



File: B011/19

Applicant: 2748355 Canada Inc.

Address: Highway 7 & Interchange Way
(Part of Lot 4-5, Concession 5), Woodbridge

Agent: 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	<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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning		
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"/>	<input checked="" type="checkbox"/>
Real Estate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A



Consent Application

Agenda Item: 5

B011/19

Ward: 4

Prepared By: Pravina Attwala Assistant Secretary Treasurer

Date of Hearing: Thursday, September 5, 2019

Applicant: 2748355 Canada Inc.

Agent: IBI Group

Property: **Highway 7 and Interchange Way (Part of Lot 4-5, Concession 5), Woodbridge**

Zoning: The subject and retained lands are zoned C9 Corporate Centre and subject to the provisions of Exception (957) under By-law 1-88 as amended.

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

Related Files: None

Purpose: Consent is being requested to sever a parcel of land for mixed use (commercial / residential) development purposes approximately 20, 642 square metres with frontage onto Commerce Street and Interchange Way. The severed parcel is further described as Parts 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21 on the Draft Reference Plan submitted with the application.

The retained parcel is approximately 14, 071 square metres and has frontage onto Commerce Street and Interchange Way. The retained parcel is further described as Parts 5, 13, 14 on the Draft Reference Plan submitted with the application.

The severed land is currently vacant and the retained land is currently being used for parking purposes.

Background (Previous Applications approved by the Committee on the subject land: N/A

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 August 21, 2019

Applicant confirmed posting of signage on August 16, 2019

Existing Building or Structures on the subject land: N/A

Recommended conditions of approval:

1. That the applicant’s solicitor provides the legal description of the subject lands in the form of a draft transfer. 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.
4. That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.

Adjournment Request: N/A**Building Standards (Zoning Review)**

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

No building permits have been issued.

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

Development Planning:

Application under review.

Cultural Heritage (Urban Design):

There are no built heritage concerns for this application. However, Cultural Heritage staff notes that the proposed new lot (Part 1) is identified has retaining significant archaeological potential. Future development applications for the created lot will require a Stage 1 Archaeological Assessment or submission of previous work and correspondence from the Ministry of Tourism, Culture and Sport that the property is free from archaeological concerns.

Development Engineering:

The Development Engineering Department has reviewed the subject consent to sever application. The application proposes to sever Parts 1, 3, 4, 9, 19, 20, part of 66, part of 67, part of 68 and 69 on Plan 65R-20291. Municipal services surround the lands on Commerce Street and Interchange Way, with the following services available for connection to service the severed and retained lands:

- 250mm diameter sanitary sewer
- 300 - 450mm diameter storm sewer
- 300mm diameter watermain

It is noted that Development Application DA.18.075 is active on the lands proposed to be severed. As such, the subject consent application shall be approved in conjunction with the approval of that development application.

Recommended condition of approval:

Development Application DA.18.075 shall be reviewed and approved by the Development Engineering Department.

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.

Recommended conditions of approval:

- 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).

Real Estate:

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.

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
Bell Canada - No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

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

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

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

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor provides the legal description of the subject lands in the form of a draft transfer. 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. 4. That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	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	Development Application DA.18.075 shall be reviewed and approved by the Development Engineering Department.

	Department/Agency	Condition
4.	Development Finance Nelson Pereira 905-832-8585 x 8393 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).

Warning:

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

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

Notice to Public

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

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

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

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

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

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

Schedule A: Plans & Sketches

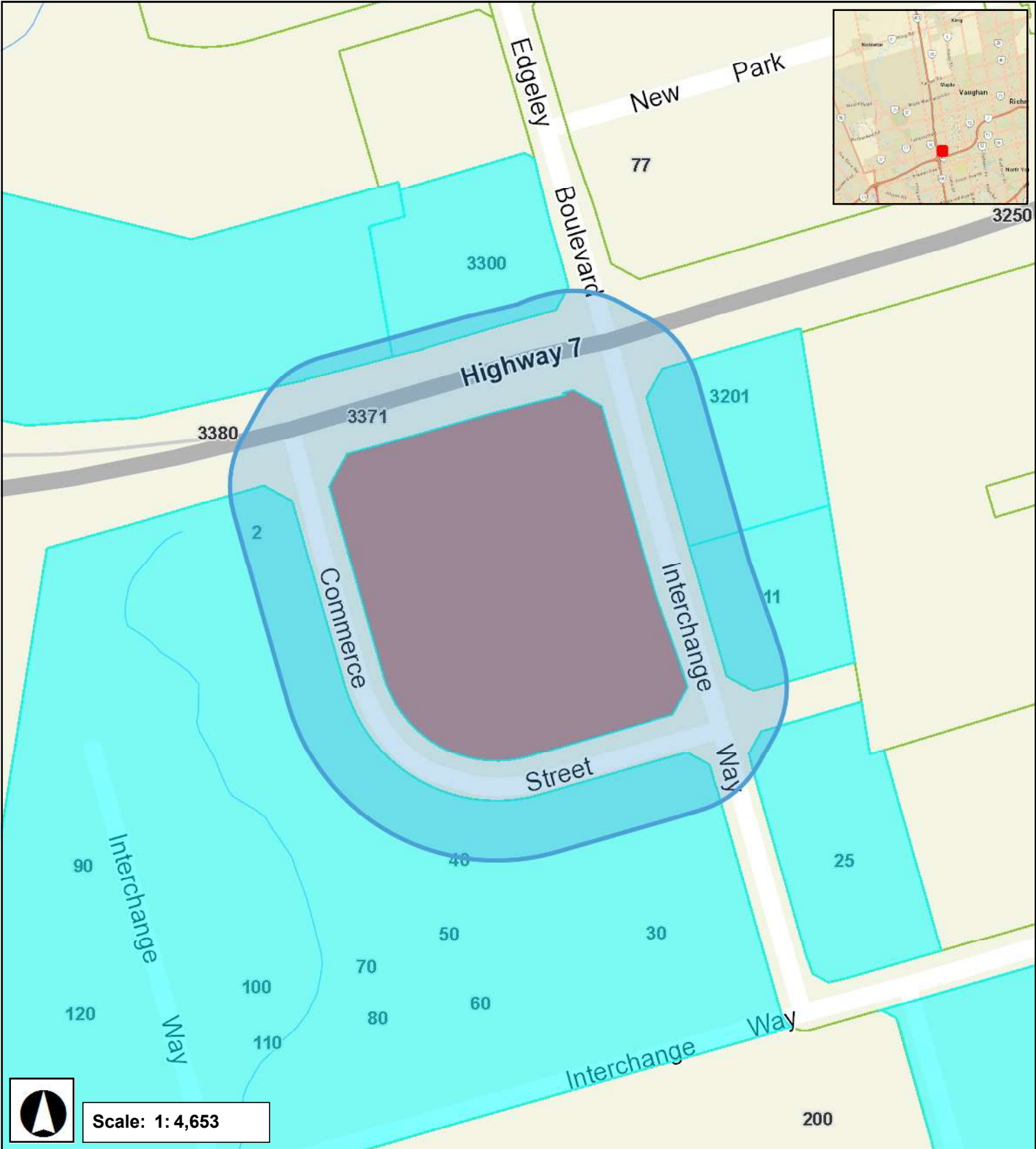
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



LOCATION MAP - B011/19

HIGHWAY 7 & INTERCHANGE WAY
(Part of Lots 4-5, Concession 5) Woodbridge



Scale: 1: 4,653

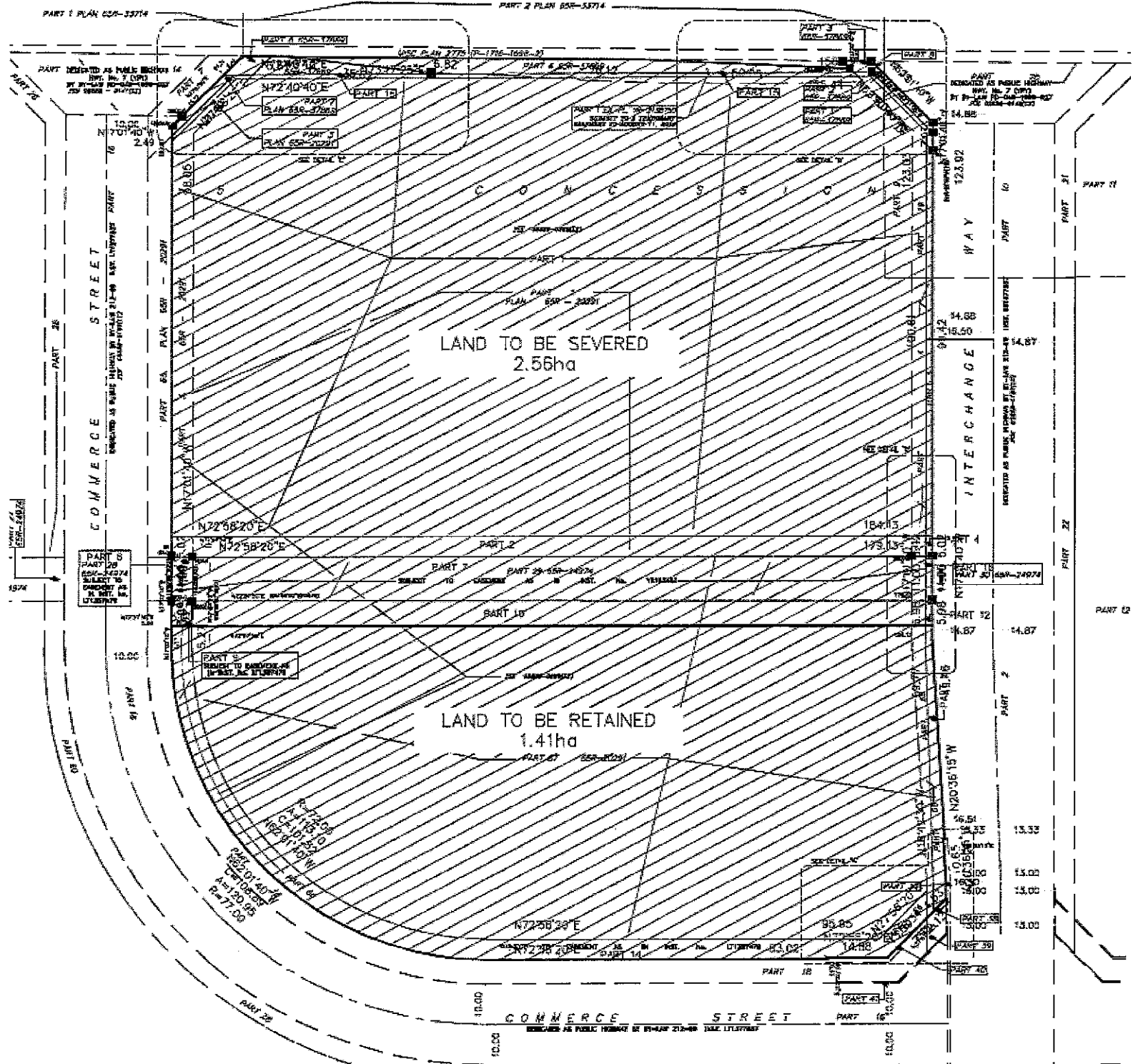
Steeles Avenue West

August 19, 2019 12:43 PM

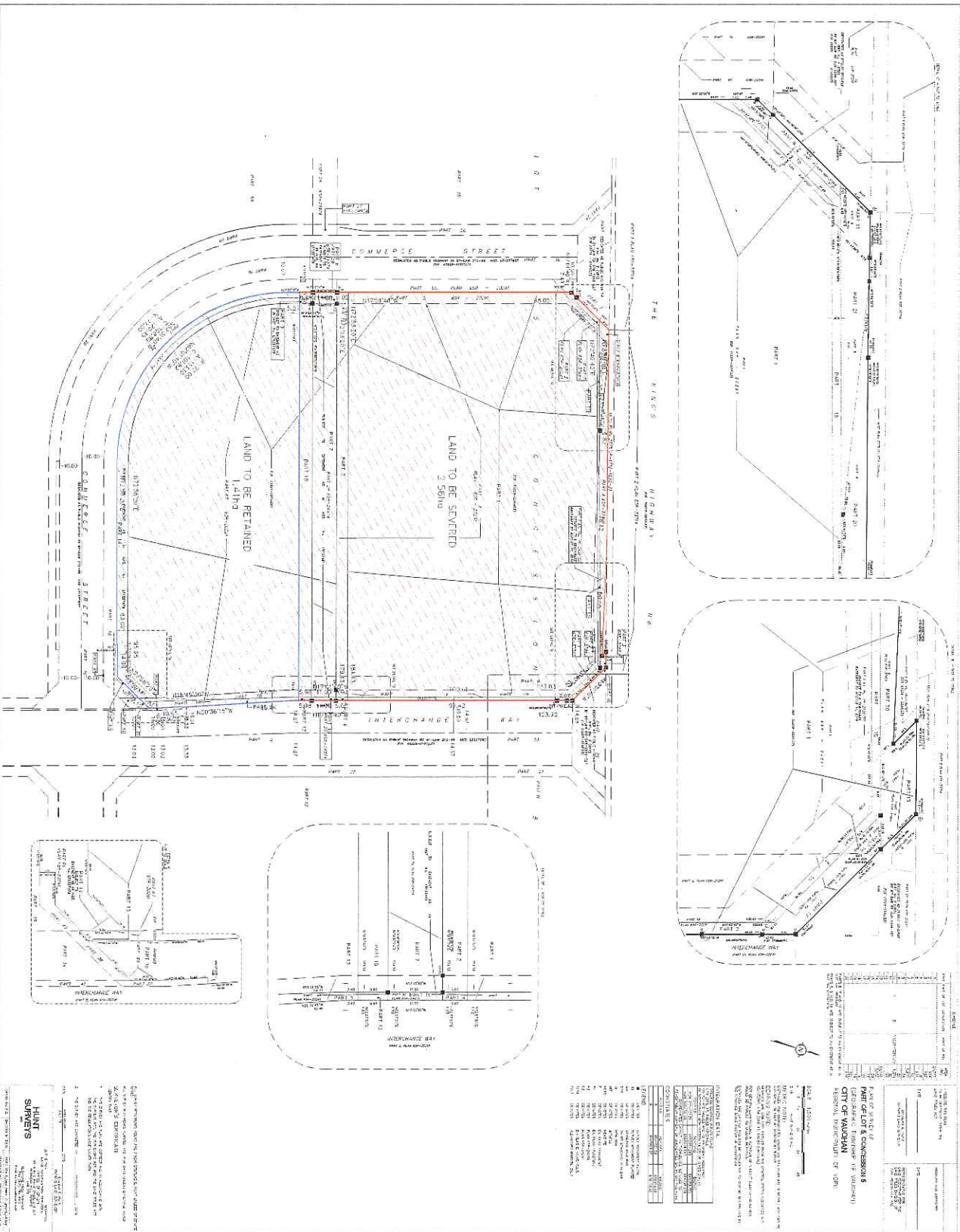
THE KING'S HIGHWAY

No.

7



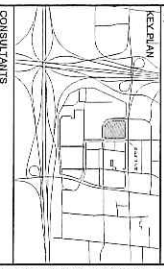
B011/19



DATE: 2019-07-12
TIME: 12:19:26 PM
PROJECT: Block 3 Sketch for Consent to Severance Application
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	Block 3 Sketch for Consent to Severance Application	2019-07-12



CONSULTANTS



SEAL

PRIME CONSULTANT

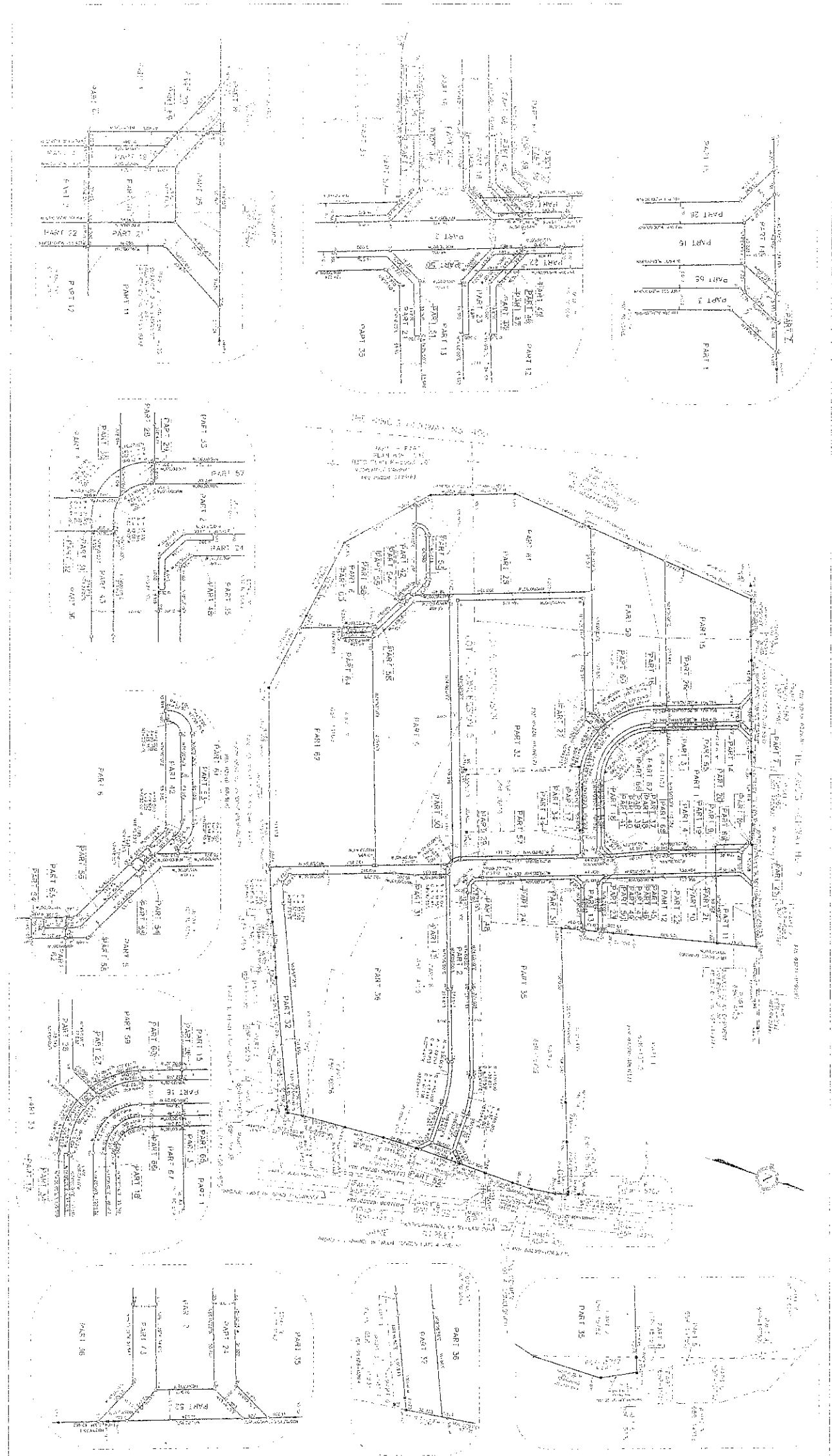
IBI GROUP
1117508, Quadra/VLMCS 0 Design (Work) Phase/019AutoCAD Model/survey/60310 - Site A_legal ibi inc. ground_CRIG-04-NEW.dwg
Tel: 604.686.1959 Fax: 604.686.0644

PROJECT
Block 3 Sketch for Consent to Severance Application

PROJECT NO:
1117508
DRAWN BY:
PROJECT MARK:
CHECKED BY:
APPROVED BY:

SHEET TITLE
Severance Parcel

SHEET NUMBER
1



PROJECT NO. 67-2047-2289 SHEET NO. 1 OF 1 DATE 10/1/67	
DRAWN BY CHECKED BY APPROVED BY	TITLE SCALE NOTES

PART OF SECTION OF
 PART OF LOT 1 AND 2
 BEING THE TRACT OF LAND OF THE CITY OF WASHINGTON
 BEING THE TRACT OF LAND OF THE CITY OF WASHINGTON
 BEING THE TRACT OF LAND OF THE CITY OF WASHINGTON
 BEING THE TRACT OF LAND OF THE CITY OF WASHINGTON
 BEING THE TRACT OF LAND OF THE CITY OF WASHINGTON

METHOD: BY MEANS OF A SURVEY
 NOTES:
 ALL DIMENSIONS ARE IN FEET AND INCHES
 ALL ANGLES ARE IN DEGREES
 ALL CURVES ARE IN FEET
 ALL DISTANCES ARE IN FEET
 ALL BEARINGS ARE IN DEGREES

PART 1 PART 2 PART 3 PART 4 PART 5 PART 6 PART 7 PART 8 PART 9 PART 10 PART 11 PART 12 PART 13 PART 14 PART 15 PART 16 PART 17 PART 18 PART 19 PART 20 PART 21 PART 22 PART 23 PART 24 PART 25 PART 26 PART 27 PART 28 PART 29 PART 30 PART 31 PART 32 PART 33 PART 34 PART 35 PART 36 PART 37 PART 38 PART 39 PART 40 PART 41 PART 42 PART 43 PART 44 PART 45 PART 46 PART 47 PART 48 PART 49 PART 50 PART 51 PART 52 PART 53 PART 54 PART 55 PART 56 PART 57 PART 58 PART 59 PART 60	PART 1 PART 2 PART 3 PART 4 PART 5 PART 6 PART 7 PART 8 PART 9 PART 10 PART 11 PART 12 PART 13 PART 14 PART 15 PART 16 PART 17 PART 18 PART 19 PART 20 PART 21 PART 22 PART 23 PART 24 PART 25 PART 26 PART 27 PART 28 PART 29 PART 30 PART 31 PART 32 PART 33 PART 34 PART 35 PART 36 PART 37 PART 38 PART 39 PART 40 PART 41 PART 42 PART 43 PART 44 PART 45 PART 46 PART 47 PART 48 PART 49 PART 50 PART 51 PART 52 PART 53 PART 54 PART 55 PART 56 PART 57 PART 58 PART 59 PART 60
---	---

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
- Bell Canada - No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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

Attwala, Pravina

Subject: FW: B011/19 - Highway 7 & Interchange Way

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: August-20-19 4:00 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: B011/19 - Highway 7 & Interchange Way

Good afternoon Pravina,

The Regional Municipality has completed its review of the above consent application and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP, C. Tech

Associate Planner | Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

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

O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Attwala, Pravina

Subject: FW: Reminder - Comment Deadline (City of Vaughan Committee of Adjustment)

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: Tuesday, August 20, 2019 10:24 AM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Subject: RE: Reminder - Comment Deadline (City of Vaughan Committee of Adjustment)

Dear Christine,

Re Files:

- B011/19 and B013/19

Subsequent to review of the above noted Consent Applications, it has been determined that Bell Canada has no concerns or objections with the proposed Severance and Easement.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600