



File: A040/20

Applicant: 1051727 Ontario Limited

Address: 5289 Hwy 7 Woodbridge

Agent: KFA Architects and Planners 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)		
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)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, July 9, 2020



**Minor Variance
Application**

Agenda Item: 13

A040/20

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 9, 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: 1051727 Ontario Limited

Agent: Neha Kulkarni - KFA Architects and Planners Inc.

Property: **5289 Hwy 7, Woodbridge**

Zoning: The subject lands are zoned RM2, Multiple Residential Zone and subject to the provisions of Exception 9(1441) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed Use", subject to Area Specific Policy 12.10: Kipling Avenue and Highway 7 and subject to a Maximum Height of four (4) storeys and a Floor Space Index (FSI) of 1.82.

Related Files: DA.14.046

Purpose: Relief from the Zoning By-law is being requested to permit the continued construction of stacked townhouses on Blocks D and E (as shown on Plan A001 prepared by KFA Architects and Planners Inc.).

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

By-law Requirement	Proposal
1. A minimum interior side yard setback of 0.90 metres is required.	1. To maintain a minimum interior side yard setback of 0.77 metres.
2. A minimum rear yard setback of 3.0 metres is required. (Coles Ave)	2. To maintain a minimum rear yard setback of 2.88 metres.

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

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

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

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on June 24, 2020

Applicant confirmed posting of signage on June 29, 2020

Property Information	
Existing Structures	Year Constructed
Stacked Townhouses	Under construction

Applicant has advised that they cannot comply with By-law for the following reason(s): Interior side yard setback and rear yard setback are minor variances to the zoning by-law approved file #Z.12.008 and OMB Decision Number PL121343 as these are the building setbacks built on site currently.

Adjournment Request: None.

Building Standards (Zoning Review):

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

Building Permit No. 17-000417 for Retaining Wall - New, Issue Date: Jun 13, 2017

Building Permit No. 17-002560 for Underground Garage(Resid.Bldg) - Interior Unit Alteration, Issue Date: Oct 05, 2018

Building Permit No. 17-002560 for Underground Garage(Resid.Bldg) - New, Issue Date: Dec 18, 2017

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed Use", subject to Area Specific Policy 12.10: Kipling Avenue and Highway 7 and subject to a Maximum Height of four (4) storeys and a Floor Space Index (FSI) of 1.82.

The Owner is requesting permission to maintain setbacks related to a stacked townhouse development. Site Development Application File DA.20.021 has been submitted concurrently with Draft Plan of Condominium File 19CDM-20V001 to recognize as-built condominium conditions for 169 stacked townhouse units (originally approved through Site Development File DA.14.046) and is currently under review by the Development Planning Department.

Variances 1 and 2 are small deviations from the setback requirements resulting from reported as-built conditions and are considered minor in nature as they have no adverse impacts on neighbouring properties.

Accordingly, the Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

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

If the Committee finds merit in the application, the following condition of approval is recommended:

That Site Development Application File DA.20.021 and Draft Plan of Condominium File 19CDM-20V001 are approved to the satisfaction of the Development Planning Department.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A040/20.

Parks, Forestry and Horticulture Operations:

Forestry has 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

Location Map

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)

None

Staff Recommendations:

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

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

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

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

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development Application File DA.20.021 and Draft Plan of Condominium File 19CDM-20V001 are approved to the satisfaction of the Development Planning Department.

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 Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

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.

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.

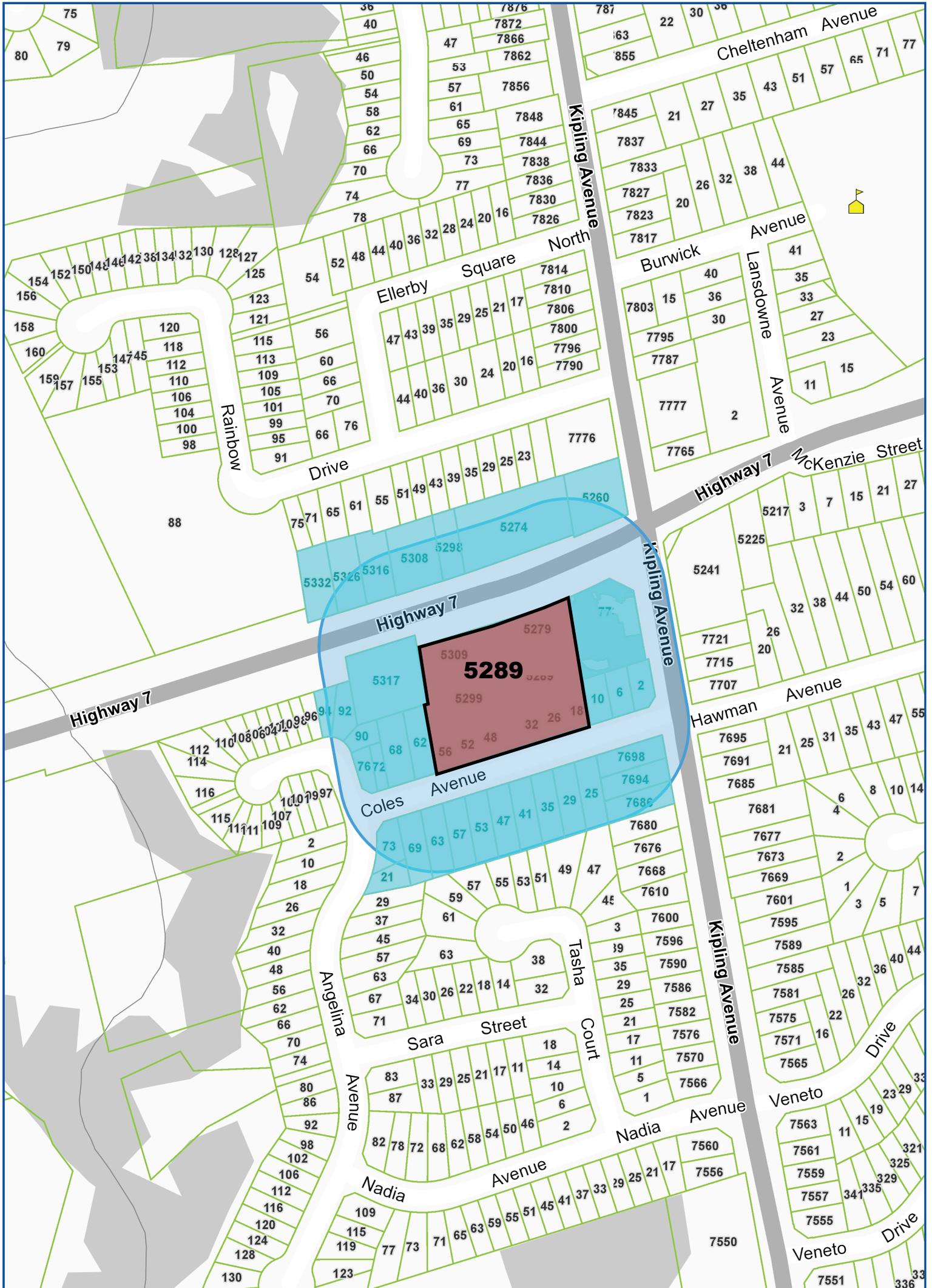
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

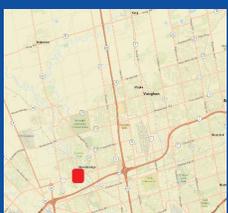
Schedule A: Plans & Sketches

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



Map Information:



Title:

5289 HIGHWAY #7. WOODBRIDGE

NOTIFICATOIN MAP = A040/20

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: 1:3,219

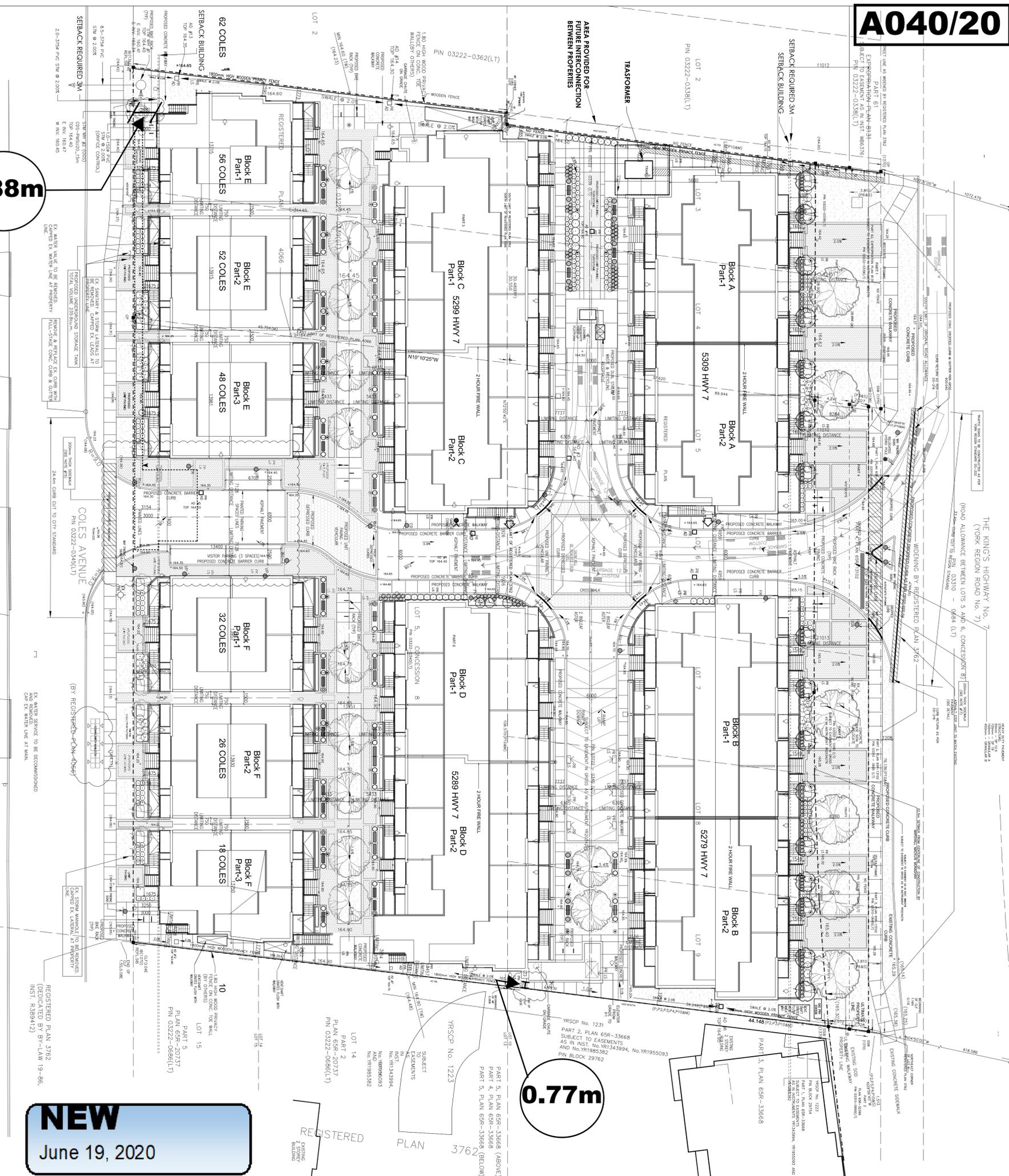
0 0.05 km



Created By:

Infrastructure Delivery
Department
June 17, 2020 7:50 PM

Projection:
NAD 83
UTM Zone
17N



NEW
June 19, 2020

DEVELOPMENT STATISTICS

Oggi Developments	
Rev. January 03, 2017	

Project Owner: John Ducca
Project Address: 5289 & 5309 Highway #7, Vaughan
Legal Description: PART OF LOTS 3, 5, 6, 7, 8 AND 9 AND ALL OR LOT 4 REGISTERED PLAN 3762 LOTS 3 AND 4 REGISTERED PLAN 4066 AND PART OF LOT 5, CONCESSION 8

Site Area (SM): (including road widening allowance)	9,496.1
Net Area (SM):	8,794.9
Gross Floor Area (SM):	16,408
FSI:	1.70
Number of Units:	169

BUILDING STATISTICS

GROSS FLOOR AREA	GFA (SM)	Units
Residential	4188	46
Basement	3953	46
Ground	3878	39
Level 2	3886	39
Level 3	3886	39
Total - Residential	15905	170
Stair, Elevator, Garbage	203	n/a
TOTAL	16108	

LANDSCAPED AREA

Public Soft Landscape Area:	1110	11%
Public Hard Landscape Area:	1515	15%
Public Landscape Area Total:	2625	27%
Private Landscape Area (1):	2075	21%
Total Landscaped Area (Public and Private):	4700	48%

AUTOMOBILE PARKING

Residential Parking	170
Visitor Parking	34
Required Parking	204
Provided Parking	3
On Grade	
Residential Below Grade	190
Visitor Below Grade	34
Total Parking Provided (3 Barrier Free Spots Included)	227

BICYCLE PARKING

On grade	36
Below grade	85
Total Bicycle Parking	121

Loading Facilities

Required	1 -Type 'G'
Provided	1 -Type 'G'

Building Height

Height of highest roof from average grade (m)	12.8
(1) Private landscaped areas include sunken terraces, balconies on all floors as well as roof top terraces.	

Requirement as per Site Specific By-Law

Minimum width of driveway	Requirement: 6.0m	Provided: 6.0m
Minimum landscape strip to street line	Requirement: 1.0m	Provided: HWY 7: 1.2m
Max. encroachment of driveways, porches, balconies, and retaining walls into front yard or rear yard	Requirement: 1.8m	Provided: HWY 7: 1.39m
Retaining walls into front yard or rear yard	Requirement: 2.5m x 6.7m	Provided: Coles: 1.60m
Parallel parking space	Requirement: 0.0m	Provided: 2.5m x 6.7m
Stair setback to underground	Requirement: 0.0m	Provided: 0.0m
Main setback from building below finished grade	Requirement: 23.0m	Provided: 23.0m
Maximum driveway width (Coles Avenue)	Requirement: 4.500m ²	Provided: 4.500m ²
Minimum amenity area	Requirement: 3.2m	Provided: 4.633Am ²
Front yard (Highway 7)	Requirement: 3.0m	Provided: 3.2m
Rear yard (Coles Avenue)	Requirement: 3.0m	Provided: 2.88m
Interior side yard (west)	Requirement: 0.9m	Provided: 0.98m
Interior side yard (east)	Requirement: 0.9m	Provided: 0.77m
Maximum width of stacked townhouse (Coles Avenue)	Requirement: 14.0m	Provided: 14m
Minimum building separation	Requirement: 1.5m	Provided: 1.5m
Minimum lot area per unit	Requirement: 48.0m ²	Provided: 56.19m ²
Floor Space Index	Requirement: 1.82	Provided: 1.72
Maximum building height from average elevation to finished grade, excluding mechanical penthouse	Requirement: 12.8	Provided: 10.99m

OGGI CONDO
STACKED TOWNHOUSES
DA 14.046

5289 Highway 7
Vaughan ON L4L 1Y8

No.	Issued	Date
1	Issued for OPA & ZBL	29.02.2012
2	Issued for OMB	04.11.2013
3	Issued for SPA	20.06.2014
4	Issued for OMB settlement	04.08.2015
5	Re-issued for SPA	01.12.2015
6	Issued for Pricing	08.09.2016
7	Re-issued for SPA	28.09.2016
8	Addendum 3	24.11.2016
9	Re-issued for SPA	21.12.2016
10	Addendum 6	26.01.2017
11	Issued for building Permit	31.03.2017
12	Issued for building Permit	06.09.2017
13	Re-issued for building Permit	23.11.2017
14	Re-issued for building Permit	13.04.2018
15	Issued for building Permit	08.06.2018
16	Issued for building Permit	30.10.2018
17	Issued for SPA Revision	04.03.2020
18	Issued for Minor Variance	03.04.2020
19	Reissued for SPA Revision	06.11.2020
20		
21		
22		

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Key Plan: CONSTRUCTION NORTH, TRUE NORTH

Stamp: ONTARIO ASSOCIATION OF ARCHITECTS

architects + planners inc.
www.kfaarchitect.com

197 SPADINA AVE - SUITE 500
TORONTO - ON - M5T 2X8
416.583.6236 - telephone

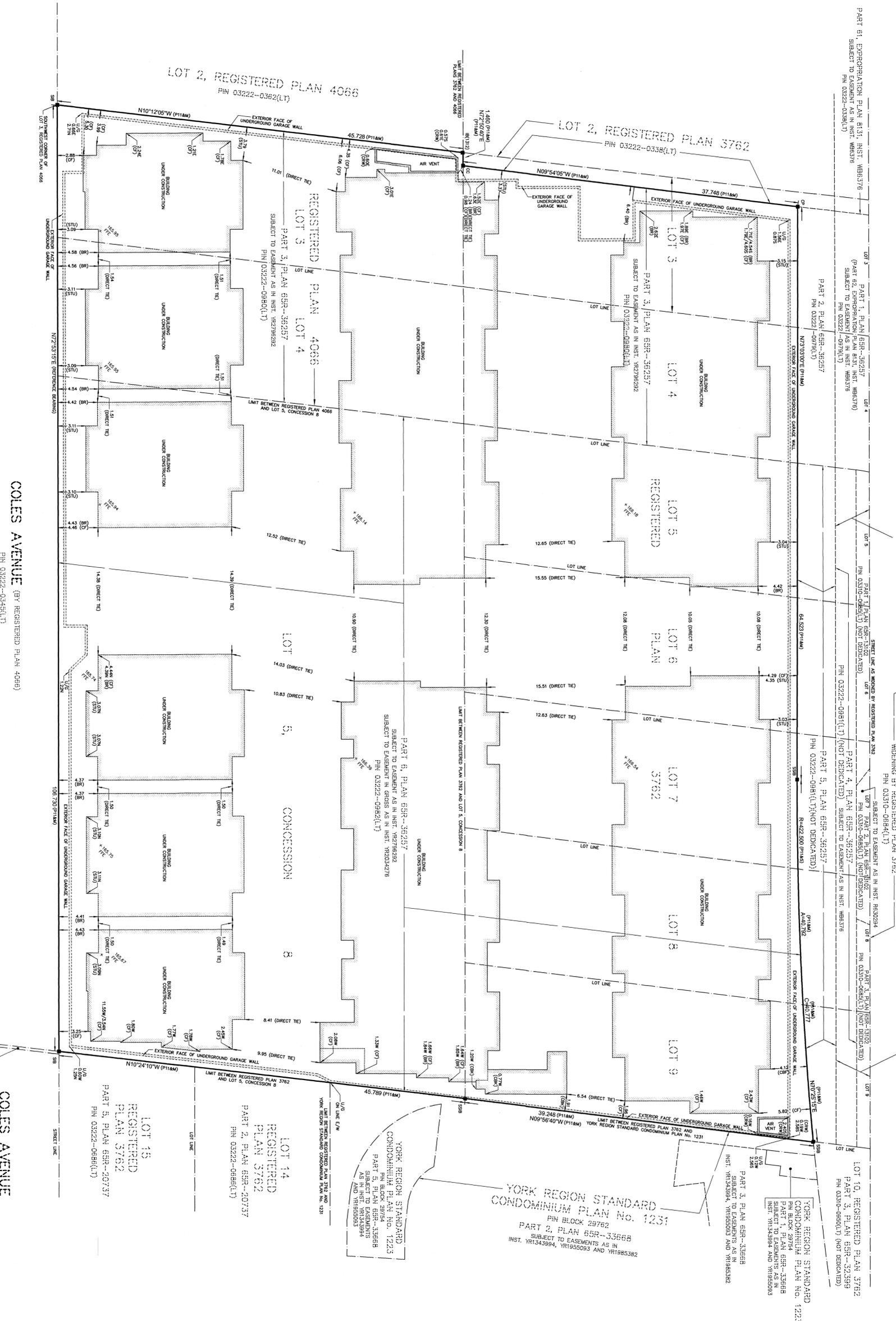
Project No: 09001
Scale: 1:250
Date: 25/04/2014
Drawn by: ZI

ROOF VIEW SITE PLAN & BUILDING STATISTICS

Drawing Number: A001



THE KING'S HIGHWAY NO. 7 (YORK REGION ROAD NO. 7)
 (ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION B)
 PIN 03310-0884(L1)



WIDENING BY REGISTERED PLAN 3762
 PIN 03310-0884(L1)

SUBJECT TO EASEMENT AS IN INST. W83376
 PIN 03222-0981(L1) (NOT DEDICATED)

SUBJECT TO EASEMENT AS IN INST. W83376
 PIN 03222-0981(L1) (NOT DEDICATED)

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 PIN 03222-0981(L1) (NOT DEDICATED)

SUBJECT TO EASEMENT AS IN INST. W83376
 PIN 03222-0981(L1) (NOT DEDICATED)

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY OF
 PART OF LOT 5, CONCESSION B
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN)
 AND
 LOTS 3 AND 4
 REGISTERED PLAN 4066
 AND
 PART OF
 LOTS 3, 4, 5, 6, 7, 8 AND 9
 REGISTERED PLAN 3762
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:200
 KRCMAR SURVEYORS LTD. 2019
 METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE
 NORTHERLY LIMIT OF COLES AVENUE, AS SHOWN ON PLAN 65R-36257, THE
 HAVING A BEARING OF N72°33'15"E.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEOMETRIC AND ARE RELATED TO
 CITY OF VAUGHAN BENCH MARK NO. 44-1, HAVING AN ELEVATION
 OF 168.387 METRES.

NOTE
 ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S. (1370),
 GRAYSON AVENUE, MISSISSAUGA, ONT. L4V 1R7.

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 SSB DENOTES SHORT STANDARD IRON BAR
 RB DENOTES ROUND IRON BAR
 CP DENOTES CONCRETE PIN
 (M) DENOTES MEASURED
 (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
 (1370) DENOTES THIS IS CONCRETE BLOCK
 (1370) DENOTES THIS IS CONCRETE FOUNDATION
 (1370) DENOTES CONCRETE RETAINING WALL
 (1370) DENOTES THIS IS STUCCO
 (1370) DENOTES UNDERGROUND GARAGE

PART 2 - SURVEY REPORT
 1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS
 BASED ON INFORMATION CONTAINED IN THE RELEVANT SURVEY DOCUMENTS,
 DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
 2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER
 IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE
 AS SHOWN ON THE SURVEY PLAN.
 3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY
 THIS REPORT.
 4. SUBJECT LANDS COMPRISE ALL OF PINS 03222-0980(L1) AND
 03222-0982(L1).
 5. SUBJECT TO EASEMENT OVER PARTS 3 AND 6, PLAN 65R-36257 AS IN
 INST. W8278629Z.
 6. SUBJECT TO EASEMENT IN GROSS OVER PART 6, PLAN 65R-36257 AS IN
 INST. W80394276.
 7. TOGETHER WITH EASEMENT OVER PART 2, PLAN 65R-3102 AS IN INST.
 W830294.

MUNICIPAL ADDRESSES
 3589 AND 3599 HIGHWAY 7, VAUGHAN.

MUNICIPAL ADDRESSES
 3589 AND 3599 HIGHWAY 7, VAUGHAN.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEY ACT AND THE REGULATIONS MADE
 UNDER THEREOF.
 2. THE SURVEY WAS COMPLETED ON 30th DAY OF NOVEMBER, 2019

DATE: DECEMBER 11, 2019

ROBERT WIESENBRÖCKER
 CHIEF OF SURVEY

**ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SURVEYORS
 2100569**

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 or use, in whole or in part, is strictly prohibited.
 PLAN AVAILABLE AT www.ProfessionalLand.ca

FIELD: L2 DRAWN: C.L. CHECKED: S.A.R./W. 08/NOV/19
 DWG NAME: 08-2005691_PLOT.MXD 11/01/2019 WORK ORDER NO.: 2534
 1197 Oshawa Street Thornhill, ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca

KRCMAR

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Stamp



COLES AVE. 5289 & 5309 HWY # 7 VAUGHAN, ONTARIO

Project No: 09001

Scale: NTS

Date: 09/19/2017

Drawn by:

Drawing Title

SITE PLAN

Drawing Number

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



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

Providence, Lenore

Subject: FW: RESPONSE A040-20 - REQUEST FOR COMMENTS - 5289 Hwy 7 Woodbridge (Full Circulation)

From: Development Services <developmentsservices@york.ca>

Sent: May-27-20 10:47 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RESPONSE A040-20 - REQUEST FOR COMMENTS - 5289 Hwy 7 Woodbridge (Full Circulation)

Good Morning Lenore,

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

Best,

Gabrielle

Gabrielle Hurst mcip rpp | Associate Planner, Community Planning and Development Services | Corporate Services
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1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca