

ITEM: 6.3	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A178/24
------------------	--

Report Date: January 31, 2025

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			01/29/2025	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A178/24

CITY WARD #:	1
APPLICANT:	Shlomo Drazin
AGENT:	Reagan Jing (ProWise Engineering Inc.) & JB Reyes (Six Park Athletic Centre)
PROPERTY:	3300 Rutherford Road, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a maximum gross floor area of 13,715.8m ² for all uses subject to Note (5) of Table 8-2 in the Zoning By-law (001-2021).

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned GMU – General Mixed-Use Zone (Established Neighbourhood) and subject to the provisions of Exception 14.700 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum gross floor area on each lot for all uses subject to Note (5) of Table 8-2 shall be 10,000.0 m ² .	To permit a maximum gross floor area of 13,715.8m ² for all uses subject to Note (5) of Table 8-2.

HEARING INFORMATION

DATE OF MEETING: Thursday, February 6, 2025

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

INTRODUCTION

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	January 23, 2025
Date Applicant Confirmed Posting of Sign:	January 15, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The basketball court has been there without a permit the legal non-conforming has been lost. The existing area cannot be used and we will have to conform to the new area cap.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
---	------

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
---	------

DEVELOPMENT ENGINEERING

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

Development Engineering has no objection to Minor Variance A178/24.

Development Engineering Recommended Conditions of Approval:	None
--	------

PARKS, FORESTRY & HORTICULTURE (PFH)

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
--	------

DEVELOPMENT FINANCE

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
--	------

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

BCLPS Recommended Conditions of Approval:	None
--	------

BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
--	------

FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
--	------

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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
	None	

IMPORTANT INFORMATION

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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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.

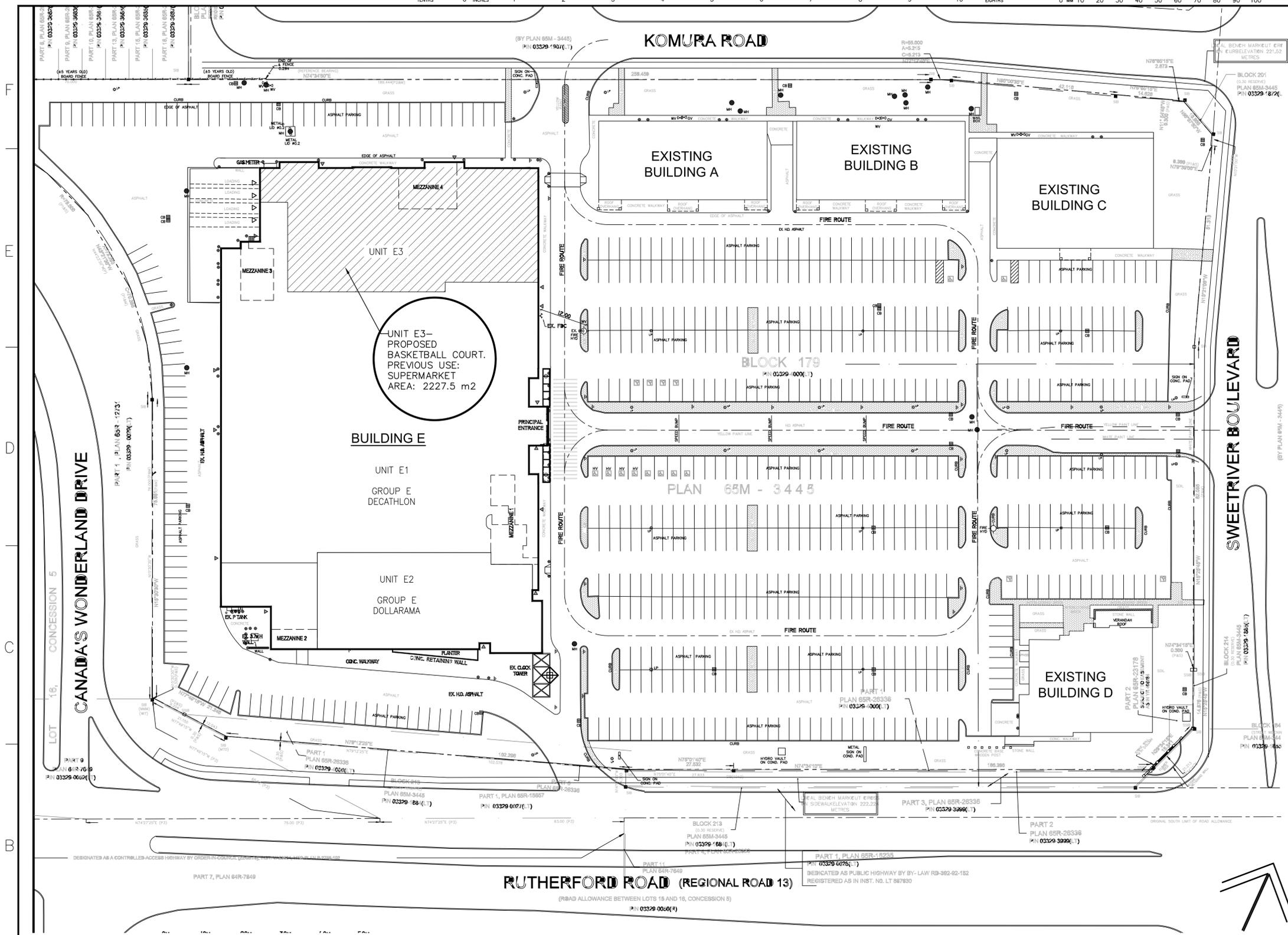
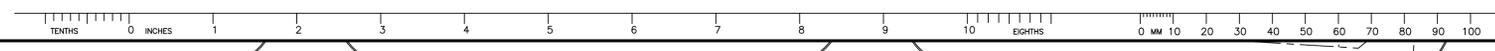
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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 OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) 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.

SCHEDULE A: DRAWINGS & PLANS



UNIT E3-
PROPOSED
BASKETBALL COURT.
PREVIOUS USE:
SUPERMARKET
AREA: 2227.5 m2

SITE STATISTICS

PARENT ZONE: GMU (GENERAL MIXED-USE ZONE), EXCEPTION 700
 ZONE EXCEPTION: C5-9 (1031A) ON FIGURE E-1127
 LOT AREA: 47,396.05 m2 (510,166 ft2) (15.45 ACRES)
 BUILDING COVERAGE: 13,858.75 m2 (149,174 ft2) - 29.24%
 BUILDING HEIGHT: 11m

BUILDING GROSS FLOOR AREA:

BUILDING AND USES	EXISTING AREA (NO CHANGE)
BUILDING E (EXISTING RETAIL+WAREHOUSE+ PROPOSED BASKETBALL COURT)	10,100.87 m2 (108,728.4 ft2)
BUILDING A (EXISTING RETAIL+FOOD SERV)	860.03 m2 (9,256.3 ft2)
BUILDING B (EXISTING RETAIL+FOOD SERV)	841.32 m2 (9,055.91 ft2)
BUILDING C (EXISTING RETAIL+FOOD SERV)	1,092.38 m2 (11,758.36 ft2)
BUILDING D (EXISTING RETAIL+FOOD SERV)	821.17 m2 (8,839 ft2)
TOTAL GFA OF ALL BUILDINGS	13,715.83 m2 (147,635.86 ft2)

VARIANCE #1

GFA FOR EACH USE IN BUILDING E

UNIT	USE MAJOR OCCUPANCY	GFA (m2)
1	RETAIL-GROUP E	5,685.3
2	RETAIL-GROUP E	1,889.1
3	SUPERMARKET (PREVIOUS)/BASKETBALL (PROPOSED)-GROUP A2	2,227.5
4	STORAGE/GARBAGE GROUP F3	299.0

GFA OF HEALTH AND FITNESS CENTRE

MAX. GFA PERMITTED NOTE (5), TABLE 8-2, BY-LAW 001-2021 (m2)	EXISTING GFA (m2)	PROPOSED GFA (m2)
10,000	13,715.8	13,715.8

NOTE: THE MINOR VARIANCE APPLICATION IS TO KEEP THE EXISTING GFA OF 13,715.8 M2 FOR ALL USES SUBJECT TO NOTE (5) OF TABLE 8-2 IN THE ZONING BY-LAW (001-2021), WHICH ALREADY EXCEEDS 10,000 M2 BUT HAS LOST LEGAL NON-COMFORMING BECAUSE THE BASKETBALL COURT (2,227.7 M2) WAS PROPOSED IN PLACE OF THE PREVIOUS SUPERMARKET WITHOUT A PERMIT. BOTH THE BASKETBALL COURT AND THE SUPERMARKET FALL UNDER USES SUBJECT TO NOTE (5) OF TABLE 8-2 IN THE ZONING BY-LAW (001-2021).

PARKING CALCULATION: BY-LAW NUMBER NO. 001-2021 (TABLE 6-2) AND ZONE EXCEPTION FOR GMU-700/C5

EXISTING

USE	AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL/OFFICE	12,343.90 m2	4.2 SPACES/100m2= 519 SPACES	
FOOD SERVICES	1,361.87 m2	14.7 SPACES/100m2= 202 SPACES	
TOTAL PARKING		721 SPACES	669 SPACES (AS PER MINOR VARIANCE 127/17)

PROPOSED

USE	AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL/OFFICE	10,116.3 m2 (REDUCED DUE TO CHANGE OF USE FROM E TO A2)	4.2 SPACES/100m2= 425 SPACES	
FOOD SERVICES /RESTAURANT	1,361.87 m2	14.7 SPACES/100m2= 202 SPACES	
COMMUNITY FACILITY	2227.6 m2	1 SPACES/100m2= 23 SPACES	
TOTAL PARKING		650 SPACES	669 SPACES

BARRIER-FREE PARKING REQ'D: 1/100 SPACES= 7
 BARRIER-FREE PARKING PROVIDED: 8 SPACES (EXISTING)

LOADING REQ'D: 6 SPACES
 LOADING PROVIDED: 7 SPACES (EXISTING)

RECEIVED
 By russog at 9:05 am, Jan 29, 2025

SITE PLAN
 SCALE 1:500

REV	DATE	DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REV	DATE	DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE	REFERENCES
2	28/JAN/25	ISSUED FOR MINOR VARIANCE		FYF	RJ	RJ																	
1	15/FEB/24	ISSUED FOR PERMIT		FYF	RJ	RJ																	
0	09/AUG/23	ISSUED FOR PERMIT		FYF	RJ	RJ																	

APPROVED FOR _____

CLIENT PROJECT MGR. DEPARTMENT MGR. PROJECT MGR.

PROJECT PHASE _____

PROJECT NO. P22-COM-045 BY DDMMYY 24/JUL/23

ACTIVITY NO. DES RJ 24/JUL/23

PACKAGE CODE DRN FYF 24/JUL/23

SCALE AS SHOWN CHK RJ 24/JUL/23

APP RJ 24/JUL/23

STAMP/SEAL: R.L. JING, 10076054, 08/JAN/2025, PROVINCE OF ONTARIO

PROPRIETARY INFORMATION: THIS DRAWING IS THE PROPERTY OF PROWISE ENGINEERING INC. AND IS NOT TO BE LOANED OR REPRODUCED IN ANY WAY WITHOUT THE PERMISSION OF PROWISE ENGINEERING INC.

PROWISE ENGINEERING INC.

SUITE 308, 2800 SKYMARK AVE. Mississauga ON, L4W 5A6
 T. (905) 282-6688; (416) 721-9420
 Email: contact@pwei.ca; Web: www.pwei.ca

PWEI

SUBJECT: UNIT E3, BLDG E, 3300 RUTHERFORD RD INDOOR BASKETBALL COURTS SITE PLAN

CLIENT: SIX PARK ATHLETIC CENTRE

DRAWING NO. A-01 REV. 2

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development and Parks Planning
Date: January 24, 2024
Name of Owner: 3300 Rutherford Developments Inc.
Location: 3300 Rutherford Road, Building E, Concord
File No.(s): A178/24

Proposed Variance(s) (By-law 001-2021):

1. To permit a maximum gross floor area of 13,715.8m² for all uses subject to Note (5) of Table 8-2.

By-Law Requirement(s) (By-law 001-2021):

1. The maximum gross floor area on each lot for all uses subject to Note (5) of Table 8-2 shall be 10,000.0 m².

Official Plan:

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

Comments:

The Owner is seeking relief to permit an existing indoor basketball court within a commercial plaza, with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1. The existing plaza on the Subject Lands is comprised of five (5) multi-tenant commercial buildings. The proposal is to increase the permitted GFA on Subject Lands to accommodate the existing basketball facility. The property is zoned General Mixed-Use Zone, subject to the provisions of site specification exception 14.700, under Zoning By-law 001/2021, as amended. The basketball facility is a Health and Fitness use and is permitted as-of-right in the EMU Zone, subject to a maximum GFA of 10,000 m² for all uses subject to Note (5) of Table 8-2 in the Zoning By-law. There are no exterior alterations proposed however, due to the existing indoor basketball facility the total GFA of all uses that are subject to the Note (5) of Table 8-2 of the Zoning By-law on the Subject Lands has increased to 13,715.83 m². The increase of 3,715.8m² to the permitted GFA is minor in nature and does not impact the overall function of the existing plaza. A mix of uses such as retail, personal service, office, and restaurant are still predominately maintained within the overall plaza, as intended by the By-law. Furthermore, the property is designated mid-rise mixed-use designation in the VOP 2010, which permits a mix of residential, retail, community and institutional uses. The basketball facility is a desirable use for the surrounding community, and compliments the other existing uses in the plaza.

Accordingly, the Development and Parks Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development and Parks Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

Alyssa Pangilinan, Planner 1
Janany Nagulan, Senior Planner

From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A178/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, December 19, 2024 1:08:17 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

The Regional Municipality of York has completed its review of the above minor variance and has no comment,

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP | Associate Planner, Development Planning, Economic and Development Services Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Date: December 17th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.:

Related Files: **A178-24**

Applicant: ProWise Engineering Inc.

Location 3300 Rutherford Road Bldg E



Discover the possibilities

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:

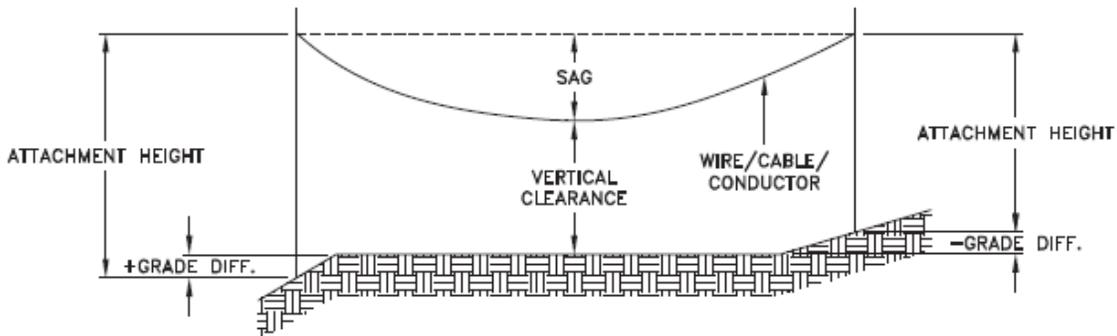
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

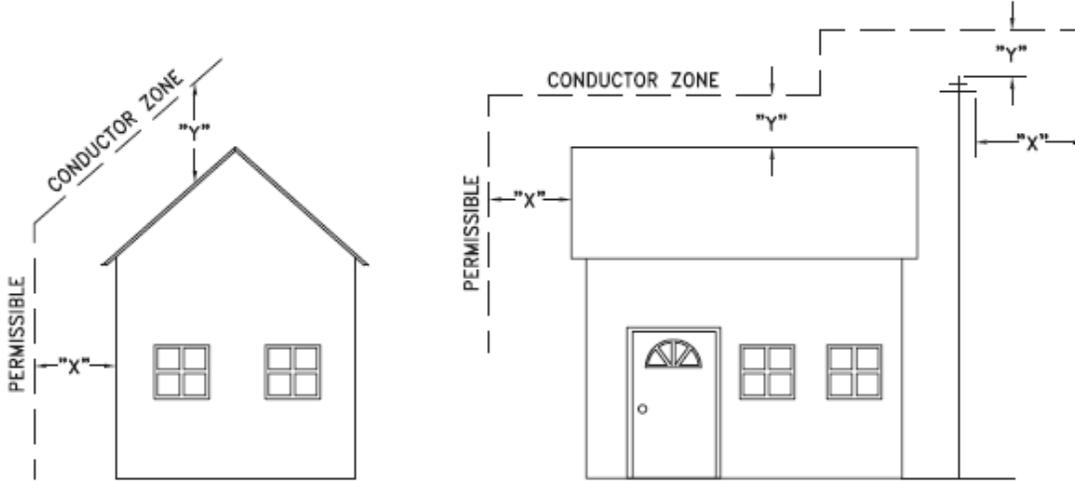
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

From: [Mulrenin, Colin \(MTO\)](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A178/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, December 16, 2024 12:06:16 PM
Attachments: [image001.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

MTO has no concerns with this variance, but should continue to be circulated on other development plans related to the property.

Regards,

Colin Mulrenin (He/Him)

Corridor Management Planner (York/Simcoe) | Highway Corridor Management Section
Ministry Of Transportation | Ontario Public Service
437-533-9427 | colin.mulrenin@ontario.ca

7th Floor
159 Sir William Hearst Avenue
Toronto ON Postal Code M3M 0B7



Taking pride in strengthening Ontario, its places and its people

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A178/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, December 16, 2024 10:12:33 AM
Attachments: [image002.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: December 12, 2024
Applicant: ProWise Engineering Inc.
Location: 3300 Rutherford Road Bldg E
 PLAN 65M3445 Block 179
File No.(s): A178/24

Zoning Classification:

The subject lands are zoned GMU – General Mixed-Use Zone (Established Neighbourhood) and subject to the provisions of Exception 14.700 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum gross floor area on each lot for all uses subject to Note (5) of Table 8-2 shall be 10,000.0 m ² .	To permit a maximum gross floor area of 13,715.8m ² for all uses subject to Note (5) of Table 8-2.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 23-114859, Order to Comply for, Issue Date: Apr 26, 2023

Building Permit(s) Issued:

Building Permit No. 23-129826 for Recreation Facility (Commercial) - Interior Unit Alteration, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			01/20/2025	Application Cover Letter



January 28th, 2025

File number: A178/24

To The Committee of Adjustment, City of Vaughan

Vaughan City Hall, Woodbridge Room, 2nd Floor, 2141 Major Mackenzie Drive, Vaughan

Project: Interior alteration for indoor basketball facility

Project address: 3300 Rutherford Rd, Bldg E, Unit 3, Vaughan, ON L4K 5Z2, Canada

Subject: Requesting relief from the Zoning By-law to permit a maximum gross floor area of 13,715.8m² for all uses subject to Note (5) of Table 8-2 in the Zoning By-law (001-2021).

We are submitting this letter to explain the purpose of the minor variance application. The proposed interior alteration is for an indoor basketball facility in Unit 3, Building E, with a floor area of 2227.5m².

The previous use of the unit was a supermarket. Both the supermarket and the basketball facility ("Health and Fitness Centre") fall under the uses subject to Note (5) of Table 8-2 in the Zoning By-law (001-2021). The existing GFA of all uses subject to this By-law was 13,715.8 m², which was already more than the permitted GFA of 10,000 m² before the basketball court was established. There is no change to the existing GFA.

However, since the supermarket has been changed to a health and fitness centre without a permit, it has lost its legal non-conforming status. As a result, the existing total area can no longer be considered, and the current Zoning By-Law cap of 10,000 m² applies.

This minor variance application requests relief from the Zoning By-law to permit a maximum gross floor area of 13,715.8m² for all uses subject to Note (5) of Table 8-2 in the Zoning By-law (001-2021). We will be very grateful to you if our request is considered and the relief is granted.

Yours truly,
ProWise Engineering Inc. (ProWise)

Reagan Jing, P. Eng, M. Eng President
Principal Civil/Structural Engineer

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A