

**To:** Committee of Adjustment**From:** Various Departments and Agencies**Date:** 24 July 2020**Name of Owner:** Labourers' Union Non-Profit Building Society (LIUNA Local 183)**Location:** 8500 Huntington Road, Woodbridge**File No.(s):** **A050/20****Zoning Classification:**

The subject lands are zoned EM1, Prestige Employment Area Zone, subject to a Holding provision and subject to the provisions of Exception 9(1468) under By-law 1-88 as amended.

**Proposal:**

1. In addition to the uses currently permitted under the Holding symbol, Site grading, Site servicing, Shoring and Excavation shall be permitted.

**By-Law Requirements:**

1. The proposed uses are currently not permitted.

**Public Comment(s):****Engineering Comment(s):** Prepared by Jason Pham

The removal of the H is contingent upon certain conditions being satisfied within by-law 168-2018 and are not affected based on the committee's approval. The minor variance application allows the subject lands to begin preliminary grading, excavation and shoring works within their subject lands, not servicing, prior to the full removal of the H which is required to be applied for through Council. The conditions imposed within the Holding provision are regarding executing a Spine Services Agreement with the City for the construction of the municipal services and roads for Block 64 South including confirmation of an executed Developers Cost Sharing Agreement (CSA).

The Development Engineering Department has reviewed the minor variance application A050/20 to permit site excavation and shoring while a Holding Symbol (H) is currently in place and has no objection subject to the following condition(s):

**Engineering Condition(s):**

- 1) The owner/applicant shall obtain an encroachment permit from Development Engineering along with the required Road Occupancy Permit through Public Works and pay all required fees and securities, all to the satisfaction of the City of Vaughan.