

**File:** A075/21

**Applicant:** York Region Catholic District School Board

**Address:** 7501 Martin Grove Rd Woodbridge

**Agent:** The MBTW 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		
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
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: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
 Hearing Date: Thursday, April 29, 2021

**\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



**Minor Variance Application**

Agenda Item: 29

**A075/21**

Ward: 2

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, April 29, 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](http://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** York Region Catholic District School Board

**Agent:** The MBTW Group

**Property:** **7501 Martin Grove Rd Woodbridge**

**Zoning:** The subject lands are zoned PB1, Parkway Belt Open Space Zone, under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Parkway Belt West"

**Related Files:** DA.20.018

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed sports dome and an administration building and to facilitate Site Plan Application DA.20.018.

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 15 metres is required (Schedule A).	1. To permit a minimum Interior Side yard setback of 10 metres.
2. An All Season Sports Facility shall not be located closer than 350 metres to a residential zone (Section 2.0, definition of All Season Sports Facility).	2. To permit a minimum setback of 235 metres to a Residential Zone.

**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](http://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 April 14, 2021

Applicant confirmed posting of signage on April 15, 2021

Property Information	
Existing Structures	Year Constructed
School	1988

Applicant has advised that they cannot comply with By-law for the following reason(s): Insufficient side yard setbacks (north); insufficient distance to residential (235m); Lot coverage has been exceeded (33.40%)

**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. 13-002939 for Secondary School - Interior Unit Alteration, Issue Date: Aug 28, 2013.

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 response

**Development Planning:**

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Parkway Belt West"

The Owner is requesting permission to construct an all seasons sports facility and portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy on the Subject Lands, through Site Development Application DA.20.018, with the above noted variances.

Vaughan Council, on April 20, 2021 approved Site Development File DA.20.018. The Development Planning Department supports the approval of Site Development File DA.20.018 along with the requested variances, as the development is consistent with Provincial Policy, conforms to the Parkway Belt West Plan (1978), the York Region Official Plan (2010) and the Vaughan Official Plan (2010), and is compatible with the existing and planned uses in the surrounding area.

Accordingly, the Development Planning Department is of the opinion that the proposal 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 land.

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

That Site Development File DA.20.018 be approved to the satisfaction of the Development Planning Department.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A075/21. subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.018) from the Development Engineering (DE) Department.

**Parks Development - Forestry:**

The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.018) from the Development Engineering (DE) Department.

Forestry has provided comments for DA.20.018 on February 12, 2021. Applicant must obtain a private property tree removal & protection permit from the Forestry Division and erect Hoarding to the satisfaction of Forestry. Permit is for Protection only.

**Parks Development - Parks:**

No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comments received to date.

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No comments received to date.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

A075/21 – Public Correspondence (Application cover letter)

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

**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 **adjourn** this application the following condition(s) is required: N/A

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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.018) from the Development Engineering (DE) Department.
2	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	That Site Development File DA.20.018 be 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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://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](http://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**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto: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.

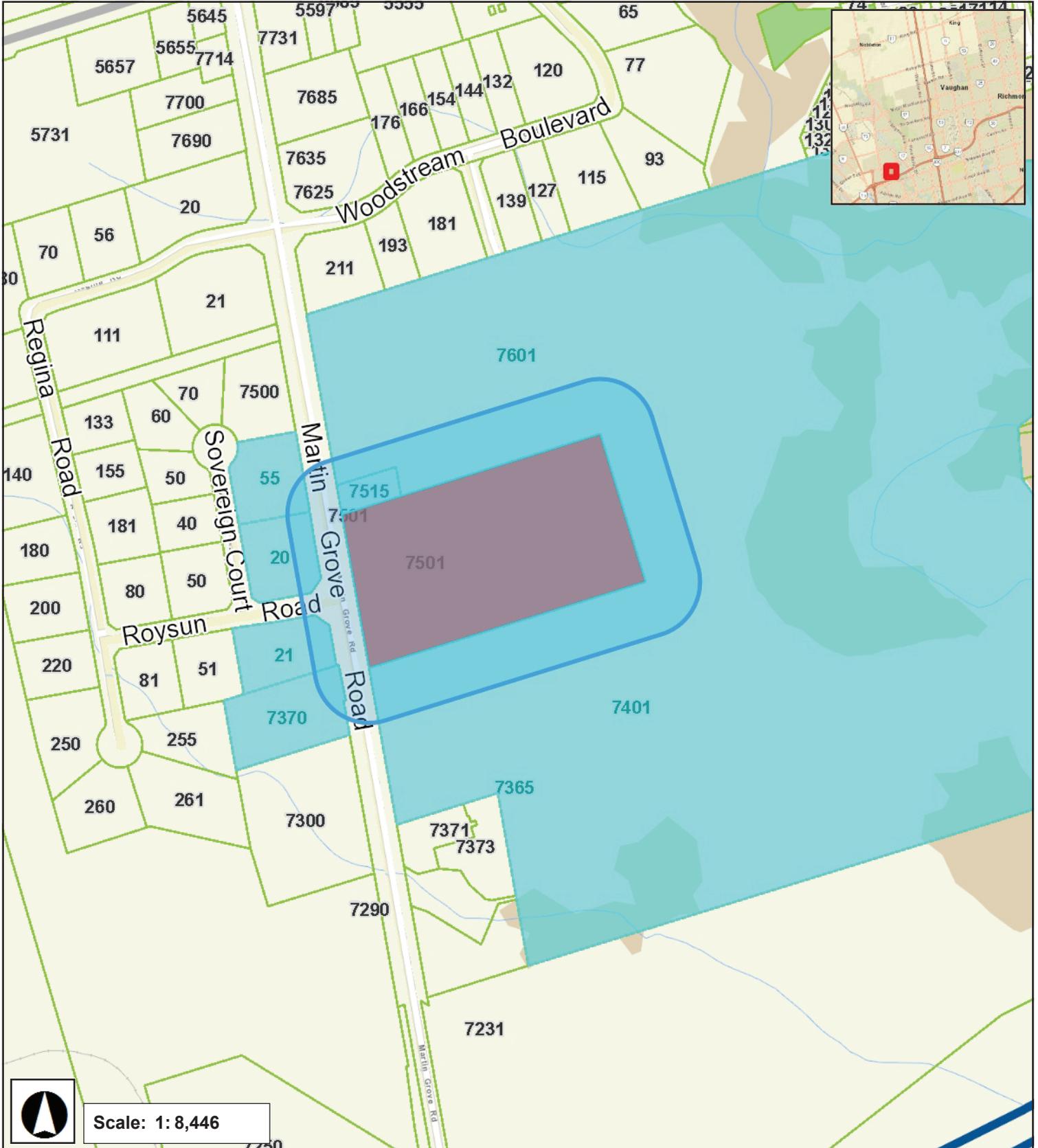
**Location Map**  
**Plans & Sketches**



# LOCATION MAP - A075/21

7501 MARTIN GROVE RD , WOODBRIDGE

## Langstaff Road



Highway 7

April 13, 2021 3:58 PM





# MINOR VARIANCE APPLICATION - DWG #2

<p>Project Name: <b>WOODBRIDGE SPORTS DOME</b> 7501 Martin Grove Road, Woodbridge City of Vaughan, Ontario</p>	<p>Client: <b>the mhw group</b></p>
<p>Drawn By: JZ/00</p>	<p>Scale: 1:1250</p>
<p>Date of Drawing: November 2019</p>	<p>Drawing No.:</p>
<p>Sheet No.:</p>	<p>SC-1</p>



## **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.

**A075/21 – Public Correspondence (Application cover letter)**



# York Catholic District School Board

Catholic Education Centre, 320 Bloomington Road West, Aurora, Ontario L4G 0M1

Tel: 905-713-1211, 416-221-5051, 1-800-363-2711

Fax: 905-713-1272 • [www.ycdsb.ca](http://www.ycdsb.ca)

April 8, 2021

Christine Vigneault

Manager, Development Services & Secretary Treasurer to the Committee of Adjustment.

City of Vaughan

2141 Major Mackenzie Drive,

Vaughan, ON L6A 1T1

Dear Christine,

**Re: Minor Variance Application - Woodbridge Sports Dome (7501 Martin Grove Road)**

Thank you for your assistance in bringing forward, for consideration by the Committee of Adjustment (Committee), our application submitted by Kevin Holmes on behalf of the York Catholic District School Board (YCDSB).

The application being considered by the Committee is necessary to support the construction of a 4 season facility, with 100,000 sq ft of sport surfaces and an associated small administrative building with washrooms and an office at our Holy Cross Catholic High School (CHS) located at 7501 Martin Grove Road. This facility will provide world class facilities for the students of the YCDSB and the greater sports community who may access the space after school hours.

On behalf of the school board I wanted to take this opportunity to emphasize our excitement for this project from the perspective of the overall York Catholic District School Board and the local Holy Cross CHS school community.

This much anticipated facility will support the students within Holy Cross CHS and as well as visiting students from other schools. The caliber of this facility will also assist in the expansion of our High Performer Athletics Program (HPA) at Holy Cross CHS. The HPA program is an academic-based program for elite student-athletes who participate in regional, provincial, national, or international competition, and who have aspirations to obtain their high school diploma and continue on to a post-secondary institution either in Canada, the United States, or abroad. This program will continue to evolve over time and the sports dome facility will further enhance the program offering of the school and HPA specifically.

Public use of the facility is welcome after school hours and is being managed by Woodbridge Sports Dome and DG Sports. Booking for the fall season has commenced and we are looking forward to the opening of the new facility.

If you have any questions please do not hesitate to call myself, or Joachim Tsui, Manager of Planning Services, YCDSB.

Sincerely,

A handwritten signature in blue ink that reads 'Tom Pechkovsky'.

Tom Pechkovsky, Coordinating Manager of Planning and Operations.

## **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**

**MTO – Located outside of MTO permit control area**



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).

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References:

- O E S C (C C B )
- O H S A (C P )
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- P S (C S 03-1 03-4)
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S D D ICI L (N )  
Phone: 1- 77- 3- 00 . 312 7

Mr. Tony D'Onofrio  
S S (A E )  
Phone: 1- 77- 3- 00 . 2441

E-mail: [alectrautilities.com](mailto:alectrautilities.com)

Email: \_\_\_\_\_

## **MacPherson, Adriana**

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**Subject:** FW: A075/21 - Request for Comments

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**From:** Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>  
**Sent:** April-08-21 11:05 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Cc:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>  
**Subject:** [External] RE: A075/21 - Request for Comments

Good morning,

The property at 7501 Martin Grove Road is not within the MTO permit control area and MTO has no comments.

**Colin Mulrenin | Corridor Management Officer | York**  
Highway Corridor Management Section – Central Operations  
159 Sir William Hearst Avenue | Ministry of Transportation  
7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7  
[Colin.Mulrenin@ontario.ca](mailto:Colin.Mulrenin@ontario.ca)

## Attwala, Pravina

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**Subject:** FW: A075/21 - Request for Comments

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**From:** Hurst, Gabrielle <[Gabrielle.Hurst@york.ca](mailto:Gabrielle.Hurst@york.ca)>  
**Sent:** April-13-21 10:16 AM  
**To:** MacPherson, Adriana <[Adriana.MacPherson@vaughan.ca](mailto:Adriana.MacPherson@vaughan.ca)>  
**Cc:** Committee of Adjustment <[CofA@vaughan.ca](mailto:CofA@vaughan.ca)>  
**Subject:** [External] RE: A075/21 - Request for Comments

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

*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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)