REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A057/25

Report Date: May 30, 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 <u>website</u>.

| Internal Departments *Comments Received | Conditions Required | | Nature of Comments |
|--|---------------------|------|---------------------------------|
| Committee of Adjustment | Yes 🗆 | No 🖂 | General Comments |
| Building Standards (Zoning) | Yes 🗆 | No 🖂 | General Comments |
| Development Planning | Yes ⊠ | No 🗆 | Recommend Approval w/Conditions |
| Development Engineering | Yes ⊠ | No 🗆 | General Comments w/Conditions |
| Forestry | Yes 🗆 | No 🗆 | Application Under Review |
| Development Finance | Yes 🗆 | No 🖂 | General Comments |

| External Agencies *Comments Received | Conditions Required | | Nature of Comments *See Schedule B for full comments |
|---|---------------------|------|---|
| Alectra | Yes 🗆 | No 🖂 | General Comments |
| TRCA | Yes 🗆 | No 🗆 | No Comments Received to Date |
| Region of York | Yes 🗆 | No 🖂 | General Comments |
| Metrolinx | Yes 🗆 | No 🖂 | 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 (mm/dd/yyyy) | Summary |
|------------------------|------|---------|----------------------------------|--------------------------|
| Applicant | | | 04/29/2025 | Application 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 | |
| | (i.e. Minor Variance Application; Approved by COA / OLT) |
| None | N/A |

| ADJOURNMENT HISTORY | | |
|--|--|--|
| * Previous hearing dates where this application was adjourned by the Committee and public notice issued. | | |
| Hearing Date | | Reason for Adjournment (to be obtained from NOD_ADJ) |
| None | | 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 A057/25

| CITY WARD #: | 4 |
|-------------------------|--|
| | |
| APPLICANT: | 11447556 Canada Inc. |
| | |
| AGENT: | Gagnon Walker Domes Ltd. |
| | |
| PROPERTY: | 1201 Creditstone Rd Bldg A-B Concord |
| | |
| ZONING DESIGNATION: | See Below |
| | |
| VAUGHAN OFFICIAL PLAN | Vaughan Official Plan 2010 ('VOP 2010'): "General Employment" |
| (2010) DESIGNATION: | |
| | |
| RELATED DEVELOPMENT | DA.24.055 |
| APPLICATIONS: | |
| | |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit outside |
| | storage in the exterior side yard (yard abutting Langstaff Road). Relief |
| | is also being requested to permit outside storage between the principal |
| | building and a street line (yard abutting Langstaff Road). |

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are subject lands are zoned EM2, General Employment Zone and subject to the provisions of Exception 14.732 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|--|
| 1 | Outside storage shall not be permitted in a front yard or exterior side yard. [5.13] (Yard abutting Langstaff Road) | To permit outside storage in the exterior side yard. (Yard abutting Langstaff Road) |
| 2 | Outside storage shall not be permitted between a principal building or structure and a street line. [5.13] (Yard abutting Langstaff Road) | To permit outside storage between a principal building and a street line. (Yard abutting Langstaff Road) |

The subject lands are zoned EM2 - A, General Employment Zone and subject to the provisions of Exception 9(1066) under Zoning By-law 1-88, as amended.

| | Zoning By-law 1-88 | Variance requested |
|---|--|--|
| 3 | No outside storage shall be located in any front | To permit Outside Storage between the main |
| | yard, exterior side yard or between any main | building and a street line. (Yard abutting |
| | building and a street line. [6.3.2] | Langstaff Road) |

HEARING INFORMATION

DATE OF MEETING: Thursday, June 5, 2025

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive LIVE STREAM LINK: <u>Vaughan.ca/LiveCouncil</u>

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: <u>cofa@vaughan.ca</u>

HEARING INFORMATION

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 <u>cofa@vaughan.ca</u> 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 <u>NOON</u> 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: | May 22,2025 | |
| Date Applicant Confirmed Posting of Sign: | May 23, 2025 | |
| Applicant Justification for Variances: *As provided in Application Form | Outside storage not permitted within exterior side yard, between a building and street line, treat two Blocks as one lot. | |
| Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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. | Yes □ No ⊠ | |
| 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 Pe | rmit Link to Curb Curt Permit Link Culvert Installation | | |
|--|--|--|--|
| Development Engineering has no objections to the Minor Variance should the Applicant/Owner satisfy | | | |
| the attached condition(s): | | | |
| Development Engineering | The Owner/Applicant shall satisfy the Development | | |
| Recommended Conditions of | Engineering Department requirements for the related Site | | |
| Approval: | Plan Development Application (DA.24.055) | | |

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

| PARKS, FORES | TRY & HORTICULTURE (PFH) | | | | | | |
|--|---|--|--|--|--|--|--|
| PFH Recommended Conditions of Approval: | TBD | | | | | | |
| DEVEL | | | | | | | |
| No comment no concerns. | | | | | | | |
| Development Finance Recommended Conditions of Approval: | None | | | | | | |
| BY-LAW AND COMPLIANC | E, LICENSING AND PERMIT SERVICES | | | | | | |
| No comments received to date. | | | | | | | |
| BCLPS Recommended Conditions of Approval: | None | | | | | | |
| BUILDING | INSPECTION (SEPTIC) | | | | | | |
| No comments received to date. | | | | | | | |
| Building Inspection Recommended Conditions of Approval: | None | | | | | | |
| FIR | E DEPARTMENT | | | | | | |
| No comments received to date. | | | | | | | |
| Fire Department Recommended | None | | | | | | |
| Conditions of Approval: | | | | | | | |
| RECOMMENDED CON | DITIONS OF APPROVAL SUMMARY | | | | | | |
| | approve this application in accordance with request and is required by Ontario Regulation 200/96, the following | | | | | | |
| # DEPARTMENT / AGENCY | CONDITION | | | | | | |
| 1 Development Planning <u>Alyssa.pangilinan@vaughan.ca</u> | That all comments on Site Development Application File DA.24.055 be addressed to the satisfaction of the Development and Parks Planning Department. | | | | | | |
| 2 Development Engineering jonal.hall@vaughan.ca | The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.055) | | | | | | |
| 3 Parks, Forestry and Horticulture Oper | ations TBD | | | | | | |
| All conditions of approval, unless otherwise stat required ". If a condition is no longer required a by the respective department or agency request | 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. | | | | | | |
| IMPORT | ANT INFORMATION | | | | | | |
| | awpar/applicant and/or authorized agent to obtain and | | | | | | |

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.

IMPORTANT INFORMATION

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.

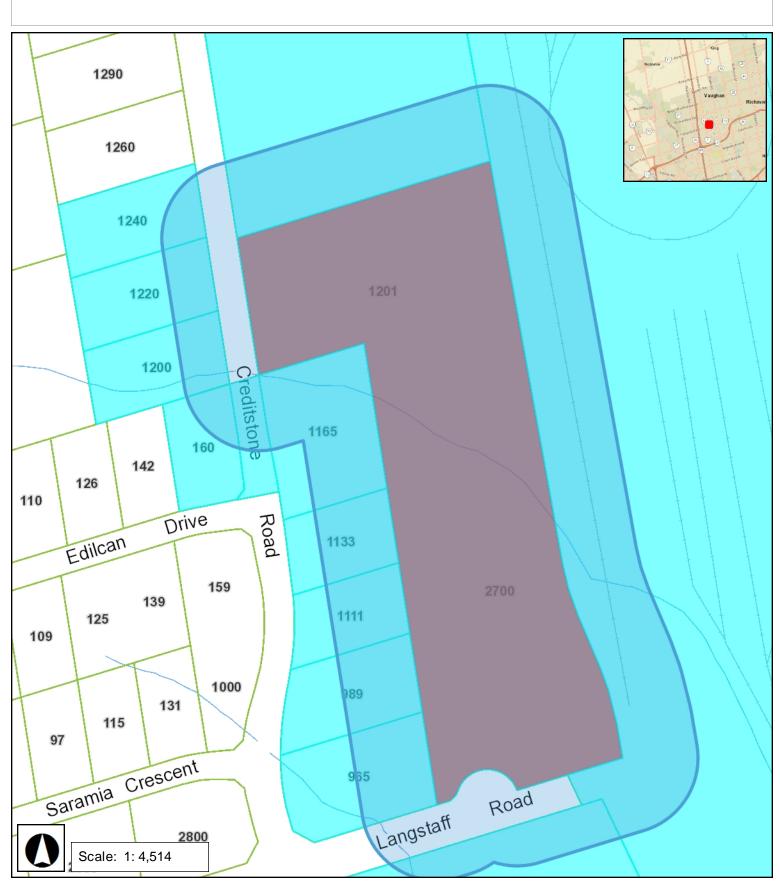
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

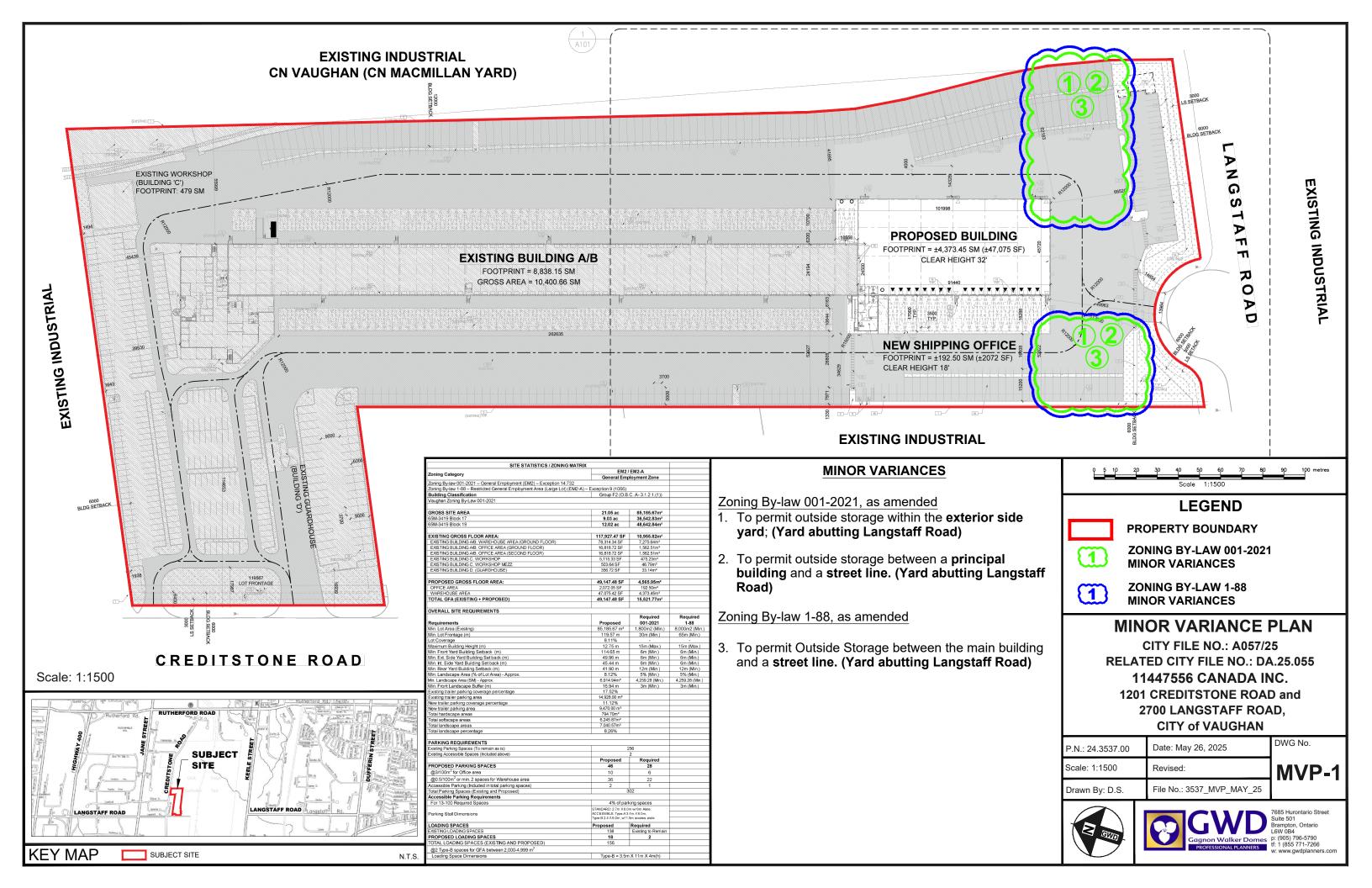
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

VAUGHAN Minor Variance Application A057/25

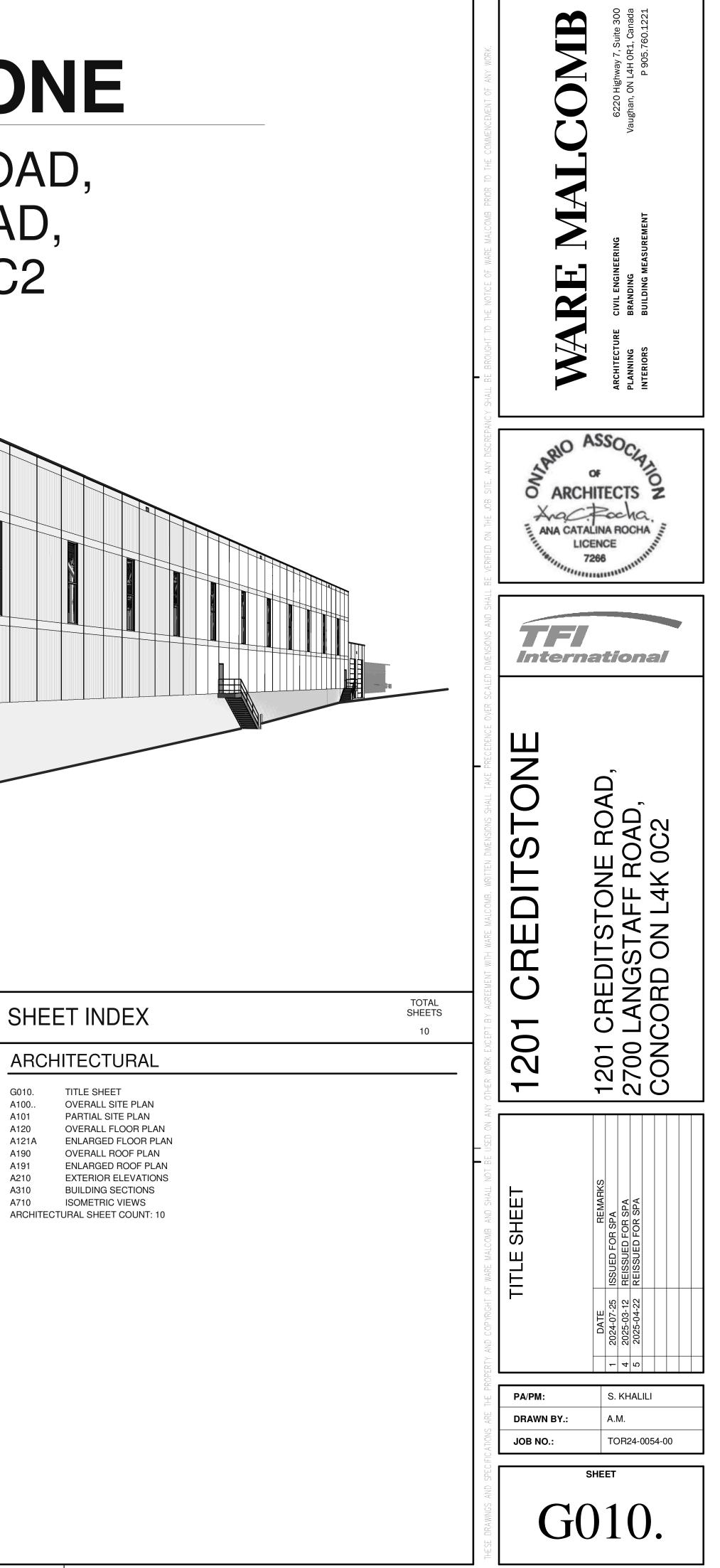


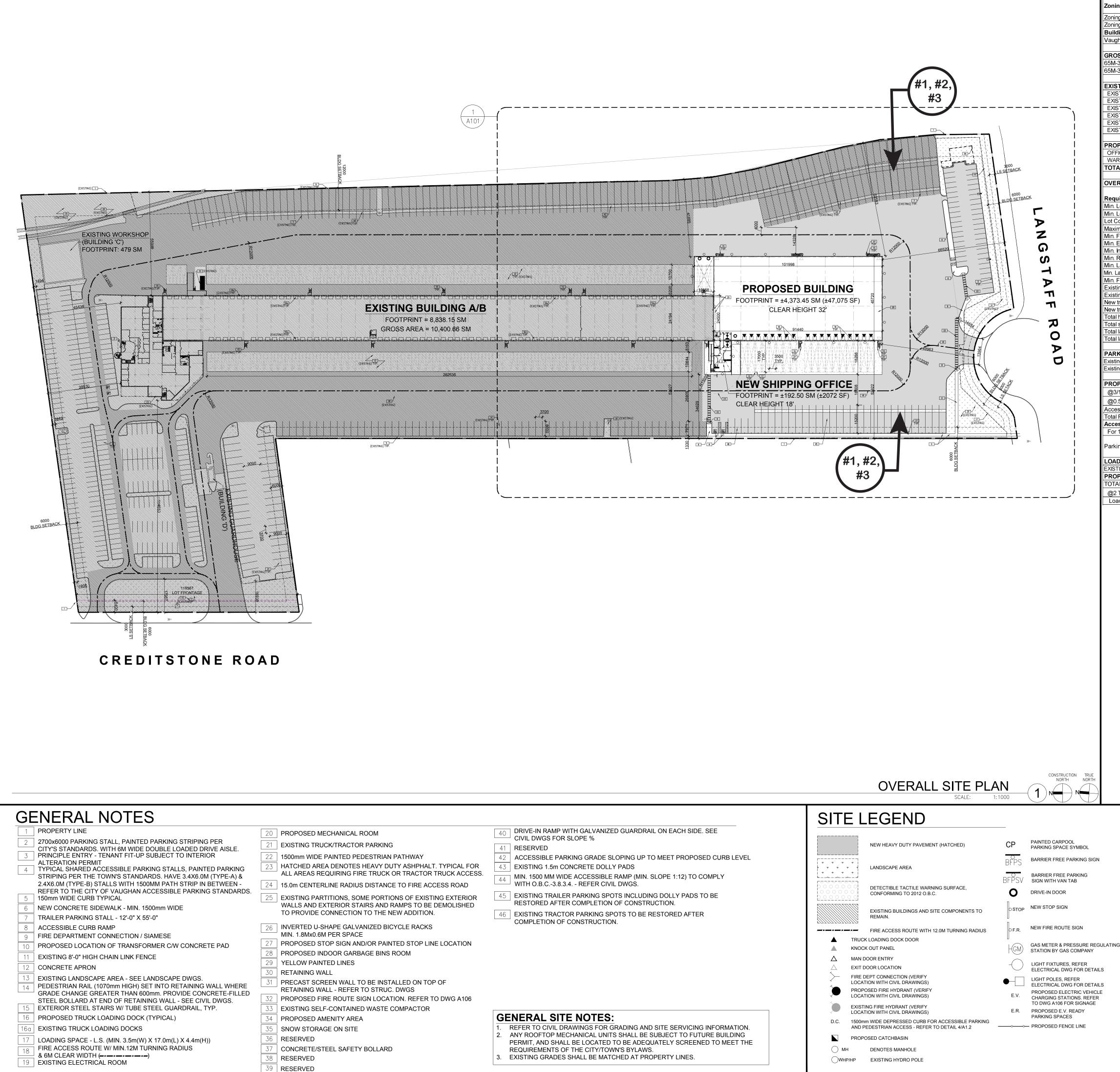


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| - | ITEM 1 | PROJECT DE INDUSTRIAL BL | SCRIP | TION: | JILDING CO | DE DATA MA | NEW | | RT 11 11.4 | REFERENC | ISION A OR (C | | |
| | | | | | | E OF USE | ALTERATION | | | | | | |
| - | 2 3 4 5 | MAJOR OCCU BUILDING AR GROSS AREA NUMBER OF | EA (sq. A (sq.m. | m.) | GROUP F, DI EXISTING: 8,6 EXISTING: 10 BOVE GRADE | ,400.66 SM N | DUP D (SUBSID IEW: 4,565.95 \$ IEW: 4,565.95 \$ BELOW GR | SM TOTAL: SM TOTAL: | : 13,404.10 SM : 14,966.61 SM | 3.1.2.1.(1) 1.4.1.2 (A) 1.4.1.2 (A) 1.4.1.2 (A) | | 9.10.2 1.4.1.2 (A) 1.4.1.2 (A) 1.4.1.2 (A) & 9.10.4 | |
| _ | 6 7 | NUMBER OF BUILDING CL | | | | ACCESS: .67. GROUP F. I | | | | 3.2.2.10 & 3.2.2.208 | | 9.10.20 | |
| ╡ | 8 | SPRINKLER S | | ``` | - / | <u> </u> | BUILDING | | | 3.2.2.208 | | 9.10.8.2 | |
| | | | | | | | | | of Rating | 3.2.1.5 3.2.2.17 INDEX | | INDEX | |
| - | 9 10 | STANDPIPE F | REQUI | RED | | | YES | NO NO | | 3.2.9 3.2.4 | | N/A 9.10.18 | |
| | 11 12 | WATER SER | | SUPPLY I | SADEQUAT | E | YES YES | NO NO | N/A | 3.2.5.7 3.2.6 | | N/A N/A | |
| | 13 | CONSTRUCT | ION RE | STRICTI | ONS | COMBUSTIBL | E NON-C REQUI | | E 🔀 BOTH | 3.2.2.208 | 3 | 9.10.6 | |
| | 14 | ACTUAL CON | | | 0 | COMBUSTIBL | E 🔀 NON-C | OMBUSTIBLE | E BOTH | 3.2.1.1.(3) | -(8) | 9.10.4.1 | |
| - | 15 | OCCUPANT L OFFICE: WAREHOUSE: TOTAL: | , | ASED ON OC OC | | 2 LOAD (| DI PERSONS): 119 PERSONS): 21 PERSONS): 140 | (EXISTING) A | AND 10 (NEW) AND 18 (NEW) | 3.1.17 | (-) | 9.9.1.3 | |
| - | 16 | BARRIER-FRI | EE DES | | | YES | NO | () | | 3.8 | | 9.5.2 | |
| | 17 | HAZARDOUS | | | | YES | | | | 3.3.1.2 & 3 | 3.3.1.19 | 9.10.1.3 (4) | |
| | 18 | REQUIRED FIRE RESISTANCE RATING (FRR | () E | HOURS) FLOORS: ROOF: | 0 | HOURS | LISTED DESI DESCRIPTIO | | | 3.2.2.208 | 3 & 3.2.1.4 | 9.10.8 9.10.9 | |
| - | | | | MEZZANI FRR OF S FLOORS ROOF: | SUPPORTING | HOURS MEMBERS HOURS HOURS | LISTED DESI DESCRIPTIO | | | - | | | |
| - | | | | MEZZAN | INE: 1 | HOURS | | | | - | | | |
| | 19 | | ARATIC AREA OF EBF (sq. m.) | LD. | ISTRUCTIOI L/H OR H/L | N OF EXTERI PERMITTED MAX. % OF OPENINGS | OR WALLS PROPOSED % OF OPENINGS | FRR (HOURS) | LISTED DESIGN No. OR DESCRIP. | 3.2.3 COMB. CONSTR. | COMB. CONSTR. NONC. CLADDING | 9.10.14 NON-COMB. CONSTRUCTION | |
| | | | 375.00 587.00 | >15 >15 | - | 100% | - | - | - | - | - | - | |
| | | | 1,492.00 | | - | 100% | - | - | - | - | - | - | |
| | | WEST | 121.00 | >15 | - | 100% | - | - | - | - | - | - | |
| | 20 | PLUMBING FI | | | | % FEMALE I | JNLESS NOTED |) OTHERWIS | E | | | PART 3 PART 9 | |
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| | | NEW SHIPING (| OFFICE / | AREA C | DCC: D LOAD |): | OBC TABLE | No: 3.7.4.7 | FIXTURES RE 2 | QUIRED: FIX | TURES PROV | IDED: XX XX | 6600 CHEMIN SAINT-FRANCOIS, SAINT-LAURENT, QUEBEC H4S- |
| | | EXISTING WAR | EHOUSE | E AREA C | DCC: F2 LOAD |): | OBC TABLE | No: 3.7.4.9 | FIXTURES RE 2 | QUIRED: FIX | KTURES PROV | IDED: XX XX | (514) 331-4876 |
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1201 CREDITSTONE 1201 CREDITSTONE ROAD, 2700 LANGSTAFF ROAD, CONCORD ON L4K 0C2

| | | ARCHITECT | | |
|------------------------------------|---|--|--|--|
| INC. COIS, SUITE 100 H4S-1B7 | PRIMARY CONTACT: PIERRE GAGNIER PH: EMAIL: pgagnier@tfiintl.com | VAUGHAN, ONTARIO, L4H 0R1, PH: (905) 8 | CONTACT: SEAN KHALILI 50-4696 x2140 alili@waremalcomb.com | |
| CONTRAC | CTOR | | | |
| | | ARCHITECT'S CONSU | JLTANTS | |
| | | LANDSCAPE ARCHITECT MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE 7050 WESTON ROAD, SUITE 230, WOODBRIDGE, | PRIMARY CONTACT: NICK A. MIELE PH: (905) 761-5588 x 224 EMAIL: nmiele@mhbcplan.com | |
| CONSULT | ANTS | ONTARIO, L4L 8G7 | | |
| | | CIVIL CONSULTANT 6220 HWY 7, SUITE 300 VAUGHAN, ONTARIO L4H 0R1 CANADA P 905.850.4696 | PRIMARY CONTACT: DAVID NEWSON PH: (905) 850-4696 x 2128 EMAIL: dnewson@waremalcomb.com | |
| | | | | |







OVERALL SI

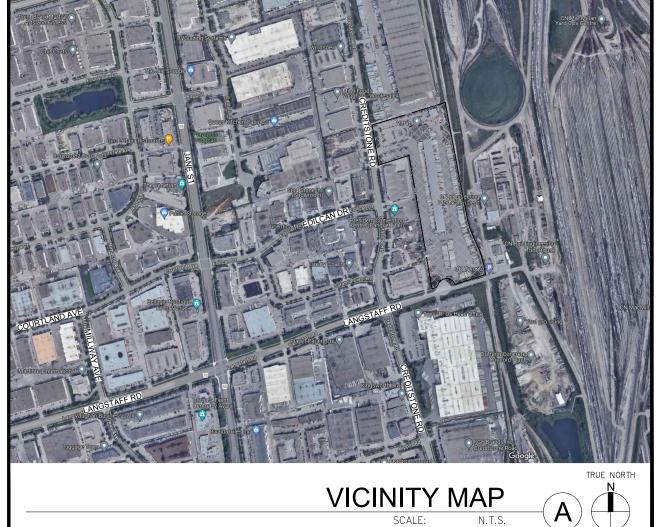
PARKING RE Existing Parking Existing Access

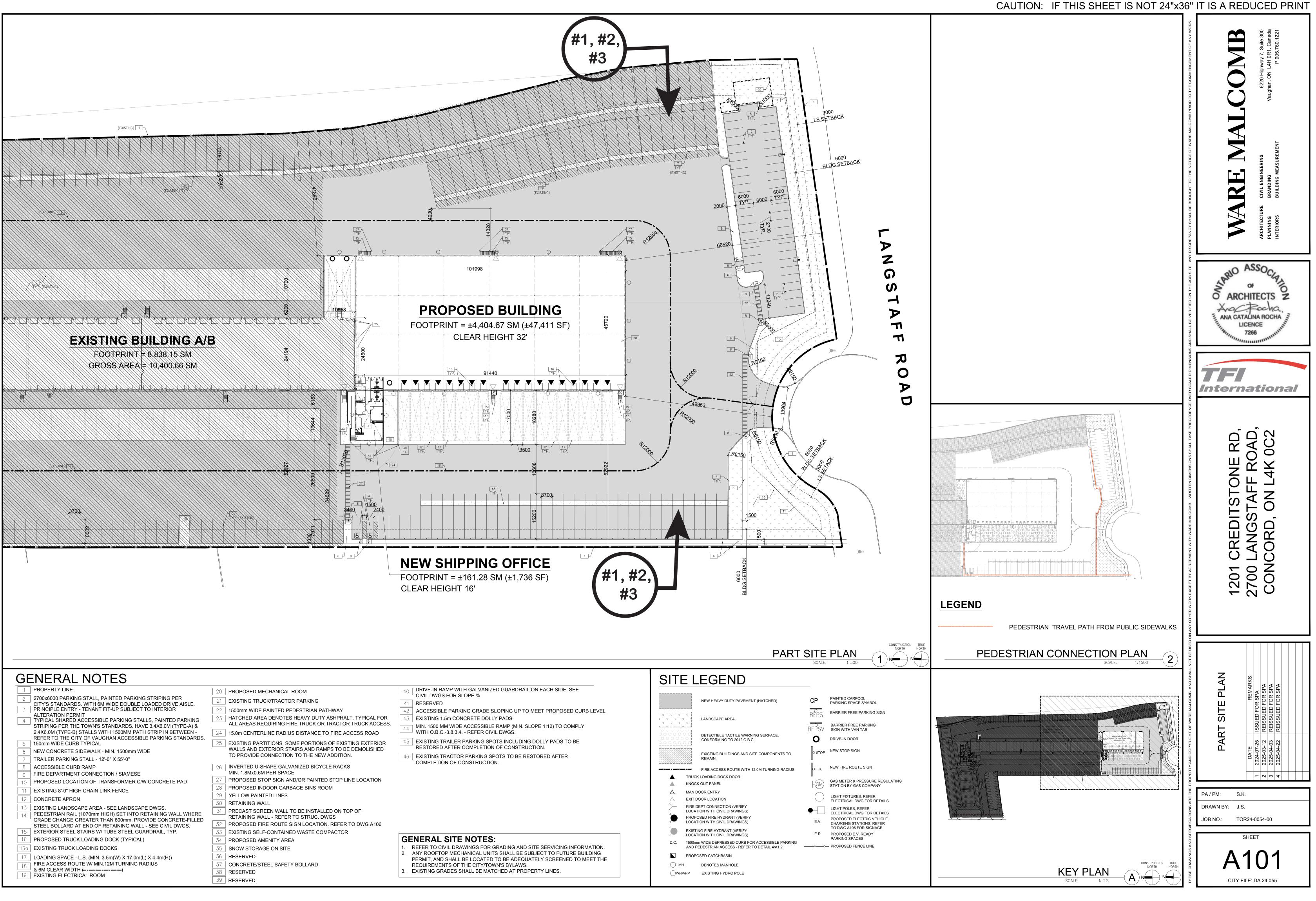
| CAUTION: | IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRIN |
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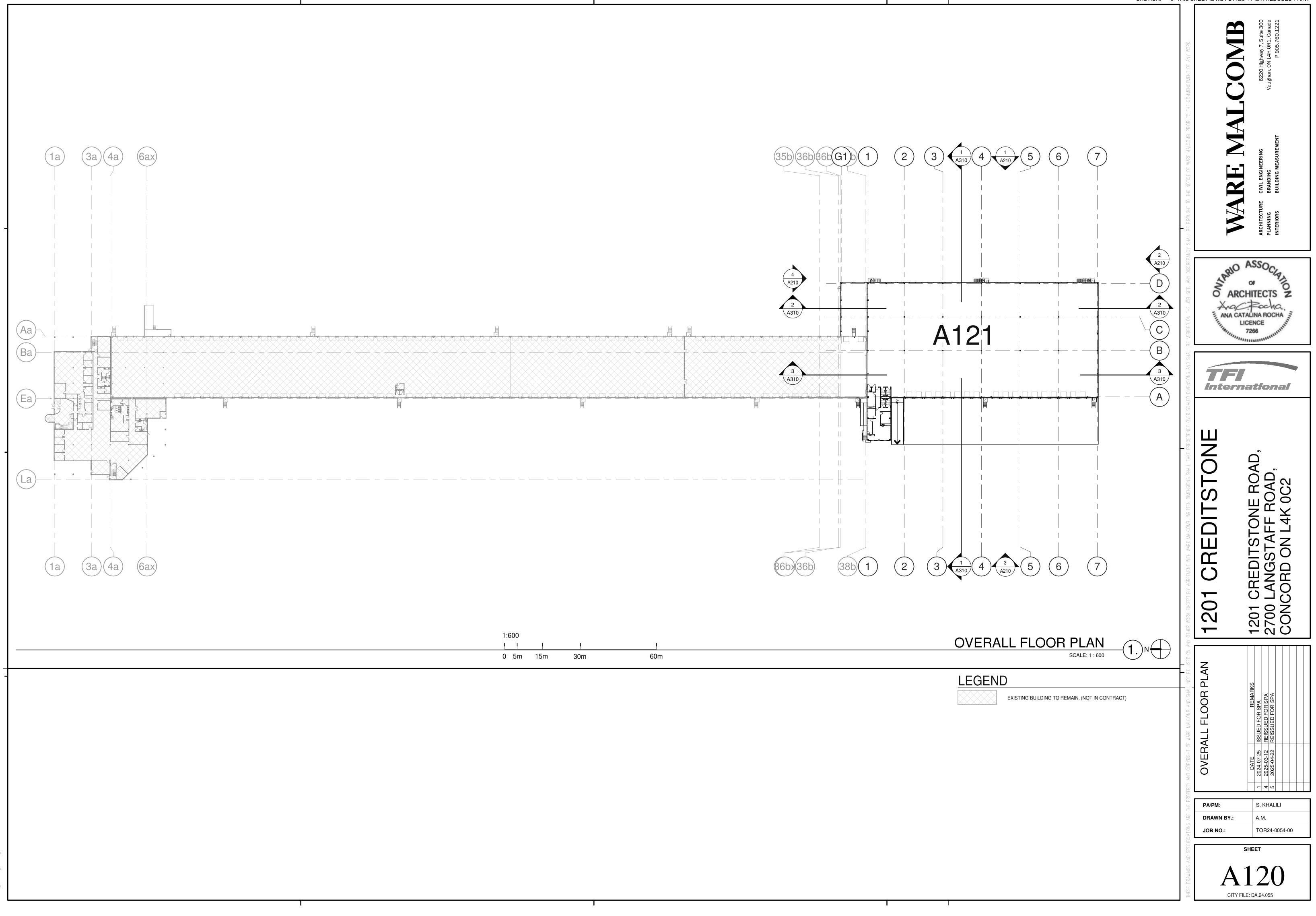
| SITE STATISTICS / ZONING M/ | ATRIX | | |
|--|---|---|-----------------|
| Zoning Category | | EM2-A | |
| | | oloyment Zone | |
| Zoning By-law 001-2021 – General Employment (EM2) – Exception 14.732 | | | |
| Zoning By-law 1-88 – Restricted General Employment Area (Large Lot) (EN Building Classification | | .C. A- 3.1.2.1.(1)) | |
| Vaughan Zoning By-Law 001-2021 | | .0. A- 3.1.2.1.(1)) | |
| | | | |
| GROSS SITE AREA | 21.05 ac | 85,185.67m ² | |
| 65M-3419 Block 17 | 9.03 ac | 36,542.83m ² | |
| 65M-3419 Block 19 | 12.02 ac | 48,642.84m ² | |
| | 447.007.47.05 | 40.055.02m2 | |
| EXISTING GROSS FLOOR AREA: EXISTING BUILDING A/B, WAREHOUSE AREA (GROUND FLOOR) | 117,927.47 SF 78,314.34 SF | 10,955.82m² 7,275.64m ² | |
| EXISTING BUILDING A/B, OFFICE AREA (GROUND FLOOR) | 16,818.72 SF | 1,562.51m ² | |
| EXISTING BUILDING A/B, OFFICE AREA (SECOND FLOOR) | 16,818.72 SF | 1,562.51m ² | |
| EXISTING BUILDING C, WORKSHOP | 5,115.33 SF | 475.23m ² | |
| EXISTING BUILDING C, WORKSHOP MEZZ | 503.64 SF | 46.79m ² | |
| EXISTING BUILDING D, (GUARDHOUSE) | 356.72 SF | 33.14m² | |
| | 40 4 47 40 05 | 4.505.05 | |
| PROPOSED GROSS FLOOR AREA: OFFICE AREA | 49,147.48 SF 2,072.05 SF | 4,565.95m ² 192.50m ² | |
| WAREHOUSE AREA | 47,075.42 SF | 4,373.45m ² | |
| TOTAL GFA (EXISTING + PROPOSED) | 49,147.48 SF | 15,521.77m ² | |
| | | | |
| OVERALL SITE REQUIREMENTS | I | | |
| | | Required | Required |
| Requirements | Proposed | 001-2021 | 1-88 |
| Min. Lot Area (Existing) | 85,185.67 m ² | 1,800m2 (Min.) | 8,000m2 (Min.) |
| Min. Lot Frontage (m) | 119.57 m | 30m (Min.) | 65m (Min.) |
| Lot Coverage Maximum Building Height (m) | 8.11% 12.75 m | - 15m (Max.) | - 15m (Max.) |
| Via. Front Yard Building Setback (m) | 114.65 m | 6m (Min.) | 6m (Max.) |
| Min. Ext. Side Yard Building Set back (m) | 49.96 m | 6m (Min.) | 6m (Min.) |
| Min. Int. Side Yard Building Set back (m) | 45.44 m | 6m (Min.) | 6m (Min.) |
| Min. Rear Yard Building Setback (m) | 41.90 m | 12m (Min.) | 12m (Min.) |
| Min. Landscape Area (% of Lot Area) - Approx. | 8.12% | 5% (Min.) | 5% (Min.) |
| Vin. Landscape Area (SM) - Approx. | 6,914.94m² | 4,259.28 (Min.) | 4,259.28 (Min.) |
| Min. Front Landscape Buffer (m) | 16.94 m | 3m (Min.) | 3m (Min.) |
| Existing trailer parking coverage percentage Existing trailer parking area | 17.52% 14,928.00 m ² | | |
| New trailer parking coverage percentage | 11.12% | | |
| New trailer parking area | 9,470.00 m ² | | |
| Total hardscape areas | 794.70m ² | | |
| Total softscape areas | 6,245.87m² | | |
| Total landscape areas | 7,040.57m ² | | |
| Total landscape percentage | 8.26% | | |
| PARKING REQUIREMENTS | | | |
| Existing Parking Spaces (To remain as is) | | 256 | |
| Existing Accessible Spaces (Included above) | | 2 | |
| | Proposed | Required | |
| PROPOSED PARKING SPACES | 46 | 28 | |
| @3/100m ² for Office area | 10 | 6 | |
| @0.5/100m ² or min. 2 spaces for Warehouse area | 36 | 22 | |
| Accessible Parking (Included in total parking spaces) | 2 | 1 | |
| Total Parking Spaces (Existing and Proposed) | | 802 | |
| Accessible Parking Requirements For 13-100 Required Spaces | /0/ of por | king spaces | |
| r or ro-roo nequired spaces | 4% of par STANDARD: 2.7m X6.0 | king spaces | |
| Parking Stall Dimensions | ACCESSIBLE: Type-A 3 Type-B 2.4 X 6.0m; w/ 1 | .4m X6.0m, | |
| LOADING SPACES | Proposed | Required | |
| EXISTING LOADING SPACES | 138 | Existing to Remain | |
| PROPOSED LOADING SPACES | 18 | 2 | |
| TOTAL LOADING SPACES (EXISTING AND PROPOSED) | 156 | | |
| @2 Type-B spaces for GFA between 2,000-4,999 m ² | | | |
| Loading Space Dimensions | | n X 11m X 4m(h) | |



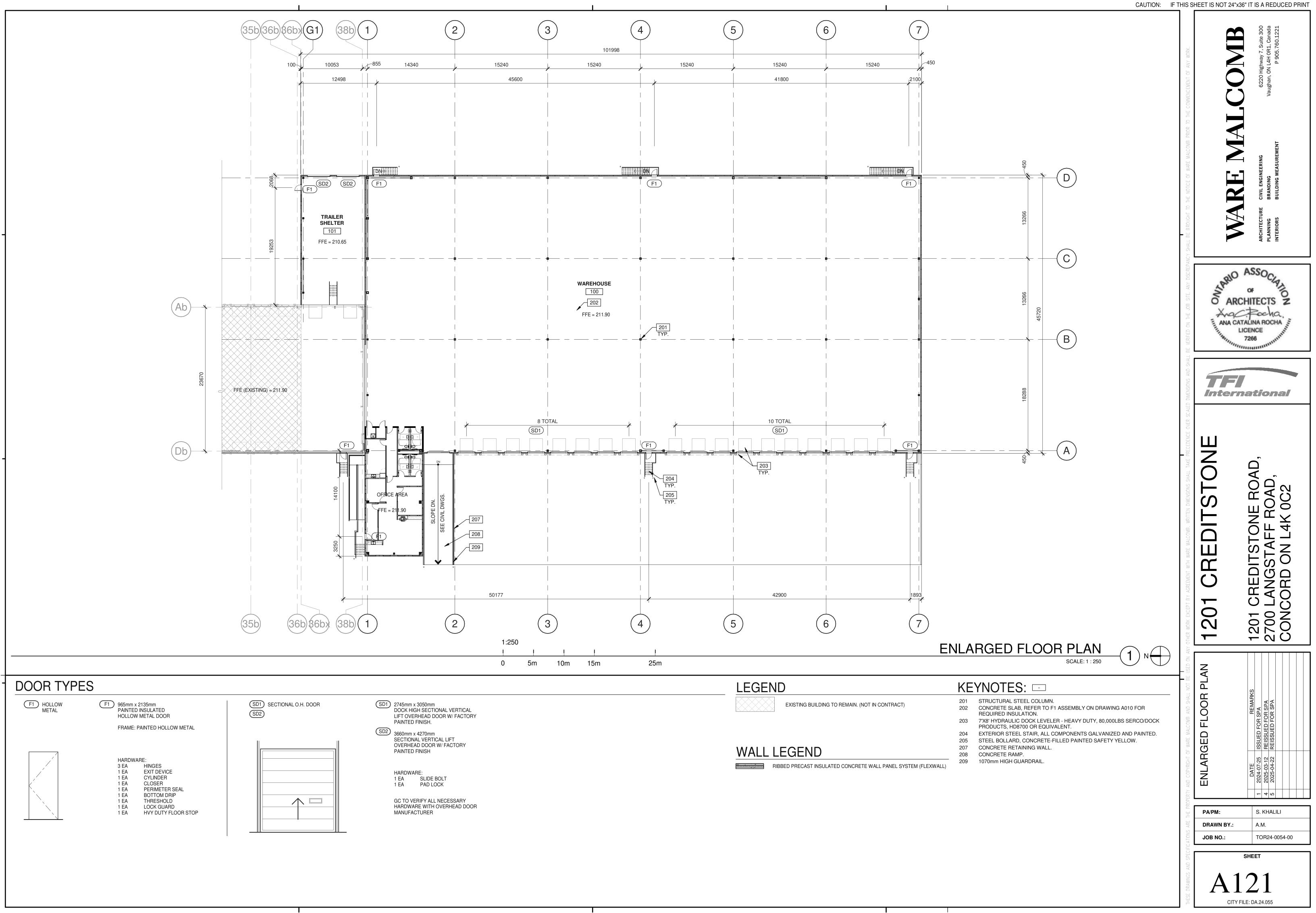
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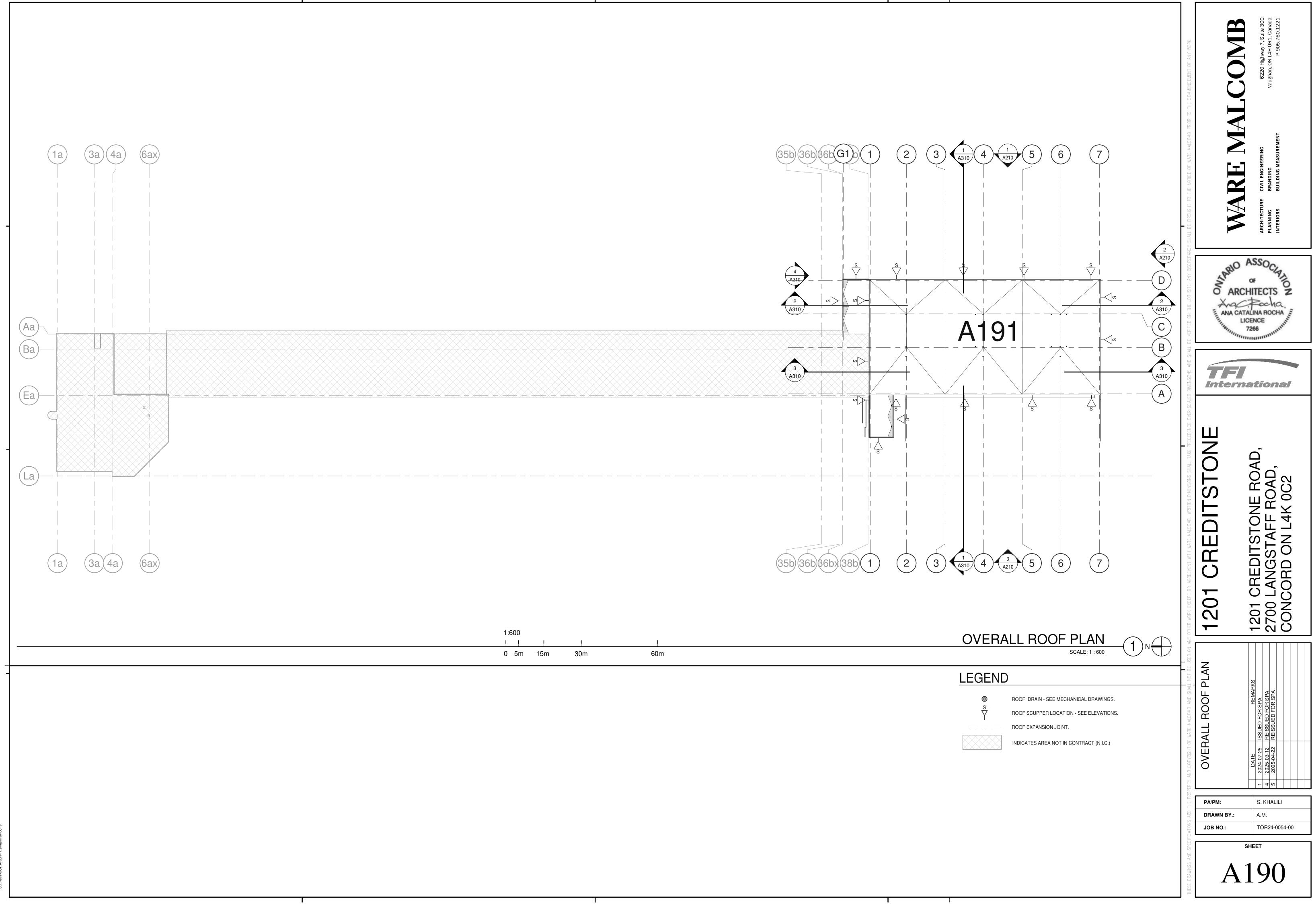




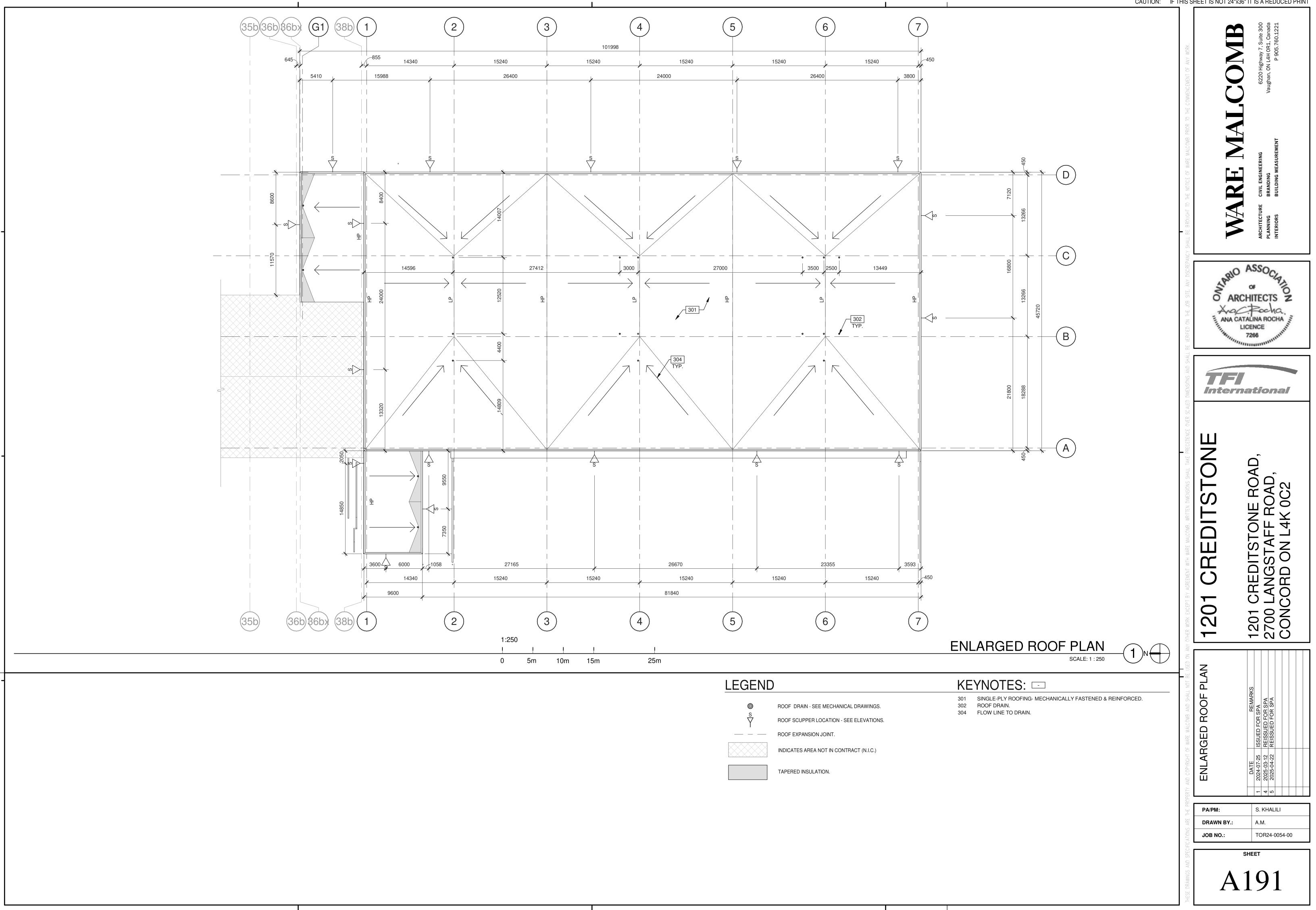


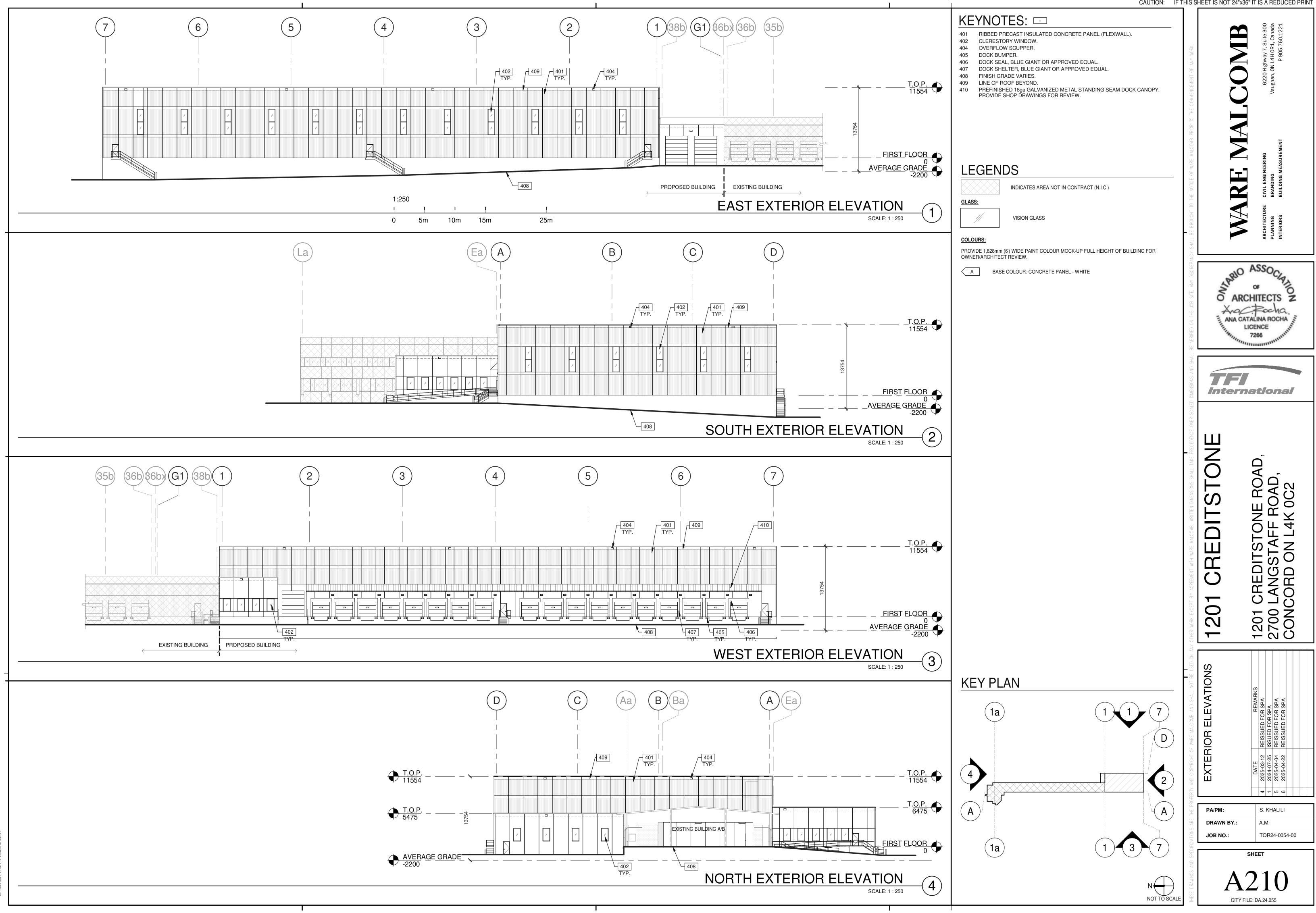
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| 0 | 5m | 15m | 30m | 60m |



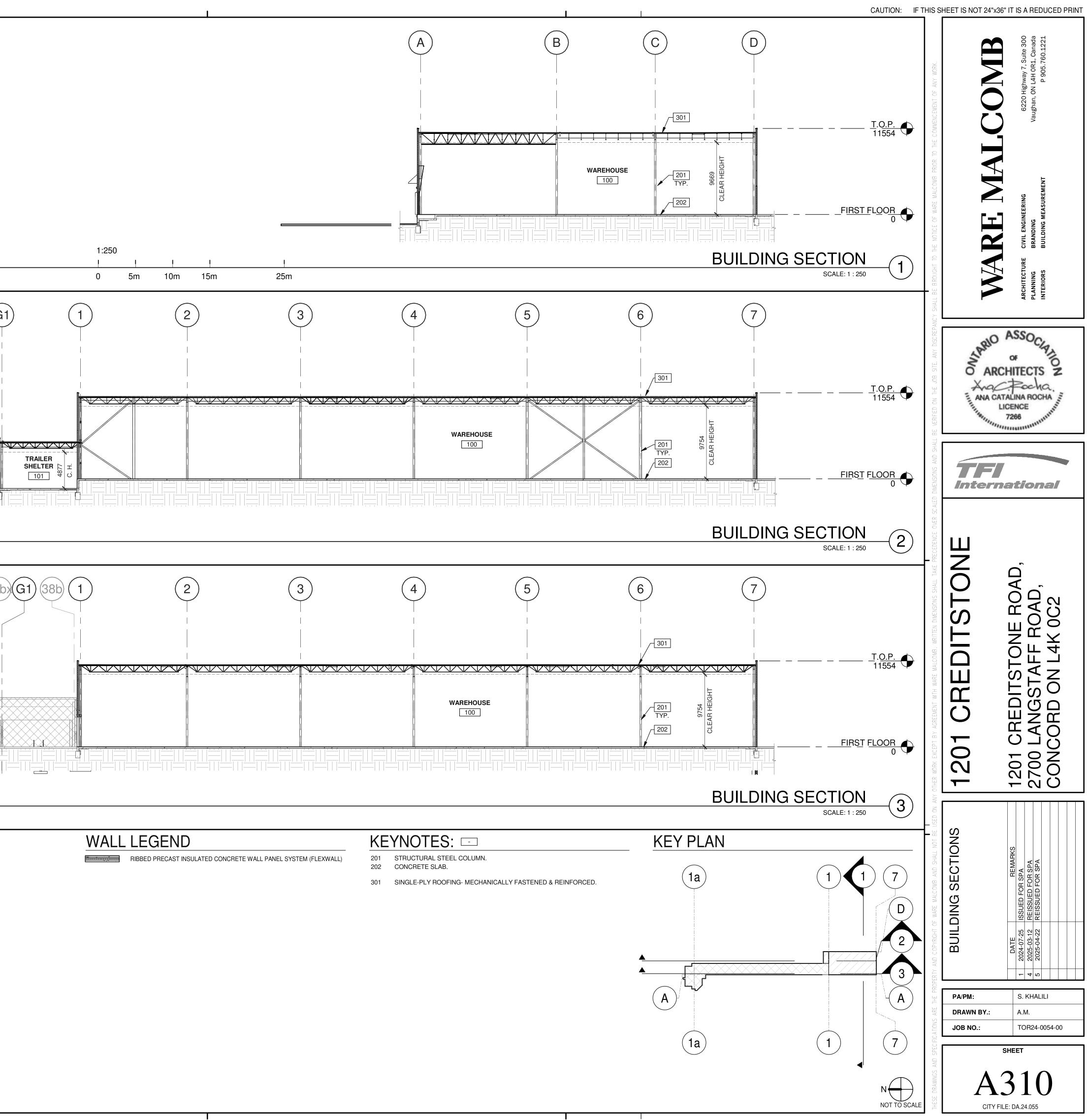


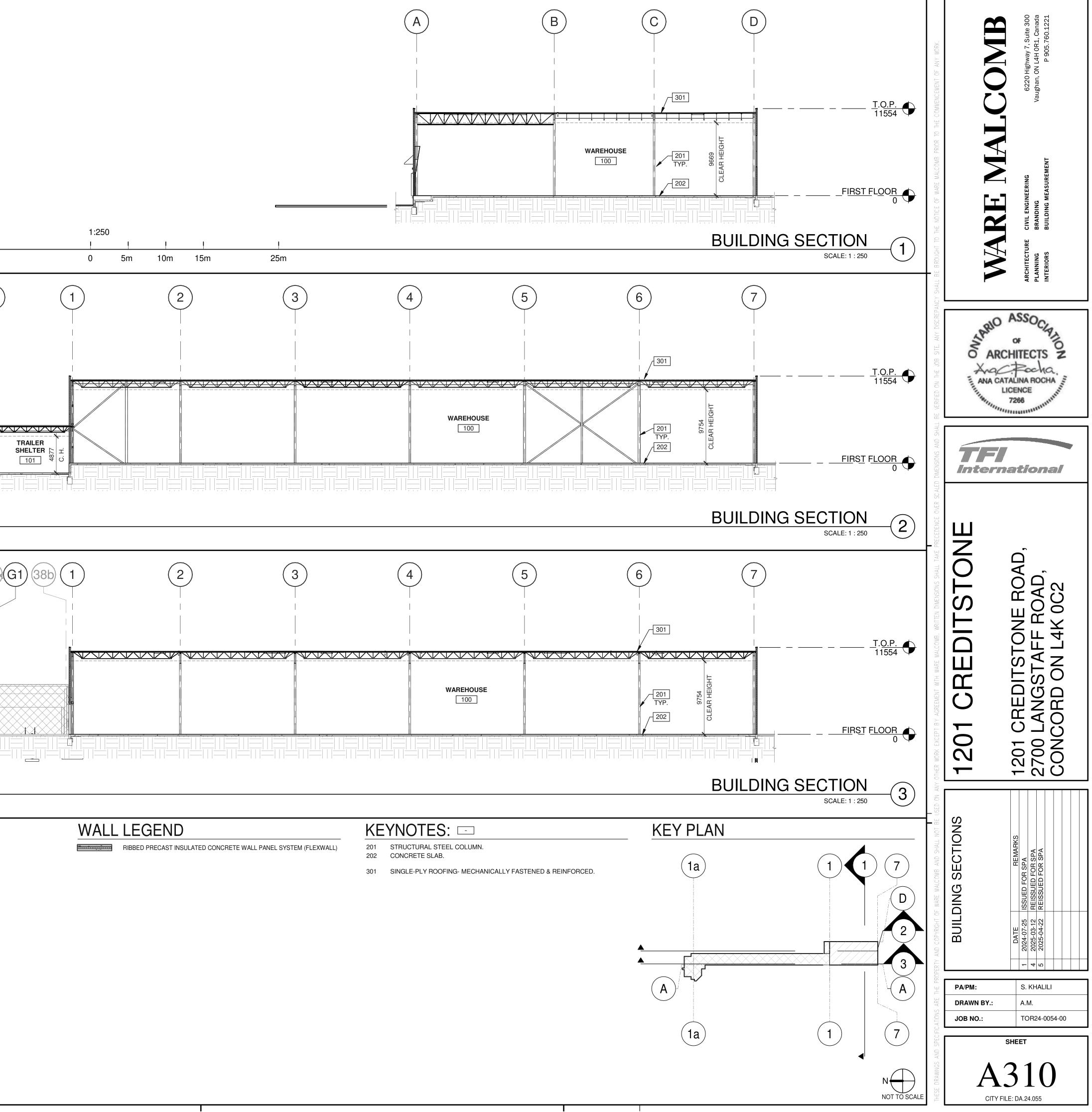
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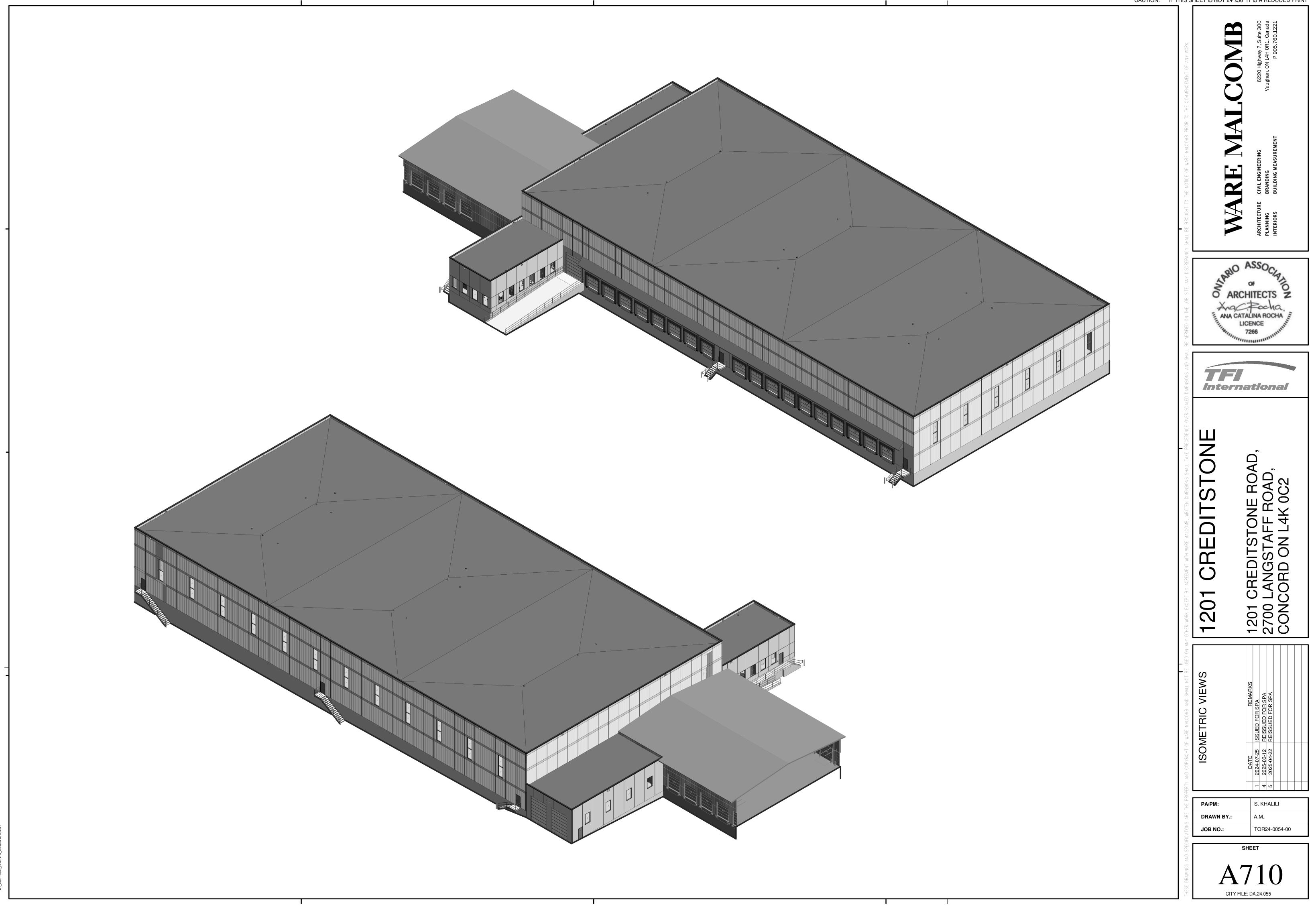


| _ | EXTERIOR GRADE |
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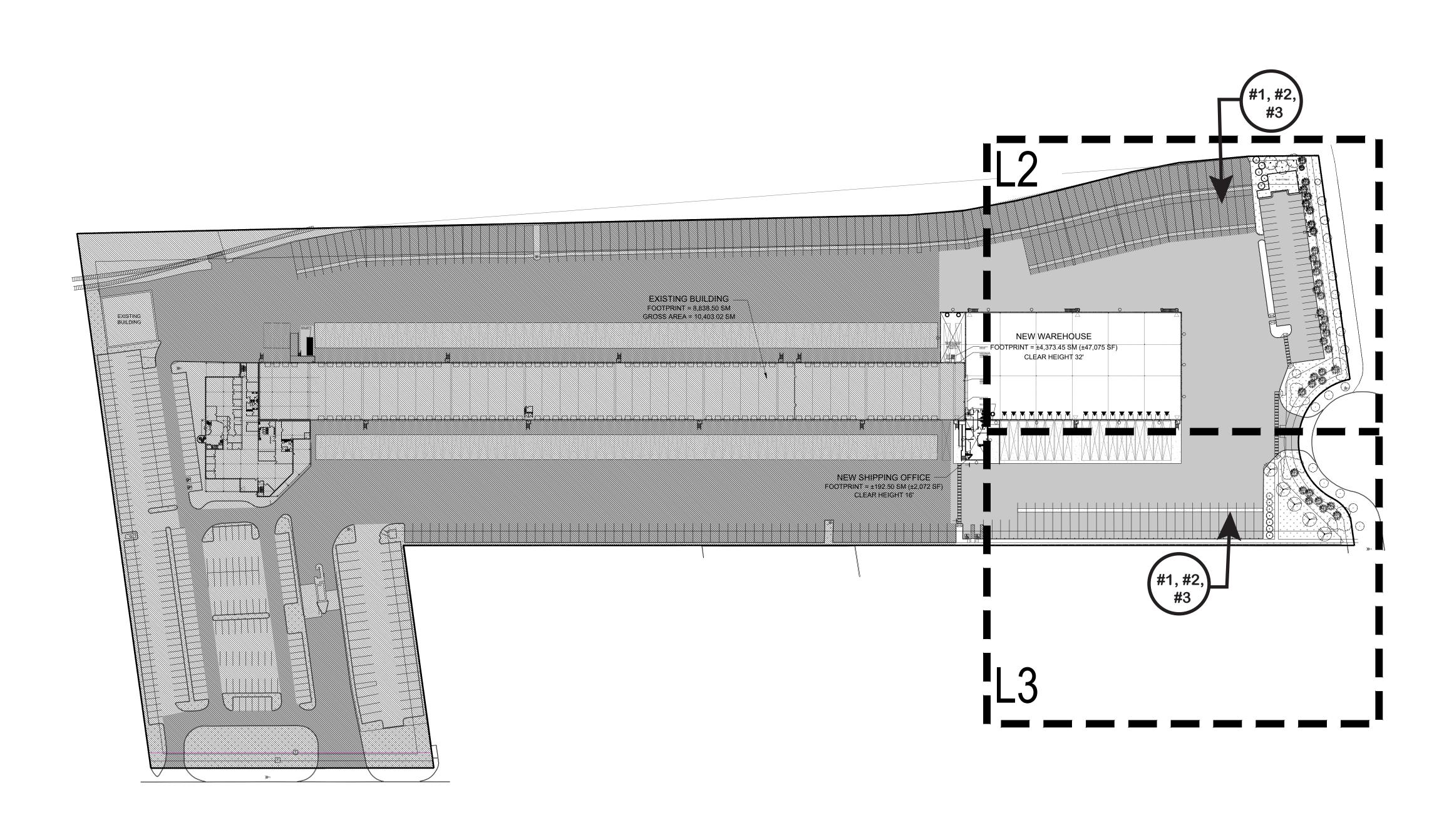




| WALL LEGEND | KEYNOTES: 🖃 |
|--|---|
| RIBBED PRECAST INSULATED CONCRETE WALL PANEL SYSTEM (FLEXWALL) | 201 STRUCTURAL STEEL COLUMN.202 CONCRETE SLAB. |



DESIGN DEFECT, STRICT LIABILITY OR ANY OTHER FAULT OF THE INDEMNITEES.





L-1 1:1000

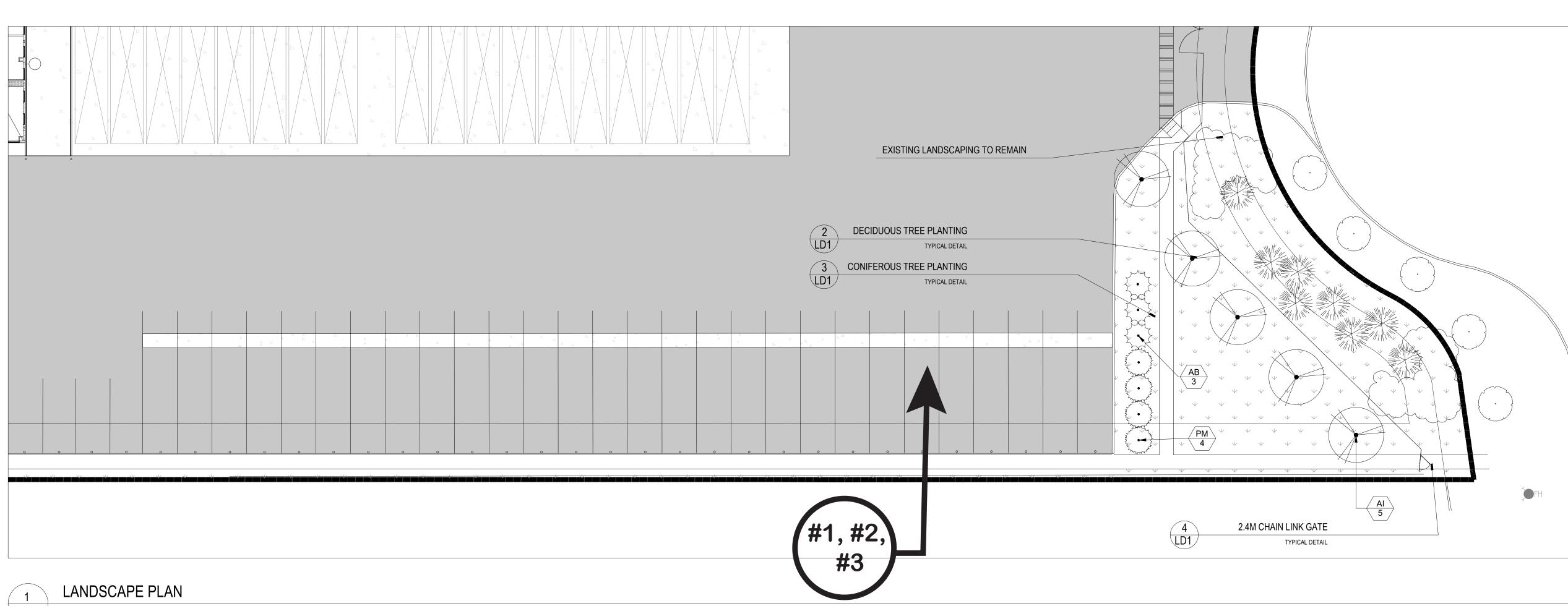
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| GENERA | L NOTES cale the drawings. All din | nensions are in millimo | tres unless not | ed otherwise |
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| • | ng with any work. ractor is to be aware of a | II existing and proposed | d services and | utilities. The |
| contracto | | | | lines staked |
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| PLAN | PLANT SCHEDULE | | | | | | | | | | |
|--------|---|---------------------------------|---------------------------------|-----------|-----|--|--|--|--|--|--|
| CODE | CODE QTY BOTANICAL NAME COMMON NAME SIZE CONT | | | | | | | | | | |
| CONIFE | CONIFEROUS TREES | | | | | | | | | | |
| AB | 3 | ABIES BALSAMEA | BALSAM FIR | 150CM HT. | B&B | | | | | | |
| PM | 4 | PICEA MARIANA | BLACK SPRUCE | 150CM HT. | B&B | | | | | | |
| TC | 5 | TSUGA CANADENSIS | EASTERN HEMLOCK | 150CM HT. | B&B | | | | | | |
| | 12 | SUBTOTAL: | | | | | | | | | |
| DECIDU | DECIDUOUS TREES | | | | | | | | | | |
| AI | 5 | ACER X FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE (JEFFERSRED) MAPLE | 60MM CAL. | B&B | | | | | | |
| GD | 3 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | 60MM CAL. | B&B | | | | | | |
| | 8 | SUBTOTAL: | | | | | | | | | |

LEGEND

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PROPOSED DECIDUOUS TREE

EXISTING DECIDUOUS TREE TO REMAIN

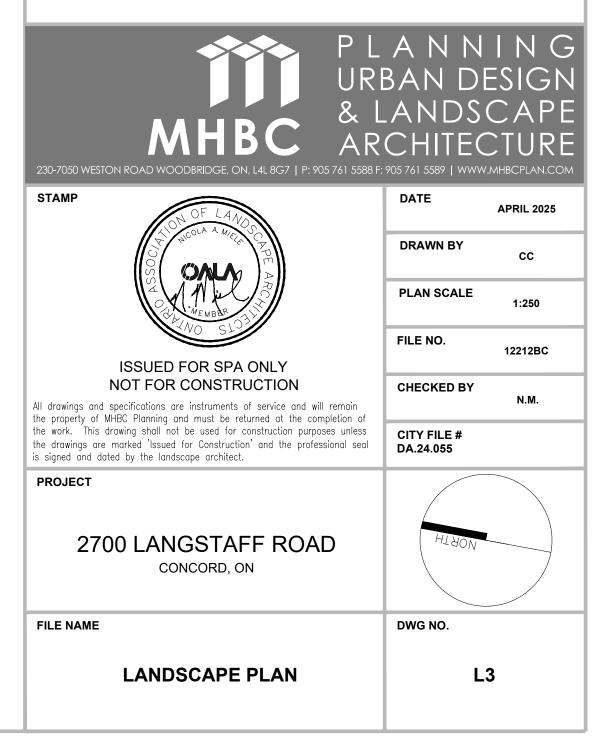
EXISTING CONIFEROUS TREE TO REMAIN

TREE PROTECTION FENCING PER CITY OF VAUGHAN STANDARDS

GENERAL NOTES

- 1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise. 2. This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- . The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- 4. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- 8. Keep area outside construction zone clean and useable by others at all times. Contractor shall throughly clean areas surrounding the construction zone at the end of each work day.
- . Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- 10. This drawing is Copyright MHBC 2025

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

| Internal Departments *Comments Received | Conditions | Required | Nature of Comments |
|--|------------|----------|-----------------------------------|
| Building Standards (Zoning) | Yes 🗆 | No 🖂 | General Comments |
| Development Planning | Yes 🖂 | No 🗆 | Recommend Approval w/Conditions |
| | | | |
| External Agencies | Conditions | Required | Nature of Comments |
| *Comments Received | | | *See Schedule B for full comments |
| Alectra | Yes 🗆 | No 🖂 | General Comments |
| TRCA | Yes 🗆 | No 🗆 | No Comments Received to Date |
| Region of York | Yes 🗆 | No 🖂 | General Comments |
| Metrolinx | Yes 🗆 | No 🖂 | General Comments |



| То: | Committee of Adjustment |
|--------------|---|
| From: | Sean Fitzpatrick, Building Standards Department |
| Date: | May 20, 2025 |
| Applicant: | Gagnon Walker Domes Ltd. |
| Location: | 1201 Creditstone Road Bldg A-B PLAN 65M3419 Block 17 |
| File No.(s): | A057/25 |

Zoning Classification:

The subject lands are subject lands are zoned EM2, General Employment Zone and subject to the provisions of Exception 14.732 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|---|--|
| 1 | Outside storage shall not be permitted in a front yard or exterior side yard. [5.13] (Yard abutting Langstaff Road) | To permit outside storage in the exterior side yard. (Yard abutting Langstaff Road) |
| 2 | Outside storage shall not be permitted between a principal building or structure and a street line. [5.13] (Yard abutting Langstaff Road) | To permit outside storage between a principal building and a street line. (Yard abutting Langstaff Road) |

The subject lands are zoned EM2 - A, General Employment Zone and subject to the provisions of Exception 9(1066) under Zoning By-law 1-88, as amended.

| | Zoning By-law 1-88 | Variance requested |
|---|--|---------------------------|
| 3 | No outside storage shall be located in any front yard, | To permit Outside Storage |
| | exterior side yard or between any main building and a | between the main building |
| | street line. [6.3.2] | and a street line. (Yard |
| | | abutting Langstaff Road) |

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:

General Comments

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

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.

VAUGHAN

| То: | Christine Vigneault, Committee of Adjustment Secretary Treasurer |
|----------------|--|
| From: | Nancy Tuckett, Director of Development and Parks Planning |
| Date: | May 27, 2025 |
| Name of Owner: | SFI Properties Canada Inc. |
| Location: | 1201 Creditstone Road and 2700 Langstaff Road |
| File No.(s): | A057/25 |

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

- 1. To permit outside storage to be in the exterior side yard.
- 2. To permit outside storage between a principal building and a street line.

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

- 1. Outside storage shall not be permitted in a front yard or exterior side yard.
- 2. Outside storage shall not be permitted between a principal building or structure and a street line.

Proposed Variance(s) (By-law 1-88):

3. To permit Outside Storage between the main building and a street line.

- By-Law Requirement(s) (By-law 1-88):
 - 3. No outside storage shall be located in any front yard, exterior side yard or between any main building and a street line.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:

The Owner is seeking relief to permit the construction of a new warehouse addition, with the above noted variances. The related Site Development Application, File DA.24.055, is currently under review with the Development and Parks Planning Department.

The Development and Parks Planning Department has no objection to Variances 1, 2, and 3, to permit the location of outside storage in the exterior side yard and to be located between the building and street line. The Comprehensive Zoning By-law 001-2021 defines outside storage as "an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot and may include the temporary parking of commercial vehicles". Therefore, the trailer parking on the subject lands is considered outside storage. The trailer parking is proposed to be located abutting the southern portions of the eastern and western lot lines of the subject lands. The trailer parking proposed along the eastern property line directly abuts the CN rail. The Owners have satisfied the requirements of CN through the Site Development Application review process. The trailer parking between a principal building and a street line is desirable for the lot as the site has two separate accesses, with the primary entrance from Creditstone Road. Langstaff Road terminates at the railway and is functionally not utilized as the main entrance to the site. There is also sufficient landscaping along the frontage of Langstaff Road to provide some visual buffering from the street perspective. Therefore, the proposed location of the trailer parking is not anticipated to cause any adverse impacts on the surrounding properties.

Accordingly, the Development and Parks Planning Department can support the requested variances 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.

Development and Parks Planning Department | City of Vaughan | 2141 Major Mackenzie Drive | Vaughan, ON L6A 1T1



Conditions of Approval:

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

That all comments on Site Development Application File DA.24.055 be addressed to the satisfaction of the Development and Parks Planning Department. **Comments Prepared by:**

Alyssa Pangilinan, Planner Janany Nagulan, Senior Planner



Date:May 20th 2025Attention:Christine VigneaultRE:Request for CommentsFile No.:A057-25Applicant:Gagnon Walker Domes LtdLocation1201 Creditstone Road



COMMENTS:

| х |
|---|

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: <u>stephen.cranley@alectrautilities.com</u>

Mitchell Penner

Supervisor, Distribution Design-Subdivisions *Phone*: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com



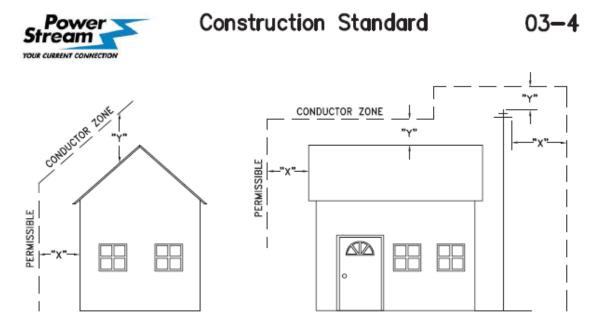
Stream Construction Standard 03-1

| TOUR CORRENT CONNECTION | | | | |
|--|--|-----------------|--|--|
| | | SYSTEM | VOLTAGE | |
| LOCATION OF WIRES, CABLES OR CONDUCTORS | SPAN GUYS AND COMMUNICATIONS WIRES | | 4.16/2.4kV TO 27.6/16kV (SEE NOTE 1) | 44kV |
| | мінімим | VERTICAL CLEA | ARANCES (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</u> AND <u>BICYCLES</u> ONLY | 250cm | 310cm | 340cm | 370cm |
| ABOVE TOP OF RAIL AT RAILWAY CROSSINGS | 730cm | 730cm | 760cm | 810cm |
| Image: state of the state | | | (APPROX) 310cm 27'-0" 760cm 25'-4" | |
| NOTES: 1. THE MULTIGROUNDED SYSTEM NEU SYSTEM. | JTRAL HAS THE SAN | ME CLEARANCE AS | THE 600V | '30cm 24'-4" 520cm 17'-4" 180cm 16'-0" 142cm 15'-5" 120 12'-4" |
| THE VERTICAL CLEARANCES IN TH CONDITIONS. | E ABOVE TABLE AR | E UNDER MAXIMUM | SAG 3 | 570cm 12'-4" 540cm 11'-4" 510cm 10'-4" |
| 3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES. | | | | |
| 4. ALL CLEARANCES ARE IN ACCORD | ANCE TO CSA STAN | DARD C22.3. | | RENCES SIONS SECTION 02 |
| MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS | | | This construction S | te of Approval standard meets the safety tion 4 of Regulation 22/04 <u>2012-JAN-09</u> Date |

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

P.Eng. Approval By:

Joe Crozier



| VOLTAGE | MINIMUM HORIZONTAL CLEARNACE 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 UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE. 1.
- 2 THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED. 3.
- 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. 4.
- 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. 5.
- 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 CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE 6. POSSIBLE.
- 7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE: PErsystem Flanding and Standards/Standard Design/FowerStream Standards/PowerStream Standards working folder/Section 2/3-4/0/WG 03-4 RD May 5, 2010 Adde PDF

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

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

/5/2010 8:22502 AM.

| From: | Jenna Auger |
|--------------|--|
| То: | Committee of Adjustment Mailbox |
| Subject: | [External] RE: A057/25 - 1201 CREDITSTONE ROAD - REQUEST FOR COMMENTS, CITY OF VAUGHAN |
| Date: | May-20-25 1:40:03 PM |
| Attachments: | image001.png |
| | 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.

Good afternoon,

Please be advised that the subject lands fall outside Metrolinx review zones. Therefore, Metrolinx issues no comments or concerns regarding the subject application.

Best Regards,

Jenna Auger (She/Her)

Adjacent Construction Review (ACR), Formerly Third Party Projects Review (TPPR) Development & Real Estate Management T: (416)-881-0579 10 Bay Street | Toronto | Ontario | M5J 2N8

| From: | Development Services |
|--------------|--|
| То: | Committee of Adjustment Mailbox |
| Subject: | [External] RE: A057/25 - 1201 CREDITSTONE ROAD - REQUEST FOR COMMENTS, CITY OF VAUGHAN |
| Date: | Friday, May 23, 2025 9:56:00 AM |
| 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 morning,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP

Associate Planner, Development Planning, Economic and Development Services Branch Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3 O: 905-830-4444 ext. 71538 | <u>developmentservices@york.ca</u> | Our Mission: Working together to serve our thriving communities – today and tomorrow

For more information check us out at <u>www.york.ca/developmentservices</u>

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
|------------------------|------|---------|----------------------------------|--------------------------|
| Applicant | | | 04/29/2025 | Application Cover Letter |

Principals

Michael Gagnon Lena Gagnon Andrew Walker Richard Domes



April 25, 2025

GWD File: 24.3537.00 COA

The Corporation of the City of Vaughan 2141 Major Mackenzie Drive City of Vaughan, Ontario L6A 1T1

| Attention: | Ms. Christine Vigneault |
|------------|--|
| | Secretary-Treasurer, Committee of Adjustment |

Subject: Application to the Committee of Adjustment – Minor Variance 1201 Creditstone Road and 2700 Langstaff Road Blocks 17 and 19, Registered Plan 65M-3419 Part of Lots 11, 12, Concession 4 City of Vaughan, Ontario City Related File: DA.24.055 Ward 4

Dear Christine:

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to <u>SFI Properties</u> <u>Canada Inc.</u> ("SFI"), the Registered Owner of 1201 Creditstone Road and 2700 Langstaff Road, in the City of Vaughan (hereinafter referred to as the "subject site").

The subject site is comprised of two (2) Blocks which form part of Plan of Subdivision 65M-3419. The Blocks have a total area of approximately 8.51 hectares (21.05 acres), with a frontage of 166 metres (544 feet) along Langstaff Road and 120 metres (393 feet) along Creditstone Road. It is developed with an industrial building, workshop, and guardhouse having a combined total Gross Floor Area (GFA) of 10,955m² (117,927ft²).

The surrounding area is characterized by a mix of employment and commercial uses. The site is located immediately west of the CN MacMillan Yard, Canada's second largest railway classification yard.

Preliminary Policy and Zoning Review

The subject site is designated as follows:

<u>'Urban Area</u>' and <u>'Employment Area</u>' in the 2022 York Region Official Plan; and

'General Employment' in the 2010 City of Vaughan Official Plan.

GAGNON WALKER DOMES LTD. 7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790 www.gwdplanners.com • Toll Free: 1-855-771-7266

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The subject site is located within a general Appeal area and therefore subject to dual zoning review:

<u>'Restricted General Employment Area (Large Lot) (EM2-A) – Exception 9 (1066)</u>' in City of Vaughan Zoning By-law No. 1-88; as amended; and

<u>'General Employment (EM2) – Exception 14.732</u>' in City of Vaughan Zoning By-law No. 001-2021; as amended.



Figure 2: Air Photo, 2024, Source: York Region General Interactive Map

Overview of the Proposal

SFI is desirous of constructing an extension to its cross-dock loading facility comprising of a 4,373m² (47,075ft²) warehouse and 192m² (2,072 ft²) shipping office. Exterior finishes and architectural styling is to be complimentary and sympathetic to the existing building.



Figure 2: Conceptual rendering looking north from Langstaff Road, December 2024



To accommodate the extension the existing trailer storage area fronting on Langstaff Road is to be reconfigured to provide additional vehicular parking spaces. The balance of the subject site is to remain unchanged save and except modest landscape open space improvements.

In August 2024 a formal 'Minor' Site Plan Approval Application was filed (City File: DA.24.055). The Application has undergone two (2) rounds of review with several municipal departments/divisions and external commenting agencies providing their clearance. Attached to this letter are select architectural and landscape plans.

Typically, a City of Vaughan Site Plan Approval Application for new construction takes on average 6 to 8 months to process following the initial submission. On the assumption that all circulation comments can be satisfactorily addressed and subject to completing necessary administrative requirements it is estimated that final Site Plan Approval will be issued before the end of Q2-2025 (June 2025).

Minor Variance Application

To achieve the above mentioned milestone zoning relief is required. GWD is pleased to submit the attached Application to the Committee of Adjustment to permit the following Variances:

Zoning By-law 001-2021

- 1. To permit outside storage within the exterior side yard; whereas the Zoning By-law does not permit outside storage within an exterior side yard;
- 2. To permit outside storage between a principle building or structure and a street line; whereas the Zoning By-law does not permit outside storage between a principle building or structure and a street line;
- 3. That all lands zoned General Employment Exception 14.732 bounded by Creditstone Road and Landstaff Road, shall be considered one (1) lot for the purposes of this Section;

Zoning By-law 1-88

- 4. To permit outside storage within the exterior side yard; whereas the Zoning By-law does not permit outside storage within an exterior side yard;
- 5. To permit outside storage between a main building and a street line; whereas the Zoning By-law does not permit outside storage between a main building and a street line; and
- That all lands zoned Restricted General Employment Area (Large Lot) Exception 9 (1066) bounded by Creditstone Road and Landstaff Road, shall be considered one (1) lot for the purposes of this Section.



In support of the Application, we submit the following:

- Completed Application Form;
- Covering Letter;
- Variance Plan (8¹/₂"x14") highlighting the requested zoning relief;
- Processing Fee(s) payable to the "City of Vaughan".

The Four Tests

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

- 1. Does the Variance conform to the intent of the Official Plan?
- 2. Does the Variance conform to the intent of the Zoning By-law?
- 3. Is the proposal desirable for the appropriate development or use of the lands?
- 4. Is the proposal minor in nature?

Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?

Lands designated General Employment are characterized by large properties developed with single and multiple unit buildings accommodating a wide range of industrial and employment uses including manufacturing, warehousing, processing, transportation, and distribution, any of which may or may not include outdoor storage.

The combined Variances do not impact or conflict with the goals and objectives of the Vaughan Official Plan. They will facilitate the redevelopment of the subject site in an orderly manner. The Site Plan illustrates how the subject site can accommodate the building addition and contribute towards the build out of the Plan of Subdivision. Ultimately, the proposal will contribution to forecasted employment targets.

The requested Variances are considered to conform to the general intent of the City Official Plan.

Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?

The requested Variances can be divided into two (2) categories: outside storage, and one (1) lot zoning.

Outside Storage (Variances 1, 2, 4, 5)

According to Zoning By-law 001-2021:

"Outside Storage" means an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot, and may include the temporary parking of commercial vehicles.



According to Zoning By-law 1-88:

"Outside Storage" means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure in the EM2 Zone only.

The general intent and purpose of the Zoning By-law in regulating outside storage is to ensure a standard of aesthetic quality is maintained for the property. It is only permitted in areas where adequate screening may be installed is to mitigate visual impacts. It is not permitted on any portion of a property required for parking, loading, driveways or landscaped open space.

The requested Variances seek relief from the Zoning By-law to permit outside storage within the exterior side yard and between a main building and a street line. The outside storage (parking of unused trailers) in the exterior side yard is necessary to facilitate ongoing business operations (i.e. loading and unloading of shipped products). The unused trailers are to be parked in designated parking stalls [min. 3.5m(W) X 17.0m(L)] where visibility is limited from Langstaff Road.

Detailed landscaped plans have been filed in support of the related Site Plan Application ensuring that all landscape open space areas provide adequate perimeter screening and inhibit views into the outdoor storage areas. The private landscaping is to be combined with landscaping provided within the public boulevard. Notwithstanding these efforts some outside storage, although limited, will continue to be visible. The requested Variances are not anticipated to adversely impact the streetscape or any of the surrounding land uses.

One (1) Lot Zoning (Variances 3, 6)

When neighbouring Blocks within a Plan of Subdivision are to be developed in conjunction with one another it is quite common to include a site specific zoning standard that treats the Blocks as one parcel for zoning purposes. The intent of this standard is to facilitate the development of the said lands as one connected comprehensive development.

The subject site is comprised of two (2) Blocks which have historically and continuously operated as single site. The requested Variances regulate the lands as being one connected, cohesive development.

The Variances are considered to conform to the general intent of Zoning By-law 270-2004.

Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?

Zoning By-laws contain numerical standards for such matters as height, density, lot size, lot depth, and other matters to ensure that development will be compatible with the existing physical character of the area.



The requested Variances are not excessive or out of character with area context. They do not jeopardize the character or functionality of the surrounding area nor will they negatively affect the streetscape. Related items including site servicing, grading, landscaping, building materials and aesthetics are to be finalized as part of the Site Plan Approvals process.

The Variances are considered desirable and appropriate for the area.

Test 4 – Is the Minor Variance Minor in Nature?

The Variances do not pose a departure from the intended or historical use of the lands. No significant on-site or off-site impacts are anticipated from the requested relief. The Variances do not change the intended use or impede the intended function of the site for employment use, rather they recognize long standing deficiencies.

Subject to completing the Site Plan Approval Application, the requested Variances are minor in nature.

Conclusion

The Minor Variance Application have been filed for the purposes of facilitating the redevelopment of the subject site for industrial purposes. The requested Variances have been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment.

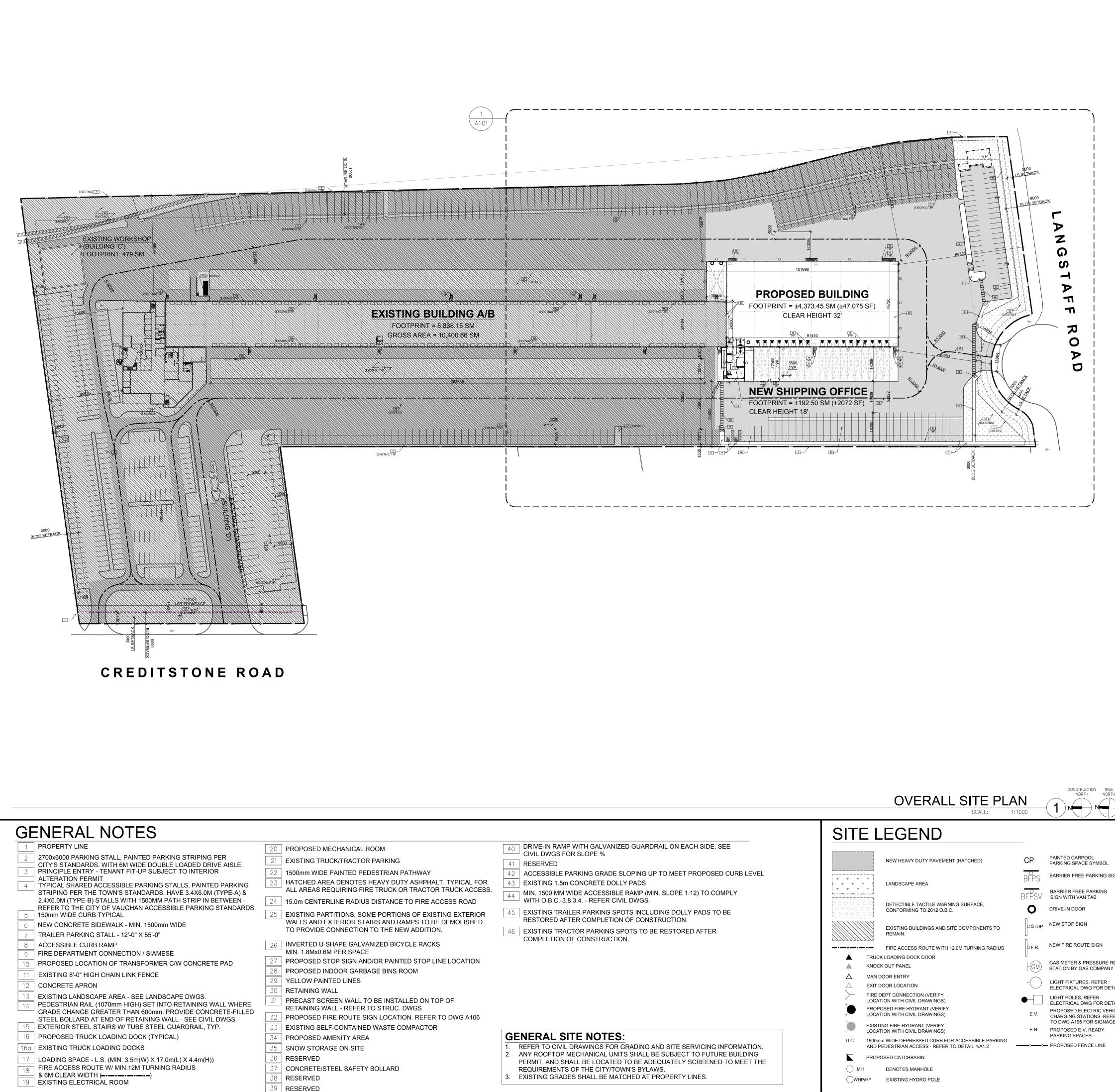
Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.PI., M.C.I.P., R.P.P. Planning Associate

mdenardis@gwdplanners.com

- C.c.: P. Gagnier, SFI Properties Canada Inc. S. Khalili, Ware Malcomb
 - M. Gagnon, Gagnon Walker Domes Ltd.

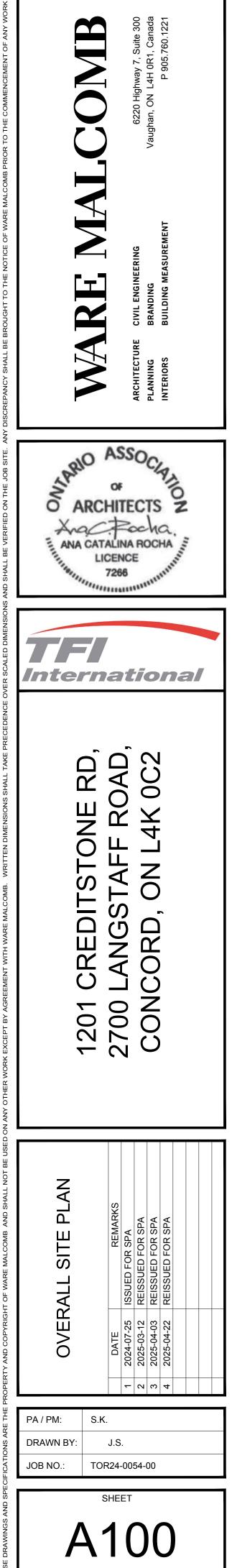


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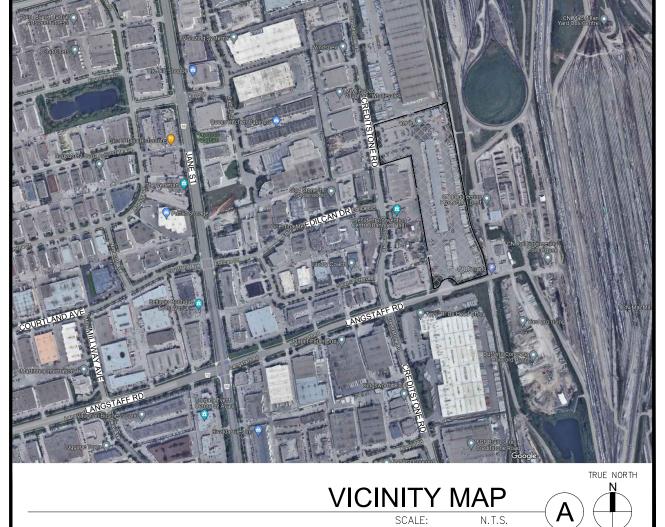
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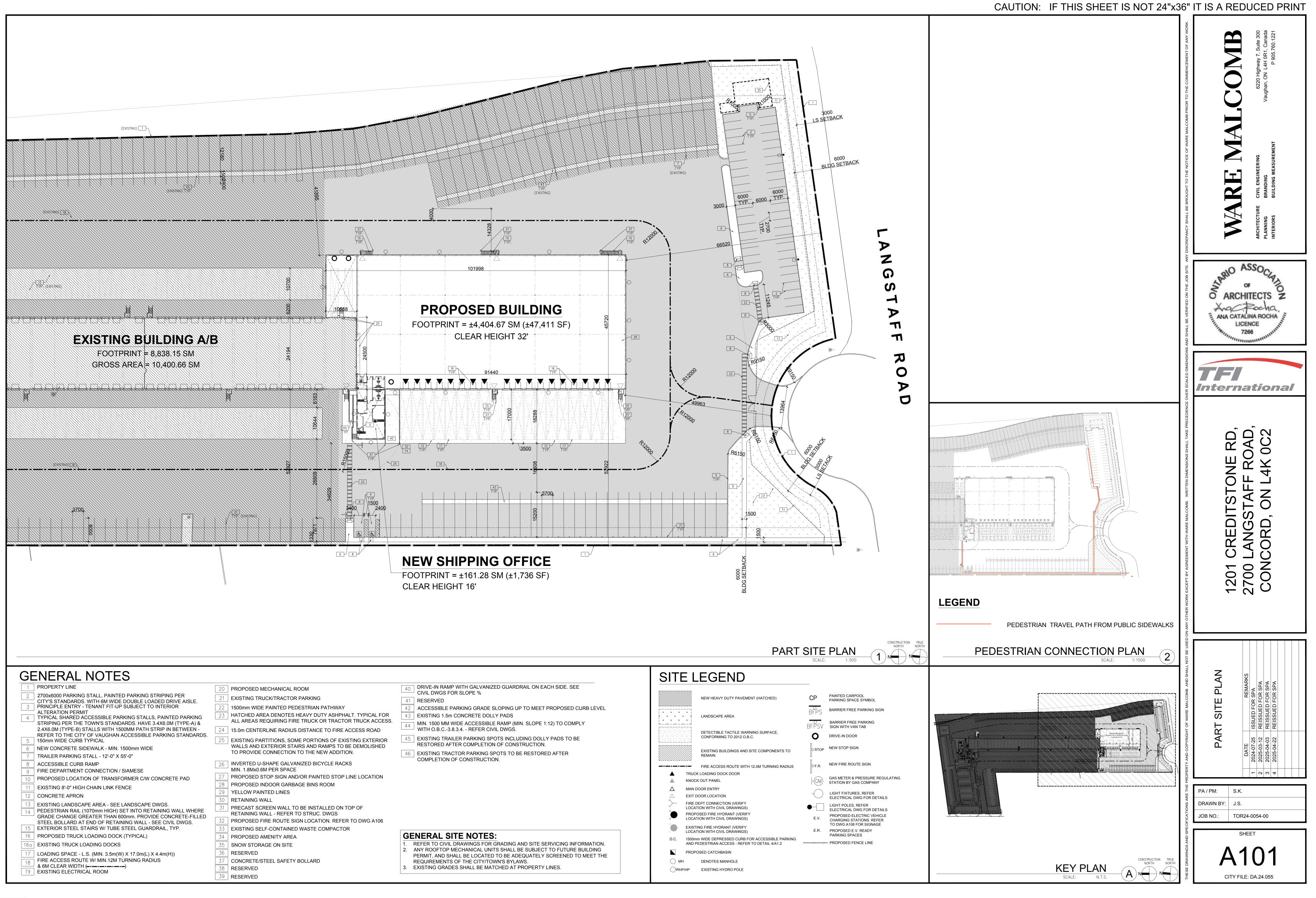
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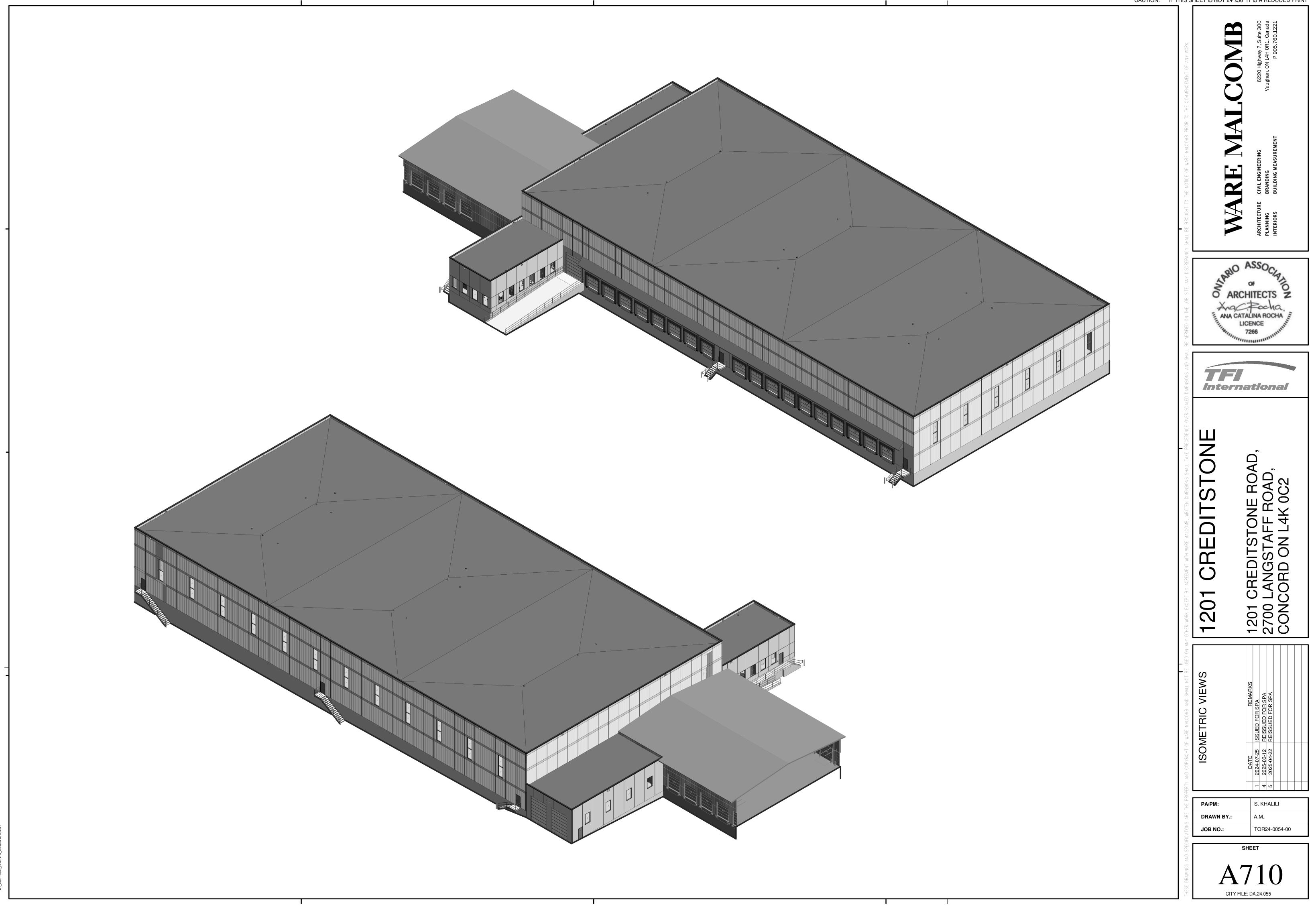
| SITE STATISTICS / ZONING MATR | X | | |
|---|---|--|------------------------|
| Zoning Category | | EM2-A | |
| | General Em | oloyment Zone | |
| Zoning By-law 001-2021 – General Employment (EM2) – Exception 14.732 | . Eucontine 0 (1000) | | |
| Zoning By-law 1-88 – Restricted General Employment Area (Large Lot) (EM2-A Building Classification | | .C. A- 3.1.2.1.(1)) | |
| Vaughan Zoning By-Law 001-2021 | | .U. A-3.1.2.1.(1)) | |
| | | | |
| GROSS SITE AREA | 21.05 ac | 85,185.67m ² | |
| 65M-3419 Block 17 | 9.03 ac | 36,542.83m ² | |
| 65M-3419 Block 19 | 12.02 ac | 48,642.84m ² | |
| | | | |
| EXISTING GROSS FLOOR AREA: | 117,927.47 SF | 10,955.82m ² | |
| EXISTING BUILDING A/B, WAREHOUSE AREA (GROUND FLOOR) | 78,314.34 SF | 7,275.64m² | |
| EXISTING BUILDING A/B, OFFICE AREA (GROUND FLOOR) | 16,818.72 SF | 1,562.51m ² | |
| EXISTING BUILDING A/B, OFFICE AREA (SECOND FLOOR) | 16,818.72 SF | 1,562.51m ² | |
| EXISTING BUILDING C, WORKSHOP | 5,115.33 SF | 475.23m ² | |
| EXISTING BUILDING C, WORKSHOP MEZZ. EXISTING BUILDING D, (GUARDHOUSE) | 503.64 SF 356.72 SF | 46.79m ² 33.14m ² | |
| EXISTING BUILDING D, (GUARDHOUSE) | | 33.14111- | |
| PROPOSED GROSS FLOOR AREA: | 49,147.48 SF | 4,565.95m ² | |
| OFFICE AREA | 2,072.05 SF | 192.50m ² | |
| WAREHOUSE AREA | 47,075.42 SF | 4,373.45m ² | |
| TOTAL GFA (EXISTING + PROPOSED) | 49,147.48 SF | 15,521.77m ² | |
| | | | |
| OVERALL SITE REQUIREMENTS | | | |
| | | Required | Required |
| Requirements | Proposed | 001-2021 | 1-88 |
| Min. Lot Area (Existing) | 85,185.67 m ² | 1,800m2 (Min.) | 8,000m2 (Min.) |
| Min. Lot Frontage (m) | 119.57 m | 30m (Min.) | 65m (Min.) |
| Lot Coverage | 8.11% | - | - |
| Maximum Building Height (m) | 12.75 m | 15m (Max.) | 15m (Max.) |
| Min. Front Yard Building Setback (m) Min. Ext. Side Yard Building Set back (m) | <u> </u> | 6m (Min.) 6m (Min.) | 6m (Min.) 6m (Min.) |
| Min. Int. Side Yard Building Set back (m) | 45.44 m | 6m (Min.) | 6m (Min.) |
| Min. Rear Yard Building Setback (m) | 41.90 m | 12m (Min.) | 12m (Min.) |
| Min. Landscape Area (% of Lot Area) - Approx. | 8.12% | 5% (Min.) | 5% (Min.) |
| Min. Landscape Area (SM) - Approx. | 6,914.94m² | 4,259.28 (Min.) | 4,259.28 (Min.) |
| Min. Front Landscape Buffer (m) | 16.94 m | 3m (Min.) | 3m (Min.) |
| Existing trailer parking coverage percentage | 17.52% | | |
| Existing trailer parking area | 14,928.00 m ² | | |
| New trailer parking coverage percentage | 11.12% | | |
| New trailer parking area | 9,470.00 m ² 794.70m ² | | |
| Total hardscape areas Total softscape areas | 6,245.87m ² | | |
| Total landscape areas | 7,040.57m ² | | |
| Total landscape percentage | 8.26% | | |
| | 0.2070 | | |
| PARKING REQUIREMENTS | | | |
| Existing Parking Spaces (To remain as is) | | 256 | |
| Existing Accessible Spaces (Included above) | | 2 | |
| | Proposed | Required | |
| PROPOSED PARKING SPACES | 46 | 28 | |
| @3/100m ² for Office area | 10 | 6 | |
| @0.5/100m ² or min. 2 spaces for Warehouse area | 36 | 22 | |
| Accessible Parking (Included in total parking spaces) | 2 | 1 | |
| Total Parking Spaces (Existing and Proposed) | | 302 | |
| Accessible Parking Requirements | 40/ - F | king on and | |
| For 13-100 Required Spaces | · · · | king spaces | |
| Parking Stall Dimensions | STANDARD: 2.7m X6.0 ACCESSIBLE: Type-A 3 Type-B 2.4 X6.0m; w/ 1 | .4m X 6.0m, | |
| LOADING SPACES | Proposed | Required | |
| EXISTING LOADING SPACES | 138 | Existing to Remain | |
| PROPOSED LOADING SPACES | 18 | 2 | |
| TOTAL LOADING SPACES (EXISTING AND PROPOSED) | 156 | | |
| @2 Type-B spaces for GFA between 2,000-4,999 m ² | | | |
| Loading Space Dimensions | $T_{\rm VDO} R = 3.5 m$ | n X 11m X 4m(h) | |



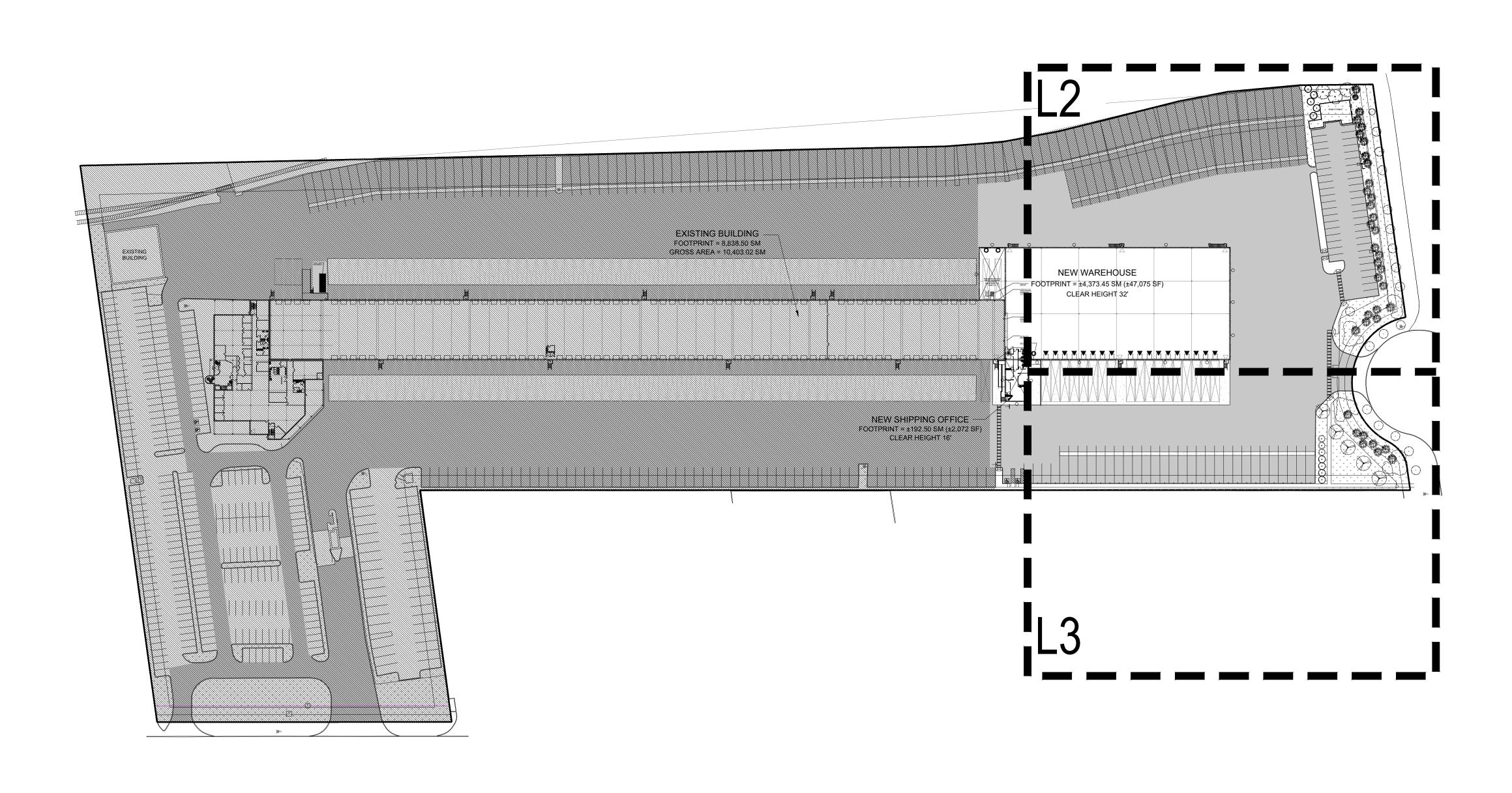
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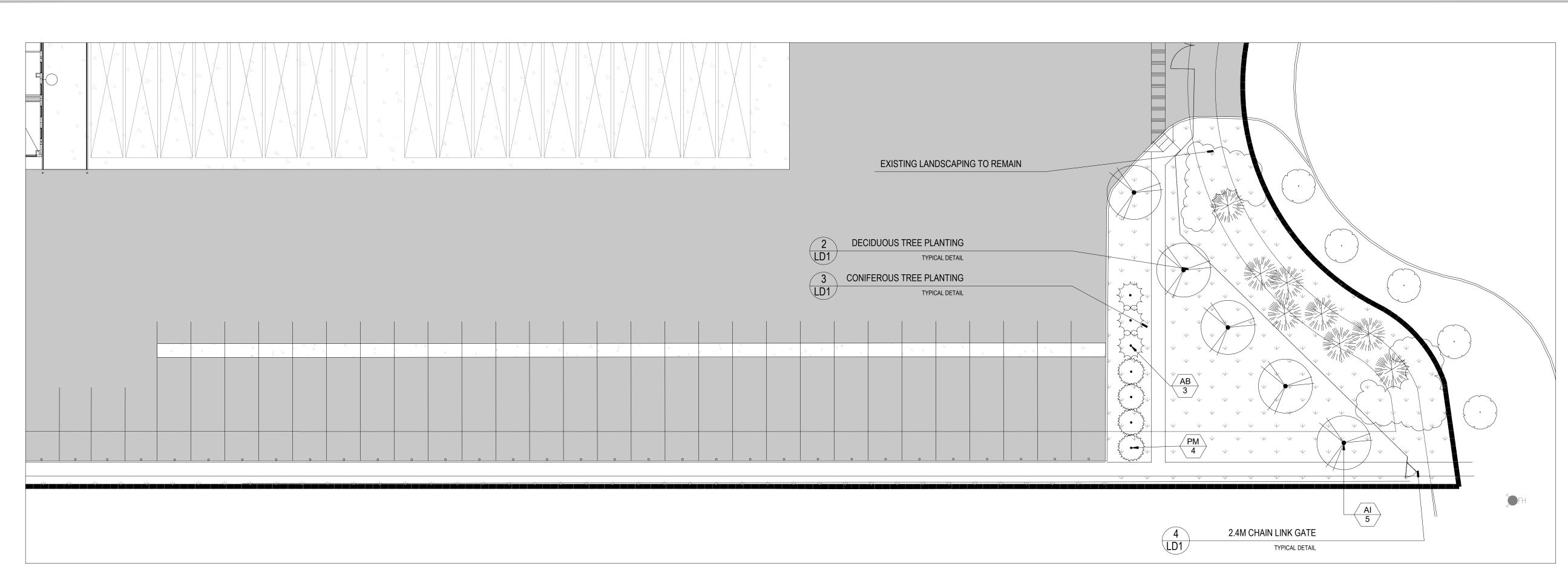


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L-3 1:250

| PLAN | PLANT SCHEDULE | | | | | |
|--------|----------------|---------------------------------|---------------------------------|-----------|-------|--|
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONT. | |
| CONIFE | EROUS | TREES | | | | |
| AB | 3 | ABIES BALSAMEA | BALSAM FIR | 150CM HT. | B&B | |
| PM | 4 | PICEA MARIANA | BLACK SPRUCE | 150CM HT. | B&B | |
| TC | 5 | TSUGA CANADENSIS | EASTERN HEMLOCK | 150CM HT. | B&B | |
| | 12 | SUBTOTAL: | | | | |
| DECIDU | JOUS TI | REES | | | | |
| AI | 5 | ACER X FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE (JEFFERSRED) MAPLE | 60MM CAL. | B&B | |
| GD | 3 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | 60MM CAL. | B&B | |
| | 8 | SUBTOTAL: | | | | |

LEGEND

+

PROPOSED DECIDUOUS TREE

EXISTING DECIDUOUS TREE TO REMAIN

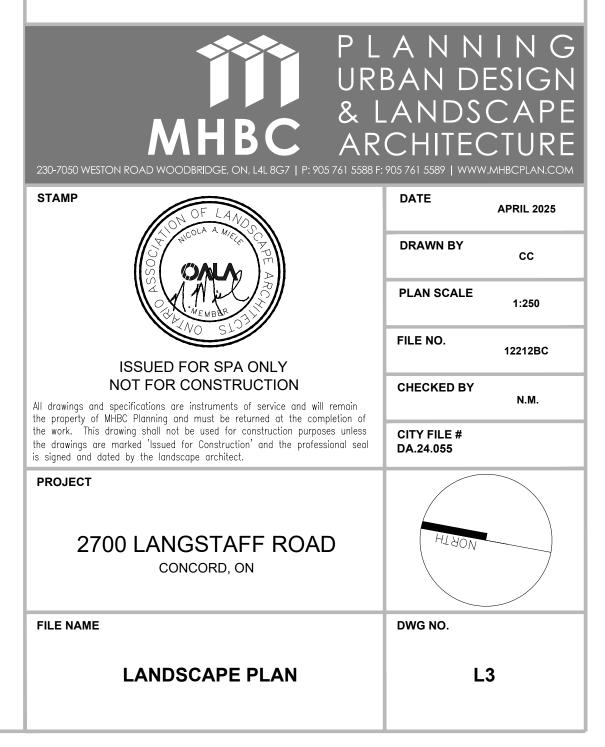
EXISTING CONIFEROUS TREE TO REMAIN

TREE PROTECTION FENCING PER CITY OF VAUGHAN STANDARDS

GENERAL NOTES

- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
 This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- 3. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- 4. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- 5. Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
- 7. Do not leave any holes open overnight.
- 8. Keep area outside construction zone clean and useable by others at all times. Contractor shall throughly clean areas surrounding the construction zone at the end of each work day.
- 9. Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- 10. This drawing is Copyright MHBC 2025

| 4 | APRIL 16, 2025 | ISSUED FOR SPA | CC |
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| 3. | MARCH 14, 2025 | ISSUED FOR SPA | CC |
| 2. | MARCH 03, 2025 | ISSUED FOR SPA | CC |
| 1. | JULY 17, 2024 | ISSUED FOR SPA | cc |
| REVISION NO. | DATE | ISSUED / REVISION | BY |
| | | | |



SCHEDULE D: BACKGROUND

| | Application Description (i.e. Minor Variance Application; Approved by COA / OLT) |
|------|---|
| None | N/A |