



File: A061/20

Applicant: Royal 7 Developments

Address: 2916 and 2908 Hwy 7 Bldg 3 and 4,
Vaughan

Agent: Cortel Group

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
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: None

Background History: None



Minor Variance
Application

Agenda Item: 13

A061/20

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, August 20, 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

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: Royal 7 Developments

Agent: Cortel Group

Property: 2916 and 2908 Hwy 7 Bldg 3 and 4, 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: DA.16.111

Purpose: Relief from By-law 1-88, as amended, is being requested to permit reduced parking stall sizes for the following:

Parking Space Unit 142 Level A
Parking Spaces Units 16 through to 20 Level D
Parking Spaces Units 77 and 78 Level A

Relief is required to support the underground parking for Expo Towers 3 & 4 which are located on Blocks 12 & 13, Plan 65M-4490 and to facilitate related Site Plan Application DA.16.111.

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

By-law Requirement	Proposal
A minimum parking space dimension of 2.7 m x 6.0 m is required.	To permit the following minimum parking space dimensions within the underground parking structure: 6.0 m x 2.6 m for Parking Space Unit 142 Level A 5.9 m x 2.7 m for Parking Spaces Units 16 through to 20 Level D 5.7 m x 2.7 m for Parking Spaces Units 77 & 78 Level A

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A162/19	<p>Relief from the By-law is being requested to permit the construction of thirty nine (39) underground parking spaces on Level D (P4) to facilitate Site Plan Application DA16.111.</p> <p>The parking analysis provided with the application notes that parking spaces for Units 209 - 223 will function as typical parking spaces and parking spaces for Units 58-77 and Units 224-227 will function as small car parking spaces.</p>	Withdrawn/file Closed (no decision)

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 August 5, 2020

Applicant confirmed posting of signage on July 29, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	

Applicant has advised that they cannot comply with By-law for the following reason(s):
Due to the construction of the underground parking garage there are a handful of parking spaces that do not meet the City of Vaughan’s parking by-law requirement.

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. 16-004562 for Condo. Apartment Building - Interior Unit Alteration, Issue Date: Jan 22, 2020
- Building Permit No. 16-004562 for Condo. Apartment Building - New, Issue Date: Sep 17, 2019
- Building Permit No. 20-106953 for Professional Services Unit - Alteration, Issue Date: (Not Yet Issued)
- Building Permit No. 16-004562 for Condo. Apartment Building - Foundation - Only, Issue Date: Jun 16, 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:

Vaughan Official Plan 2010 ('VOP 2010'): "Neighbourhoods Precinct", subject to Volume 2: 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan.

The Owner is requesting permission in reductions to the minimum parking space dimensions for Units 77 and 78 Level A, Unit 142 Level A, and Unit 16-20 Level D with the above noted dimensions and as shown on the attached Krcmar Surveyors Ltd. Draft Plan of Condominium Sheets 8 of 9 and 9 of 9. The two 39-storey buildings with a 2 to 6-storey podium and ground-related commercial uses were approved by Vaughan Council on May 16, 2017 through Site Development File DA.16.111. Both buildings, the underground parking structure and the parking spaces are built. In order to advance their Draft Plan of Condominium Plan File (19CDM-

19V008) to registration, the Owner requires approval from the Committee of Adjustment for relief from Zoning By-law 1-88, as amended to allow these parking space reductions.

The Development Planning Department has no objection to the requested variance, as the reduction of 0.1 m to 0.3 m in required parking length (6.0m) and 0.1m in required parking width (2.7m) can accommodate many types of vehicles. In addition, the Transportation Division of the Development Engineering Department in conjunction with VMC Program staff have concluded that the proposed changes will not impact the utilization (access and parking) of the underground parking spaces, as intended through File DA.16.111.

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:

VMC Planning and Engineering staff have reviewed the minor variance application A061/20 and do not have any issues with the proposed variance to the parking spot which proposes minimum width of 2.6m for the following reasons:

- a) City's draft IBI Parking Study recommends parking stall width of 2.6m for low turn-over spaces (i.e. residential spaces)
- b) City of Toronto's (similar downtown context) Zoning By-law allows 2.6m width for parking spaces
- c) The request for minimum 2.6m width is only for 1 parking space out of over 800 spaces
- d) The narrowest width of the parking space is actually 2.63 m. The remainder of the parking space is well over 2.7m. There is a 0.07m intrusion into the spot at only a tiny portion of the bottom end of the parking stall.
- e) Previous minor variance requesting for minimum 2.6m width were approved in the past (3201 Highway 7)
- f) Upcoming VMC TMP will be reviewing parking within the downtown core with consideration for reduced parking widths.

The Transportation Engineering Department within the Development Engineering Department has reviewed the minor variance application A061/20 with the VMC (Vaughan Metropolitan Centre) team and has no objection to the minor variance for parking space reductions of:

- 6.0 m x 2.6 m for Parking Space Unit 142 Level A
- 5.9 m x 2.7 m for Parking Spaces Units 16 through to 20 Level D
- 5.7 m x 2.7 m for Parking Spaces Units 77 and 78 Level A

The Development Engineering Department does not object to minor variance application A061/20.

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:

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)

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: N/A

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](https://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.

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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 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

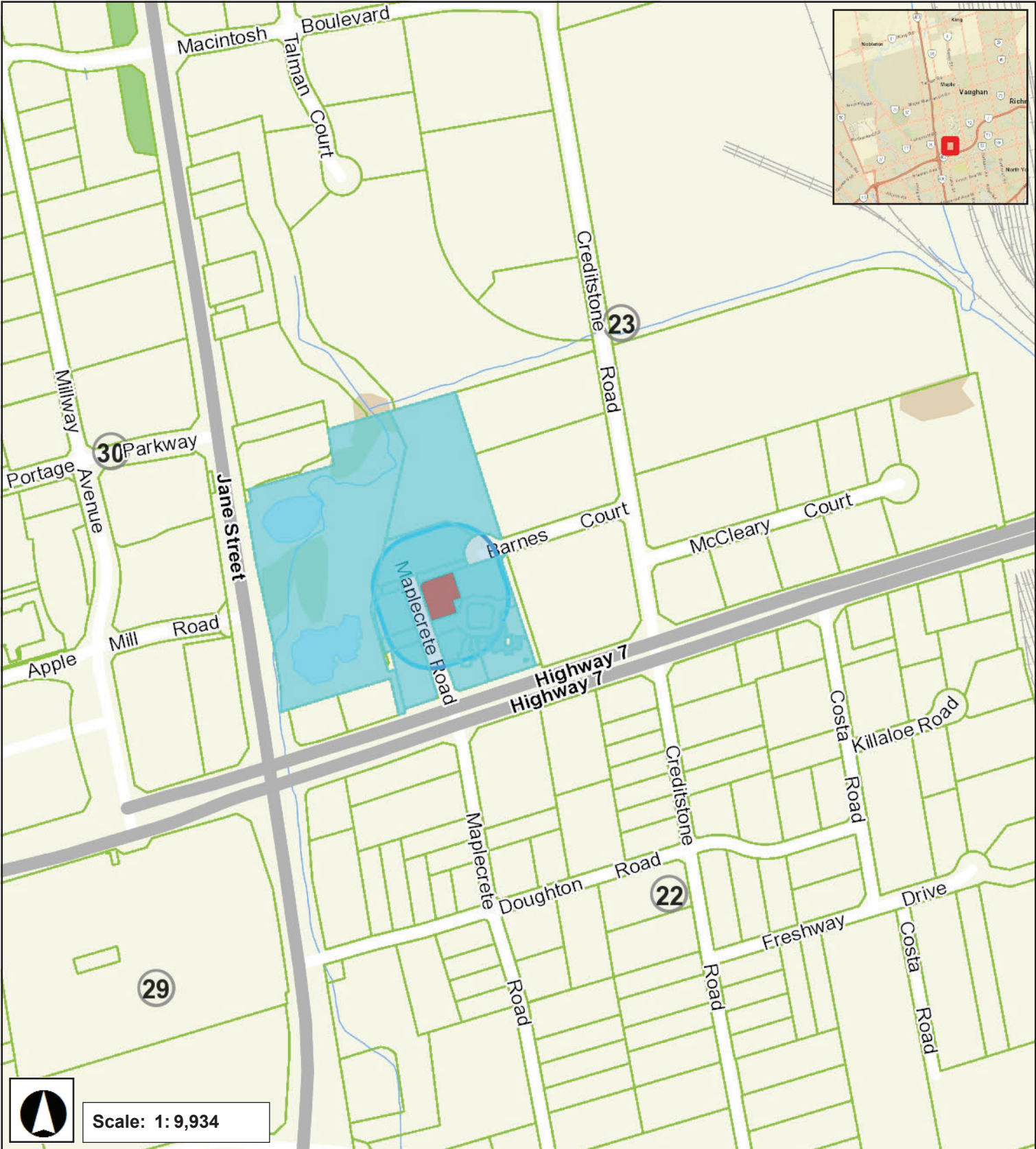
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A061/20 - Notification Map

2916 & 2908 Highway 7, Vaughan





A061/20 - Location Map

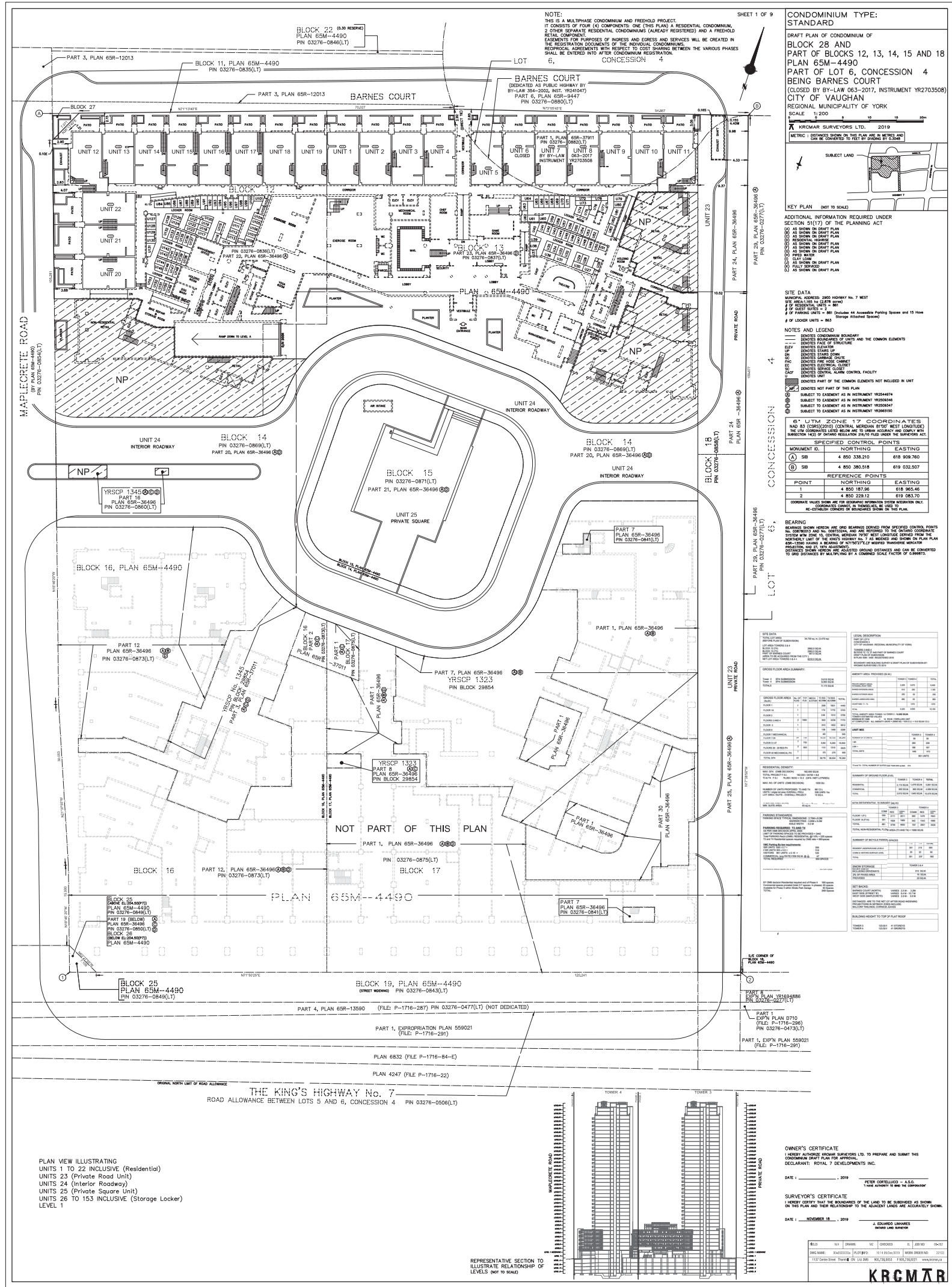
2916 & 2908 Highway 7, Vaughan

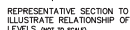
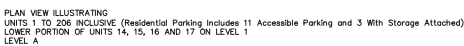


Scale: 1:4,967

5.7 m x 2.7 m for Parking Spaces Units 77 and 78 Level A

A061/20





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 & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: RESPONSE: A061/20 - Request for Comments

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

Sent: August-11-20 12:07 PM

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

Subject: [External] RESPONSE: A061/20 - Request for Comments

Good afternoon Adriana,

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

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