



File: A127/19

Applicant: Daniels Baif Thornhill Inc.

Address: 2 Beverley Glen Blvd Thornhill

Agent: Goldberg Group

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 24

A127/19

Ward: 5

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday , October 17, 2019

Applicant: Daniels Baif Thornhill Inc.

Agent: Goldberg Group

Property: 2 Beverley Glen Blvd Thornhill ON L4J 0G8

Zoning: The subject lands are zoned RA3(H) Apartment Residential on Hold, and subject to the provisions of Exception No. 9(1429) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: High-Rise Mixed-Use

Related Files: Concurrent applications before the Committee

Purpose: Relief from the By-law is being requested to permit the construction of a proposed residential development comprised of four (4) residential buildings(indicated as Buildings A, B, C & D on the sketch submitted) to facilitate Site Plan Application DA.19.011.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A maximum building height of 47.2 metres is permitted measured from established grade of 200.5 is permitted for Building A.	1. To permit the maximum building height to be 48.95 metres from the established grade of 201.0 to the highest point of the roof surface, excluding parapets, mechanical, wind and acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts. lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters and mechanical fans for Building A.
2. A maximum building height of 76.7 metres is permitted measured from the established grade of 200.5 is permitted for Building B.	2. To permit the maximum building height to be 78.45 metres from the established grade of 201.0 to the highest point of the roof surface, excluding parapets, mechanical, wind and acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts. lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters and mechanical fans for Building B.
3. A maximum building height of 22.0 metres is permitted measured from the established grade of 200.5 for the Building A/B Podium.	3. To permit the maximum building height for the Podium to be 20.7 metres from the established grade of 201.0 to the highest point of the roof surface, excluding parapets, mechanical, wind and acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts. lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters and mechanical fans for Building A/B Podium.
4. A maximum building height of 38.0 metres is permitted measured from the established grade of 201.0 for Building C.	4. To permit the maximum building height to be 40.3 metres from the established grade of 201.00 to the highest point of the roof

By-law Requirement	Proposal
	surface, excluding parapets, mechanical, wind and acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts. lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters and mechanical fans for Building C.
5. A maximum building height of 19.1 metres is permitted measured from the established grade of 201.0 for Building D.	5. To permit the maximum building height to be 21.4 metres from the established grade of 201.00 to the highest point of the roof surface, excluding parapets, mechanical, wind and acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts. lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters and mechanical fans for Building D.
6. A minimum rear yard setback of 6.8 metres is required to the nearest part of a building.	6. To permit a rear yard setback of 1.0 metres to the nearest building.
7. A maximum permitted encroachment of 0.3 metres is permitted into the required interior side yard setback for exterior stairways that do not exceed one-half storey in height, porches, decks and balconies.	7. To permit exterior stairways more than one-half storey in height, porches, decks and balconies to encroach a maximum of 6.0 metres in the required interior side yard setback.
8. All accessory buildings and structures shall be permitted in the rear yard only.	8. To permit the accessory structures (two pergolas and a greenhouse) to be located in the interior side yard.
9. A minimum interior side yard setback of 15.0 metres is required to the accessory building (greenhouse).	9. To permit a minimum interior side yard setback of 8.8 metres to the accessory structure (greenhouse).
10. A strip of land not less than 15.0 metres in width along the westerly interior side lot line is required and shall be used for no other purpose other than landscaping.	10. To permit the accessory buildings to be located within the landscape strip.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, “A001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on October 2, 2019

Applicant confirmed posting of signage on October 2, 2019

Property Information	
Existing Structures	Year Constructed
Vacant	N/A

Applicant has advised that they cannot comply with By-law for the following reason(s): (insert from application)

Adjournment Request: N/A

Building Standards (Zoning Review):

There are no outstanding Orders on file.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010: High-Rise Mixed-Use

The Owner is requesting permission to develop four residential apartment buildings with heights of 25, 15, 12, and 6-storeys, containing 763 units, 585.64 m2 of commercial gross floor area, and 942 parking spaces

The Owner has submitted Site Development Application DA.19.011 to permit the above noted development which is scheduled for October 7, 2019. The Development Planning Department has no objection to the requested variances.

The Development Planning Department 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.

The Development Planning Department recommends approval of the minor variance application subject to the following conditions:

That related Site Development File DA.19.011 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

No response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A127/19 subject to the following condition(s):

The Owner/applicant shall obtain approval for related Site Development Application (DA.19.011) from the Development Engineering (DE) Department.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:

No Response.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Application cover letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Michael DiFebo 905-832-8585 x 8215 michael.difebo@vaughan.ca	That related Site Development File DA.19.011 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall obtain approval for related Site Development Application (DA.19.011) from the Development Engineering (DE) Department.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

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

Written submissions can be mailed and/or emailed to:

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

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

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

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

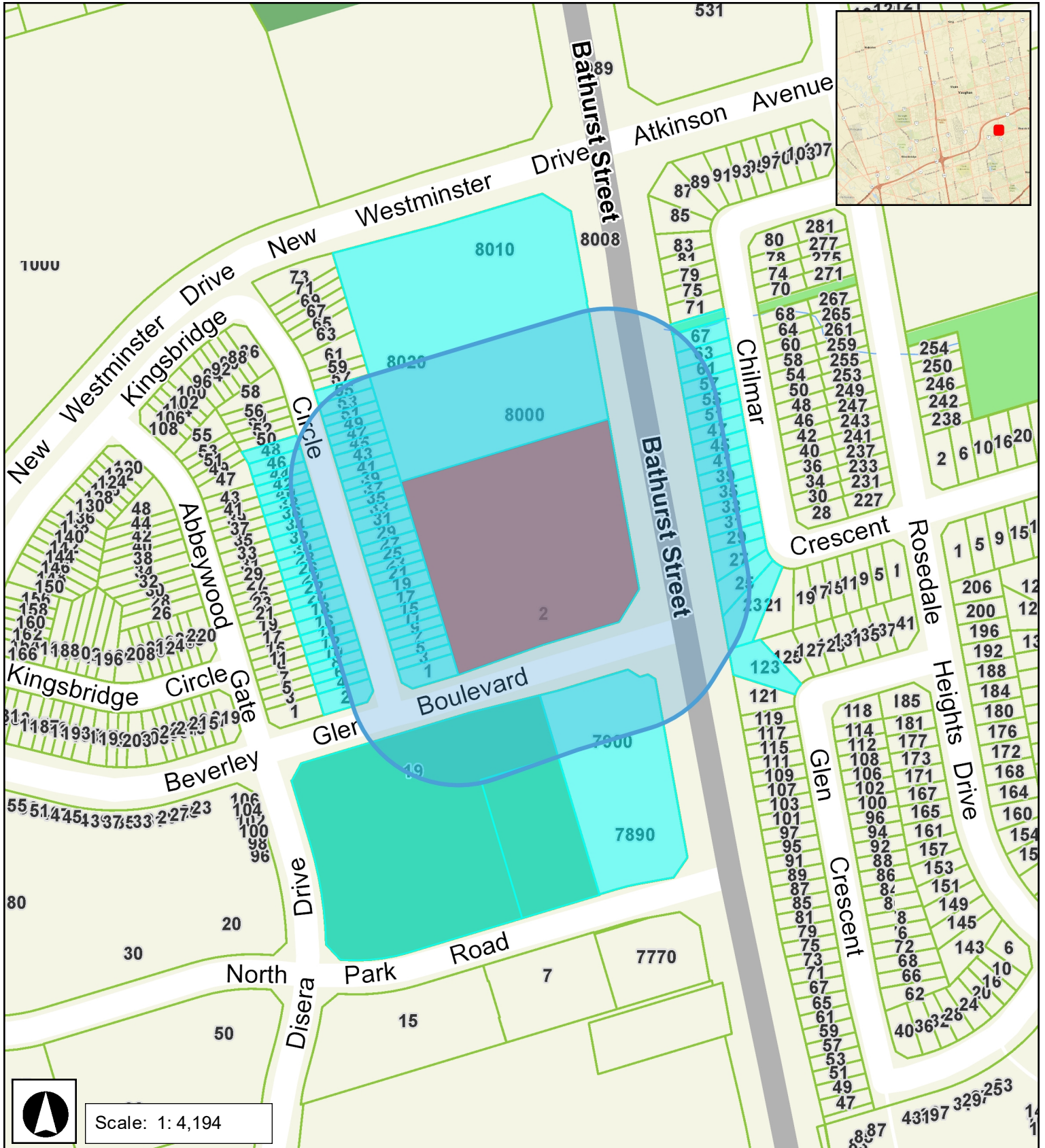
For further information please contact the City of Vaughan, Committee of Adjustment

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

Schedule A: Plans & Sketches

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

Location Map
Sketches



BEVERLEY GLEN

VAUGHAN, ONTARIO

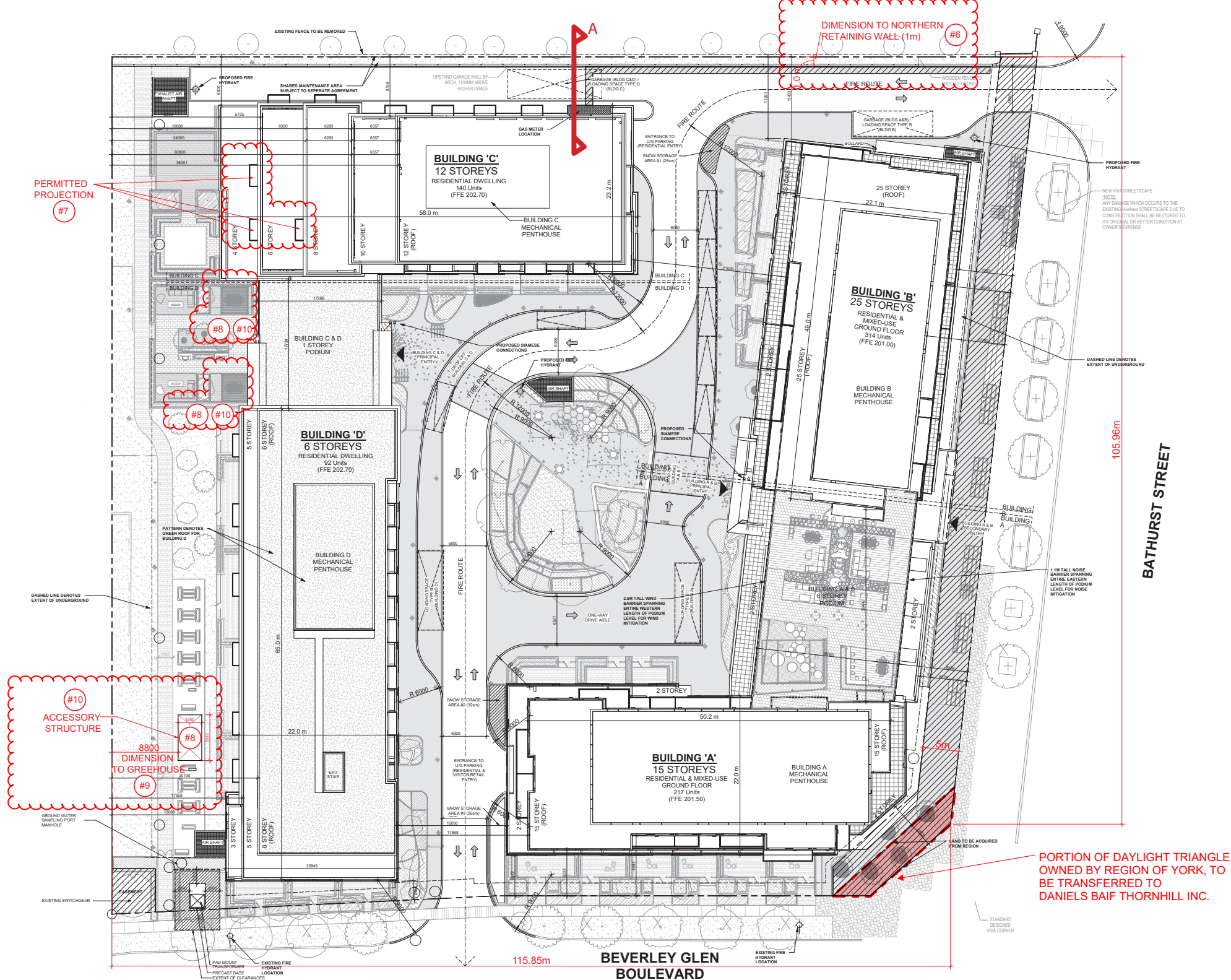
01 | COA VARIANCE INFORMATION PACKAGE

SITE PLAN

LEGEND

SECTION A -
REFER TO PAGE 4 FOR NORTH
RETAINING WALL SECTION

NUMBER ON VARIANCE
NOTICE

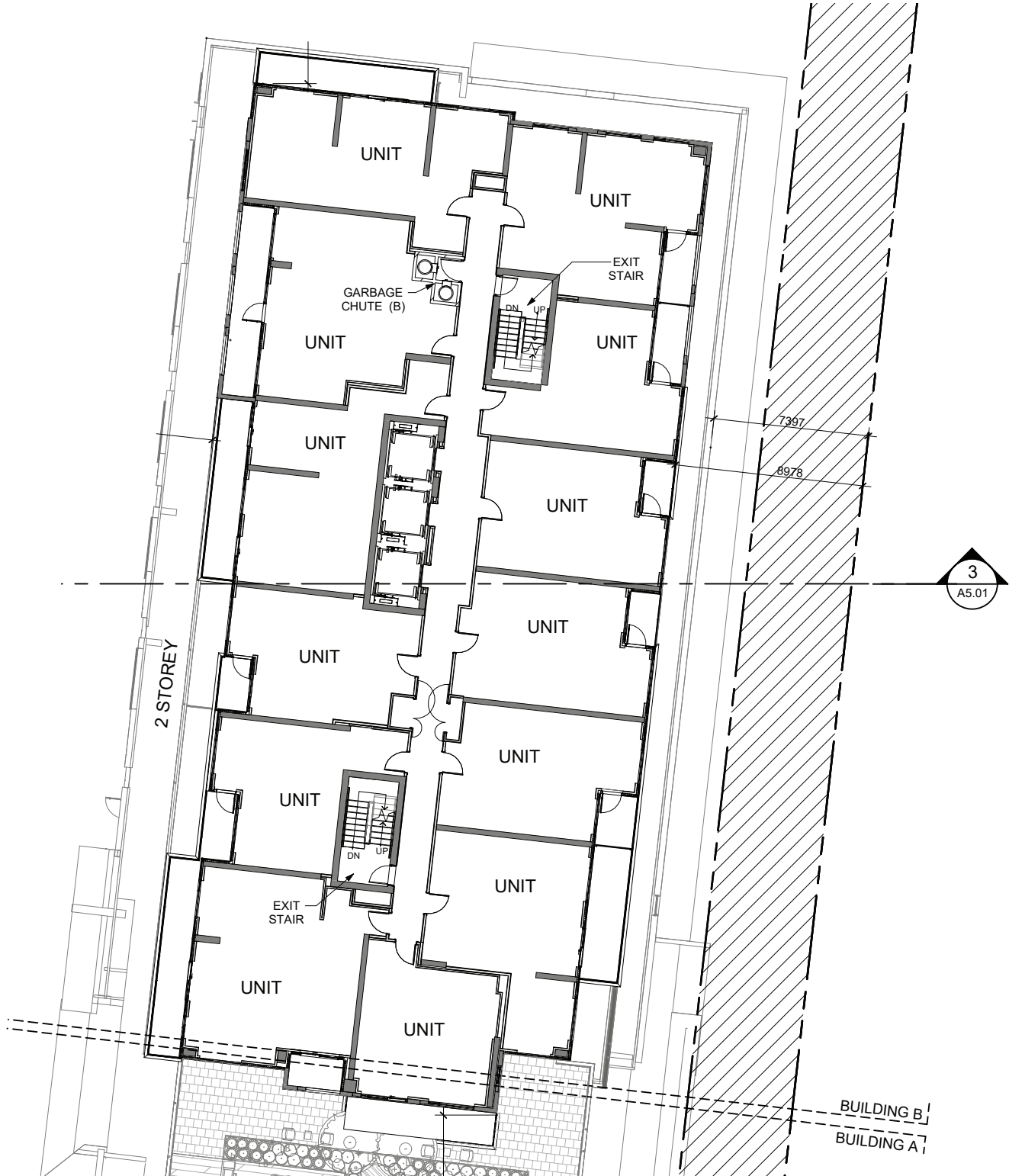


NORTH RETAINING WALL SECTION



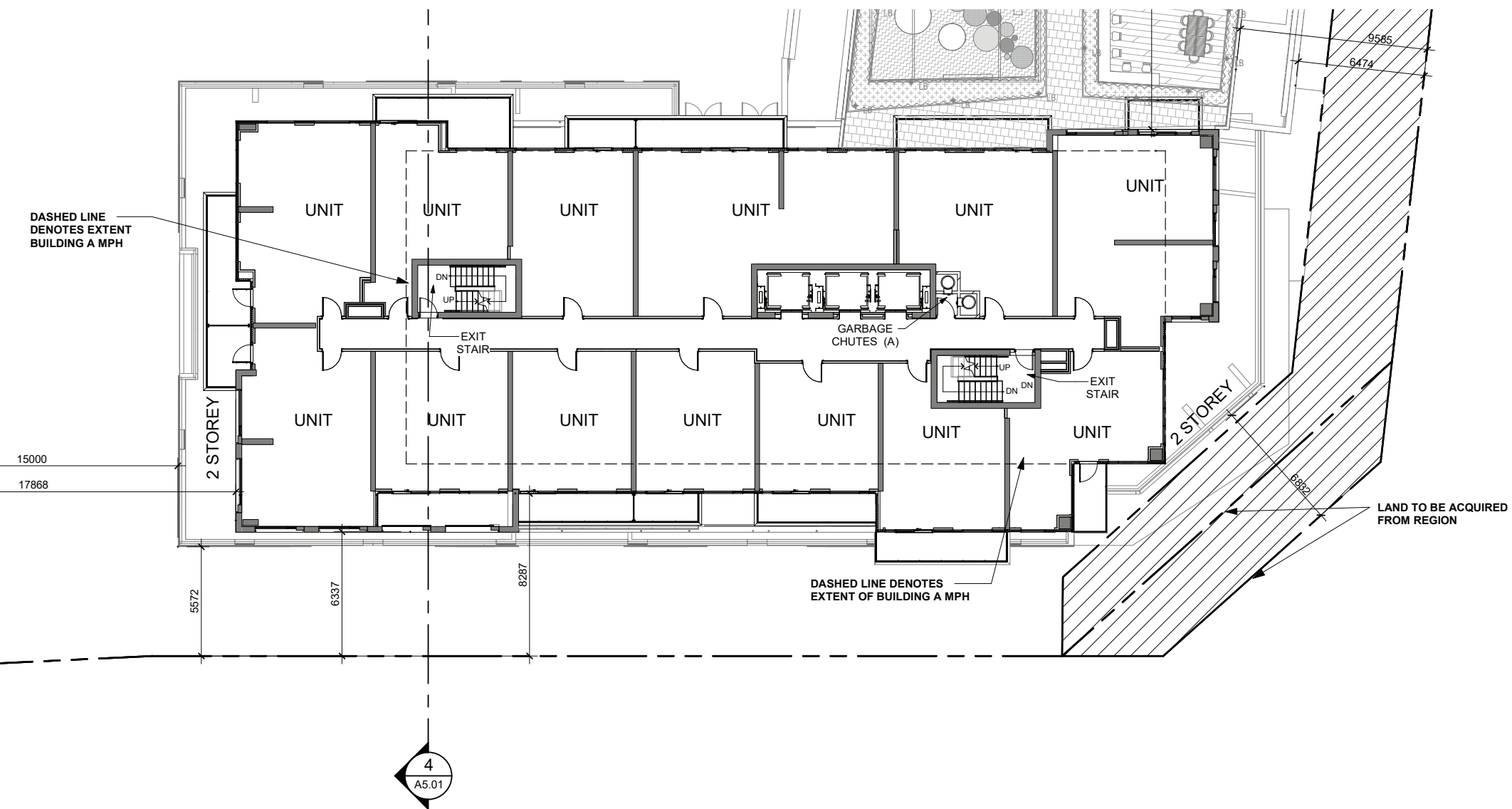
04 | COA VARIANCE
INFORMATION
PACKAGE

TOWER B TYPICAL FLOOR
PLAN



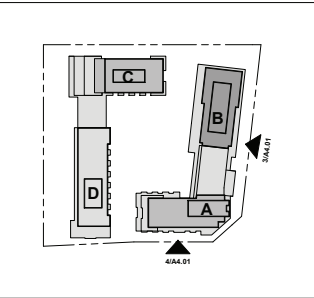
04 | COA VARIANCE
INFORMATION
PACKAGE

TOWER A TYPICAL FLOOR
PLAN



05 | COA VARIANCE
INFORMATION
PACKAGE

ELEVATIONS



Key Plan
Scale: 1 : 1000

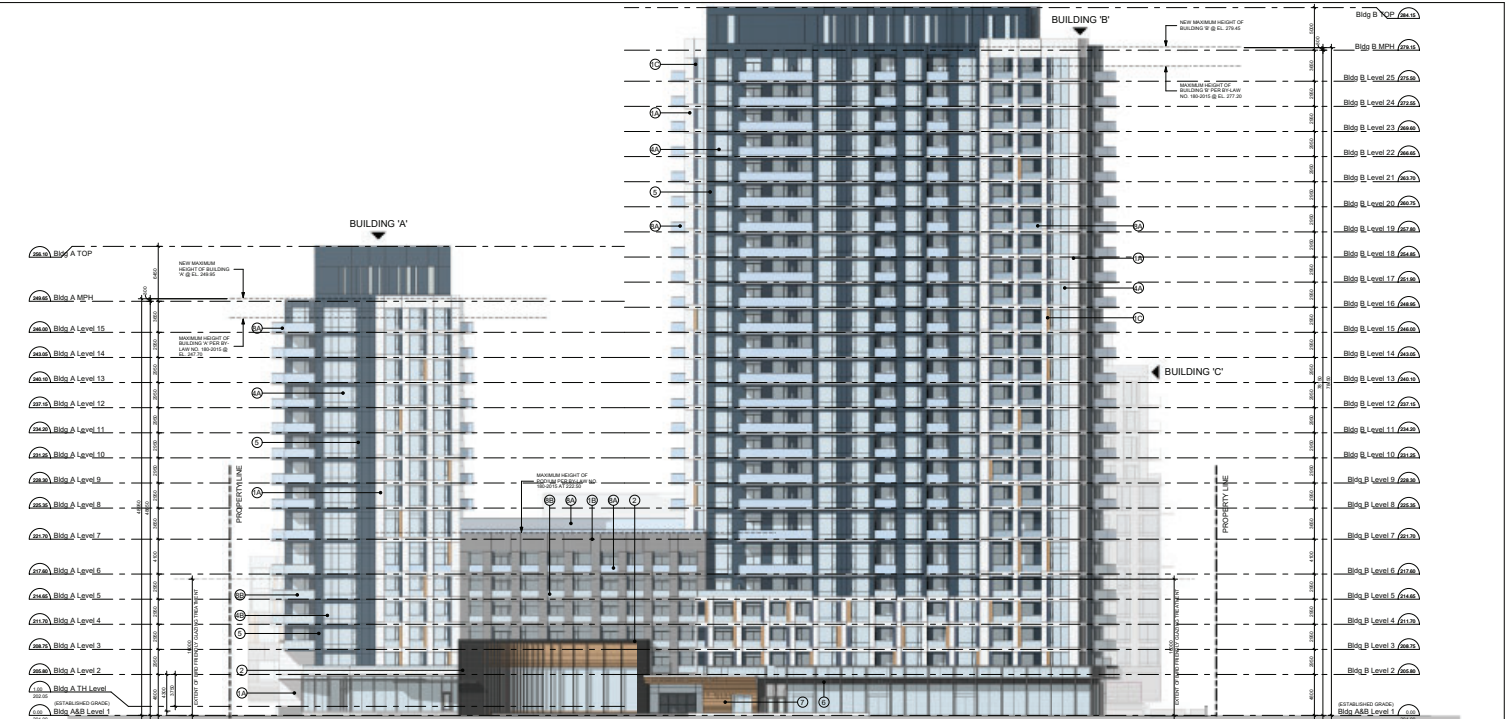
MATERIAL LEGEND:

- 1A) PRECAST CONCRETE PANEL WHITE
- 1B) PRECAST CONCRETE PANEL WITH TEXTURED BRICK - GREY
- 1C) PRECAST CONCRETE PANEL INSERT
- 2) MASONRY DARK
- 3) PRE-FINISHED ALUMINUM PANEL - WOOD FINISH
- 4A) VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL
- 4B) VISION GLASS WITH FRIT PATTERN ON PREFINISHED ALUMINUM WINDOW WALL SYSTEM (BIRD FRIENDLY GLAZING TREATMENT)
- 5) SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL
- 6) METAL PANEL SIGNAGE
- 7) METAL CANOPY FOR ENTRANCES
- 8A) RAILING - CLEAR GLASS
- 8B) RAILING - FRITTED GLASS (BIRD-FRIENDLY)

TYPICAL FRIT PATTERN:

WHITE FRITTED PATTERN SHOULD BE A MINIMUM OF 5mm IN DIAMETER WITH A MAXIMUM SPACE OF 50x100mm

Material Legend
Scale: 1 : 200



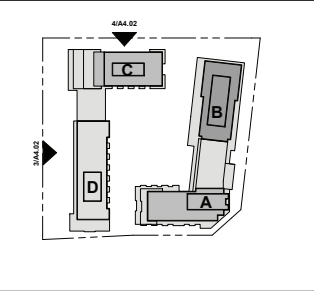
East Elevation
Scale: 1 : 200



South Elevation
Scale: 1 : 200

05 | COA VARIANCE
INFORMATION
PACKAGE

ELEVATIONS



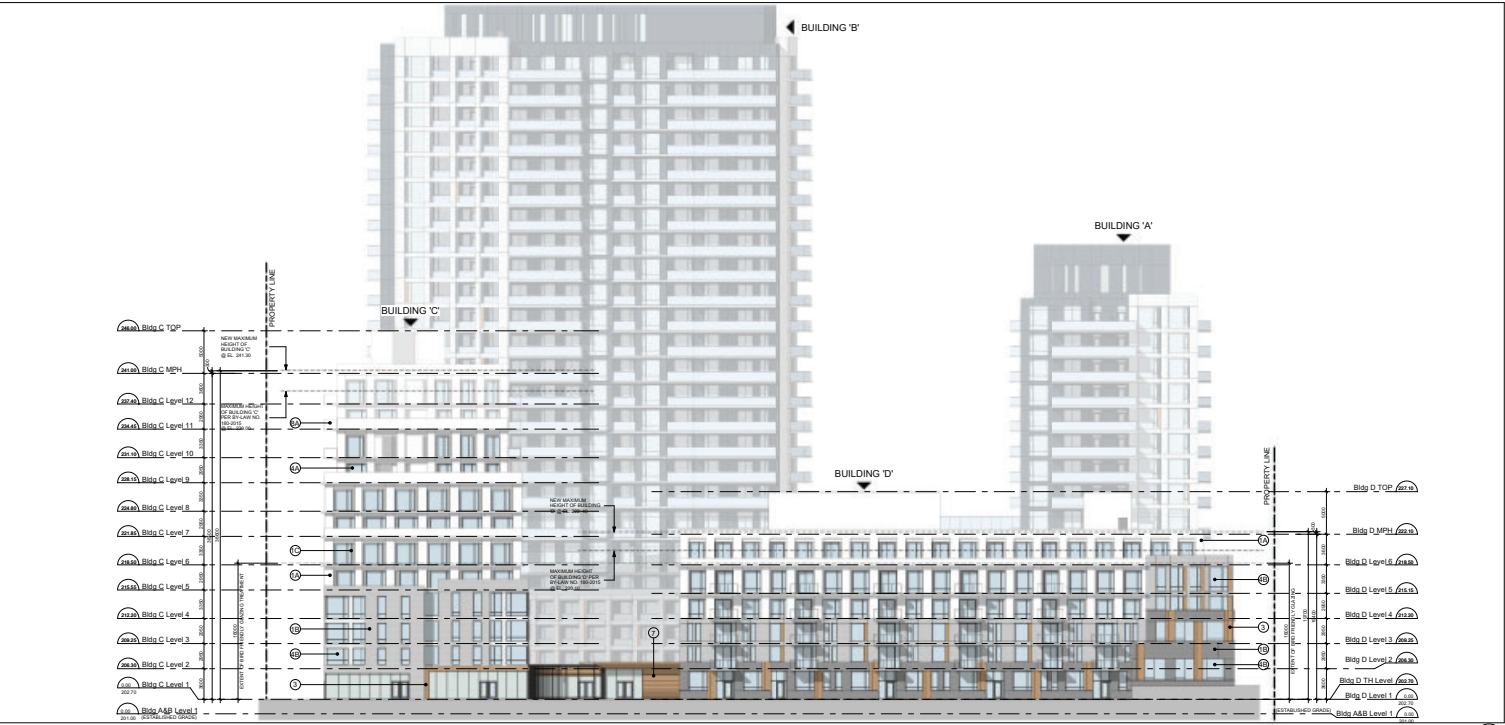
Key Plan
Scale: 1 : 1000
2
A4.02

- MATERIAL LEGEND:**
- 1A PRECAST CONCRETE PANEL WHITE
 - 1B PRECAST CONCRETE PANEL WITH TEXTURED BRICK - GREY
 - 1C PRECAST CONCRETE PANEL INSERT
 - 2 MASONRY DARK
 - 3 PRE-FINISHED ALUMINUM PANEL - WOOD FINISH
 - 4A VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL
 - 4B VISION GLASS WITH FRIT PATTERN ON PREFINISHED ALUMINUM WINDOW WALL SYSTEM (BIRD FRIENDLY GLAZING TREATMENT)
 - 5 SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL
 - 6 METAL PANEL SIGNAGE
 - 7 METAL CANOPY FOR ENTRANCES
 - 8A RAILING - CLEAR GLASS
 - 8B RAILING - FRITTED GLASS (BIRD-FRIENDLY)

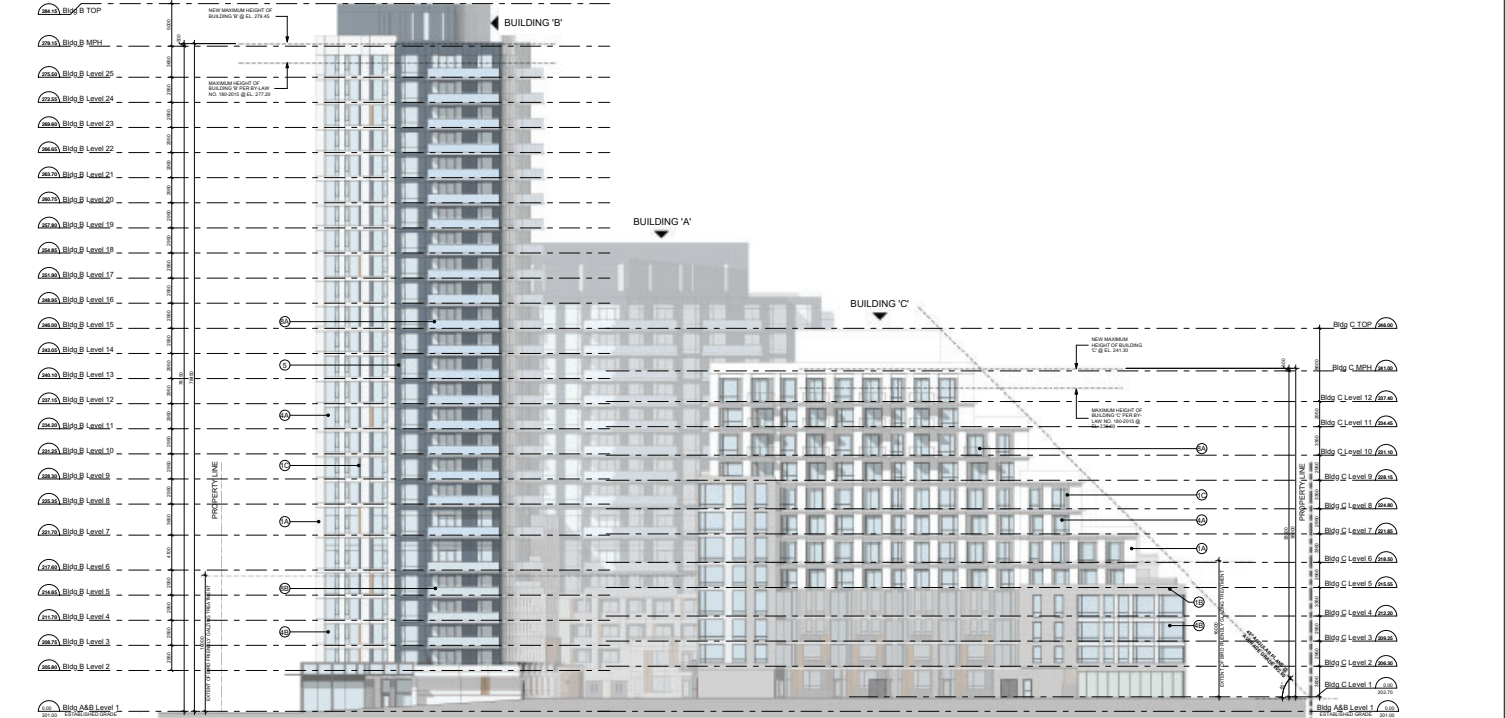
TYPICAL FRIT PATTERN:

WHITE FRITTED PATTERN SHOULD BE A MINIMUM OF 5mm IN DIAMETER WITH A MAXIMUM SPACE OF 50x100mm

Material Legend
1
A4.02



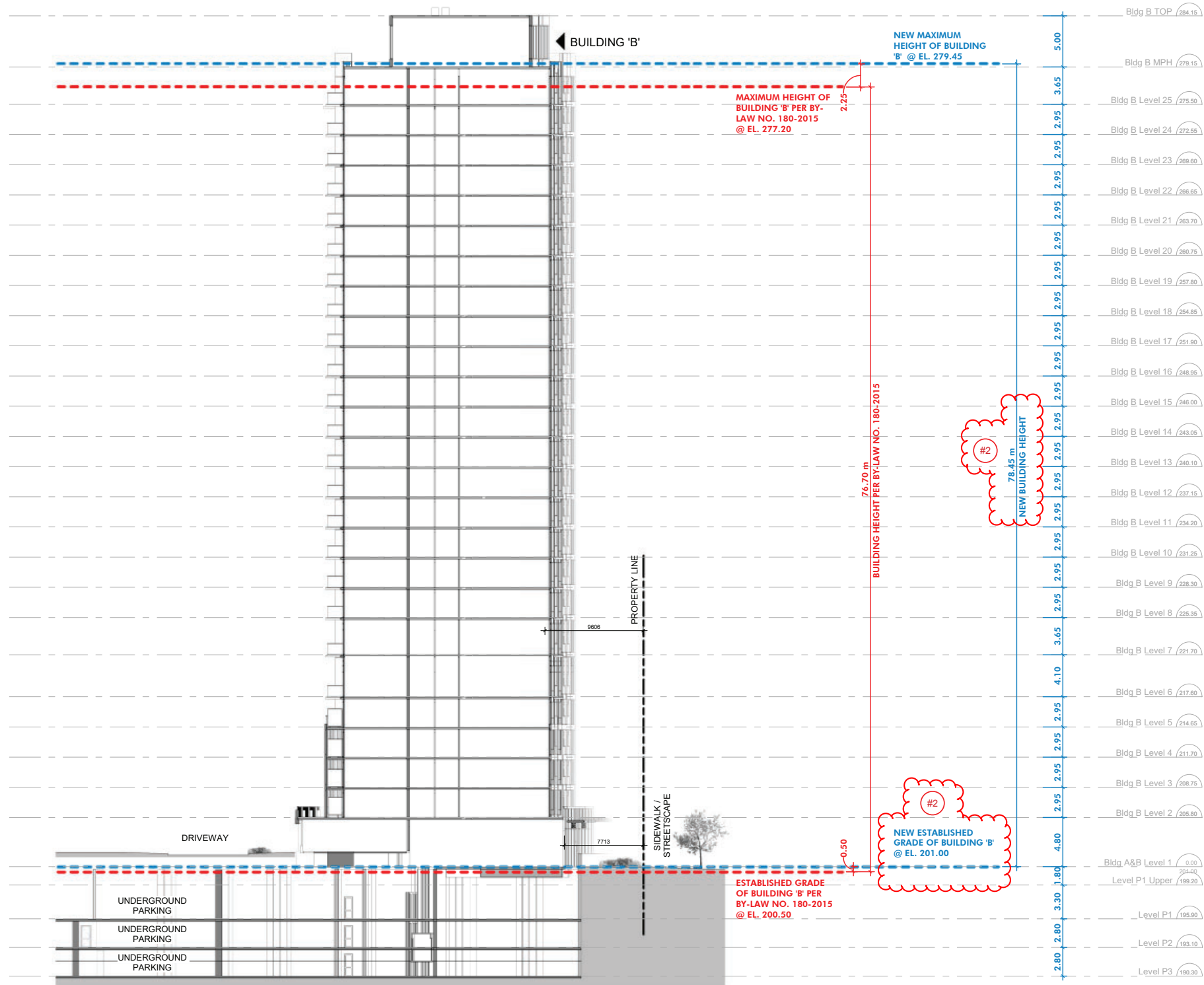
West Elevation
Scale: 1 : 200
3
A4.02



North Elevation
Scale: 1 : 200
4
A4.02

BUILDING A SECTION



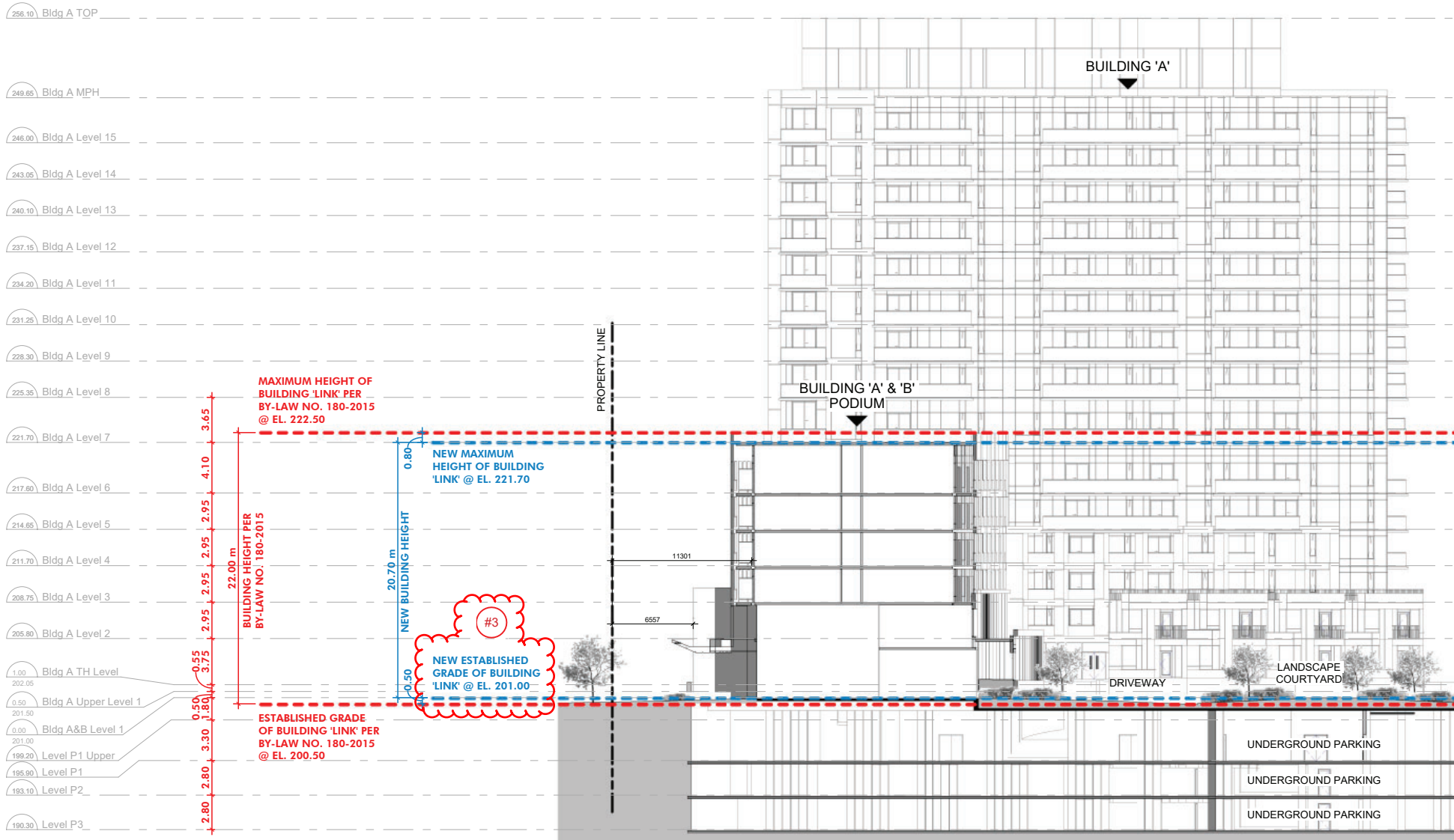


06 | COA VARIANCE INFORMATION PACKAGE

BUILDING B SECTION

06 | COA VARIANCE
INFORMATION
PACKAGE

BUILDING A & B LINK
SECTION



Beverley Glen, Building A			
Floor	Floor Height	FFE	Geodetic
Ex. Est. Grade		0.000	200.500
	0.500		
G		0.500	201.000
	4.800		
2		5.300	205.800
	2.950		
3		8.250	208.750
	2.950		
4		11.200	211.700
	2.950		
5		14.150	214.650
	2.950		
6		17.100	217.600
	4.100		
7		21.200	221.700
	3.650		
8		24.850	225.350
	2.950		
9		27.800	228.300
	2.950		
10		30.750	231.250
	2.950		
11		33.700	234.200
	2.950		
12		36.650	237.150
	2.950		
13		39.600	240.100
	2.950		
14		42.550	243.050
	2.950		
15		45.500	246.000
	3.650		
MPH		49.150	249.650
	0.300		
RF		49.450	249.950
Geodetic less Est. Grade (200.50)			49.450
Geodetic less Est. Grade (201.00)			48.950
Permitted height above Est. Grade			47.200
COA Variance for FFE			-1.750

Building A/B Link			
Floor	Floor Height	FFE	Geodetic
Ex. Est. Grade		0.000	200.500
	0.500		
G		0.500	201.000
	4.800		
2		5.300	205.800
	2.950		
3		8.250	208.750
	2.950		
4		11.200	211.700
	2.950		
5		14.150	214.650
	2.950		
6		17.100	217.600
	4.100		
7		21.200	221.700
Geodetic less Est. Grade (200.50)			21.200
Geodetic less Est. Grade (201.00)			20.700
Permitted height above Est. Grade			22.000
COA Variance for FFE			-1.300

06

COA VARIANCE

INFORMATION

PACKAGE

BUILDING A & B HEIGHTS

Beverley Glen, Building B			
Floor	Floor Height	FFE	Geodetic
Ex. Est. Grade		0.000	200.500
	0.500		
G	4.800	0.500	201.000
2	2.950	5.300	205.800
3		8.250	208.750
	2.950		
4	2.950	11.200	211.700
5	2.950	14.150	214.650
6		17.100	217.600
	4.100		
7	3.650	21.200	221.700
8	2.950	24.850	225.350
9		27.800	228.300
	2.950		
10	2.950	30.750	231.250
11	2.950	33.700	234.200
12		36.650	237.150
	2.950		
13	2.950	39.600	240.100
14	2.950	42.550	243.050
15		45.500	246.000
	2.950		
16	2.950	48.450	248.950
17	2.950	51.400	251.900
18		54.350	254.850

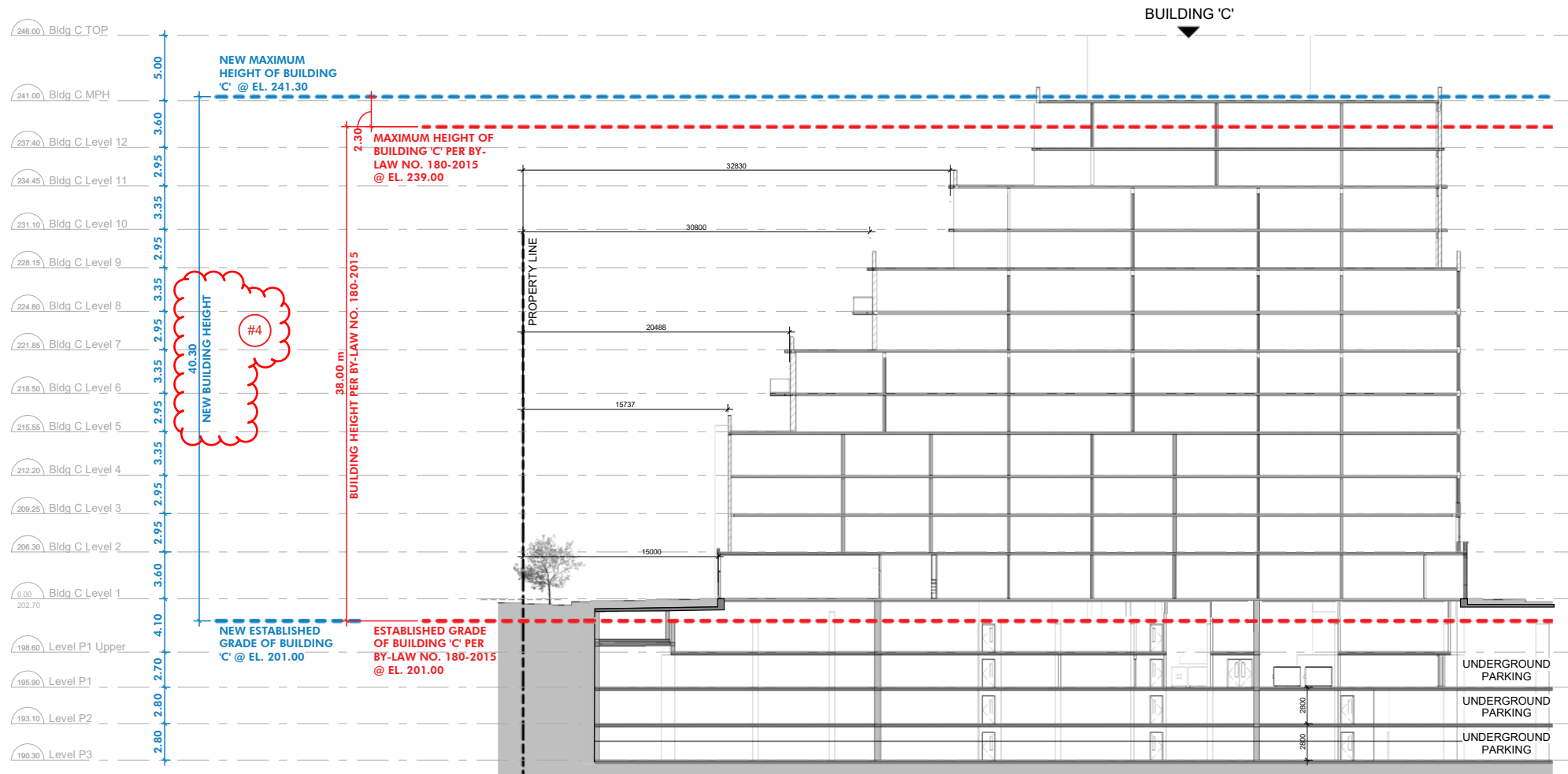
	2.950		
19		57.300	257.800
20	2.950	60.250	260.750
	2.950		
21		63.200	263.700
22	2.950	66.150	266.650
23	2.950	69.100	269.600
	2.950		
24		72.050	272.550
	2.950		
25	3.650	75.000	275.500
MPH	0.300	78.650	279.150
RF		78.950	279.450
Geodetic less Est. Grade (200.50)			78.950
Geodetic less Est. Grade (201.00)			78.450
Permitted height above Est. Grade			76.700
COA Variance for FFE			-1.750

06 | COA VARIANCE INFORMATION PACKAGE

BUILDING A & B HEIGHTS

06 | COA VARIANCE
INFORMATION
PACKAGE

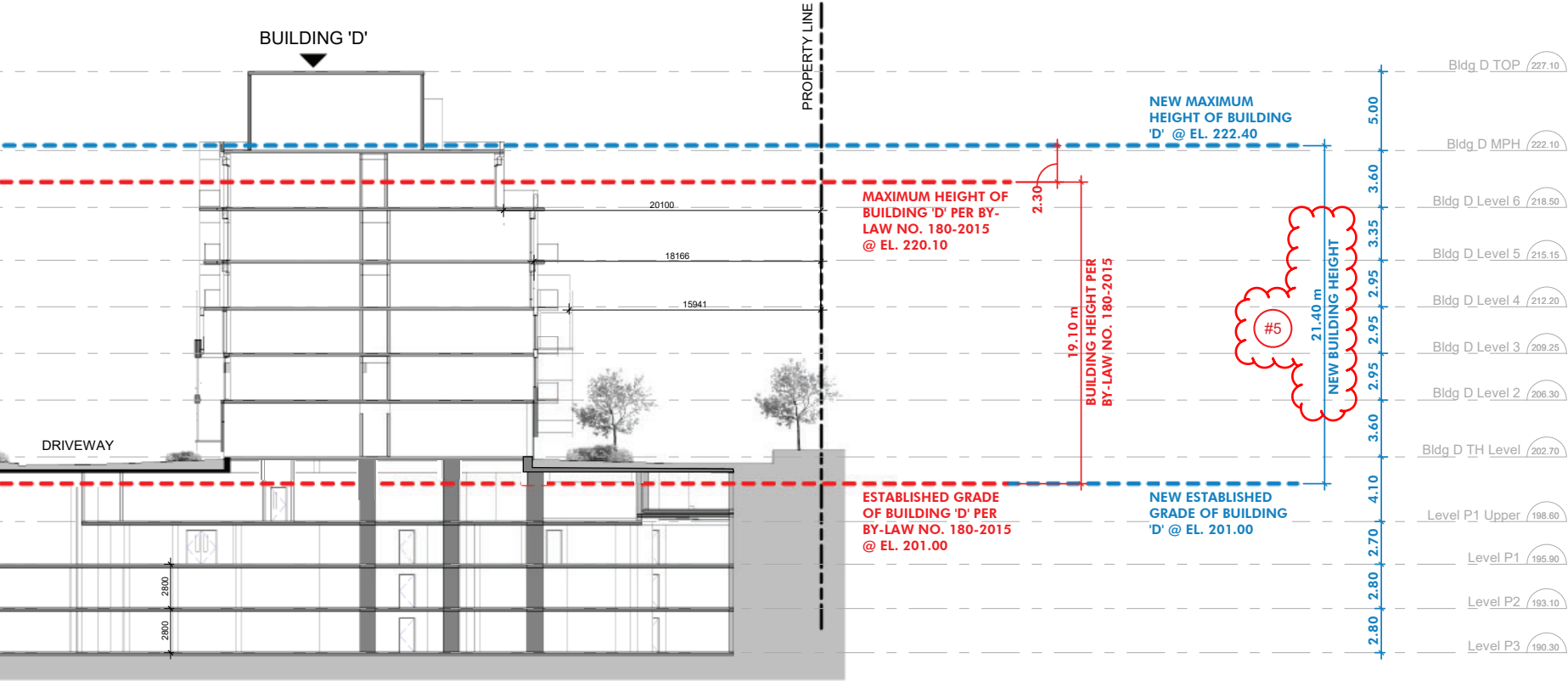
BUILDING C SECTION



06

COA VARIANCE
INFORMATION
PACKAGE

BUILDING D SECTION



06 | COA VARIANCE INFORMATION PACKAGE

BUILDING C & D HEIGHTS

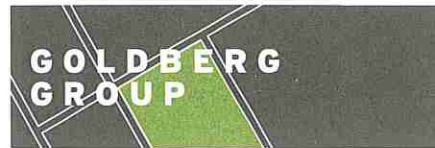
Beverley Glen, Building C			
Floor	Floor Height	FFE	Geodetic
Ex. Est. Grade		0.000	201.000
	1.700		
G		1.700	202.700
	3.600		
2		5.300	206.300
	2.950		
3		8.250	209.250
	2.950		
4		11.200	212.200
	3.350		
5		14.550	215.550
	2.950		
6		17.500	218.500
	3.350		
7		20.850	221.850
	2.950		
8		23.800	224.800
	3.350		
9		27.150	228.150
	2.950		
10		30.100	231.100
	3.350		
11		33.450	234.450
	2.950		
12		36.400	237.400
	3.600		
MPH		40.000	241.000
	0.300		
RF		40.300	241.300
Geodetic less Est. Grade (201.00)		40.300	
Permitted height above Est. Grade		38.000	
COA Variance for FFE		-2.300	

Beverley Glen, Building D			
Floor	Floor Height	FFE	Geodetic
Ex. Est. Grade		0.000	201.000
	1.700		
G		1.700	202.700
	3.600		
2		5.300	206.300
	2.950		
3		8.250	209.250
	2.950		
4		11.200	212.200
	2.950		
5		14.150	215.150
	3.350		
6		17.500	218.500
	3.600		
MPH		21.100	222.100
	0.300		
RF		21.400	222.400
Geodetic less Est. Grade (201.00)		21.400	
Permitted height above Est. Grade		19.100	
COA Variance for FFE		-2.300	

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Application Cover Letter



August 30, 2019

Christine Vigneault – Secretary Treasurer
Committee of Adjustment – Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Application
2 Beverley Glen Boulevard, City of Vaughan**

1.0 Introduction and Background

Goldberg Group has been retained by Baif Developments Limited (the "Owner") for the property municipally known as 2 Beverly Glen Boulevard (the "subject site"). The property is located at the northeast corner of Beverly Glen Boulevard and Bathurst Street, in the Beverly Glen neighbourhood of the City of Vaughan. The property is currently vacant, although temporarily being used by the Region of York as part of its Bus Rapid Transit construction project along Bathurst Street and Centre Street.

The site was subject to Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the approval of four (4) residential high rise buildings with a below grade parking garage. The City adopted the OPA on January 20th, 2015 and the ZBA at a Council meeting on November 17th, 2015, implementing OPA 748 and Zoning by-law 180-2015, which approved the development of the subject site. Zoning By-law 180-2015 was deemed by the City of Vaughan to have come into full force and effect on December 15, 2015.

The formal Site Plan application, intended to implement the OPA and ZBA approvals were formally filed with the City on February 20, 2019. In the course of refining the site grading and the architecture of this three (3) year old zoning approval, some minor variances have been identified as being required. We are satisfied that this Minor Variance application is appropriately explained from a planning perspective and satisfies all four (4) tests, as set out in Section 45(1) of the *Planning Act*. Accordingly, we are pleased to be formally filing this Minor Variance application as a means to implement the current plans embodied in the Site Plan application.

Throughout the Site Plan application process, our client and its architectural and consulting team have worked very closely with the City's Zoning and Planning staff. The outcome of this consultation is the details of the subject Minor Variance application.

In support of the Minor Variance application, we enclose the following:

1. A PDF copy of completed City of Vaughan Application for the Minor Variance application;
2. A cheque in the amount of \$2,887.00 for the minor variance application fees;
3. A PDF copy of the list of minor variances;
4. A PDF copy of the Plan of Survey, prepared by KRCMAR, dated November 15, 2018;
5. A PDF copy of the Arborist Report and Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated February 20, 2019;
6. A PDF copy of the Greenhouse plan, prepared by BC Greenhouse Builders Ltd.;
7. A PDF copy of the following Architectural Plans, prepared by Kirkor Architects, dated August 30, 2019:
 - i) Cover Page (Page 1)
 - ii) Site Plan (Page 2)
 - iii) Ground Floor Plan (Page 3)
 - iv) North Retaining Wall Section (Page 4)
 - v) Typical Tower Floor Plans (Pages 5 & 6)
 - vi) Building Elevations (Pages 7 & 8)
 - vii) Building Sections (Pages 9 - 16)

2.0 Location, Description of the Subject Site and Area Context

The subject site is a generally square-shaped lot, occupying 14,006.48 sq. m (150,764.49 sq. ft.) of land. The subject site has a lot frontage of 101.48 m (332.94 ft.) along Bathurst Street and 99.67 m (327.00 ft.) on Beverly Glen Boulevard.

The subject site is located in the Beverly Glen neighbourhood, south of Highway 407 and west of Bathurst Street. This part of the Beverly Glen neighbourhood is comprised of many different building typologies, built forms, and development patterns. To the west of the site, in the interior of the neighbourhood, are recently constructed 1 to 2-storey single detached and townhouse dwellings. At the edge of the neighbourhood to the south of the subject site, is a newly built residential high rise project at 7890 Bathurst Street. That development consists of two-towers of 23-storeys and 12-storeys in height. The subject site is in close proximity to planned higher order transit, with the dedicated BRT lanes currently under construction along both Centre Street and Bathurst Street.

To the north of the subject site is a commercial plaza that contains a grocery store, pharmacy, and numerous quick service eating establishments with surface level parking. To the west of the subject site are two-storey townhouse dwellings whose rear yards abut the side yard of the proposed development. The two residential buildings on the subject site that are located closest to the western property line have been deployed with transition aimed at limiting shadow and massing impacts on the adjacent neighbours.

To the east of the subject site is Bathurst Street, a 4 lane regional arterial road that provides for one (1) direct access to/from the property. There are 2-storey single detached residential dwellings backing onto the east side of Bathurst Street that have direct frontage onto Chilmar Crescent. These dwellings are interior to the neighbourhood with fenced reversed lot frontages on Bathurst Street.

The neighbourhood has numerous amenities available to residents and is a highly desirable area to live. The area has been experiencing an increase in growth and development activity, which has resulted in new high density residential and mixed-use projects being built in the area. The proposed development fits into the existing character of the neighbourhood and has been thoughtfully designed to limit any impacts on surrounding residents.

3.0 Proposed Development

The proposed development includes four (4) residential buildings, with Buildings A and B being 15 and 25 storey buildings respectively, connected by a six-storey podium base, and Buildings C and D being stepped-back 12 and 6 storey buildings respectively, connected by a one-storey podium base.

The proposed development is governed by By-law 180-2015 which sets out the following development standards:

Setback Provision	Building A	Building B	Building C	Building D
gii) Minimum Front Yard	3.9 m			3.1 m
gv) Interior Side Yard Set Back (west lot line)			15.0 m to the 4-storey portion of Building 'C'; 18.0 m to the 6-storey portion of Building 'C'; 36.0 m to the 12-storey portion of Building 'C'	15.0 m to the 3-storey portion of Building 'D'; 17.0 m to the 5-storey portion of Building 'D'; 20.1 m to the 6-storey portion of Building 'D'
giii) Minimum Exterior Side Yard Setback (Bathurst Street)	5.0 m	5.0 m		
giv) Rear Yard			6.8 m	
gvi-gx) Maximum Building Height	15-storeys, shall not exceed 47.2 metres, from the established grade of 200.5 metres	25-storeys, not to exceed 76.7 metres, from an established grade of 200.5 metres	12-storeys, not to exceed 38 metres, from the established grade of 201.0 metres	6-storeys, not to exceed 19.1 metres, from the established grade of 201.0 metres

Table1: Zoning by-law 180-2015 provisions.

The landscaping requirements for the site differ as well depending on the location within the site. The landscaping widths include:

- 5.0 metres along Bathurst Street;
- 2.5 metres along Beverly Glen Boulevard
- 0.0 metres along the site triangle at Bathurst Street and Beverly Glen Boulevard;
- 15.0 metres along the westerly lot line.

The four (4) residential/mixed-use buildings have a combined gross floor area (GFA) of 61,274.89 sq. m (659,557.43 sq. ft.) comprised of 60,689.25 sq. m (653,253.65 sq. ft.) residential GFA and 585.64 sq. m (6,303.78 sq. ft.) commercial GFA. The Floor Space Index (FSI) of the proposed development is 4.35 times the total area of the lot. The proposed development will include 6,102.60 sq. m (65,687.84 sq. ft.) of outdoor recreational amenity space and 10,398.63 sq. m (111,929.92 sq. ft.) of indoor amenity area. The proposal also includes three (3) levels of below grade parking which accommodates 933 total parking spaces, of which 801 will be for residents, 114 will be for visitors, and 17 for non-residential uses. A total of 582 bicycle parking spaces will also be provided.

4.0 York Region and City of Vaughan Official Plan

4.1 York Region Official Plan

The York Region Official Plan designates the subject site as being within the “Urban Area” and is located along one of the Region’s identified “Regional Corridors”. The “Urban Area” designation aims to incorporate a diverse range and mix of uses. The “Urban Area” designation also recognizes specific locations, in relation to the Regional Corridor that are fit for intensification. The specific corridor in relation to the site is Bathurst Street as it is a key corridor for the movement of goods and people. Furthermore, those specific locations that are within the Regional Corridor are distinguished as being areas of “the most intensive and greatest mix of development within the Region”.

In our opinion, the proposed development including the proposed Minor Variances, conform to the policies of the York Regional Official Plan. The previously approved site specific OPA 748 and By-law 180-2015 have brought the intensity of the site into conformity with the Regional Official Plan by allowing for an FSI of 4.35.

4.2 City of Vaughan Official Plan

The City of Vaughn Official Plan is consistent with the Regional Official Plan in that it identifies both areas for intensification and for a high mix of uses. The site location is designated in an area where intensification exists and is planned. The site is located along a Regional Intensification Corridor which has been an identified area for increased growth to a maximum FSI of 4.35.

The site is located on the corner of a Major Arterial Road (Regional) (Bathurst Street) and a Major Collector Road (Beverly Glen Boulevard) which is selected to be a Future Transportation Network. The site is also serviced by a Regional Rapid Transit Corridor on Bathurst Street. Due to the location on a Rapid Transit Corridor, higher density

development is supported on this site. As articulated in the Regional Official Plan, intensification should allow for residential and non-residential uses to co-exist.

4.3 City of Vaughan Official Plan Amendment 748

The purpose of the site specific amendment is to amend the provisions of Amendment No. 210 (Thornhill-Vaughan Community Plan) to enable the proposed redevelopment. The approved Site Specific Official Plan Amendment 748 allows for even greater intensification of the subject site. The amendments are as follows:

- An increase to the permitted density in the "High Density Residential" designation from 148 units per hectare to 569 units per hectare;
- The permitted number of units on the site changed from 208 to 797;
- A maximum floor space index of 4.35;
- A maximum of 586 m² of ground floor area devoted to Convenience Retail Store and Retail Store uses;
- And a maximum height of 15-storeys (Building A), 25-Storeys (Building B), 12-Storeys (Building C), and 6-storeys (Building D).

5.0 Zoning By-law

This COA application is being made in relation to the City of Vaughan Zoning By-law 1-88, as amended by site specific Zoning By-law Amendment 180-2015. The site specific Zoning By-law 180-2015 was passed by Council on November 17th, 2015.

The subject site is now zoned RA3(H), E9(1429) by By-law 180-2015. The Holding Provision applies until servicing is allocated to the proposed development. The permitted maximum height for the site is 76.7 metres or 25-storeys (Building B). The parking requirements are at a rate of 1.05 spaces per residential apartment unit, 0.15 spaces per dwelling unit for visitor parking spaces, and the minimum of 3 parking spaces per 100 m² Gross Floor Area for commercial uses.

It is our opinion that the proposed development currently conforms to the above provisions. In order to implement the plans forming the submitted Site Plan application, some variances are being requested to Zoning By-law Amendment 180-2015 and the City of Vaughan parent by-law 1-88, both of which are applicable.

6.0 Proposed Minor Variances

In total, nine (9) variances are required. Below is a summary and explanation of the requested variances.

6.1 Building Height and Established Grade – By-law Amendment 180-2015

Building A (By-law 180-2015 [1.B.gvii])

The maximum permitted building height is 47.2 metres from the established grade of 200.5, WHEREAS, the proposed height is 48.95 metres from the established grade of 201.00 and to the highest point of the roof surface; excluding parapets, mechanical screens, wind screens, acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs,

exhaust vents, uncovered ramps, canopies, airshafts, lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters, and mechanical fans.

Zoning By-law Amendment 180-2015 permits a maximum building height of 47.2 m. Under the City of Vaughan Zoning By-law 180-2015, height is measured from established grade to the top of the roof surface. Relief is needed to allow for an increase in height of 1.75 m. The total maximum height, as a result of this increase, would be 48.95 m. The increase in height will allow for the appropriate layout and spacing of the mechanical and HVAC equipment, while maintaining adequate floor to ceiling heights within the residential units. The added height does not result in any increase of storeys.

The City of Vaughan Zoning By-law Amendment 180-2015 specifies an established grade point of 200.5 m for Building A. Relief is needed to increase the established grade by 0.5 m to allow for established grade to be from 201.00 m. As part of the ongoing Site Plan application process, the grading plan was reviewed and a new established grade point was chosen for the building to enable the safe and appropriate function of the on-site stormwater runoff. The established grade has been raised on the east side of the lot so overland flow can be properly accommodated. This variance therefore has its genesis in technical considerations and results in all four (4) buildings on the lot having the same established grade point.

The increase in the established grade height of 0.5 metres above the permitted maximum of 200.5 metres under the by-law will be imperceptible and will not negatively impact the surrounding area. With the grade adjustment to Building A, the slope of the property would stay consistent across the site. As such, this variance will not give rise to any adverse impacts to neighbouring properties and is considered minor in nature.

Building B (By-law 180-2015 [1.B.gvii])

The maximum permitted building height is 76.7 metres from the established grade of 200.5, WHEREAS, the proposed height is 78.45 metres from the established grade of 201.00 and to the highest point of the roof surface; excluding parapets, mechanical screens, wind screens, acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts, lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters, and mechanical fans.

Zoning By-law Amendment 180-2015 permits a maximum building height of 76.7 m. Under the City of Vaughan Zoning By-law number 180-2015, height is measured from established grade to the top of the roof surface. Relief is needed to allow for an increase in height of 1.75 metres. The total height, as a result of this increase would be 78.45 m. Similar to Building A, the increase in height will allow for the appropriate layout and spacing of the mechanical and HVAC equipment, while maintaining adequate floor to ceiling heights within the residential units. The added height does not result in any increase of storeys.

The City of Vaughan Zoning By-law Amendment 180-2015 permits an established grade point of 200.5 m for Building B. Relief is needed to increase the established grade by 0.5 m to enable the planned stormwater management plan forming part of the submitted Site Plan application. The established grade has been raised on the east side of the lot so overland flow can be properly accommodated. This variance is technical in nature and results in all four buildings on the lot having the same established grade point.

The increase in the established grade height of 0.5 metres above the permitted maximum of 200.5 metres under the by-law will be indiscernible and will not negatively impact the surrounding area. With the grade adjustment to Building B, the slope of the property would stay consistent across the site. As such, this variance will not give rise to any adverse impacts to neighbouring properties and is considered minor in nature.

Building A/B Podium (By-law 180-2015 [1.B.gviii])

The maximum permitted height for the podium is 22.0 metres from the established grade of 200.5, WHEREAS, the proposed height is 20.7 metres from the established grade of 201.00 and to the highest point of the roof surface; excluding parapets, mechanical screens, wind screens, acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts, lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters, and mechanical fans.

The City of Vaughan Zoning By-law Amendment 180-2015 permits an established grade point of 200.5 m for the connecting podium between Building A and Building B. Relief is needed to increase the established grade by 0.5 m to allow for established grade to be from 201.00 m. There is no height variance being sought for the Building A/B podium. As part of the ongoing Site Plan application process, grading and on-site stormwater management was refined and a revised established grade point was identified. It was determined that the established grade point of the connecting podium would need to be elevated to enable the overland flow to be properly accommodated. This variance is technical in nature and results in all four buildings on the lot having the same established grade point.

The increase in the established grade height of 0.5 metres above the permitted maximum of 200.5 metres under the by-law will not be noticeable and will not negatively impact the surrounding area. With the grade adjustment to the connecting podium, the slope of the property would stay consistent across the site. As a result, this variance will not give rise to any adverse impacts to neighbouring properties and is considered minor in nature.

Building C (By-law 180-2015 [1.B.gix])

The maximum permitted building height is 38.0 metres from the established grade of 201.00, WHEREAS, the proposed height is 40.3 metres from the established grade of 201.00 and to the highest point of the roof surface; excluding parapets, mechanical screens, wind screens, acoustical screens,

window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts, lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters, and mechanical fans.

Under the site specific Zoning By-law Amendment 180-2015 the maximum permitted height for Building C is 12-storeys or 38 metres, measured from established grade to the top of the roof surface. This variance seeks relief to increase the maximum permitted height to 40.30 metres. This relief would result in a total height increase of 2.30 metres. As noted previously, the increase in height would not result in any added floors and would be utilized strictly to add the necessary mechanical equipment for heating and cooling of the building.

Building D (By-law 180-2015 [1.B.gx])

The maximum permitted building height is 19.1 metres from the established grade of 201.00, WHEREAS, the proposed height is 21.4 metres from the established grade of 201.00 and to the highest point of the roof surface; excluding parapets, mechanical screens, wind screens, acoustical screens, window washing equipment, servicing ladders, pergolas, chimneys, exit stairs, exhaust vents, uncovered ramps, canopies, airshafts, lighting fixtures, awnings, architectural features, trellises, columns, eaves, balustrades, safety railings, planters, and mechanical fans

The current maximum height permitted for Building D under the site specific Zoning By-law 180-2015 is 19.1 metres. The minor variance seeks to increase the maximum height to 21.40 metres. Under the City of Vaughan Zoning By-law number 180-2015, height is measured from established grade to the top of the roof surface. The total increase in height of 2.30 metres is required to ensure the proper installation of all the HVAC and mechanical equipment within the building, and to maintain adequate floor to ceiling heights in the residential units.

The modest increase in heights will be imperceptible and the proposed variances allow for the creation of an attractive built form that is in keeping with the character of the surrounding neighbourhood and very similar to the original approval.

6.2 Building Setback (Rear Yard) (By-law 180-2015 Section 1.B.giv)

A minor variance is required with respect to the extended underground garage slab protruding above grade:

The permitted minimum rear yard setback shall be 6.8 metres, WHEREAS, the proposed minimum rear yard setback shall be 1.0 metre

NOTE: the proposed minimum rear yard setback will be 6.8 metres to the habitable building face and 1.0 metre to the structural building face.

Currently, the rear yard setback from the habitable portion of Building C to the north property line is 6.8 metres. This building setback will not change, and currently meets the minimum required provisions established under site specific By-Law 180-2015. The relief to the minimum rear yard setback is required for a

part of the underground parking garage structure that will protrude above grade. The extension of the slab above grade is needed to help mitigate some of the impacts of the grading changes on the property, and will effectively function as a retaining wall. It will also function as a guard rail for the loading space area and drive aisle along the north end of the property. The slab will be setback 1 metre from the rear property line and will project out of the ground at the northern limit of the underground parking structure. This retaining wall is also adjacent to the rear of the adjacent retail commercial plaza and is not adjacent to residential properties.

The variance to permit a rear yard setback of 1 metre from the property line to the portion of the underground parking structure above grade can be seen to be technical in nature. The setback to the portion of the main building wall where the residential units are located will continue to be 6.8 metres from the rear property line. The protrusion of the underground slab will not have any negative impacts on the surrounding neighbourhood, and from an order of magnitude perspective is minor in nature. It is also adjacent to the rear of the adjacent retail commercial plaza property which is not sensitive to such conditions.

6.3 Permitted Projections (By-law 180-2015 Section 1.B.di) iii)

A minor variance is required with respect to the minimum required interior yard balcony projections:

Exterior stairways and porches/decks may extend 6.0 metres into the required interior side yard (along the west lot property line), WHEREAS, exterior stairways, porches/decks, and balconies will be permitted to extend 6.0 metres into the required interior side yard setback.

The intent of the site specific by-law provision is to limit encroachments into the interior side yard of the subject property. Balconies were not originally included within the text of this site specific provision, because it was anticipated that the permitted projections outlined in the parent by-law would provide for sufficient space. After the site specific by-law was approved, it was determined the maximum permitted balcony projection of 0.5 metres into an interior side yard, as permitted by the parent by-law, did not provide for adequately sized balconies for any of the residential units facing to the west interior side yard.

The proposal includes balconies to provide sufficient spacing for better residential use and enjoyment. The balconies have been incorporated into the parts of Buildings C and D that have already been significantly stepped-back from the western property line. As such, these balconies will not extend past the proposed built form of the building, and the inclusion of balconies within this site specific provision will therefore not give rise to any undue overlook, shadowing, or massing impacts on adjacent properties.

6.4 Accessory Structure Location and Setback Requirements (By-law 1-88 Section 4.1.1 (c))

Any accessory buildings or structures on the lot shall be located in the rear yard and are subject to the minimum required setbacks of the main buildings on the

lot, WHEREAS, the proposed accessory structures (two pergolas and a greenhouse) will be located in the interior side yard, the pergolas will be set back the same minimum required distance as Buildings C and D, and the greenhouse will have a minimum setback of 8.8 metres from the interior side lot line.

The Beverley Glen frontage was chosen to be the front lot line of the subject property, and as such, is considered to be the front yard area whereas the north property line is established as the rear lot line. This variance can be seen as technical in nature due to the fact that the west interior side yard effectively functions as the rear yard. If for instance the Bathurst street frontage was chosen as the front lot line instead, a minor variance would not be required as the western portion of the lot would be considered the rear yard as-of-right. Therefore, the interior side yard, which functions as the rear yard, should be permitted to have accessory structures within the area. The relief required to permit the accessory structures within the interior side yard is minor in nature and the structures have been designed and oriented in such a way so as to not negatively impact the adjacent properties to the west with any shadowing or overlook.

The setback requirements for the main buildings are also in effect for the accessory structures. Buildings C and D both have a minimum required interior side yard setback of 15.0 metres. As both pergolas are set back the same minimum required distance as the two buildings, a variance is not required. The greenhouse has a reduced interior side yard setback of 8.80 metres to the western property line meaning a variance is required. The height of the greenhouse however is only 3.32 metres, which is 1.18 metres less than the maximum permitted height for an accessory structure allowed under By-law 1-88. The location of the greenhouse has been carefully chosen as part of the amenity space for these buildings and to minimize the impacts on the surrounding properties. The greenhouse is an important landscape element as part of the proposed development, and is setback considerably from the west property line.

6.5 Structure Within a Required Landscape Strip – Westerly Lot Line

A minor variance is required with respect to a structure being permitted in the required landscape strip on the westerly portion of the site:

Accessory Structure Within a Required Landscape Strip (By-law 180-2015 Section 1.B.ci (iv))

A strip of land not less than 15.0 metres in width along the westerly lot line shall be used for no other purpose than landscaping, WHEREAS, the landscape strip will include accessory structures (two pergolas and a greenhouse) within the strip, which are not considered to be landscape features.

The current development proposal seeks to facilitate a greenhouse structure and two pergolas within the 15.0 metre landscape strip along the westerly lot line of the site. The pergolas and greenhouse structure effectively function as landscape or amenity features, but are not technically considered landscaping under the City of Vaughan's parent by-law 1-88. These structures in no way will impede the residents' enjoyment of this outdoor space and will not decrease the amount of

landscaping within this 15 metre strip. The incorporation of the pergolas within the landscape strip allows for semi-covered and shaded areas for residents to use for outdoor activities. The greenhouse on the site will allow future residents of the proposed development to enjoy gardening and the greenery of nature year round. The greenhouse offers a unique opportunity as a place for people to congregate and to use as a community garden. These three structures are below the maximum permitted height standards under the by-law and will not result in any negative shadowing or overlook impacts to the neighbouring residents to the west. As such, this variance is minor in nature and will not negatively impact the surrounding area.

7.0 Overall Conclusion

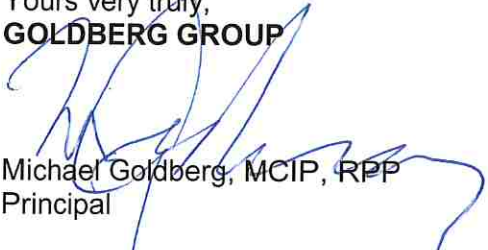
The variances are considered minor with respect to impact and will result in a development that is suitable for the subject site. The proposed development reflects the existing built form already established in the area and that was already approved for the site. The proposed development is appropriate for this site and will fit in with the overall character of the neighbourhood. The development as a whole will contribute to the evolving nature of the neighbourhood, maintaining the general intent and purpose of the Official Plan and the Zoning Bylaw. The minor variances forming part of this application arise from recent engineering and landscaped refinements that are embodied in the Site Plan application plans.

Individually and cumulatively, the proposed minor variances requested do not have any adverse planning impacts for the immediate or nearby surrounding neighbourhood; they satisfy the general intent and purpose of both the Regional and City of Vaughan Official Plan and Zoning By-law; the proposed development is appropriate for the subject site; and the variances requested are minor in nature from both impact and order of magnitude perspectives. This opinion is provided when considering these minor variances singularly and/or cumulatively. Therefore, the proposed variances satisfy the four tests set out in Section 45(1) of the Planning Act.

We trust that this application package is satisfactory and complete, and request that the application be scheduled for the earliest possible Committee of Adjustment hearing date. If you require additional information or wish to discuss this matter further, please do not hesitate to call the undersigned at (416) 322-6364 ext. 2100 or my colleague Brian O'Hare at ext. 2106.

Yours very truly,

GOLDBERG GROUP



Michael Goldberg, MCIP, RPP
Principal

CC: Daniels Corporation, (Sarah Miller)
Vaughan Planning, (Carol Birch)
Baif Developments, (Lynn Barkey)

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Vigneault, Christine

From: Skouros, Julia <Julia.Skouros@york.ca>
Sent: Tuesday, October 1, 2019 9:28 AM
To: Providence, Lenore
Cc: Vigneault, Christine; Attwala, Pravina
Subject: (A127-29) MVAR.19.V.0379

Hi Lenore,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Should you have any questions or concerns, please contact Joseph McMackin, Associate Planner at ext. 71516 or by email at joseph.mcmackin@york.ca

Best,

Julia Elena Skouros | Assitant Planner – Co-op Student,
Corporate Services

The Regional Municipality of York
1-877-464-9675 ext. 74886
Julia.skouros@york.ca