

**WESTON
CONSULTING**

planning + urban design

**COMMUNICATION – C56
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020**

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

October 28, 2020
File 5411

Attn: City Clerk

Dear Sir,

**RE: 8440 Hwy 27, Vaughan
Draft Zoning By-law
City of Vaughan**

Weston Consulting are the Planners for Parentela Holdings Inc., the owners of the property located at 8440 Hwy 27 in the City of Vaughan. We have reviewed the Phase 3 Draft Zoning By-law material and note that the Site Specific exception 226 does not reflect Committee of Adjustment approvals that were obtained in 2008 and 2013. These approved variances to the Zoning By-law are as follows:

- **2008 – Application A121-0**
 1. A minimum front yard setback of 11.5m
 2. A maximum gross floor area of 6,926m²
 3. A minimum of 518 parking spaces
 4. A minimum of 8.1% landscaping
 5. A minimum of 5 handicapped parking spaces
 6. A minimum southerly interior side yard setback of 3.0m
 7. A minimum of 1 loading space
- **2013 – Application A035-12**
 1. A minimum side yard setback of 2.84m (south side)

The Committee decisions are attached for your reference.

We have reviewed Section 1.6 of the Phase 3 Draft Zoning By-law text and are concerned that the minor variances achieved in 2008 and 2013 will no longer be in effect on the passing of the new Zoning By-law. Section 1.6.2.1 does not preserve these variances as they were approved before January 1, 2015 and a building permit has been issued.

It would be greatly appreciated if you could confirm that the minor variances obtained in the applications noted above will remain in full force and effect when the new Zoning by-law comes into effect.

Thank you in advance for your assistance.

Yours truly,

Weston Consulting

A handwritten signature in black ink, appearing to read 'K. Franklin', written in a cursive style.

Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

cc. Carlo Parentela, Parentela Holdings
Mr. Brandon Correia, Manager – Special Projects, City of Vaughan

NOTICE OF DECISION

FILE NUMBER: A121/08

APPLICANT: PARENTELA HOLDINGS LTD.

PROPERTY: Part of Lot 10, Concession 9, (municipally known as 8440 Highway 27, Woodbridge).

ZONING: The subject lands are zoned C6, Highway Commercial zone under By-Law 1-88 as amended and further subject to exception 9(409).

PURPOSE: The purpose of this application is to request variances to permit the continued construction of a two storey addition, to an existing two storey banquet facility, as follows:

PROPOSAL:

- 1) A minimum front yard setback of 11.5m
- 2) A maximum gross floor area of ~~6915.6m²~~ *6916.0m²*
- 3) A minimum of 518 parking spaces.
- 4) A minimum of 8.1% landscaping.
- 5) A minimum of 5 handicapped parking spaces.
- 6) A minimum southerly interior sideyard setback of 3.0 m.
- 7) A minimum of 1 loading space.

BY-LAW REQUIREMENTS:

- 1) A minimum front yard setback of 15m
- 2) A maximum gross floor area of 4855m².
- 3) A minimum of 554 parking spaces.
- 4) A minimum of 10% landscaping.
- 5) A minimum of 6 handicapped parking spaces.
- 6) A minimum southerly interior sideyard setback of 9.4 m.
- 7) A minimum of 2 loading spaces.

A sketch is attached illustrating the request.

This application was previously adjourned from the June 5, & 19, 2008 meetings.

BACKGROUND: The land which is subject to this application was also the subject of another application under the Planning Act:

Minor Variance File No. A416/02 – Appr. Nov. 7/02 Appealed to the OMB (appeal withdrawn). Applicant did not proceed with seasonal tent structure.

Minor Variance File No. A088/04 – Appr. Mar. 25/04 File Lapsed.

Minor Variance File No. A267/04- Appr. Sept. 9/04. File Lapsed

Minor Variance File. No. A197/05 – Appr. Aug. 4/05

Site Plan Application DA.02.007 - APPROVED by Council June 24, 2002.

Site Plan Application DA.04.074 - ADOPTED by Committee of the Whole Jun. 27, 2005.

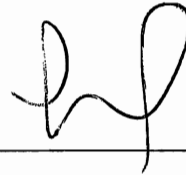
MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variances sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. A121/08, PARENTELA HOLDINGS LTD., be APPROVED, in accordance with the sketch attached.

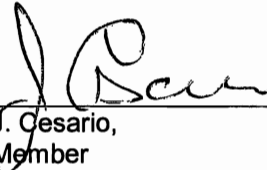
CHAIR: _____



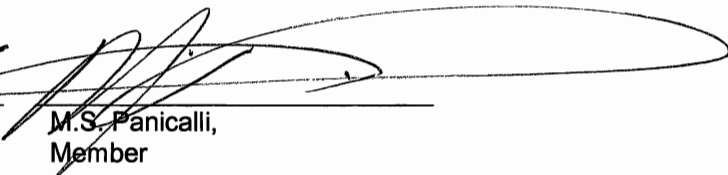
Signed by all members present who concur in this decision:

ABSENT
M. Mauti,
Chair


L. Fluxgold,
Vice Chair

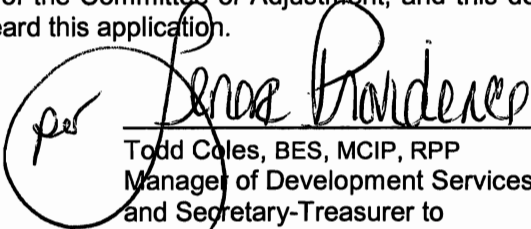

J. Cesario,
Member

ABSENT
D.H. Kang,
Member


M.S. Panicalli,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


per _____
Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:**July 17, 2008****Last Date of Appeal:****August 6, 2008****APPEALS**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$150.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

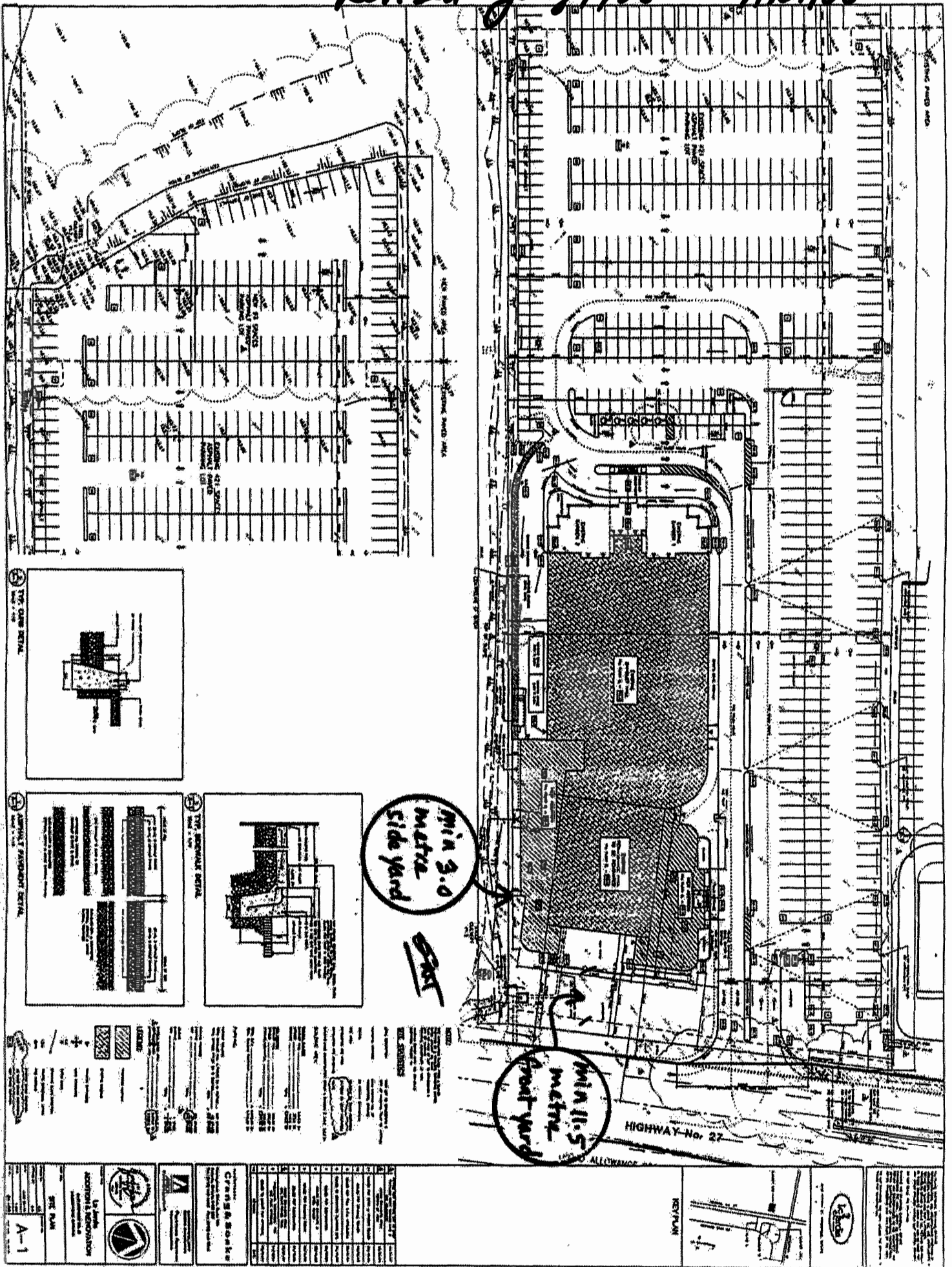
CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

August 6, 2009

Revised July 4/08

A121/08



SITE STATISTICS

LEGAL DESCRIPTION: PART LOT 10 CONCESSION 9
CITY OF VAUGHAN, PLAN NO. 64R7839

MUNICIPAL ADDRESS: 8440 HIGHWAY NO. 27
WOODBRIIDGE, ONTARIO

ZONING: C6 HIGHWAY COMMERCIAL

SITE AREA: 40,600.0 SU (4.06 HECTARES)

DEVELOPED SITE AREA: 24,736.0 SU (2.47 HECTARES)

DEVELOPED SITE COVERAGE: 15.1%

BUILDING CODE CLASSIFICATION: GROUP A DIVISION 2 O.B.C. 3.2.2.24

BUILDING AREA:

EXISTING BUILDING

BANQUET HALL	3,840.0 SU
OFFICES	373.0 SU
STORAGE	449.0 SU
TOTAL	4,662.0 SU

NEW ADDITION

BANQUET HALL	850.00 SU
OFFICES	398.57 SU
STORAGE/MECHANICAL	899.03 SU
TOTAL	2,247.60 SU

TOTAL G.F.A.	= 6,915.60 SU
TOTAL BUILDING FOOTPRINT	= 3,745.00 SU

PARKING:

PARKING REQUIRED

TOTAL BANQUET HALL 4,790.00 SU @ 11/100	527 SPACES
TOTAL OFFICES 771.57 SU @ 3.5/100	27 SPACES
TOTAL	554 SPACES

PARKING PROVIDED

EXISTING	421 SPACES
NEW	97 SPACES
TOTAL	518 SPACES

LOADING

EXISTING	1 SPACE
NEW	1 SPACE
TOTAL	2 SPACES

EXISTING PAVED AREA	13,858.0 SU
NEW PAVED AREA	3,078.0 SU
LANDSCAPED AREA	3,525.0 SU

LEGEND:



PROPOSED ADDITION



EXISTING BUILDING



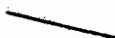
BUILDING ENTRANCES



LIGHT STANDARDS



CATCH BASIN



DRAINAGE SLOPE DIRECTION



TRAFFIC DIRECTIONAL ARROW



FIRE HYDRANT

Revised July 4/08
A121/08

increase
MAX gross
floor area to
6,916 m²

reduce
parking by
36 spaces

reduce
H/C park-
ing to 5
spaces

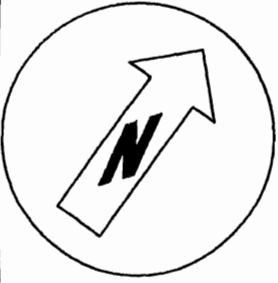
reduce
loading to
1 space

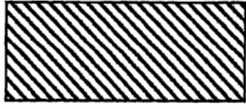
reduce
landscaping
to 8.1%

SWT

SWT

COMMITTEE OF ADJUSTMENT



File No.:	A121/08
Applicant:	Parentela Holdings Ltd.
	Subject Area 8440 Highway 27, Woodbridge



FEB 21 2012

**COMMITTEE OF ADJUSTMENT**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

MINOR VARIANCES

FILE NUMBER: A035/12

APPLICANT: Parentela Holdings Ltd.

IN THE MATTER OF the application that has been submitted, the provisions of Subsection 45 of the Planning Act, predecessors, as amended, for authorization of variances;

heard by this Committee of Adjustment on **FEBRUARY 9, 2012**

Enclosed is a Certified Copy of the Decision of the Committee.

Notice of appeal must be sent within twenty (20) days of the making of the decision, and that if no notice of appeal has been given within that period, the decision of the Committee is final and binding.

Notice of appeal must be personally served or sent by REGISTERED MAIL to:

The Secretary-Treasurer to Committee of Adjustment,
City of Vaughan,
2141 Major Mackenzie Drive,
Vaughan, Ontario.
L6A 1T1

NOT LATER THAN 4:30P.M.

FEBRUARY 29, 2012

being the last date for notice of appeal.

Together with two (2) separate **certified cheque(s) / money order(s)** in the amount of:

\$650.00, processing fee, payable to the **TREASURER CITY OF VAUGHAN**
AND
\$125.00 for the primary variance appeal and, if necessary, **\$25.00** for each related variance appeal
payable to the **ONTARIO MINISTER OF FINANCE.**

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the cheques

Only individuals, corporation and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. 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.

DATE of sending this Notice:

FEBRUARY 17, 2012

Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan

Weston Consulting Group Inc.
Attention of Kurt Franklin
201 Millway Avenue, Unit #19
Vaughan, ON L4K 5K8

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A035/12

APPLICANT: Parentela Holdings Ltd.

PROPERTY: Part of Lot 10, Concession 9, (municipally known as 8440 Highway 27, Woodbridge).

ZONING: The subject lands are zoned C6, Highway Commercial zone under By-Law 1-88 as amended and further subject to exception 9(409).

PURPOSE: To permit the maintenance of an existing two-storey banquet facility.

PROPOSAL: 1. To permit the maintenance of a minimum interior side yard setback of 2.84 metres. (south side).

BY-LAW REQUIREMENT: 1. A minimum interior side yard setback of 9.4 metres is required. (Variance had approved a reduction to 3.0 metres (south side).

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Minor Variance Application
A121/08 APPROVED, Jul 17/08 (A min front yard setback of 11.5m; A max GFA of 6916.0m2.; A min of 518 parking spaces.; A min of 8.1% landscaping.; A min of 5 handicapped parking spaces.; A min southerly interior sideyard setback of 3.0 m.; A min of 1 loading space).
A197/05 APPROVED Aug. 4/05 (To permit a max building height of 17.5m; To permit an out door patio to extend into the front yard located between the building and any residential zone; To permit a max driveway width of 14.5m).
A267/04 APPROVED Sept. 9/04. File Lapsed
A088/04 APPROVED. Mar. 25/04 File Lapsed.
A416/02 APPROVED Nov. 7/02 Appealed to the OMB (appeal withdrawn).
Applicant did not proceed with seasonal tent structure.
Site Plan Application
DA.02.007 APPROVED by Council June 24, 2002.
DA.04.074 ADOPTED by Committee of the Whole Jun. 27, 2005.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



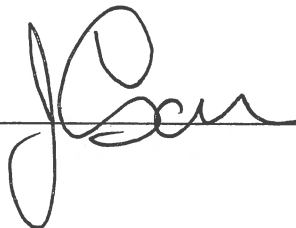
THAT the Committee is of the opinion that the variance sought, can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. A035/12, Parentela Holdings Ltd., be APPROVED, in accordance with the attached sketch and subject to the following conditions:

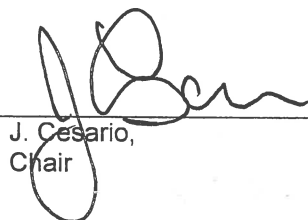
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

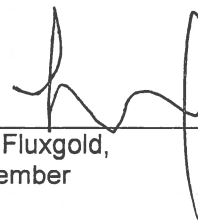
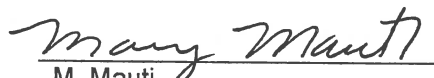
CARRIED.

CHAIR: _____



Signed by all members present who concur in this decision:


J. Cesario,
Chair

A. Perrella,
Vice Chair

L. Fluxgold,
Member

M. Mauti,
Member

H. Zheng,
Member**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: FEBRUARY 9, 2012

Last Date of Appeal: FEBRUARY 29, 2012

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

FEBRUARY 29, 2013

A035/12

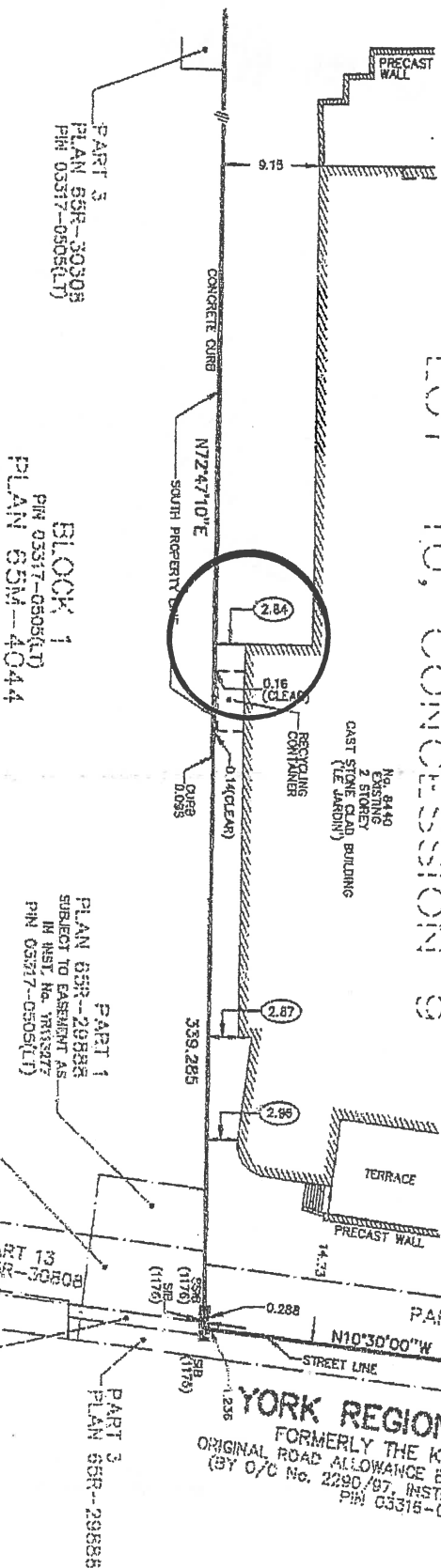
SKETCH FOR COMMITTEE OF ADJUSTMENT APPLICATION
3 METERS SETBACK REQUIREMENT
(BUILDING DIMENSIONS SETBACKS TO SOUTH
PROPERTY LINE WHICH ARE BELOW 3 METRES
ARE CIRCLED)

**PART OF LOT 10
CONCESSION 9**

**CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
SCALE 1:500

KRCMAR SURVEYORS LTD. 2010
OWNER: PARENTELA HOLDINGS INC.

LOT 10, CONCESSION 9



NOTE

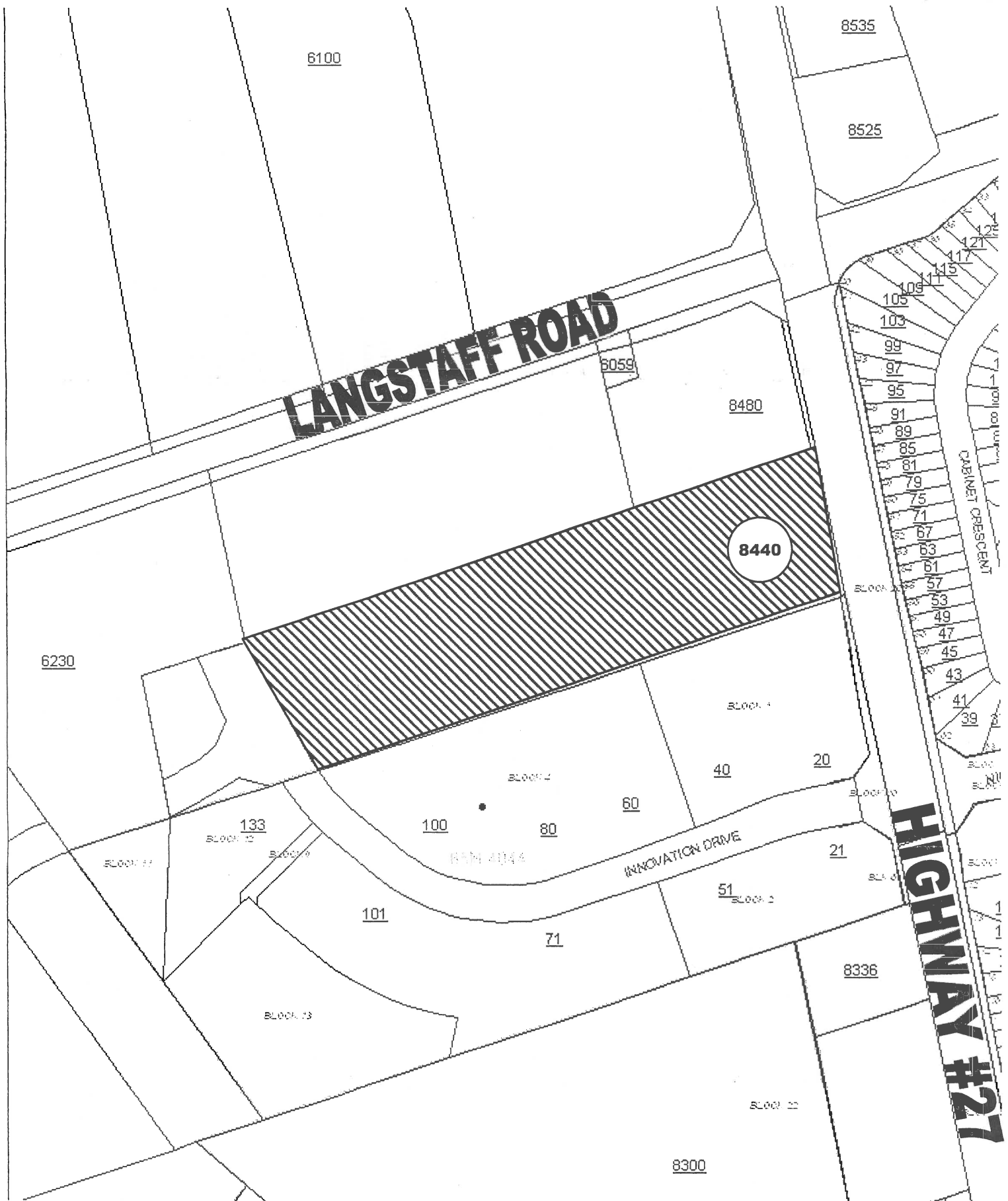
FOR FULL SIZE SURVEY OF
THE SUBJECT PROPERTY SEE
ATTACHED COPY OF SURVEYORS
REAL PROPERTY REPORT
DATED MAY 25, 2010

DATE JUNE 22, 2010

TOM KRCMAR
ONTARIO LAND SURVEYOR

KRCMTR

FIELD	NO	DATE	BY	CHKD	DATE	BY	CHKD
DWG NAME	97-01501	PLAT 812	143	21/06/2010	11/03		
1101	01501	THOMAS ON 14309	01501	01501	01501	01501	01501



COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A035/12
	APPLICANT:	PARENTELA HOLDINGS INC.
		Subject Area Municipally known as 8440 HIGHWAY 27, WOODBRIDGE