

**File:** A151/19

**Applicant:** 2603774 Ontario Inc.

**Address:** 3812 Major Mackenzie Dr Woodbridge

**Agent:** Design Plan Services inc.

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
Hearing Date: Thursday, December 12, 2019



Minor Variance  
Application

Agenda Item: 16

A151/19

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing:	Thursday , December 12, 2019
Applicant:	2603774 Ontario Inc.
Agent:	Design Plan Services inc.
Property:	3812 Major Mackenzie Dr Woodbridge
Zoning:	The subject lands are zoned RA3 (H) Residential Apartment Zone Three, and subject to the provisions of Exception No. 9(1351), under By-law 1-88 as amended.
OP Designation:	VOP 2010: "Mid-Rise Mixed-Use" with a Maximum Building Height of 12 storeys and a Maximum Floor Space Index of 1.581.
Related Files:	None
Purpose:	Relief from the by-law is being requested to permit increased maximum floor space index (FSI).

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

By-law Requirement	Proposal
A maximum Floor Space Index (FSI) of 1.57 (net) is permitted.	To permit a maximum Floor Space Index (FSI) of 2.15 (net).

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](http://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 November 27, 2019

Applicant confirmed posting of signage on November 28, 2019

Property Information	
Existing Structures	Year Constructed
Building	TBD

Applicant has advised that they cannot comply with By-law for the following reason(s): Additional GFA has been added and variance for net FSI is required.

Adjournment Request: Applicant was provided with an opportunity to adjourn the application prior to the public notice to address the requirement of an Official Plan Amendment.

Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to rescheduling of Application A151/19, if required.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: 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. The drawings and statistics submitted are not sufficient to complete a full and detailed review of the development. Please submit a complete site plan, drawings, elevations and statistics to the Development Planning Department so that the same may be circulated for review by the various departments.

**Building Inspections (Septic):**

No comments or concerns

**Development Planning:**

Application under review

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A151/19.

**Parks Development:**

No Response.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**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 (agent)

**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 are recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to rescheduling of Application A151/19, if required.

**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](mailto: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](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

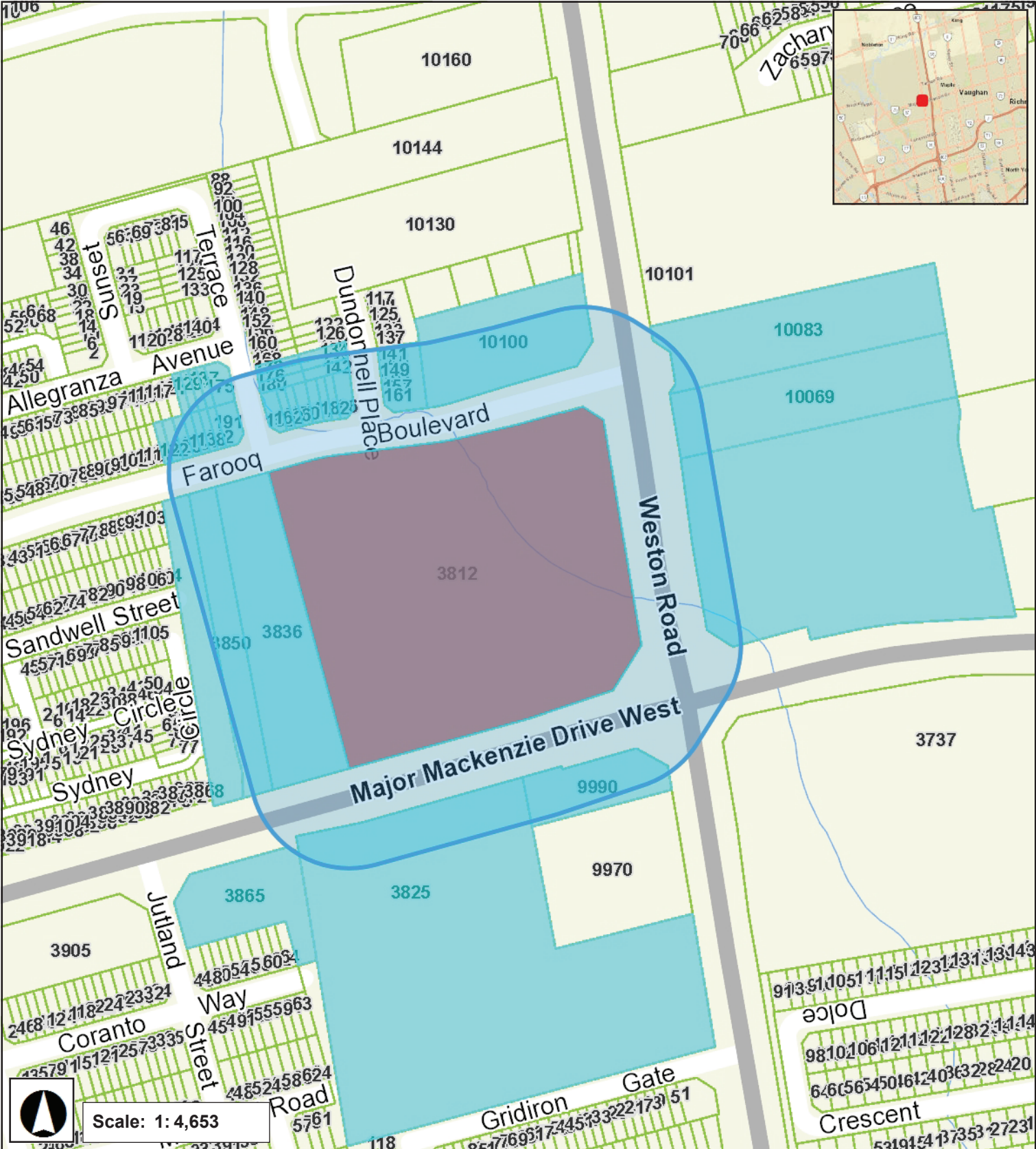
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches



# LOCATION MAP - A151/19

3812 MAJOR MACKENZIE DRIVE, VAUGHAN







**204 +/- STACKED BACK-TO-BACK UNITS**

STATISTICS	
LOT AREA	19,100m <sup>2</sup> / 1.91 HA
GFA	
EXISTING GFA	147,500ft <sup>2</sup>
EXISTING FSI	0.72
PROPOSED	
ADDITIONAL GFA	40,000ft <sup>2</sup>
TOTAL PROPOSED GFA	187,500ft <sup>2</sup>
PROPOSED FSI	0.91
PARKING	
ALL PARKING TO BE PROVIDED IN P1 PARKING LEVEL	
Property Boundary	

**3812 MAJOR MACKENZIE**  
**LALU TOWNHOMES**

10/29/2019









**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 (Agent)**



**DESIGN  
PLAN  
SERVICES**  
TOWN  
PLANNING  
CONSULTANTS

Christine Vigneault, ACST  
Manager of Development Services &  
Secretary-Treasurer to Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Dr.,  
Vaughan, Ontario  
L6A 1T1

Thursday November 28th, 2019

DPS File: 19100

**RE: Minor Variance Application A151/19 (3812 Major Mackenzie Dr Vaughan)**

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This cover letter has been prepared in response to the Adjournment Request from the City of Vaughan dated Tuesday, November 26, 2019.

We and the owner of the subject property acknowledge the request for adjournment, however we would still like to proceed to the Thursday, December 12, 2019 Committee of Adjustment hearing. We are aware that an Adjournment Fee will be applicable (per application) should this/these application(s) be adjourned after the issuance of public notice.

The purpose of the minor variance application is to increase the net FSI of the subject lot from 1.57 to 2.15. Please note, the net FSI applies to the entire lot and it does not regulate individual buildings.

As requested by the City, the following information/materials are submitted with this cover letter:

- Revised Sketch (indicating boundary of land)

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

**DESIGN PLAN SERVICES INC.**

**T.J. Cieciura, MSc MCIP RPP  
PRESIDENT**





**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](mailto: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](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**Subject:** FW: MVAR.19.V.0476 (A151/19) - 3812 Major Mackenzie Drive West

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**From:** Candy, Grace <Grace.Candy@york.ca>

**Sent:** November-25-19 4:08 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** MVAR.19.V.0476 (A151/19) - 3812 Major Mackenzie Drive West

Hi Pravina,

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 Gabrielle Hurst, Associate Planner at ext. 71538 or by email at [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) .

Best,

**Grace Candy** | Assistant Planner – Co-op Student, Community Planning, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 73012 | [grace.candy@york.ca](mailto:grace.candy@york.ca) | [york.ca](http://york.ca)

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