

File: A164/19**Applicant:** Vogue Investments Limited**Address:** 1118 Centre Street, Unit 19, Thornhill**Agent:** Joanne Fast - Evans Planning

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	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
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 (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None**Background History:** A198/18, A138/11, A061/10 (see next page for details)



Minor Variance
Application

Agenda Item: 20

A164/19

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, December 12, 2019

Applicant: Vogue Investments Limited

Agent: Joanne Fast - Evans Planning

Property: #19 - 1118 Centre Street, Thornhill ON

Zoning: The subject lands are zoned C1, Restricted Commercial and subject to the provisions of Exception 9(578) under By-law 1-88 as amended.

OP Designation: VOP 2010: 'Community Commercial Mixed-Use' with a maximum permitted height of 3-storeys and Floor Space Index (FSI) of 0.8 times the area of the lot.

Related Files: None.

Purpose: Relief from the by-law is being requested to permit the expansion of an existing Daycare into Unit 19.

Note: The daycare currently operates in Units 16, 17 & 18 and the daycare use is permitted in Unit 20A as per Minor Variance approval A198/18.

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

By-law Requirement	Proposal
The use of a Day Nursery is not permitted.	To permit the use of a Day Nursery in Units 16, 17, 18 and 19.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A198/18	To permit a Day Nursery in Unit 20	Approved
A138/11	To permit a Day Nursery in Units 16-18	Approved
A061/10	To permit increased maximum GFA for eating establishment.	Approved

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

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

Adjournment History: None

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 25, 2019

Property Information	
Existing Structures	Year Constructed
Building	1987

Applicant has advised that they cannot comply with By-law for the following reason(s): In 2011 application A138/11, permitted the day nursery use on the subject lands within units 16, 17 and 18. In 2019, application A198/18 allowed for the expansion of the day nursery into unit 20A. The Day Nursery would prefer to expand into unit 19 (rather than 20A). A Minor Variance is required to permit the use in unit 19.

Adjournment Request: N/A**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding orders on file.

The Day Nursery currently occupies Units 16, 17 and 18. A building permit application has not been submitted for the expansion of the existing Day Nursery into Unit 19. Please contact an Applications Expeditor at (905) 832-8565 to establish building permit requirements.

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

Site Plan Approval from the Development Planning Department may be required if it is determined that the existing outdoor play must be enlarged, as per regulations under the Child Care and Early Years Act.

Site Plan Approval from the Development Planning Department may be required for the conversion of the landscaped area into new parking spaces, as shown in the location on the Site Plan.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: 'Community Commercial Mixed-Use' with a maximum permitted height of 3-storeys and Floor Space Index (FSI) of 0.8 times the area of the lot.

The Owner is requesting permission to expand the operation of a Day Nursery that currently occupies Units #16, 17 and 18 of the existing multi-unit building on the subject lands into Unit #19 with the above noted variance.

Minor Variance File A198/18 approved a Day Nursery use in Unit 20A. The Owner is not requesting, through File A164/19 that Unit 19 be used for expansion due to its proximity to the existing units currently occupied by the Owner, Units 16, 17, and 18.

Vaughan Committee of Adjustment approved Minor Variance Application A138/11 on May 26, 2011 to permit the use of a Day Nursery in Units #16, 17 and 18. Site Development Application DA.11.091 was subsequently approved to permit the associated outdoor play area. The Owner has indicated that an expansion to the existing outdoor play area will not be required to accommodate the Day Nursery use expansion into Unit #19; however, the Ministry of Education shall confirm such in writing as a condition of approval. If an expansion to the outdoor play area is required, the Owner shall apply for an amending Site Development Application to file DA.11.091 to facilitate the expansion.

The Development Planning Department has no objection to the use of a Day Nursery in Unit #19 as the use is already established in Units #16, 17 and 18, and no additional parking is required on site to accommodate the proposal.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the condition below:

That the Owner shall provide confirmation from the Ministry of Education that an expansion to the associated existing outdoor play area is not required to accommodate the expansion of the Day Nursery. If an expansion to the outdoor play area is required, the Owner shall apply for an amending Site Development Application to file DA.11.091.

Cultural Heritage (Urban Design):

No comments

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A169/19.

Parks Development:

No Comments

By-Law and Compliance, Licensing and Permit Services:
No Response.

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

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

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

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

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Email from Agent addressing Zoning comments, including Additional Sketches

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)
Minor Variance Application A198/18
Minor Variance Application A138/11
Minor Variance Application A061/10

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

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

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

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

	Department/Agency	Condition
1	Development Planning Michael Di Febo 905-832-8585 x 8990 michaeldifebo@vaughan.ca	That the Owner shall provide confirmation from the Ministry of Education that an expansion to the associated existing outdoor play area is not required to accommodate the expansion of the Day Nursery. If an expansion to the outdoor play area is required, the Owner shall apply for an amending Site Development Application to file DA.11.091.

Please Note:

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

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

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

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

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

Written submissions can be mailed and/or emailed to:

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

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

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

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

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

Lenore Providence

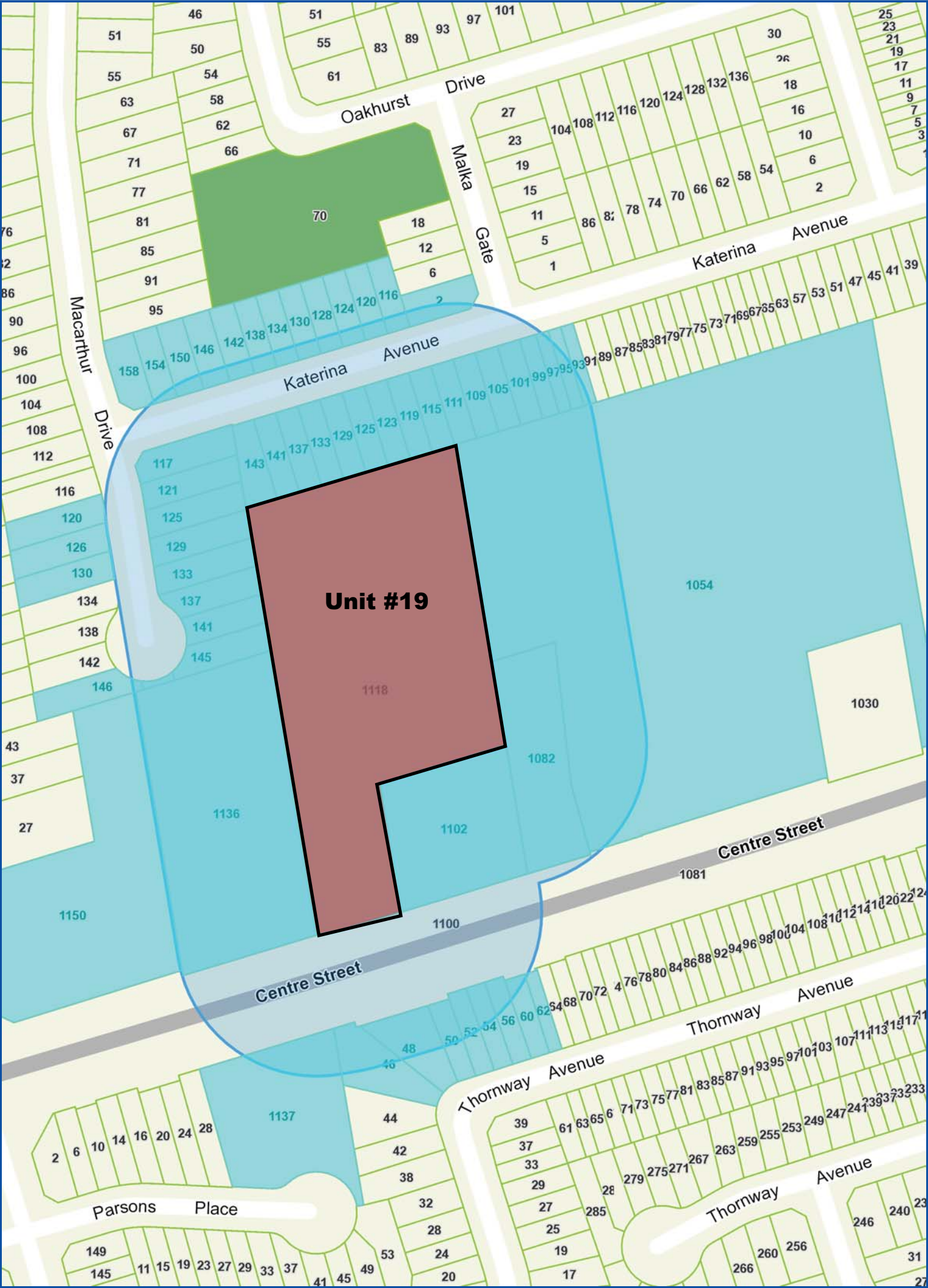
T 905 832 8585 Extension 8394

E CofA@vaughan.ca

Schedule A: Plans & Sketches

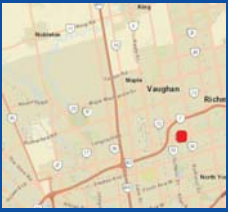
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



BATHURST STREET

Map Information:



Title:

LOCATION MAP - A164/19

1118 CENTRE STREET, UNIT 19, THORNHILL

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:2,257

0 0.04 km



Created By:

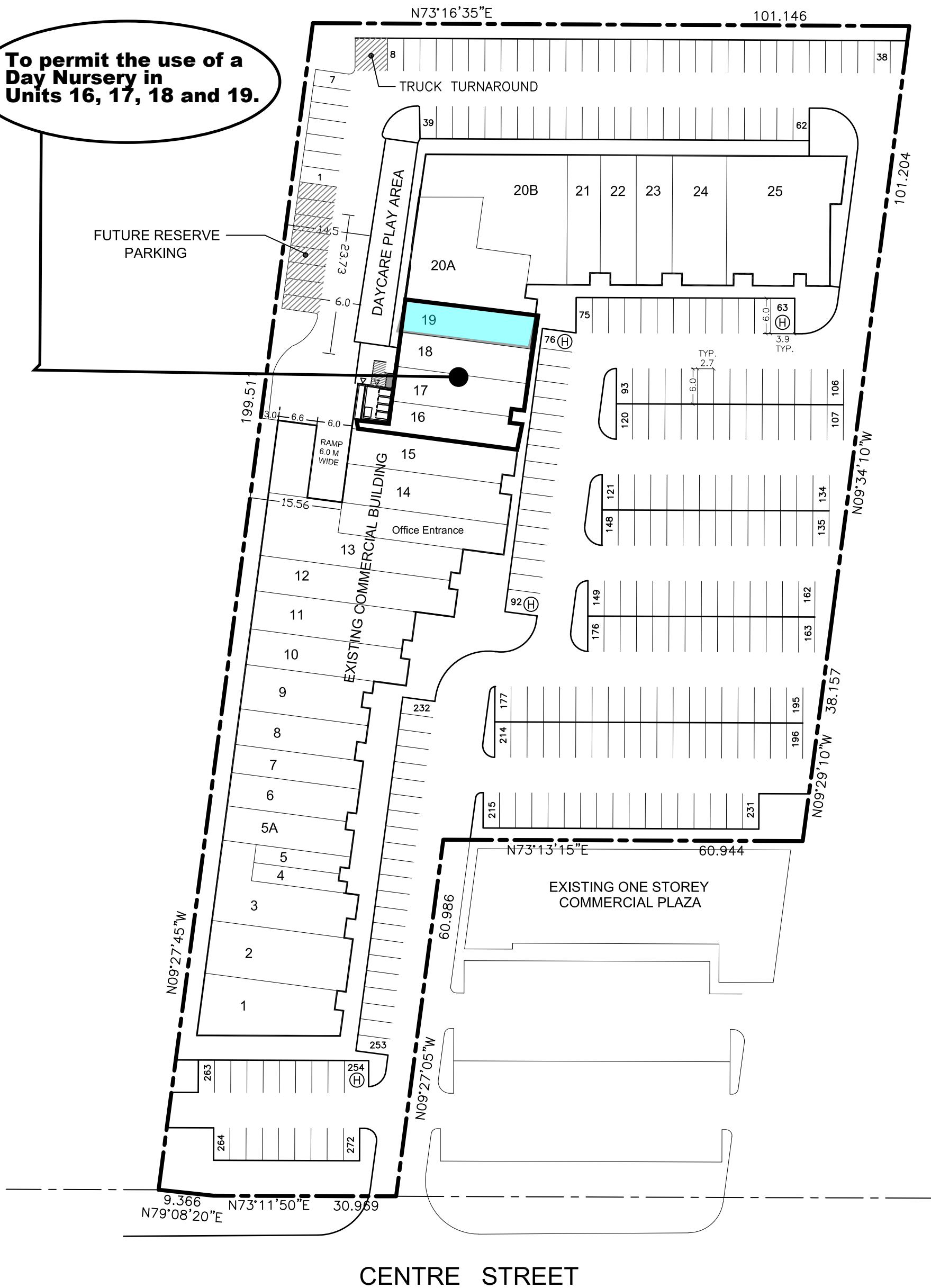
Infrastructure Delivery
Department
November 13, 2018 4:52 PM

Projection:

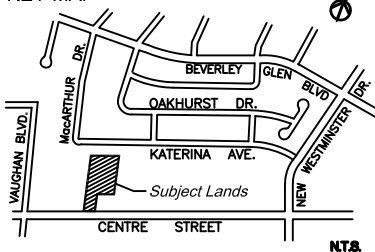
NAD 83
UTM Zone
17N



To permit the use of a Day Nursery in Units 16, 17, 18 and 19.



KEY MAP



STATISTICS:

	Subject Lands
Site Area	16,449 sq m (177,060 sq ft)
Total Building GFA	6,415.30 sq m (69,055 sq ft)

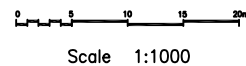
Required Parking:

Ground Floor: 6.0 spaces per 100 sq. m.	301 spaces
5,013 sq m / 100 x 6.0 =	
2nd Floor: 3.5 spaces per 100 sq m	49 spaces
1,402.3 sq m / 100 x 3.5 =	
Total Required:	350 spaces

	Surface	Below Grade	Total
Existing Parking:	272	79	351
Future Reserve:	8		

SITE PLAN

1118 CENTRE STREET
CONCORD SQUARE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



Scale 1:1000



6481 Keele Street
Unit 12
Vaughan, Ontario
L4E 1S7
Tel: (905) 669-6002 Fax: (905) 669-6002
evansplanning@sympatico.ca

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.

Email from Agent addressing Zoning comments and Additional Sketches

Providence, Lenore

From: Joanna Fast <jfast@evansplanning.com>
Sent: November-20-19 4:15 PM
To: Providence, Lenore; Saluri, Catherine
Subject: A164/19 1118 Centre Street, Unit 19
Attachments: Original Site Plan.pdf; Landscape Area.pdf

Hi Lenore and Catherine,

Further to the comments from Building Standards, the following is a response to each comment:

1. The Applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
 - **Noted**
2. Future reserve parking spaces are shown on the Site Plan. A parking space shall measure at least 2.7 metres x 6.0 metres. Applicant to please confirm dimensions for said parking spaces.
 - **A copy of the original Site Plan for the building is attached. The Site Plan identifies that the typical parking stall size is 2.75m x 6.0m. See circled area in red.**
3. As per Exception No. 9(563) the use of the second floor shall be limited to Business and Professional Offices and a Laboratory. Other than a Site Plan, no additional drawings have been provided. Applicant to please confirm in writing that the Day Nursery will be located on the ground floor only.
 - **The Day Nursery will be located on the ground floor only. Unit 19 is a ground floor unit with no second storey.**
4. As per Exception No. 9(563), no less than thirteen percent (13%) of the area of the Subject Lands shall be used for any purpose other than landscaping. Applicant to please provide landscape calculations for current conditions, and for future reserve parking, as they have advised that the future reserve parking area is currently a landscaped area.
 - **The 13% landscape area was a site-specific exception tailored to the existing development. The landscape area has not changed since the building was constructed. However, we had John Shank of Landscape Planning to prepare a landscape plan which calculates the existing landscape area on site. The total amount of landscape area is 15.9% (see attached plan).**

In addition, future reserve parking area abuts lands zoned Residential. The Applicant shall be advised that as per Exception No. 9(563), the minimum width of a landscaping strip along a boundary between a Commercial and a Residential Zone shall be 1.0 metre.


- **The original Site Plan for the site identifies that a landscaping strip of 2.5 metres is provided along a boundary between the Commercial and Residential Zone.**
5. Site Plan Approval from the Development Planning Department may be required if it is determined that the existing outdoor play must be enlarged, as per regulations under the Child Care and Early Years Act.
 - **Noted**
 6. Site Plan Approval from the Development Planning Department may be required for the conversion of the landscaped area into new parking spaces, as shown in the location on the Site Plan.
 - **Noted**

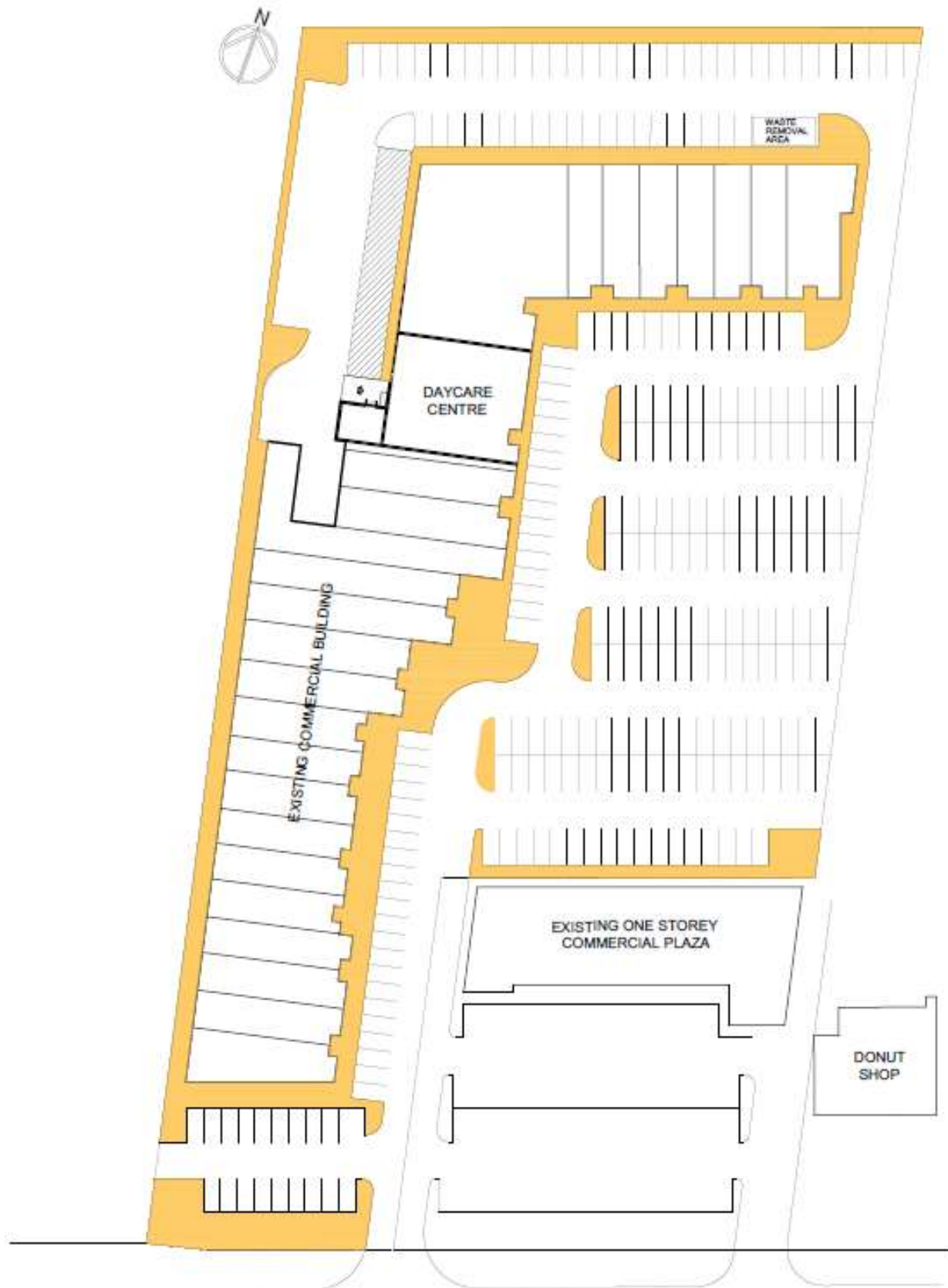
I trust that this information is sufficient to allow the application to move forward. Let me know if you have any questions.

Regards,

Joanna Fast
Senior Associate Planner
Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario L4K 1Z7
Tel: (905) 669-6992 x105

Site Area 16,449 sq.m

 Landscape Area = 2,621 sq.m (15.9%)



Schedule C: Agency Comments

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

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



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

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

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

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

Providence, Lenore

Subject: FW: (A164-19) MVAR.19.V.0479 - 1118 Centre Street

From: Skouros, Julia <Julia.Skouros@york.ca>

Sent: November-25-19 3:56 PM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Cc: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: (A164-19) MVAR.19.V.0479 - 1118 Centre Street

Hi Christine,

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

Should you have any questions or concerns, please contact me using the information provided below.

Best,

Julia Elena Skouros | Assistant Planner, Community Planning, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 74886 | Julia.Skouros@york.ca | york.ca

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A198/18
Minor Variance Application A138/11
Minor Variance Application A061/10

NOTICE OF DECISION
Minor Variance Application A198/18
 Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, December 6, 2018
Applicant: Vogue Investments Limited
Agent: Joanna Fast - Evans Planning
Property: **1118 Centre Street, Units 16-18 and 20A, Thornhill.**
Zoning: The subject lands are zoned C1, Restricted Commercial and subject to the provisions of Exception 9(578) under By-law 1-88 as amended.
OP Designation: VOP 2010: 'Community Commercial Mixed-Use' with a maximum height of 3-storeys and Floor Space Index (FSI) of 0.8 times the area of the lot.
Related Files: None.
Purpose: Relief from the by-law is being requested to permit the expansion of an existing Daycare into Unit 20A.

Note: The Daycare currently exists in Units 16, 17 & 18.

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

By-law Requirement	Proposal
1. The use of a Day Nursery is not permitted.	1. To permit the use of a Day Nursery in Units 16, 17, 18 and 20A.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A198/18 on behalf of Vogue Investments Limited, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner shall provide confirmation from the Ministry of Education that an expansion to the associated existing outdoor play area is not required to accommodate the expansion of the Day Nursery. If an expansion to the outdoor play area is required, the Owner shall apply for an amending Site Development Application to file DA.11.091.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:


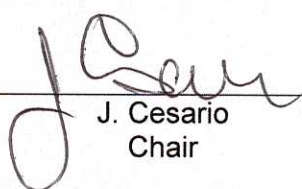
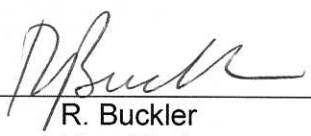
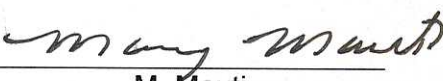
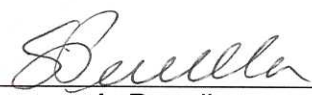
Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

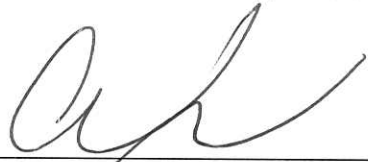
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of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

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , December 06, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, December 6, 2018
DATE OF NOTICE:	December 14, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	December 26, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

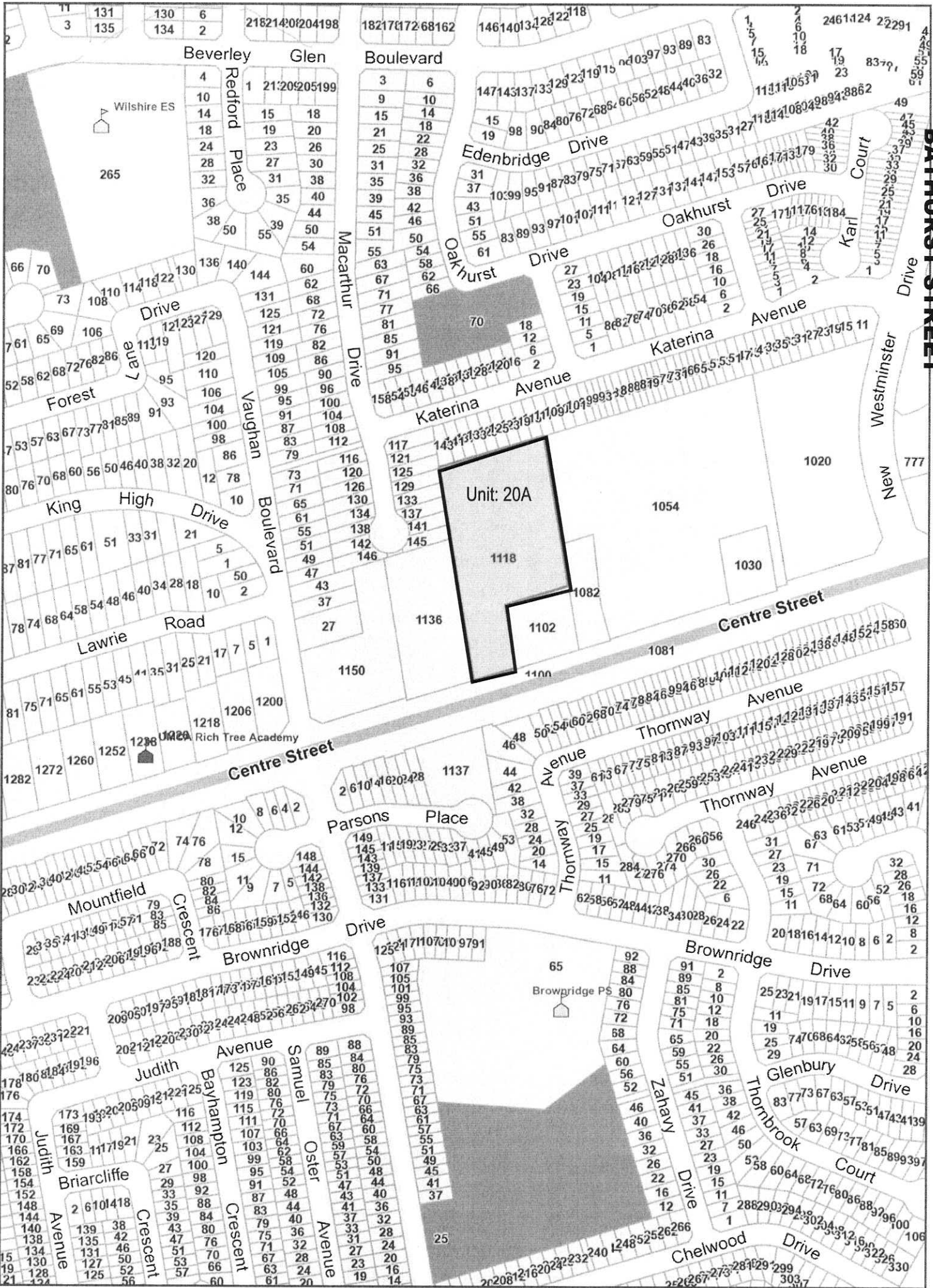
Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$817.00 per application

*Please note that all fees are subject to change.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



BATHURST STREET



Title:

LOCATION MAP - A198/18

1118 CENTRE STREET, Unit 20A, THORNHILL

Disclaimer:

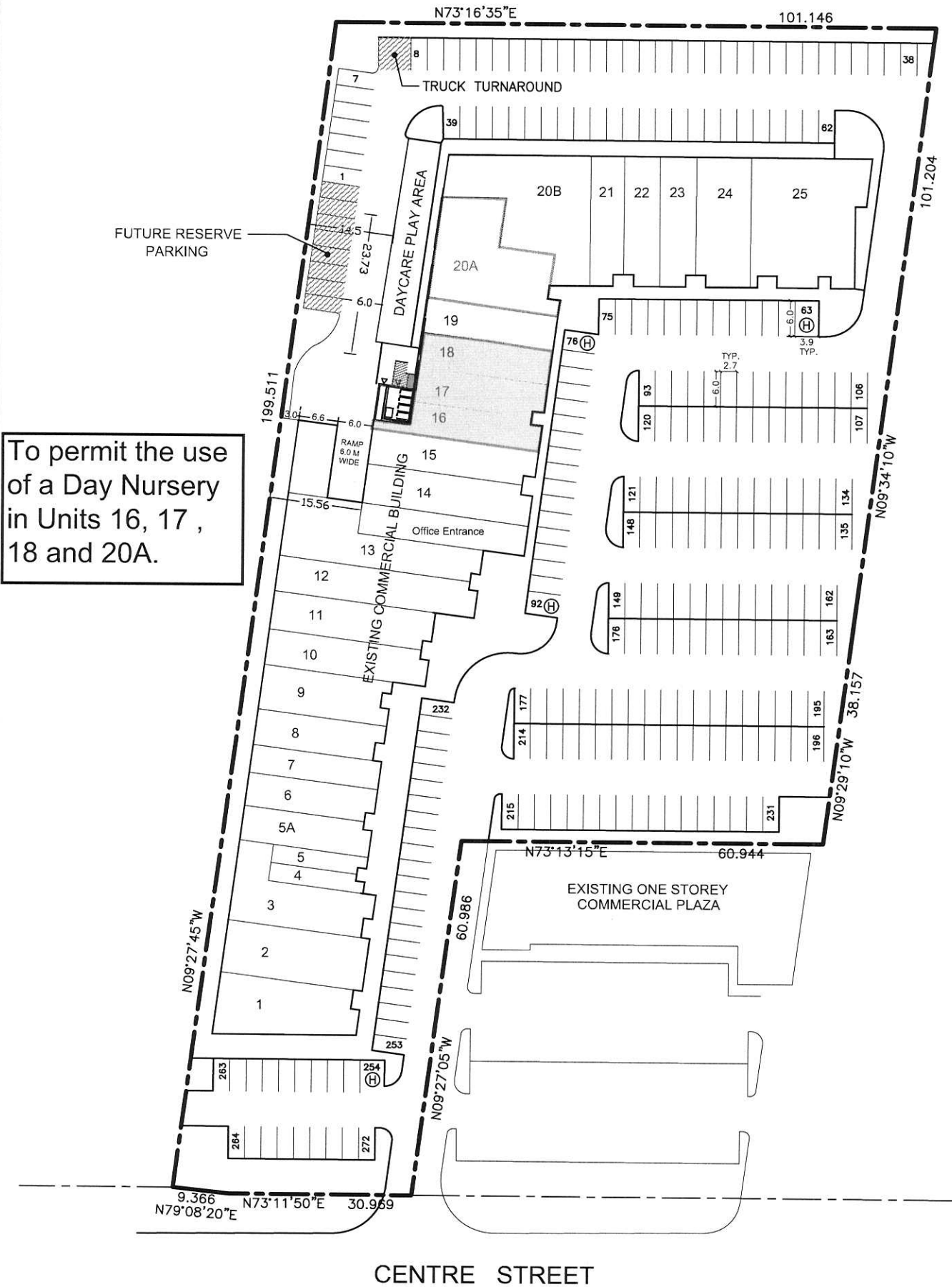
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

VAUGHAN

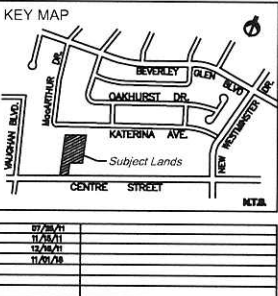
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Created By:
Infrastructure Delivery
Department
November 13, 2018 4:23 PM

Projection:
NAD 83
UTM Zone
17N



To permit the use of a Day Nursery in Units 16, 17 , 18 and 20A.



STATISTICS:

	Subject Lands
Site Area	16,449 sq m (177,060 sq ft)
Total Building GFA	6,415.30 sq m (69,055 sq ft)

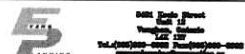
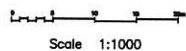
Required Parking:

Ground Floor: 6.0 spaces per 100 sq. m.	
5,013 sq m / 100 x 6.0 =	301 spaces
2nd Floor: 3.5 spaces per 100 sq m	
1,402.3 sq m / 100 x 3.5 =	49 spaces
Total Required:	350 spaces

	Surface	Below Grade	Total
Existing Parking:	272	79	351
Future Reserve:	8		

SITE PLAN

1118 CENTRE STREET
CONCORD SQUARE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A138/11

APPLICANT: VOGUE INVESTMENTS LIMITED

PROPERTY: Part of Lot 6, Concession 2, (municipally known as 1118 Centre Street, **Unit #'s 16, 17 & 18**, Thornhill).

ZONING: The subject lands are zoned C1, Restricted Commercial, under By-law 1-88 subject to Exception 9(578) as amended.

PURPOSE: To permit the **maintenance of an existing two-storey commercial building.**

PROPOSAL: 1. To permit a Day Nursery in Units 16, 17, 18.

BY-LAW REQUIREMENT: 1. Day Nursery is not a permitted use

BACKGROUND INFORMATION: The land which is subject to this application was also the subject of another application under the Planning Act:

Consent Application:

File **B007/88** **APPROVED** **JAN 20/88** easements in favour of the south-east (Deeds Stamped Jan. 24/89).

Minor Variance Application:

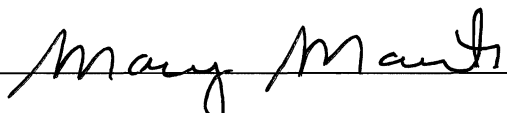
File **A061/10** **APPROVED** **MAR 25/10** To permit an eating establishment to occupy up to 25% of the gross floor area.

Zoning By-Law Amendment

File **Z.08.066** **INACTIVE** To expand range of permitted uses.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variance sought, can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A138/11**, **VOGUE INVESTMENTS LIMITED**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the Owner amend the existing Site Plan Agreement/Letter of Undertaking to permit an outdoor play area for the proposed day nursery, if required, to the satisfaction of the Development Planning Department;

2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

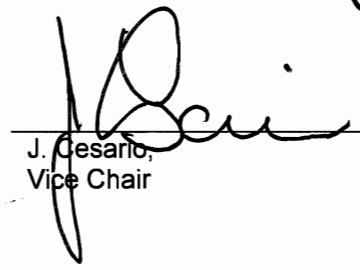
CARRIED.

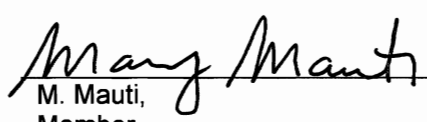
CHAIR: 


Signed by all members present who concur in this decision:

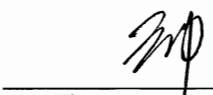
CONFLICT OF INTEREST


L. Fluxgold,
Chair


J. Cesarlo,
Vice Chair



M. Mauti,
Member


A. Perrella,
Member


H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:

MAY 26, 2011

Last Date of Appeal:

JUNE 15, 2011

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

JUNE 15, 2012

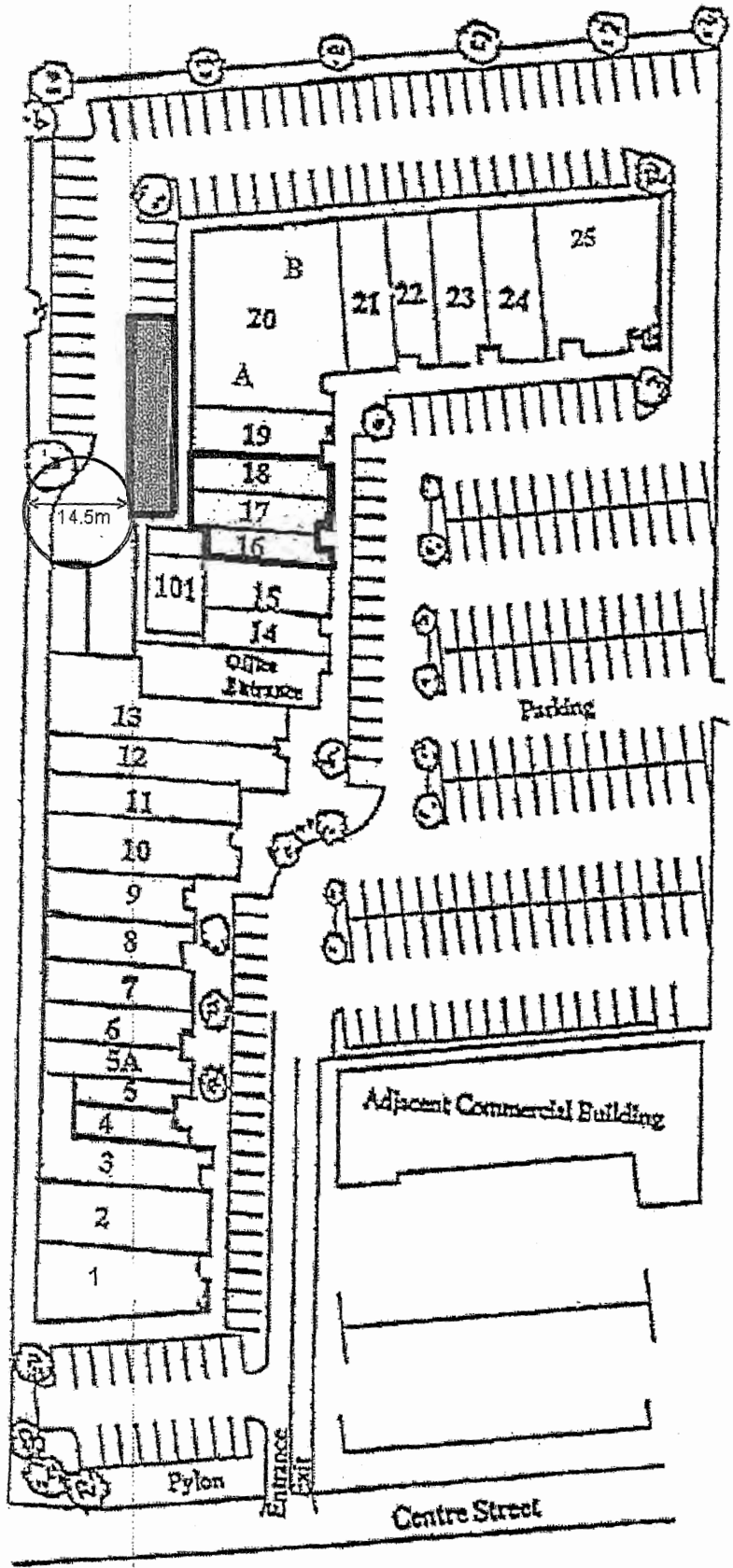
A138/11

CONCORD SQUARE
1118 CENTRE STREET
THORNHILL
SITE PLAN

LEGEND

- AREA OF WORK
- PROPOSED OUTDOOR PLAYGROUND
- CHAINLINK FENCE
- BOLLARD

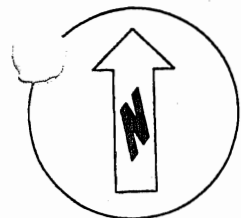
PRELIMINARY





City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT



FILE NUMBER:

A138/11

APPLICANT:

VOGUE INVESTMENTS INC.

Subject Area

Municipally known as 1118 Centre Street Unit #16-18
Thornhill

NOTICE OF DECISION

FILE NUMBER: A061/10

APPLICANT: VOGUE INVESTMENTS LIMITED

PROPERTY: Part of Lot 6, Concession 2, (municipally known as 1118 Centre Street, **Unit #1**, Thornhill).

ZONING: The subject lands are zoned *C1, Restricted Commercial Zone* and subject to the provisions of *Exception 9(578)* under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of the existing two-storey commercial building.

PROPOSAL: 1. To permit Eating Establishments to occupy a maximum of 24% of the total gross floor area of the building.

BY-LAW REQUIREMENT: 1. The gross floor area of all Eating Establishments shall not exceed 20% of the total gross floor area of the building.

BACKGROUND INFORMATION: The land which is subject to this application was also the subject of another application under the Planning Act:

Consent Application:
File B007/88 **APPROVED** JAN 20/88 easements in favour of the south-east (Deeds Stamped Jan. 24/89).

Zoning By-Law Amendment
File Z.08.066 **INACTIVE** To expand range of permitted uses.

A sketch is attached illustrating the request.

MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variance sought, can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

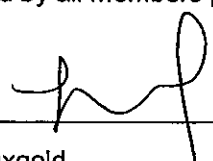
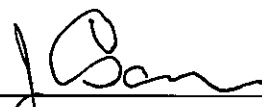
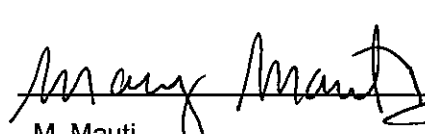
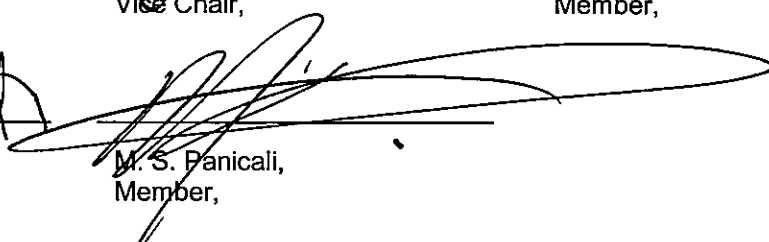
THAT Application No. **A061/10, VOGUE INVESTMENTS LIMITED**, be **APPROVED**, in accordance with the attached sketch

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: 

Signed by all members present who concur in this decision:


L. Fluxgold,
Chair,
Joe Cesario
Vice Chair,
S. Krcmar,
Member,
M. Mauti,
Member,
M. S. Panicali,
Member,**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:**MARCH 25, 2010****Last Date of Appeal:****APRIL 14, 2010****APPEALS**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

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CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

APRIL 14, 2011

A061/10

Drawn On The Site
By: [Signature]
Date: [Date]

NO.	DESCRIPTION	DATE
1	CONCORD SQUARE SITE	10/1/77
2	CONCORD SQUARE SITE	10/1/77
3	CONCORD SQUARE SITE	10/1/77
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8	CONCORD SQUARE SITE	10/1/77
9	CONCORD SQUARE SITE	10/1/77
10	CONCORD SQUARE SITE	10/1/77

LIST OF DRAWINGS
1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. DETAIL
6. LANDSCAPE
7. EXTERIOR
8. INTERIOR
9. MECHANICAL
10. ELECTRICAL
11. PLUMBING
12. HEATING
13. COOLING
14. SANITARY
15. FIRE
16. SAFETY
17. SECURITY
18. ACCESS
19. EGRESS
20. ENTRANCE
21. EXIT
22. STAIR
23. LIFT
24. ELEVATOR
25. ESCALATOR
26. RAMP
27. CURB
28. DRIVE
29. PARKING
30. TRAIL
31. PATH
32. FENCE
33. WALL
34. DOOR
35. WINDOW
36. ROOF
37. GROUND
38. SURFACE
39. FINISH
40. MATERIAL
41. COLOR
42. TEXTURE
43. PATTERN
44. SCALE
45. NORTH
46. ORIENTATION
47. LOCATION
48. ZONING
49. REGULATIONS
50. STANDARDS
51. CODES
52. LAWS
53. ORDINANCES
54. BYLAWS
55. RESOLUTIONS
56. DECISIONS
57. ORDERS
58. DIRECTIONS
59. INSTRUCTIONS
60. GUIDELINES
61. PRINCIPLES
62. CONCEPTS
63. IDEAS
64. VISIONS
65. DREAMS
66. HOPES
67. ASPIRATIONS
68. AMBITIONS
69. GOALS
70. OBJECTIVES
71. PURPOSES
72. REASONS
73. MOTIVATIONS
74. DRIVES
75. PASSIONS
76. INTERESTS
77. CONCERNS
78. ISSUES
79. TOPICS
80. SUBJECTS
81. MATTERS
82. AFFAIRS
83. BUSINESS
84. OPERATIONS
85. ACTIVITIES
86. ACTIONS
87. DEEDS
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90. DEEDS

PROJECT	VOGUE INVESTMENTS LIMITED CONCORD SQUARE HIGHWAY No. 7 VAUGHAN, ONTARIO
DATE	10/1/77
SCALE	1:1000
DESIGNED BY	D.S.
CHECKED BY	C.K.
NO. OF SHEETS	86-036
DATE	10/1/77

KISHENJIAT KORMAN ASSOCIATES
Architects & Planners
388 Mount Pleasant Road
Toronto, Ontario M5S 2L6
(416) 593-4100

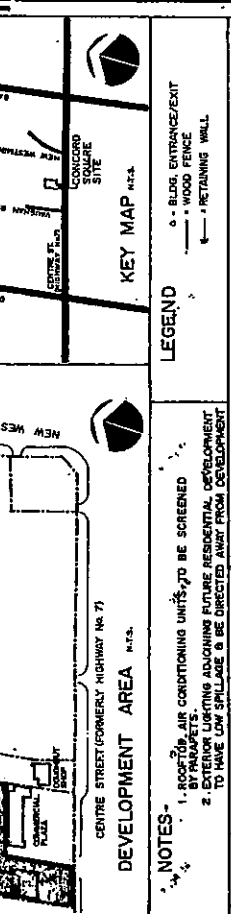
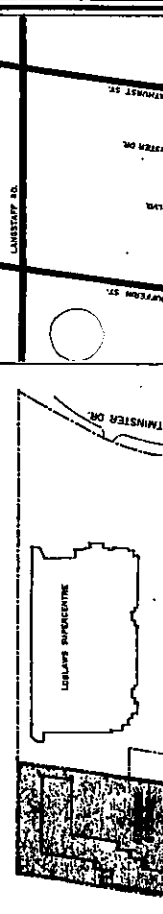
VOGUE INVESTMENTS LIMITED
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VAUGHAN, ONTARIO



NOTES:
1. ROOFTOP AIR CONDITIONING UNITS TO BE SCREENED BY PERIMETER WALLS.
2. TO HAVE LOW SPILLAGE & BE DIRECTED AWAY FROM DEVELOPMENT.

O.B.C. CLASSIFICATIONS:
A. RESIDENTIAL
B. COMMERCIAL
C. INDUSTRIAL
D. OFFICE
E. RETAIL
F. MIXED USE
G. PUBLIC
H. EDUCATIONAL
I. CULTURAL
J. RECREATIONAL
K. HEALTH CARE
L. OTHER

ASPHALT SPECIFICATIONS:
1. 10% GRAVEL
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3. 10% FILLER
4. 10% BINDER
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99. 10% FILLER
100. 10% BINDER

PROPOSED LOBLAWS SUPERCENTRE (BY OTHERS)

PROPOSED ONE-STOREY COMMERCIAL BUILDING (BY OTHERS)

PROPOSED ONE-STOREY COMMERCIAL BUILDING (BY OTHERS)

PROPOSED ONE-STOREY COMMERCIAL BUILDING (BY OTHERS)

PROPOSED ONE-STOREY COMMERCIAL BUILDING (BY OTHERS)

LOT AREA	15,445.0 sqm. (4,081 sqft)
GFA	47,304 sqm. (10,151,141 sqft)
PARKING - REQUIRED	221 stalls
PARKING - PROVIDED	221 stalls
PARKING - SURPLUS	0 stalls

LOT AREA	15,445.0 sqm. (4,081 sqft)
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GFA	47,304 sqm. (10,151,141 sqft)
PARKING - REQUIRED	221 stalls
PARKING - PROVIDED	221 stalls
PARKING - SURPLUS	0 stalls

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A061/10

CONCORD SQUARE
1118 CENTRE STREET
THORNHILL
SITE PLAN

