



File: A017/20

Applicant: Northern Rock Holdings (Bernard Koszyk)
(Beneficial Owner)

Address: 70 Great Gulf Drive, Bldg G, Concord

Agent: Matthew Fung

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of 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"/>	
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
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: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, June 11, 2020



Minor Variance Application

Agenda Item: 10

A017/20

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, June 11, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Northern Rock Holdings (Beneficial Owner)
- Agent:** Matthew Fung
- Property:** **70 Great Gulf Drive, Bldg G, Concord**
- Zoning:** The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception No. 9(1380) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
- Related Files:** None
- Purpose:** Relief from the By-law is being requested to convert a portion of the existing warehouse into office/retail space.

* The existing warehouse currently operates as NorthLeaf Appliances which is a wholesale supplier specializing in high-end appliances.

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

By-law Requirement	Proposal
A Business Office, not including regulated health professional, with accessory Retail Sales is not permitted.	To permit an Office, Business or Professional, not including regulated health professional, with accessory Retail Sales, to a maximum of 19% of the gross floor area of the subject unit devoted to accessory Retail Sales (Building G, Unit 70).

Background (previous applications approved by the Committee on the subject land): None

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on May 27, 2020

Applicant confirmed posting of signage on May 24, 2020

Property Information	
Existing Structures	Year Constructed
Building	2019

Applicant has advised that they cannot comply with By-law for the following reason(s): To convert existing warehouse to mixed use of office space (70%) and warehouse space (30%).

Adjournment Request:

None

Building Standards (Zoning Review):

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

A Building Permit for interior alterations has not been issued. Please contact an Applications Expeditor at (905) 832-8510 for assistance.

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

Building Inspections (Septic):

No comments or concerns.

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"

The Owner is requesting permission to operate a business and professional office (not including a regulated health professional) with accessory retail sales.

The business and professional office use will utilize 52.8% (139 m²) of the total gross floor area ('GFA') (263.2 m²) of the unit including washrooms, stairs and boardroom that assist in the day-to-day business initiatives. The remaining 47.2 % (124.2 m²) is split between 18.7% retail space (49.2 m²) where clients are able to view the appliances displayed in the showroom, while 28.5% (75 m²) is dedicated to warehousing appliances in order to fulfill weekend orders.

VOP 2010 and Zoning By-law 1-88 permit ancillary retail to an employment use (e.g. warehouse, distribution, processing, etc.). In this instance, the Owner has not been classified as an employment use due to the majority of unit's GFA operating as a business and professional office, which is permitted as-of-right by Zoning By-law 1-88 however, does not permit the accessory retail sales. In addition, the Owner has worked with staff to minimize as much of the retail space as possible while maximizing the office and warehouse area. The Development Planning Department recognizes the showroom to be an extension of the office space rather than a true retail operation, as sales are appointment based, generated by phone and online sales, and geared towards builders/contractors.

The Development Planning Department has reviewed the application and is of the opinion that it 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.

Cultural Heritage (Urban Design):

No response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A017/20.

Parks, Forestry and Horticulture Operations:

Forestry has no comments at this time.

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**

Information on Existing Business (from applicant)

Schedule C - Agency Comments

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

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.

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.

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.

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

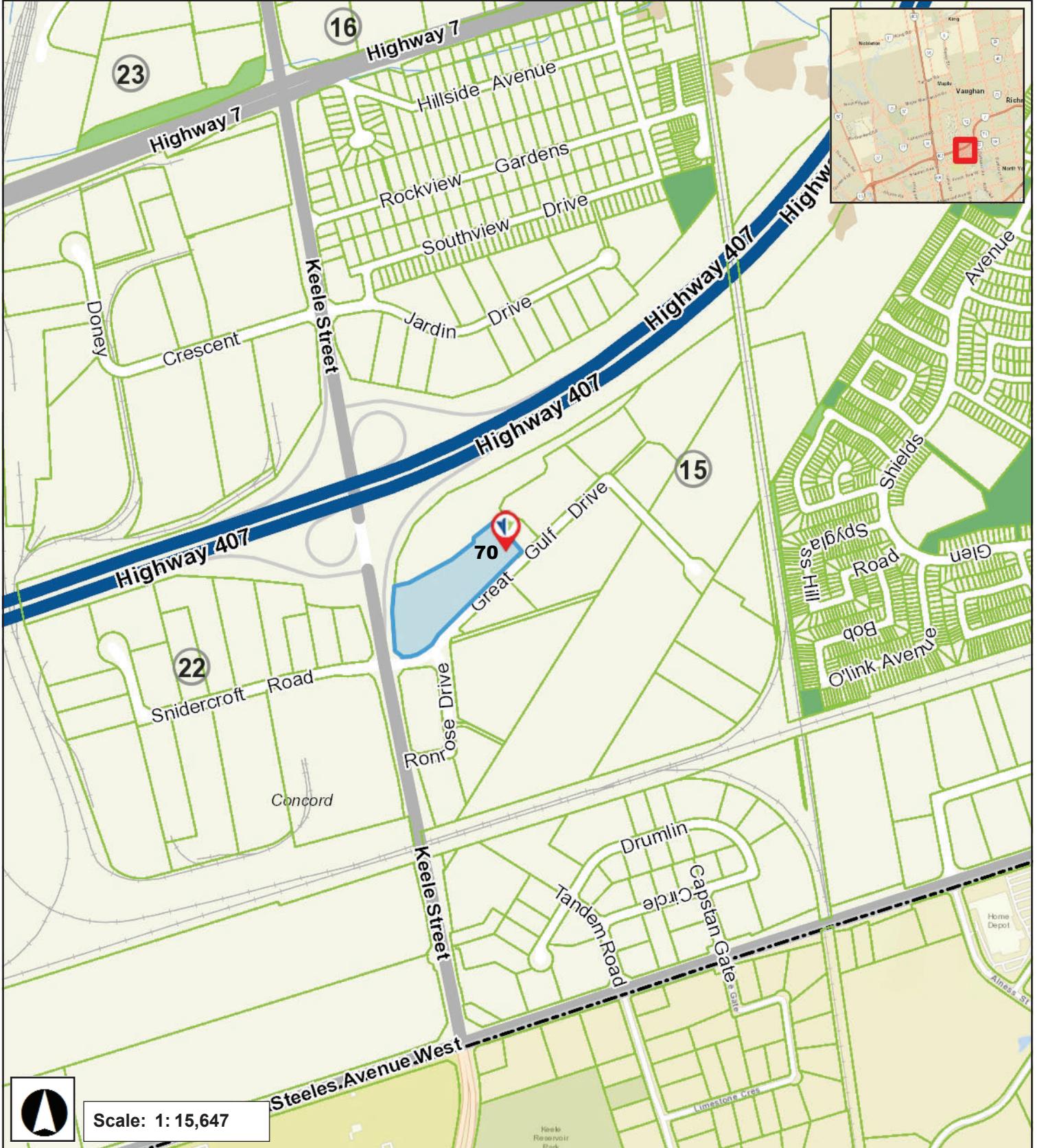
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A017/20 - Location Map

70 Great Gulf Drive, Bldg G



To permit an Office, Business or Professional, not including regulated health professional, with accessory Retail Sales, to a maximum of 19% of the gross floor area of the subject unit devoted to accessory Retail Sales (Building G, Unit 70).

THE KINGS HIGHWAY No. 407
DESIGNATED AS CONTROL ACCESS HIGHWAY

TRANSITWAY PORTION IDENTIFIED FROM PLATES S.1
OF THE 407 TRANSITWAY CMAA 2016-2018
ENVIRONMENTAL REPORT

407 TRANSITWAY
DESIGNATED AS CONTROL ACCESS HIGHWAY

EXISTING 2-STORY
MULTI-UNIT COMMERCIAL
SPACES

G
INDUSTRIAL
GROUND FLOOR
1,745.531 m²
(18,788 sqft)
MEZZANINE
438.631 m²
(4,721 sqft)

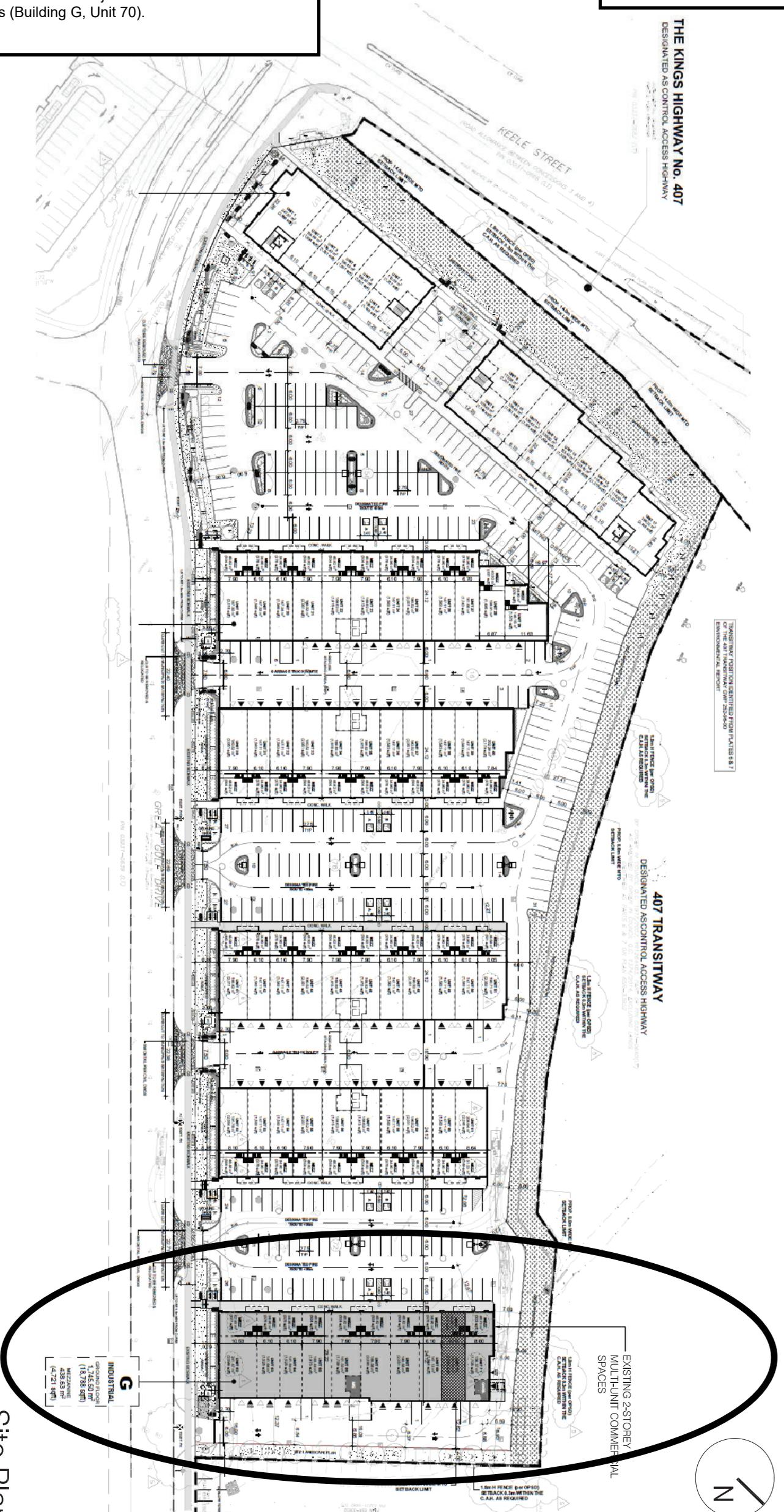
Site Plan

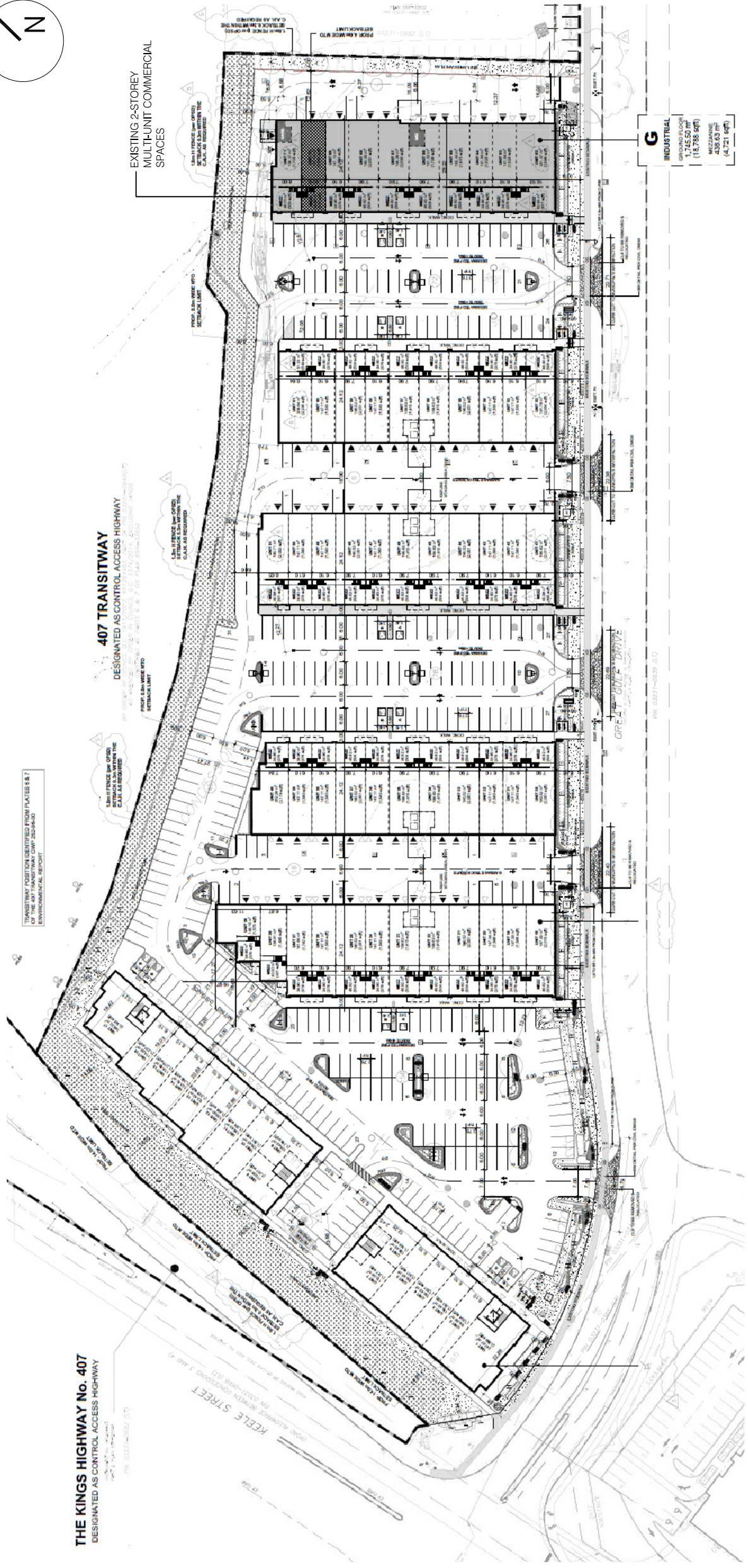
70 Great Gulf Drive, Unit 70

N.T.S.

Feb 10, 2020

DRAWINGS ARE REFERENCED FROM DOCUMENTS PROVIDED BY A.BALDASSARRA ARCHITECT INC (PERMIT 17-003194). SITE PLAN PROVIDED BY A.BALDASSARRA ARCHITECT INC. © JUNE 2017.





THE KINGS HIGHWAY No. 407
 DESIGNATED AS CONTROL ACCESS HIGHWAY

407 TRANSITWAY
 DESIGNATED AS CONTROL ACCESS HIGHWAY

EXISTING 2-STORY
 MULTI-UNIT COMMERCIAL
 SPACES

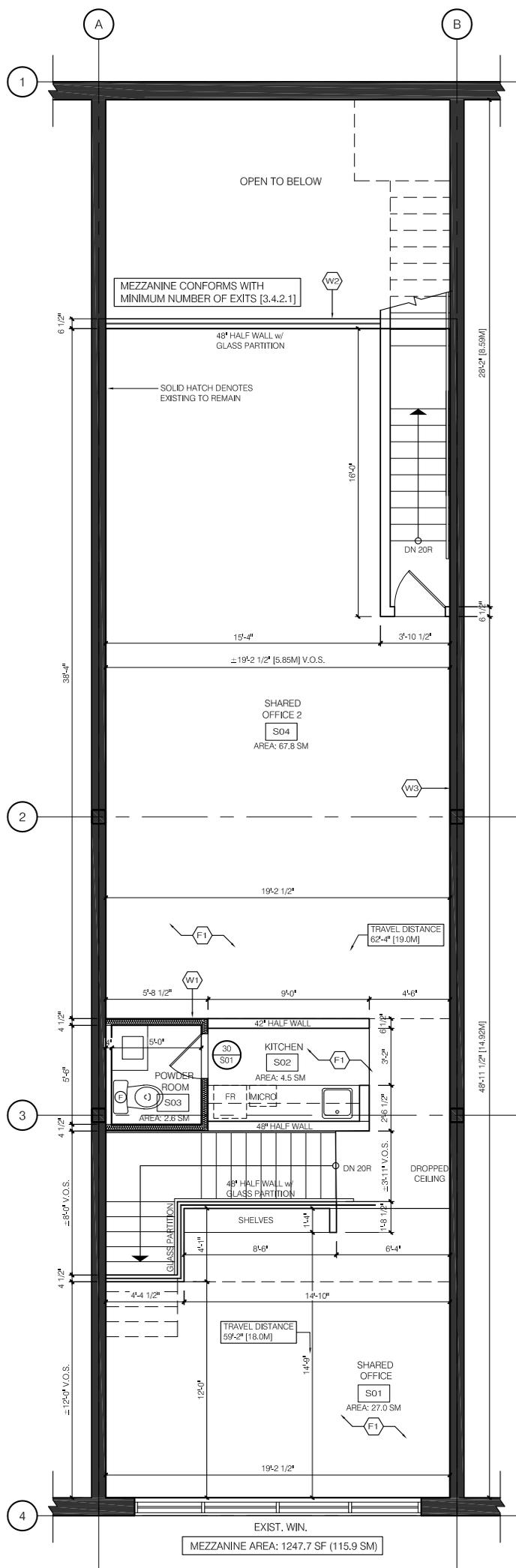
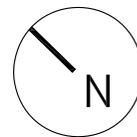
G	INDUSTRIAL
	GROUND FLOOR
	1,745.50 m ²
	(18,788 sqft)
	MEZZANINE
	438.63 m ²
	(4,721 sqft)

ALL DRAWINGS ARE REFERENCED FROM DOCUMENTS PROVIDED BY A.BALDASSARRA ARCHITECT INC (PERMIT No. 17-003194). SITE PLAN PROVIDED BY A.BALDASSARRA ARCHITECT INC. © JUNE 2017.

Site Plan

70 Great Gulf Drive, Unit 70
 N.T.S.

Feb 10, 2020



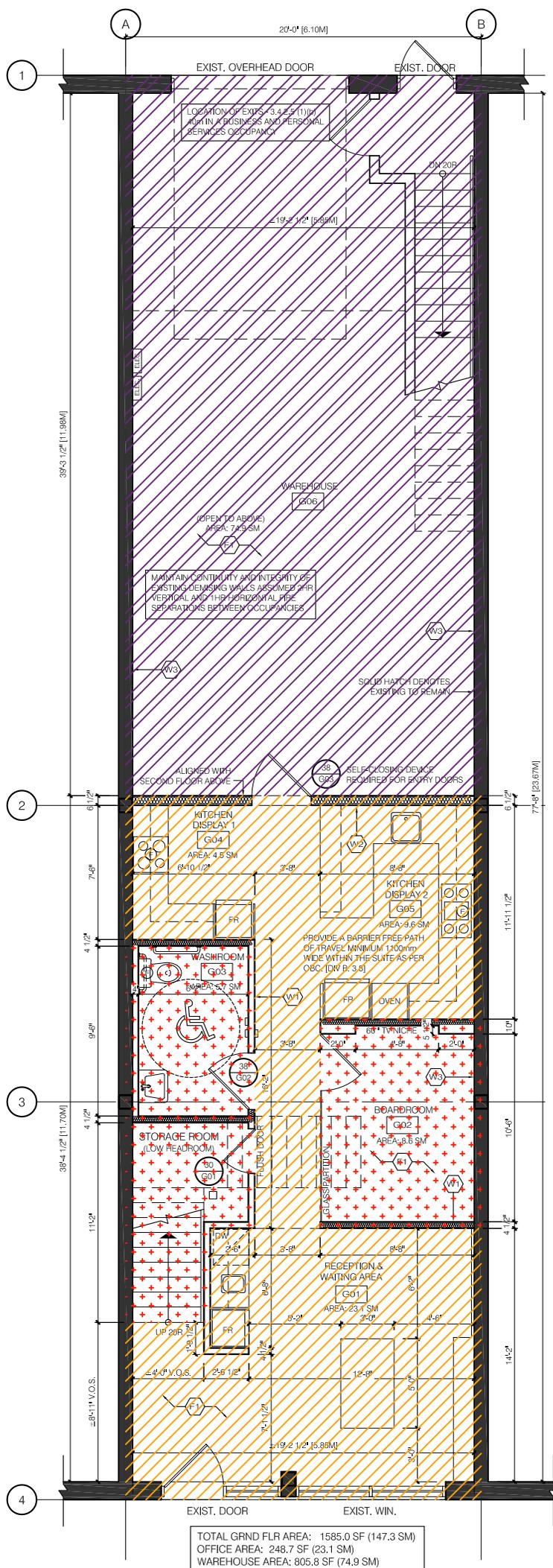
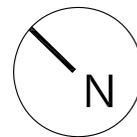
Second Floor Plan

70 Great Gulf Drive, Unit 70

1/8" = 1'-0"

Feb 10, 2020

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FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA:	1585.0 SQ.FT. (147.3 SQ.M.)
SECOND FLOOR AREA:	1247.7 SQ.FT. (115.9 SQ.M.)
TOTAL GROSS FLOOR AREA:	2832.7 SQ.FT. (263.2 SQ.M.) - 100%
RETAIL AREA:	530.5 SQ.FT. (49.3 SQ.M.) - 18.7%
WAREHOUSE AREA:	805.8 SQ.FT. (74.9 SQ.M.) - 28.5%
OFFICE AREA:	1496.4 SQ.FT. (139.0 S.M.) - 52.8%

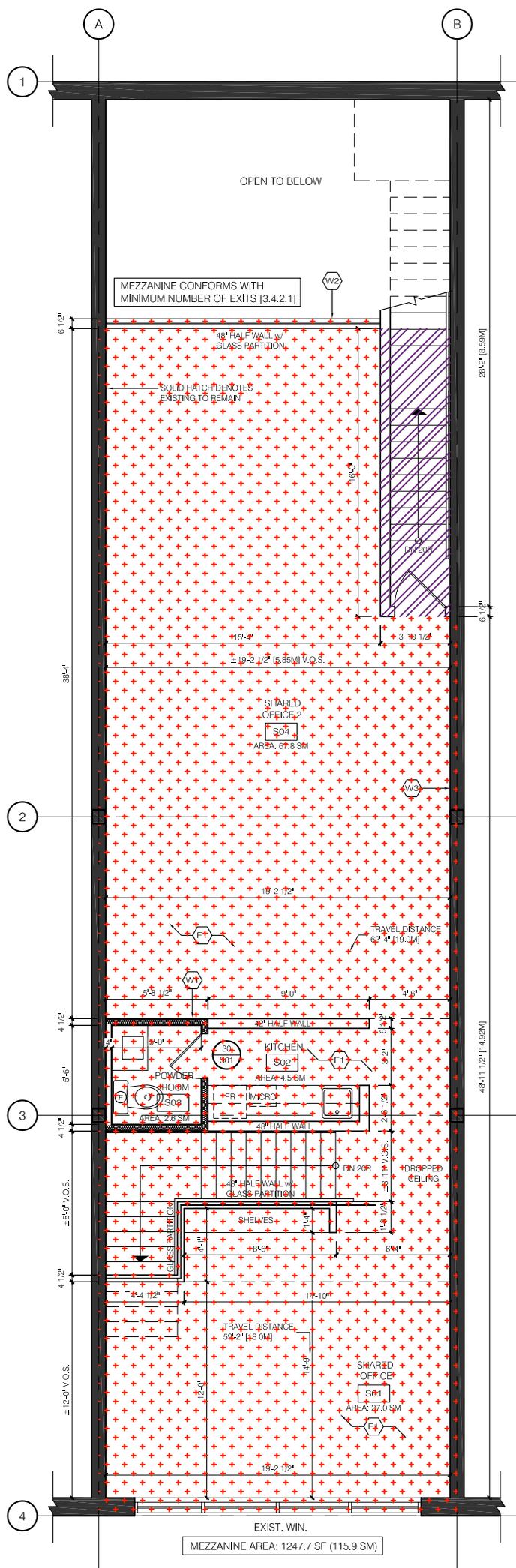
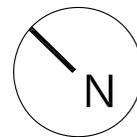
TOTAL GRND FLR AREA: 1585.0 SF (147.3 SM)
 OFFICE AREA: 248.7 SF (23.1 SM)
 WAREHOUSE AREA: 805.8 SF (74.9 SM)

Ground Floor Plan

70 Great Gulf Drive, Unit 70

1/8" = 1'-0"

March 31, 2020



Second Floor Plan

70 Great Gulf Drive, Unit 70

1/8" = 1'-0"

March 16, 2020

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.

Information on Existing Business (from applicant)

NORTHLEAF APPLIANCE

BUSINESS OVERVIEW



NorthLeaf Appliance is a wholesale supplier to Ontario's Rental Housing and Builder/Developer markets.

NorthLeaf Appliance specializes in high-quality, well-made appliances. NorthLeaf aims to become the destination of choice for high-end, luxury appliances. Our commitment to customer service and quality will provide influence within the condominium and home renovation markets. NorthLeaf is implementing a kitchen design division which will allow people to get real advice and the tools necessary to design their dream kitchen. Working with top designers will further growth and opportunities for NorthLeaf.

NorthLeaf understands that appliances are an essential part of everyone's life, and we are committed to understanding the needs of all customers.

Few selected brands: [AEG](#), [AGA](#), [Amana](#), [American Range](#), [ASKO](#), [Bertazzoni](#), [BEST](#), [Blomberg](#), [BOSCH](#), [Brigade](#), [Broan](#), [Coyote](#), [DCS](#), [Electrolux](#), [EuroCave](#), [Faber](#), [falmec](#), [Fhiaba](#), [Fisher&Paykel](#), [Frigidaire](#), [Fulgor Milano](#), [Gaggenau](#), [GE](#), [Grillson](#), [Huebsch](#), [JENN-Air](#), [Kitchen-Aid](#), [La Cornue](#), [LG](#), [Liebherr](#), [Lynx](#), [Marvel](#), [Maytag](#), [Napoleon](#), [Panasonic](#), [Premier Range](#), [Samsung](#), [Sharp](#), [Smeg](#), [Strauss Water](#), [Sub-Zero](#), [Thermador](#), [U-Line](#), [VentAHood](#), [Weber](#), [Whirlpool](#), [Wine Cell'R](#), [WOLF](#), [Zephyr](#)

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.-

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



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:

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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A017/20 (70 Great Gulf Drive, Bldg G, Vaughan) - REQUEST FOR COMMENT (Vaughan Committee of Adjustment)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: March-31-20 1:44 PM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A017/20 (70 Great Gulf Drive, Bldg G, Vaughan) - REQUEST FOR COMMENT (Vaughan Committee of Adjustment)

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

Gabrielle

Gabrielle Hurst mcip rpp | Associate Planner, Community Planning and Development Services | Corporate Services
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca