



File: A154/20

Applicant: RP B3N Holdings Inc

Address: 3301 Hwy 7, Vaughan

Agent: IBI 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	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		
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	<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	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None



Minor Variance
Application

Agenda Item: 20

A154/20

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, February 4, 2021 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: RP B3N Holdings Inc

Agent: IBI Group

Property: 3301 Hwy 7, Vaughan

Zoning: The subject lands are zoned C9 Corporate Centre Zone and subject to the provisions of Exception 9(1500) under By-law 1-88 as amended.

OP Designation: “Station Precinct”, Volume 2, Section 11.8 Vaughan Metropolitan Centre (VMC) Secondary Plan.

Related Files: DA18.075, OP19.006, Z.19.017 and Z19.018

Purpose: Relief from By-law 1-88, as amended, is being requested to define and include site specific provisions relating to Compact Motor Vehicle Spaces in By-law 1-88 and to permit a reduced minimum Apartment Dwelling Parking Ratio to support the site, which includes Towers A, B, C and D (as shown on Site Plan A101 submitted with the application). Relief is required to facilitate the development of a mixed-use residential commercial development, comprising of four (4) condominium apartment buildings and the approval of related Site Plan Application DA.18.075.

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

By-law Requirement	Proposal
The minimum Apartment dwelling parking ratio of 0.45 spaces per dwelling unit is required.	To permit the minimum Apartment Dwelling parking ratio of 0.25 parking spaces per dwelling unit.

Background (previous applications approved by the Committee on the subject land): None

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: None

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 January 20, 2021

Applicant confirmed posting of signage on January 25, 2021

Property Information	
Existing Structures	Year Constructed
Residential Buildings and Parking	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Since SPA, ZBLA, and OPA Approval on June 29, 2020, additional analysis was completed into the impact of the groundwater levels on site. This analysis found that the high groundwater levels present on the subject site negatively impacted the feasibility of the development.

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. 20-113143 for Retaining Wall - New, 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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Application under review.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

VMC Development Engineering has reviewed and has no concerns with the above-mentioned Minor Variance application A154/20; which seeks to permit the minimum Apartment Dwelling parking ratio of 0.25 parking spaces per dwelling unit whereas 0.45 spaces is required per the approved site specific Zoning By-Law Number 092-2020.

The following justification documents were submitted by the Applicant in support of this variance:

- Updated Planning Rationale, prepared by IBI Group; dated January 20, 2021
- Updated Parking Rationale Letter, prepared by BA Group; dated January 20, 2021
- Updated Parking Plans and Statistics, prepared by IBI Group; dated January 19, 2021

The following justification has been provided to support the reduced rate:

Subject site is located adjacent to the Highway 7 VIVA Commerce Street BRT station • 5-7min walking distance to the TTC Subway • Other similar developments with the same proximity to higher-order transit have also been approved with much lower rates than the existing and draft bylaw (e.g. at 0.33, 0.41, etc.) • Transportation Demand Management measures as listed in the approved TDM plan to promote the use of alternative modes of travel including 40 additional bicycle parking spaces added to augment the cycling strategy • Additional 27 compact vehicle spaces for residential parking uses above the proposed rate of 0.25

Staff is satisfied with the justification provided to support the reduced residential parking rate to 0.25 spaces per dwelling unit.

It has been noted that the previously proposed minor variance for compact vehicles has now been removed and that these proposed 27 compact spaces will serve as supplementary parking spaces only. Compact spaces shall not be dedicated for the use of commercial/residential visitor spaces, nor shall these compact spaces count towards the minimum parking requirement.

Note, there is a minor typographical error for the stated Commercial Parking Rate (per 100m2) of 1.0 in the attachment ‘Parking table for Minor Variance’ prepared by IBI Group titled Parking Statistics. It appears to be an error as the calculations show a rate of 1.2 was actually applied. This should be correct to the approved site-specific commercial rate of 1.20 parking spaces per 100 m2 GFA.

The Development Engineering (DE) Department does not object to variance application A154/20 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.075) from the Development Engineering (DE) Department.

Parks Development - Forestry:
No comments.

By-Law and Compliance, Licensing and Permit Services:
No comments.

Financial Planning and Development Finance:
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Fire Department:
Please note that the applicant will have to address the following as part of the permit process: 1) fire route 2) fire hydrants private or public 3) ensure building construction meets the requirements of OBC and applicable standards.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Application Justification Letter

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 Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.

	Department/Agency	Condition
2	Development Engineering Farzana Khan 905-832-8585 x 3608 farzana.khan@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.075) from the Development Engineering (DE) 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](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.

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

Schedule A: Plans & Sketches

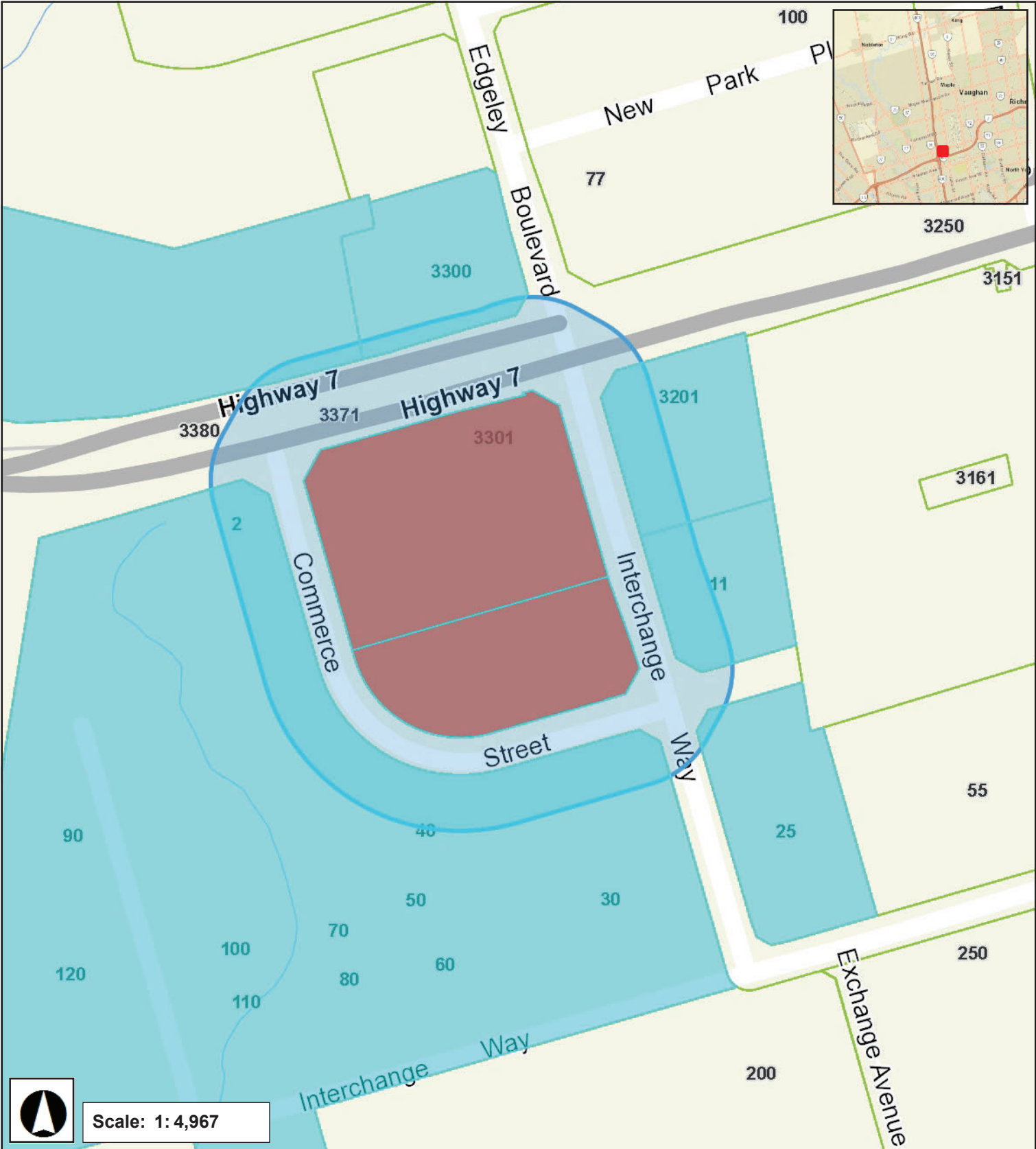
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A154/20 - Notification Map

3301 Highway 7, Vaughan



LEGEND

5700

5092

DENOTES STANDARD PARKING STALL SIZE

5700

5051

5092

DENOTES STANDARD TYPE A ACCESSIBLE PARKING STALL SIZE

5700

5051

5092

DENOTES STANDARD TYPE B ACCESSIBLE PARKING STALL WITH ACCESSIBLE PARKING AISLE SIZE

5700

5051

5092

DENOTES COMPACT CAR PARKING STALL MIN. SIZE

2000

2400

4800

COMPACT

2000

2400

4800

STACKED BIKE STORAGE SPACE

2000

2400

4800

VERTICAL BIKE STORAGE SPACE

2000

2400

4800

HORIZONTAL BIKE STORAGE SPACE

2000

2400

4800

BIKE REPAIR STATION

2000

2400

4800

RESIDENTIAL PARKING STALLS

2000

2400

4800

COMMERCIAL / VISITORS PARKING STALLS

2000

2400

4800

CAR POOL PARKING STALLS

2000

2400

4800

CAR SHARE PARKING STALLS

2000

2400

4800

CONVEX MIRROR

2000

2400

4800

CONVEX MIRROR

2000

2400

4800

CONVEX MIRROR

IBI

IBI GROUP ARCHITECTS
7th Floor, 55 St. Clair Avenue West
Toronto, ON M4V 2T7, Canada
tel 416 598 1930 fax 416 598 0644
ibigroup.com

menkes

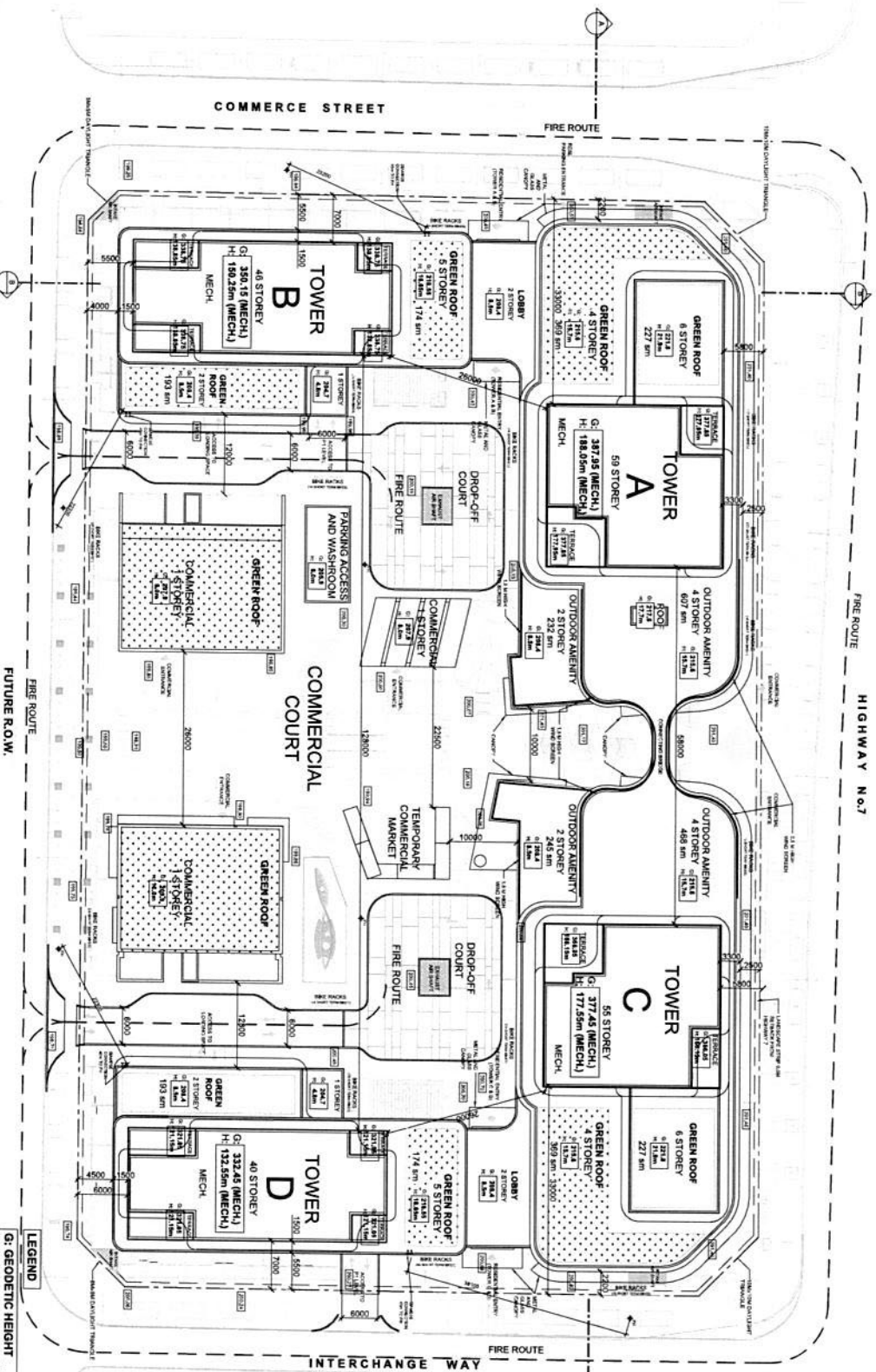
VAUGHAN METROPOLITAN CENTRE
BLOCK 3 NORTH
PARKING PLAN LEVEL P2

A202

PROJ. NO. 110722
SCALE 1/250

ISSUES	DATE	REVISIONS	DATE
1. ISSUED FOR RPA	8/17/2018		
2. ISSUED FOR RPA	10/15/2018		
3. ISSUED FOR RPA	07/02/2019		
4. ISSUED FOR RPA	26/04/2020		
5. ISSUED FOR RPA	19/01/2021		
6. ISSUED FOR MINOR VARIANCE	19/01/2021		

CENTER LINE OF CONSTRUCTION AS SHOWN ON - EX. P.L. 168/187



LEGEND
G: GEODETIC HEIGHT
H: HEIGHT MEASURED FROM ESTABLISHED GRADE
ESTABLISHED GRADE = 199.90

1. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
2. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
3. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
4. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
5. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
6. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
7. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
8. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
9. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.
10. The site is located within the City of Vaughan, Ontario, and is subject to the City's Zoning By-Law, which requires a minimum height of 100 feet for buildings in this area.

IBI

IBI GROUP ARCHITECTS
775 BRISBANE AVENUE WEST
TORONTO, ONT. M6P 1B5
TEL: 416 596 1890 FAX: 416 596 0044
ibi@ibi.com



1. DESIGN FOR SPA
2. DESIGN FOR SPA
3. DESIGN FOR SPA
4. DESIGN FOR SPA

DATE
10/10/2019
10/10/2020
10/10/2021

REVISIONS

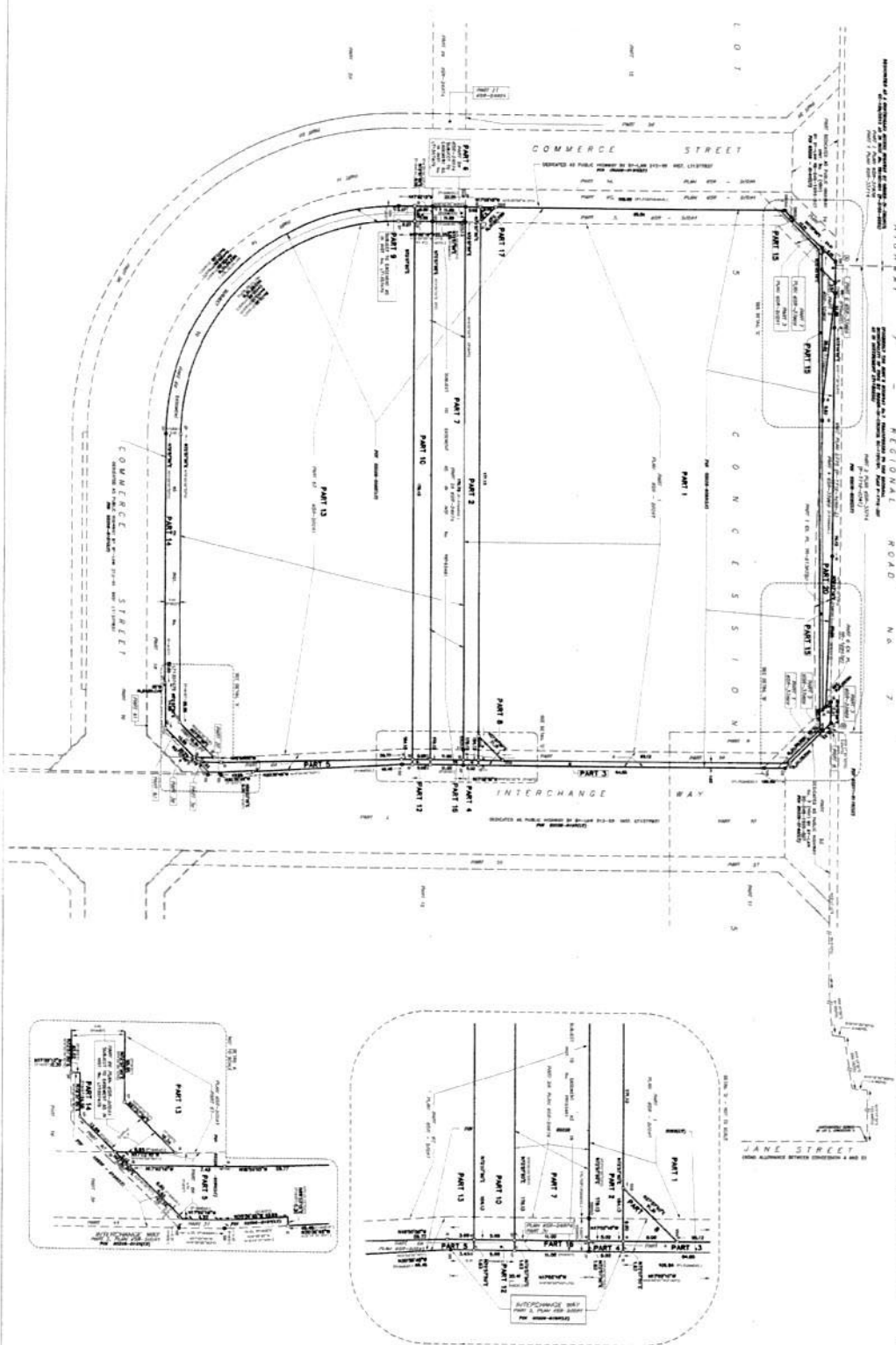
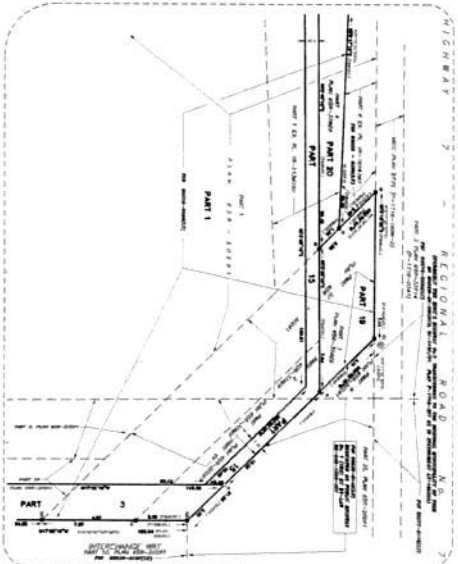
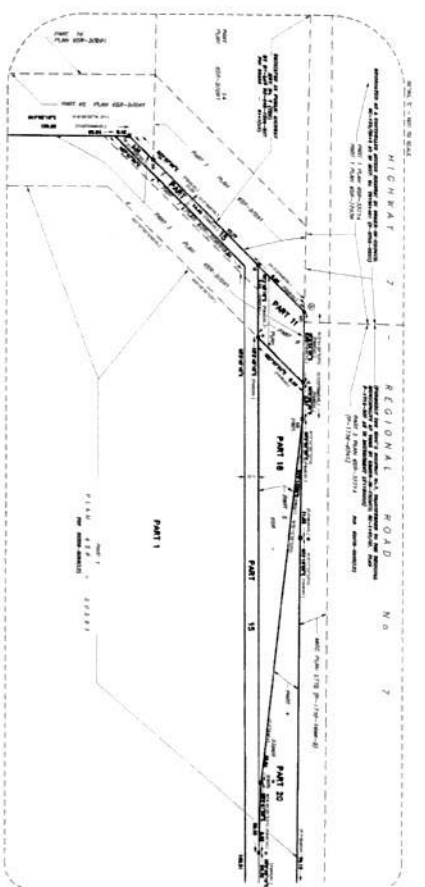
DATE



**VANAN METROPOLITAN CENTRE
BLOCK 3 NORTH
SITE PLAN**

PROJECT NO.
A101

A101



PLAN 62R-381P

NOV 18, 2014

W. SHARFMAN

PLAN OF SUBSET OF
PART OF LOT 5, CONGRESSION 5
(GEORGETOWN TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	LOT 1	1,234,567	0.282
2	LOT 2	1,234,567	0.282
3	LOT 3	1,234,567	0.282
4	LOT 4	1,234,567	0.282
5	LOT 5	1,234,567	0.282
6	LOT 6	1,234,567	0.282
7	LOT 7	1,234,567	0.282
8	LOT 8	1,234,567	0.282
9	LOT 9	1,234,567	0.282
10	LOT 10	1,234,567	0.282
11	LOT 11	1,234,567	0.282
12	LOT 12	1,234,567	0.282
13	LOT 13	1,234,567	0.282
14	LOT 14	1,234,567	0.282
15	LOT 15	1,234,567	0.282
16	LOT 16	1,234,567	0.282
17	LOT 17	1,234,567	0.282
18	LOT 18	1,234,567	0.282
19	LOT 19	1,234,567	0.282
20	LOT 20	1,234,567	0.282



LEGEND

REMARKS

NOTES

CONVEYANCE

LEGEND

NOTES

CONVEYANCE

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NOTES

CONVEYANCE

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CONVEYANCE

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NOTES

CONVEYANCE

LEGEND

NOTES

CONVEYANCE

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.

Application Justification Letter



IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

January 20, 2021

Ms. Christine Vigneault
Manager of Development Services and Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Ms. Vigneault:

MINOR VARIANCE FOR PART 1 OF PLAN 65R-38717: FILE NO. A154/20

IBI Group, on behalf RP B3N Holdings Inc. (i.e. “the applicant”), is pleased to submit this Application for Minor Variance for the lands legally described as Part 1 on Plan 65R-38717, City of Vaughan, Regional Municipality of York, and municipally known as 3301 Highway 7 (i.e. the “subject site”). The City of Vaughan file number for this application is A154/20.

The subject site is designated *Station Precinct* by the Vaughan Metropolitan Centre (VMC) Secondary Plan, and subject to Official Plan Amendment No. 57. The subject site is currently zoned *C9 Corporate Centre*, subject to site-specific exception 1500, which prescribes zoning standards tied to the approved Site Plan enacted through By-law 092-2020.

To facilitate the development of a mixed-use residential commercial development, comprising of four condominiums apartment buildings containing a total of 2,470 residential units with 5,766 m² of commercial retail space, applications for Site Plan Approval (SPA) (DA 18.075), Official Plan Amendment (OPA) (OP.19.006), Zoning By-law Amendments (ZBLA) (Z.19.017 and Z.19.018) and a Consent to Sever (B-011/2019) were previously submitted and all approved in June 2020, and September 2019, respectively.

Since SPA, ZBLA, and OPA Approval on June 29, 2020, additional analysis was completed into the impact of the groundwater levels on site. This analysis found that the high groundwater levels present on the subject site negatively impacted the feasibility of the development. As such, the applicant and the City have worked collaborated on potential solutions, aiming to reduce the amount of underground parking spaces required to mitigate the groundwater impacts, and result in the successful delivery of the approved Site Plan.

It should be noted that the proposed parking reductions have been discussed at length with City Staff over various meetings and workshops, resulting in a collective resolution ultimately representing the Minor Variance requests being sought. In summary, one minor variance is being sought: a reduction in the parking rate for apartment residential dwelling units. It should also be noted that as per discussions with the City of Vaughan, the parking supply will be considered on a site-wide basis rather than by phase. As such, all parking shall be measured cumulatively at ultimate build-out, rather than by individual phase. In addition to the residential parking spaces, supplemental ‘Compact Motor Vehicle’ parking spaces will be provided for residents which will not count towards the minimum parking requirement.

Ms. Christine Vigneault – January 20, 2021

Please note that Vaughan Council passed a resolution to permit a landowner to apply for future Minor Variance application(s), if required, within two years of the Zoning By-law coming into full force and effect to address minor zoning deficiencies that may arise through the finalization and construction of the Development. As such, notwithstanding Section 45.1.3 of the Planning Act, a Minor Variance application is permitted at this time.

Minor Variance

Apartment Dwelling Parking Rate Reduction

- Exception 1500 enacted through By-law 092-2020 establishes a minimum parking requirement of 0.45 space per unit for Apartment Dwellings.
- A variance is being requested to lower the minimum apartment dwelling parking rate requirement from 0.45 space per unit to 0.25 space per unit. The intent of this variance is to lower the amount of required residential parking, to mitigate the impacts that the groundwater present on the subject site has on fulfilling the approved Site Plan.

Analysis of the Four Tests

The requested variance of 0.25 spaces per dwelling unit meets all four tests of a Minor Variance. The variance is appropriate and representative of good planning, as the City of Vaughan promotes lower levels of automobile ownership from both a policy perspective and through the provision of additional infrastructure to support alternative modes of transportation. The development is approximately 400m away from the VMC TTC Subway Station and is located adjacent to the VIVA Bus Rapid Transit Corridor. Numerous bicycle paths are also located in proximity to the subject site. As such, residents have multiple transportation options available for use.

The requested variance is also minor in nature, not posing any significant negative impacts on the surrounding neighbourhood. As approved on June 29, 2020, the development currently has an apartment dwelling parking rate of 0.45 spaces per unit resulting with a requirement of 1,111 parking spaces. The variance being sought would ultimately lower the apartment dwelling parking rate to 0.25 spaces per unit, resulting in a requirement of 618 spaces, while 619 spaces are being provided. Overall, this variance would result in a reduction of 493 residential parking spaces from the current site plan approved rate.

In addition to the residential parking spaces, a supplemental 'Compact Motor Vehicle' parking spaces will be provided for residents which will not count towards the minimum parking requirement. This approach was based on discussions with Staff at the City, who have since identified that maintaining the minimum visitor and commercial parking rates established by By-law 092-2020 was a top priority, and any reductions to the apartment dwelling parking rate would be viewed as minor and appropriate in the context of the multi-modal transportation opportunities that will be available to future residents.

The variance meets the intent of the Zoning By-law as parking is still being provided at a rate that adequately accommodates for the demand. Furthermore, the design of the underground garage meets the parking design standards of By-law 1-88, as amended.

The variance is also in keeping with the intent of the Official Plan. Policy 4.1.5 of the VMC Secondary Plan (VMC SP) states that *"Travel demand management (TDM) will be critical to achieving a balanced transportation system in the VMC, one that provides and promotes attractive alternatives to the automobile. The City shall work with the Region of York and transit agencies, and with developers and businesses in the VMC, to develop and implement measures that promote the use of transit, walking and cycling."* The reduction in residential dwelling unit parking rates through the site-specific by-law was supported by various TDM measures, facilities, and programs. BA Group provided a proposed TDM framework in February 2020, which was augmented in April 2020 and again in August 2020 in consideration of this Minor Variance. This TDM Framework includes several hard and soft measures, which included:

Ms. Christine Vigneault – – January 20, 2021

- mixed-use and compact development;
- pedestrian and cycling connections;
- bicycle parking and bicycle repair stations;
- four (4) parking spaces for carpool parking and four (4) parking spaces for car-share vehicles;
- transit information screens;
- the unbundling of parking space and unit sales;
- travel mode information packages,
- SmartCommute membership for on-site employees;
- pre-loaded PRESTO cards; and,
- an ongoing parking monitoring program.

In support this Minor Variance, 40 additional bicycle parking spaces will be provided, over and above the prescribed requirements of City of Vaughan Zoning By-law 1-88.

Furthermore, the variance requested will also allow the development process for this OPA and ZBLA approved application to keep moving forward, thus is in keeping with the intent of the Official Plan and Zoning By-law.

Overall, as demonstrated above, the proposed variance meets the four tests of a Minor Variance as prescribed by Section 45(1) of the *Planning Act*. The variance is minor in nature, desirable for the appropriate development or use of the land, in keeping with the general intent and purpose of the Zoning By-law and Official Plan.

Please do not hesitate to contact the undersigned should you require any further clarification.

Respectfully submitted this 20th day of January, 2021.

Regards,

IBI Group



Stephen Albanese MCIP RPP

CC:

Jay Claggett, RP B3N Holdings Inc.
Jude Tersigni, RP B3N Holdings Inc.
Brandon Simon, RP B3N Holdings Inc.
Alison Quigg, IBI Group

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: A154/20 - Request for Comments

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

Sent: January-15-21 11:50 AM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A154/20 - Request for Comments

Good morning Adriana,

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

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca