



File: A060/19

Applicant: Royal 400 Centre Inc.

Address: 3550 and #1-3600 Langstaff Road,
Woodbridge

Agent: Tony Simonelli

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"/> Negative Comment | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| 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"/> | |
| Parks Department | | |
| By-law & Compliance | | |
| Financial Planning & Development | <input checked="" type="checkbox"/> | |
| Fire Department | <input checked="" type="checkbox"/> | |
| TRCA | | |
| Ministry of Transportation | <input checked="" type="checkbox"/> | |
| Region of York | <input checked="" type="checkbox"/> | |
| Alectra (Formerly PowerStream) | <input checked="" type="checkbox"/> | |
| Public Correspondence (see Schedule B) | | |

Adjournment History: None.

Background History: A081/13, A354/01, A100/01, A058/99, A215/98
(see next page for details)



Minor Variance
Application

Agenda Item: 06

A060/19

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday , July 25, 2019

Applicant: Royal 400 Centre Inc.

Agent: Tony Simonelli

Property: 3550 and #1-3600 Langstaff Road, Woodbridge

Zoning: The subject lands are zoned C7 and subject to the provisions of Exception 9(841G) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment

Related Files: DA.19.040 - Site Plan Application

Purpose: Relief from the by-law is being requested to permit an addition to the existing restaurant located in Building A, Unit #1 and a proposed elevator addition within the existing Building B (as shown on the drawings submitted with the application).

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

| By-law Requirement | Proposal |
|---|--|
| 1. A minimum front yard setback of 9.0m to the proposed addition is required. | 1. To permit a minimum front yard setback of 3.91m to the proposed addition. |
| 2. A minimum of 291 parking spaces are required. | 2. To permit a minimum of 269 parking spaces. |

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

| Application No.: | Description: | Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent |
|------------------|---|--|
| A081/13 | To permit the construction of a public mobile tower: To permit a minimum of 260 parking spaces. And to permit a minimum interior side yard setback of 0.30 m to a radio cabinet. | Approved April 11, 2013 |
| A345/01 | To permit the maintenance of an outdoor patio to an existing one storey commercial building (Unit# 1), notwithstanding, the outdoor patio is 88m2 and exceeds 50% of gross floor area (G.F.A.) of eating establishment, rather than the By-law requires the outdoor patio. Also, 268 parking spaces are provided, rather than the 284. | Approved Dec. 6, 2001 |
| A100/01 | To permit the construction of an outside patio to an existing one storey commercial building (Unit #'s 11 and 12), notwithstanding, there will be 268 parking spaces provided, rather than 284 (required parking spaces of 282 plus 2 parking spaces for 30.3m5 outdoor patio). | Approved May 3, 2001 |
| A058/99 | To permit the continued construction of a one storey plus mezzanine commercial building (Unit #4), notwithstanding 270 Parking Spaces rather than 274 | Approved February 25, 1999 |
| A215/98 | To permit the construction of an outside patio to an existing one storey commercial building, notwithstanding Parking Spaces =270 rather than 276, Patio Area =88m2 | (File Lapsed) |

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: 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 July 10, 2019

Applicant confirmed posting of signage on July 4, 2019

| Property Information | |
|----------------------|------------------|
| Existing Structures | Year Constructed |
| Buildings | 1998 |

Applicant has advised that they cannot comply with By-law for the following reason(s): Not enough room to accommodate size needed.

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 16-000842 for Professional Services Unit - Interior Unit Alteration, Issue Date: May 18, 2016
Building Permit No. 98-001250 for Retail Store Unit - ALTERATION (Wang), Issue Date: May 01, 1998
Building Permit No. 97-002372 for Eating Establishment - Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 08-003854 for Eating Establishment - Interior Unit Alteration, Issue Date: Jul 22, 2008
Building Permit No. 08-003854 for Eating Establishment - Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 18-002939 for Professional Services Unit - Interior Unit Alteration, Issue Date: (Not Yet Issued)
Building Permit No. 18-001876 for Eating Establishment - HVAC Only, Issue Date: Aug 27, 2018

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'): Prestige Employment

The Owner is requesting permission to construct two additions to the existing buildings on site at 3600 Langstaff Road ('Building A') and 3550 Langstaff Road ('Building B'). The addition to Building A is to facilitate a 110.4m2 addition to an existing eating establishment, and the 52.32m2 addition to Building B is for an additional office and an elevator for accessibility purposes.

Site Development Application DA.19.040 has been submitted to facilitate the proposal, to which the Development Planning Department is the delegated approval authority.

Variance #1 is considered minor in nature. Building A is oriented towards Langstaff Road and is flanked by Terecar Drive which is considered the front yard. Terecar Drive is a short road that connects Langstaff Road to Westcreek Drive and Creditview Road to the north and no buildings front on to it directly. As such, the requested variance for a reduced front yard setback would not cause any adverse impacts on the surrounding properties.

The existing patio will be removed and replaced with the proposed 110.4m2 addition. The Development Engineering Department has no objections for the minor reduction in parking spaces (Variance #2). The subject property has received previous minor variance approvals for reduced parking, including A081/13 which permitted a reduction from 284 parking spaces to 260.

Through the review of DA.19.040, the Urban Design and Cultural Heritage Division has requested a tree preservation plan, including a tree inventory chart indicating tree protection measures to be followed on-site. The Owner will be required to submit the requested information through DA.19.040. As such, a condition of approval has been requested by the Development Planning Department.

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 condition below:

- 1. That related Site Development file DA.19.040 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

Cultural Heritage Staff have no heritage concerns with this Minor Variance application for 3600 Langstaff Road.

Development Engineering:

The Development Engineering Department does not object to variance application A060/19.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

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.

Fire Department:

Will require building permit and update to their fire safety plan.

Schedule A – Plans, Sketches & Site Visit Photos (Planning)

Schedule B – Public Correspondence

None.

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)

Minor Variance Application A081/13
Minor Variance Application A345/01
Minor Variance Application A100/01
Minor Variance Application A058/99
Minor Variance Application A215/98

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 8626 rebecca.roach@vaughan.ca | That related Site Development file DA.19.040 be approved to the satisfaction of the Development Planning 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.

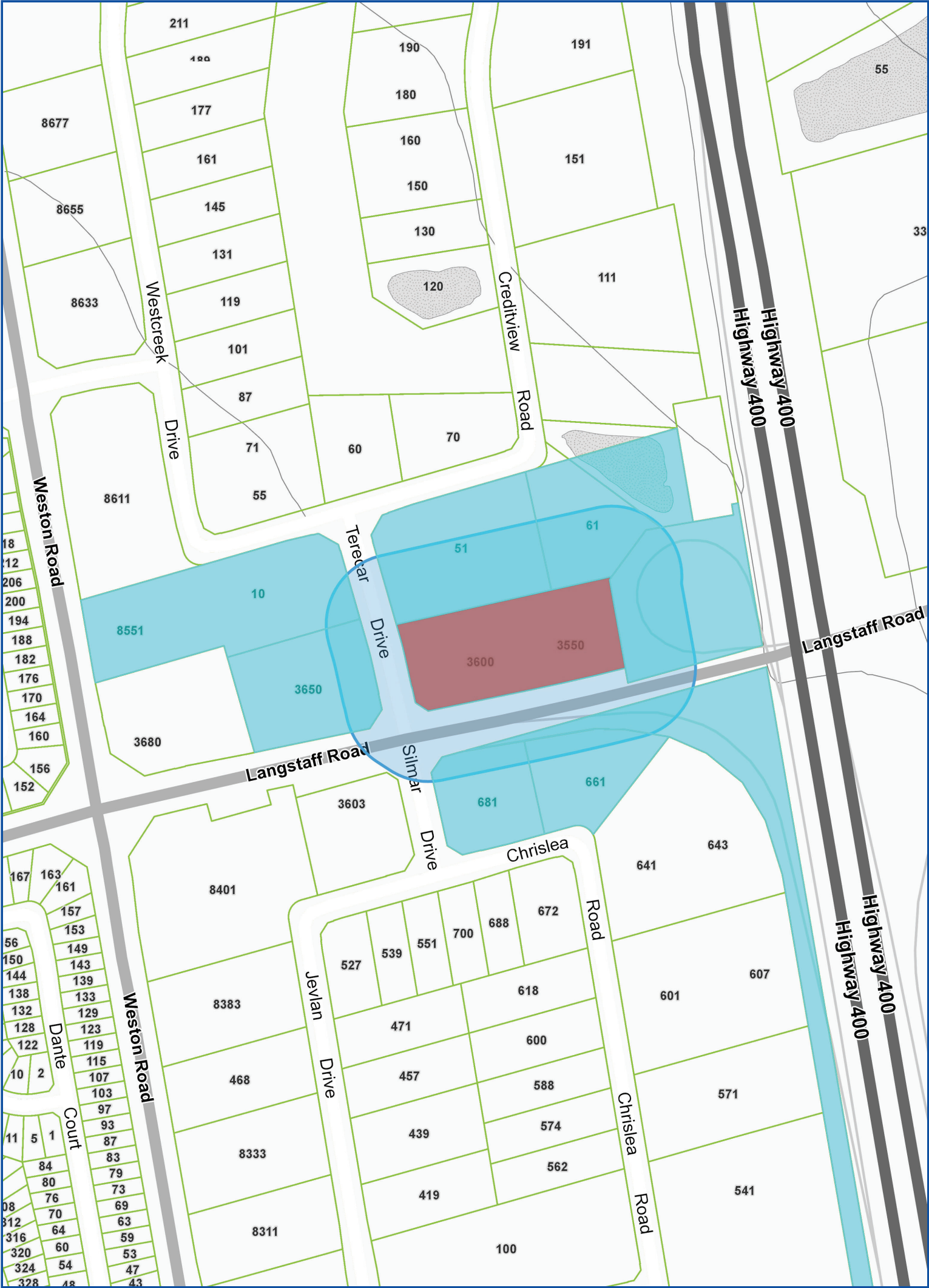
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

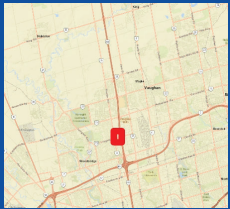
Schedule A: Plans & Sketches

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
- Site Visit Photos



Map Information:



Title:
3550 AND #1-3600 LANGSTAFF ROAD,
WOODBRIIDGE

NOTIFICATON MAP - A060/19

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
July 9, 2019 3:13 PM

Projection:
NAD 83
UTM Zone
17N

Revised

May 17, 2019

A060/19

KEY PLAN



LANGSTAFF ROAD

TERECAR DRIVE

3.91m
#2

3.91m
#1

PROPERTY LINE

EXISTING COMMERCIAL

PROPERTY LINE

125.24m

EXISTING BUILDING 'A'
F.F.E. = 208.70

22.35

OFFICE AREA

RETAIL AREA

WAREHOUSE AREA

EXISTING BUILDING 'B'
TWO STOREYS
EXISTING 1,689.53 m²
NEW 1ST FLOOR 281.58 sq.ft.
NEW 2ND FLOOR 281.58 sq.ft.
NEW 2ND FLOOR 281.58 sq.ft.
F.F.E. = 208.55

NEW GROSS AREA 1,971.12 m²

HIGHWAY # 400

3. To permit a minimum of 269 parking spaces.

| BUILDING 'B' | |
|---|----------------------|
| OBC 1990 | |
| BUILDING CODE COMPLIANCE | |
| BUILDING AREA: | 1,169 m ² |
| 2 STOREY TREET | |
| SPRINKLERED & MONITORED | |
| NONCOMBUSTIBLE CONSTRUCTION | |
| MAJOR OCCUPANCY: | |
| ARTICLE 3.22.251 | |
| MAX. BLDG. AREA: 1,200 S.M. | |
| MAX. BLDG. HT.: 2 STOREYS | |
| FLOOR ASSEMBLY: NO RATING (NON COMBUSTIBLE) | |
| ROOF ASSEMBLY: NO RATING (3.2.2.12) | |
| SUBSIDIARY MAJOR OCCUPANCY | |
| ARTICLE 3.22.251 | |
| MAX. BLDG. AREA: 1,200 S.M. | |
| MAX. BLDG. HT.: 2 STOREYS | |
| FLOOR ASSEMBLY: NO RATING (NON COMBUSTIBLE) | |
| ROOF ASSEMBLY: NO RATING (3.2.2.12) | |
| BUILDING SCHEDULE | |
| FLOOR 1: FF RATING | |
| ROOF: NO RATING (3.2.2.12) | |
| ULC # W408 | |
| LOWER WALL: NO RATING | |
| 5/8" ON GRADE: NO RATING | |
| COLUMNS SUPPORTING RAILROAD ASSEMBLY | |
| IN PLACE | |

| SITE STATISTICS | |
|-------------------------------|---|
| SITE AREA | 18900.26 m ² or 4.18 acres |
| BUILDING G.F.A. | 3,005.28 m ² or 32,349 sq.ft. |
| BUILDING 'A' NEW ADDITION | 110.40 m ² or 1188.33 sq.ft. |
| BUILDING 'B' GROUND FLOOR | 1,169.93 m ² or 12,592.67 sq.ft. |
| NEW ADDITION | 281.58 m ² or 3031.58 sq.ft. |
| NEW ADDITION | 281.58 m ² or 3031.58 sq.ft. |
| TOTAL NEW G.F.A. | 4,857.53 m ² or 52,286.02 sq.ft. |
| ADDITION REPRESENTS A 3.3% | |
| ADDITION TO EXISTING BUILDING | |
| SITE COVERAGE | 4174.21 m ² or 24.70% |
| LANDSCAPED AREA | 3,590.97 m ² or 21.25% |
| PAYED AREA | 9,135.07 m ² or 54.05% |
| PARKING REQUIRED | 212.71 spaces |
| RETAIL 3545.28 @ 28 @ 6.0 | |
| OFFICE 072 @ 3.5 | |
| TOTAL PARKING REQUIRED | 246 spaces |
| PARKING PROVIDED | 269 spaces |

SYMBOL LEGEND

| SYMBOL | DESCRIPTION |
|--------|------------------------|
| P | MAIN DOOR LOCATIONS |
| D | LOADING DOCK LOCATIONS |
| W | WATER VALVE |
| W | HYDRANT B VALVE |
| CD | DOUBLE CATCH BASIN |
| O | STORM SEWER MANHOLE |
| S | SEWAGE TREATMENT PLANT |
| A | SEWER CONNECTION |



BAR SCALE

Site Plan

Royal Pine Centre
Additions

Vaughan, Ont.



2007/2008, June 11, Vaughan ON | LUK-AR
T: 905.650.0722 | www.baldassarra.ca

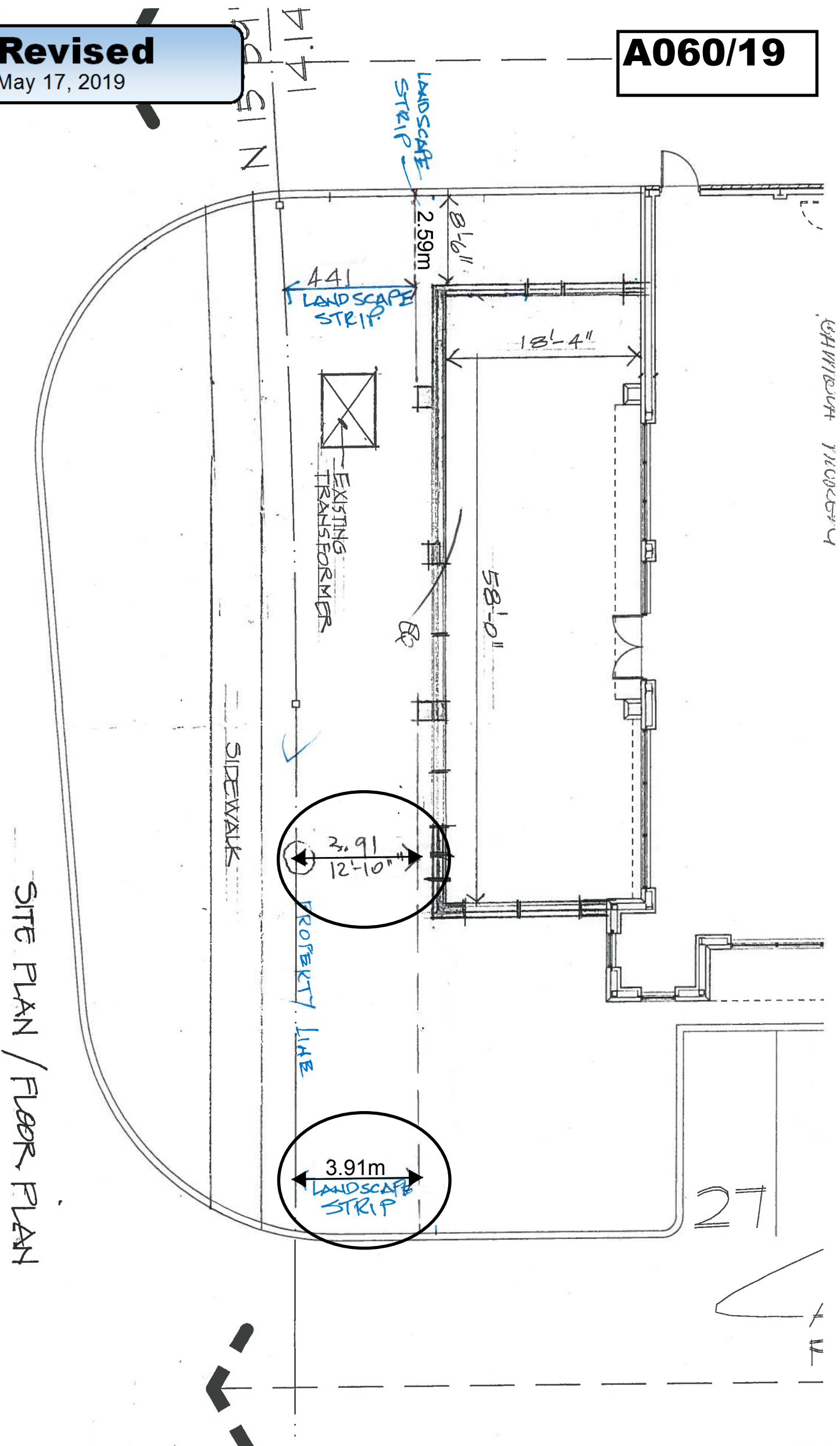
BALDASSARRA
Architects Inc.

| No. | REVISION | DATE |
|-----|----------|------|
|-----|----------|------|

| No. | ISSUED | DATE |
|-----|--------------------------------|--------------|
| 1 | ISSUED FOR SITE PLAN AMENDMENT | APR 12, 2019 |

| DATE | DESIGNED BY | SCALE |
|----------|-------------|-------|
| JAN 2017 | DB | 1:500 |

11-01 A-1.0



SITE PLAN / FLOOR PLAN

| | | |
|----|--------|------|
| No | ISSUED | DATE |
| | | |

| | | |
|----|----------|------|
| No | REVISION | DATE |
| | | |

BALDASSARRA
Architects INC.

200-7800 Jane St | Vaughan ON | L4K 4R8
T 905 880 0722 | www.baldassarra.ca

CONCRETE INFORMATION

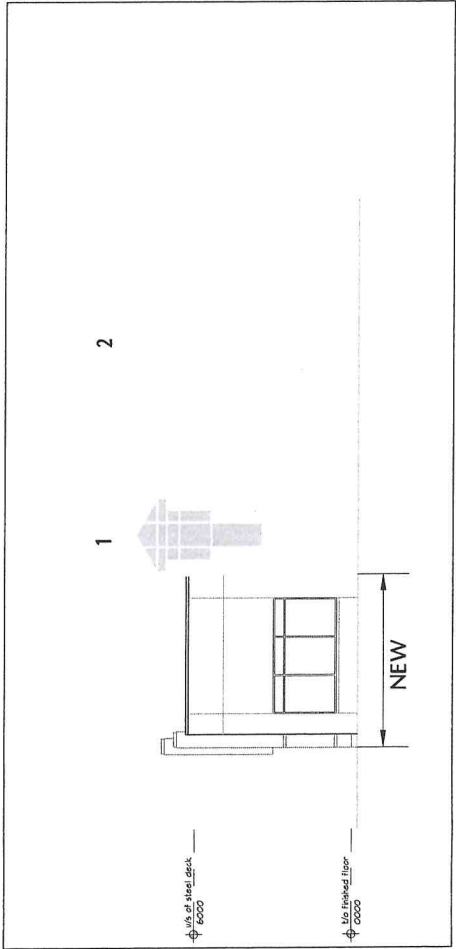
Royal Pine Centre
Building A Addition

City of Vaughan
Ontario

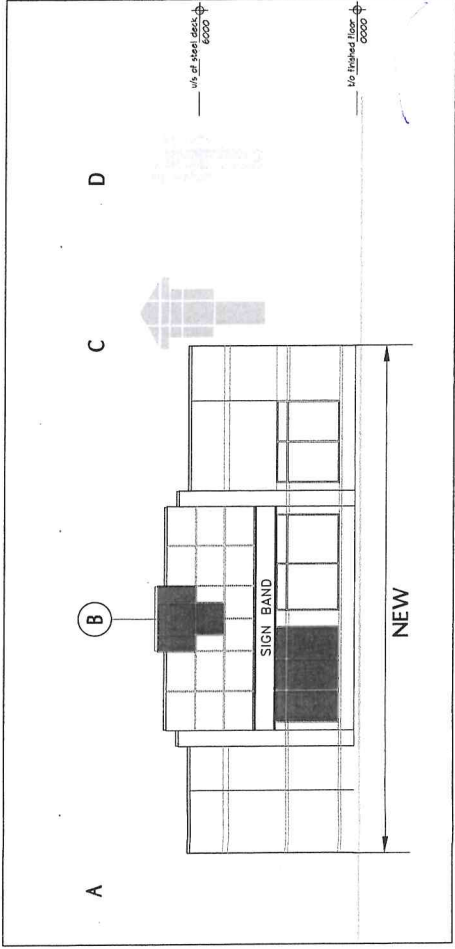
Elevations

| | | | |
|------------|------------|---------|----------|
| DATE | DRAWN BY | CHECKED | SCALE |
| April 2019 | bb | | as noted |
| PROJECT No | DRAWING No | | |

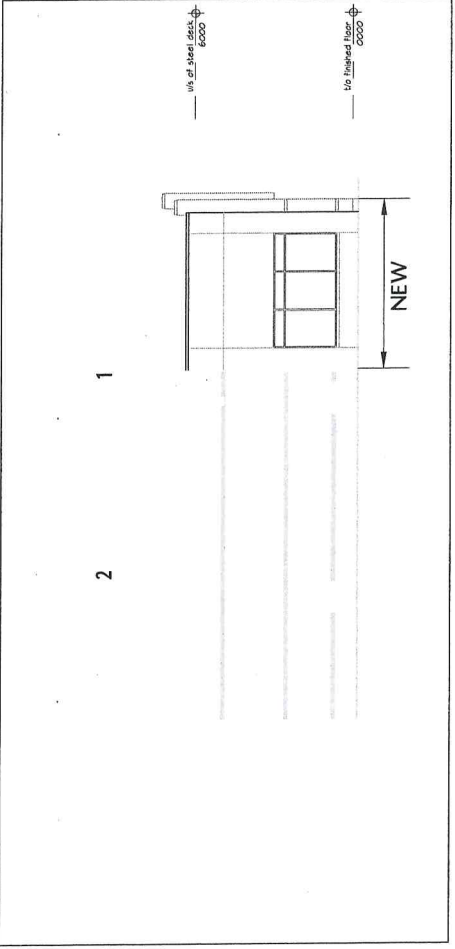
19-19 A-3.0



3 Partial South Elevation
A-3.0 Scale: 1:100



1 West Elevation
A-3.0 Scale: 1:100



2 Partial North Elevation
A-3.0 Scale: 1:100



Untitled Map

Write a description for your map.

Legend

Google Earth

© 2018 Google

© 2019 Google

220 m



Untitled Map

Write a description for your map.

Legend

Google Earth

© 2018 Google

© 2019 Google

2.30 m

SCHEDULE "A"
BUILDING

METRIC: DISTANCES SHOWN HEREIN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

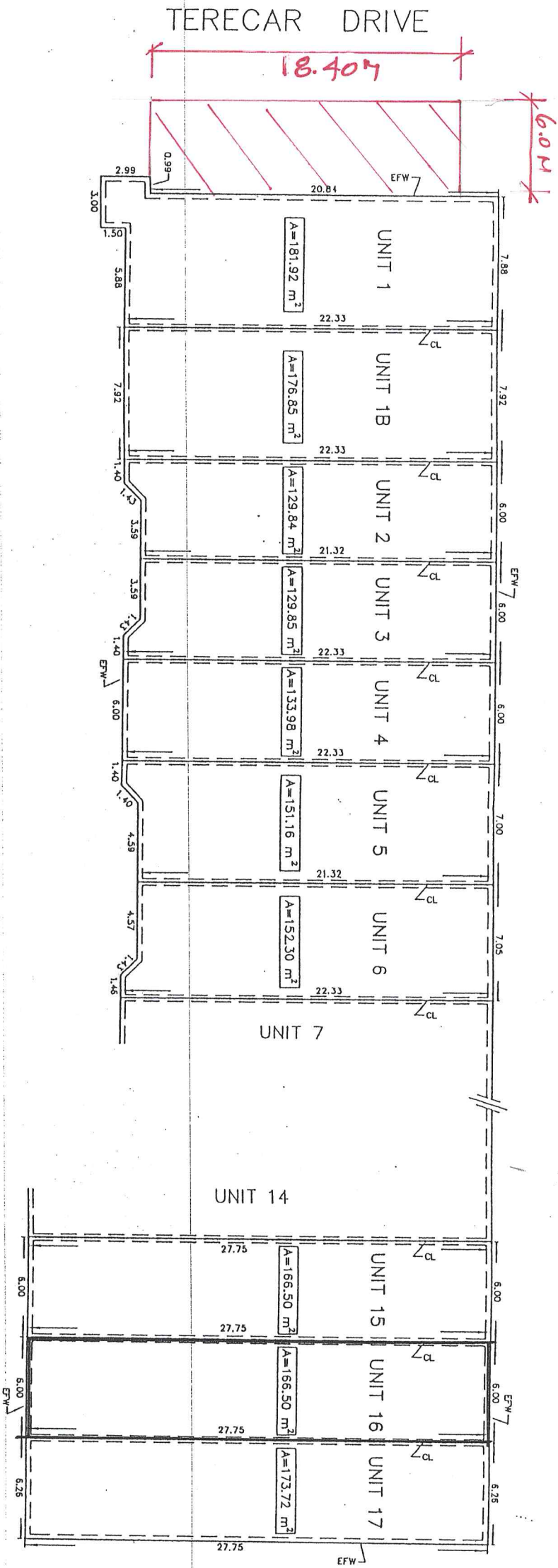
NOTE: This report can be updated by this office, however
NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued
subsequent to the DATE OF CERTIFICATION.

SKETCH SHOWING VARIOUS UNITS FOR
AREA PURPOSES ONLY AT ROYAL PINE CENTRE
(LANGSTAFF ROAD/HWY. 400)
CITY OF VAUGHAN

EFW DENOTES
EXTERIOR FACE OF WALL
CENTERLINE OF WALL



SCALE = 1:250



SCHEDULE OF UNITS

| UNIT | AREA (M²) | AREA (SQ. FT.) |
|------|-----------|----------------|
| 1 | 181.92 | 1958 |
| 1B | 176.85 | 1904 |
| 2 | 129.84 | 1398 |
| 3 | 129.85 | 1398 |
| 4 | 133.98 | 1442 |
| 5 | 151.16 | 1627 |
| 6 | 152.30 | 1639 |
| 15 | 166.50 | 1792 |
| 16 | 166.50 | 1792 |
| 17 | 173.72 | 1870 |

LANGSTAFF ROAD

Guido Papa
GUIDO PAPA
ONTARIO LAND SURVEYOR

GUIDO PAPA SURVEYING LTD.

NO. 216 CHRISLEA ROAD, SUITE 505, WOODBRIDGE, ONTARIO
L4L 8S5 TEL (905)264-2727 FAX (905)264-2728

DATE: V.D. C.P. M.S. NO. 99-185

SCHEDULE "A"
BUILDING

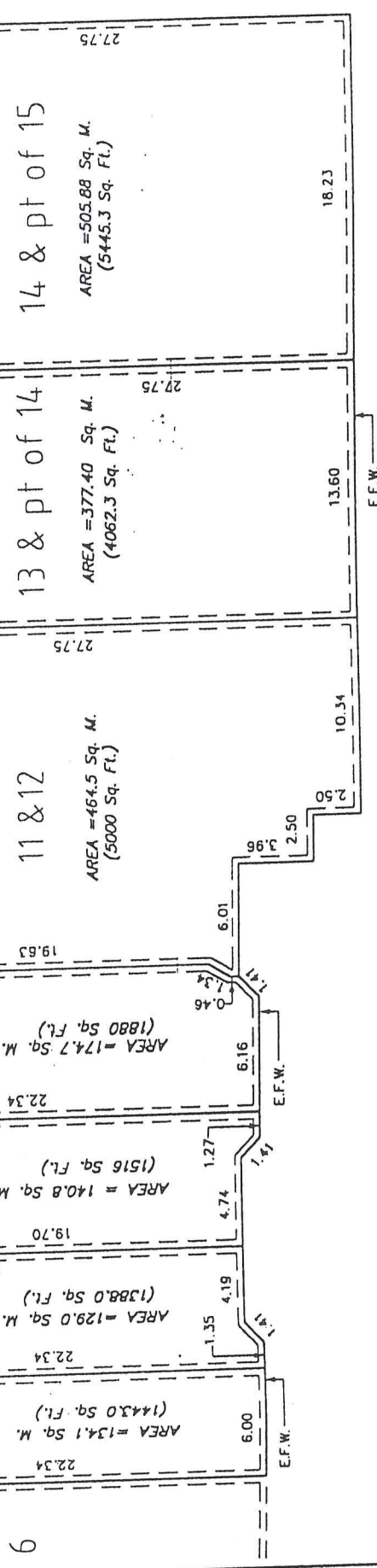
SKETCH SHOWING AREAS FOR

No. 3600 LANGSTAFF ROAD
(ROYAL 400 CENTRE INC.)

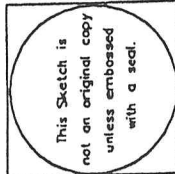
CITY OF VAUGHAN

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

CAUTION: THIS SKETCH SHALL NOT BE USED FOR MORTGAGE
OR TRANSACTION PURPOSES.



NOTE: ——— DENOTES
E.F.W. EXTERIOR FACE OF WALL
F.W. UNIT SIDE FACE OF WALL AND PRODUCTIONS
C.L.W. CENTRE LINE OF WALL AND PRODUCTIONS
V.P.M. VERTICAL PLANE CONTROLLED BY MEASUREMENT
S.F. SQUARE FEET



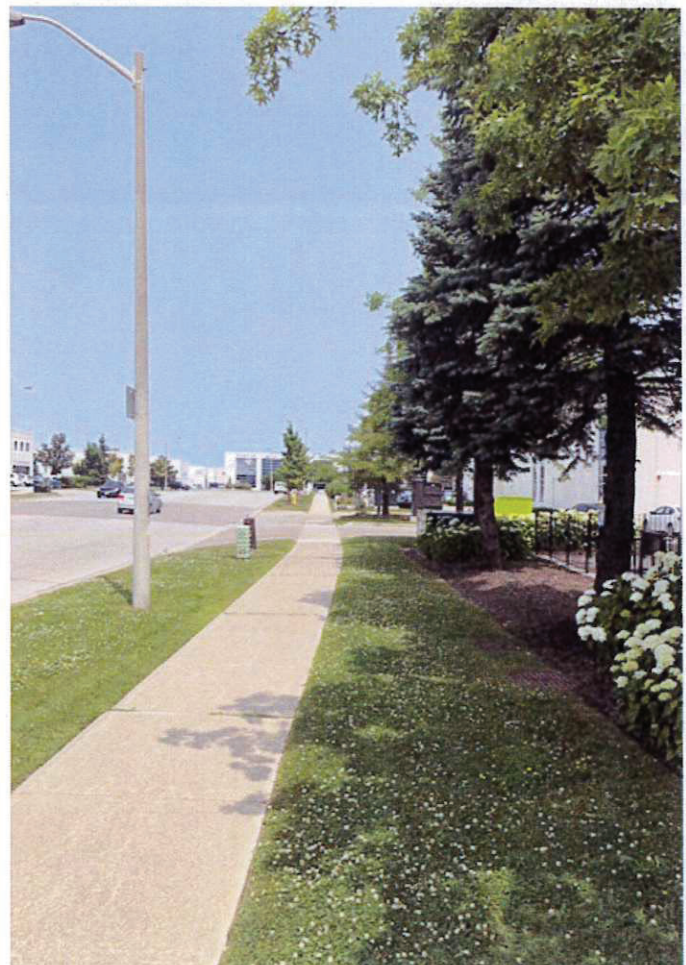
DATE: Feb. 8/98

GUIDO PAPA SURVEYING LTD.
ONTARIO LAND SURVEYOR
216 CHRISLEA ROAD, SUITE 505, WOODBRIDGE, ONT.
L4L 8S5 Tel: (905) 264-2727 FAX: (905) 264-2728
CHECKED BY: ET DWS: BS-044-04
DRAWN BY: E. TAHER PROJECT # 98-044 ROYAL 400 CENTRE

LANGSTAFF ROAD

RECEIVED
From Planning Dept.
JULY 9, 2019
Committee of Adjustment

A060/19



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.

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

June 7, 2019

CFN: 60819.12

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 A060/19
3600 Langstaff Road
Plan 65M3107, Block 5
City of Vaughan
Owner: Royal 400 Centre Inc.**

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on May 29, 2019. TRCA staff has reviewed the application and offers the following comments:

Background

It is our understanding that the purpose of Application A060/19 is to request the following:

1. To permit a minimum front yard setback of 3.91m to the proposed addition whereas a front yard setback of 9.0m is required.
2. To permit a minimum landscape strip width of 3.91m along Terecar Drive whereas a 6.0m landscape strip is required.
3. To permit a minimum of 269 parking spaces whereas 291 are required.

It is TRCA's understanding that the purpose of the above variance is to permit the development of an addition to an existing commercial building (Existing Building 'A').

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 eastern property line. 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. As the specific works are outside of TRCA's Regulated Area, a permit would not be required.

Application-Specific Comments

TRCA has reviewed the above variances and has no concerns. We note a Site Plan Application (DA.19.040) for the property is currently ongoing, with TRCA staff providing conditional approval.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. As this application is being reviewed concurrently to DA.19.040, the review fees will be received through the Site Plan Application.

Recommendations

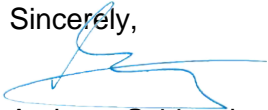
Given the existing development on the property and the proposed use TRCA has **no objection** to the approval of Minor Variance A060/19.

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), 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

Sent: June-19-19 5:38 PM
Subject: FW: A060-19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

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

Sent: June-10-19 2:13 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: RE: A060-19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

From: Wong, Tiffany
Sent: Monday, June 10, 2019 9:29 AM
To: 'Providence, Lenore'
Subject: FW: A060-19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A060-19 (3600 Langstaff Road) 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: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

Schedule D: Previous Approvals (Notice of Decision)

- Minor Variance Application A081/13
- Minor Variance Application A345/01
- Minor Variance Application A100/01
- Minor Variance Application A058/99
- Minor Variance Application A215/98

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A081/13

APPLICANT: ROYAL 400 CENTRE INC.

PROPERTY: Part of Lot 11, Concession 5, (Part Block 5, Registered Plan No. 65M-3107, municipally known as 3600 Langstaff Road, Woodbridge).

ZONING: The subject lands are zoned C7, Service Commercial Zone, subject to Exception 9(841G), under By-law 1-88, as amended.

PURPOSE: To permit the construction of a public mobile tower, as follows:

PROPOSAL:

1. To permit a minimum of 260 parking spaces.
2. To permit a minimum interior side yard setback of 0.30 m to a radio cabinet.

BY-LAW REQUIREMENT:

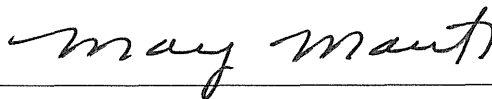
1. A minimum of 284 parking spaces are required (A345/01).
2. A minimum interior side yard setback of 6 m is required.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

Minor Variance Applications:
A345/01 - Patio 88m2 exceeds 50% GFA - **Approved** December 6, 2001
A100/01 - Parking Spaces 268 - **Approved** May 3, 2001
A058/99 - 270 Parking Spaces - **Approved** February 25, 1999
A215/98 - Parking Spaces 270, Patio Area 88m2 (**File Lapsed**)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A081/13, ROYAL 400 CENTRE INC.**, be **APPROVED**, in accordance with the sketch attached, subject to the following conditions:

1. That Site Development File DA.12.102 be approved by Vaughan Council, if required, to the satisfaction of the Development Planning Department.
2. That the applicant submit the variance application fee of \$300 payable to the Toronto and Region Conservation Authority.
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

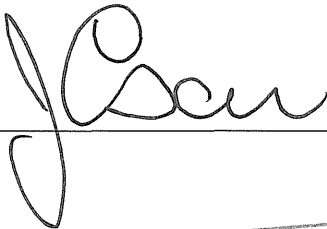
VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

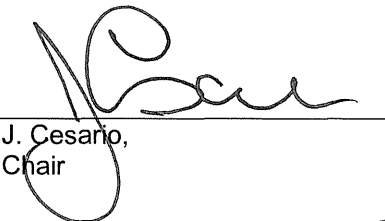
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR:



Signed by all members present who concur in this decision:



J. Cesario,
Chair



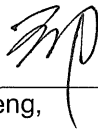
A. Perrella,
Vice Chair



M. Mauti,
Member

ABSENT

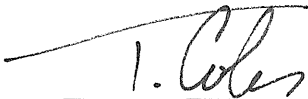
L. Fluxgold,
Member



H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:

APRIL 11, 2013

Last Date of Appeal:

MAY 1, 2013

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

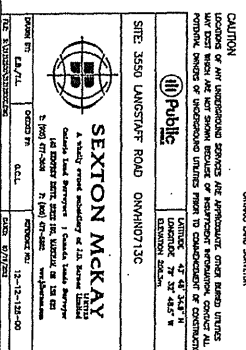
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
MAY 1, 2014



FILE NO. A345/01
ROYAL 400 CENTRE INC.

LOCATION

Part of Lot 11, Concession 5 (Part of Block 5, Registered Plan 65M-3107, municipally known as 3600 Langstaff Road).

PROPOSAL

By-law 1-88 zones this parcel AC7" Service Commercial. The applicant is requesting variances to permit the maintenance of an outdoor patio to an existing one storey commercial building (**Unit # 1**), notwithstanding, the outdoor patio is 88m² and exceeds 50% of gross floor area (G.F.A.) of eating establishment, rather than the By-law requires the outdoor patio to be 69m² which does not exceed 50% of G.F.A. of eating establishment. Also, 268 parking spaces are provided, rather than the 284 parking spaces required.

Joe Natale, the agent, appeared on behalf of the applicant.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by. L. Fluxgold
Seconded by K. Hakoda

THAT Application No. **A345/01 ROYAL 400 CENTRE INC.** be **APPROVED**, subject to the following conditions:

1. That the applicant shall amend the approved Site Plan Agreement for the subject lands, if required, to the satisfaction of the Community Planning Department;
2. That if the condition listed above is not fulfilled within (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.

FILE NO.: A100/01
ROYAL 400 CENTRE INC.

LOCATION

Part of Lot 11, Concession 5 (Part of Block 5, Registered Plan 65M-3107, municipally known as 3600 Langstaff Road).

PROPOSAL

By-law 1-88 zones this parcel AC7" Service Commercial. The applicant is requesting variances to permit the construction of an outside patio to an existing one storey commercial building (**Unit #'s 11 and 12**), notwithstanding, there will be 268 parking spaces provided, rather than the By-law requires a minimum of 284 parking spaces (required parking spaces of 282 plus 2 parking spaces for 30.3m⁵ outdoor patio).

Attilio Polsinelli, the agent, appeared and gave a brief submission in regard to the request. He addressed the petition submitted in opposition, by explaining to the Committee that in 1997 he was the first to occupy a unit in the complex and from the beginning there was a patio on all approved documents from the City. Mr. Polsinelli told the Committee that he was willing to make any necessary adjustments to the patio if necessary. However, he had all ready accommodated the City by making the patio smaller than what was depicted on his City approved drawings.

Victor Sisto, 3600 Langstaff Road, Unit # 10, Woodbridge, Ontario, L4L 9E7; appeared in objection to the request, he stated that he moved into his Unit 2-3 months after Mr. Polsinelli, and would be speaking on behalf of all the tenants that signed the submitted petition. Mr. Sisto told the Committee that he didn't mind the patio, but has concerns with the sketch attached to the Notice of Application which had measurement discrepancies and concerns with the patio dividing one side of the building from the other.

The Committee explained to Mr. Sisto, that the application before them directly relates to parking spaces only, and if he had any concern regarding the reduction in parking spaces that he should speak to them. As for the dimensions of the patio, if granted, the approval will be in accordance with the sketch attached to the Notice of Decision.

A petition in opposition to the application was hand delivered by V. Sisto, 3600 Langstaff Road, Unit # 10, Woodbridge, Ontario, L4L 9E7 from the following people, all of whom had parking, safety and accessibility concerns. A sketch was attached illustrating some discrepancy with applicant's sketch: Dino Panino, Attention of Joe Natale 3600 Langstaff Road, Unit # 1 Woodbridge, Ontario, L4L 9E7; Sicilia Bakery, Attention of L. Segreti, 3600 Langstaff Road, Unit # 2 Woodbridge, Ontario, L4L 9E7; In Touch Mobility, Attention of F. Del Vecchio, 3600 Langstaff Road, Unit # 3, Woodbridge, Ontario, L4L 9E7; Flowers by Laura, Attention of L. Tomassi, 3600 Langstaff Road, Unit # 4, Woodbridge, Ontario, L4L 9E7; Monaco Sun, Attention of A. DeFilippis, 3600 Langstaff Road, Unit # 5 and 6, Woodbridge, Ontario, L4L 9E7; Dr. Puran Luke, 3600 Langstaff Road, Unit # 7, Woodbridge, Ontario, L4L 9E7; De Bartolo Shoes, Attention of Tony De Bartolo, 3600 Langstaff Road, Unit # 8, Woodbridge, Ontario, L4L 9E7; Tempo Woodlands, Attention of Roberta Ercoli Fulco, 3600 Langstaff Road, Unit # 9, Woodbridge, Ontario, L4L 9E7; Emporio Uomo, Attention of V. Sisto, 3600 Langstaff Road, Unit # 10, Woodbridge, Ontario, L4L 9E7; Tom's Hardware, Attention of Adrian Tom, 3600 Langstaff Road, Unit # 16, Woodbridge, Ontario, L4L 9E7; Duette Sposa, Attention of Domenic Giordano, 3600 Langstaff Road, Unit # 17, Woodbridge, Ontario, L4L 9E7; Aqua Beauty, Attention of Grace Cenova, 3600 Langstaff Road, Unit # 4, Woodbridge, Ontario, L4L 9E7

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies, and any conditions requested are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by T. DeCicco
Seconded by L. Fluxgold

THAT Application No. **A100/01, ROYAL 400 CENTRE INC.**, be **APPROVED** subject to the following conditions :

1. That the variance for the reduction in the number of parking spaces, is conditional upon the **patio** being constructed in accordance with the requested variance as shown on the sketch attached forming part of this application, to the satisfaction of the Building Standards Department;
2. That if the condition listed above is not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED

BACKGROUND INFORMATION

FILE NO. A58/99
ROYAL 400 CENTRE

LOCATION

Part of Block 5, Registered Plan 65M-3107 (Part of Lot 11, Concession 5) municipally known as 3600 Langstaff Road.

PROPOSAL

The applicant is requesting a variance to permit the continued construction of a one storey plus mezzanine commercial building (**Unit #4**), notwithstanding, there will be 270 parking spaces provided, rather than the By-law requires a minimum of 274 parking spaces (existing parking spaces of 270 plus 4 parking spaces for 66.6m² mezzanine/second floor).

The agent appeared, on behalf of the applicant, and gave a brief submission. This application was deferred from the February 11, 1999 meeting to allow the agent the opportunity to discuss condition #2 with the Engineering Department. The agent stated that he was satisfied with the revised comments from the Planning and Engineering Departments.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by S. Perrella
Seconded by L. Fluxgold

That Application File No.: **A58/99, ROYAL 400 CENTRE**, be **APPROVED**, subject to the following condition:

1. That the variance for the reduction in the number parking spaces is conditional upon the property being constructed in accordance with the requested variance as shown on the attached sketch forming part of this application, to the satisfaction of the Building Standards Department.
2. That if the conditions listed above are not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED

FILE NO. A215/98 (FILE LAPSED)
ROYAL 400 CENTRE INC.

LOCATION

Part of Block 5, Plan 65M-3107 (Part of Lot 11, Concession 5) municipally known as 3600 Langstaff Road.

PROPOSAL

By-law 1-88 zones this parcel "C7" Service Commercial. The applicant is requesting variances to permit the construction of an outside patio to an existing one storey commercial building, notwithstanding, there will be 270 parking spaces provided, rather than the By-law requires a minimum of 276 parking spaces (existing parking spaces of 270 plus 6 parking spaces for 88m² of outdoor patio), and the maximum outdoor patio area will be 88m², rather than the By-law requires that the maximum outdoor patio area shall not exceed 50% of GFA devoted to patron use of the eating establishment = 69m² (Section 5.1.6.(a)).

There was no one present to represent the applicant.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

MOVED by L. Fluxgold
seconded by K. Hakoda

THAT Application No: **A215/98, ROYAL 400 CENTRE INC.,** be **STOOD DOWN, to the end of the agenda.**

CARRIED

It should be noted that T. DeCicco was not present during the decision to stand down the application not to vote.

Cont'd...

There was no one present to represent the applicant.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by T. DeCicco
seconded by L. Fluxgold

THAT Application No: **A215/98, ROYAL 400 CENTRE INC.,** be **APPROVED**, subject to the following condition:

1. That a Building Permit be applied for, if required, to the satisfaction of the Building Standards Department.
2. That if the condition listed above is not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.