-88 states that the subject site shall have a minimum height of 16.5 m.
   - A variance is being requested to eliminate the minimum height requirement. The intent of this variance is to recognize the ongoing Site Plan process, the temporary nature of the development and to facilitate the construction of a one-storey sales centre, which will serve 2748355 Canada Inc.'s and Mobilio Developments Ltd.'s lands during the development of their landholding. Ultimate development of the subject site will be in keeping with the overall built form patterns proposed throughout the VMC.

   This variance meets all four tests of a Minor Variance given the temporary nature of the development proposal. Furthermore, it provides added flexibility in the ongoing dialogue with City Staff as it pertains to Site Development Application DA.19.034. As such, the variance proposed is minor in nature, is desirable and represents an appropriate use of the subject site as it will allow for the development of a suitable and feasible temporary use that will facilitate the development of the south-west quadrant and will allow for the future ultimate redevelopment of the subject site. It should also be noted that the variance maintains all ability to develop the subject site in the future as per the larger VMC vision, and as such is in keeping with the general intents and purposes of the City of Vaughan's Zoning By-law and Official Plan.

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

2. Build-to-zone

- As indicated in Schedule A2 of By-law 1-88, the build-to-zone for the C9 zone is 0-3 m for all street frontages. In consideration of the proposed setbacks from Regional Road No. 7 and Commerce Street, a variance is being requested to eliminate this build-to requirement altogether.
- As demonstrated in Site Development Application DA.19.034, as well as presented to City Planning and the larger VMC Team, the development proposal includes a uniquely designed sales office building, which includes innovative planting and grading in front of the building and a comprehensive marketing plan that the City of Vaughan will have access to, in order to showcase the transformation of the southwest quadrant and market the VMC as a whole. As such, a variance which removes the build-to-zone requirements will facilitate key landscaping features and a marketing program which is an integral part of the architectural design.

Similar to the above, this variance meets all four tests of a Minor Variance given the temporary nature of the development proposal while providing flexibility to the Site Development Application DA.19.034 process. The variance is minor in nature as the increase in the building setback for landscaping and marketing purposes is desirable for the VMC and represents an appropriate use of land as its intent is to create a place for the public to experience the transformation of the southwest quadrant and the VMC as a whole. The proposed variance is also in keeping with the general intents and purposes of both the City of Vaughan's Zoning By-law and Official Plan.

3. Extend the Temporary Sales Office vicinity distance to 1,200 metres

- Section 3.25 of By-law 1-88 states that "temporary offices for the sale of residential units may be permitted in all zones but only on the lands subject to the development or in the immediate vicinity provided it shall not be located further away from the lands to be developed than 100 metres…"
- The intent of this variance request is to facilitate the construction of a Temporary Sales Office which will serve 2748355 Canada Inc.'s and Mobilio Developments Ltd.'s lands during the development of their landholding. It should be noted that all these lands are located south of Regional Road No. 7 and west of Jane Street in the southwest quadrant of the VMC.
- A variance is requested to extend the permitted distance to 1,200 metres in order to capture all the lands south of Regional Road No. 7, west of Jane Street, north of Highway 407 and east of Highway 400. This variance will enable the temporary sales office to be located along Regional Road No. 7 to generate public interest, play an integral role in the growth and placemaking efforts of this quadrant and help promote the VMC as a whole through its signage program.

This variance meets all four tests of a Minor Variance. The variance is minor in nature as it is intended to serve two landowners for their developments within the southwest quadrant of the VMC. It also limits the construction of multiple sales centres across the landholding and consolidates all sales activity in one area to be used and shared by multiple landowners. Given this, it is also an efficient, sustainable, desirable and appropriate use of land within the VMC. The proposed variance is also in keeping with the general intents and purposes of both the

City of Vaughan's Zoning By-law and Official Plan as it maintains the ability of future lands throughout the landholding and the SW Quadrant to realize their true vision as presented in the VMC Secondary Plan and Zoning By-law 1-88, while being marketed from one central location with high visibility along the Regional Road No. 7 corridor.

4. ***Removal of the required external at-grade pedestrian access from Regional Road No. 7***

   - Section 5.10 of By-law 1-88 requires that 60% of the gross floor area at the ground floor area fronting onto Regional Road No. 7 be composed of commercial uses which provide individual external at-grade pedestrian access to such uses.
   - While the entire gross floor area at the ground floor fronting onto Regional Road No. 7 will be used for commercial uses, no external at-grade pedestrian access will be provided from Regional Road No. 7. The intent of this is related to the building design and ties into the placemaking efforts being undertaken by the applicant. As such, a variance is required to permit the external at-grade pedestrian access at the rear of the subject site fronting onto Commerce Street (east/west segment). The architecture of the sales centre along with the landscaping features are designed to create a unique experience drawing pedestrians into the rear of the site so they can witness the numerous features proposed as well as the transformations occurring within the southwest quadrant of the VMC.

   This variance meets all four tests of a Minor Variance. The variance is minor in nature as there is currently limited pedestrian infrastructure to support an access along this stretch of Regional Road No. 7 and pedestrian access will still be provided, just in a different area. Future pedestrian access will be facilitated during the ultimate development scenario of these lands, and coincide with the Regional urbanization efforts along Regional Road No. 7. It is also an appropriate and desirable use for the land, supporting the general intents and purposes of the Zoning By-law and Official Plan through the current permissions for commercial uses on the subject site. In order to facilitate pedestrian access and flow into and out of the subject site, the applicant is working with City Staff through the Site Development Application DA.19.034 process to ensure that adequate and sufficient access is provided for pedestrians as well as vehicles, to the satisfaction of the City.

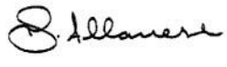
Overall, as demonstrated above the proposed four variances meet the four tests of a Minor Variance as prescribed by Section 45(1) of the *Planning Act*. These variances are all minor in nature, desirable for the appropriate development or use of the land, in keeping with the general intent and purpose of the Zoning By-law and Official Plan.

Please do not hesitate to contact the undersigned should you require any further clarification.

Respectfully submitted this 14th day of May, 2019.

Regards,

IBI Group



Stephen Albanese MCIP RPP

Cc: Jude Tersigni, Mobilio Developments Ltd.
Mike Reel, 2748355 Canada Inc.

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.

TRCA – comments with conditions
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

June 3, 2019 CFN: 60819.13

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

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

Dear Christine:

Re: Minor Variance Application A069/19
30 Interchange Way – 150 Interchange Way
Part Lot 5, Concession 5
City of Vaughan
Owner: 2748355 Canada Inc.
Agent: IBI Group

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on March 30, 2019. TRCA staff has reviewed the application and offers the following comments:

Background

It is our understanding that the purpose of Application A069/19 is to request the following:

1. To permit a Temporary sales office to be located further than 100m from the lands to be developed.

It is TRCA's understanding that the purpose of the above variance is to permit the development of a new sales centre on the subject property.

Applicable TRCA Policies and Regulations

Living City Policies (LCP):

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06:

The subject lands are located partially within the TRCA's Regulated Area of the Humber River Watershed due to the proximity of a portion of Black Creek and its associated estimated flood plain present on the western portion of the lot. In accordance with the *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses),* development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

Application-Specific Comments

As noted above, a portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed. The property is regulated by the TRCA due to the proximity to a stream corridor and a portion of the associated estimated Flood Plain associated with Black Creek. Please be advised that TRCA staff are in receipt of a Site Plan Application (City File DA.19.034). The noted file is currently being reviewed by TRCA staff. We understand the purpose of the application is to permit a temporary sales office located more than 100m from the lands to be developed. Although TRCA has

no objection to the requested variances, TRCA staff is currently working with the City and the Applicant and their consultants to review technical aspects related to the applicable Site Plan Application.

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 $1100.00 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

Given the existing development on the property and the proposed use TRCA has **no objection** to the approval of Minor Variance A069/19 subject to the following condition:

1) That the applicant provides the required $1100.00 review fee for Minor Variance Application A069/19.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Further, we trust these comments are of assistance.

TRCA will continue to work closely with the City of Vaughan, the applicant, and their consultants to ensure that TRCA's expectations for meeting comments are met. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Anthony Syhlonyk
Planner I
Planning and Development
Extension 5272

AS/cb

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, 03-9), 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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A069/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)
Attachments: A069-19 - CIRCULATION.pdf

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

Sent: June-10-19 9:27 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: FW: A069/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A069-19 (30-150 Interchange Way) and has **no comments.** Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
*Our Values: **I**ntegrity, **C**ommitment, **A**ccountability, **R**espect, **E**xcellence*

Please consider the environment before printing this email.

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B036/17

Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E CofA@vaughan.ca

NOTICE OF DECISION

Consent Application B036/17

Section 53 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing:	Thursday , December 07, 2017
Applicant:	2748355 Canada Inc.
Agent:	IBI Group Inc.
Property:	**30 Interchange Way, Concord**
Zoning:	The subject lands are zoned EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(957) under By-law 1-88 as amended.
OP Designation:	VOP 2010: "Neighbourhood Precincts", "Station Precinct" and "West and East Employment Precincts" under the Vaughan Metropolitan Centre (VMC) Secondary Plan (Volume 2, Section 11.12).
Related Files:	None
Purpose:	Consent is being requested to sever a parcel of land for residential purposes approximately 247 metres by irregular, approximately 63,800 square metres (686,759 square feet) with frontage onto Interchange Way. The retained parcel is approximately 187,500 square metres (2,018,300 square feet) and has frontage onto Highway 7 and Interchange Way. The severed land is currently vacant and the existing commercial and office uses on the retained land are to remain.
Sketch:	A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B036/17 on behalf of 2748355 Canada Inc. be **APPROVED,** in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaugan.ca	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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	1. The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	1. The Owner/applicant shall provide conceptual Site Servicing & Grading Plans for review subject to the final approval from Development Engineering.
4	Development Finance Nelson Pereira 905-832-8585 x8393 nelson.pereira@vaughan.ca	1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
5	TRCA Anthony Syhlonyk 416-661-6600 x5272 asyhlonyk@trca.on.ca.	1. That the applicant provides the required $1,050.00 TRCA application review fee.
6.	Region of York Gabrielle Hurst 1-877-464-9675 x71538 gabrielle.hurst@york.ca	1. Notwithstanding any lands that may have previously been expropriated by the Region, the Owner shall convey sufficient property to the Region for public highway purposes along the full frontage of the site where it abuts Highway 7 to establish a right-of-way of 30 metres measured from the centerline of construction of Highway 7, free of all costs and encumbrances. 2. The owner shall provide an additional road widening to maintain a 15 metre by 15 metre daylight triangle in the southwest corner of highway 7 and Commerce Street. 3. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to York Region. Alternatively, the Owner shall submit documentation to the Region confirming that the existing streetline represents sufficient right-of-way as required by York Region. 4. The Owner shall arrange for the preparation, review and deposit on title of a reference plan describing the lands to be conveyed to the Region, as described above, to the satisfaction of the Regional Planning and Economic Development Branch.

		5. The Region requires the Owner to submit to it, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I Environmental Site Assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II Environmental Site Assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region. The Owner shall also provide the Region with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

		The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region. 6. This application is subject to York Region's development applications processing fee as identified in By-law No. 2010-15. The review fee for Consent to Sever is $800 for the first lot (severed + new lot) and $150 for each additional lot created and the fee for Review and Approval of Environmental Site Assessment Report fee is $1,500. These fees are required to proceed with the review. Please note that all payments shall be in the form of a certified cheque and made payable to "The Regional Municipality of York" and forwarded to the Development Review Coordinator, Planning and Economic Development Branch. 7. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-6 have been met to its satisfaction.

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*

For the following reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Written Submissions * Public Correspondence received and considered by the Committee in making this decision	**Oral Submissions** *Please refer to the approved Minutes of Thursday , December 07, 2017 meeting for submission details.
None received.	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

H. Zheng Member	M. Mauti Chair	R. Buckler Member
J. Cesario Member		ABSENT A. Perrella Member

DATE OF HEARING:	**Thursday , December 07, 2017**
DATE OF NOTICE:	**December 15, 2017**
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	**January 04, 2018** 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	**December 15, 2018** 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Ontario Municipal Board

The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is $300 plus $25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: $722.00 per application

*Please note that all fees are subject to change.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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

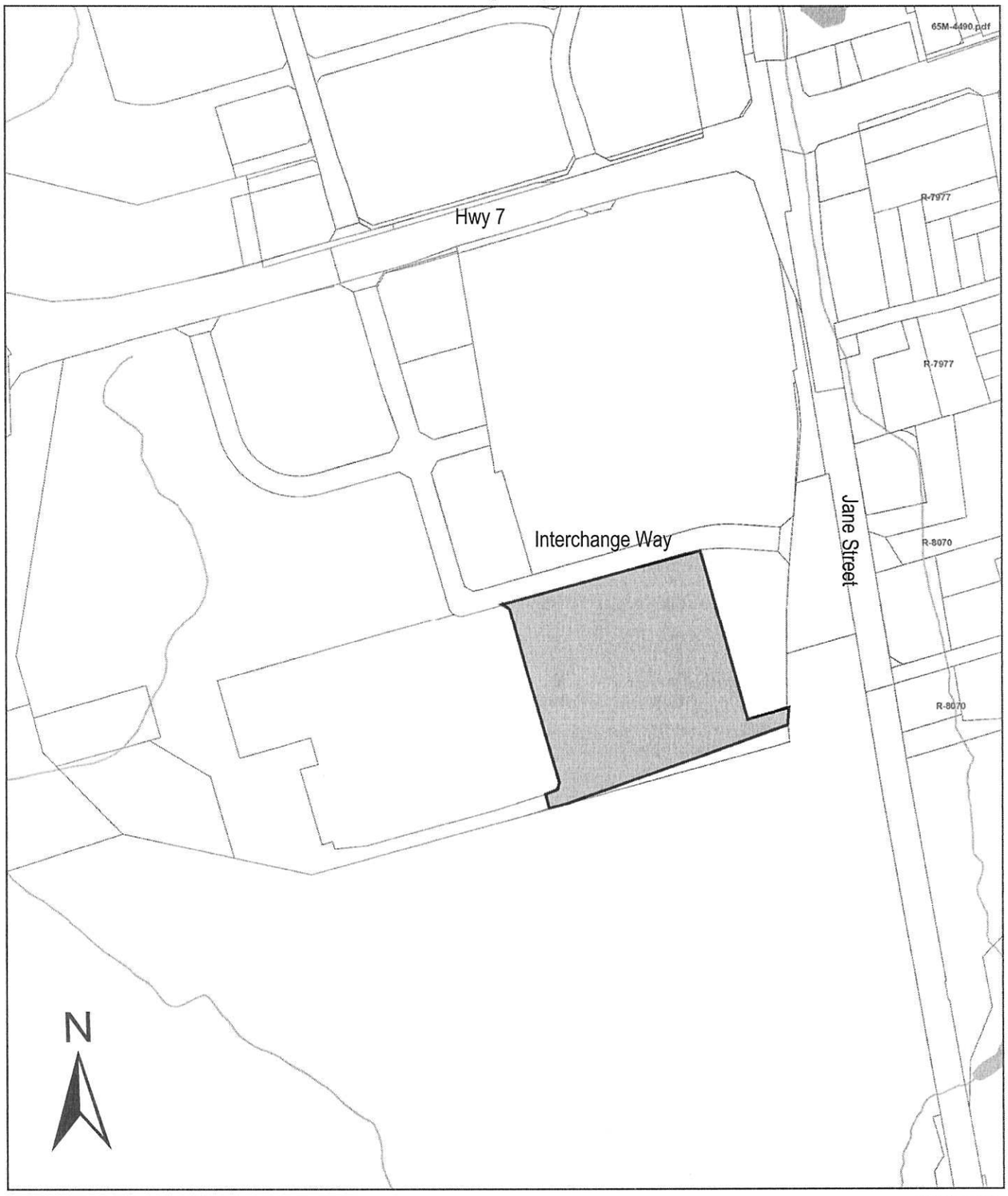
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 x 8002
E CofA@vaughan.ca

Location Map - B036/17

30 Interchange Way, Concord

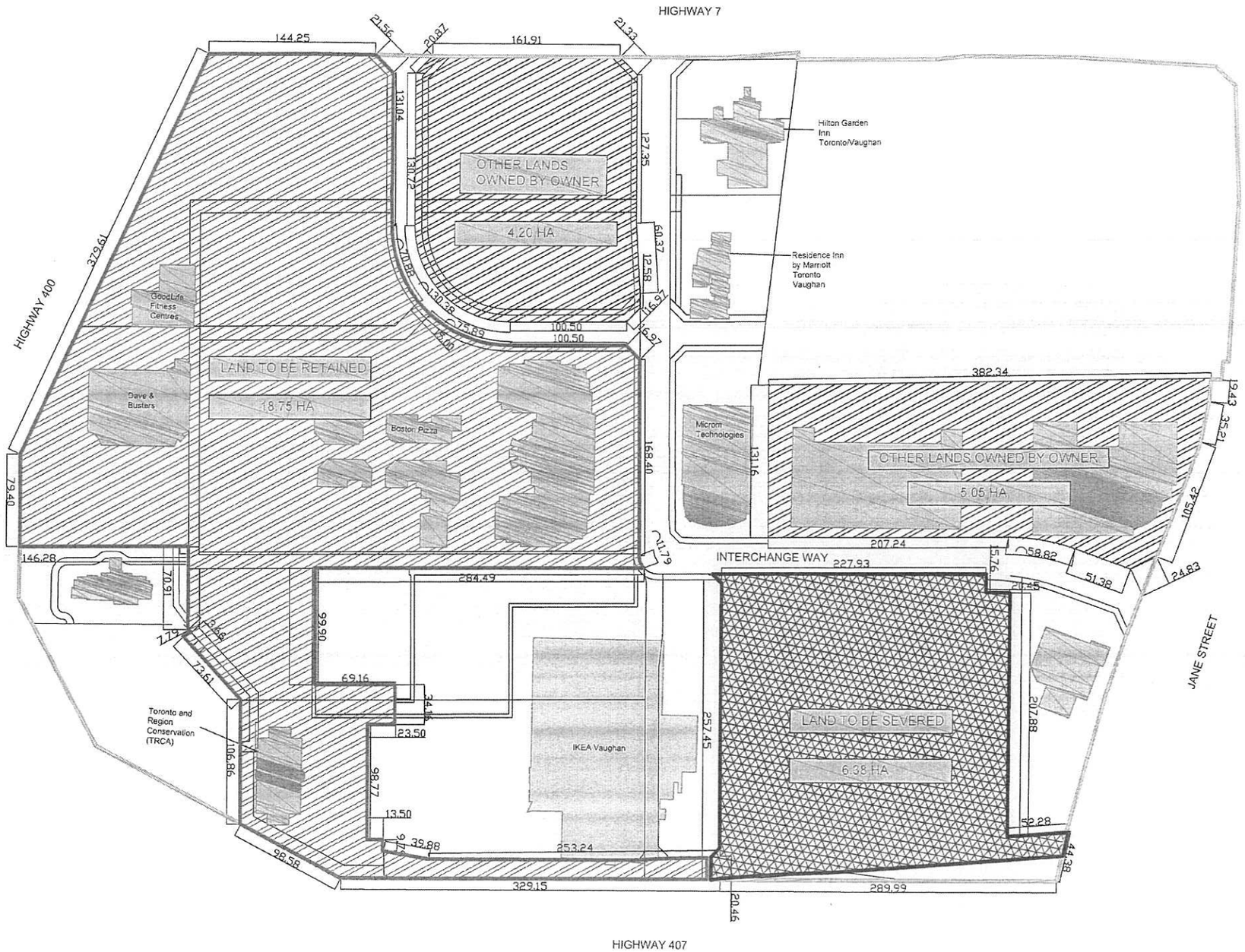


City of Vaughan

Steeles Avenue West

0 0.125 0.25 0.5 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.



OTHER LANDS OWNED BY OWNER
LAND TO BE SEVERED
LAND TO BE RETAINED

Part of Lots 4 & 5
Concession 5
(Geographic Township of Vaughan) being in the
City of Vaughan
Regional Municipality of York

B036/17

IBI
55 St. Clair Avenue West
7th Floor
Toronto Ontario
Canada M4V 2Y7
Tel (416) 596-1930
Fax (416) 596-0644

Date: Oct 2017 | Project No.: 0965

Scale
0 12.5 25 50 75m