



File: A163/19

Applicant: Royal 7 Developments Ltd.

Address: 2920 Hwy 7, Bldg 5, Vaughan

Agent: Bousfields Inc

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"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: Feb 6, 2020

Background History: None



Minor Variance  
Application

Agenda Item: 23

A163/19

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](https://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Royal 7 Developments Ltd.

**Agent:** Bousfields Inc

**Property:** 2920 Hwy 7, Bldg 5, Vaughan

**Zoning:** The subject lands are zoned C9, Corporate Centre Zone and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010: (Vaughan Metropolitan Centre Secondary Plan Volume 2: Station Precinct)

**Related Files:** B036/19, B003/20, A162/19

**Purpose:** Relief from the By-law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (shown as Tower 5 on the plan submitted with the application) located on Block 1, Plan 65M-4490 and to facilitate Site Plan Application DA. 18.050

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

By-law Requirement	Proposal
1) The total Gross Floor Area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed 182,000m2.	1) To permit a total Gross Floor Area (G.F.A.) of 206,780 sq.m for Blocks 1,2,3,4 and 5 collectively.
2) The total combined Retail Commercial Gross Floor Area shall not exceed 6000 sqm for all buildings.	2) To permit a total combined Retail Commercial Gross Floor Area of 8107 sqms for all buildings.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A106/18	Relief from the By-Law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (phase 5) located on Block 1, Plan 65M-4490.	Approved – October 17, 2018

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:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
Feb 6/20	None	February 27, 2020	Permit time to address staff comments.

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 June 1, 2020

Property Information	
Existing Structures	Year Constructed
Building	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Due to changes to the podium and through a few others floors on the architectural drawings and the architects calculation of the GFA. Quadrangle is now accounting for the stair transfer levels at ground and level 31 and now exceed the previously approved Minor Variance for GFA (A106-18). Non residential GFA for the EXPO City Development.

**Adjournment Request:** N/A

**Building Standards (Zoning Review):**  
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 19-000250 for Condo. Apartment Building - New, Issue Date: (Not Yet Issued)

Building Permit No. 19-000972 for Condo. Apartment Building - Interior Unit Alteration, Issue Date: (Not Yet Issued)

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

Application A106/18 approved at total G.F.A of 206,129 sq.m for Blocks 1,2,3,4 and 5 collectively.

**Building Inspections (Septic):** Prepared by: Rui Sousa  
No comments or concerns

**Development Planning:**  
The Subject Lands are designated “Station Precinct” and “Neighbourhood Precinct” in the Vaughan Metropolitan Centre Secondary Plan (‘VMCSP’), which forms Volume 2 of Vaughan Official Plan 2010 (‘VOP 2010’).

The Owner submitted a minor variance application to increase the maximum permitted GFA (residential and non-residential uses) from 182,000 m2 to 206,780 m2 and maximum retail commercial GFA from 6,000 m2 to 8,107 m2 across all developments within Blocks 1-5, collectively (2900, 2908, 2910, 2916 and 2920 Highway 7).

A previous Committee of Adjustment approval for File A106/18 was granted to increase the maximum permitted total GFA for Blocks 1, 2, 3, 4 and 5 collectively from 182,000 m2 to 206,129 m2 .

The mixed-use developments on Blocks 1-4 are constructed and mostly occupied by residential and commercial tenants. Block 5 represents the third and final phase of development as part of the Royal 7 Development Ltd. master plan and is subject to Site Development File DA.18.050. Vaughan Council on June 12, 2019, approved File DA.18.050 subject to conditions, requiring the Owner to obtain approval from the Committee of Adjustment of a Minor Variance application to permit an increase in maximum GFA from 206,129 m2 to 206,737 m2 to facilitate the proposed development on Block 5. Since Council’s approval, staff subsequently reviewed the development proposal on Block 5 and indicated the maximum total GFA for Blocks 1-5 had further increased to 206,780 m2 and that relief is also required for an increase of retail commercial GFA. The requested increases in GFA do not require additional parking spaces from the Council approved Site Development File DA.18.050.

Should this application be approved and as per Council's direction, the Owner will be required to enter into a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act to provide an off-site contribution to the Edgeley Pond and Park in exchange for the increased density permissions, pursuant to the policies of the VMC Secondary Plan, VOP 2010 and the "City of Vaughan's Guidelines for the Implementation of Section 37 of the Planning Act". A condition to this effect is included in the Conditions of Approval.

The Development Planning Department supports the proposed minor variances as they are desirable for the appropriate development of the lands, are considered minor in nature, and will not have a significant impact on the surrounding area. The proposed minor variance will continue to maintain the intent of the VMCS, VOP 2010 and the City's Zoning By-law 1-88, as amended.

The Development Planning Department recommends approval of the minor variance application, subject to the conditions below.

1. The City and Owner shall enter into and register a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act. The Owner shall submit a Letter of Credit to the City in the amount of \$2,938,935.37 for the provision of community benefits, comprising an off-site contribution to the Edgeley Pond and Park project, prior to the execution of the Density Bonusing Agreement. A clause to this effect will be included in the Density Bonusing Agreement to the satisfaction of the City.
2. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for Planning Applications, prior to the execution of the Section 45(9) Agreement.
3. Conditions 1 and 2 shall be fully carried out within 3 months of the decision of the Committee of Adjustment.
4. Failure to fulfill all Conditions of Approval will render the approval of Minor Variance File A163/19 null and void.

**Cultural Heritage (Urban Design):**

No response

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A163/19.

**Parks, Forestry and Horticulture Operations:**

No comments.

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

No Response.

**Financial Planning and Development Finance:**

No comment, no concerns.

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None

**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)**

A106/18

**Staff Recommendations:**

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

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

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



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

	Department/Agency	Condition
1	Development Planning Michael DiFebo  905-832-8585 x 8990 <a href="mailto:michael.difebo@vaughan.ca">michael.difebo@vaughan.ca</a>	<ol style="list-style-type: none"><li>1. The City and Owner shall enter into and register a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act. The Owner shall submit a Letter of Credit to the City in the amount of \$2,938,935.37 for the provision of community benefits, comprising an off-site contribution to the Edgeley Pond and Park project, prior to the execution of the Density Bonusing Agreement. A clause to this effect will be included in the Density Bonusing Agreement to the satisfaction of the City.</li><li>2. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for Planning Applications, prior to the execution of the Section 45(9) Agreement.</li><li>3. Conditions 1 and 2 shall be fully carried out within 3 months of the decision of the Committee of Adjustment.</li><li>4. Failure to fulfill all Conditions of Approval will render the approval of Minor Variance File A163/19 null and void.</li></ol>

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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting at [vaughan.ca/LiveCouncil](http://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](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

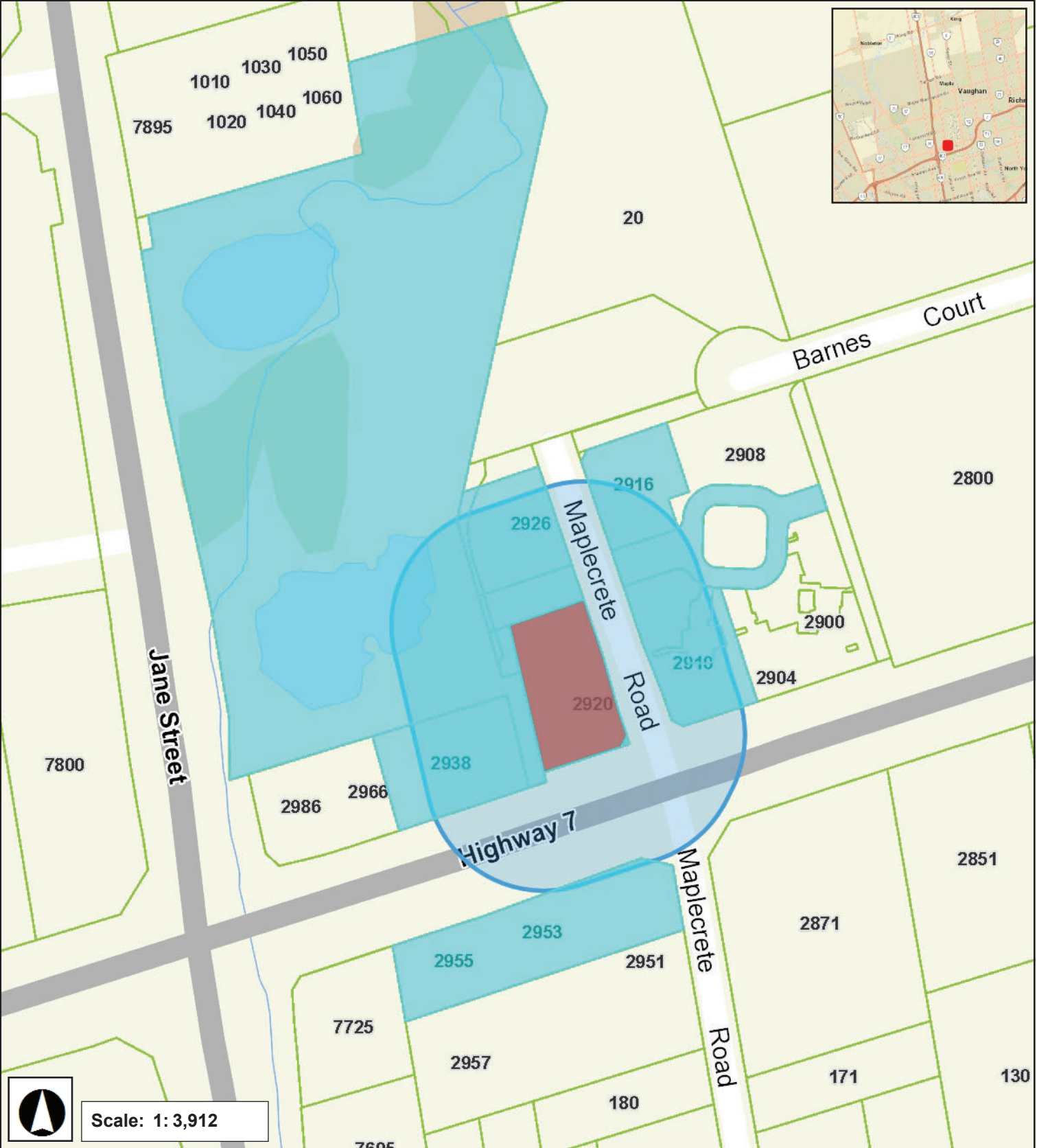
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches



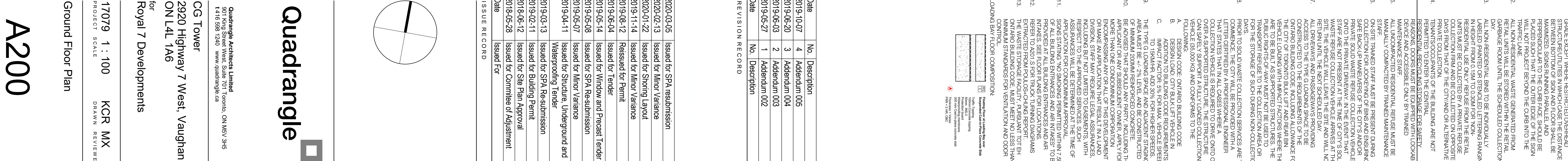
# A163/19 - Notification Map

2920 Highway 7, Bldg 5, Vaughan

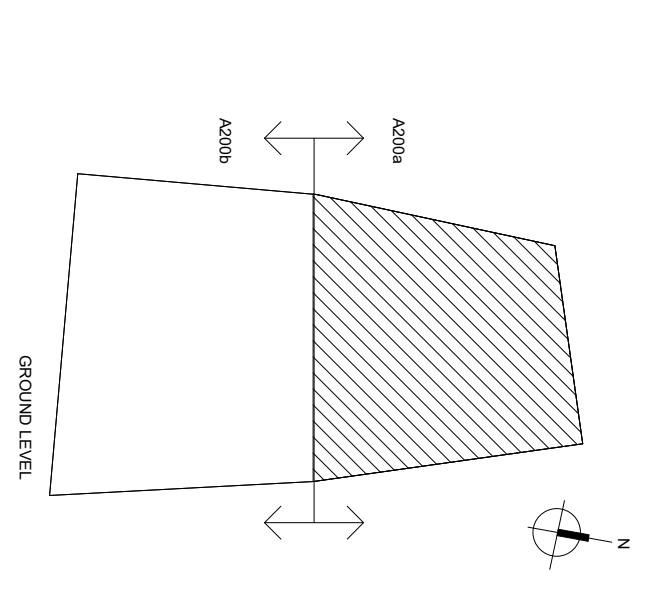








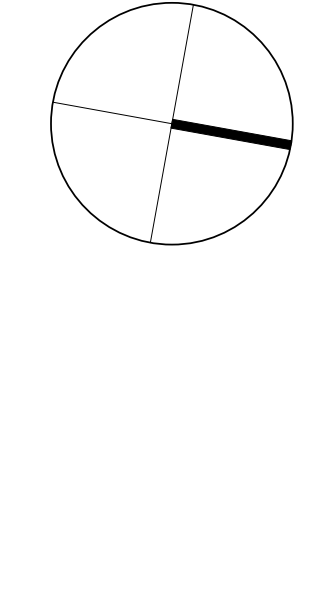




Date	No.	Description
2018-10-07	3	As Issued - 05
2018-06-20	2	As Issued - 04
2018-06-03	1	As Issued - 03
2018-05-18	0	As Issued - 02
2018-05-18	0	As Issued - 01

Date	No.	Description
2018-10-07	3	As Issued - 05
2018-06-20	2	As Issued - 04
2018-06-03	1	As Issued - 03
2018-05-18	0	As Issued - 02
2018-05-18	0	As Issued - 01

Date	No.	Description
2018-10-07	3	As Issued - 05
2018-06-20	2	As Issued - 04
2018-06-03	1	As Issued - 03
2018-05-18	0	As Issued - 02
2018-05-18	0	As Issued - 01



Quadrangle

1415 5th Ave. Suite 200, 1st Floor, Oakville, ON L6H 7H5  
416-596-5200 www.quadrangle.ca

CG Tower

2920 Highway 7 West, Vaughan,  
ON L4L 1A6

For

Royal 7 Developments

17079 As Indicated KT

KCR

Ground Floor Plan - North

A200a

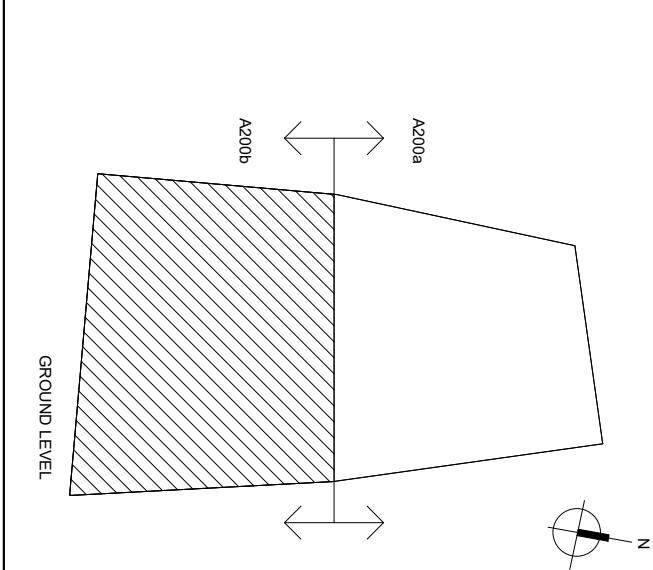
17079 As Indicated KT

17079 As Indicated KT

KCR

Ground Floor Plan - North





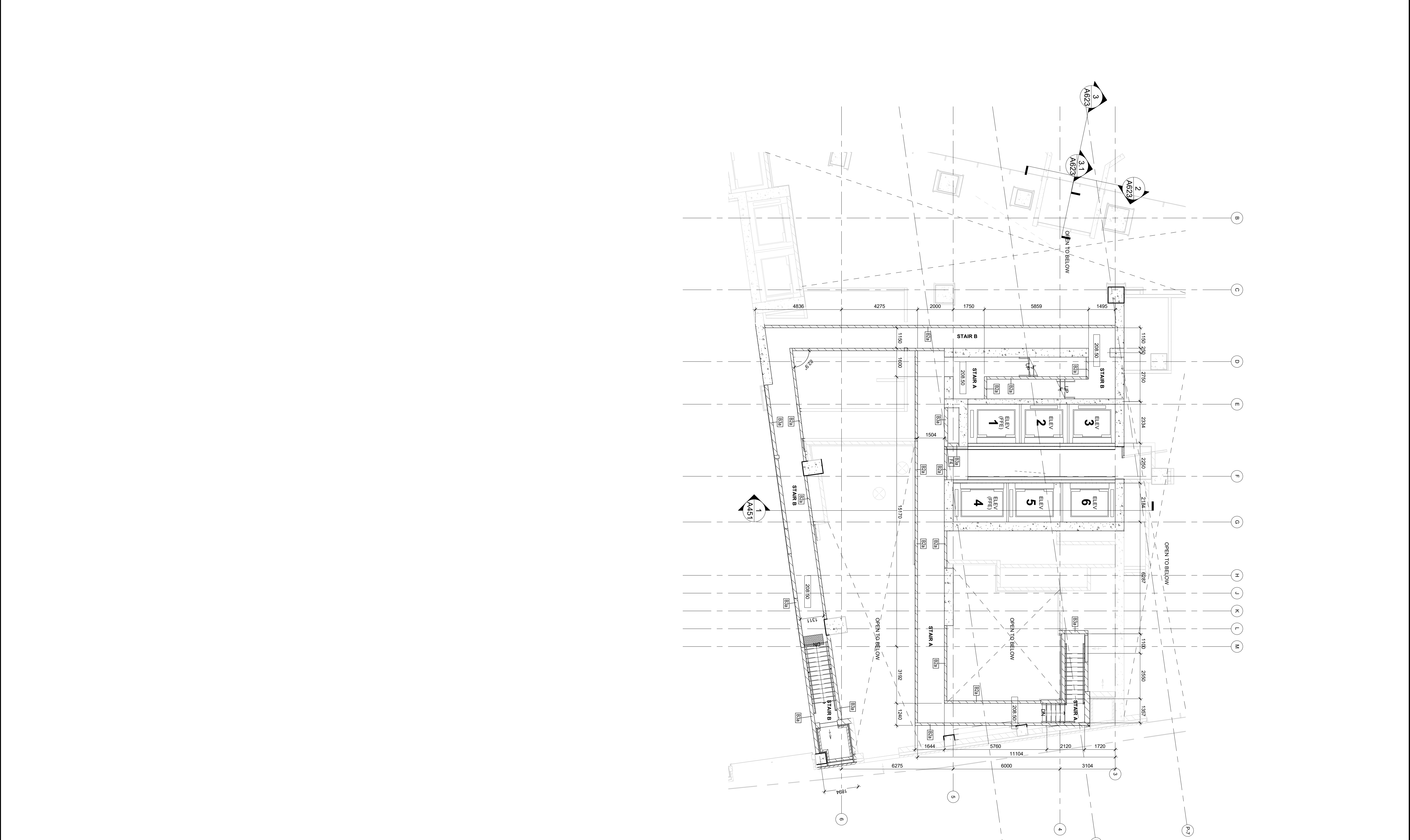
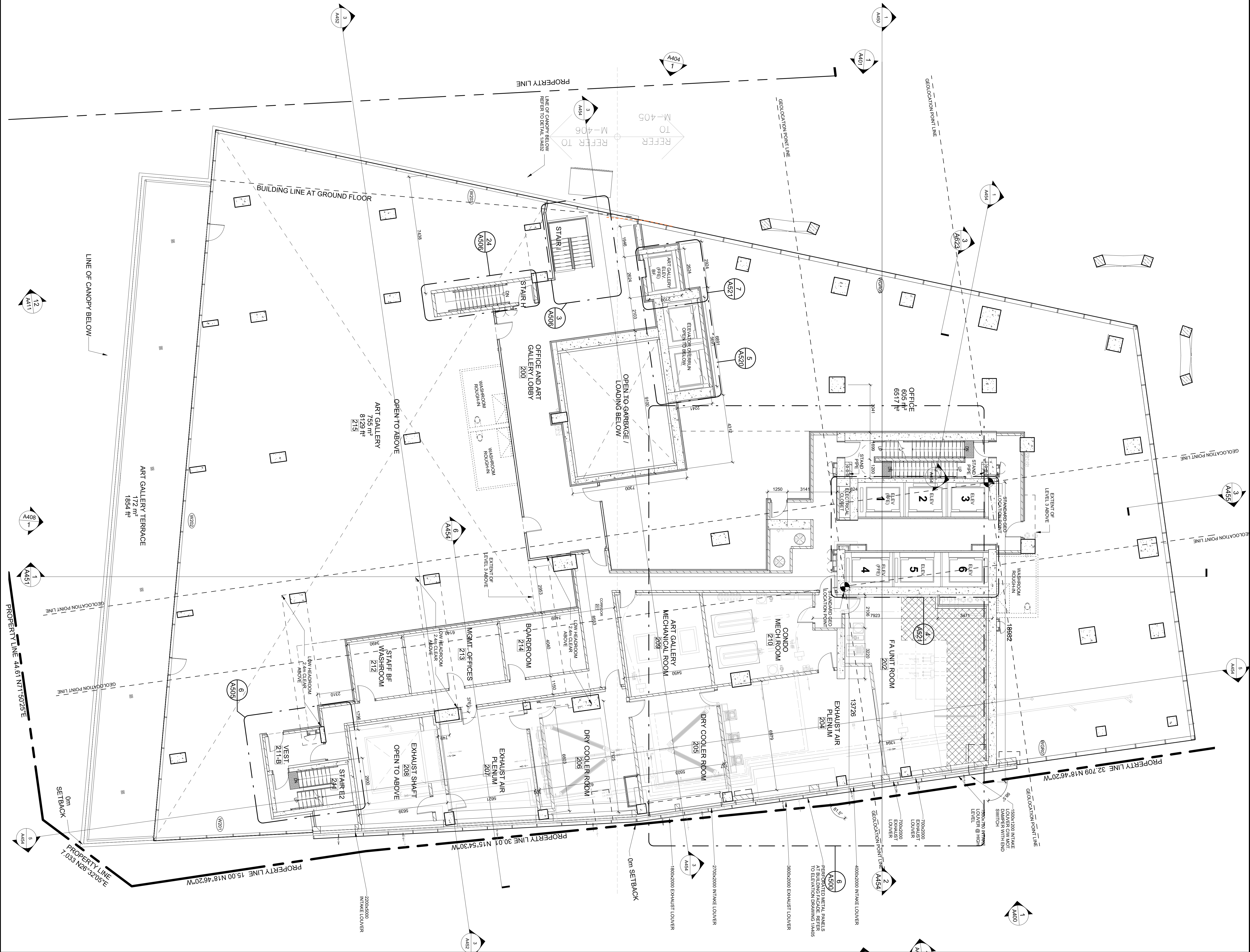
Date	No.	Description
2019-10-07	3	Addendum 005
2019-06-20	2	Addendum 004
2019-06-03	1	Addendum 003
Date	No.	Description

**Quadrangle Architects Limited**  
801 King Street West, Suite 701 Toronto, ON M5V 3H5  
t 416 598 1240 [www.quadrangle.ca](http://www.quadrangle.ca)

Ground Floor Plan - South

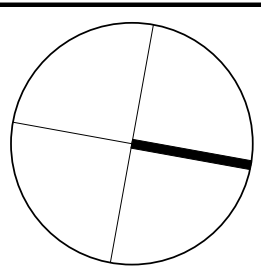
# A200b





Date	No.	Description
2019-10-07	2	As per 005
2019-05-20	1	As per 004
2019-05-20	1	As per 004
REVISION RECORD		

Date	Issued for
2020-03-05	Issued for SPA Redaction
2020-02-13	Issued for Mark Variance
2019-08-12	Issued for Permit
2019-06-24	Issued for Permit
2019-05-14	Issued for SPA Redaction
2019-05-14	Issued for SPA Redaction
2019-05-08	Issued for SPA Redaction
2019-04-12	Issued for SPA Redaction
2019-02-11	Issued for Building Permit
ISSUE RECORD	



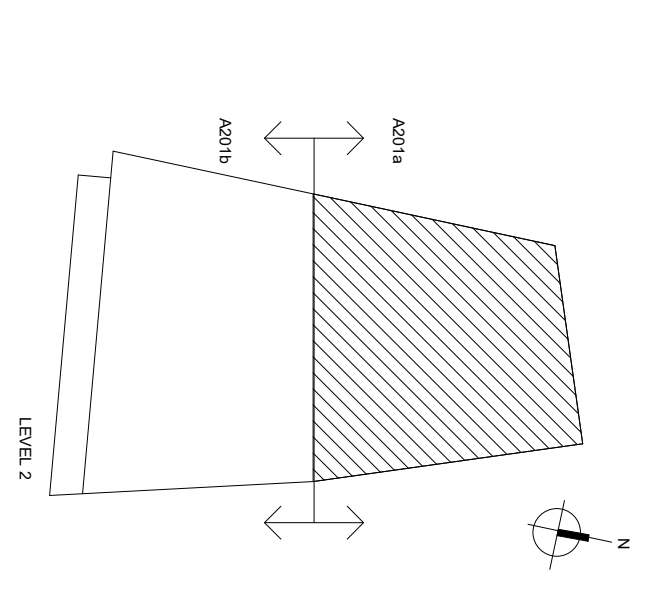
Quadrangle

CG Tower  
2920 Highway 7 West, Vaughan,  
ON L4L 1A6  
for  
Royal 7 Developments

17079 1:100 KT MK  
2020-03-05 10:14:19 AM

A201





DATE	ISSUE RECORD
2020-03-05	Issued for SPA Resubmission
2019-09-12	Permitted for Permit
2019-06-04	Issued for Tender
2019-05-14	Issued for Window and Precast Tender
2019-05-08	Issued for SPA Resubmission
2019-04-12	Issued for SPA Resubmission
2019-02-11	Issued for Building Permit
Date	Issued For



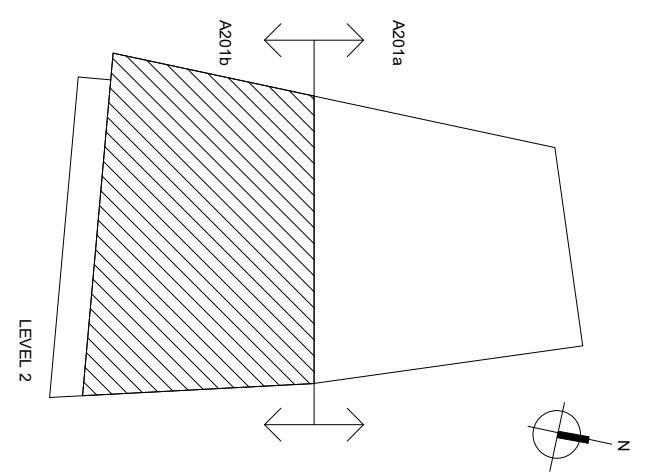
2920 Highway 7 West, Vaughan

17079 1:50 KCR MX

## Second Floor Plan - North

A201a





ISSUE RECORD	
Date	Issued For
2020-03-05	Issued for SPA Resubmission
2019-08-12	Reissued for Permit
2019-06-04	Issued for Tender
2019-05-14	Issued for Window and Precast Tender
2019-05-08	Issued for SPA Resubmission
2019-04-12	Issued for SPA Resubmission
2019-02-11	Issued for Building Permit

## Quadrangle

### Second Floor Plan - South

# A201b



**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.

**None.**

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**



**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)

## MacPherson, Adriana

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**Subject:** FW: A163/19 - Request for Comments

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

**Sent:** December-02-19 1:52 PM

**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Cc:** Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** RE: A163/19 - Request for Comments

Good afternoon Adriana,

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

Regards,

Gabrielle

**Gabrielle Hurst** | MCIP, RPP, C.Tech, Planning and Economic Development, Corporate Services

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1-877-464-9675 ext. 71538

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

Schedule D: Previous Approvals (Notice of Decision)

A106/18



**NOTICE OF DECISION**  
**Minor Variance Application A106/18**  
 Section 45 of the Planning Act, R.S.O. 1990, c.P.13

**Date of Hearing:** Thursday, September 27, 2018  
**Applicant:** Royal 7 Developments Ltd.  
**Agent** Bousfields Inc.  
**Property:** **2920 Hwy 7, Bldg 5, Vaughan**  
**Zoning:** The subject lands are zoned C9 (H)Corporate Centre Zone with a Holding Provision and subject to the provisions of Exception 9(1248) under By-law 1-88, as amended.  
**OP Designation:** VOP 2010: "Station Precinct" by the Vaughan Metropolitan Centre Secondary Plan (Section 11.12, Volume 2), and further identified as "Area B" subject to site-specific policy 9.3.4.  
**Related Files:** DA.18.050  
**Purpose:** Relief from the By-Law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (phase 5) located on Block 1, Plan 65M-4490.

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

By-law Requirement	Proposal
1) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	1) To propose a minimum front yard setback of 0.0 metres.
2) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	2) To propose a minimum exterior side yard setback of 0.0 metres.
3) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	3) To propose a minimum interior side yard setback of 0.0 metres.
4) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	4) To propose a minimum rear yard setback of 21.0 metres.
5) The total gross floor area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall not collectively exceed 182,000m <sup>2</sup> .	5) To propose a site-wide gross floor area of 206,129m <sup>2</sup> .
6) The number of residential units permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed 1,935 units.	6) To propose a maximum of 2,119 residential units.
7) An Art Gallery is not a permitted use in a C9 Corporate Centre Zone.	7) To permit an art gallery in a C9 Corporate Centre Zone.
8) Where a building is constructed fronting onto Regional Road No. 7 (formerly Highway No. 7), a minimum of 60% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use.	8) To propose a minimum of 43% of the gross floor area at the ground floor level to be composed of commercial uses which provide individual external at-grade pedestrian access to such use.
9) Minimum amenity area is 14.5m <sup>2</sup> per unit. 554 units are proposed, requiring 8,033m <sup>2</sup> of total amenity area.	9) To propose a minimum amenity area of 6,862m <sup>2</sup> .

**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. A106/18 on behalf of Royal 7 Developments Ltd. 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	<p>Development Planning Christopher Cosentino</p> <p>905-832-8585 x 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a></p>	<p>1. That Site Development File DA.18.050 be approved by the Committee of the Whole and the decision be ratified by Council.</p> <p>2. That servicing allocation availability shall be confirmed for the 554 units proposed through Site Development File DA.18.050, to the satisfaction of the Infrastructure Planning and Corporate Asset Management Department.</p> <p>3. That the Owner shall submit a Zoning By-law Amendment application for the removal of the Holding Symbol “(H)” from the Subject Lands and a by-law shall be approved by Council to facilitate the removal of the Holding Symbol “(H)” from the Subject Lands, to the satisfaction of the Development Planning Department.</p> <p>4. The Owner shall execute and register an Agreement with the City of Vaughan, pursuant to Section 45(9) of the Planning Act, which provides for a payment and/or actual provision of on-site and/or off-site community benefits calculated in accordance with the “City of Vaughan’s Guidelines for the Implementation of Section 37 of the Planning Act” and the January 1, 2018, “Land Value Matrix” to permit the increase in GFA of 24,129 m², to the satisfaction of the Development Planning Department.</p> <p>5. That the Owner shall pay to the City the Density Bonusing Agreement surcharge fee, in accordance with the “Tariff of Fees By-law 018-2018 for Planning Applications”, to the satisfaction of the Development Planning Department.</p> <p>6. Notwithstanding the provisions for unlimited height in the VMC Secondary Plan (“Area B” site-specific policy 9.3.4) and the site-specific exception 9(1248), the Owner shall obtain final clearance for the Development’s 60-storey building height, to the satisfaction of NavCanada and Bombardier Aerospace.</p>
2	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a></p>	<p>1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.050) from the Development Engineering (DE) Department.</p>

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:**



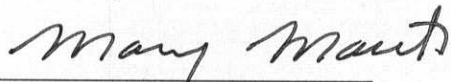

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.


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.

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

<b>Public Written Submissions</b> * Public Correspondence received and considered by the Committee in making this decision	<b>Public Oral Submissions</b> *Please refer to the approved Minutes of the Thursday , September 27, 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:**

		<b>ABSENT</b>
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

<b>DATE OF HEARING:</b>	<b>Thursday, September 27, 2018</b>
<b>DATE OF NOTICE:</b>	<b>October 5, 2018</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>October 17, 2018 4:30 p.m.</b>
<b>CERTIFICATION:</b> 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. <div style="text-align: center;"></div> 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](http://www.elto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$793.00 per application

\*Please note that all fees are subject to change.

**Conditions**

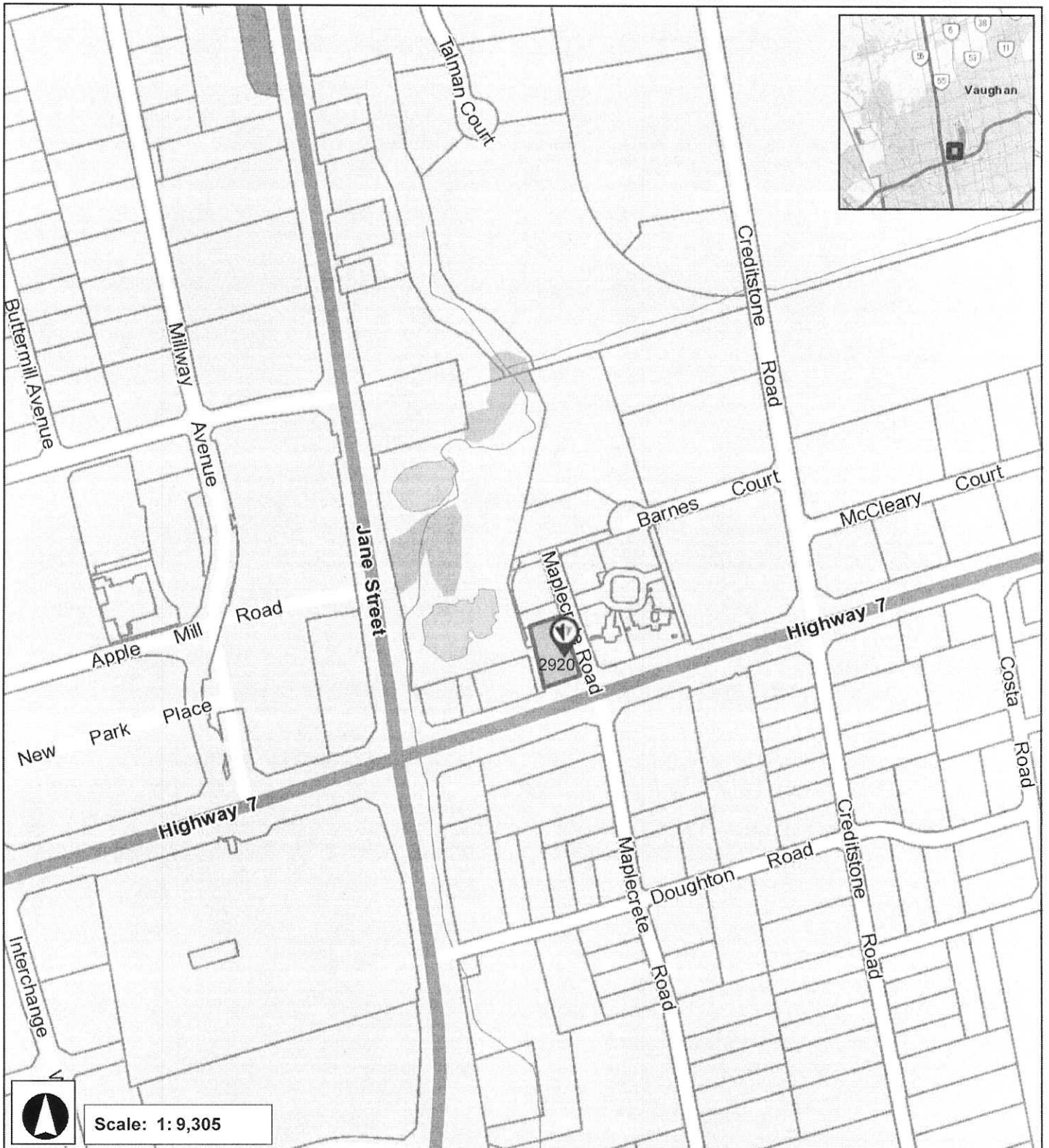
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a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



VAUGHAN

## Location Map - A106/18

2920 Highway 7, Vaughan

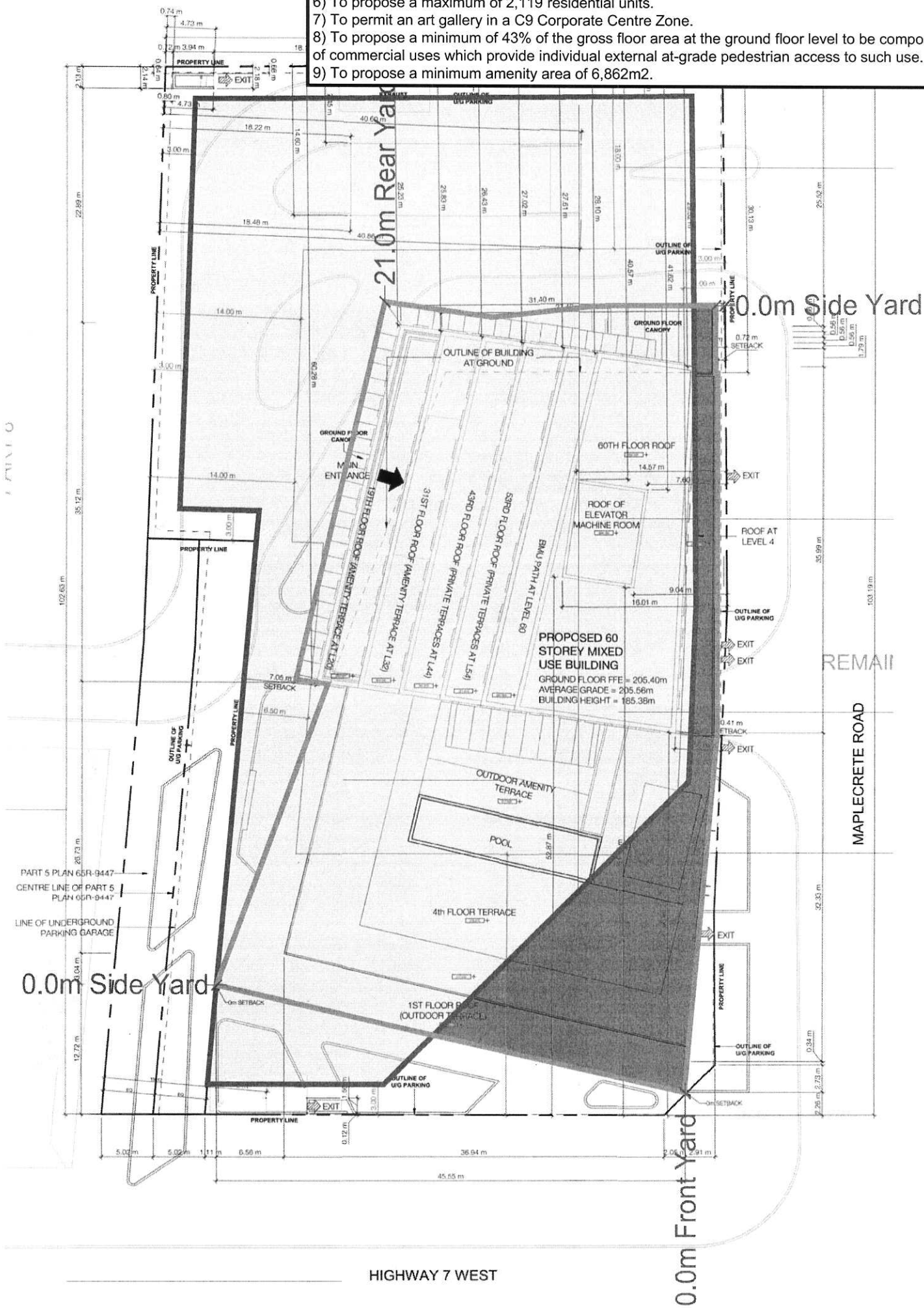


September 10, 2018 10:27 AM



**Proposal:**

- 1) To propose a minimum front yard setback of 0.0 metres.
- 2) To propose a minimum exterior side yard setback of 0.0 metres.
- 3) To propose a minimum interior side yard setback of 0.0 metres.
- 4) To propose a minimum rear yard setback of 21.0 metres.
- 5) To propose a site-wide gross floor area of 206,129m<sup>2</sup>.
- 6) To propose a maximum of 2,119 residential units.
- 7) To permit an art gallery in a C9 Corporate Centre Zone.
- 8) To propose a minimum of 43% of the gross floor area at the ground floor level to be composed of commercial uses which provide individual external at-grade pedestrian access to such use.
- 9) To propose a minimum amenity area of 6,862m<sup>2</sup>.



- EXISTING ENVELOPE
- PROPOSED ENVELOPE
- VARIANCE TO EXISTING ENVELOPE

