

ITEM: 6.1	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A002/25
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Report Date: February 21, 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 type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	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			01/30/2025	Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
B006/23	APPROVED; COA; JUNE 22, 2023

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

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 A002/25

CITY WARD #:	4
APPLICANT:	1979350 Ontario Inc. (General partner on behalf of 9810 Bathurst LP)
AGENT:	Marshall Smith (KLM Planning Partners Inc.)
PROPERTY:	9810 Bathurst Street, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "High-rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	DA.24.038
PROPOSAL:	Relief from the Zoning By-law is being requested to facilitate site development application DA.24.038 which includes the proposal of two (2) 8-storey mid-rise residential buildings containing a total of three-hundred-and-seventy-two (372) apartment dwelling units, six (6) back-to-back townhouse blocks containing fifty-eight (58) back-to-back townhouse dwelling units, and two (2) front loaded townhouse blocks containing ten (10) townhouse dwelling units

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

The subject lands are zoned RM2 (H) and subject to the provisions of Exception 14.927 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 4.5 metres is required. [Exception 14.927].	To permit a minimum rear yard of 2.0 metres for Blocks A, B, C, D, E, F.
2	A landscape strip with a minimum width of 4.0 m shall be provide abutting a street line. [Exception 14. 927]	To permit a minimum landscape strip width of 2.0 m abutting a street line.
3	Means the area of a lot used exclusively for soft landscaping or hard landscaping. [Section 3.0]	To permit porches and stairs to encroach into the minimum landscape strip.
4	A porch, including access stairs from grade are permitted to encroach a maximum of 2.0 m, but not closer than 1.2 m from the rear lot line. [Section 4.13, table 4-1]	To permit a maximum encroachment for a porch, including access stairs from grade into the required rear yard to 2.0 m, and 0.0 m from the rear lot line.
5	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20.0 m [Section 7.3.3, Tabel 7-8	To permit podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 32.0m
6	A minimum width of an aisle providing access to a bicycle parking space shall be 1.75 m. [Section 6.5.1.4]	To permit a minimum aisle width providing access to a bicycle parking space shall be 1.4 m.
7	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [Section 6.5.5.2.b]	To permit short-term bicycle parking spaces to have a minimum 1.5 m setback from a parking area.
8	A minimum parking rate of 1 resident spaces per dwelling unit is required [Section 6.3.5, Table 6-2]	To permit a minimum parking rate of 0.75 resident spaces per dwelling unit.

HEARING INFORMATION

DATE OF MEETING: Thursday, February 27, 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.

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:	February 13, 2025
Date Applicant Confirmed Posting of Sign:	February 7, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To facilitate an appropriate built form
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:

On February 12, 2025, Development Engineering advised:

I am writing to you regarding Minor Variance A002/25 - 9810 Bathurst Street for a reduced parking rate. Development Engineering has determined that the following items need to be addressed prior to accepting this variance:

1. Proposed Presto incentive of \$25/unit is only meeting minimum requirements. Consider providing at least 1 months of fare per unit for more substantial promotion of TDM.
2. Show where the real-time transit information will be displayed in midrise lobbies.
3. Provide details and specs for e-bike charging.
4. Provide detail and specs for bike repair station.
5. Bike share has not been shown in Phase 1 Area 2.
6. Clarify details of the proposed innovative TDM measure of \$500 bike vouchers. (i.e. how they will be distributed, etc.)
7. Provide details how the self-operated bike-share will operate (i.e. staff training, cost, liability, etc.)
8. Verify short-term bike parking supply. Only 46 short term bike parking spaces are shown on the site plan whereas TDM plan says 48 will be provided.

COMMITTEE OF ADJUSTMENT

- 9. Verify long-term bike parking supply. Only 220 long-term bike parking spaces are shown whereas TDM plan says 223 will be provided.
- 10. Provide details and correspondence for car-share program (i.e. service provider, cost of membership quote, etc.).
- 11. Car share parking location and signage has not been shown on site plan.

On February 12, 2025, Committee of Adjustment staff advised:

Please note, that all revised site plans will be reviewed by the Zoning Department. If the Zoning Department indicates that a new variance to the zoning by-law is required or if any of your existing variances worsen after the issuance of public notice, then your application will be automatically adjourned from the February 27th hearing and the applicant will have to pay an adjournment fee of \$640.00.

Committee of Adjustment staff recommended deferral of the application to a future hearing date to permit further time for the applicant to address the Development Engineering Department's comments on the application.

On February 12, 2025, the applicant confirmed that they wanted to proceed to the February 27, 2025, Committee of Adjustment hearing.

On February 13, 2025, Development Engineering Staff confirmed that the comments that were issued to the applicant on February 12, 2025, could be addressed through the Development Engineering process and that the applicant would not need to provide a set of revised site plans prior to the hearing date.

Committee of Adjustment Recommended Conditions of Approval:	N/A
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BUILDING STANDARDS (ZONING)

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

Building Standards Recommended Conditions of Approval:	N/A
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments. Application under Review

Development Planning Recommended Conditions of Approval:	TBD
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DEVELOPMENT ENGINEERING

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

The Development Engineering (DE) Department does not object to variance application A002/25. Subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.038).
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PARKS, FORESTRY & HORTICULTURE (PFH)

Vaughan Forestry is working with development planning for this construction project. Forestry has no comments relating to the minor variance, A002/25, at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No objection or comments.

BCLPS Recommended Conditions of Approval:	None
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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
1	Development Planning Alyssa.pangilinan@vaughan.ca	TBD
2	Development Engineering jonah.hall@vaughan.ca	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.038).

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

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.

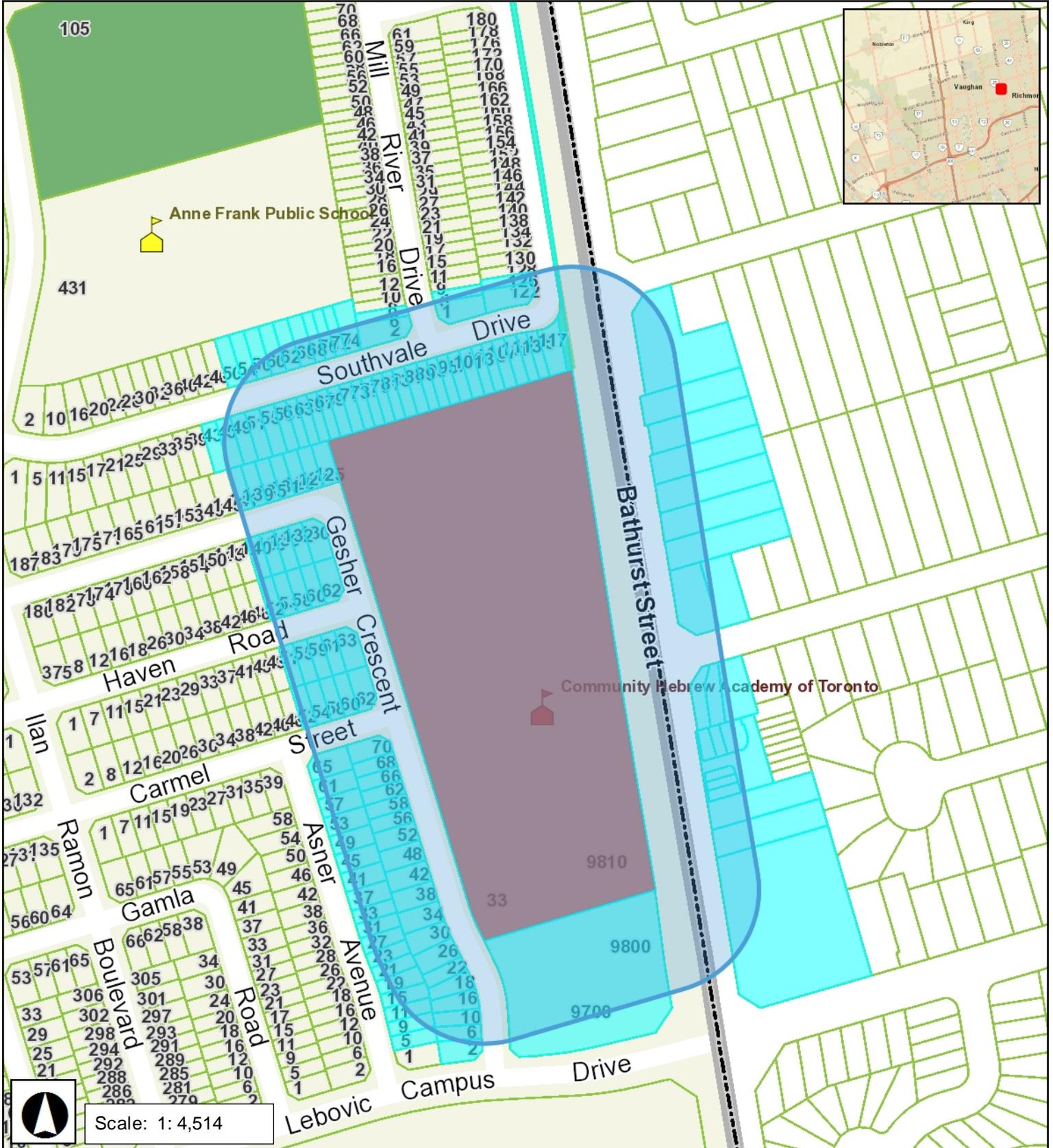
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

IMPORTANT INFORMATION

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

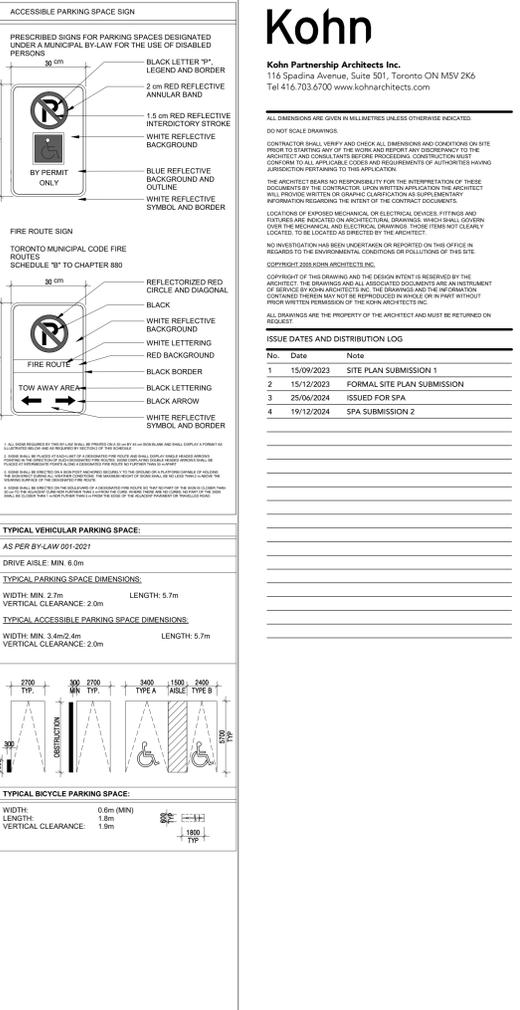


LOT 1 & 2 SITE STATISTICS					
SITE INFORMATION:					
ZONING DEEMED LOT: 45,204.40 (11,170 AC)					
PHASE 1 (SUBJECT TO SPA): 19,884.8 sm (4,938 AC)					
PHASE 1, AREA 1: 9,534.9 sm (2,356 AC)					
PHASE 1, AREA 2: 10,449.9 sm (2,582 AC)					
PHASE 2 - FUTURE APPLICATION: 23,219.6 sm (6,232 AC)					
PROPOSED GFA: 33,773 sm (363,525 sf)					
FSL ZONING DEEMED LOT: 0.75					
BUILDING INFORMATION					
ZONING DEEMED LOT (PHASE 1&2) COVERAGE:					
BUILDING COVERAGE: 16.5% (7,473.09 sm)					
LANDSCAPING: 72.4% (32,720.80 sm)					
SOFTSCAPING: (88.0%) (28,801.71 sm)					
HARDSCAPING: (12.0%) (3,919.09 sm)					
PHASE 1 ONLY (SUBJECT TO SPA) COVERAGE:					
BUILDING COVERAGE: 37.4% (7,473.09 sm)					
LANDSCAPING: 37.2% (7,424.57 sm)					
SOFTSCAPING: (51.8%) (3,842.50 sm)					
HARDSCAPING: (48.2%) (3,582.07 sm)					
No. OF STOREYS: 8 (MIDRISE), 3 (TOWNS)					
HEIGHT: 32.4m M1 & 33.05m M2, 11.87m TOWNS					
MIDRISE 1 EST GRADE: 212.13					
MIDRISE 2 EST GRADE: 209.44					
NOTES:					
1 GFA DOES NOT INCLUDE MPH AREA OR UNDERGROUND PARKING (P1)					
2 GFA IS CALCULATED BY EXCLUDING ANY BASEMENT, ATTIC, MECHANICAL ROOM, ELECTRICAL ROOM, ELEVATOR SHAFT, REFUSE CHUTE, ESCALATORS, VEHICLE AND BICYCLE PARKING AREAS, AND LOADING AREAS ABOVE/BELOW GRADE					
GFA TOTAL STUDIO 1B 1B-D 2B AREA					
MIDRISE 1					
P1 & P2	0	0	0	0	0 sm
L1	16	2	1	4	9
L2	28	1	5	11	11
L3	30	1	5	11	13
L4	30	1	5	11	13
L5	28	2	5	14	7
L6	26	5	2	14	5
L7	26	5	2	15	4
L8	12	4	0	7	1
L9	0	0	0	0	0
MPH	0	0	0	0	0 sm
TOTAL	196	21	25	87	63
	(10.7%)	(12.8%)	(44.4%)	(32.1%)	
MIDRISE 2					
P1 & P2	0	0	0	0	0 sm
L1	12	1	3	4	4
L2	26	1	5	9	11
L3	28	1	5	9	13
L4	28	1	5	9	13
L5	26	2	4	13	7
L6	24	1	1	14	4
L7	24	5	1	15	3
L8	8	0	0	2	6
L9	0	0	0	0	0
MPH	0	0	0	0	0 sm
TOTAL	176	16	24	75	61
	(9.1%)	(13.6%)	(42.6%)	(34.7%)	
TOWNHOUSE BLOCKS					
PARCEL 1 32					
Block A	12				1,734 sm
Block B	8				1,127 sm
Block C	12				1,734 sm
PARCEL 2 36					
Block D	8				1,170 sm
Block E	10				1,408 sm
Block F	8				1,170 sm
Block G	5				905 sm
Block H	5				905 sm
Block I	6				1,143 sm
TOTAL GFA:					33,773 sm (363,525 sf)
TOTAL UNITS:	440				

AMENITY SPACES (INDOOR/OUTDOOR):			
	REQUIRED	PROPOSED	
MIDRISE 1			
COMBINED INDOOR/OUTDOOR AMENITY AREA RATES:			
FIRST 8 UNITS = 8sm/UNIT			
REMAINING UNITS = 5sm/UNIT			
TOTAL AMENITY:			
TOTAL INDOOR/OUTDOOR AMENITY	1,004 sm	1,905 sm	
BREAKDOWN:			SURPLUS
OUTDOOR AT GRADE	55 sm	1,066 sm	1,011 sm **
OUTDOOR AT ROOFTOP	11 sm	617 sm	606 sm **
INDOOR		221 sm	
TOTAL AMENITY (MINUS ROOFTOP EXCESS):			
TOTAL INDOOR/OUTDOOR AMENITY			#8 - 0.75 spaces/unit
**NOTE: SURPLUS OF OUTDOOR AMENITY > OUTDOOR ROOFTOP AMENITY IN EXCESS OF 11sm			
**NOTE: SURPLUS OF TOTAL AMENITY > OUTDOOR ROOFTOP AMENITY IN EXCESS OF 11sm			
MIDRISE 2			
COMBINED INDOOR/OUTDOOR AMENITY AREA RATES:			
FIRST 8 UNITS = 8sm/UNIT			
REMAINING UNITS = 5sm/UNIT			
TOTAL AMENITY:			
TOTAL INDOOR/OUTDOOR AMENITY	904 sm	1,682 sm	
BREAKDOWN:			SURPLUS
OUTDOOR AT GRADE	55 sm	937 sm	882 sm **
OUTDOOR AT ROOFTOP	11 sm	524 sm	513 sm **
INDOOR		220 sm	
TOTAL AMENITY (MINUS ROOFTOP EXCESS):			
TOTAL INDOOR/OUTDOOR AMENITY			1,169 sm **
**NOTE: SURPLUS OF OUTDOOR AMENITY > OUTDOOR ROOFTOP AMENITY IN EXCESS OF 11sm			
**NOTE: SURPLUS OF TOTAL AMENITY > OUTDOOR ROOFTOP AMENITY IN EXCESS OF 11sm			
TOWNHOUSE BLOCKS			
COMBINED INDOOR/OUTDOOR AMENITY AREA RATES:			
FIRST 8 UNITS = 10sm/UNIT			
REMAINING UNITS = 8sm/UNIT			
PARCEL 1			
TOTAL AMENITY REQUIRED:			
OUTDOOR AT GRADE REQUIRED:	272 sm	272 sm	
PARCEL 2			
TOTAL AMENITY REQUIRED:			
OUTDOOR AT GRADE REQUIRED:	304 sm	304 sm	
**NOTE: ALL TOWNHOUSE AMENITY PROVIDED AT GRADE (SHARED AMENITY WITH MIDRISE).			
MAX 20% OF REQ'D AMENITY MAY BE AT ROOFTOP			
TOTAL SITE AMENITY (MINUS ROOFTOP EXCESS)			
	2,484 sm	3,043 sm	
GREEN ROOF:			
	REQUIRED	PROPOSED	
MIDRISE 1			
AVAILABLE ROOF AREA:	686.3 sm	686.3	
GREEN ROOF AREA:	343.2 sm (50.0%)	444.0 sm (65.1%)	
GREEN ROOF AREA PROPOSED:			
LOADING SPACES:	REQUIRED	PROPOSED	
LOADING SPACE RATE: (BASED ON ZONING BY-LAW 101-2021 ZONE RM2(H)-27 - SECTION 6.11)			
31-399 UNITS: RESIDENTIAL LOADING 1 TYPE 'D'			
MIDRISE 1			
RESIDENTIAL: 13m x 4m x 7.5m (LxWxH)	1 TYPE D	1 TYPE D	
MIDRISE 2			
RESIDENTIAL: 13m x 4m x 7.5m (LxWxH)	1 TYPE D	1 TYPE D	

PARKING SPACES:			
	REQUIRED	PROPOSED	
PARKING SPACE DIMENSION: 5.7x2.7x2.0m			
PARALLEL SPACE DIMENSION: 6.7x2.7x2.0m			
END PARALLEL SPACE DIMENSION: 7.3x2.7x2.0m			
ACCESSIBLE TYPE A&B PARKING STALL: 5.7x3.4/2.4x2.0m (+1.5m)			
DRIVE AISLE WIDTH: 6.0m			
MIDRISE 1			
RES. PARKING RATE	1.00 / RES. UNIT	0.75 / RES. UNIT	
VIS. PARKING RATE	0.20 / RES. UNIT	0.20 / RES. UNIT	
PARKING (RESIDENTS): 196 SPACES			
PARKING (VISITORS): 40 SPACES			
TOTAL SPACES: 236 SPACES			
ACCESSIBLE PARKING: 7 SPACES			
EV PARKING (RESIDENTS): 0 SPACES			
EV PARKING (VISITORS): 0 SPACES			
TOTAL CAR-SHARE SPACES: 1 SPACE			
(B/F & EV PARKING SPACES ARE INCLUDED IN TOTAL ABOVE. TOTAL DOES NOT INCLUDE CAR-SHARE)			
MIDRISE 2			
RES. PARKING RATE	1.00 / RES. UNIT	0.75 / RES. UNIT	
VIS. PARKING RATE	0.20 / RES. UNIT	0.20 / RES. UNIT	
PARKING (RESIDENTS): 176 SPACES			
PARKING (VISITORS): 36 SPACES			
TOTAL SPACES: 212 SPACES			
ACCESSIBLE PARKING: 6 SPACES			
EV PARKING (RESIDENTS): 0 SPACES			
EV PARKING (VISITORS): 0 SPACES			
TOTAL CAR-SHARE SPACES: 1 SPACE			
(B/F & EV PARKING SPACES ARE INCLUDED IN TOTAL ABOVE. TOTAL DOES NOT INCLUDE CAR-SHARE)			
TOWNHOUSE BLOCKS			
RES. PARKING RATE (BTB TOWNS)	1.00 / RES. UNIT		
VIS. PARKING RATE (BTB TOWNS)	0.20 / RES. UNIT		
RES. PARKING RATE (STND TOWNS)	2.00 / RES. UNIT		
VIS. PARKING RATE (STND TOWNS)	0.00 / RES. UNIT		
PARCEL 1			
PARKING (RESIDENTS/VEH):	32 SPACES	36 SPACES	
PARKING (VISITOR):	7 SPACES	7 SPACES	
PARCEL 2			
PARKING (RESIDENTS/VEH):	46 SPACES	50 SPACES	
PARKING (VISITOR):	6 SPACES	6 SPACES	
TOTAL SPACES: 91 SPACES			
BICYCLE PARKING SPACES:			
	REQUIRED	PROPOSED	
MIDRISE 1			
LONG TERM RES. PARKING RATE	0.50 / RES. UNIT		
SHORT TERM RES. PARKING RATE	0.10 / RES. UNIT		
LONG TERM: 98 SPACES			
SHORT TERM: 20 SPACES			
TOTAL SPACES: 118 SPACES			
TOTAL BIKE-SHARE SPACES: 5 SPACES			
MIDRISE 2			
LONG TERM RES. PARKING RATE	0.50 / RES. UNIT		
SHORT TERM RES. PARKING RATE	0.10 / RES. UNIT		
LONG TERM: 88 SPACES			
SHORT TERM: 18 SPACES			
TOTAL SPACES: 106 SPACES			
TOTAL BIKE-SHARE SPACES: 5 SPACES			
TOWNHOUSE BLOCKS PARCEL 1			
LONG TERM RES. PARKING RATE	0.50 / RES. UNIT		
SHORT TERM RES. PARKING RATE	0.10 / RES. UNIT		
LONG TERM: 16 SPACES			
SHORT TERM: 4 SPACES			
TOTAL SPACES: 20 SPACES			
TOWNHOUSE BLOCKS PARCEL 2			
LONG TERM RES. PARKING RATE	0.50 / RES. UNIT		
SHORT TERM RES. PARKING RATE	0.10 / RES. UNIT		
LONG TERM: 18 SPACES			
SHORT TERM: 4 SPACES			
TOTAL SPACES: 22 SPACES			
NOTE 1 ALL SHORT TERM BICYCLE PARKING IS LOCATED AT GRADE			
NOTE 2 ALL SHORT TERM BICYCLE PARKING IS LOCATED AT GRADE			
NOTE 3 TOTAL NUMBERS DOES NOT INCLUDE BIKE-SHARE SPACES			

WASTE MANAGEMENT:			
	REQUIRED	PROPOSED	
BASED ON SECTION 3.2 AND 4 OF WASTE COLLECTION DESIGN STANDARDS MANUAL			
AREA REQUIREMENTS			
WASTE STORAGE ROOM	((U-50)x26)+25		
BULK STORAGE ROOM	10sm		
HOUSEHOLD HAZARDOUS WASTE	1 sm/100 Units		
STAGING PAD	((UNITS-50)/50)x5+5		
TEXTILE CONTAINER	56"x56"x7'3"		
MIDRISE 1			
WASTE STORAGE ROOM	12.0 sm	73.1 sm	
BULK STORAGE ROOM	10.0 sm	11.0 sm	
HOUSEHOLD HAZARDOUS WASTE	2.0 sm	4.3 sm	
STAGING PAD	19.6 sm	33.0 sm	
TEXTILE CONTAINER	2.3 sm	2.3 sm	
TOTAL SPACE			
	45.8 sm	123.6 sm	
# OF 4yd ³ GARBAGE BINS			
	3	3	
# OF 4yd ³ RECYCLING BINS			
	4	4	
# OF 4yd ³ ORGANICS BINS			
	3	3	
TOTAL BINS (COMPACTED)			
	10	10	
MIDRISE 2			
WASTE STORAGE ROOM	12.0 sm	111.6 sm	
BULK STORAGE ROOM	10.0 sm	49.0 sm	
HOUSEHOLD HAZARDOUS WASTE	1.8 sm	4.3 sm	
STAGING PAD	17.6 sm	33.0 sm	
TEXTILE CONTAINER	2.3 sm	2.3 sm	
TOTAL SPACE			
	43.6 sm	200.1 sm	
# OF 4yd ³ GARBAGE BINS			
	3	3	
# OF 4yd ³ RECYCLING BINS			
	3	3	
# OF 4yd ³ ORGANICS BINS			
	3	3	
TOTAL BINS (COMPACTED)			
	9	9	
TOWNHOUSES PARCEL 1 (BTB)			
# OF 360L GARBAGE CARTS	5	8	
# OF 360L RECYCLING CARTS	5	6	
# OF 360L ORGANICS CARTS	4	4	
TOTAL 3&4YD³ BINS			
	14	18	
TOWNHOUSES PARCEL 2 (BTB)			
# OF 360L GARBAGE CARTS	4	8	
# OF 360L RECYCLING CARTS	4	6	
# OF 360L ORGANICS CARTS	4	4	
TOTAL 3&4YD³ BINS			
	10	10	
TOWNHOUSES PARCEL 2 (STND)			
	10	10	
SURVEY INFORMATION:			
PLAN OF SURVEY OF PART OF LOT 18			
CONCESSION 2			
REGISTERED PLAN PART 3, PLAN 65R-30361			
REGISTERED PLAN PARTS 1-3,			
EXPROPRIATION PLAN YR2339653			
CITY OF VAUGHAN			
REGIONAL MUNICIPALITY OF YORK			
PREPARED BY:			
SCHAEFFER OZALDOV PURCELL LTD.			
64 JARDIN DRIVE			
CONCORD, ONTARIO			
L4K 3P3			
T: (416) 987-0101			



Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501 Toronto ON M5V 2X6
Tel: 416.763.6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANT BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATIVE TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON ACCEPTANCE OF THE ARCHITECT'S INFORMATION REGARDING THE INTERPRETATION OF THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS.

LOCATION OF EXPOSED MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SERVICES ARE INDICATED ON ARCHITECTURAL DRAWINGS. SERVICES WHICH SHALL OCCUR OVER THE MECHANICAL AND ELECTRICAL DRAWINGS, THESE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

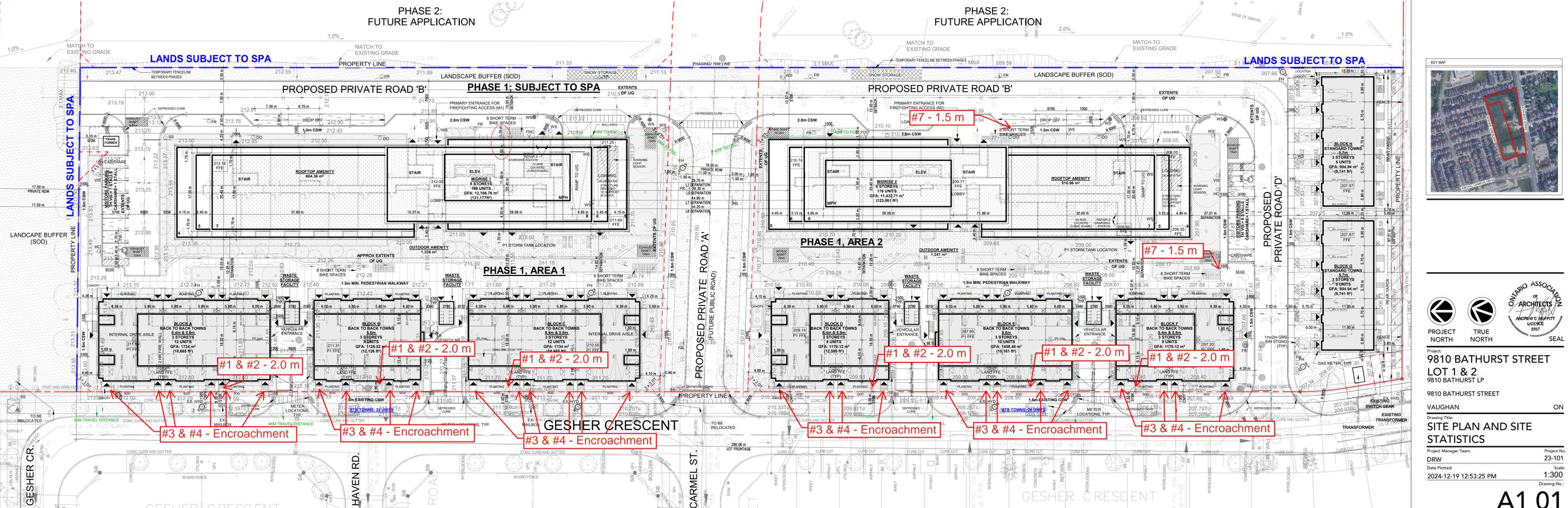
NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE AS REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTION OF THIS SITE.

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	15/09/2023	SITE PLAN SUBMISSION 1
2	15/12/2023	FORMAL SITE PLAN SUBMISSION
3	29/06/2024	ISSUED FOR SPA
4	19/12/2024	SPA SUBMISSION 2

KEY MAP



ONTARIO ASSOCIATION OF ARCHITECTS

PROJECT

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND LOCATIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CORRECT IMMEDIATELY BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATIVE TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

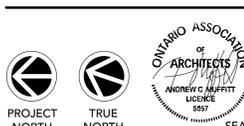
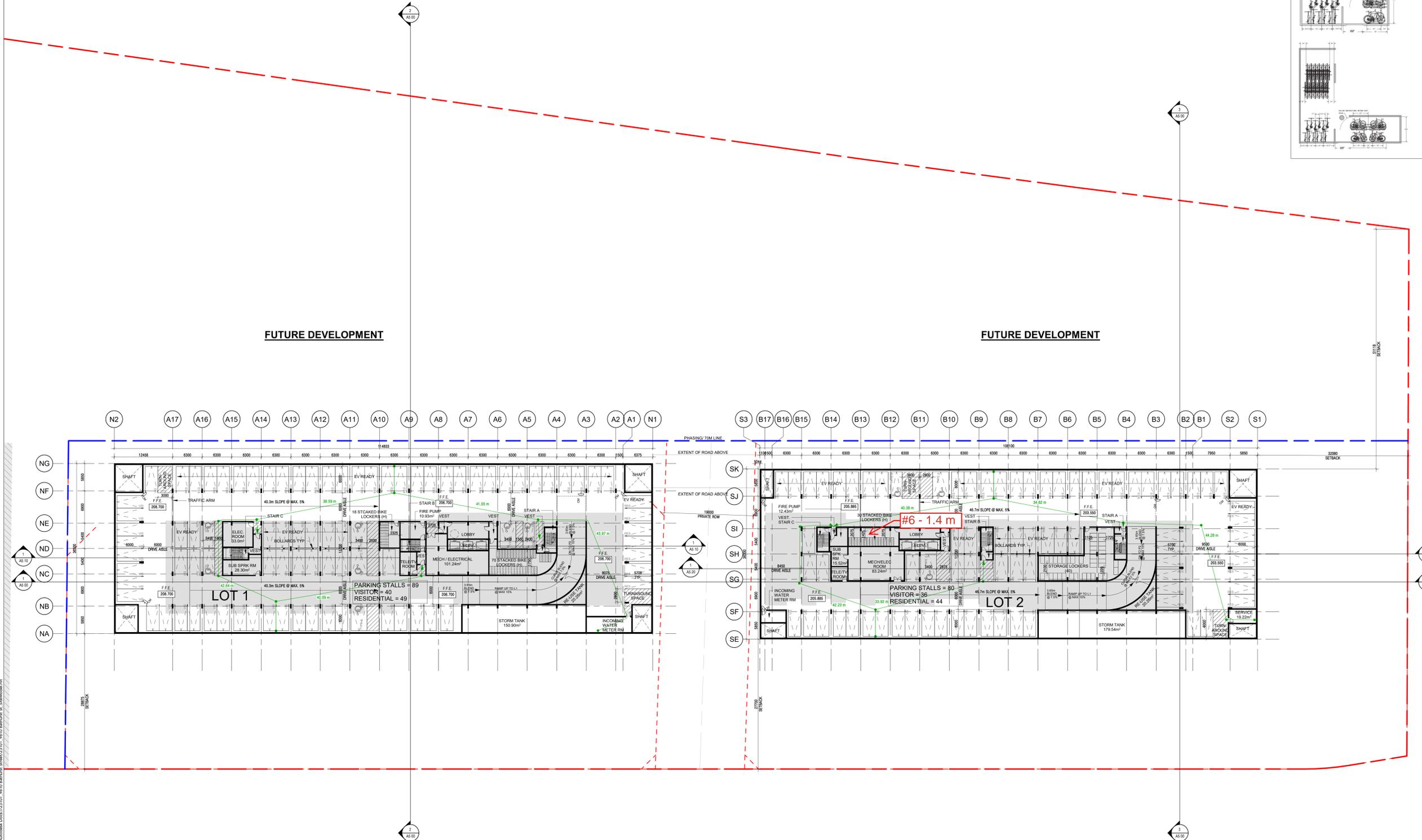
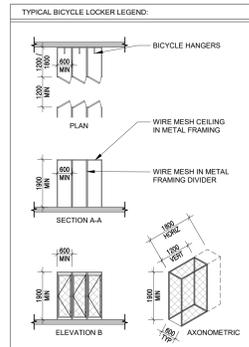
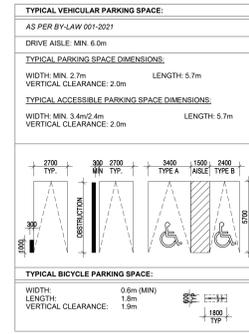
LOCATION OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FITTINGS ARE INDICATED ON ARCHITECTURAL DRAWINGS WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. ITEMS NOT CLEARLY LOCATED TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTION OF THIS SITE.

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Project:
**9810 BATHURST STREET
LOT 1 & 2
9810 BATHURST LP**

9810 BATHURST STREET
VAUGHAN ON

Drawing Title:
FLOOR PLAN - LEVEL P1

Project Manager Team: Project No. 23-101
DRW Date Plotted: 2024-12-19 12:53:29 PM Scale: 1:300
Drawing No.:

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CORRECT IMMEDIATE PROCEEDURE CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON ACCEPTANCE OF THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

LOCATION OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE AS REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTION OF THIS SITE.

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ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.

ISSUE DATES AND DISTRIBUTION LOG		
No.	Date	Note
1	15/09/2023	SITE PLAN SUBMISSION 1
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3	29/06/2024	ISSUED FOR SPA
4	19/12/2024	SPA SUBMISSION 2

Bird Safe Treatment Exterior Specification Checklist

Applicant to include checklist on Elevation Drawing(s) at first site plan submission.
Drawing(s) to be stamped and signed by an OAA member.

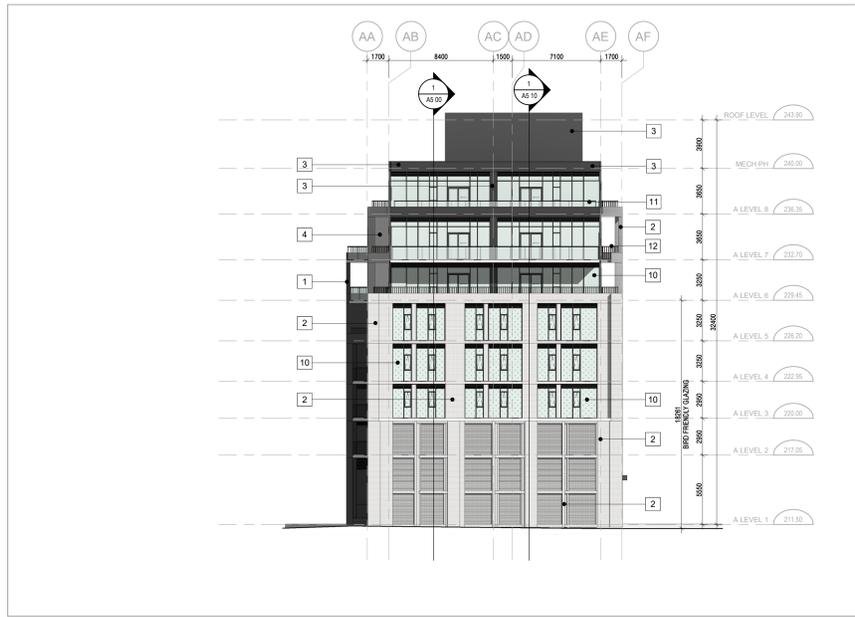
Mandatory Primary Treatments for all site and draft plan applications.

At Grade Condition (check to confirm the below is applied)

- Bird safe treatment (s) are applied on minimum 90% of contiguous glass panel area greater than 2 sq.m, and within 16m from finished grade or to the height of the adjacent mature tree canopy, whichever is greater.
- Treatments are applied to all glass panel areas that creates fly-through conditions and are adjacent to natural heritage features.
- Treatments are identified and redlined on the elevation drawing(s)

Roof Landscape Conditions (check to confirm the below is applied)

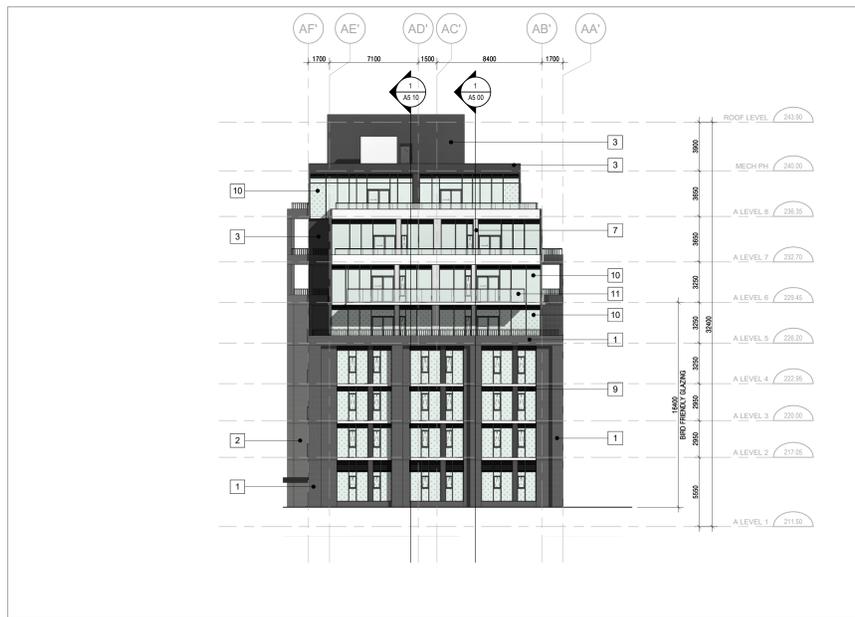
- Development contains no glass panel within 16m from roof level finished grade.
- If glazing is adjacent to green roofs and/or rooftop vegetation, bird safe treatment is applied at a height of 4m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater



SOUTH ELEVATION (MIDRISE 1) 4
SCALE: 1:200
A4 10



EAST ELEVATION (MIDRISE 1) 2
SCALE: 1:200
A4 10



NORTH ELEVATION (MIDRISE 1) 3
SCALE: 1:200
A4 10



WEST ELEVATION (MIDRISE 1) 1
SCALE: 1:200
A4 10

MATERIAL LEGEND

- 1 FACE BRICK (CARBON BLACK VELOUR)
- 2 FACE BRICK (ASPEN WHITE WIRECUT)
- 3 METAL PANEL (DARK GREY)
- 4 METAL PANEL (WHITE)
- 5 ALUMINIUM WINDOW WALL SYSTEM (DARK GREY MULLIONS)
- 6 SPANDREL PANEL (DARK GREY) IN WINDOW WALL SYSTEM
- 7 SPANDREL PANEL (LIGHT GREY) IN WINDOW WALL SYSTEM
- 8 CONCRETE BAND
- 9 LOUVERED PANEL (DARK GREY) IN WINDOW WALL SYSTEM
- 10 CLEAR INSULATED GLAZING UNIT IN WINDOW WALL SYSTEM
- 11 ALUMINIUM FRAMED GLAZED GUARDRAIL
- 12 PICKET GUARDRAIL (DARK GREY)
- 13 SOFFIT
- 14 OVERHEAD DOOR
- 15 METAL PANEL (MEDIUM GREY)
- 16 TINTED GLAZING UNIT IN WINDOW WALL SYSTEM (DARK GREY)

GLAZING LEGEND

- TG CLEAR TEMPERED GLASS
- CG CLEAR VISION GLASS
- VM CLEAR GLASS W/ ETCHED VISUAL MARKERS (REFER TO VISUAL MARKER GLAZING DETAIL)
- SP SPANDREL PANELS
- LV PREFINISHED ALUMINIUM LOUVERS
- MP METAL PANEL



Project: 9810 BATHURST STREET
LOT 1 & 2
9810 BATHURST LP
9810 BATHURST STREET
VAUGHAN ON
Drawing Title: ELEVATIONS (MIDRISE 1)

Project Manager Team: DRW
Date Plotted: 2024-12-19 12:57:36 PM
Project No: 23-101
Scale: As indicated
Drawing No.: A4 10

**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 type="checkbox"/>	Application Under Review

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

Date: January 28th 2025

Attention: **Christine Vigneault**

RE: Request for Comments

File No.:

Related Files: **A002-25**

Applicant: KLM Planning Partners Inc.

Location 9810 Bathurst Street



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:

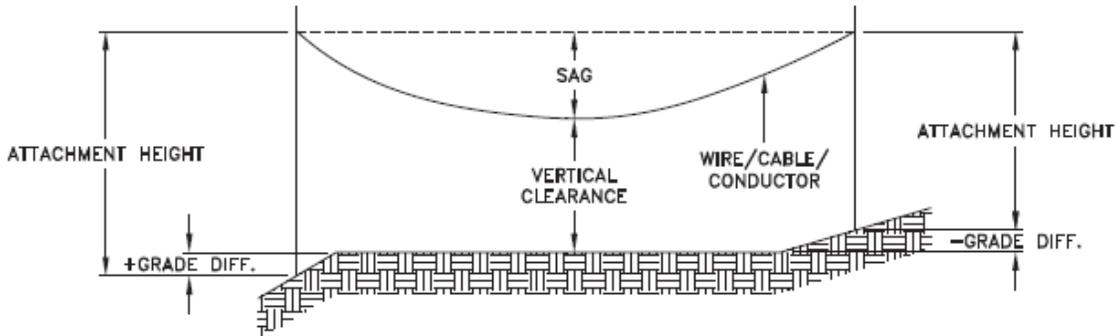
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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"

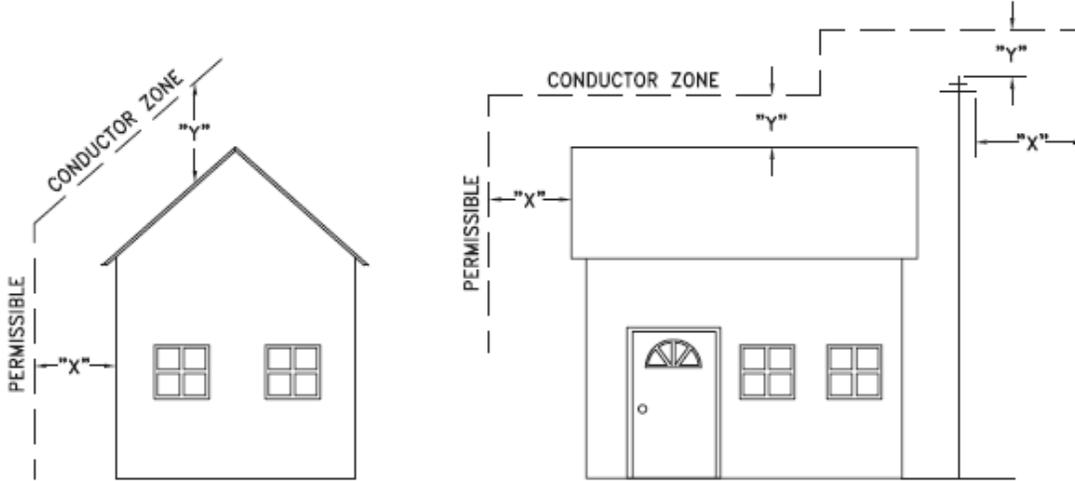
REFERENCES

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

To: Committee of Adjustment
From: Gregory Seganfreddo, Building Standards Department
Date: February 6, 2025
Applicant: KLM Planning Partners Inc.
Location: 9810 Bathurst Street
 CONC 2 Part of Lot 17
File No.(s): A002/25

Zoning Classification:

The subject lands are zoned RM2 (H) and subject to the provisions of Exception 14.927 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard of 4.5 metres is required. [Exception 14.927].	To permit a minimum rear yard of 2.0 metres for Blocks A, B, C, D, E, F.
2	A landscape strip with a minimum width of 4.0 m shall be provide abutting a street line. [Exception 14. 927]	To permit a minimum landscape strip width of 2.0 m abutting a street line.
3	Landscape means the area of a lot used exclusively for soft landscaping or hard landscaping. [Section 3.0]	To permit porches and stairs to encroach into the minimum landscape strip.
4	A porch, including access stairs from grade are permitted to encroach a maximum of 2.0 m, but not closer than 1.2 m from the rear lot line. [Section 4.13, table 4-1]	To permit a maximum encroachment for a porch, including access stairs from grade into the required rear yard to 2.0 m, and 0.0 m from the rear lot line.
5	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20.0 m [Section 7.3.3, Tabel 7-8	To permit podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 32.0m
6	A minimum width of an aisle providing access to a bicycle parking space shall be 1.75 m. [Section 6.5.1.4]	To permit a minimum aisle width providing access to a bicycle parking space shall be 1.4 m.
7	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [Section 6.5.5.2.b]	To permit short-term bicycle parking spaces to have a minimum 1.5 m setback from a parking area.
8	A minimum parking rate of 1 resident spaces per dwelling unit is required [Section 6.3.5, Table 6-2]	To permit a minimum parking rate of 0.75 resident spaces per dwelling unit.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

Zoning By-law 01-2021	
1	None.

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to the Well Head Projection Area-Q.
3	The subject lands may be subject to the Highly Vulnerable Aquifer.

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.

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A002/25 - 9810 BATHURST STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, January 28, 2025 4:43:53 PM
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



From: [Hurst, Gabrielle](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A002/25 - 9810 BATHURST STREET - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, February 7, 2025 8:03:45 AM

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 morning,

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

Thank you

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			01/30/2025	Cover Letter



File: P-3405

January 30, 2024

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON M5C 2N2

**Attention: Christine Vigneault, Manager of Development Services and Secretary
Treasurer to the Committee of Adjustment**

**RE: Minor Variance Application
9810 Bathurst LP c/o Liberty Development Corporation
9810 Bathurst Street, Vaughan, Ontario
PT LT 18, CON 2, PTS 1 & 3, 65R30361
Related Files: OPA 674, By-law 216-2007, PAC.23.028, DA.24.038, B006.23**

Dear Ms. Vigneault,

KLM Planning Partners Inc. ("KLM") is the land use planning consultant representing 9810 Bathurst LP c/o Liberty Development Corporation (the "Owner") with respect to the lands legally described as Part Lot 18, Concession 2, Parts 1 & 3, and municipally known as 9810 Bathurst Street, in the City of Vaughan (the "City"), Regional Municipality of York (the "Region"). On behalf of the Owner, we are pleased to submit the enclosed Minor Variance Application (the "Application") with respect to the above noted lands.

Site Context

The Subject Lands are approximately 1.9 hectares (4.9 acres) in size within the northwest quadrant of Bathurst Street and Lebovic Campus Drive in the City of Vaughan, and form a larger land holding with the Phase 2 lands being subject to future Planning Act applications, collectively being 4.5 hectares (11.1 acres) in size. The Subject Lands are currently vacant with the exception of a temporary sales centre at the southeast corner, and the area immediately surrounding the lands generally includes low density residential uses and an existing mid-rise retirement community, with institutional and commercial uses beyond.

Background and Existing Policy

A site-specific Official Plan Amendment (OPA 674) and Zoning By-law Amendment (By-law 216-2007) were approved by the City in 2007 to permit medium and high-density residential uses on the Subject Lands including townhouse, multi-family, and apartment dwelling units with heights up to fifteen (15) storeys. To facilitate orderly development of the Subject Lands, in-force zoning deems the lands as one lot regardless of the number of buildings, conveyances, consents, subdivisions, or condominiums granted after passage of the By-law (the "Lot"). These permissions have been incorporated into the in-force Vaughan Official Plan 2010 ("VOP 2010") and the partially in-force City of Vaughan Comprehensive Zoning By-law 01-2021 (the "Zoning By-law").

A Pre-Application Consultation (“PAC”) meeting for the first phase of development (“Phase 1 Lands”) was held on May 12, 2023, to establish minimum submission requirements for the Site Development Application (“SDA”). Further, Vaughan Committee of Adjustment granted approval of Consent Application B006-23 on June 22, 2023, for the purpose of severing approximately 1.9 hectares (4.9 acres) to facilitate the proposed Phase 1 residential development.

A Pre-Application Submission (“PAS”) was made on September 15, 2023, and several meetings with City Planning, Urban Design, Zoning and Transportation Engineering staff have since occurred to discuss comments received through the PAS process for the Phase 1 lands. The submission materials have been revised, where necessary and appropriate, to reflect discussions had at the above noted meetings and to address City comments.

A Site Development Application was formally submitted on June 27, 2024, to permit the proposed development for the Phase 1 portion of the zoning defined Lot which is approximately 1.9 hectares (4.9 acres) in size with approximately 286 metres of frontage along Geshar Crescent. The proposal consists of two (2) 8-storey mid-rise residential buildings containing a total of three-hundred-and-seventy-two (372) apartment dwelling units, six (6) back-to-back townhouse blocks containing fifty-eight (58) back-to-back townhouse dwelling units, and two (2) front loaded townhouse blocks containing ten (10) townhouse dwelling units. Together, the proposed development consists of four-hundred-and-forty (440) residential dwelling units and has a Floor Space Index (“FSI”) of 0.75 times the area of the entire zoning defined Lot.

Access to the Phase 1 Lands is proposed via two (2) private roads and four (4) driveways connecting to Geshar Crescent. Parking is proposed within two separate underground parking garages for the apartment buildings, below grade internal to the back-to-back townhouse blocks, and at-grade for the front-loaded townhouse blocks. A combined total of four-hundred-and-fifty-seven (457) parking spaces are proposed to serve the Phase 1 development, which includes three-hundred-and-sixty-eight (368) resident spaces and eighty-nine (89) visitor parking spaces. Additionally, a total of two-hundred-and-sixty-eight (268) bicycle parking spaces are provided at-grade and below-grade.

The rooftop amenity area for the mid-rise apartment buildings total approximately 1,100 square metres (11,840 square feet), the proposed development also provides 2,081 square metres (22,399 square feet) of contiguous at-grade outdoor amenity space running north-to-south between the back-to-back townhouse blocks and midrise buildings (across the Subject Lands).

The remaining 2.6 hectares (6.2 acres) of the zoning defined Lot does not form part of the Phase 1 Site Development Application and will form Phase 2 of the development of the broader lands being subject to future Planning Act applications (“Phase 2 Lands”).

Minor Variance Application

The submitted Phase 1 Site Development Application was submitted to permit the proposed development as described above. Through the review of the Phase 1 Site Development Application, a number of zoning deficiencies were identified. Accordingly, the Minor Variance Application seeks relief from existing zoning standards to facilitate the development proposal as described above. The following variances are requested from the By-law:

1. A reduction in the minimum rear yard (Gesher Crescent) setback to 2.0 metres whereas the By-law requires 4.5 metres;
2. A reduction in the minimum landscape strip width abutting a street line to 2.0 metres whereas the By-law requires 4.0 metres;
3. To permit porches and stairs to encroach into the minimum landscape strip, whereas the By-law's definitions of soft landscaping and hard landscaping do not account for steps and porches;
4. An increase in the maximum permitted encroachment for a porch, including access stairs from grade into a required rear yard to 2.0 metres, up to 0.0 metres from the rear lot line, whereas the By-law requires 2.0 metres, but no closer than 1.2 metres from the rear lot line.
5. A reduction in the residential parking rate to 0.75 spaces per apartment dwelling unit whereas the By-law requires 1.0 residential parking space per apartment dwelling unit;
6. A reduction in the minimum width of an aisle providing access to a bicycle parking space to 1.4 metres whereas the By-law requires 1.75 metres;
7. A reduction in the minimum setback for a short-term bicycle parking area to 1.5 metres whereas the By-law requires 3.0 metres; and
8. That podium and tower requirements shall apply to any building over 32.0 metres, whereas the By-law requires that the podium and tower provisions apply to any building with a height greater than 20.0 metres.

Planning Rationale

This application has been prepared with due consideration to the four tests for a minor variance as stipulated in Section 45(1) of the Planning Act which are analyzed in detail in the following sections.

1. Do the variances maintain the general intent and purpose of the Official Plan?

The proposed variances align with the general intent and purpose of the Official Plan. The Subject Lands are subject to site-specific OPA 674 which redesignated the property from Medium Density Residential to High Density Residential to permit residential townhouse and apartment units. The reductions to the setbacks and the minimum landscape strip width will ensure that the permitted building can be feasibly constructed while creating an active streetscape and promoting a positive interface between the public and private realms. The reduction in parking supports the Official Plan's objective to promote sustainable mobility and multi-modal transportation to minimize automobile dependency.

The requested relief from tower and podium provisions addresses the need for housing while making efficient use of land, as well as existing servicing and transit infrastructure in a mid rise building typology which achieves an appropriate pedestrian environment using massing setbacks as opposed to a podium and tower form. Further, this minor variance more generally helps to limit building heights, which in turn minimizes shadow and wind impacts, and helps to achieve an appropriate transition in height from the proposed 8-storey building to the existing residential neighbourhood to the north and west. It should be noted that the parent by-law approach to applying tower and podium provisions would typically apply to much taller high-rise building typology, and not conventionally applied for a mid-rise building typology as proposed. In summary, the requested variances support the Official Plan's objective to accommodate population growth in harmony with the City's goals of creating well-designed and functional urban environments.

The proposed variances maintain the general intent and purpose of the Official Plan.

2. Do the variances maintain the general intent and purpose of the Zoning By-law?

The proposed variances maintain the general intent and purpose of the Zoning By-law. The approved site-specific Zoning By-law 216-2007 rezoned the Subject Lands to Multiple Unit Residential Zone 2 – Exception 927 (RM2-927), which permits medium and high-density residential uses on the Subject Lands with site-specific development standards, which have been incorporated into the in-force City of Vaughan Comprehensive Zoning By-law 01-2021. With respect to the requested relief from tower and podium provisions, the proposed modifications do not affect the location or planned function of the approved by-law, but rather modifies the built form to reflect a more efficient building design, maintaining the intent and purpose of the zoning by-law and addressing staff comments received through the PAS process. As mentioned above, the requested relief from tower and podium provisions will help the City achieve growth targets and deliver housing while facilitating an appropriate transition in building heights from the existing residential neighbourhood to the proposed 8-storey apartment building.

The required landscape strips are meant to accommodate a variety of landscaping to create a positive transition between the public and private realm, and it has been demonstrated through the submitted landscape plans that the proposed 2.0 metre width can adequately provide this function and support a small ornamental tree and planting bed with shrubs and perennials. Further, an increase to the maximum permitted encroachment for access stairs and porches will provide a degree of allowance as minor adjustments to the site grading may be required through the detailed design process, which could impact how far the stairs and porches encroach into the rear yard. Nonetheless, access stairs and porches would not encroach past the property line and would be fully contained within the privately owned lands. The increase to the maximum permitted encroachment for access stairs and porches positively contributes to an activated streetscape and public realm by orienting the buildings to the public street and providing direct access to the townhouse dwellings from the public sidewalk, while continuing to provide sufficient setbacks and space for landscaping.

The proposed reduction in the residential parking rate for the apartment dwelling units is supported by the Transportation Impact Study (“TIS”) prepared by WSP Canada Inc. and submitted within the SDA application package. The Subject Lands are currently serviced by several York Region Transit (“YRT”) routes, and future improvements to the surrounding road network will improve the transit level of service and active transportation infrastructure. The proposed parking rate maintains the ability to meet parking demands for the proposed medium to high-density residential use while promoting alternative transportation modes and minimizing automobile dependency. As such, the proposed development facilitates responsible urban growth while offering a range and mix of townhouse and apartment dwelling types, making efficient use of the land and infrastructure.

The variances maintain the general intent and purpose of the Zoning By-law.

3. Are the variances desirable for the appropriate development or use of the land, building or structure?

The proposed variances are desirable for the appropriate development of the land. The reduction in parking provisions acknowledges the site’s favourable accessibility to several YRT bus routes and proximity to the Maple and Rutherford GO Train stations which supports the

City's broader goals of reducing congestion, decreasing reliance on automobiles, and promoting multi-modal sustainable transportation options for residents.

The modifications to the setbacks, the landscape strip width, and the requested relief from tower and podium provisions facilitate a more feasible and efficient project to construct and an overall cohesive design, which enhances the public realm interface and facilitates an appropriate transition between existing and proposed built forms. The requested variances will facilitate a development that makes efficient use of land as well as existing service and transit infrastructure, while maintaining the otherwise permitted building form, providing parking in alignment with demand and avoiding over-supply.

Based on the above, the requested variances are desirable for the appropriate development of the land.

4. Are the variances minor in nature?

The proposed modifications are minor in nature. These variances work within an otherwise permitted building envelope with more efficient interior programming for a range and mix of unit types and sizes. The reduction in parking count along with Transportation Demand Management ("TDM") measures will promote multi-modal transportation and reduce reliance on the automobile.

The variances relating to setbacks and the requested relief from tower and podium provisions do not impact the lands abutting the proposed development and provide for more desirable building height transitions and an activated streetscape along Gesher Crescent. The requested variances will not result in any adverse physical or functional impacts to the proposed development or surrounding uses. Therefore, the variances are minor in nature.

In conclusion, the proposed variances meet the four tests for a minor variance as stipulated in Section 45(1) in the Planning Act, are aligned with the City of Vaughan's planning objectives, and represent good land use planning in the public interest.

In addition to this cover letter and planning justification, and in keeping with the City's minimum submission requirements for Minor Variance applications, the following materials are enclosed for your review:

1. Site, Floor, and Elevation Plans, prepared by Kohn Partnership Architects Inc., dated December 2024;
2. Variance Chart, Structure Size Chart, & Structure Setback Chart, prepared by KLM Planning Partners Inc., dated December 2024; and
3. Authorization Form, Permission to Enter & Acknowledgement of Public Information Form, Sworn Declaration Form, and Tree Declaration Form.

We trust the above is satisfactory. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Courtney Fish BES, MCIP, RPP
Senior Planner



Aya Omar BES
Junior Planner



Marshall Smith, BES, PMP, MCIP, RPP
Partner

cc. Liberty Development Corporation

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
B006/23	APPROVED; COA; JUNE 22, 2023

NOTICE OF DECISION
Consent Application B006/23
 Section 53 of the Planning Act, R.S.O., 1990, c.P.13

DATE OF HEARING:	Thursday, June 22, 2023
APPLICANT:	1979350 Ontario Inc.
AGENT:	KLM Planning Partners Inc.
PROPERTY:	9810 Bathurst Street, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	<p>Consent is being requested to sever a parcel of land for residential purposes approximately 19,800 square metres. The retained parcel is approximately 26,700 metres. The temporary sales office on the retained lands is to remain.</p> <p>**Variances are not required for minimum lot area and frontage for both the severed and retained lands as Exception 14.924 & Exception 9(1287) allows for the subject lands to be reviewed as a single lot for zoning conformity.</p>

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B006/23 on behalf of 9810 Bathurst Street, Vaughan, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> That the applicant's solicitor confirm the legal description of both the severed and retained land. 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. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Real Estate francesca.laratta@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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition.
4	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 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).

For the following reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

PUBLIC WRITTEN & ORAL SUBMISSIONS

Public correspondence considered by the Committee of Adjustment in the making of this decision.

WRITTEN SUBMISSIONS:

Name	Address	Date Received (mm/dd/yyyy)	Summary
Vadim Sverdlik	2 Geshar Crescent	06/16/2023	Letter of Objection
Vadim Sverdlik	2 Geshar Crescent	06/16/2023	Letter of Objection
Vadim Sverdlik	2 Geshar Crescent	06/14/2023	Letter of Objection
Michael Hazan	65 Asner Avenue	06/20/2023	Letter of Objection
Petition	61, 57, 99, 91,33, 21, 15, 5, 2, 6, 53, 65, 9 Asner Avenue, 2, 6, 18, 26, 39, 42, 48, 56, 58, 66, 70, 130, 125, 127, 135, 136, 150, 30, Geshar Crescent 58, 52, 48, 48, 54, 62, Carmel Street 63, 59, 61, 62, Haven Road 60, 66, 94, 73, 81, 103, 105, 111, Southvale Drive	06/14/2023	Petition in Objection

ORAL SUBMISSIONS:

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
Vadim Sverdlik	2 Geshar Crescent	06/22/2023	Spoke in Opposition
Michael Hazan	65 Asner Avenue	06/22/2023	Spoke in Opposition
John Loaiza	105 Southvale Drive	06/22/2023	Spoke in Opposition
Alexandra Neira	105 Southvale Drive	06/22/2023	Spoke in Opposition
Nicole Chrysoston-Murray	107 Southvale Drive	06/22/2023	Spoke in Opposition
Iara Rudy	73 Southvale Drive	06/22/2023	Spoke in Opposition

In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

Name	Address	Date Received (mm/dd/yyyy)	Summary
Marina Vinokurov	16 Gesher Crescent	06/22/2023	Letter of Objection

ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>J. Kalpin</i>	<i>A. Perrella</i>	<i>M. Milunsky</i>
J. Kalpin Member	A. Perrella Chair	M. Milunsky Member
<i>S. Kerwin</i>		<i>B. Bell</i>
S. Kerwin Vice Chair		B. Bell Member

DATE OF HEARING:	June 22, 2023
DATE OF NOTICE:	June 29, 2023
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	July 19, 2023 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	June 29, 2025 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  _____ Christine Vigneault Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Ontario Land Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister, a **specified person** or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Please email and courier all appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1
cofa@vaughan.ca

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan OLT Processing Fee: [See Fee Schedule](#)

*Please note that all fees are subject to change.

IMPORTANT INFORMATION

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

Lapsing of the Consent: If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

DEVELOPMENT CHARGES

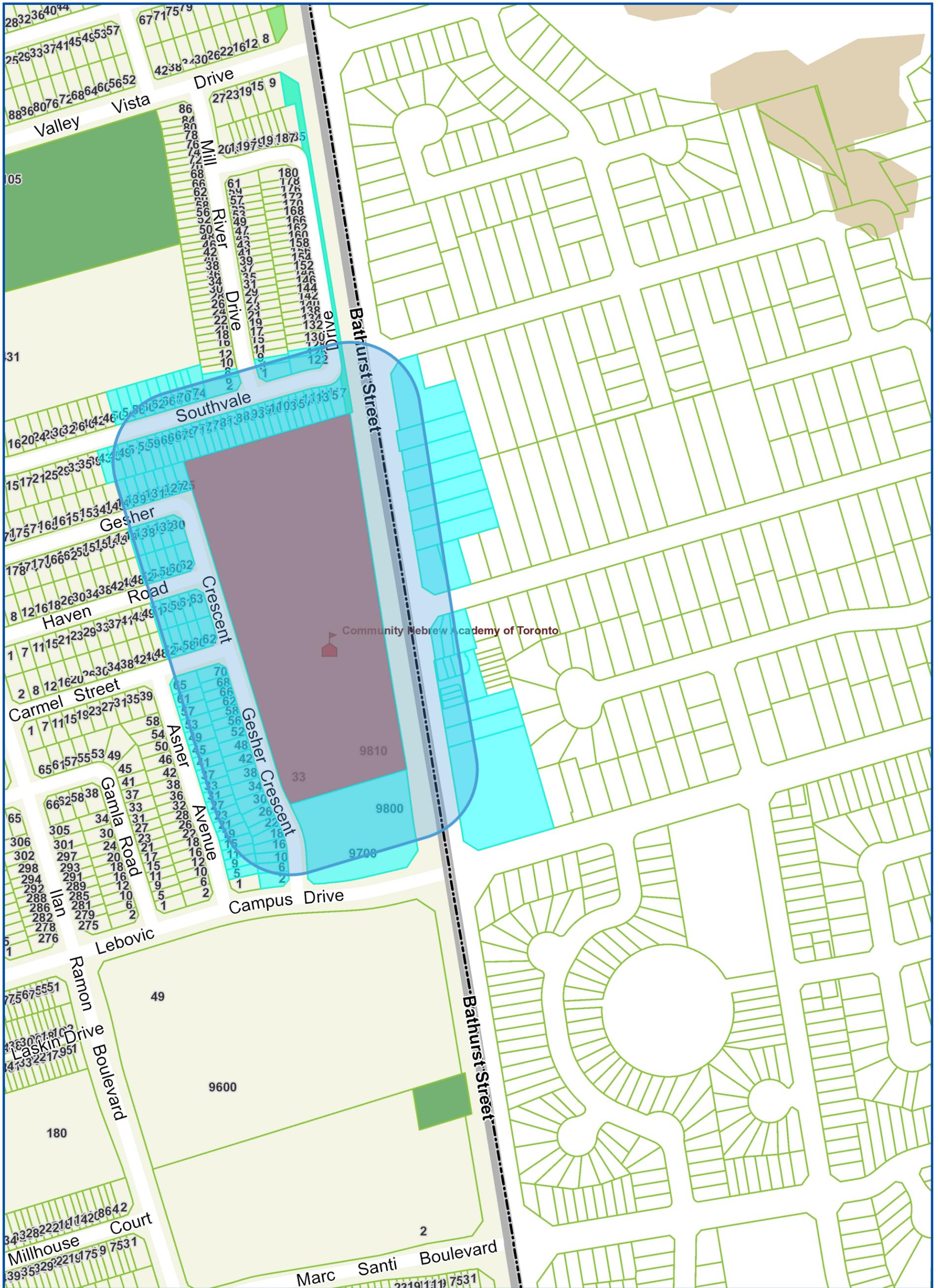
That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

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.

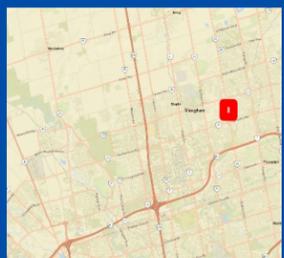
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

For further information please contact cofa@vaughan.ca



Map Information:



Title: **B006/23 - 9810 Bathurst Street**

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.



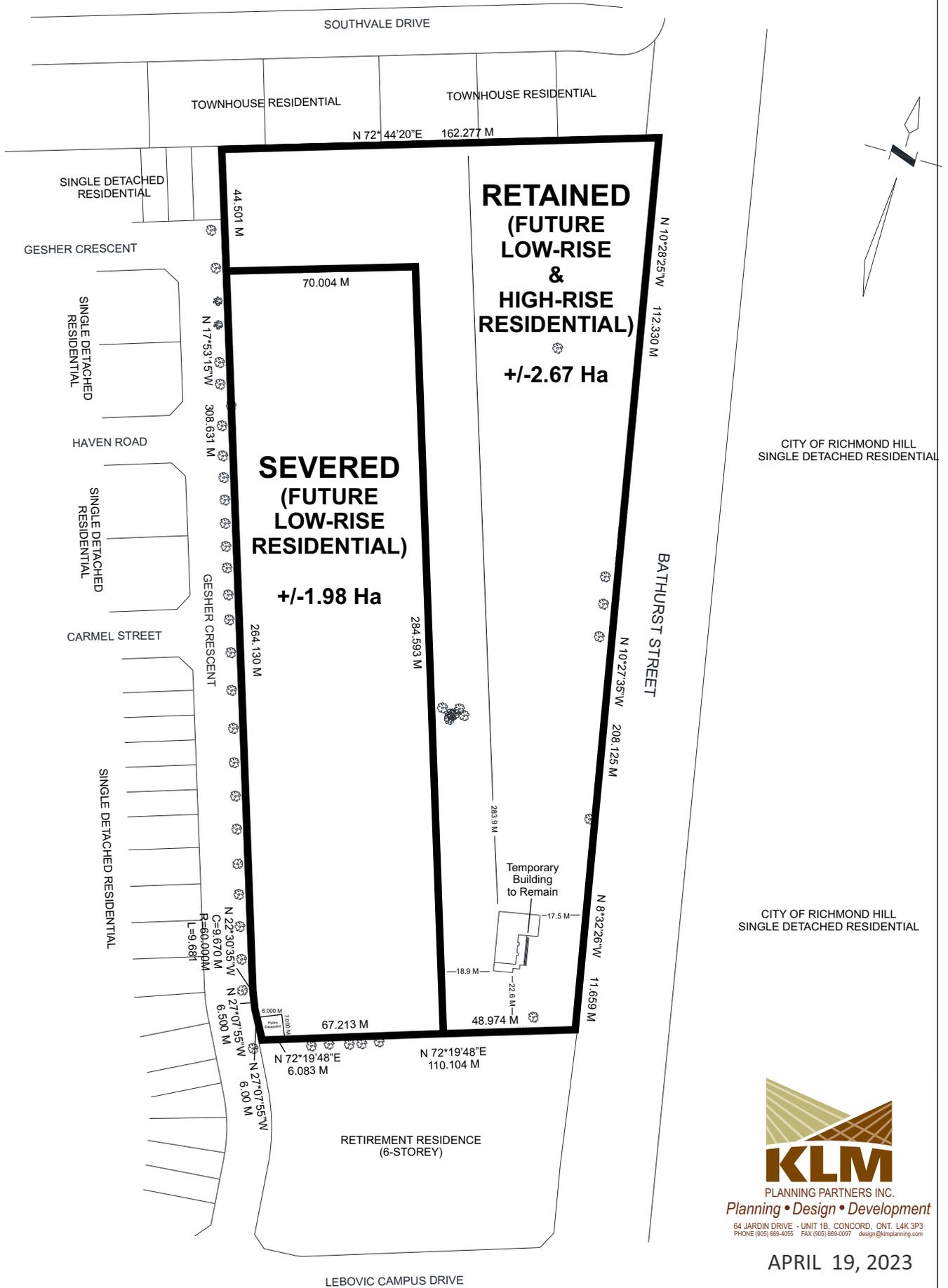
Scale: 1:4,514
0 0.07 km



Created By:
Infrastructure Delivery
Department
May 19, 2023 2:55 PM

Projection:
NAD 83
UTM Zone
17N

CONSENT SKETCH - 9810 BATHURST STREET



APRIL 19, 2023