



File: A061/19

Applicant: The Caritas Foundation

Address: 241 Hanlan Road, Units 1 & 2,
Woodbridge

Agent: Harper Dell & Associates Inc.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s)
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<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		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

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



Minor Variance Application

Agenda Item: 7

A061/19

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, July 25, 2019
Applicant: The Caritas Foundation
Agent: Harper Dell & Associates Inc.
Property: 241 Hanlan Road, Units 1 & 2, Woodbridge
Zoning: The subject lands are zoned EM1 under By-law 1-88 as amended.
OP Designation: Vaughan Official Plan ("VOP 2010"): General Employment
Related Files: None
Purpose: Relief from the By-law is being requested to permit the renovation of the existing second floor within Unit #1 to accommodate a proposed Crises Care Facility / Group Home to support the existing Rehabilitative Office located in Unit #2.

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

By-law Requirement	Proposal
1. A Crises Care Group Home shall only be permitted in a free standing, single use building.	1. To permit a Crises Care Group Home (as defined) accessory to an existing Club in a Multi- Unit Building.
2. A Crises Care Group Home shall only be permitted on a lot fronting onto an arterial road.	2. To permit a Crises Care Group Home on a lot fronting onto a road that is not an arterial road.
3. A minimum interior side yard setback of 15.0m to the proposed Crises Care Group Home is required.	3. To permit a minimum interior side yard setback of 6.0m to the proposed Crises Care Group Home.

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 (to be confirmed)

Property Information	
Existing Structures	Year Constructed
Building	1990

Applicant has advised that they cannot comply with By-law for the following reason(s): Proposed crisis care group home within existing Rehabilitative Office does not comply with all of the sections of 3.30 under the By-law.

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 18-002903 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: May 13, 2019
 Building Permit No. 18-002903 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Nov 27, 2018

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

A085/13 was approved to permit a minimum of 48 parking spaces where 132 were required to operate a Club, as defined in Section 2.0 of By-law 1-88a.a, in units 1 and 2. Based on the proposed Crises Care Group home within 106.3sq.m of the existing Club, a minimum of 123 parking spaces would be required.

Based on the proposed GFA of 106.3sq.m for the Crises Care Group Home, a maximum of 4 residents are permitted.

The minimum distance between a Crises Care Group Home and any other Correctional or Crises Care Group Home or Institutional Care Facility shall be 1000m, measured in a straight line from property line to property line.

The minimum distance between a Crises Care Group Home and any Residential Zone or elementary or secondary school shall be 300m, measured in a straight line from property line to property line.

Correctional or Crises Care Group Home

Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:

- Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been released on parole under the Ministry of Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts;
- Persons who have been charged under the Young Offenders Act;
- Persons who require emergency care and transient or homeless persons;
- Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;

A Correctional or Crises Care Group Home does not include an Institutional Care Facility.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan ('VOP 2010'): General Employment.

The Owner is requesting permission to operate a Crises Care Group Home (The Caritas Foundation) on the second floor of a multi-unit building (Unit #1) within an existing Club (The Caritas Foundation), with the above-noted variances.

The City of Vaughan Zoning By-law 1-88 permits a Crises Care Group Home on the subject lands as-of-right in EM1 zones. Development Planning Staff are of the opinion that Variance #1 and #2 is technical in nature as the use is permitted by Zoning By-law 1-88 in an alternative building type (stand-alone building) on an arterial road.

The variance pertains to the building form, and not the use of the building. Development Planning Department has no objection to the proposed building form or the use fronting onto a road that is not an arterial road.

Variance #3 is technical in nature as institutional uses require greater setbacks than industrial uses and is considered minor as no physical changes are proposed on the site.

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.

Cultural Heritage (Urban Design):

There are no Cultural Heritage concerns.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A061/19.

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

Letter from Condo Corporation (Authorization)

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.

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

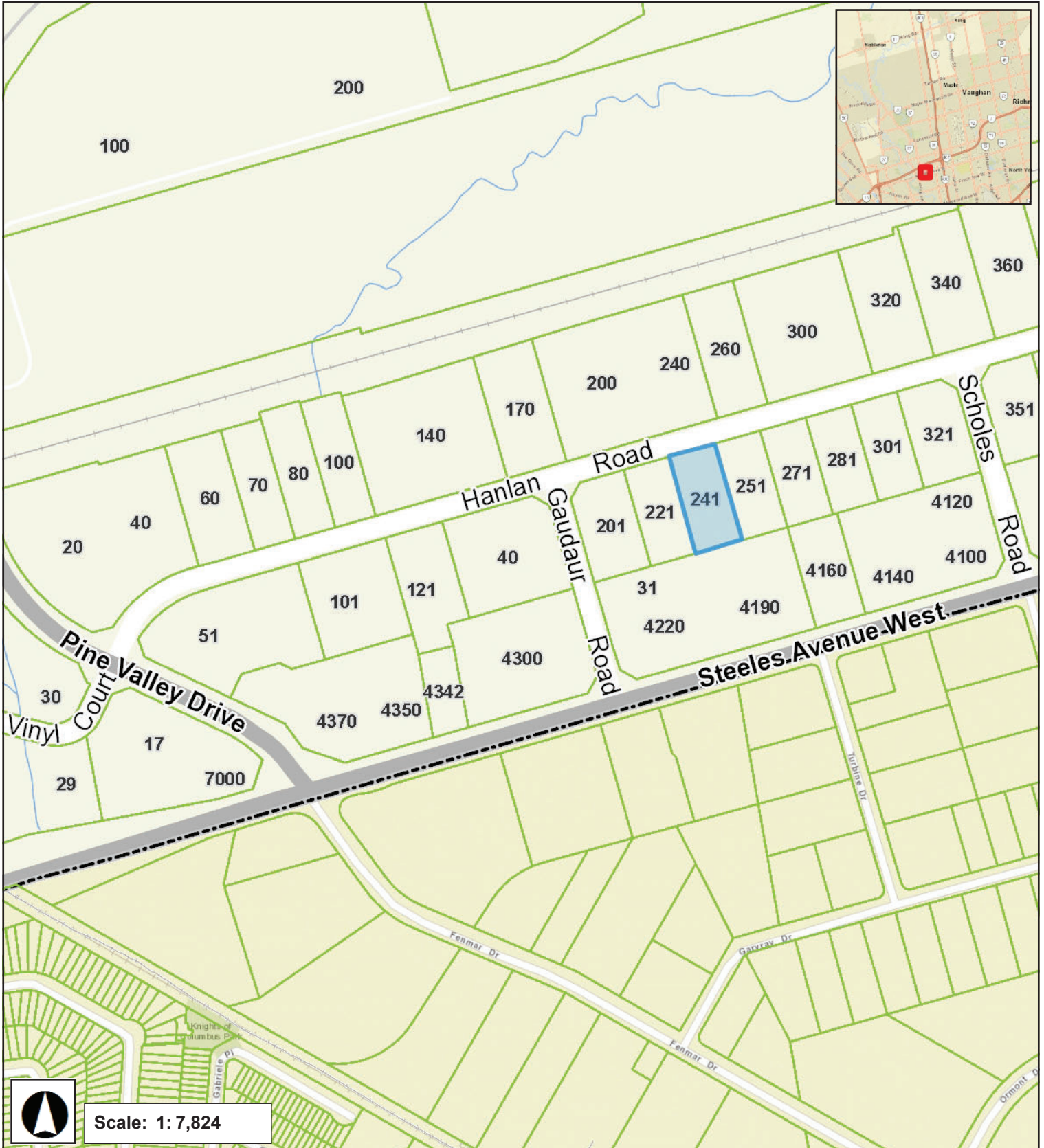
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

**Location Map
Sketches**



A061/19 - Location Map

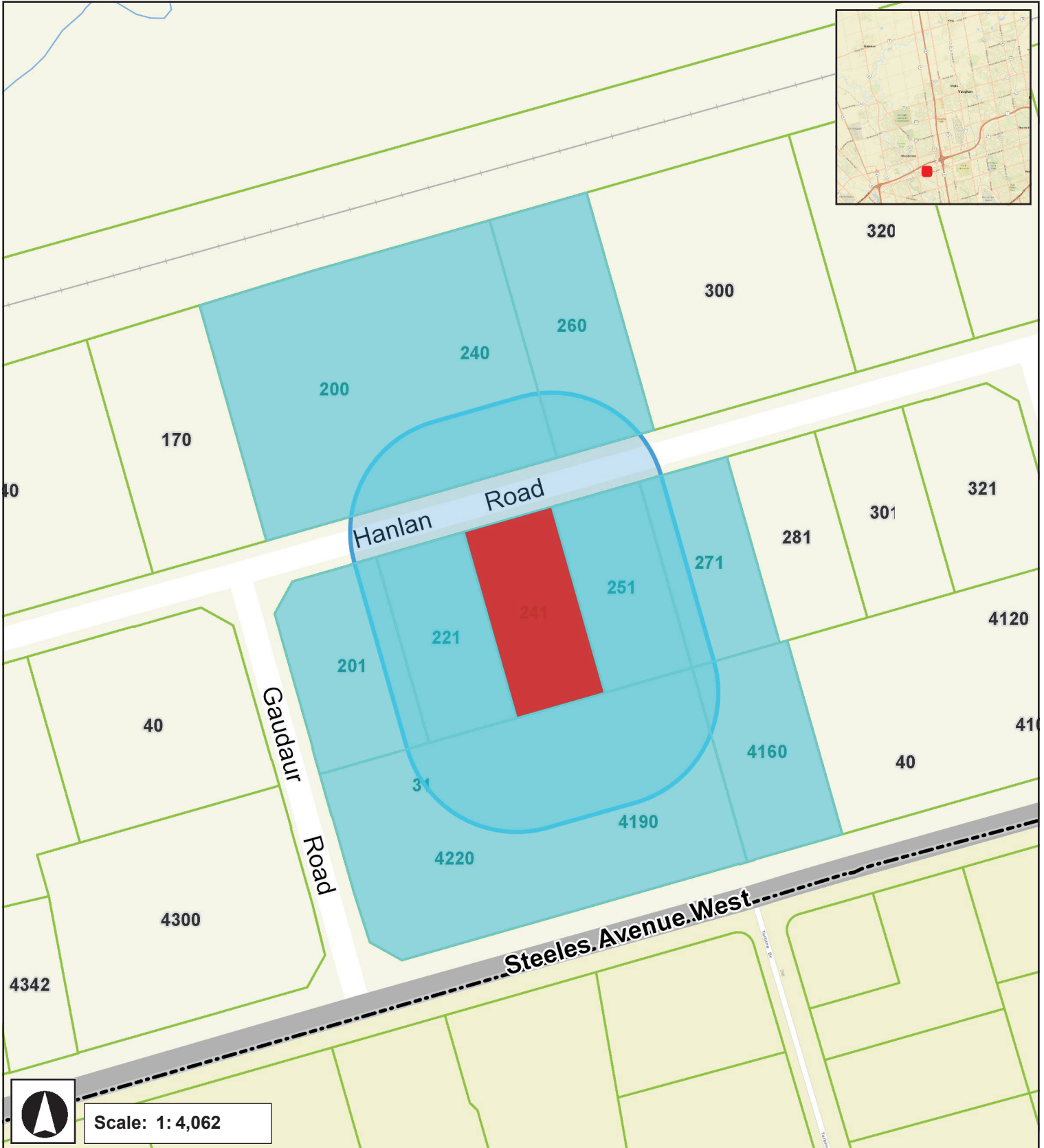
241 Hanlan Road, Units 1 & 2, Woodbridge





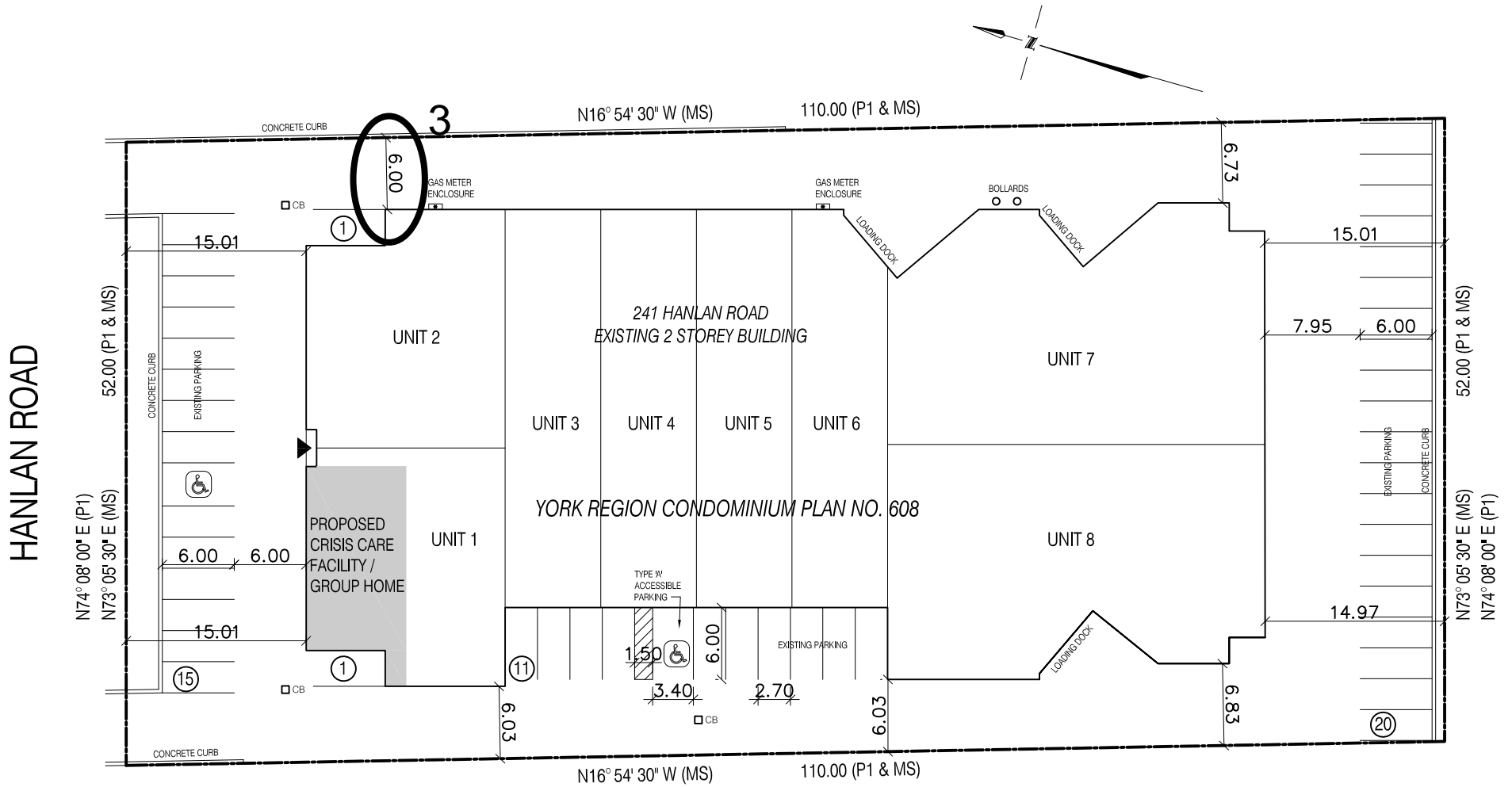
Notification Map - A061/19

241 Hanlan Road, Units 1 & 2, Woodbridge



Proposal:

1. To permit a Crises Care Group Home (as defined) accessory to an existing Club in a Multi- Unit Building.
2. To permit a Crises Care Group Home on a lot fronting onto a road that is not an arterial road.
3. To permit a minimum interior side yard setback of 6.0m to the proposed Crises Care Group Home.



1 SITE PLAN
SK1 SCALE: 1:500

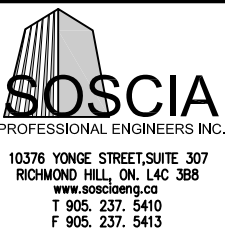
<p>SITE STATISTICS:</p> <p>EXISTING ZONING: EM1 BY-LAW NUMBER: 1-88 MIN. LOT FRONTAGE: 36m MIN. LOT AREA: 3000 sq.m. MAX LOT COVERAGE: 60% MIN. FRONTYARD SETBACK: 6.0m MIN. SIDEYARD SETBACK: 3.0m MIN. REARYARD SETBACK: 12.0m MAX. HEIGHT: 15m</p>
<p>SITE AREA: 5714.46 sq.m. BUILDING AREA: 2850.33 sq.m. COVERAGE: 49.88%</p>
<p>TOTAL AREA OF EXISTING SECOND FLOOR FOR UNIT #1 TO CHANGE USE: 106.3 sq.m.</p>

<p>PARKING:</p> <p>TOTAL ON SITE PARKING: 48 SPACES</p> <p>REQUIREMENTS: 1 SPACE FOR EVERY STAFF MEMBER 1 SPACE FOR EVERY 2 RESIDENTS</p> <p>PROPOSED: 1 STAFF MEMBER (1 PARKING SPACE) 4 RESIDENTS (2 PARKING SPACES)</p> <p>3 PARKING SPACES REQUIRED FOR UNIT #1 SECOND FLOOR</p>

<p>OCCUPANCY CLASSIFICATION:</p> <p>THERAPUTIC REHABILITATION & ACCESSORY OFFICE</p> <p>GROUP D</p>
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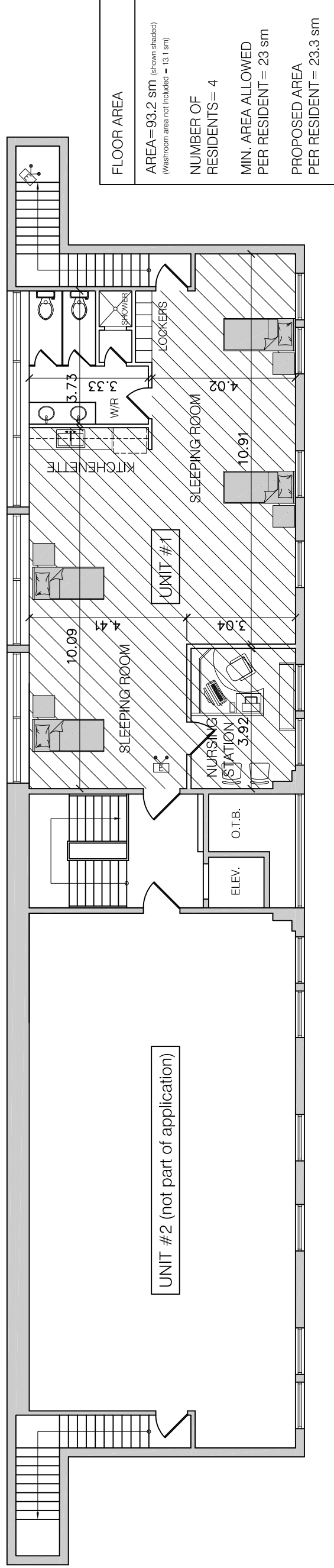
LOT 38
REGISTERED PLAN M-2009
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

<p>LEGEND</p> <ul style="list-style-type: none"> □ CB DENOTES CATCHBASIN * G METER DENOTES GAS METER ○ SAN MH DENOTES SANITARY MANHOLE ○ STM MH DENOTES STORM MANHOLE ■ IB DENOTES IRON BAR ■ SIB DENOTES STANDARD IRON BAR • HP DENOTES HYDRO POLE • LS DENOTES LIGHT STANDARD • TP DENOTES TELEPHONE POLE FF DENOTES FINISHED FLOOR ELEVATION GFF DENOTES GARAGE FINISHED FLOOR ELEVATION PS DENOTES PAVING STONES GA DENOTES GRAVEL AREA RP DENOTES ROOF PEAK ELEVATION



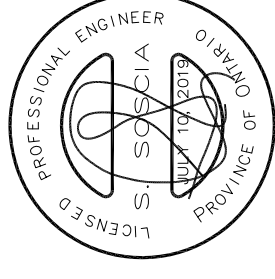
Title:
 CHANGE OF USE PERMIT FOR:
CARITAS
241 HANLAN ROAD
VAUGHAN, ONT.

No:	Revision:	Date:	Drawn: E.G.	Job no. 18-041
2.	COA SUBMISSION	JULY 10, 2019	Checked: S.S.	D'wg. no. A1
1.	ISSUED FOR PERMIT	JAN. 7, 2019	Date: JAN. 07, 2019	



PROPOSED SECOND FLOOR PLAN FOR UNIT #1

SCALE: 1:125



SOSCIA
 PROFESSIONAL ENGINEERS INC.
 10376 YONGE STREET, SUITE 307
 RICHMOND HILL, ON, L4C 3B8
 www.soscieng.ca
 T 905. 237. 5410
 F 905. 237. 5413

Title:
 CHANGE OF USE PERMIT FOR:
CARITAS
 241 HANLAN ROAD
 VAUGHAN, ONT.

Job no.	18-014
Drawn:	E.G.
Checked:	S.S.
Date:	JAN. 07, 2019
No:	Revision:
2.	COA SUBMISSION
1.	ISSUED FOR PERMIT
Date:	JAN. 07, 2019
Date:	JAN. 07, 2019

Dwg. no. **A2**

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.

Letter from Condo Corporation (Authorization)

May 23rd, 2019

City of Vaughan

To Whom it May Concern:

This letter will acknowledge we have no objection to the submission of a variance for the proposed Crisis Care/Group Home expansion in to unit #1 at 241 Hanlan Road Woodbridge, Ontario.

Anthony Di Battista  (YRCC#608)

(I have the authority to bind the corporation)

Ron Guidolin  (YRCC#608)

(I have the authority to bind the corporation)

Rick Morianity  (YRCC#608)

(I have the authority to bind the corporation)

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: A061/19 - Request for Comments

From: Guida, Diana <Diana.Guida@york.ca>

Sent: June-28-19 3:51 PM

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

Subject: RE: A061/19 - Request for Comments

Good afternoon Adriana,

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

Regards,

Diana Guida | Planning Assistant

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. 74886 | diana.guida@york.ca | www.york.ca

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