



File: A019/19

Applicant: Piazza Capri Inc

Address: 4585 Hwy 7, Bldg A, Woodbridge

Agent: Design Plan Services

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	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<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"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<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)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, July 25, 2019



Minor Variance Application

Agenda Item: 5

A019/19

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, July 25, 2019
Applicant: Piazza Capri Inc
Agent: Design Plan Services
Property: 4585 Hwy 7, Bldg A, Woodbridge
Zoning: The subject lands are zoned C1, Restricted Commercial and subject to the provisions of Exception 9(725) under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"
Related Files: DA.19.032
Purpose: Relief from the By-Law is being requested to permit the construction of a proposed outdoor (enclosed) play area to support a daycare to be located in Building A, Unit 10-13 and to facilitate Site Plan Application DA.19.032.

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

By-law Requirement	Proposal
A minimum of 146 parking spaces shall be provided on site.	To permit a total of 139 parking spaces on site.

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

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

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 July 10, 2019

Applicant confirmed posting of signage on July 8, 2019

Property Information	
Existing Structures	Year Constructed
Building	2005

Applicant has advised that they cannot comply with By-law for the following reason(s): It is not possible to comply with the provisions of the by-law because the subject property does not meet the parking requirements of 146 spaces needed on the property. The incoming daycare needs to remove the spaces in order to build a play area in the rear.

Adjournment Request: N/A

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

A building permit is required for the proposed use of a Day Nursery with Accessory Outdoor Play Area. Please contact the Building Standards Department at (905) 832-8510 for assistance.

Development Application No. 19.032 is currently under review.

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

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use

The Owner is requesting permission to construct an outdoor play area accessory to a proposed Day Nursery in Units 10 to 13 of the existing commercial plaza. Site Development Application DA.19.032 has been submitted to facilitate the proposal, to which the Development Planning Department is the delegated approval authority. As such, a condition of approval is included in the recommendation.

The location of the outdoor play area results in the removal of 7 existing parking spaces. The Transportation section of the Development Engineering Department has no objection to the reduction in parking spaces. Accordingly, The Development Planning Department 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 following condition:

That related Site Development File DA.19.032 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

Development Engineering does not object to minor variance application A019/19 for 4585 Hwy 7, Building A subject to the following condition:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.032) from the Development Engineering (DE) Department.

Parks Development:

No comment.

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

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

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 Rebecca Roach 905-832-8585 x 8112 Rebecca.roach@vaughan.ca	That related Site Development File DA.19.032 be approved to the satisfaction of the Development Planning Department.
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.19.032) from the Development Engineering (DE) Department.

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

Adriana MacPherson

T 905 832 8585 Extension 8360

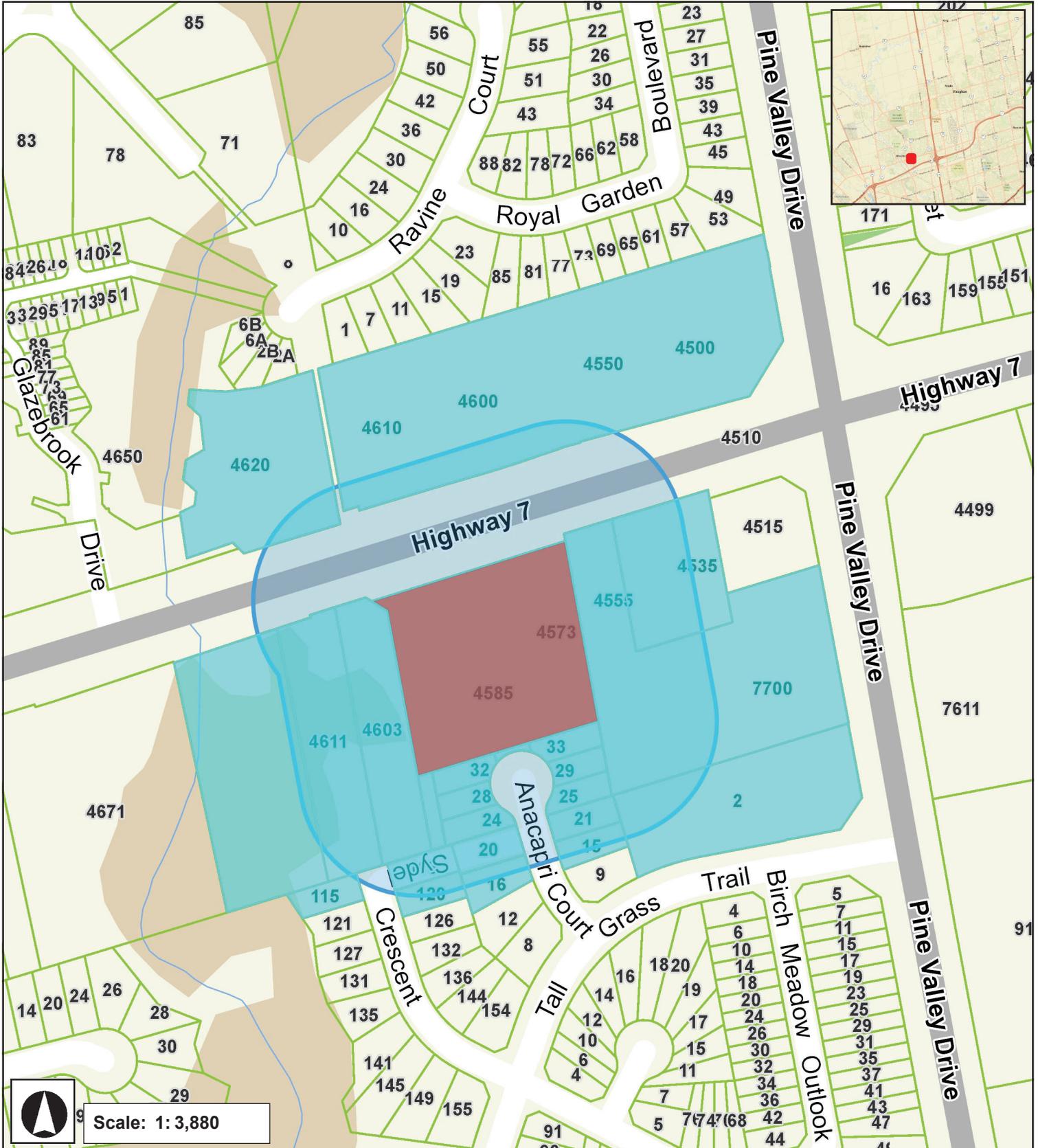
E CofA@vaughan.ca

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**

4585 Highway 7, Bldg A, Units 10-13



REVISED JUNE 19

A019/19

Proposal:

1. To permit a total of 139 parking spaces on site.

*All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.
This drawing shall not be used for construction purposes unless countersigned by:

ALESSIA MILENA SOPPELSA

NOT FOR CONSTRUCTION
CITY FILE NO. - DA.19.032

- | | |
|---|----------|
| 7. ISSUED FOR SITE PLAN AMENDMENT (1) | 19.06.04 |
| 6. ISSUED FOR SITE PLAN AMENDMENT | 19.04.05 |
| 5. ISSUED FOR LICENSING APPROVAL | 19.02.25 |
| 4. ISSUED FOR LICENSING APPROVAL | 19.02.21 |
| 3. ISSUED FOR COMMITTEE OF ADJUSTMENT (1) | 19.02.14 |
| 2. ISSUED FOR LICENSING APPROVAL | 19.02.13 |
| 1. ISSUED FOR COMMITTEE OF ADJUSTMENT | 19.02.07 |

Revision Date



A. SOPPELSA
ARCHITECT INC.

2440 DUNDAS ST. W. SUITE 203, TORONTO, ON, M6P 1W9
T 416.588.7060 E alesia@soppe.com

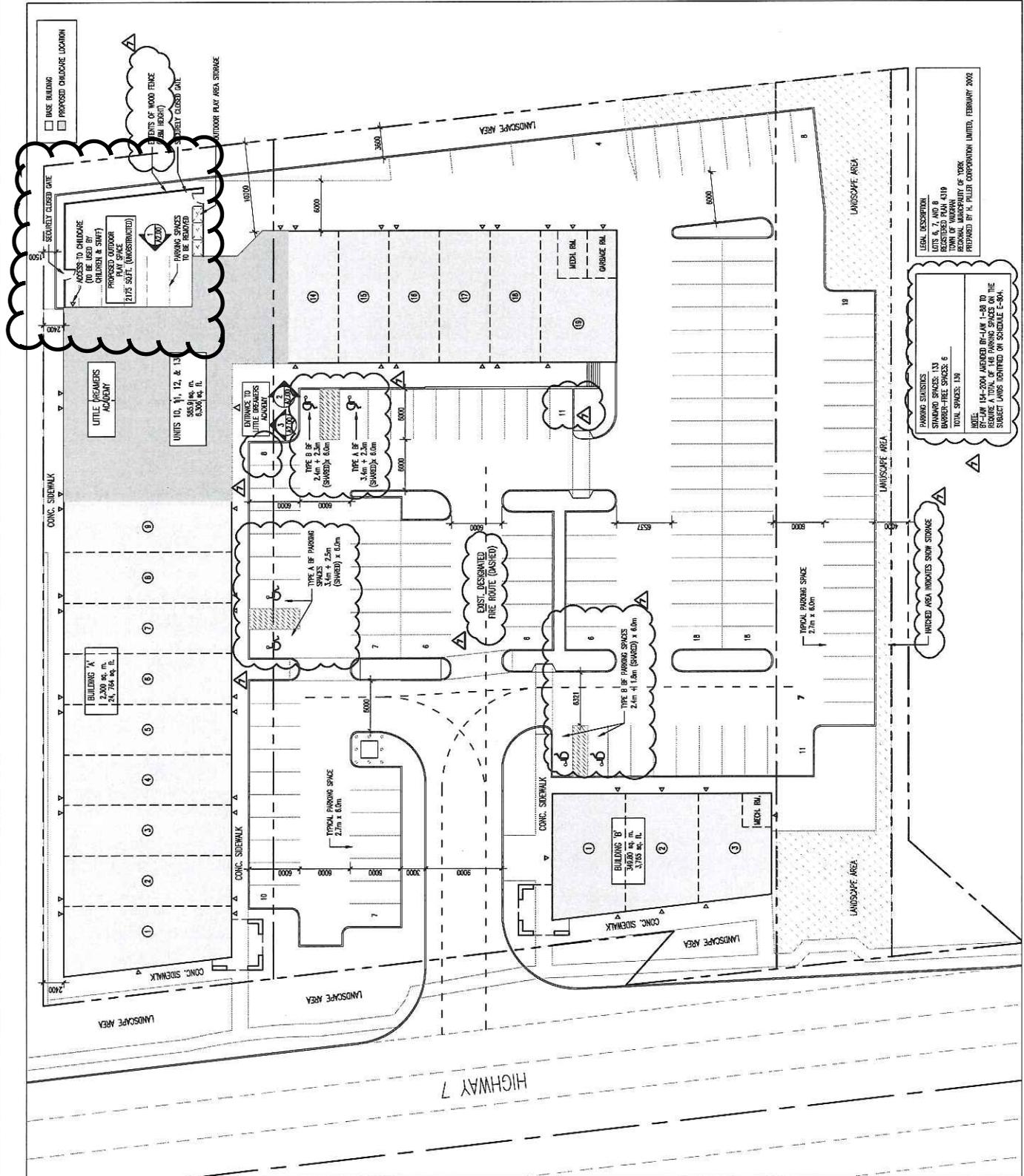


LITTLE DREAMERS
ACADEMY
4585 HIGHWAY 7 WEST, VAUGHAN

PROPOSED SITE
PLAN

SCALE: AS NOTED
DRAWN BY: MS
CHECKED BY: AS
DATE: 18.12.20
PROJECT NO.: 19116
SHEET NUMBER

A 0.02



1 PROPOSED SITE PLAN
A0.02 1:300

LEGAL DESCRIPTION
LOTS 6, 7, AND 8
BLOCK 10
RECREATION MUNICIPALITY OF YORK
PREPARED BY H. PELLI CORPORATION LIMITED, FEBRUARY 2002

PARKING STATISTICS
STANDARD SPACES: 139
DISABLED SPACES: 6
TOTAL SPACES: 145
NOTE:
SP-LAW 124-2004 AMENDED SP-LAW 1-88 TO
PROVIDE FOR 1% OF TOTAL SPACES TO BE
SUBJECT SPACES IDENTIFIED ON SCHEDULE E-304

BASE BUILDING
PROPOSED OUTDOOR LOCATION

SECURITY FENCED DATE
ACCESS TO CHILDREN
(TO BE USED BY
PROPOSED OUTDOOR
PLAY AREA)
2175' SILENT (UNBARRICADED)

POINTS OF WOOD FENCE
(AM HEIGHT)
SHEET CLOSED DATE

OUTDOOR PLAY AREA STORAGE

UNITS 10, 11, 12, & 13
TOTAL SQ. FT. 6,504 sq. ft.

ENTRANCE TO
LITTLE DREAMERS
ACADEMY

TYPE A OF PARKING
3.4m x 6.0m
(SHARED) x 6.0m

TYPE B OF
2.7m x 6.0m
(SHARED) x 6.0m

TYPE C OF
2.4m x 6.0m
(SHARED) x 6.0m

EXIST. DESIGNATED
FIRE ROUTE (DASHED)

TYPE B OF PARKING SPACES
2.4m x 6.0m (SHARED) x 6.0m

TYPICAL PARKING SPACE
2.7m x 6.0m

HATCHED AREA INDICATES SNOW STORAGE

LANDSCAPE AREA

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.

None

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



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
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

MacPherson, Adriana

Subject: FW: MVAR.19.V.0267 (A019/19) - 4585 Highway 7

From: McMackin, Joseph <Joseph.McMackin@york.ca>

Sent: July-15-19 2:23 PM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: MVAR.19.V.0267 (A019/19) - 4585 Highway 7

Hi Adriana,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

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