

ITEM: 6.18	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A033/26
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Report Date: April 24, 2026

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

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

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

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
CN Rail	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 <small>(mm/dd/yyyy)</small>	Summary
Applicant			03/09/2026	Application Cover Letter
Applicant			06/06/2026	Letter of undertaking

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

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

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



MINOR VARIANCE APPLICATION FILE NUMBER A033/26

CITY WARD #:	4
APPLICANT:	Ncap Nicola (189 Doney) Ltd & Ncap Nicola (205 Doney) Ltd
AGENT:	Weston Consulting
PROPERTY:	101, 189, 205 Doney Crescent, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ("VOP 2010"): "General Employment" and "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA.23.020, B010/26, B011/26, A031/26, A032/26
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit reduced lot frontage on the retained land subject to Consent Application B011/26. Relief is also requested to accommodate the construction of a proposed single-storey warehouse building with an ancillary office component on the severed land.

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

The subject lands are zoned EM2 – General Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	N/A	N/A

The subject lands are zoned EM2 – General Employment Area Zone under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The minimum number of parking spaces required is 161 . [Section 3.8]	To permit a minimum of 107 parking spaces.
3	The minimum length of a parking space is 6.0 metres . [Section 2.0, Definitions]	To permit a minimum parking space length of 5.7 metres .

HEARING INFORMATION

DATE OF MEETING: Thursday, April 30, 2026
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

HEARING INFORMATION

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:	April 16, 2026
Date Applicant Confirmed Posting of Sign:	April 13, 2026
Applicant Justification for Variances: <small>*As provided in Application Form</small>	We cannot comply with the City's by-laws due to the unique conditions that naturally arise as a result of the proposed severances.
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:	
Recommended condition of approval	
Committee of Adjustment Recommended Conditions of Approval:	That Consent Application B011/26 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

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:	TBD

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>The Development Engineering Department has reviewed Minor Variance Application A033/26 in conjunction with Consent Application B011/26 and Site Plan Application DA.23.020 for the subject lands at 101, 189 and 205 Doney Crescent. The variances requested under A033/26 relate to minimum parking requirements for Parcel 3 (Building C) under Zoning By-law 1-88 only, and do not directly impact grading, servicing, or drainage infrastructure. The Development Engineering Department's conditions with respect to grading, servicing, and the registration of a Reference Plan are addressed under Consent Applications B010/26 and B011/26. The Development Engineering Department does not object to Minor Variance Application A033/26.</p>	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns

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

no objections or comments

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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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	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That Consent Application B011/26 receive final certification from the Secretary Treasurer and be registered on title. 2. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Alesia.Lamaj@vaughan.ca	TBD

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

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION

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

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

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

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

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

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

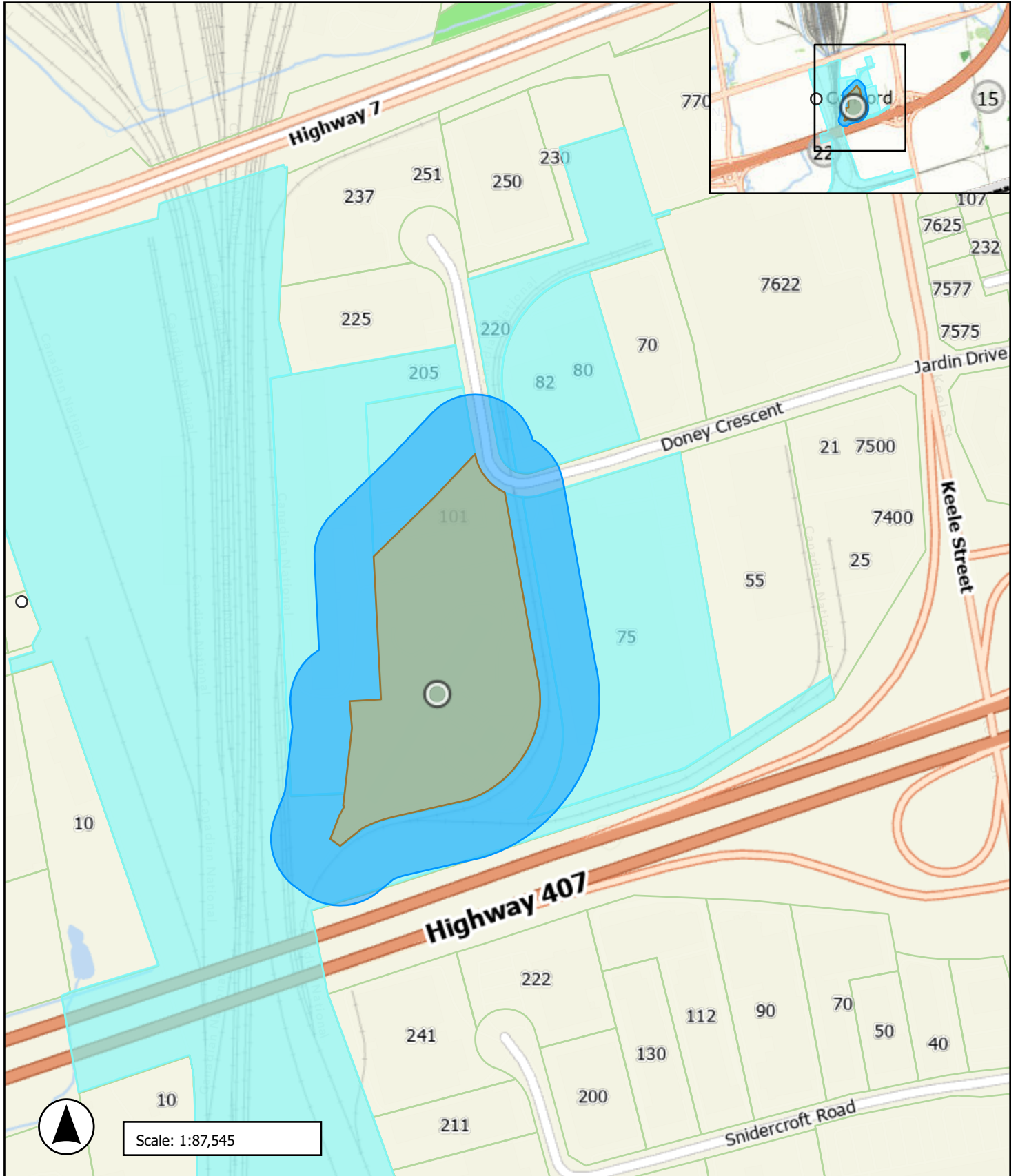
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

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

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

SCHEDULE A: DRAWINGS & PLANS



#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces

DONEY CRESCENT VAUGHAN

101 189 205 DONEY CRESCENT, VAUGHAN,

ARCHITECTS PROJECT # 215096

A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

CIVIL

HUSSON ENGINEERING + MANAGEMENT
200 Cachet Woods Court, Suite 204
Markham, Ontario L6C 0Z8
905.709.5825 x208
416.858.6329
david.sharp@hussan.ca
David Sharp, P. Eng.

LANDSCAPE

OMC LANDSCAPE ARCHITECTURE
270 Sherman Avenue North, Suite 315-MILL
Hamilton, Ontario, L8L N64
P: 905.681.7604
C: 905.516.4080
mmokrycke@omcla.ca
Marianne Mokrycke, Principal

ELECTRICAL

HAMMERSCHLAG & JOFFE INC
43 Lesmill Road,
Toronto, Ontario M3B 2T8
P: 416.444.9263 x228
C: 647.402.8652
braydon.kahn@hamjof.com
Braydon Kahn, Elec. Associate

TRANSPORTATION

GHD LTD.
100 Milverton Dr. Suite 404
Mississauga, Ontario L5R 4H1
P: 905.814.4397
C: 647.229.8541
will.maria@ghd.com
William C. Maria, P.Eng



OWNER

NCAP NICOLA (DONEY) LTD
C/O Northbridge Capital Inc.
1220 Yonge Street, Suite 400
Toronto, Ontario M4T 1W1
P: 647.241.3710
Nicole.Paraan@turmtown.com
Nicole Paraan, Associate Director

ARCHITECT

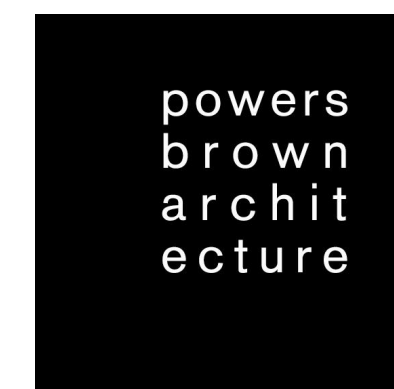
POWERS BROWN ARCHITECTURE
411 Richmond Street E, Suite 206
Toronto, Ontario M5A 3S5
P: 647.931.9787 x513
Dana@powersbrown.com
Ladan Dana, Project Manager

STRUCTURE

KRAHN ENGINEERING LTD.
365 Bloor Street E., Suite 2000
Toronto, Ontario M4W 3L4
T: 647.612.7262
C: 778.878.4173
walids@krahn.com
Walid Salman, P.Eng, Struct. Eng., Principal

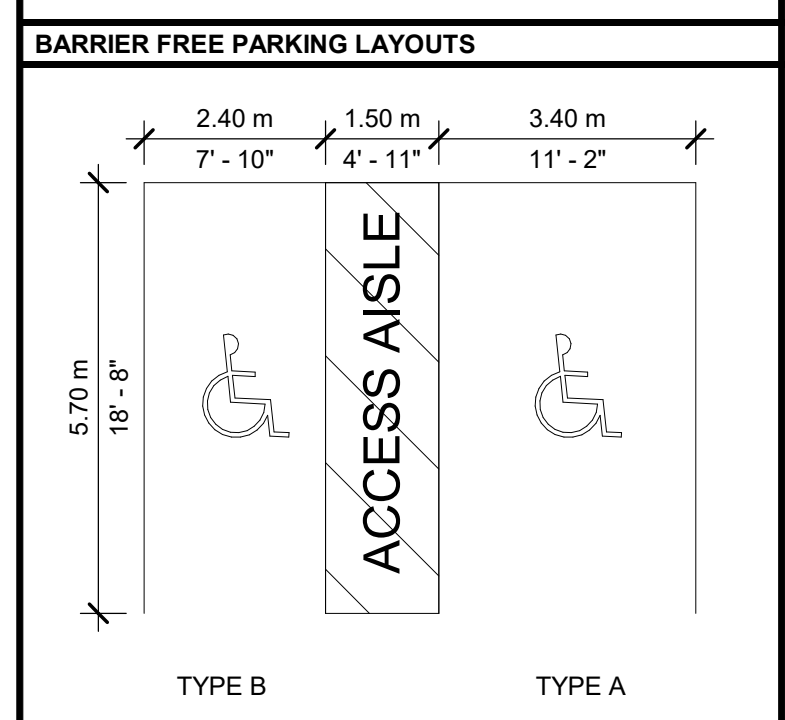
PLANNER

WESTON CONSULTING
201 Millway Ave, Suite 19
Vaughan, ON L4K 5K8
T: 905.738.8080 x245
C: 416.888.1770
spatano@westonconsulting.com
Sandra K. Patano, Vice President



PROJECT TITLE
DONEY CRESCENT VAUGHAN
 101 189 205 DONEY CRESCENT, VAUGHAN,
 A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

- GENERAL NOTES**
- RETAINING WALL RE: CIVIL
 - DESIGNATED FIRE ACCESS AND GARBAGE LANE - MINIMUM 6M
 - SNOW STORAGE
 - FIRE HYDRANT
 - PROPERTY LINE
 - A FIRE ROUTE TO HAVE MINIMUM OF 12m CENTERLINE RADIUS.
 - B FINAL LAYOUT OF THE WASTE ROOM IS TBD UPON TENANT OCCUPANCY.
 - ZONING BY LAW 1-88
 - ZONING BY LAW 01-2021
 - LD = LIMITING DISTANCE



LOADING SPACE DIMENSION
 TYPE A (MIN DIMENSION) = 3.5 M X 17 M
 TYPE B (MIN DIMENSION) = 3.5 M X 11 M
 TYPE C (MIN DIMENSION) = 3.5 M X 6 M

DATE	REVISION
2023-03-31	Issue for SPA
2023-09-25	Re Issue for SPA
2024-08-28	Re Issue for SPA
2024-12-09	Re Issue for SPA
2025-11-20	Re Issue for SPA

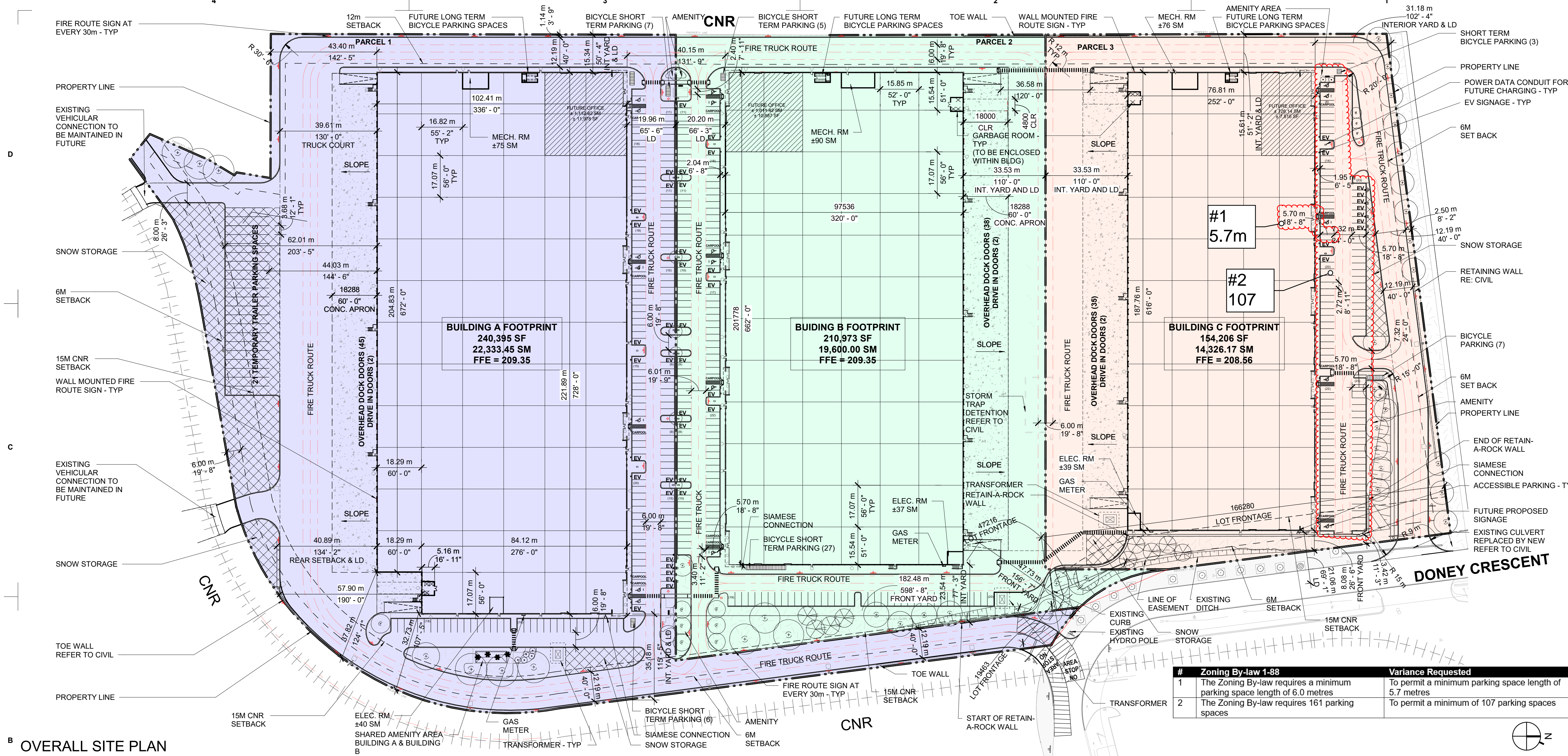
PROJECT NO: 215096
DRAWN BY: TS, EL
CHECKED BY: LD
SHEET NAME:

OVERALL SITE PLAN

SEAL **SHEET NUMBER**

AS101

2025-11-20



OVERALL SITE PLAN

SCALE: 1 : 900

REQUIRED - ZONE EM2	SITE STATISTICS		
	ZONING BY-LAW 1-88	ZONING BY-LAW 01-2021	PROPOSED
PERMITTED USES	WAREHOUSE	WAREHOUSE	WAREHOUSE
MIN. LOT FRONTAGE	34 M	30 M	19.46 M
MIN. LOT AREA	3000 SM	1800 SM	± 50,881.65 SM
MAX. LOT COVERAGE	N/A	N/A	± 46.37% = TOTAL
MAX. BUILDING HEIGHT	15 M	15 M	15.24M (12.19M CLR)
REAR YARD	12.00 M	12.00 M	43.40 M (S)
INT. YARD	6.00 M	6.00 M	35.18 M (E), 15.34 M (W), 19.96 M (N)
LANDSCAPE STRIP	3 M	3 M	N/A

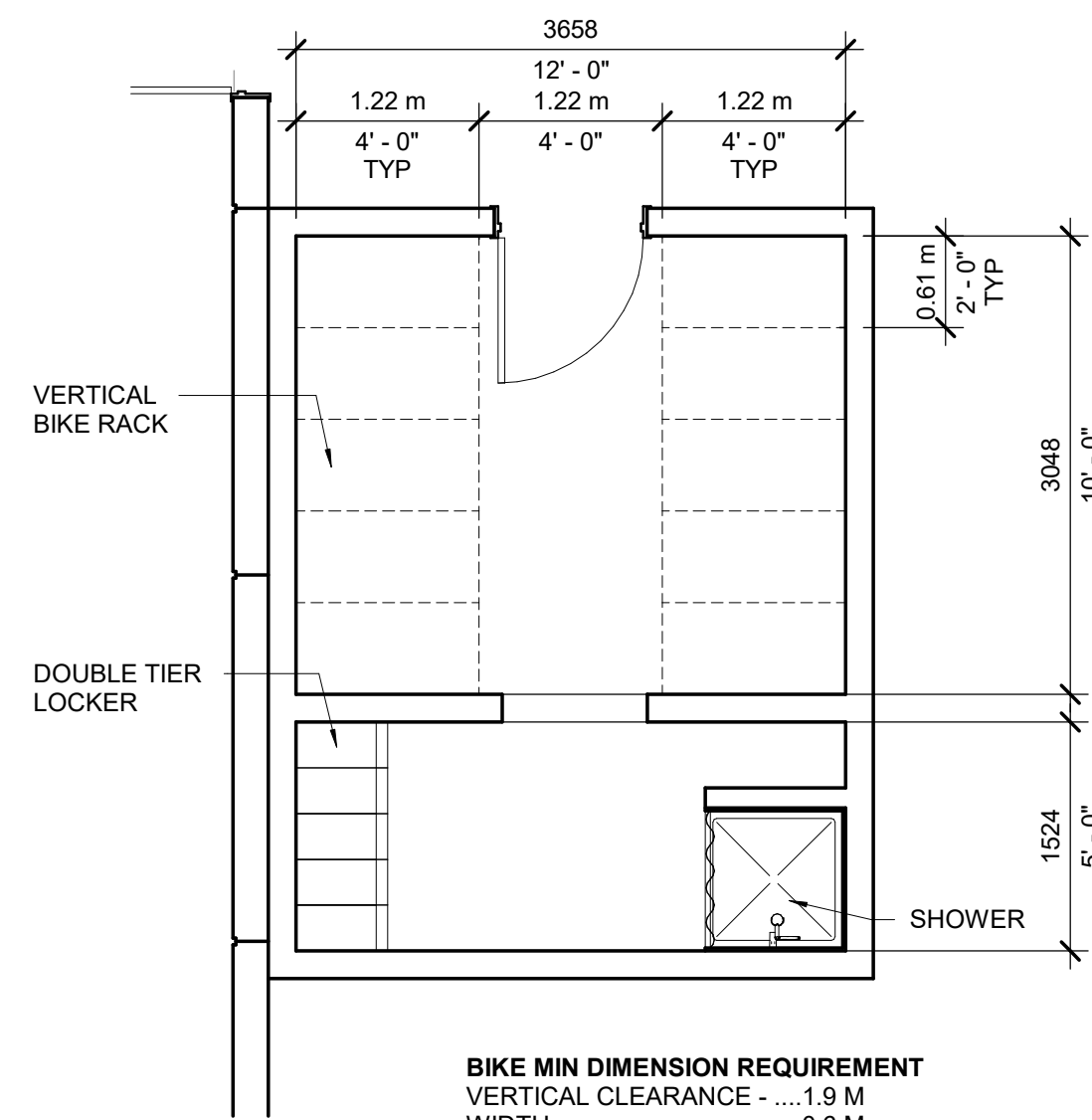
REQUIRED - ZONE EM2	ZONING BY-LAW 1-88	ZONING BY-LAW 01-2021	PROPOSED
MIN LANDSCAPE OPEN SPACE	10%	5%	9.10% (11,044.76 SM)
WAREHOUSE PARKING CALCULATION	BY LAW 1-88 (1 parking space for each 100 SM of gross floor area)	BY LAW 01-2021 (0.5 parking space for each 100 SM of gross floor area)	135 PROVIDED
OFFICE PARKING CALCULATION	BY LAW 1-88 (3.5 parking space for each 100 SM of gross floor area)	BY LAW 01-2021 (3.0 parking space for each 100 SM of gross floor area)	87 PROVIDED
BICYCLE REQUIREMENT	101 REQUIRED	267 PROVIDED	351 PROVIDED
ACCESSIBLE PARKING	18 SPACES	10 SPACES	18 SPACES

SITE STATISTICS	
TOTAL LOT AREA	121,317.15 SM / 1,305,846.98 SF/ 30 AC
TOTAL SNOW STORAGE AREA	4,553.49 SM (3.75%)
TOTAL BUILDING AREA	± 56,259.62 SM / 605,573 SF
TOTAL OFFICE AREA	± 2,850.38 SM / 30,681 SF
TOTAL MECH. AND ELEC. AREA	± 357.57 SM / 3,849 SF
TOTAL GFA	± 55,902.02 SM / 601,725 SF
TOTAL LOADING SPACES PROVIDED	(45) 9'X10' O.H. DOORS (TRUCK LOADING) (2) 12'X14' O.H. DRIVE IN DOORS (38) 9'X10' O.H. DOORS (TRUCK LOADING) (35) 9'X10' O.H. DOORS (TRUCK LOADING) (2) 12'X14' O.H. DRIVE IN DOORS (118) 9'X10' O.H. DOORS (TRUCK LOADING) (6) 12'X14' O.H. DRIVE IN DOORS

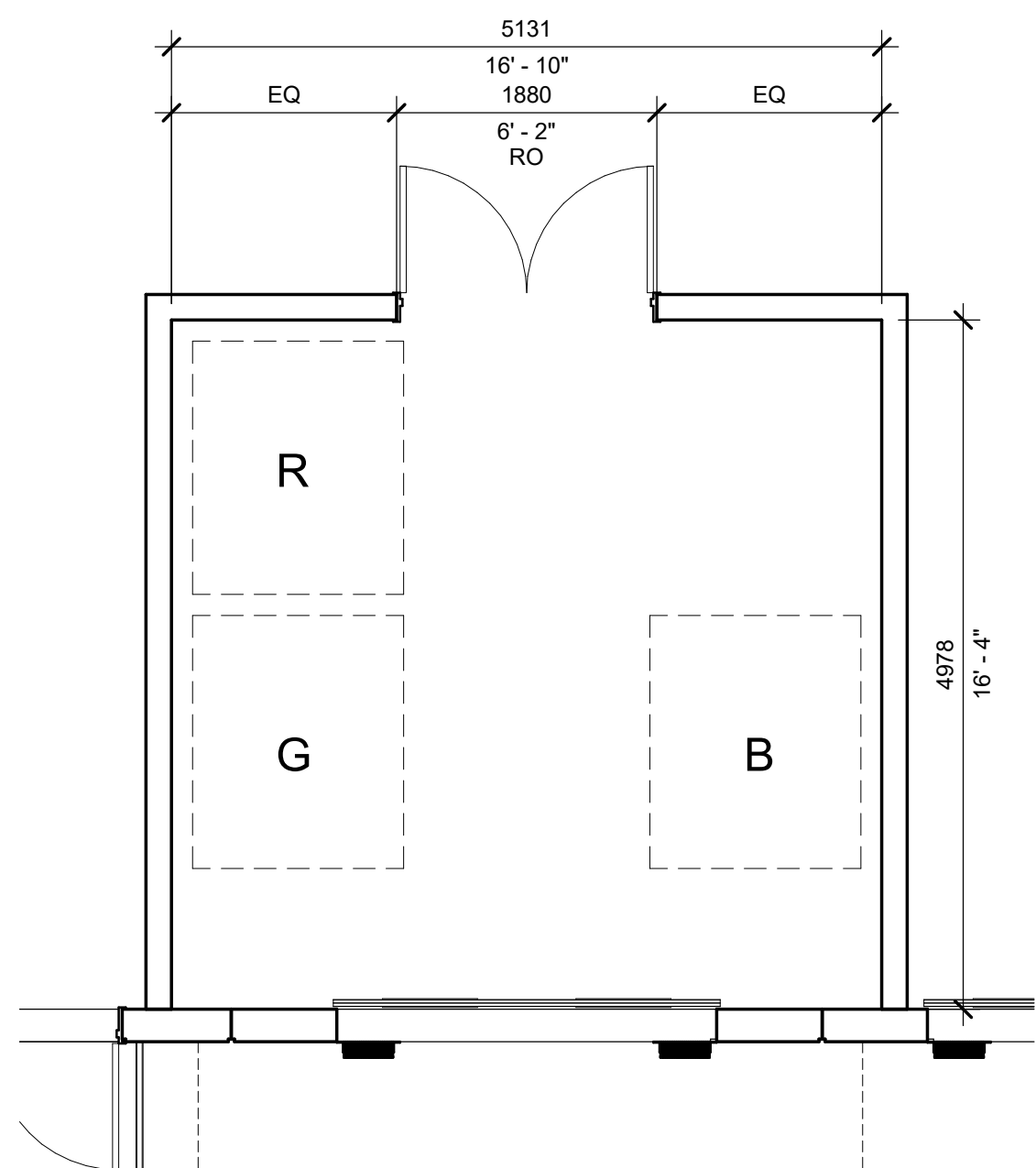
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SITE STATISTICS			
PARCEL AREA 2:	± 32,781.46 SM / ± 352,856.70 SF		
SHARED TRUCK COURT:	± 6,034 SM / ± 64,950 SF (TOTAL)		
	± 3,017 SM / ± 32,475 SF (EACH)		
BUILDING A FOOTPRINT:	± 14,326 SM / ± 154,206 SF		
OFFICE:	± 726 SM / ± 7,816 SF		
WAREHOUSE:	± 13,485 SM / ± 145,153 SF		
MECH & ELEC.:	± 115 SM / ± 1,236 SF		
REQUIRED - ZONE EM2	BY-LAW 1-88	BY-LAW 01-2021	PROVIDED
MIN. LOT FRONTAGE	34M	30M	166.28M
MIN. LOT AREA	3,000SM	1,800SM	± 32,781.46 SM
MAX. LOT COVERAGE	N/A	N/A	43.70%
MAX. BUILDING HEIGHT	15M	15M	15.24M (12.19 CLEAR HEIGHT)
SETBACK			
FRONT YARD (MIN.)	6.00M	6.00M	8.07M
REAR YARD (MIN.)	12.00M	12.00M	15.61M (WEST)
INTERIOR YARD (MIN.)	6.00M	6.00M	31.18M (NORTH), 33.53M (SOUTH)
EXTERIOR YARD (MIN.)	6.00M	6.00M	N/A
LANDSCAPING			
REQUIRED LANDSCAPE STRIP ABUTTING A STREET LINE (WIDTH IN M)	3M	3M	3.39M
MIN. LANDSCAPE OPEN SPACE	5%	5%	11.16% (3,657.03 SM)
AMENITY AREA:	± 36.17 SM / ± 389.30 SF (WEST)		
	± 585.72 SM / ± 6,304.65 SF (NORTH-EAST)		
	± 621.89 SM / ± 6,693.95 SF		
PARKING	REQUIRED (BY LAW 1-88)		PROVIDED
PARCEL 1 PARKING:	161 PARKING		107 PARKING
(INCLUDES 17 EV PARKING & 4 CARPOOL PARKING)			
OFFICE (3.5 PARKING SPACE FOR EACH 100SM OF GROSS FLOOR AREA)			
WAREHOUSE (1 PARKING SPACE FOR EACH 100SM OF GROSS FLOOR AREA)			
OFFICE (726 SM / 100 (x3.5))	26 PARKING		22 PARKING
WAREHOUSE (13,485 SM / 100)	135 PARKING		85 PARKING
PARKING	REQUIRED (BY LAW 01-2021)		PROVIDED
PARCEL 1 PARKING:	90 PARKING		107 PARKING
(INCLUDES 17 EV PARKING & 5 CARPOOL PARKING)			
OFFICE (3.0 PARKING SPACE FOR EACH 100SM OF GROSS FLOOR AREA)			
WAREHOUSE (0.5 PARKING SPACE FOR EACH 100SM OF GROSS FLOOR AREA)			
OFFICE (726 SM / 100 (x3))	22 PARKING		22 PARKING
WAREHOUSE (13,485 SM / 100 (x0.5))	68 PARKING		85 PARKING
ACCESSIBLE PARKING:	REQUIRED	PROVIDED	
(IF REQ. PARKING IS 13 - 100 -> BARRIER FREE # 4% REQ. PARKING SPACES)			
TYPE A (VAN) (3.4 m x 5.7 m)		3 PARKING	
TYPE B (2.4 m x 5.7 m)		2 PARKING	
TOTAL	5 PARKING	5 PARKING	
BICYCLE (WAREHOUSE)	REQUIRED	PROVIDED	
LONG TERM (0.05 SPACE PER 100SM GROSS AREA OR 2 SPACES, WHICHEVER IS GREATER)	7 BIKES	(FUTURE TENANT)	
SHORT TERM (0.1 SPACE PER 100SM GROSS AREA OR 2 SPACES, WHICHEVER IS GREATER)	14 BIKES	14 BIKES	
(OFFICE)			
LONG TERM (0.1 SPACE PER 100SM GROSS AREA) OR 3 SPACES, WHICHEVER IS GREATER)	3 BIKES	(FUTURE TENANT)	
SHORT TERM (0.1 SPACE PER 100SM GROSS AREA) OR 3 SPACES, WHICHEVER IS GREATER)	3 BIKES	(FUTURE TENANT)	
SNOW STORAGE:	486.30 SM (1.47%)		
LOADING SPACES:			
BUILDING A LOADING SPACE PROVIDED	(35) 9'x10' O.H. DOORS (TRUCK LOADING)		
	(2) 12'x14' O.H. DRIVE IN DOORS		

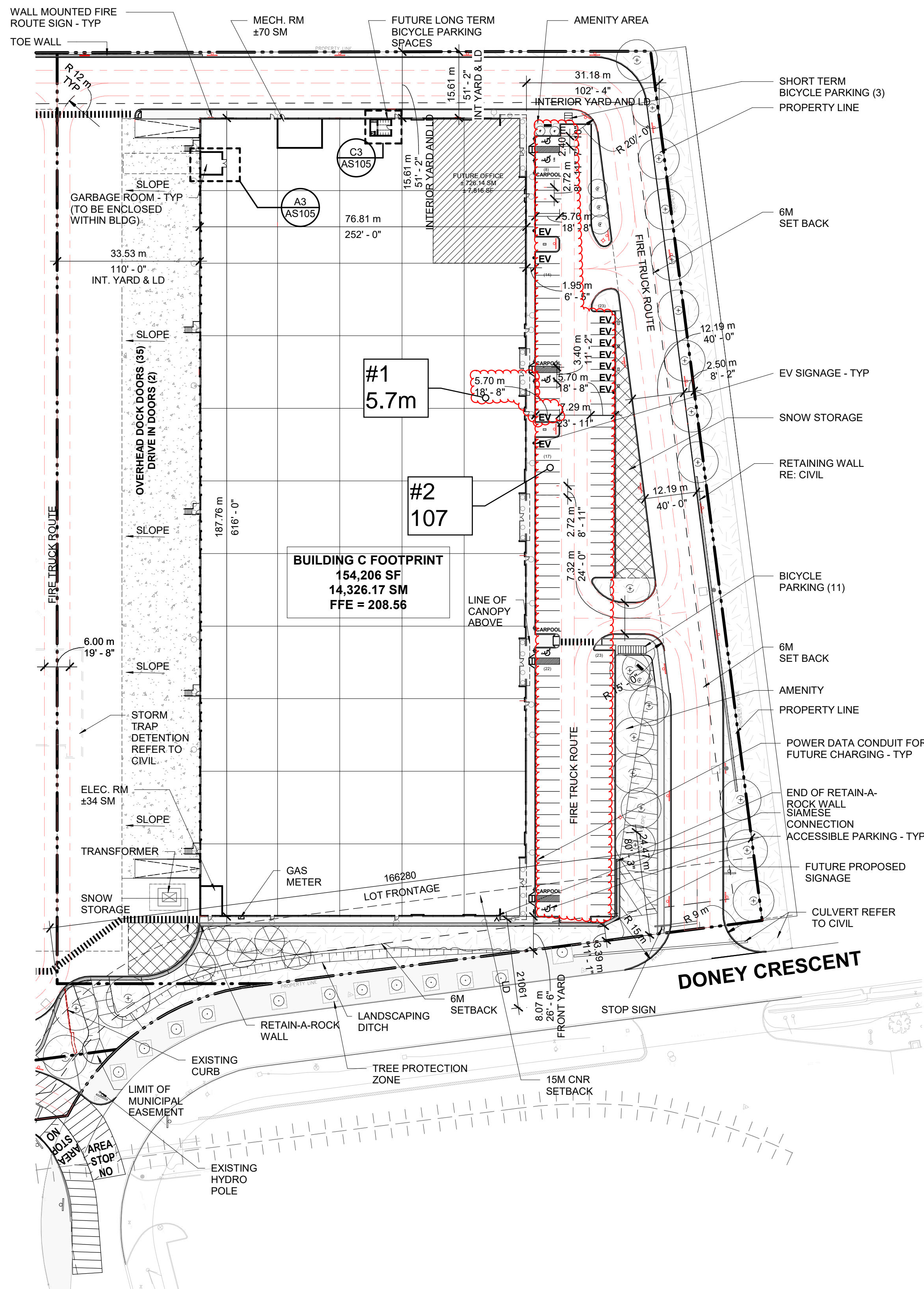


C3 ENLARGED FLOOR PLAN SHOWER ROOM - BLDG C
SCALE: 1:50



A3 ENLARGED FLOOR PLAN GARBAGE ROOM - BLDG C
SCALE: 1:50

#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces



SITE PLAN - PARCEL 3
SCALE: 1:700

powers brown architecture
411 Richmond Street E, Suite 206
Toronto, Ontario M5A 3S5
647.931.9787
www.powersbrown.com

PROJECT TITLE
DONEY CRESCENT VAUGHAN
101 189 205 DONEY CRESCENT, VAUGHAN,
A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

GENERAL NOTES

LD = LIMITING DISTANCE
FIRE HYDRANT

DATE	REVISION
2024-08-28	Re Issue for SPA
2024-12-09	Re Issue for SPA
2025-11-20	Re Issue for SPA

DATE	REVISION
2024-08-28	Re Issue for SPA
2024-12-09	Re Issue for SPA
2025-11-20	Re Issue for SPA

PROJECT NO: 215096
DRAWN BY: EL
CHECKED BY: LD
SHEET NAME
SITE PLAN - PARCEL 3

SEAL
SHEET NUMBER
AS105
2025-11-20

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#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces

PROJECT TITLE
Doney Crescent Vaughan
101 189 205 Doney Crescent Vaughan
A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

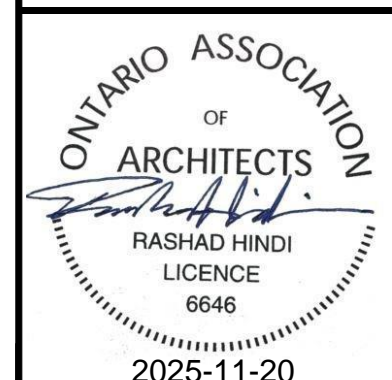
GENERAL NOTES
A PAINT COLUMNS SAFETY YELLOW TO A HEIGHT OF 12'-0" A.F.F.

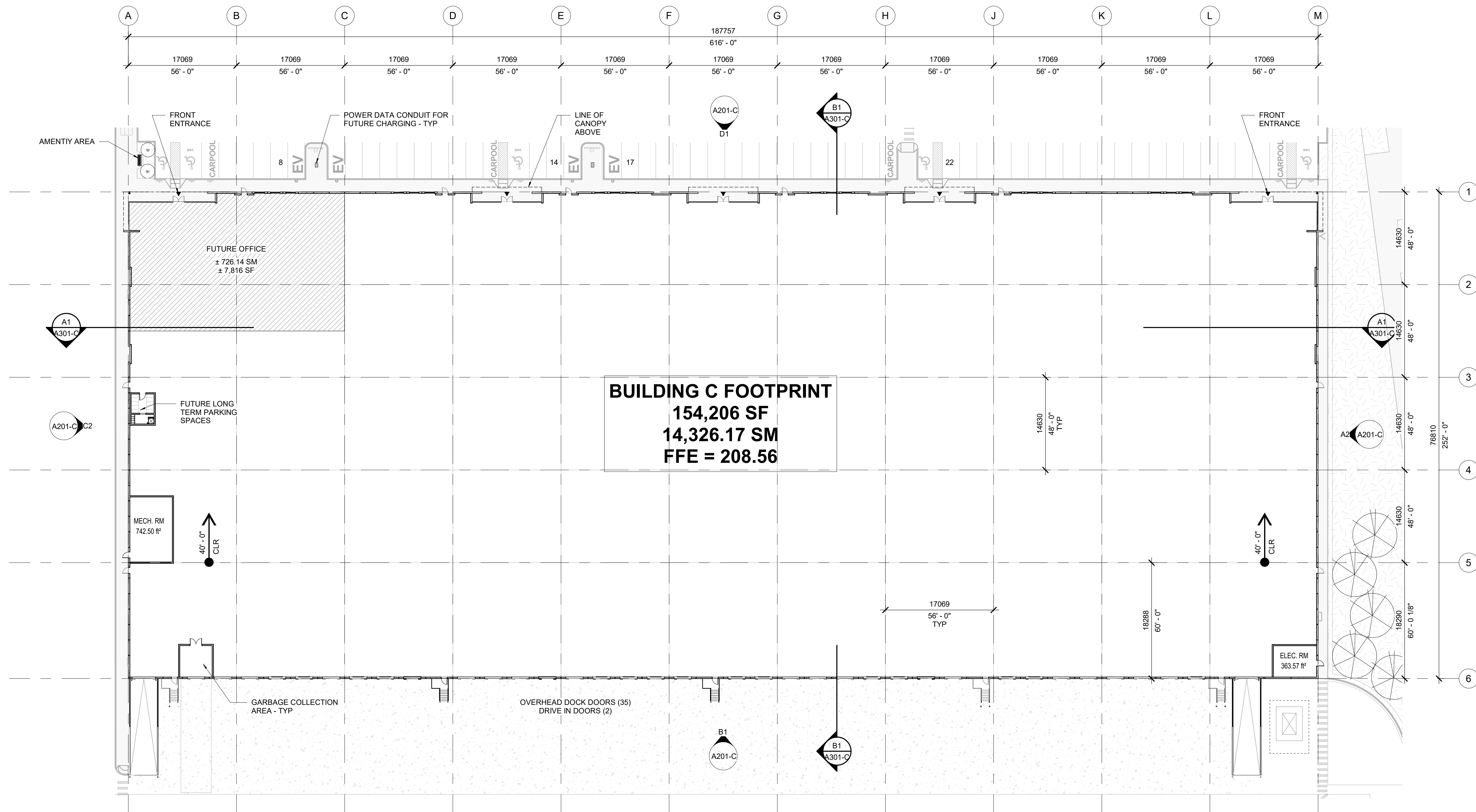
OVERALL FLOOR PLAN LEGEND
LANDSCAPE
SIDEWALK PAVING

Δ	DATE	REVISION
1	2023-03-31	Issue for SPA
2	2023-09-25	Re Issue for SPA
3	2024-08-28	Re Issue for SPA
4	2024-12-09	Re Issue for SPA
5	2025-11-20	Re Issue for SPA

PROJECT NO: 215096
DRAWN BY: TS
CHECKED BY: LD

SHEET NAME
OVERALL FLOOR PLAN - BUILDING C

SEAL	SHEET NUMBER
 RASHAD HINDI LICENCE 6646 2025-11-20	A101-C



OVERALL FLOOR PLAN

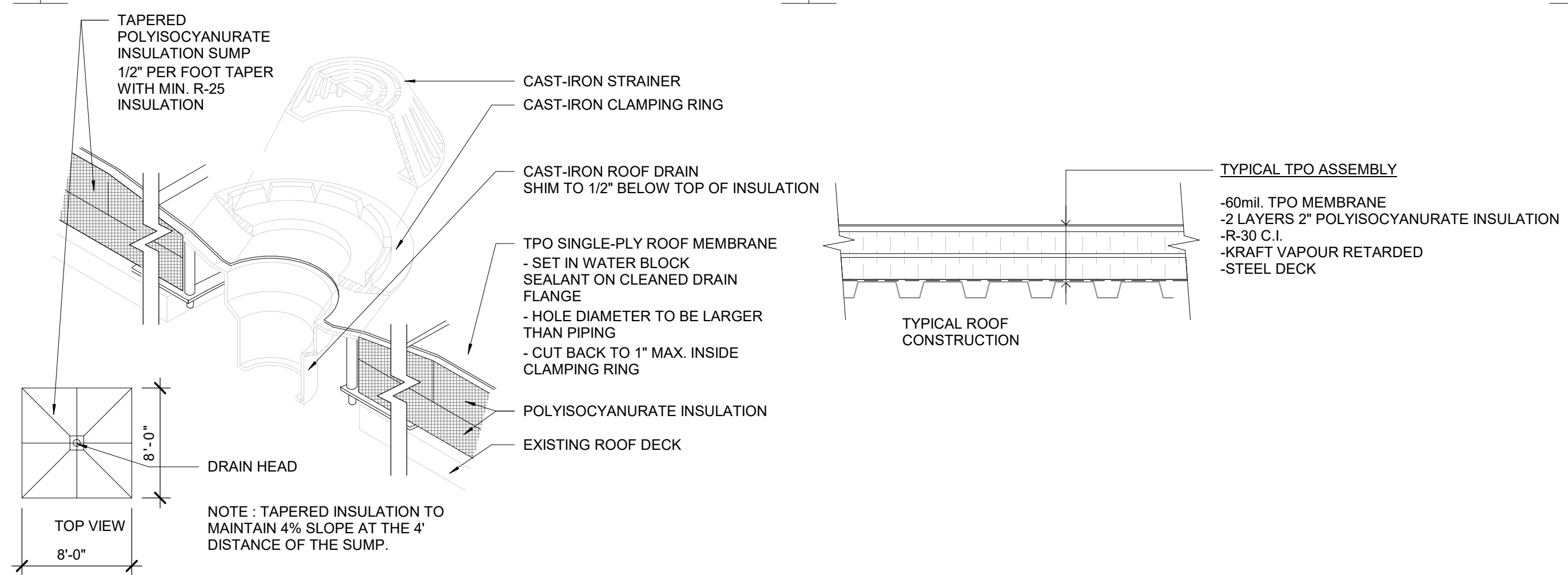
SCALE: 1 : 350

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2025-11-21 11:16:30 AM

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#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces



powers brown architecture
 411 Richmond Street E
 Suite 206
 Toronto, Ontario M5A 3S5
 647.931.9787
 www.powersbrown.com

PROJECT TITLE
Doney Crescent Vaughan
 101 189 205 Doney Crescent Vaughan
 A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

- GENERAL NOTES**
- A INSTALL CONTINUOUS RIGID INSULATION OVER METAL ROOF DECK R30
 - B PROVIDE ROOF CRICKETS FOR POSITIVE DRAINAGE AT ALL ROOF TOP MECHANICAL EQUIPMENT
 - C PROVIDE WALKWAY PADS FROM ROOF ACCESS HATCH TO MECHANICAL EQUIPMENT
 - D GC TO ENSURE COMPLIANCE FOR EDGE SECUREMENT FOR LOW-SLOPE ROOFS WITH REFERENCE STANDARD ANSISPRI ES-1-03.
 - E UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE

OVERALL ROOF PLAN LEGEND

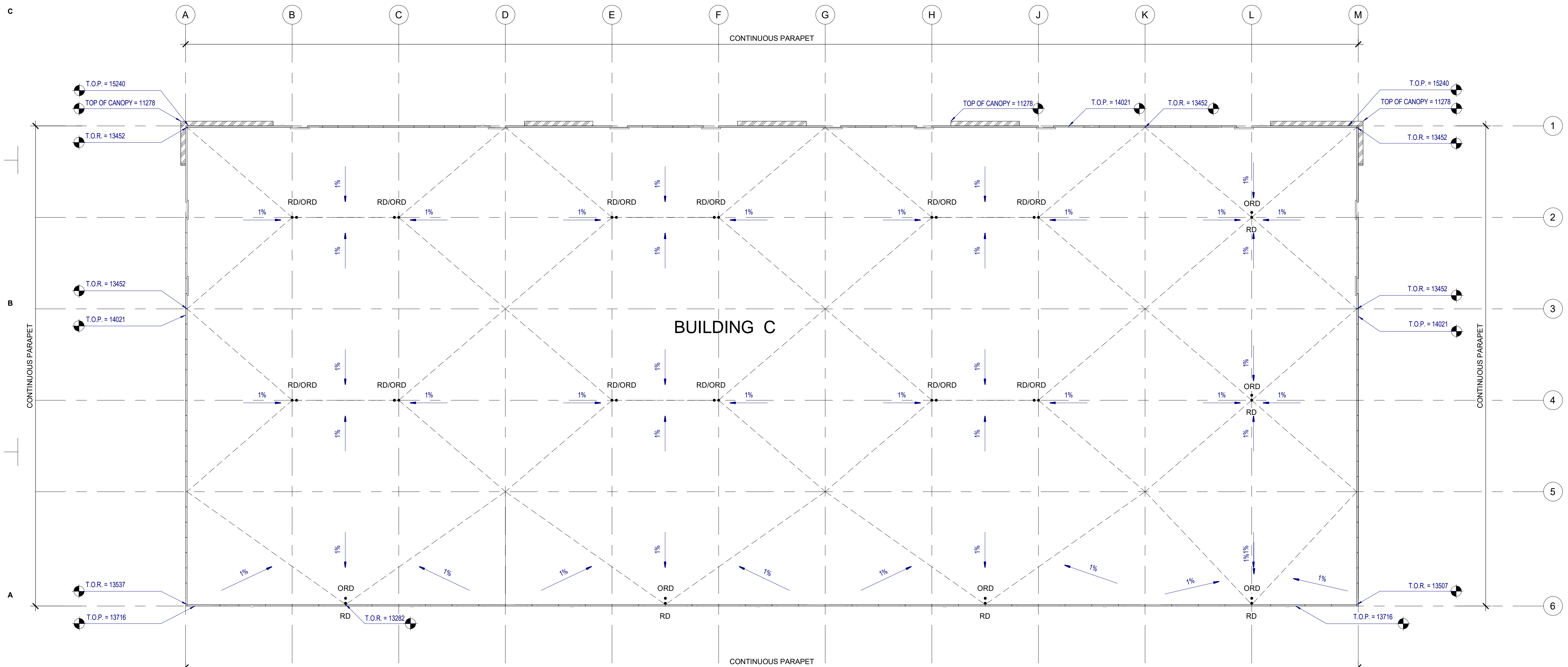
	ROOF TOP UNIT ZONE
	PREFINISHED METAL CANOPY BELOW
RD	ROOF DRAIN
ORD	OVERFLOW ROOF DRAIN
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF ROOF

Δ	DATE	REVISION
1	2023-03-31	Issue for SPA
2	2023-09-25	Re Issue for SPA
3	2024-08-28	Re Issue for SPA
4	2024-12-09	Re Issue for SPA
5	2025-11-20	Re Issue for SPA

PROJECT NO: 215096
 DRAWN BY: TS
 CHECKED BY: LD

OVERALL ROOF PLAN - BUILDING C

SEAL	SHEET NUMBER
 RASHAD HINDI LICENCE 6646 2025-11-20	A110-C



OVERALL ROOF PLAN
 SCALE: 1 : 350

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PROJECT TITLE

Doney Crescent Vaughan

101 189 205 Doney Crescent Vaughan

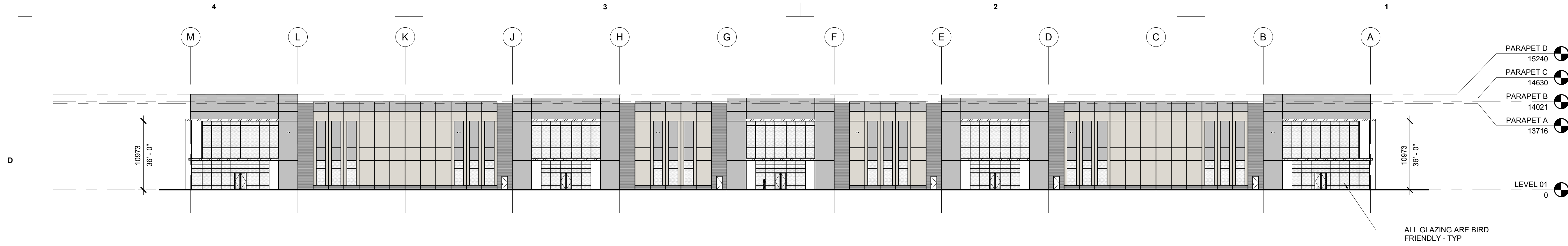
A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

GENERAL NOTES

A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON PRECAST PANEL TO FINISHED GRADE

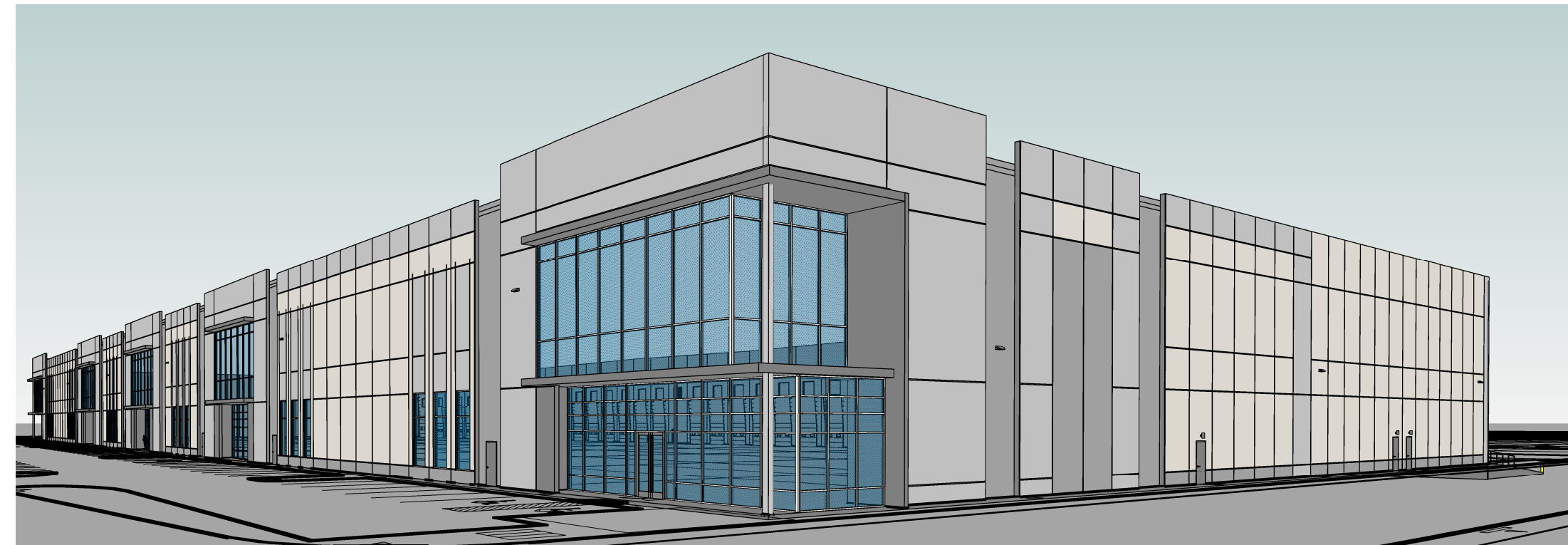
LEGEND - OVERALL ELEVATIONS

- ACCENT PAINT
- FIELD PAINT
- FORMLINER - HORIZONTAL
- PREFINISHED METAL CANOPY
- GLAZING - VISION



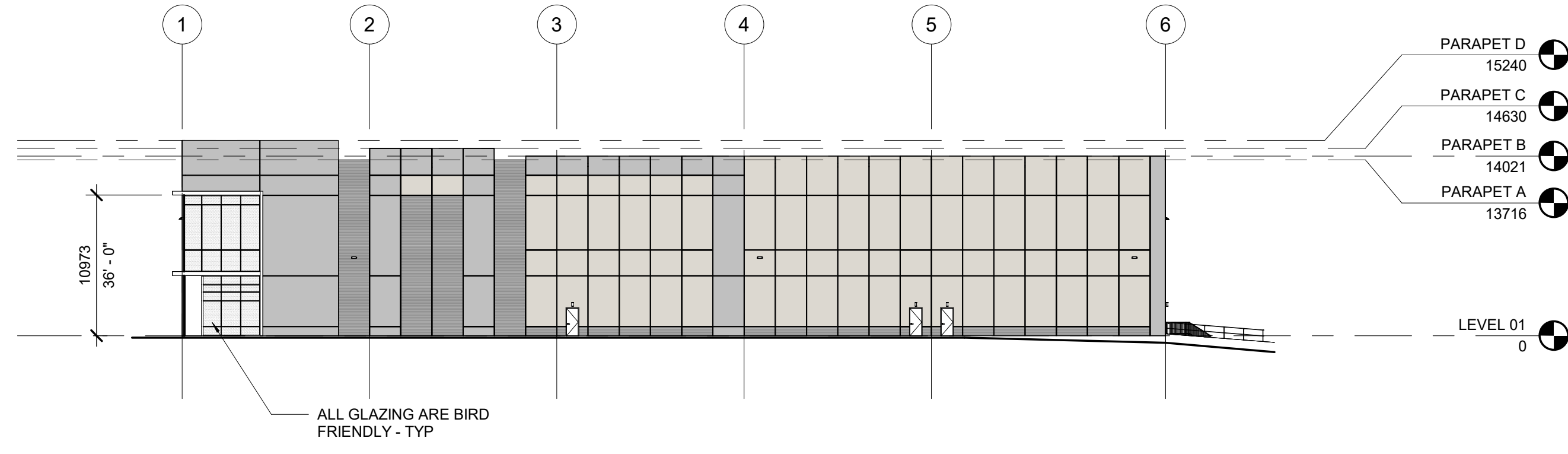
D1 OVERALL ELEVATION - NORTH

SCALE: 1 : 350



3D VIEW - NORTH-WEST CORNER

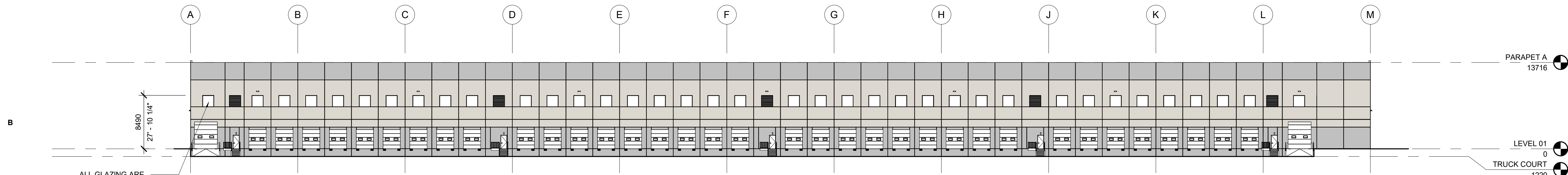
SCALE:



C2 OVERALL ELEVATION - WEST

SCALE: 1 : 350

#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces



B1 OVERALL ELEVATION - SOUTH

SCALE: 1 : 350

GLASS ELEVATION WITHIN 16m FROM GRADE

	NORTH	WEST	SOUTH	EAST	TOTAL BIRD FRIENDLY GLAZING AREA (%)
GLAZING AREA (M ²)	680.65 M ²	56.91 M ²	123.75 M ²	56.95 M ²	100%
NON-VISION GLAZING AREA (M ²)	0 M ²	0 M ²	0 M ²	0 M ²	0%
TREATED AREA (M ²)	680.65 M ²	56.91 M ²	123.75 M ²	56.95 M ²	100%

* ALL GLAZING ARE BIRD FRIENDLY*

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

Mandatory Primary Treatments for all site and draft plan applications.
At Grade Condition (check to confirm the below is applied)

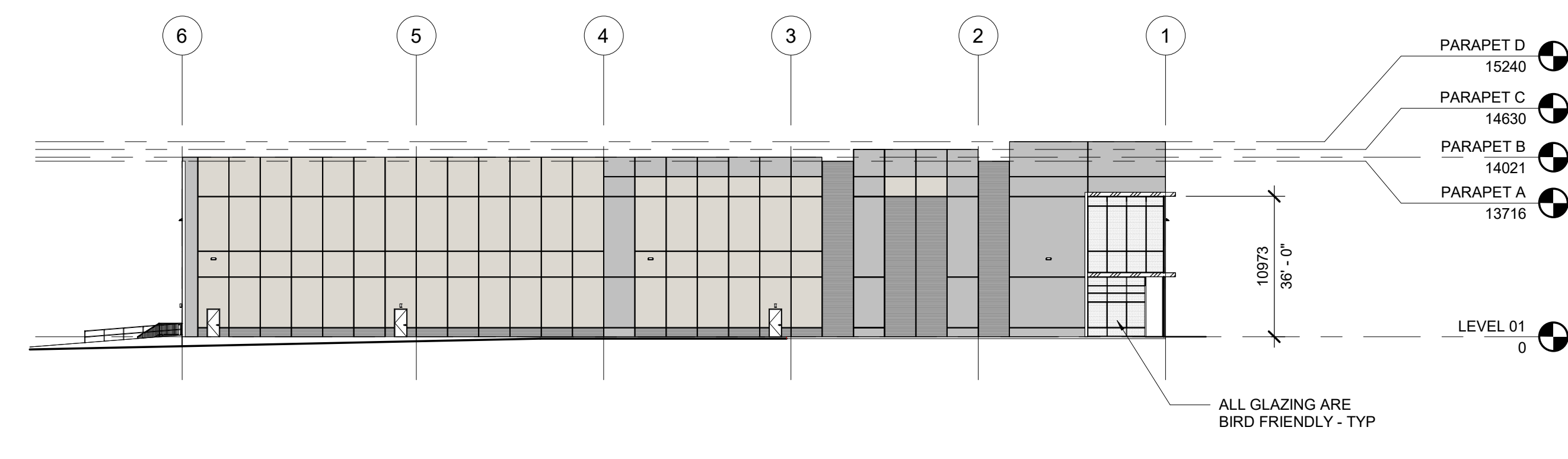
- Bird safe treatment (s) are applied on minimum 90% of contiguous glass panel area, and within 16m from finished grade or to the height of the adjacent mature tree canopy, whichever is greater.
- Treatments are applied to all glass panel areas that creates fly-through conditions and are adjacent to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

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

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

BIRD FRIENDLY CALCULATION

SCALE: 1 : 1



A2 OVERALL ELEVATION - EAST

SCALE: 1 : 350

Δ	DATE	REVISION
1	2023-03-31	Issue for SPA
2	2023-09-25	Re Issue for SPA
3	2024-08-28	Re Issue for SPA
4	2024-12-09	Re Issue for SPA
5	2025-11-20	Re Issue for SPA

PROJECT NO: 215096
 DRAWN BY: TS
 CHECKED BY: LD

SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING C

SEAL SHEET NUMBER



A201-C

2025-11-20

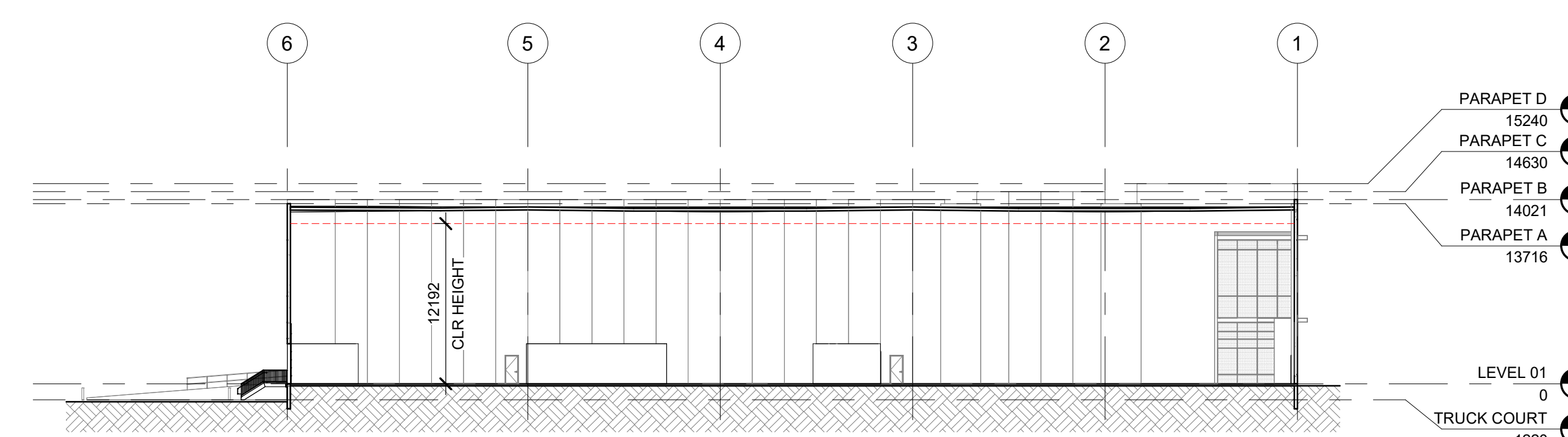
PROJECT TITLE

Doney Crescent Vaughan

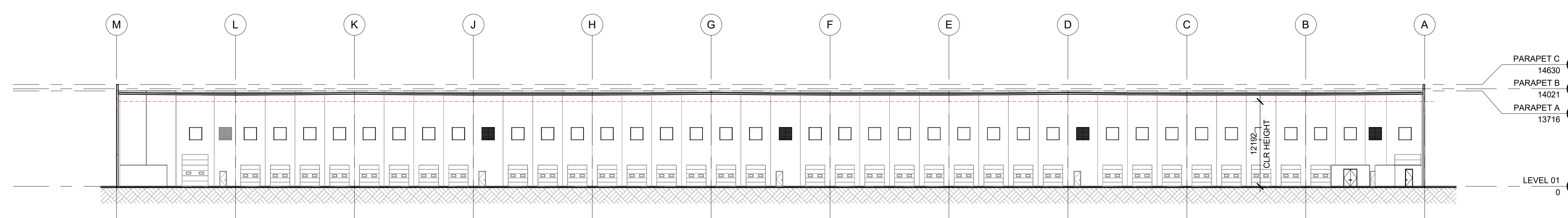
101 189 205 Doney Crescent Vaughan

A PROJECT FOR
NCAP NICLOA (DONEY) LTD.

#	Zoning By-law 1-88	Variance Requested
1	The Zoning By-law requires a minimum parking space length of 6.0 metres	To permit a minimum parking space length of 5.7 metres
2	The Zoning By-law requires 161 parking spaces	To permit a minimum of 107 parking spaces



B1 OVERALL BUILDING SECTION - B
SCALE: 1 : 350



A1 OVERALL BUILDING SECTION - A
SCALE: 1 : 350

Δ	DATE	REVISION
1	2023-03-31	Issue for SPA
2	2023-09-25	Re Issue for SPA
3	2024-08-28	Re Issue for SPA
4	2024-12-09	Re Issue for SPA
5	2025-11-20	Re Issue for SPA

PROJECT NO: 215096
DRAWN BY: TS
CHECKED BY: LD

SHEET NAME
OVERALL BUILDING SECTIONS - BUILDING C

SEAL	SHEET NUMBER
	A301-C
2025-11-20	

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

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

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
CN Rail	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: March 31st 2026

Attention: **Christian Tinney**

RE: Request for Comments

File No.: **A031-26 A032-26 A033-26**

Related Files:

Applicant 101-205 Doney Cres A Co-Ownership

Location 101 Doney Crescent



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra’s cost for any relocation work.

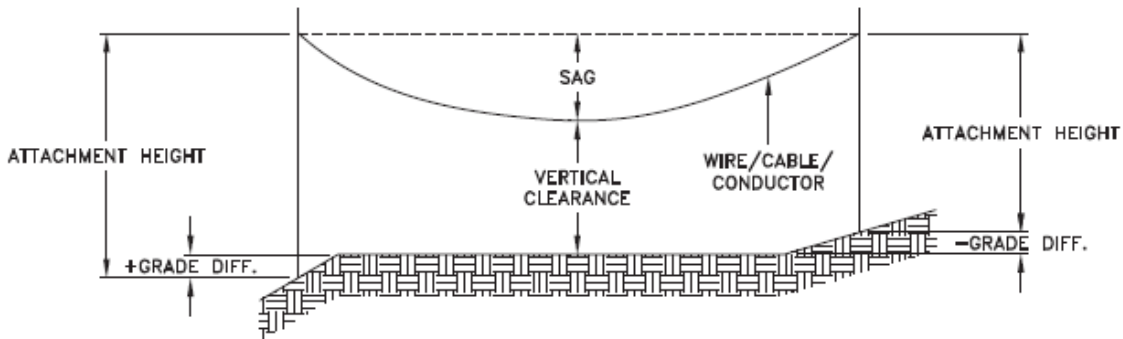
References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

ALECTRA UTILITIES CONTACT INFORMATION		
	EAST (WEST OF KEELE)	EAST (EAST OF KEELE)
Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Penetanguishene, Thornton, Tottenham, Vaughan (West of Keele)	Markham, Richmond Hill, Vaughan (East of Keele)
Contact Name:	Azadeh Johardar	Randy Mustachi
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	161 Cityview Boulevard, Vaughan, ON, L4H 0A9
Phone:	416.230.3239	416.902.5162
Email:	Azadeh.Johardar@Alectrautilities.com	Randy.Mustachi@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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



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

NOTES:

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

CONVERSION TABLE

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

REFERENCES

SAGS AND TENSIONS SECTION 02

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

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

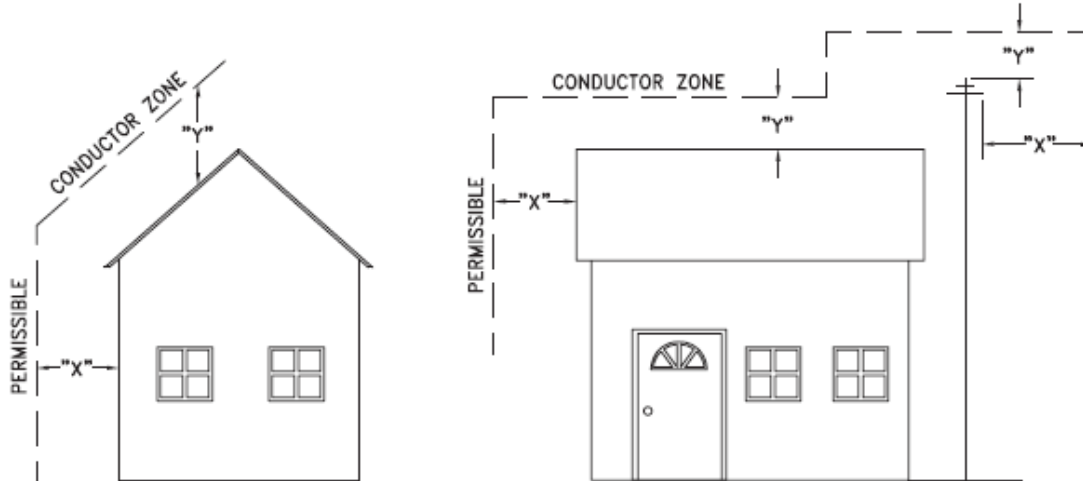
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



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

NOTES

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

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

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

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 11:20:02 AM, Adobe PDF

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: March 23, 2026
Applicant: 101-205 Doney Cres A Co-Ownership
Location: 101 Doney Crescent
 CONC 4 Part of Lot 4
File No.(s): A033/26

Zoning Classification:

The subject lands are zoned EM2 – General Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	N/A	N/A

The subject lands are zoned EM2 – General Employment Area Zone under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	The minimum number of parking spaces required is 161 . [Section 3.8]	To permit a minimum of 107 parking spaces.
3	The minimum length of a parking space is 6.0 metres . [Section 2.0, Definitions]	To permit a minimum parking space length of 5.7 metres .

Staff 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.

From: [Alexandre Thibault](#) on behalf of [Proximity](#)
To: [Nicholas Del Prete](#); [Committee of Adjustment Mailbox](#); [Alesia Lamaj](#)
Cc: [brobinson@westonconsulting.com](#); [david@northbridgecapital.com](#); [brobinson@westonconsulting.com](#)
Subject: [External] 2026-04-15_CN Comments_ : **Urgent** B010-26_B011-26_A031-26_A032-26_A033-26 (101 Doney Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, April 15, 2026 12:20:48 PM
Attachments: [image010.png](#)
[image011.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[Doney Crescent PMP Feb2026.pdf](#)

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 ,

CN has no comments on these applications .

Please note , CN Engineering has previously reviewed the site drainage plan of the site and finds the overall drainage strategy acceptable. We have also received from the proponent the attached updated traffic signage plan, which reflects the required 5 m marking setback from the tracks. Provided that a 1.83 m safety fence is installed along the rail corridor right-of-way, the proponent has addressed CN's concerns and requirements to CN's satisfaction.

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit can be requested at permits.gld@cn.ca

Best regards,



CN Proximity

E: proximity@cn.ca

What's New at CN | Quoi de neuf au CN

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B010-26_B011-26_A031-26_A032-26_A033-26 (101 Doney Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: April-07-26 2:49:42 PM
Attachments: [image001.png](#)
[image003.png](#)

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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: [\(416\) 661-6600](tel:(416)661-6600)

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: B010-26_B011-26_A031-26_A032-26_A033-26 (101 Doney Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: March-24-26 2:38:56 PM
Attachments: [image001.png](#)

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

Good afternoon,

The Regional Municipality of York has completed its review of the above consent for a lot line adjustment and accompanying minor variances and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP

Associate Development Specialist, Development Services, 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 | developmentsservices@york.ca |

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

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			03/09/2026	Application Cover Letter
Applicant			06/06/2026	Letter of undertaking

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

January 29, 2026
File No. 10725

Attn: Christine Vigneault
Manager Development Services & Secretary Treasurer Committee of Adjustment

RE: Minor Variance and Consent Application
101, 189 & 205 Doney Crescent
City of Vaughan
Related File No.: DA.23.020

Weston Consulting is the planning consultant for 101-205 Doney Cres A Co-Ownership, the owner of the lands legally described as Part of Lots 4 and 5, Concession 4; and municipally known as 101, 189, 205 Doney Crescent, in the City of Vaughan (herein referred to as the “subject lands”). Site Plan Development Application DA.23.020 has been submitted to facilitate the proposed development, consisting of three single-storey warehouse buildings. In consideration of the ongoing Site Plan Development Application and the recent fifth resubmission, this Letter has been prepared in support of the enclosed Consent and Minor Variance Applications. This submission is being provided in response to, and in an effort to address, comments received from Development Planning and Development Standards staff regarding the active Site Plan Development Application.

The Consent Application proposes a lot consolidation of the subject lands and a lot boundary adjustment to facilitate the development of three warehouse buildings and establish shared access, circulation and servicing easements between the Parcels. It is our opinion that the proposed severance has regard for the criteria set out under Section 51(24) of the *Planning Act*. The Minor Variance Application seeks relief from the provisions of City of Vaughan Zoning By-law 1-88 and Zoning By-law 001-2021. It is our opinion that the proposed variances meet the four tests set out under Section 45(1) of the *Planning Act*. The rationale contained herein seeks to support the recommendations and our planning opinion.

Description of Subject Lands

The subject lands are located along Doney Crescent, generally located within the southwest quadrant of Highway 7 and Keele Street. The lands are located within the City of Vaughan Employment Area. The subject lands are comprised of three separate Parcels, with a cumulative lot area of approximately 12.13 hectares (approximately 30 acres) and approximately 233 metres of lot frontage along Doney Crescent. Two (2) site access points are currently provided along Doney Crescent generally at the north and south portions of the site. The subject lands have most previously been used largely for warehousing, with shipping and receiving operations on site. Minimal landscaping is observed on site, while outdoor storage of vehicles dominates large portions of the site due to existing operational needs.

The lands are generally bound by Highway 407 to the south, CN Rail Corridor to the west, industrial employment uses to the north, and a CN Rail spur line and industrial employment uses to the east. The adjacent land uses are as follows:

North: The adjacent lands to the north contain office and industrial uses, such as metal and food suppliers. Further north of these buildings is Highway 7.

East: Doney Crescent abuts the lands to the east. Across from Doney Crescent are manufacturing and supplying businesses.

South: Immediately to the south is Highway 407. Further south are other industrial uses, large furniture stores, and offices.

West: To the immediate west is the CN Rail corridor leading into the CN MacMillan Yard, located approximately 500 metres northwest.



Figure 1 – Aerial Image of Subject Lands

Proposed Development

The proposed development includes three single-storey warehouse buildings, with building heights of 15.24 metres. All proposed warehouse buildings include an ancillary office component. As proposed,

the development includes a total gross floor area (“GFA”) of approximately 55,902.02 square metres, with Building A having a GFA of approximately 22,217.81 square metres, Building B having a GFA of approximately 19,472.91 square metres and Building C having a GFA of approximately 14,211.30 square metres.

The proposed development has a total of 440 parking spaces, with 351 spaces dedicated to warehousing and 89 spaces dedicated to office use. A total of 18 accessible parking spaces, 46 EV spaces and 14 carpool spaces have been provided. The proposed parking area is generally dispersed throughout the subject lands, away from the Doney Crescent frontage. A total of 124 loading spaces have been provided, which are appropriately screened and shielded in the central truck loading court. Loading zones have been located and designed in a manner by which passenger and loading vehicle functions and operations have been separated to avoid potential conflict. At the south portion of the site, there are 21 temporary trailer parking spaces, which are intended to function as temporary overflow parking for site operations. Easements are required to establish shared access, circulation and servicing between the Parcels, as described on page 6 of this Letter.

A summary of the proposed statistics for each building has been provided in Table 1 below:

Table 1: Site Statistics Summary

Building (Parcel)	Site Statistic	Proposed
Building A (Parcel 1)	Lot Frontage	19.46 m
	Lot Area	50,881.65 sqm
	Building Area	22,333.45 sqm
	Office Area	1,112.82 sqm
	Gross Floor Area	22,217.81 sqm
	Building Height	15.24 m
	Parking Spaces	170
	Bicycle Parking	22
	Loading Spaces	47
Building B (Parcel 2)	Lot Frontage	47.22 m
	Lot Area	37,654.04 sqm
	Building Area	19,600.00 sqm
	Office Area	1,011.42 sqm
	Gross Floor Area	19472.91 sqm
	Building Height	15.24 m
	Parking Spaces	163
	Bicycle Parking	32
	Loading Spaces	40
Building C (Parcel 3)	Lot Frontage	166.28
	Lot Area	32,781.46 sqm
	Building Area	14,326.17 sqm
	Office Area	726.14 sqm

	Gross Floor Area	14,211.30 sqm
	Building Height	15.24 m
	Parking Spaces	107
	Bicycle Parking	14
	Loading Spaces	37

Policy Framework

The City of Vaughan Official Plan designates the subject lands as being located within an *Employment Area*, per Schedule 1 (Urban Structure). The majority of the subject lands are designated *Prestige Employment*, and a portion of the subject lands, along the northern and western sides, is designated *General Employment* per Schedule 13 (Land Use Designations). The *General Employment* designation permits a full range of industrial uses, including manufacturing, warehouse, processing, transportation, distribution, and office/retail uses. The *Prestige Employment* designation is intended to provide a suitable transition between *General Employment* areas and more sensitive uses, while permitting similar uses as in the *General Employment* designation.

It should be acknowledged that the proposed new City of Vaughan Official Plan 2025 (“new Official Plan”) was adopted by City Council at the meeting on October 28, 2025. The proposed new Official Plan has been submitted to the Minister of Municipal Affairs and Housing for approval under Section 17(34) of the *Planning Act*. Under the new Official Plan, the majority of the subject lands continue to be designated *Prestige Employment*, and the portion along the northern and western sides continues to be designated *General Employment* per Schedule 13 (Land Use Designations).

The City of Vaughan Zoning By-law 1-88 zones the subject lands as *General Employment Area Zone (EM2)*. The *EM2* zone permits a variety of employment uses, including warehousing, manufacturing, processing, outside storage, service and repair businesses, truck terminals, and accessory office and retail uses. Similarly, City of Vaughan Zoning By-law 001-2021, which is currently under appeal, zones the subject lands as *General Employment Zone (EM2)*. Similar employment and industrial uses, including warehousing, are permitted under the *EM2* zone, as referenced above via Zoning By-law 1-88. The subject lands are subject to the performance standards and regulations of both Zoning By-laws, as confirmed by the enclosed comments from Development Standards staff (dated February 5, 2025), due to being located within 300 metres of the MacMillan Yard (as illustrated on Schedule F of Zoning By-law 001-2021).

Purpose of the Consent Application

The purpose of the Consent Application is to consolidate the subject lands and sever them into three distinct land Parcels, herein referred to as ‘Parcel 1’, ‘Parcel 2’ and ‘Parcel 3’. A description of the severance is provided below and a Severance Sketch depicting the three Parcels is enclosed. In addition, easements are required to establish shared access, circulation and servicing between the Parcels.

Severance

Correspondence and discussions were held with Development Planning staff regarding the Consent Application, and it was determined that the proposed lotting could be supported through a Consent Application, accompanied by a Minor Variance Application to address any site-specific deficiencies to Zoning By-law 1-88 and Zoning By-law 001-2021. Weston Consulting coordinated closely with City staff to ensure an appropriate lot configuration, that maximizes lot frontage for the proposed Parcels, while ensuring CN Rail concerns were appropriately addressed. Please see the enclosed email correspondence, dated December 4, 2024.

Further, formal comments were issued by Development Standards staff through circulation of the Site Plan Development Application DA.23.020, confirming that a Severance would be required. Please see the enclosed comments from Development Standards staff, dated December 17, 2025. The method of measuring lot frontage was also confirmed with Development Standards staff through the enclosed correspondence dated December 3, 2025.

As indicated to City staff in the enclosed correspondence (dated October 27, 2025), CN Rail has confirmed and validated the agreed upon terms within the memo of undertaking prepared by the Owner to CN Rail (enclosed for your reference) and confirms that all conditions for this Application have been cleared. City staff have indicated that the proposal can be accepted upon receipt and review of the updated drawings, provided through the fifth resubmission of Site Plan Development Application DA.23.020. The enclosed drawings have been revised to detail the pavement markings and signage, as requested by CN Rail, to limit truck circulation only and alert vehicular traffic to the presence of the existing at-grade railway crossing.

The Consent Application facilitates the severance of the subject lands to create Parcel 1 with a land area of approximately 50,881.65 square metres, Parcel 2 with a land area of approximately 37,654.04 square metres and Parcel 3 with a land area of approximately 32,781.46 square metres. Please see the enclosed Severance Sketch. Each Parcel is proposed to have single-storey warehouse building, with an ancillary office component, and a height of 15.24 metres. The Parcel areas are approximate and subject to confirmation through preparation of the formal R-Plan by the Surveyor.

The proposed severance line between Parcel 1 and Parcel 2 bisects the parking area between Building A and Building B, extending east across the lands and north towards Doney Crescent, resulting in a frontage of 19.46 metres for Parcel 1. The proposed severance line between Parcel 2 and Parcel 3 bisects the central truck loading court between Building B and Building C, extending east across the lands and north towards Doney Crescent, resulting in a frontage of 47.22 metres for Parcel 2 and 166.28 metres for Parcel 3. Table 2 summarizes the proposed lot areas and frontages for the enclosed Application.

Table 2: Proposed Parcel Lot Areas and Frontages

Parcel	Proposed Lot Area	Proposed Frontage
Parcel 1	50,881.65 sqm	19.46 m
Parcel 2	37,654.04 sqm	47.22 m
Parcel 3	32,781.46 sqm	166.28 m

Easements will be required to facilitate servicing, access, loading and vehicular circulation between the three proposed Parcels. A description of the required easements can be found below:

Vehicular Access Easements

Vehicular access easements will be required between the Parcels, including:

1. Reciprocal easements between Buildings A, B and C from the northern driveway, which would allow for Building B passenger vehicles to access their parking area and Buildings B and C trucks to access their respective loading areas, as needed.
2. Reciprocal easements between Buildings B and C so that trucks can access their respective loading areas within the central truck loading court.
3. Reciprocal easements between Buildings A, B and C from the southern driveway so that Building B trucks can access their respective loading area within the central truck loading court, and so Building A trucks can access their loading area, as needed.

Servicing Easements

Servicing easements will be required between the Parcels to provide connections to infrastructure along Doney Crescent, including stormwater, water and sanitary servicing easements.

Lot Consolidation

The subject lands are comprised of multiple Parcel Identification Numbers (“PINs”), including 03230-0126, 03230-0118, 03230-0120, 03230-0121, 03230-0124, 03230-0123 and 03230-0111. A meeting was held with Christine Vigneault, Manager Development Services and Secretary Treasurer Committee of Adjustment, on January 12, 2026, to discuss the title configuration of the subject lands. It was confirmed that the lands will be required to be consolidated into a single parcel prior to the registration of the Consent. Committee of Adjustment staff have advised that the Consent application may proceed while the lot consolidation is underway, and that completion of the lot consolidation will be included as a condition of approval. Please see the enclosed Letter from 101-205 Doney Cres A Co-Ownership, confirming their collective understanding and agreement that the Consent application contemplates the consolidation of the existing multiple PINs into one parcel of land, in order to facilitate the severance of the lands into three separate parcels, and the registration of the Consent on title.

Purpose of the Minor Variance Applications

All three Parcels are subject to a Minor Variance Application. The purpose of the variances is to recognize the conditions created as a result of the proposed Consent and provide relief from the regulations of both Zoning By-law 1-88 and Zoning By-law 001-2021, where applicable. The requested variances align with the comments issued by Development Standards staff through circulation of Site Plan Development Application DA.23.020. Please see the enclosed comments from Development Standards staff, dated December 17, 2025.

City of Vaughan Zoning By-law 1-88

1. Parking Space (Section 2.0)

- *To permit a Parking Space to mean a rectangular area measuring at least 2.7 metres x 5.7 metres for Parcels 1, 2 and 3;*
Whereas, Zoning By-law 1-88 requires a Parking Space to mean a rectangular area measuring at least 2.7 metres x 6.0 metres.

2. Parking Requirements (Section 3.8)

- *To permit a minimum of 170 parking spaces for Parcel 1;*
Whereas, Zoning By-law 1-88 requires a minimum of 251 parking spaces for the Parcel 1 development proposal.
- *To permit a minimum of 163 parking spaces for Parcel 2;*
Whereas, Zoning By-law 1-88 requires a minimum of 221 parking spaces for the Parcel 2 development proposal.
- *To permit a minimum of 107 parking spaces for Parcel 3;*
Whereas, Zoning By-law 1-88 requires a minimum of 161 parking spaces for the Parcel 3 development proposal.

3. Lot Frontage (Schedule 'A')

- *To permit a minimum Lot Frontage of 19.46 metres for Parcel 1;*
Whereas, Zoning By-law 1-88 requires a minimum Lot Frontage of 34.0 metres.

City of Vaughan Zoning By-law 001-2021

1. Lot Frontage (Section 11.2.2, Table 11-3)

- *To permit a minimum Lot Frontage of 19.46 metres for Parcel 1;*
Whereas, Zoning By-law 001-2021 requires a minimum Lot Frontage of 30.0 metres.

2. Access (Section 6.1.2)

- *To permit the driveway or aisle providing access to a parking space, barrier-free parking space, or loading space, to not have direct access to a road or lane for Parcel 2;*
Whereas, Zoning By-law 001-2021 requires a driveway or aisle providing access to a parking space, barrier-free parking space, or loading space, to have direct access to a road or lane.

Planning Analysis and Justification of the Proposed Consent Application

Section 51 of the *Planning Act* authorizes an approval authority to make decisions regarding the subdivision of land. Accordingly, to recommend a severance for approval, the Application must have regard for the criteria listed in subsection 51(24) of the *Planning Act* as outlined in Table 1 below.

Table 1: Assessment of Section 51(24) of the Planning Act (Land Division)

Criteria	Proposed Applications
(a) the effect of development of the proposed subdivision on matters of provincial interest referred to in section 2;	The proposed Consent Application has regard for matters of provincial interest as the subject lands are located within a <i>built-up area</i> and the creation of new lots allows for the efficient use of underutilized lands. The proposed Consent Application supports economic development and employment opportunities.
(b) whether the proposed subdivision is premature or in the public interest;	The Consent Application results in the creation of three Parcels, each of which adhere to the intention and character of the surrounding employment area. The proposed division of land is not premature and enables the efficient use of land and available servicing in a manner that is in the public interest.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposal conforms to the policies of the City of Vaughan Official Plan 2010 as outlined in this Letter. The intent of the Official Plan is to provide for a range of employment opportunities to support current and forecasted needs, and economic prosperity. The proposed development will facilitate the construction of three single-storey warehouse buildings with ancillary office space, which is permitted within the <i>General Employment</i> and <i>Prestige Employment</i> land use designations.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The subject lands are suitable for the proposed warehousing uses. The proposed severance facilitates the proposed development which intensifies permitted employment uses within an area identified by applicable planning policies for such a purpose.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	This is not applicable to the Application as it contemplates employment uses within an Employment Area.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The number, width, location, and proposed grades and elevations of highways and their linkages are adequate. The subject lands are located within close proximity to Highway 407 and Highway 7, both of which have adequate capacity to support the traffic generated by the employment uses as proposed, as determined

	by the Traffic Impact Study prepared by GHD (dated December 5, 2024) and reviewed as part of Site Plan Development Application DA.23.020.
(f) the dimensions and shapes of the proposed lots;	The severance lines have been proposed to ensure appropriate lot areas and site access is maintained. The dimensions of the proposed Parcels conform to the majority of the applicable Zoning By-laws, however, relief is required for the minimum lot frontage requirement, as outlined in this Letter.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no existing or proposed restrictions on the lands proposed to be subdivided or the buildings and structures to be erected on it, or on adjoining land.
(h) conservation of natural resources and flood control;	This is not applicable to the Application as there are no natural resources on the subject lands, and the lands are not located within the TRCA's Regulated Area.
(i) the adequacy of utilities and municipal services;	The proposed buildings are to be adequately serviced by municipal infrastructure.
(j) the adequacy of school sites;	This is not applicable to the Application as it contemplates employment uses within an Employment Area.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	This is not applicable to the Application as lands are not proposed to be conveyed or dedicated for public purposes.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The proposed warehouse buildings present an opportunity to enhance the utilization of the underutilized lands in a more efficient and effective manner and with adequate services.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30;	Site Plan Development Application DA.23.020 has been submitted for the subject lands and is currently undergoing review by City staff. The enclosed Application has been submitted concurrently with the fifth DA.23.020 resubmission and aims to address outstanding comments from Development Planning and

2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	Development Standards staff.
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Based on our analysis, it is our opinion that the Consent Application meets the criteria of Section 51 (24) of the *Planning Act*.

Planning Analysis and Justification of the Minor Variance Application

Section 45(1) of the *Planning Act* authorizes the Committee of Adjustment to grant Minor Variances from the regulations of the Zoning By-law, provided that an Application satisfies the “four tests”, which include that the variances requested maintain the general intent of the Official Plan and Zoning By-law, that the requested variances are minor in nature and that the variances are desirable for the appropriate development or use of the lands. The following section provides the planning rationale that the proposed development and associated requested variances for each Parcel satisfy each test under Section 45 (1) of the *Planning Act*.

Maintains the General Intent and Purpose of the Official Plan

The intent of the Official Plan is to provide for a range of employment opportunities to support current and forecasted needs, and economic prosperity. The proposed development will facilitate the construction of three single-storey warehouse buildings with ancillary office space, which is permitted within the *General Employment* and *Prestige Employment* land use designation of the Official Plan.

Section 4.3.2.2 of the Official Plan supports context-sensitive parking standards and allows for reduced parking requirements where feasible. The proposed warehousing use is not a high-traffic generator, as the majority of its GFA is dedicated to warehousing, with a limited number of employees and visitors on site. A 0.3 m reduction in parking space length and reduced parking rates will ensure an efficient development that allows for a more compact and efficient site layout that does not compromise the functionality or maneuverability of the parking areas, while maintaining adequate on-site parking.

The permissions for a minor deviation from the performance standards of Zoning By-laws 001-2021 and 1-88 will enable the delivery of high-quality employment-use buildings in an area earmarked by municipal policy for employment uses. The deviation from the performance standards allows the existing lot fabric to be subdivided into three Parcels which will further the variety of Parcel fabric available within the employment area and provide the flexibility necessary for accommodating and attracting a wide range of employment uses, thereby furthering the objectives outlined in the City of Vaughan’s Official Plan.

In the case of lot creation, the Official Plan encourages new lots to provide sufficient frontage for access and servicing. Although the lot frontage for Parcel 1 is reduced, the proposal demonstrates that adequate space for driveway access, utilities and municipal servicing can be provided. The reduced frontage is reflective of the site’s alignment along Doney Crescent, without compromising the function of the site, and enables redevelopment of underutilized employment lands.

Although Parcel 2 is not proposed to have direct access to a road or lane, internalized driveways and shared access configurations will be utilized to ensure site circulation. Proposed emergency access, loading areas, and parking will remain functional, allowing the shared access to support a coordinated site layout. As indicated to City staff in the enclosed correspondence (dated October 27, 2025), CN Rail has confirmed and validated the agreed upon access solution and confirms that all conditions for this Application have been cleared. The enclosed drawings have been revised to detail the pavement markings and signage, as requested by CN Rail, to limit truck circulation only and alert vehicular traffic to the presence of the existing at-grade railway crossing.

As such, it is our opinion that the Minor Variances maintain the general intent and purpose of the Official Plan by supporting an appropriate employment use, and ensuring suitable parking, lot frontage, and access standards, that align with the functional needs of the proposed warehousing uses.

Maintains the General Intent and Purpose of the Zoning By-law

The proposed variances maintain the general intent and purpose of both Zoning By-law 1-88 and Zoning By-law 001-2021 by preserving the underlying zoning objectives related to site functionality, accessibility, traffic, parking, and lot configuration, while allowing flexibility that reflects efficient employment development. The requested variances represent minor adjustments that do not undermine the Zoning By-laws' primary intent.

Parking Space Size (Parcels 1-3)

Parking space dimensions ensure safe vehicular maneuvering and functionality. The proposed reduction in parking space length of Zoning By-law 1-88 from 6.0 metres to 5.7 metres remains functional for standard vehicles, maintaining usability. It is also important to note that Zoning By-law 001-2021 permits a parking space length of 5.7 metres, modernizing parking space size requirements and further supporting the requested reduction.

Parking Requirement (Parcels 1-3)

Zoning By-law 1-88 establishes a parking requirement of 1.0 parking spaces per 100 square metres of GFA for warehouse uses and 3.5 parking spaces per 100 square metres of GFA for ancillary office uses to ensure on-site accommodation for parking demand. The proposed reduction in the minimum parking requirement of Zoning By-law 1-88 still provides an appropriate supply of parking for each Parcel, based on operational needs of warehouse uses. It is important to note that Zoning By-law 001-2021 establishes a parking requirement of 0.5 parking spaces per 100 square metres of GFA for warehouse uses and 3 parking spaces per 100 square metres of GFA for ancillary office uses, modernizing the parking requirements for warehouse and ancillary office uses. The proposed development meets the parking requirement of Zoning By-law 001-2021 for each Parcel.

Through the adoption of Zoning By-law 001-2021 and the reduced parking rate requirements, the City acknowledges that the regulations of Zoning By-law 1-88 are outdated. Given that the general intention

of Zoning By-law 1-88 is to ensure that any proposed development provides enough parking for the use to function efficiently, the requested variance aligns with the general intention of Zoning By-law 1-88.

Lot Frontage (Parcel 1)

Weston Consulting coordinated closely with City staff to ensure an appropriate lot configuration, that maximizes lot frontage for the proposed Parcels, while ensuring CN Rail concerns were appropriately addressed. Correspondence (dated December 4, 2024) and discussions were held with Development Planning staff regarding the Minor Variance Application, and it was determined that the proposed frontages could be supported.

The minimum lot frontage requirements of Zoning By-law 1-88 and Zoning By-law 001-2021 ensure adequate access and servicing. Parcel 1 remains fully functional, even with the reduced frontage, accommodating necessary elements like landscaping and driveway width. The intent of ensuring proper access and servicing is maintained.

Access (Parcel 2)

The requirement for direct access established in Zoning By-law 001-2021 is intended to ensure safe vehicular circulation, limiting conflicts between internal site movements and ensuring reliable access for emergency vehicles, trucks and employees. Due to the unique site conditions, shared access and internal driveways will be utilized to ensure safe, unobstructed and reliable access to the parking and loading areas for Parcel 2. The configuration supports a coordinated site design across the Parcels. Although access is provided internally, the safety and functionality objectives of the Zoning By-law are maintained and may be improved by reducing the number of direct driveway connections to Doney Crescent, in proximity to the CN Rail crossing. Further, CN Rail has confirmed and validated the agreed upon access solution and confirms that all conditions for this Application have been cleared.

It is our opinion that the requested Minor Variances maintain the general intent and purpose of Zoning By-law 1-88 and Zoning By-law 001-2021 by ensuring that parking, lot frontage and access provisions meet the operational needs of the warehousing uses, while maintaining site functionality.

Desirable and Appropriate

The Official Plan identifies warehousing as an appropriate use within areas designated as *General Employment* and *Prestige Employment*. The requested variances will facilitate the proposed development, ensuring the site functions efficiently while maintaining alignment with broader City planning objectives for employment areas.

The reduced parking stall length from 6.0 metres to 5.7 metres (Zoning By-law 1-88) remains functional from a vehicular maneuverability perspective and is consistent with the parking stall size requirements of Zoning By-law 001-2021. This minor adjustment improves on-site efficiency without compromising usability. Similarly, the reduced parking rates (Zoning By-law 1-88) reflect parking demands for modern employment uses and are consistent with the parking rates established through Zoning By-law 001-

2021. The proposed parking supply will adequately support the proposed warehousing use, while avoiding oversupply, resulting in more efficient use of the subject lands.

The reduced lot frontage for Parcel 1 is sufficient to provide safe vehicular access and municipal servicing. The requested relief acknowledges the unique site conditions and allows for efficient configuration of the Parcels in proximity to the CN Rail line and Doney Crescent. Additionally, by permitting access to Parcel 2 through the internal driveway network, rather than by direct access from Doney Crescent, safe and efficient access is maintained for the site. The variance facilitates improved traffic safety and internal site organization.

In our opinion, the requested variances support efficient use of the lands. The proposal remains consistent with the intent of the *General Employment* and *Prestige Employment* designations, and contributes to a high-quality employment area. Therefore, in our opinion, the variances are desirable for the appropriate development and use of the Parcels.

Minor in Nature

The proposed variances are considered minor in nature as the proposed reduction in parking space size and parking rates (Zoning By-law 1-88) reflect the modernization of parking requirements established through Zoning By-law 001-2021. The proposed parking sizes and rates will provide adequate parking for the Parcels and the warehousing operational needs, without impacting maneuverability and functionality. The reduced lot frontage for Parcel 1, and the proposed internal access solution for Parcel 2, reflect the unique site conditions and proximity to the CN Rail Line and Doney Crescent. Access can be accommodated through the proposed driveways and easements to ensure the Parcels are provided with sufficient access to Doney Crescent and municipal servicing.

In our opinion, the requested variances are minor in nature, as they represent modernization of zoning standards through Zoning By-law 001-2021 and site-specific adjustments that will allow the site to function efficiently without impacting the surrounding area.

Conclusion

Based on the analysis contained herein, it is our opinion that the proposed variances satisfy the four tests identified in the *Planning Act* and that the Consent Application meets the criteria of Section 51(24) of the *Planning Act*. The proposed Applications have merit and represent good planning. It is our opinion that the Applications are appropriate and should be approved by the Committee of Adjustment.

In support of the enclosed Applications, please find enclosed the following materials:

No.	Item	Consultant/Author	Date
0.	Cover Letter	Weston Consulting	January 29, 2026
1.	Proposed Variances Chart		December 4, 2025
2.	Property Setbacks Chart		December 4, 2025
3.	Existing and Proposed Structures Chart		December 4, 2025
4.	Sworn Declaration Form		November 28, 2025

5.	Tree Declaration Form		November 26, 2025
6.	Authorizing Statements Form		November 26, 2025
7.	Septic Form		November 26, 2025
8.	Severance Sketch		January 15, 2026
9.	Owner Authorization Form	101-205 Doney Cres A Co-Ownership	November 24, 2025
10.	Letter of Undertaking		October 9, 2025
11.	Owner Consolidation Acknowledgment Letter		January 23, 2026
12.	Architectural Drawing Set	Powers Brown	November 20, 2025
15.	Grading Plan	Husson Engineering	November 17, 2025
16.	Servicing Plan		November 17, 2025
17.	Erosion and Sediment Control Plan		November 17, 2025
18.	Storm Drainage Plan		November 17, 2025
19.	Tree Inventory Preservation Report	Jackson Arboriculture Inc.	September 5, 2023
20.	Tree Preservation Plan		September 6, 2023
21.	Zoning Review Memo	City of Vaughan – Zoning	December 17, 2025
22.	Development Engineering and CN Rail Email Correspondence RE: SPA Sign Off	---	October 27, 2025
23.	Development and Parks Planning Email Correspondence RE: New Lot Frontages	---	December 4, 2024
24.	Development Standards Email Correspondence RE: Frontages	---	December 3, 2025

The required Application fees will be provided under separate cover upon confirmation of the fee amount from staff. It is our understanding that the above materials are complete and in order, allowing staff to proceed with their review. We respectfully request that the Applications be scheduled for the next available Committee of Adjustment hearing date. Please contact the undersigned should you have any questions or require additional information.

Yours truly,
Weston Consulting
Per:



Bryanne Robinson, MPL, MCIP RPP
Senior Planner

- c. Sandra K. Patano, Weston Consulting
Charles Katzman, Turner & Townsend
David Dunn, Northbridge Capital
Nicholas Del Prete, City of Vaughan

UNDERTAKING

TO: Canadian National Railway Company (CN)

AND TO: NCAP Nicola (101 Doney) Ltd., NCAP Nicola (189 Doney) Ltd., and NCAP Nicola (205 Doney) Ltd. (collectively, "NCAP")

RE: Development of the property located at 101-205 Doney Crescent, Vaughan, Ontario

IN CONSIDERATION of development of the property located at 101-205 Doney Crescent, Vaughan, Ontario (the "Property") and the southernmost existing driveway located along the east boundary of the Property, adjacent to CN's at-grade railway crossing (as illustrated in Appendix A), the undersigned hereby undertakes to implement the following measures requested by CN:

- The existing driveway at the Property, located adjacent to CN's at-grade railway crossing, shall be limited to permit truck circulation entrance only.
- Removal of vegetation obstructing the sightlines at the crossing.
- Clear and effective pavement markings and signage shall be installed to alert vehicular traffic to the presence of the adjacent railway crossing and ensure safe navigation through the area.

Dated at Concord, ON, this 9 October, 2025

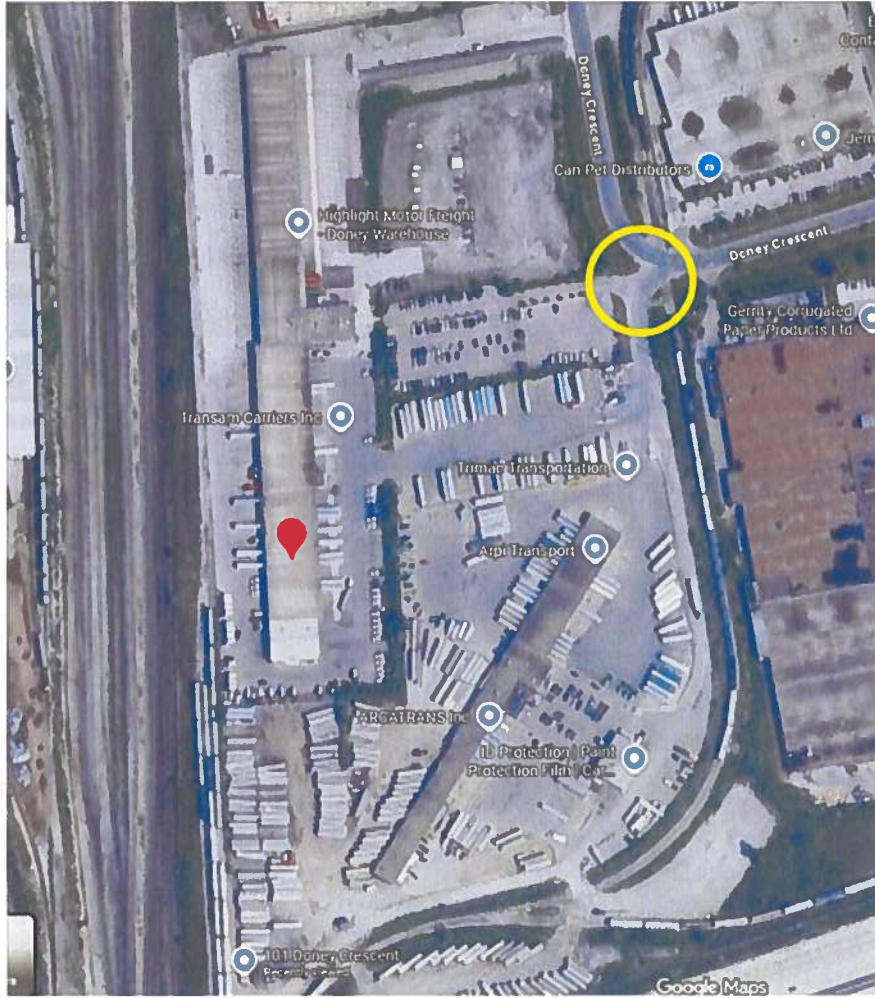
NCAP Nicola (101 Doney) Ltd.
NCAP Nicola (189 Doney) Ltd.
NCAP Nicola (205 Doney) Ltd.



Michael Lazier
Authorized Signing Officer

Appendix A – Aerial Image (Driveway Location Reference)

The image below identifies the existing driveway connection adjacent to CN's at-grade railway crossing (circled in yellow). This driveway is located along the east boundary of the Property, connecting to Doney Crescent.



SCHEDULE D: BACKGROUND

None