



File: A064/21

Applicant: Regional Municipality of York

Address: 2960 Teston Road, Maple

Agent: Sebastian Lubczynski
Thomas Brown Architects Inc.

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	<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	<input checked="" type="checkbox"/>	
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Metrolinx / GO	<input checked="" type="checkbox"/>	
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)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Lenore Providence
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: 28

A064/21

Ward: 1

Staff Report Prepared By: Lenore Providence, 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

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:** Regional Municipality of York
- Agent:** Sebastian Lubczynski - Thomas Brown Architects Inc.
- Property:** **2960 Teston Road, Maple**
- Zoning:** The subject lands are zoned A, Agricultural and subject to the provisions of Exception 9(873) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010, Volume 2, Block 27 Secondary Plan: “Low-Rise Mixed-Use”
- Related Files:** DA.20.037
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed paramedic response station and to facilitate related Site Plan Application DA.20.037.

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 front yard setback of 15 metres is required [Schedule A].	1. To permit a minimum front yard setback of 11 metres to a building (Paramedic Response Centre).
2. A minimum interior side yard setback of 15 metres is required [Schedule A].	2. To permit a minimum interior side yard setback of 6.0 metres (Paramedic Response Centre).
3. A minimum exterior side yard setback of 15 metres is required [Schedule A].	3. To permit a minimum exterior side yard setback of 3.0 metres (Paramedic Response Centre).
4. A minimum rear yard setback of 13.5 metres is required [Subsection 3.14].	4. To permit a minimum rear yard setback of 1.5 metres to a generator.

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

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 9, 2021

Property Information	
Existing Structures	Year Constructed
Building	TBD

Applicant has advised that they cannot comply with By-law for the following reason(s): Due to the zoning designation as Agricultural and size of lot, the 15m setback requirements render the property unbuildable and require adjustments to build the Paramedic Response Station.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be designated Protected Countryside within the Green Belt Act, 2005.

The building (Paramedic Response Centre) is deemed to be a Public Use, subject to Subsection 3.10, of Zoning Bylaw 1-88.

The subject lands are currently being reviewed under Development Application No. 20.037.

Building Inspections (Septic):

No comments received to date

Development Planning:

Vaughan Official Plan 2010, Volume 2, Block 27 Secondary Plan: "Low-Rise Mixed-Use"

The Owner is requesting permission to construct a paramedic response station with two ambulance bays on the subject lands, proposed through Site Development File DA.20.037, with the above noted variances. Vaughan Council on January 26, 2021, approved Site Development File DA.20.037. The Development Planning Department supports the approval of Site Development Application DA.20.037 along with the requested variances, as the reduced building setbacks contribute to an urban built form of a civic use and are considered appropriate and minor in nature.

In addition, the development is consistent with Provincial Policy, conforms to the York Region Official Plan and 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 the land.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A064/21. subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.037) from the Development Engineering (DE) Department.

Parks Development - Forestry:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.037) from the Development Engineering (DE) Department. Forestry submitted comments to the site development application on November 11, 2020.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

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

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

Metrolinx - Located outside zone of influence

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/R

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 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.20.037) from the Development Engineering (DE) Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 Hamedeh.Razavi@trca.ca	1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed parking spaces on the east of the property. 2. The applicant provides the required fee amount of \$1,100.00 payable to the Toronto and Region Conservation Authority.

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. 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.

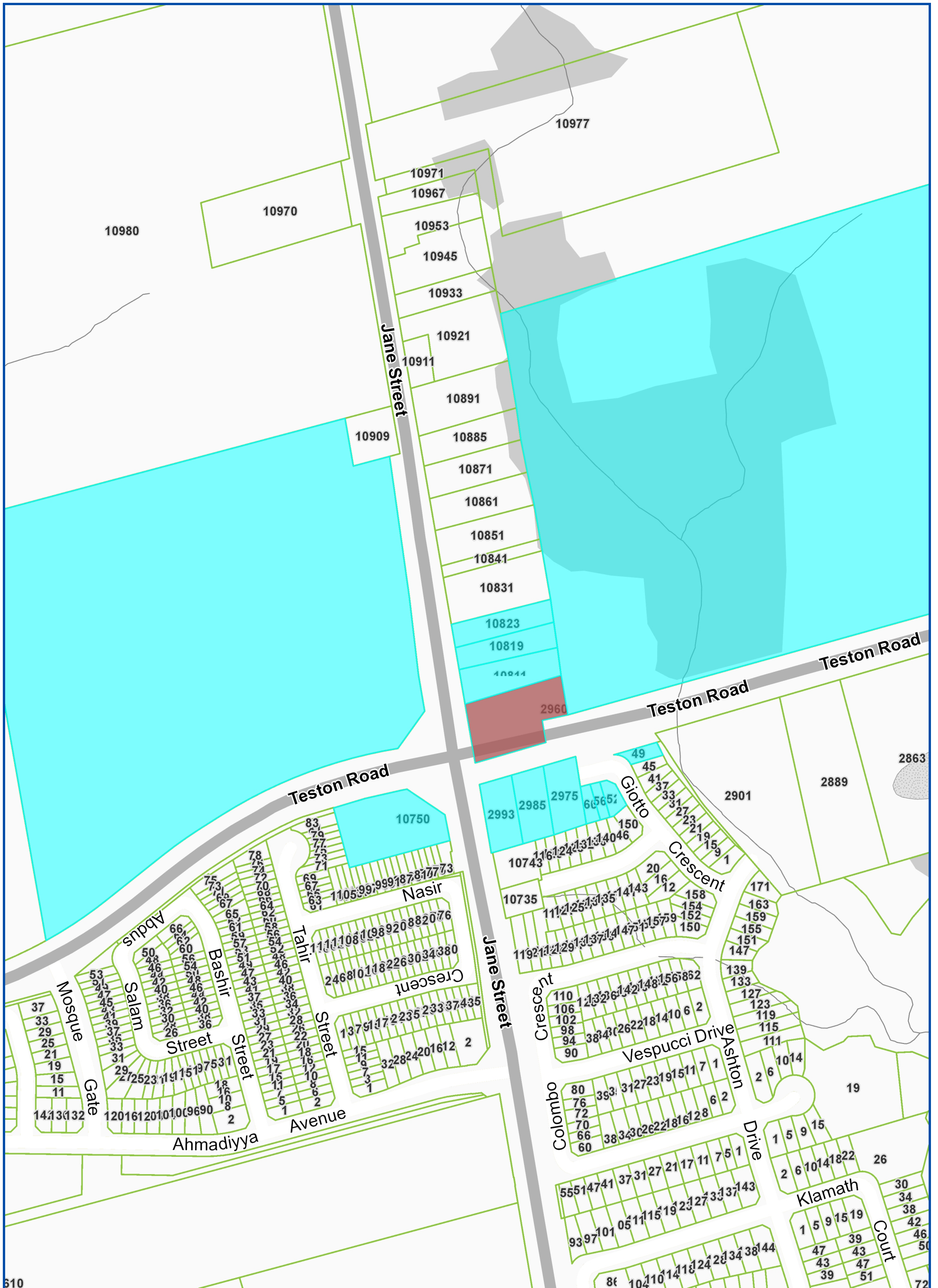
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

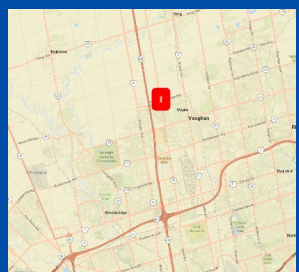
Schedule A: Plans & Sketches

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



Map Information:



Title:

2960 TESTON ROAD, MAPLE

NOTIFICATION MAP - A064/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km



Created By:

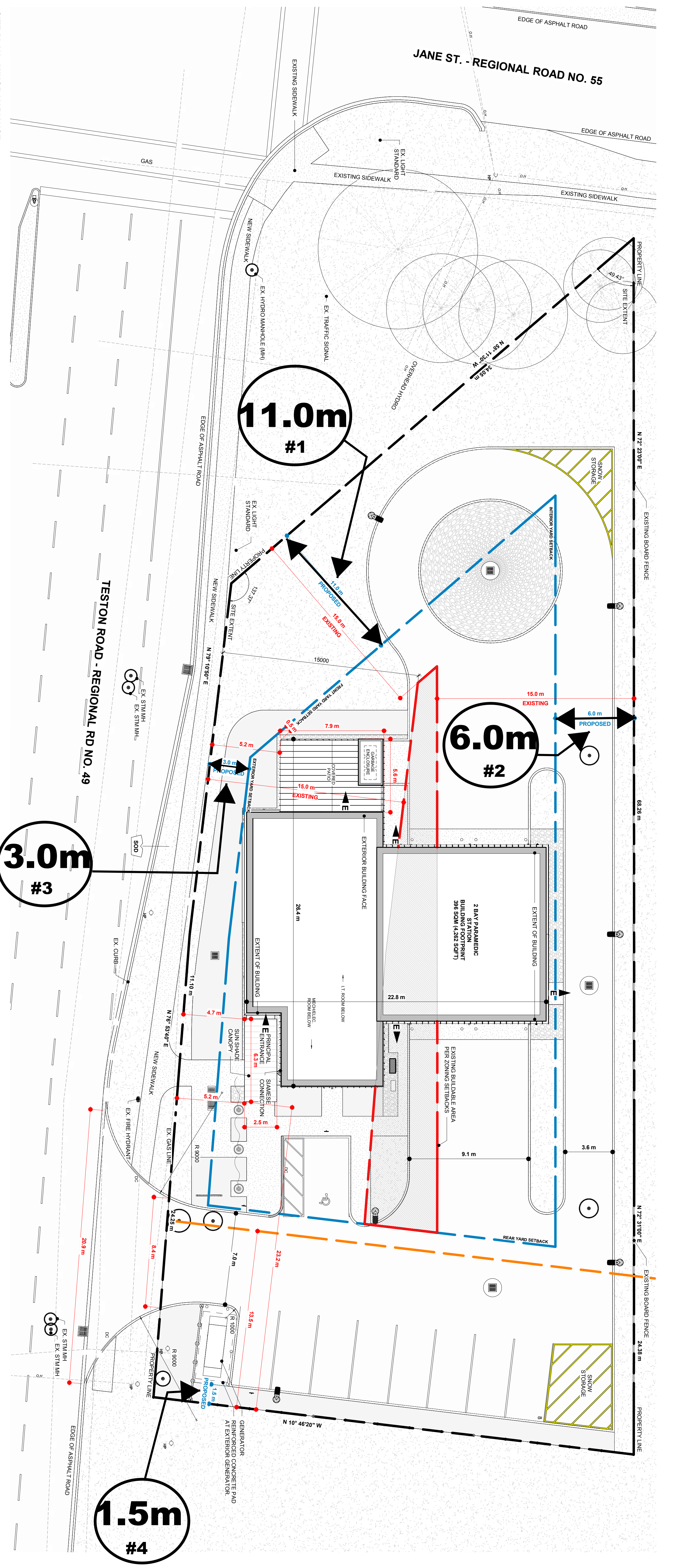
Infrastructure Delivery
Department
March 22, 2021 2:07 PM

Projection:
NAD 83
UTM Zone
17N

A064/21

1 SITE PLAN - MINOR VARIANCE
1:150

1. To permit a minimum front yard setback of 11 metres to a building for a Public Use (Paramedic Response Centre).
2. To permit a minimum interior side yard setback of 6.0 metres to a building for a Public Use (Paramedic Response Centre).
3. To permit a minimum exterior side yard setback of 3.0 metres to a building for a Public Use (Paramedic Response Centre).
4. To permit a minimum rear yard setback of 1.5 metres to a generator.



2021-03-11 5:07:13 PM

DATE: 2020-11-18
 TRIM NORTH
 CONSTRUCTION NORTH

SCALE: 1:150
 90% CD

PROJECT NO: 1622

DRAWING NO: MV 1.0

REVISION: 10

CONTRACTOR: MV PROPOSED SITE PLAN

DESIGNER: Author

ARCHITECT: THOMASBROWN ARCHITECTS

197 SPADINA AVE. SUITE 600, TORONTO, ON
 WWW.TBARCHITECTS.COM

CLIENT: YORK REGION

PROJECT: YORK REGION PRS #33

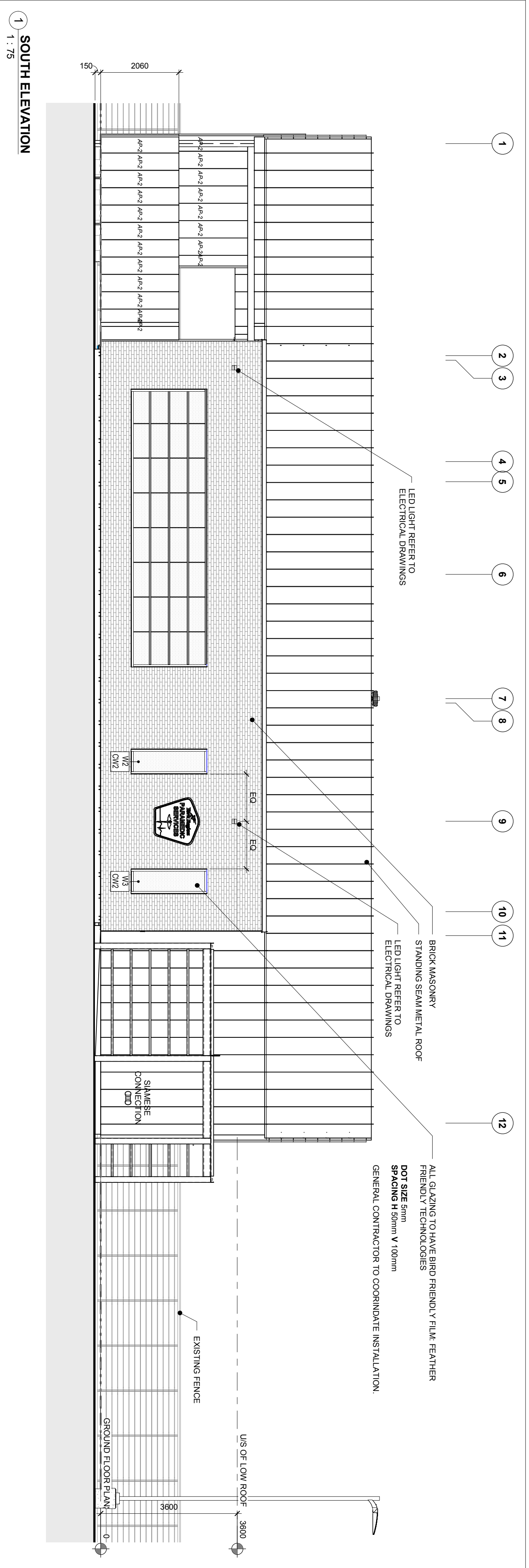
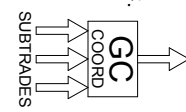
2960 TESTON ROAD, VAUGHAN

ISSUE OR REVISION

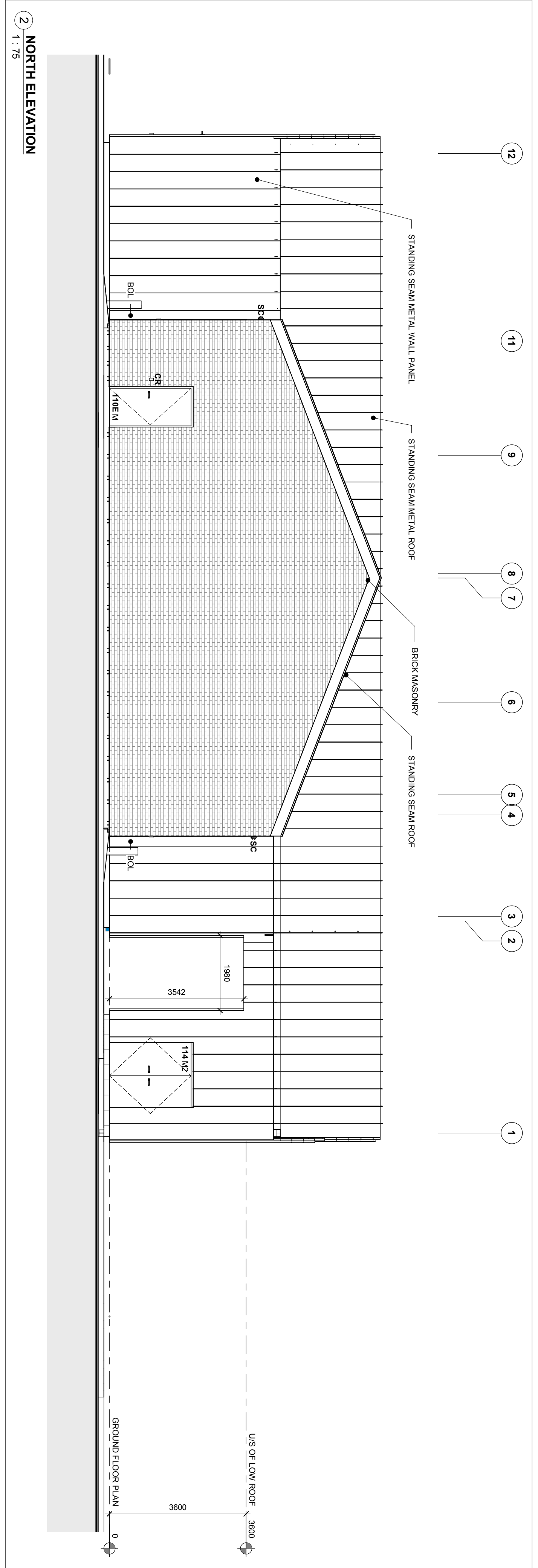
NO.	ISSUE FOR	DATE
1	ISSUED FOR PERMITS	2021-01-02
2	MINOR VARIANCE APPLICATION	2021-01-02
3	MINOR VARIANCE APPLICATION	2021-01-02
4	MINOR VARIANCE APPLICATION	2021-01-02
5	MINOR VARIANCE APPLICATION	2021-01-02
6	MINOR VARIANCE APPLICATION	2021-01-02
7	MINOR VARIANCE APPLICATION	2021-01-02
8	MINOR VARIANCE APPLICATION	2021-01-02
9	MINOR VARIANCE APPLICATION	2021-01-02
10	MINOR VARIANCE APPLICATION	2021-01-02

4 / A5.1
A700 GENERAL NOTES - BUILDING ELEVATIONS

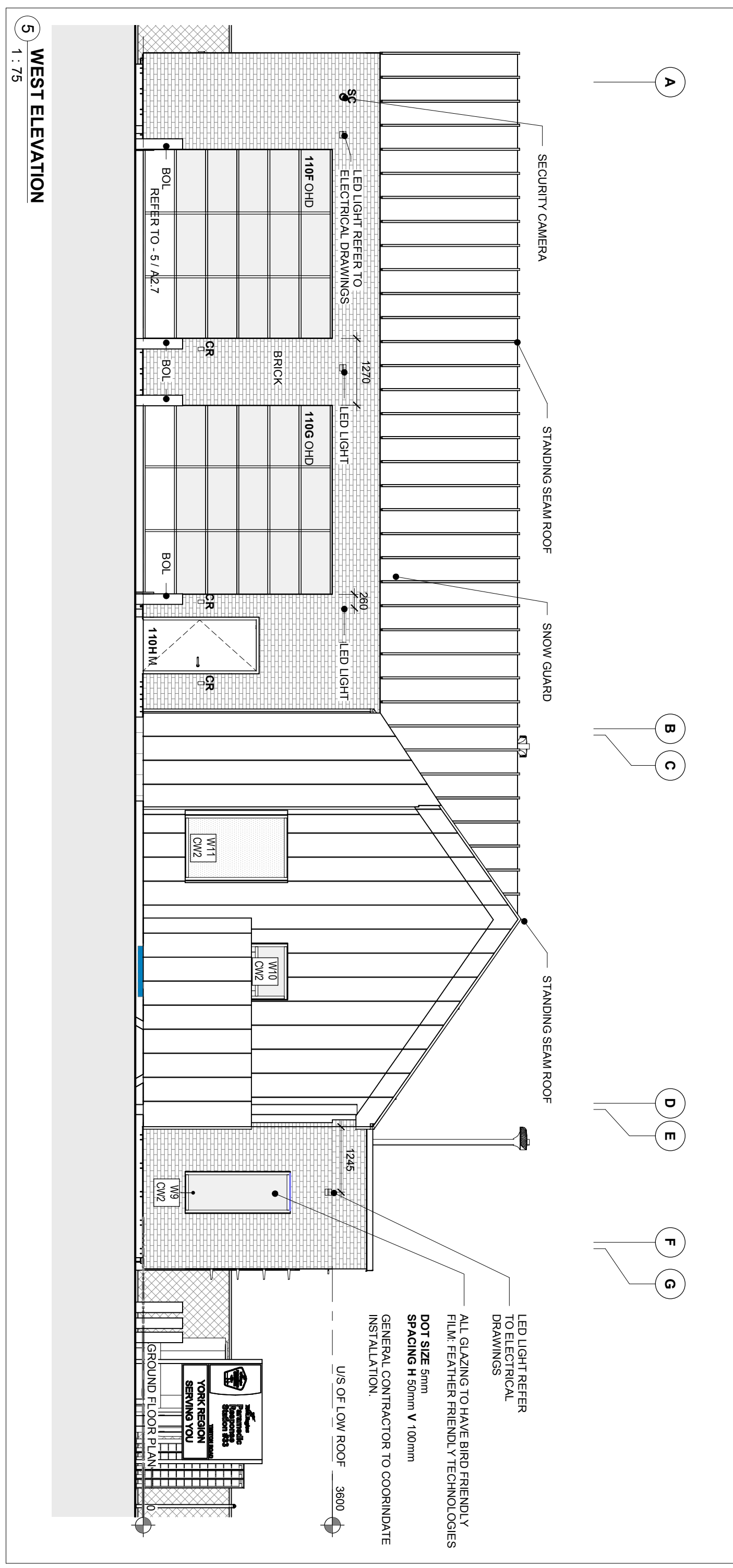
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS PREPARED BY THE MECHANICAL AND ELECTRICAL ENGINEERS TO DETERMINE LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PENETRATIONS, FIXTURES, DEVICES ETC.
2. ELEVATION DRAWINGS MAY NOT SHOW ALL PENETRATIONS, CONTACT FIXTURES, DEVICES ETC. ELEVATION DRAWINGS MAY NOT SHOW ALL PENETRATIONS, CONTACT FIXTURES, DEVICES ETC. PROVISIONS FOR PENETRATIONS WHERE INDICATED AND REQUIRED UNDER THE SCOPE OF THIS CONTRACT.
3. ELEVATION DRAWINGS MAY NOT SHOW ALL FIXTURES, DEVICES ETC. CONTRACTOR TO WORK LOCATION OF FIXTURES, DEVICES ETC. AS SHOWN ON ELEVATION DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CONSULTANT INSTRUCTIONS. CONSULTANT IMMEDIATELY OBTAIN INSTRUCTION FROM CONSULTANT BEFORE COMMENCING INSTALLATION.



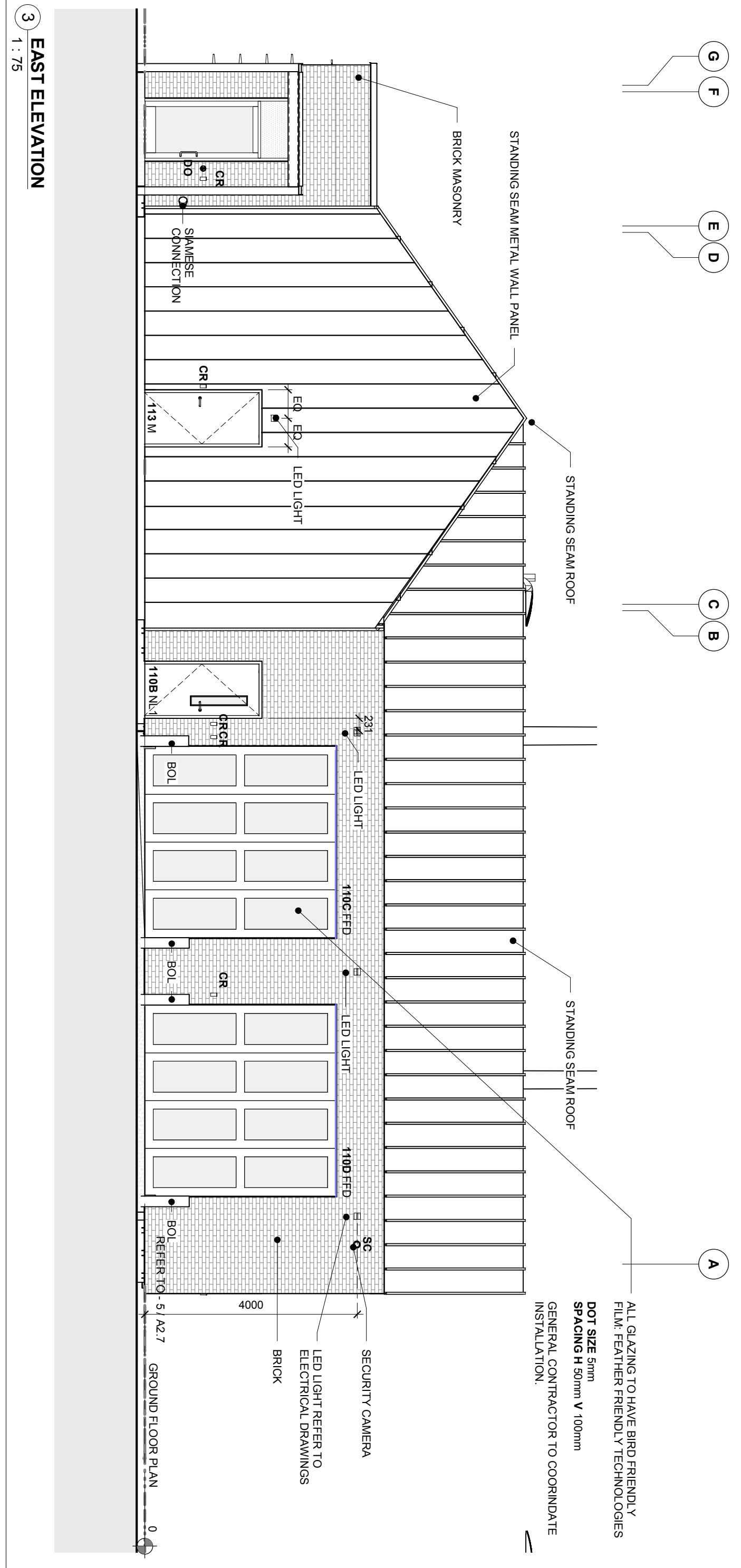
1 SOUTH ELEVATION
1 : 1.75



2 NORTH ELEVATION
1 : 1.75



3 WEST ELEVATION
1 : 1.75



3 EAST ELEVATION
1 : 1.75

THE CONTENTS OF THIS DRAWING AND SPECIFICATIONS REMAIN THE COPYRIGHT PROPERTY OF AND MUST BE RETURNED UPON COMPLETION OF THE WORK.			
NO.	ISSUE OR REVISION	DATE	BY
1	ISSUED FOR REVIEW	2020/09/18	SR
2	60% CLASS COSTING	2020/09/20	SR
3	60% DO RE-SUBMISSION	2020/09/20	SR
4	SPA SUBMISSION 1	2020/09/28	SR
5	60% CONTRACT DOCUMENTS	2020/10/03	SR
6	60% CONTRACT DOCUMENTS	2020/10/03	SR
7	60% CONTRACT DOCUMENTS	2020/10/03	SR
8	60% CONTRACT DOCUMENTS	2020/10/03	SR
9	60% CONTRACT DOCUMENTS	2020/10/03	SR
10	60% CONTRACT DOCUMENTS	2020/10/03	SR

PROJECT :
YORK REGION PRS #33
2960 TESTON ROAD, VAUGHAN

CLIENT :
York Region
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT TO THE CONSULTANT.
ARCHITECT :
THOMASBROWN ARCHITECTS
197 SPADINA AVE. SUITE 600, TORONTO, ON
M5T 1C1
WWW.TBROWNSARCH.COM
PROFESSIONAL SEAL

DWG TITLE :
BUILDING ELEVATIONS

DATE :
2020-11-18

SCALE :
As Indicated

DRAWN BY :
SR

PROJECT NO. :
1622

DRAWING NO. :
A5.1

REVISION :
10

DATE :
2021-03-11 5:05:53 PM

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

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

Metrolinx - Located outside zone of influence



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).

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)
Attachments: A064-21 - CIRCULATION.pdf

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

Sent: April-07-21 10:51 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] FW: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)

Good morning Lenore,

The Regional Municipality of York has completed its review of the above minor variance ad as 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 | www.york.ca

Providence, Lenore

Subject: FW: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: March-26-21 3:42 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Subject: [External] Re: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)

Good afternoon,

This site 2960 Teston Rd. is not within MTO permit control area and MTO has no concerns.

Colin Mulrenin | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Colin.Mulrenin@ontario.ca

Providence, Lenore

Subject: FW: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)

<Daniel.Brent@metrolinx.com>

Sent: April-06-21 3:32 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A064/21 - REQUEST FOR COMMENTS - 2960 Teston Road, Maple (Full Circulation)

Hi Lenore,

Thank you for circulating Metrolinx on this development proposal. The subject lands are located greater than 300 metres from a Metrolinx rail corridor and/or facility, outside our zone of influence. As such, we have **no comments regarding this application.**

Metrolinx can be removed from the distribution list for future circulations for this application. Please let me know if you have any questions.

Thanks,
Daniel

Daniel Brent, M.SEM., EP, MCIP, RPP

Project Manager | Third Party Projects Review

Metrolinx

30 Wellington St. W, Second Floor | Toronto | Ontario | M5L 1B1

T: 416.202.7566 | M: 647.248.1272 | daniel.brent@metrolinx.com



Absence alert: April 7, 8 and 9, 2021

April 14, 2021

CFN 64195.09
Ex Ref CFN 62561.23

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

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

**Re: Minor Variance Application A064.21
Part Lot 26, Concession 4
2960 Teston Road
City of Vaughan, Region of York
Owner: Regional Municipality of York (Agent: Sebastian Lubczynski)**

This letter acknowledges receipt of the above noted application, received by the Toronto and Region Conservation Authority (TRCA) on March 26, 2021. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Background

It is our understanding that the purpose of the noted variance is to facilitate the construction of a paramedic station. More specifically,

1. To permit a minimum front yard setback of 11 metres to a building for a Public Use (Paramedic Response Centre).
2. To permit a minimum interior side yard setback of 6.0 metres to a building for a Public Use (Paramedic Response Centre).
3. To permit a minimum exterior side yard setback of 3.0 metres to a building for a Public Use (Paramedic Response Centre).
4. To permit a minimum rear yard setback of 1.5 metres to a generator.

Applicable TRCA Policies and Regulations

Living City Policies (LCP)

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents, and guidelines.

Ontario Regulation 166/06

A portion of the subject lands are located within TRCA's Regulated Area of the Don River Watershed due to a provincial significant wetland (PSW) feature that is located on the adjacent lands to the east. TRCA regulates all lands within 120 metres of a PSW. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area. Additionally, a permit is also required for the proposed parking area on the eastern portion of the site as it falls within TRCA's Regulated Area.

Application-Specific Comments

TRCA staff are currently involved in the review of the proposed development through a site development application (municipal file no. DA.20.037). As a part of the site development review process, TRCA staff have provided comments related to stormwater management details and erosion and sediment control measures for construction. Although TRCA has no objection to the currently requested variances, staff are currently working with the City and the applicant to review the outstanding technical aspects related to the noted site development application.

TRCA will provide further details regarding permit requirements once the site development application has been finalized.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,100.00 (Variance-Industrial/Commercial/Subdivision/Institutional - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have no objection to the approval of Minor Variance Application A064.21, subject to the following conditions:

1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed parking spaces on the east of the property.
2. The applicant provides the required fee amount of \$1,100.00 payable to the Toronto and Region Conservation Authority.

TRCA's conditional approval does not include any clearance and/or approvals for the outstanding technical issues related to the site development application or a future permit application.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I, Development Planning and Permits

HR/mh

C: Sebastian Lubczynski (permits@tbrownarch.com)