

ITEM: 6.5	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A079/25
-----------	---

Report Date: July 24, 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 *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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

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				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)
N/A	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)
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 A079/25

CITY WARD #:	4
APPLICANT:	Hassan Alaeddini
AGENT:	Sam Nazemi (Dera Bros Auto Inc.) & Enrique Valencia (Valencia Enterprises Inc)
PROPERTY:	2150 Steeles Avenue, Unit 11, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a vehicle showroom, limited to a maximum of five (5) display vehicles at any time within Unit #11.

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

The subject lands are zoned EMU – Employment Commercial Mixed-Use Zone and subject to the provisions of Exception 14.368 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The indoor display of motor vehicles in associated with an office use in not permitted in an EMU – Employment Commercial Mixed-Use Zone. [Exception 14.368.1 1., Table 8-2, Section 3.0 Definitions]	To permit the indoor display of up to a maximum of 5 motor vehicles in association with an office use.

HEARING INFORMATION

DATE OF MEETING: Wednesday, July 30, 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](https://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:	July 16, 2025
Date Applicant Confirmed Posting of Sign:	July 11, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Use not permitted.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Application under review.	
Development Engineering Recommended Conditions of Approval:	TBD

PARKS, FORESTRY & HORTICULTURE (PFH)	
No comments received to date	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE	
No comment, no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
No comments received to date	

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

BUILDING INSPECTION (SEPTIC)		
No comments received to date		
Building Inspection Recommended Conditions of Approval:		None

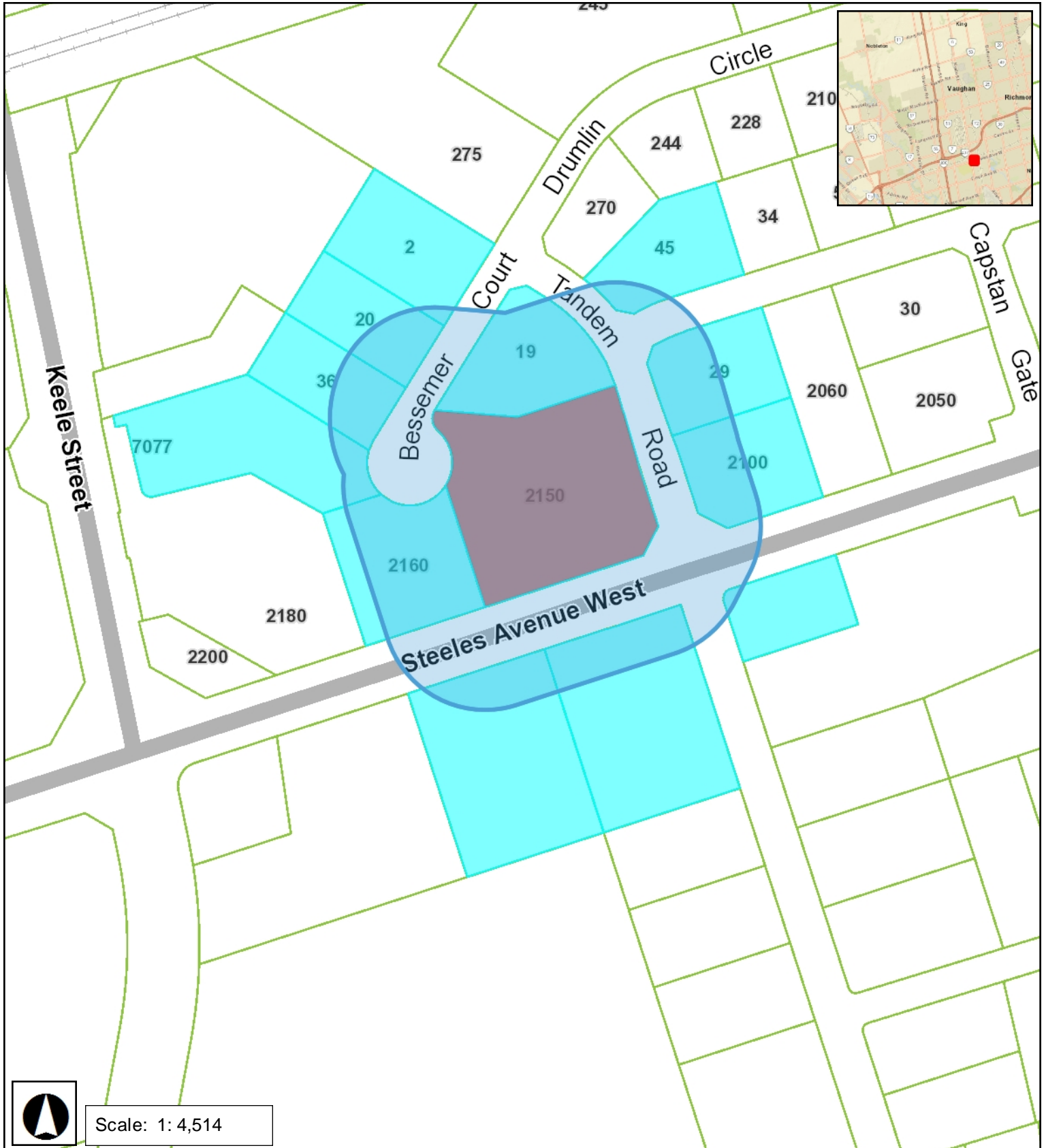
FIRE DEPARTMENT		
No comments received to date		
Fire Department Recommended Conditions of Approval:		None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	TBD
<i>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.</i>		

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.		

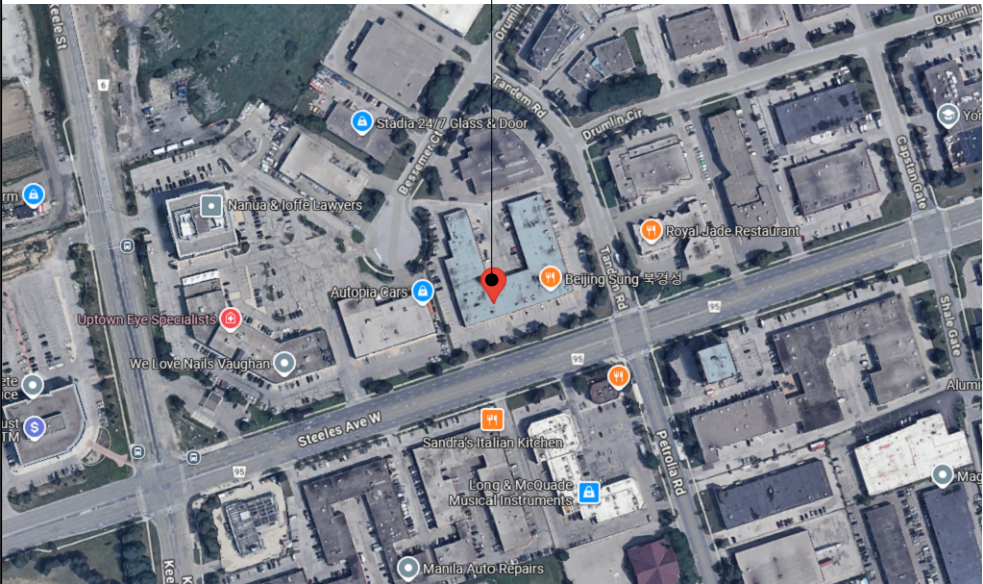
IMPORTANT INFORMATION	
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written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

SCHEDULE A: DRAWINGS & PLANS



DRAWING LIST			
Sheet List	Label	Issue/Revision	Date
=====	ARCHITECUTRAL	=====	=====
AO.1	COVER SHEET W/ KEY PLAN	01/00	05/20/25
AO.2	EXISTING SURVEY PLAN	01/00	05/20/25
AO.3	PROPOSED SITE PLAN	01/00	05/20/25
LATEST REVISION			

2150 STEELES AVE.W.,
UNIT 11
VAUGHAN, ON, L4K 2Y7



1

KEY PLAN
Scale: N.T.S.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA	43461	
NAME	SIGNATURE	BCIN/BCDN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA	119836
FIRM NAME	BCIN/BCDN

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Use only latest revised drawings or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the exclusive property of **VALENCIA ENTERPRISES INC.** and are solely intended for the use of this project.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Report all discovery of errors, omission or discrepancies to the Architect or Design Engineer as applicable.

No.	Date	By	Revision Notes

--	--	--

1	5/20/2025	ISSUE FOR ZONING
---	-----------	------------------

No.	Date	Issue Notes

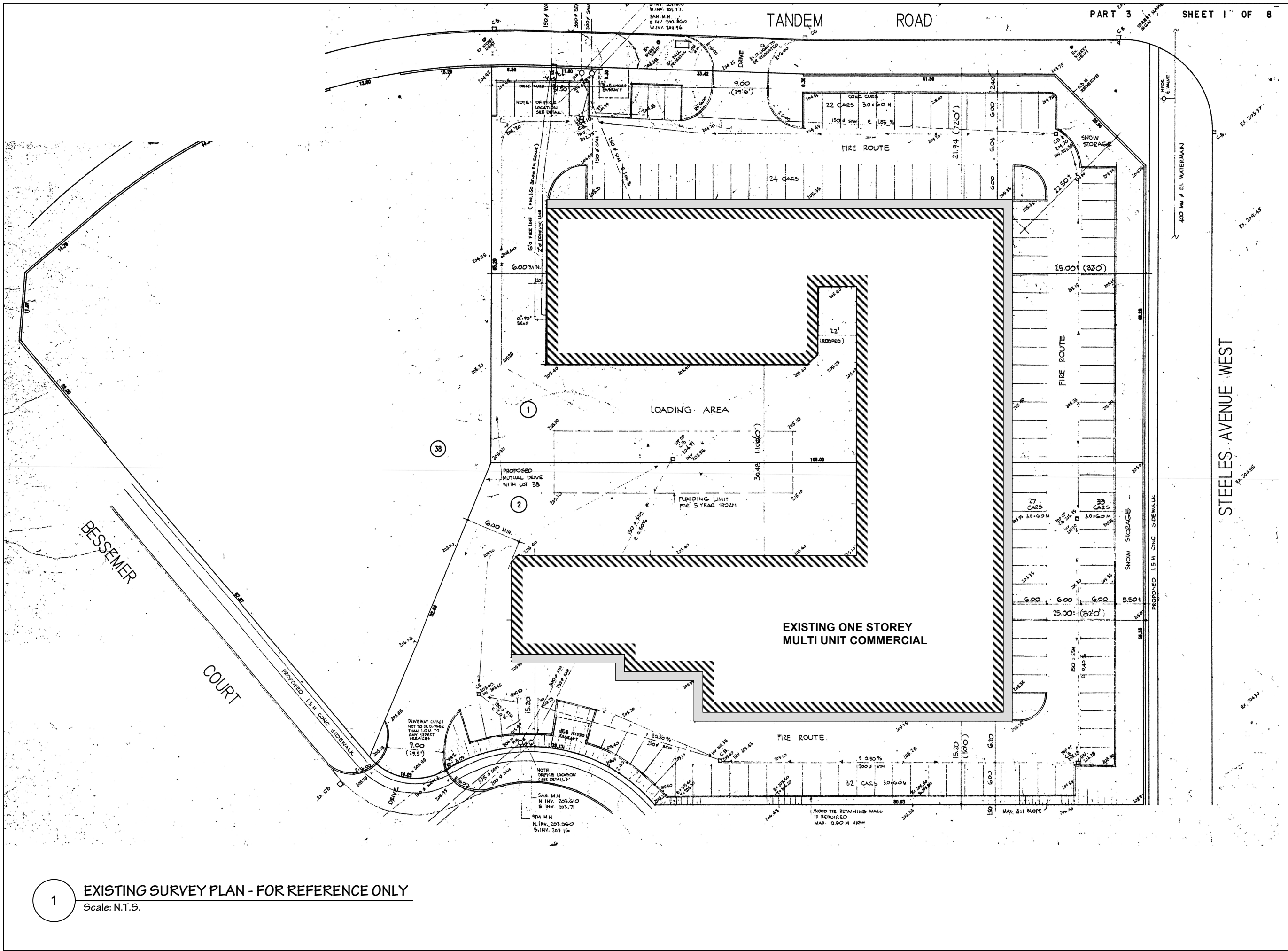
VALENCIA ENTERPRISES INC.
Architectural/Engineering/ Design/ Planning
9040 LESLIE ST., UNIT 10
RICHMOND HILL, ON, L4B 3M4
enriquev@valenciaenterprises.ca
www.valenciaenterprises.ca
t: 1-647-217-9622

VALENCIA
ENTERPRISES INC. ▾

Consultant	----- ----- -----
------------	-------------------------

Project Title	AUTO SHOWROOM 2150 STEELES AVE. W., UNIT 11 VAUGHAN, ON, L4K 2Y7
---------------	---

Drawing Title		Cover Sheet - Key Plan			
Drawn By	EV	Paper Size	B Size: 11 x 17	Revision No.	R00
Reviewed By	WV	Scale	AS NOTED	Units	AS SHOWN
Checked By	BH	Drawing No. A0.1			
Project Date	MAY 2025				
Project No.	1121517-01				



1 EXISTING SURVEY PLAN - FOR REFERENCE ONLY
Scale: N.T.S.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA 43461
NAME SIGNATURE BCIN/BCDN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

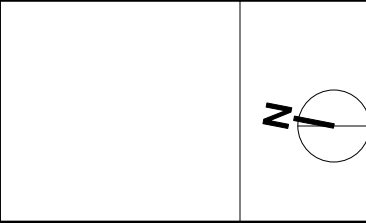
ENRIQUE VALENCIA 119836
FIRM NAME BCIN/BCDN

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Use only latest revised drawings or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the exclusive property of VALENCIA ENTERPRISES INC. and are solely intended for the use of this project.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Report all discovery of errors, omission or discrepancies to the Architect or Design Engineer as applicable.

No.	Date	By	Revision Notes

1	5/20/2025		ISSUE FOR ZONING
---	-----------	--	------------------

No.	Date	Issue Notes
-----	------	-------------



VALENCIA ENTERPRISES INC.
Architectural/Engineering/ Design/ Planning
9040 LESLIE ST., UNIT 10
RICHMOND HILL, ON, L4B 3M4
enriquev@valenciaenterprises.ca
www.valenciaenterprises.ca
t 1-647-217-9622



Consultant: -----

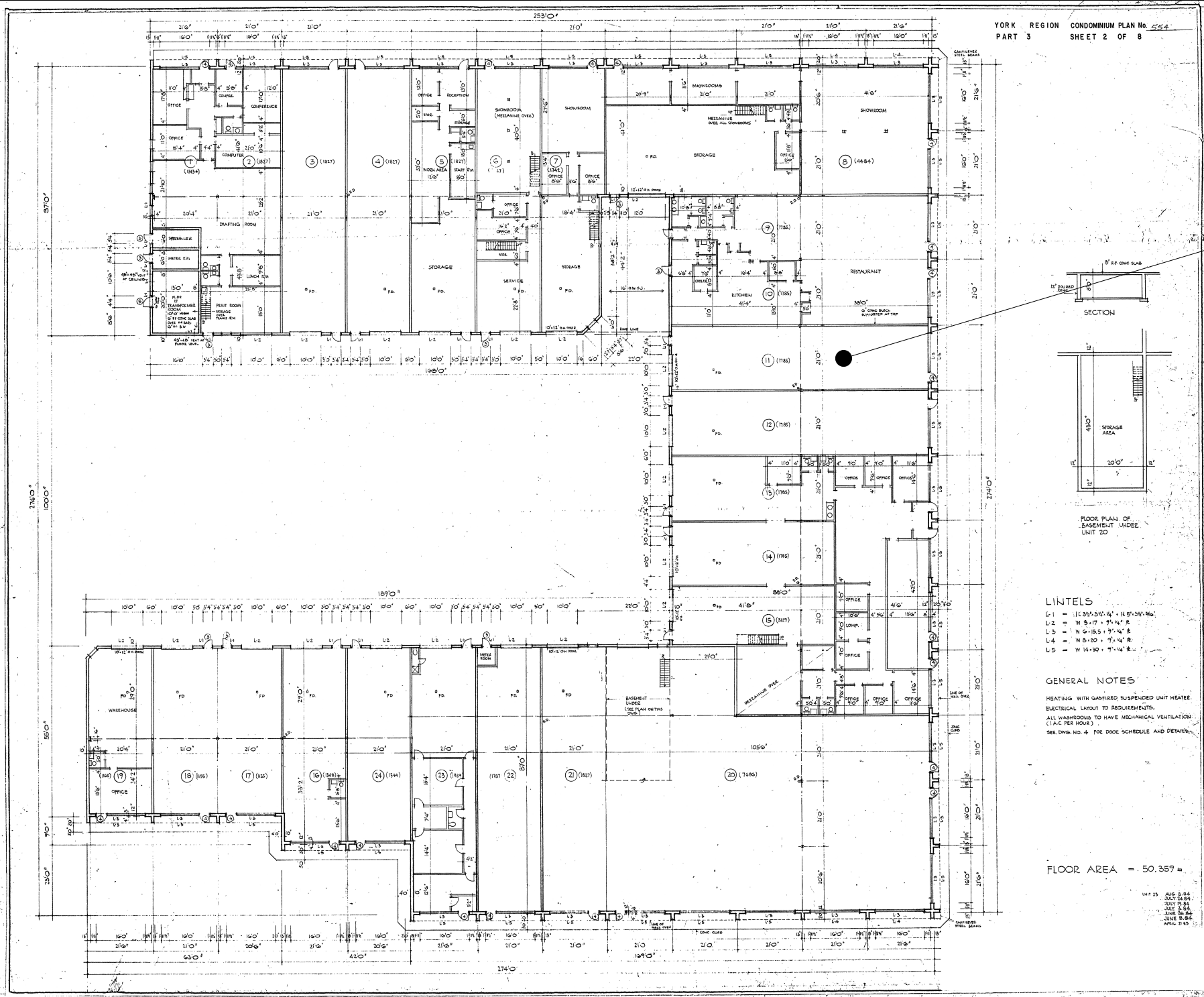
Project Title: **AUTO SHOWROOM**
2150 STEELES AVE. W., UNIT 11
VAUGHAN, ON, L4K 2Y7

Drawing Title: **Existing Survey Plan**

Drawn By: EV	Paper Size: B Size: 11 x 17	Revision No: R00
Reviewed By: WV	Scale: AS NOTED	Units: AS SHOWN
Checked By: BH	Drawing No.	
Project Date: MAY 2025		
Project No: 1121517-01		

A0.2

1 EXISTING UNIT PLAN - FOR REFERENCE ONLY
Scale: N.T.S.



AREA OF REVIEW
UNIT 11

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA 43461
NAME SIGNATURE BCIN/BCDN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA 119836
FIRM NAME BCIN/BCDN

1. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
2. Use only latest revised drawings or those that are marked "ISSUED FOR CONSTRUCTION".
3. These documents are the exclusive property of VALENCIA ENTERPRISES INC. and are solely intended for the use of this project.
4. Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
5. Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
6. Do not scale drawings.
7. Verify all dimensions prior to construction.
8. Report all discovery of errors, omission or discrepancies to the Architect or Design Engineer as applicable.

No.	Date	By	Revision Notes

No.	Date	Issue Notes

VALENCIA ENTERPRISES INC.
Architectural/Engineering/ Design/ Planning

9040 LESLIE ST., UNIT 10
RICHMOND HILL, ON, L4B 3M4

enriquev@valenciaenterprises.ca
www.valenciaenterprises.ca
t 1-647-217-9622

Consultant

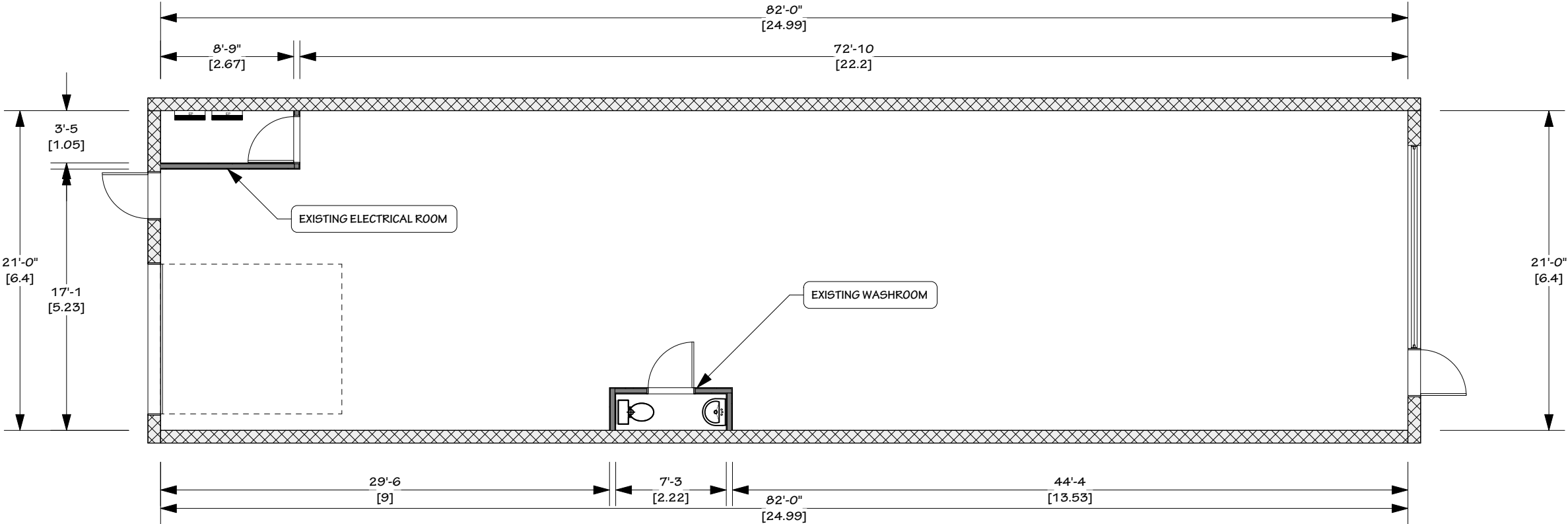
Project Title
AUTO SHOWROOM

2150 STEELES AVE. W., UNIT 11
VAUGHAN, ON, L4K 2Y7

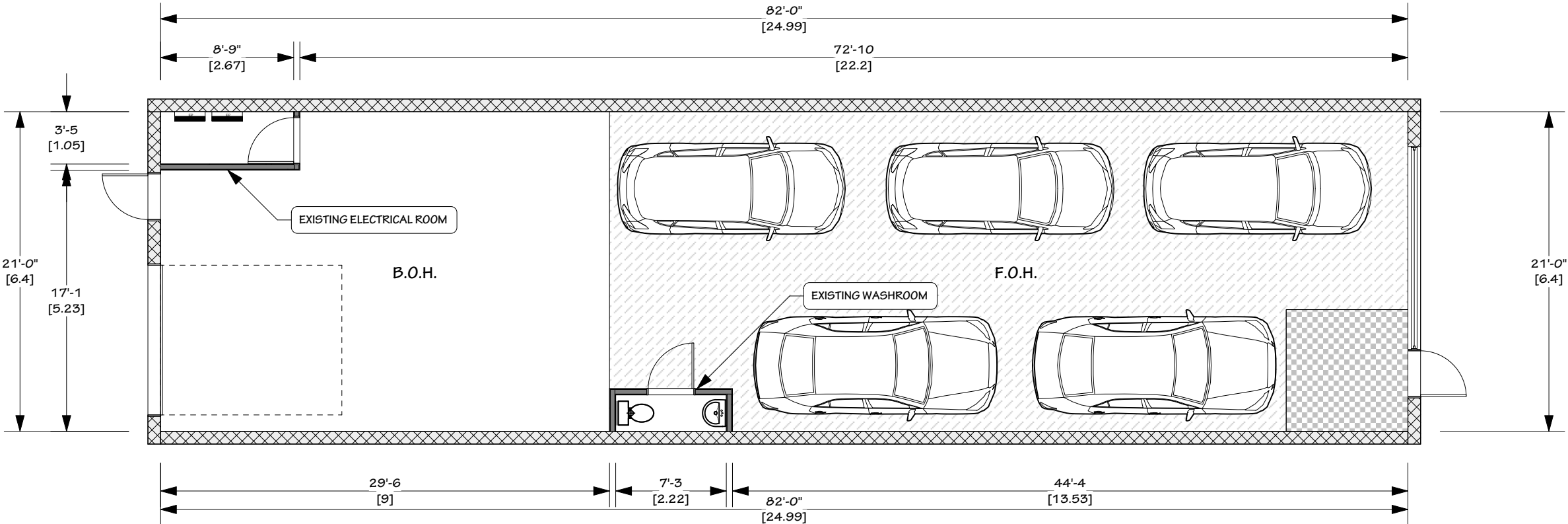
Drawing Title
Existing Unit Plan

Drawn By	Paper Size	Revision No.
EV	B Size: 11 x 17	R00
Reviewed By	Scale	Units
WV	AS NOTED	AS SHOWN
Checked By	Drawing No.	
BH		
Project Date		
MAY 2025		
Project No.		
1121517-01		

A0.3



1 **EXISTING VACANT UNIT**
Scale: 1:100



2 **PROPOSED AUTO SHOWROOM**
Scale: 1:100

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA 43461
NAME SIGNATURE BCIN/BCDN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.4.1 OF THE BUILDING CODE

ENRIQUE VALENCIA 119836
FIRM NAME BCIN/BCDN

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Use only latest revised drawings or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the exclusive property of **VALENCIA ENTERPRISES INC.** and are solely intended for the use of this project.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Report all discovery of errors, omission or discrepancies to the Architect or Design Engineer as applicable.

No.	Date	By	Revision Notes

1	5/20/2025	ISSUE FOR ZONING	
---	-----------	------------------	--

No.	Date	Issue Notes

VALENCIA ENTERPRISES INC.
Architectural/Engineering/ Design/ Planning
9040 LESLIE ST., UNIT 10
RICHMOND HILL, ON, L4B 3M4
enriquev@valenciaenterprises.ca
www.valenciaenterprises.ca
t. 1-647-217-9622



Consultant

Project Title
AUTO SHOWROOM
2150 STEELES AVE. W., UNIT 11
VAUGHAN, ON, L4K 2Y7

Drawing Title
Existing/Proposed Floor Plans

Drawn By EV	Paper Size B Size: 11 x 17	Revision No. R00
Reviewed By WV	Scale AS NOTED	Units AS SHOWN
Checked By BH	A0.4	
Project Date MAY 2025		
Project No. 1121517-01		

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

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

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

Date: June 23rd 2025

Attention: Niloufar Youssefi

RE: Request for Comments

File No.:

Related Files: A079-25

Applicant: Valencia Enterprises Inc.

Location 2150 Steeles Avenue

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:

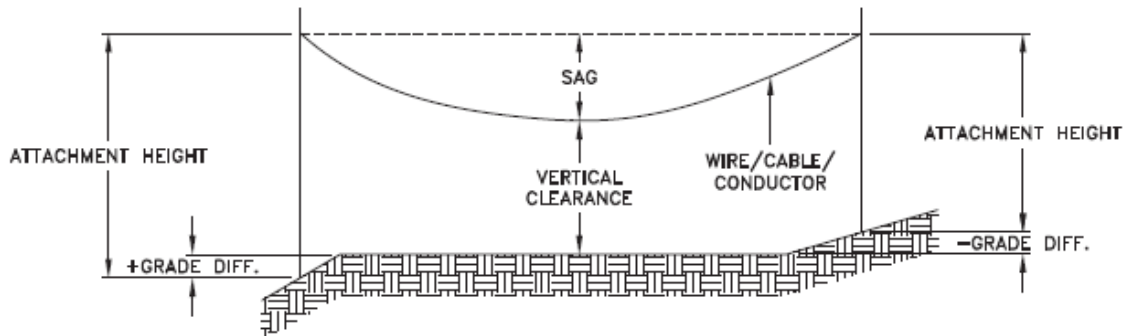
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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</u> AND <u>BICYCLES</u> ONLY	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

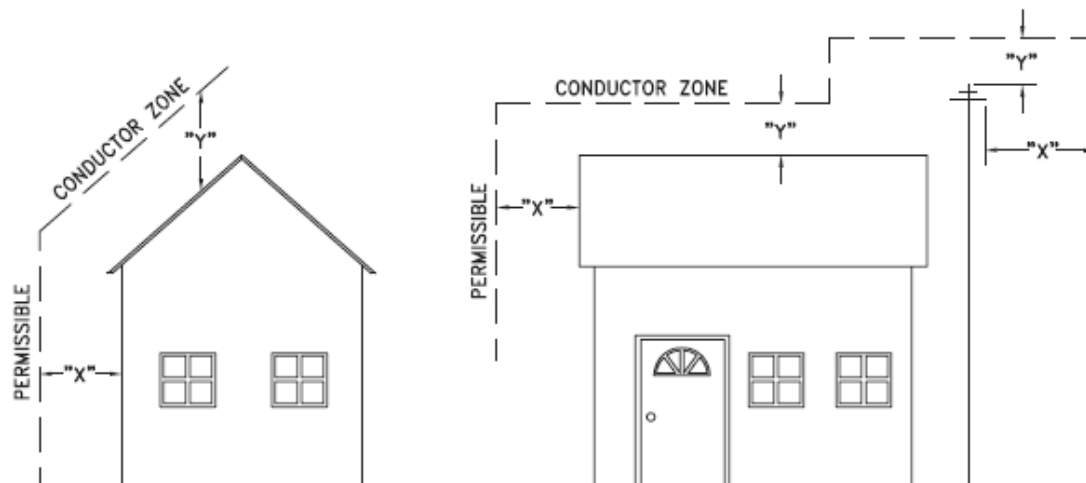
ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

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

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- 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.
- 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.
- 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.
- 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.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
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)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

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

To: Committee of Adjustment

From: Christian Tinney, Building Standards Department

Date: July 2, 2025

Applicant: Valencia Enterprises Inc.

Location: 2150 Steeles Avenue
PLAN 65M2157 Lot 1
YCC 554 (Null)

File No.(s): A079/25

Zoning Classification:

The subject lands are zoned EMU – Employment Commercial Mixed-Use Zone and subject to the provisions of Exception 14.368 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The indoor display of motor vehicles in associated with an office use in not permitted in an EMU – Employment Commercial Mixed-Use Zone. [Exception 14.368.1 1., Table 8-2, Section 3.0 Definitions]	To permit the indoor display of up to a maximum of 5 motor vehicles in association with an office use.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit No. 15-002595 for Eating Establishment - Interior Unit Alteration, Issue Date: (Not Yet Issued).

Other Comments:

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: July 22, 2025

Name of Owner: Valencia Enterprises Inc.

Location: 2150 Steeles Avenue, Unit 11, Vaughan

File No.(s): A079/25

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

1. To permit the indoor display of up to a maximum of 5 motor vehicles in association with office use.

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

1. The indoor display of motor vehicles in associated with an office use in not permitted in an EMU – Employment Commercial Mixed-Use Zone.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"

Comments:

The Owner is seeking relief to permit the indoor display of motor vehicles in association with an office use, with the above noted variance.

The Development and Parks Planning Department has no objection to Variance 1 to permit the indoor display of up to a maximum of 5 motor vehicles in association with office use within Unit 11 of the existing commercial building on the Subject Lands. The display of vehicles will be fully contained within the unit, with no outdoor display or storage of vehicles. The proposal does not include any mechanical work, painting, or repair activity. The proposed vehicle showroom is not expected to cause any parking deficiency for the existing commercial plaza.

The office use is permitted in the EMU – Employment Commercial Mixed-Use Zone by Zoning By-law 001-2021. Additionally, the Employment Commercial Mixed Use designation in the VOP 2010 states that these areas are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its intensification objectives. The office use is permitted within the Employment Commercial Mixed Use land designation. The proposed vehicle showroom will support an office use and is desirable for the Subject Lands.

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.

Conditions of Approval:

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

None.

Comments Prepared by:

Alyssa Pangilinan, Planner
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A079/25 - 2150 STEELES AVENUE W - UNIT 11 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, June 24, 2025 9:16:07 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.

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: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A079/25 - 2150 STEELES AVENUE W - UNIT 11 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, June 23, 2025 11:12:29 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.

Regards,

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

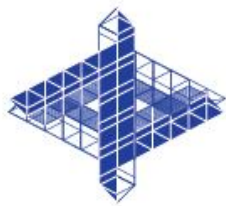
O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Applicant				Application Cover Letter
-----------	--	--	--	--------------------------



May 29th, 2025

Prepared for:

City of Vaughan – Planning Department

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

Re: Zoning Relief Request – Business Operations Overview for Dera Bros Auto Inc.

To Whom It May Concern,

I am writing on behalf of my client, **Dera Bros Auto Inc.**, in support of their request for zoning relief related to a commercial unit located within the City of Vaughan. This letter is intended to provide a clear overview of their business operations and specific use intentions for the subject unit.

Dera Bros Auto Inc. is a reputable, family-owned automotive business specializing in **sales & detailing**. Their operations focus on high-end, exotic, and classic vehicles, with an emphasis on craftsmanship, precision, and customer care. More information on the company and its services can be found on their website: <https://derabrosauto.com>.

As part of their continued growth, Dera Bros intends to lease an additional commercial unit. The sole purpose of this new unit will be to function as a **vehicle showroom**, limited to a **maximum of five (5) display vehicles at any time**. The showroom will not include any mechanical work, painting, or repair activity. It is strictly intended as a clean, indoor space for the display and promotion of select vehicles to clients, by appointment.

This unit will support the company's branding and sales strategy, providing a professional and customer-friendly environment separate from their primary repair and restoration facility. The use will generate minimal traffic and noise and will operate in full compliance with municipal standards for showroom and commercial display spaces.

Given the limited and low-impact nature of the proposed use, we respectfully request zoning relief to permit this showroom function within the identified unit.

We appreciate your time and attention to this matter. Should you require any additional information or supporting documentation, please do not hesitate to contact me.

Sincerely,

Enrique Valencia

On behalf of Dera Bros Auto Inc.

Project Manager/Consultant of Valencia Enterprises Inc.

Office:
9040 Leslie St., UN 10
Richmond Hill, ON
Canada, L4B 3M4
t. +1-647-217-9622

SCHEDULE D: BACKGROUND

None