

File: A071/21

Applicant: 2002259 Ontario Inc.

Address: 81 Roysun Rd Woodbridge

Agent: Wes Surdyka

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"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
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, May 20, 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: 13

A071/21

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, May 20, 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: 2002259 Ontario Inc.

Agent: Wes Surdyka

Property: 81 Roysun Rd Woodbridge

Zoning: The subject lands are zoned EM1 under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Related Files: None

Purpose: Relief from by-law 1-88, as amended, is being requested to permit the construction of a one storey addition to the existing industrial building onsite.

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

By-law Requirement	Proposal
A minimum of 56 parking spaces are required for the proposed employment use with a GFA of 2707 sq.m.	To permit a minimum of 38 parking spaces for the proposed employment use with a maximum GFA of 2770 sq.m. *Amended GFA from 2707

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. 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 May 5, 2021

Applicant confirmed posting of signage on April 22, 2021

Property Information	
Existing Structures	Year Constructed
Building	1992 (Purchased October 25, 2007)

Applicant has advised that they cannot comply with By-law for the following reason(s): The required number of parking spaces for proposed building addition do not meet minimum parking spaces required. There is a 28% parking deficiency.

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.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

The Owner is proposing a 1-storey 923 m2 addition to an existing 1,847 m2 building resulting in a parking deficiency with a minimum of 38 parking spaces on-site, whereas 56 parking spaces are required.

The subject property is an internal employment lot, and as per Site Plan Control By-law #123-2013, development of an internal employment lot not abutting arterial roads, provincial highways, or any Open Space Zone is not subject to Site Plan Control.

The Owner has submitted a Parking Study prepared by CGE Consulting dated March 22, 2021, to address the requested parking deficiency. The Transportation Division of the Development Engineering Department has reviewed the parking study and advised that the proposed parking supply of 38 parking spaces is adequate to serve the site.

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 A075/21.

Transportation Planning Division comments for a Parking Study by CGE Transportation Consulting dated March 22, 2021 for the subject development:

The Parking Study is in support of a proposed development with a reduced parking supply of 38 spaces comparing to bylaw requirement of 56 spaces
The parking study/justification report is based on a detailed parking survey conducted at the existing facility.

The estimated parking spaces are also found consistent with the IBI Parking Standard prepared for the City of Vaughan. (28 parking spaces estimated based on IBI Study)

The proposed parking supply of 38 spaces is found adequate based on the supporting analysis provided in the consultant's report. We therefore agree with the conclusions reached in the study report and have no objections with the subject variance application.

Parks Development - Forestry:

Recommended condition of approval:

Applicant must provide Arborist Report and TPP to clarify works proposed within the soft landscaped island in the SW corner of subject site.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

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:
No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
A071/21 - Applicant Correspondence

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 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	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant must provide Arborist Report and TPP to clarify works proposed within the soft landscaped island in the SW corner of subject site.

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://www.v 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](https://www.v 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

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.

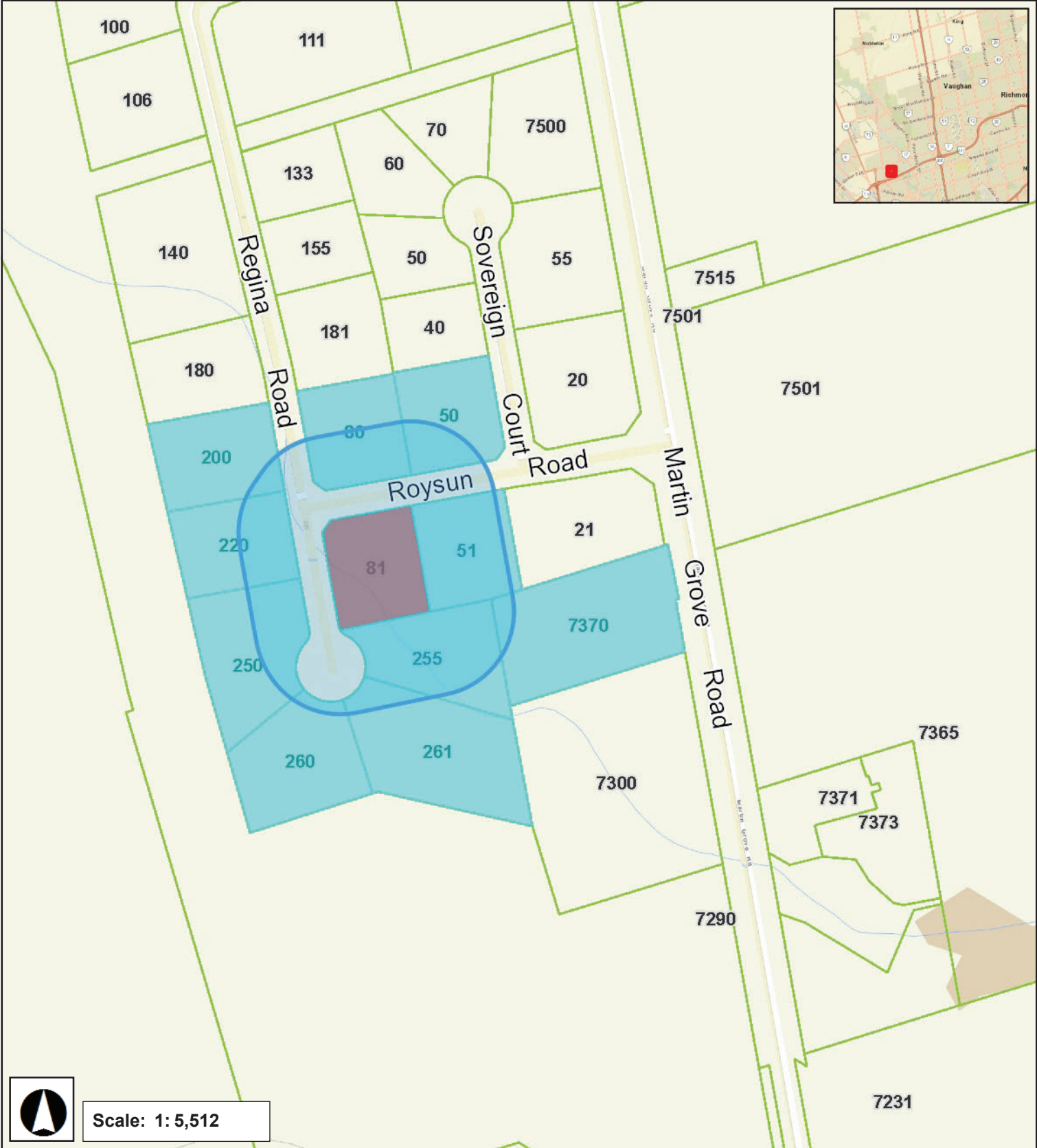
Location Map
Plans & Sketches



LOCATION MAP - A071/21

81 ROYSUN ROAD, WOODBRIDGE

Highway 7



Highway 27



Scale: 1: 5,512

Steeles Avenue West

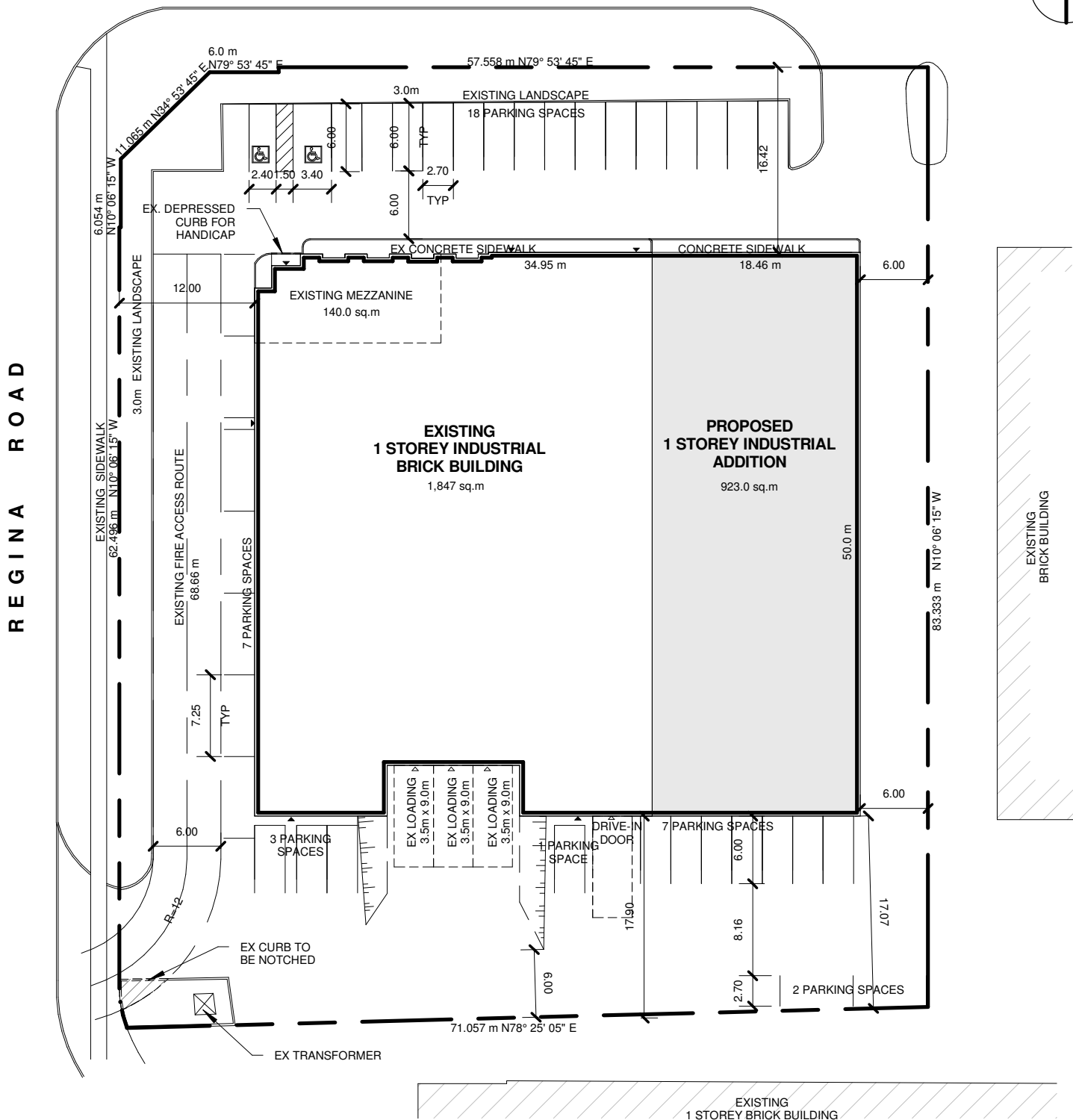
May 4, 2021 1:59 PM

PARKING SPACES = 38 SPACES

A071/21



R O Y S U N R O A D



ZONING : EM-1 (PRESTIGE EMPLOYMENT AREA ZONE)
LOT AREA : 6,000 sm

BLDG. COVERAGE	
EXISTING	1,707.00 m²
ADDITION	923.0 m²
TOTAL	2,630.0 m² (43.83 %)

BLDG. G.F.A.	EXISTING	ADDITION	TOTAL
GROUND FLR	1,707.00 m²	923.0 m²	
MEZZANINE FLR	140 m²		
TOTAL	1,847 m²	923.0 m²	2,770.0 m²

LANDSCAPE AREA 473.76 m² (7.9 %)

BLDG. HEIGHT	6.66m	6.66m
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SETBACKS	REQUIRED	PROVIDED
FRONT	9.0 m	16.0 m (EXISTING)
EXT SIDE	9.0 m	12.0 m (EXISTING)
INT SIDE	6.0 m	6.0 m (PROPOSED)
REAR	12.0 m	17.07 m (PROPOSED)

PARKING	
(2/100 m ²) INDUSTRIAL	53 spaces
BARRIER FREE (4%)	2 spaces
TOTAL	53 spaces
	38 spaces (BF included)

LOADING SPACES (from 2,500 m ²)	2 spaces	4 spaces (EXISTING)
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PROPOSED SITE PLAN

SCALE: 1:500

LEGAL DESCRIPTION

LOT 23
REG.PLAN 65M-2709
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
YOUNG & YOUNG SURVEYING INC.

WES SURDYKA
architect inc

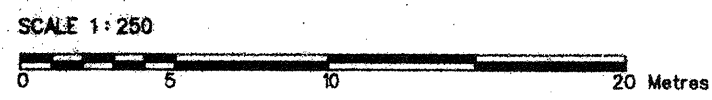
3645 KEELE STREET, 2nd FLOOR, SUITE 108
TORONTO ONTARIO M3J 1M6

SurdykaArchitect@bellnet.ca
TEL (416) 630-2254 FAX (416) 630-5741

PROJECT NO. 21-03 DATE: APRIL 13, 2021

SKETCH SHOWING TOPOGRAPHIC FEATURES ON

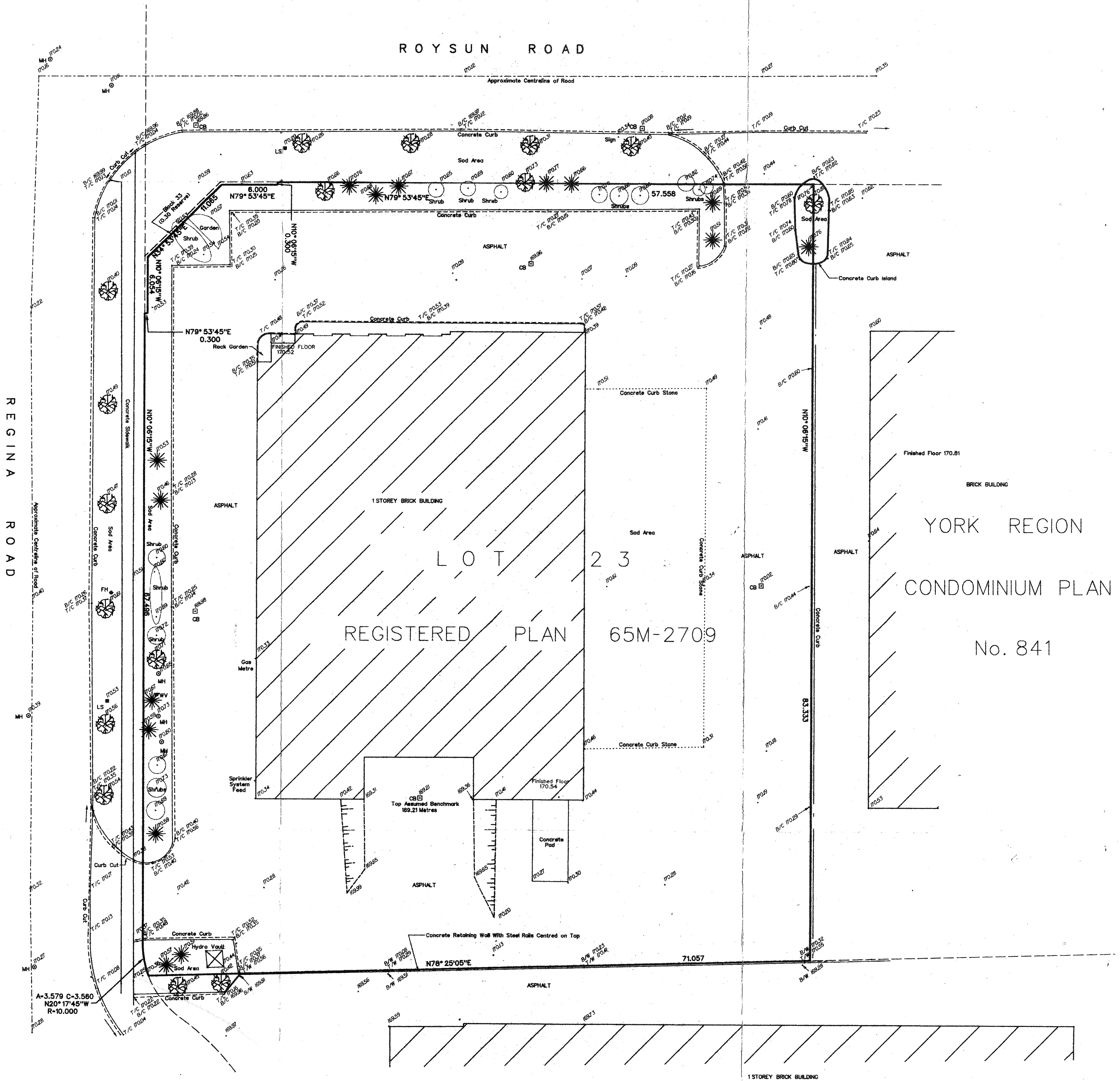
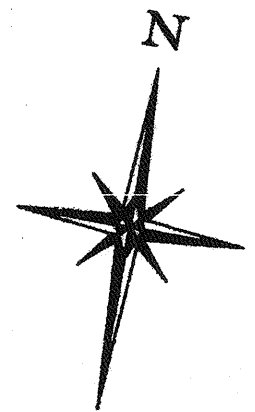
LOT 23
REGISTERED PLAN 65M-2709
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
© 2003

NOTE

- A) THIS IS NOT A PLAN OF SURVEY
DATA RECORDED APRIL 5th, 2003.
- B) THIS SKETCH IS DERIVED FROM COMPILED DATA FROM PLAN OF SURVEY
BY YOUNG & YOUNG SURVEYING INC. DATED DECEMBER 16, 2002
(Project No. 02-B4431) AND NOT FROM FIELD MEASUREMENTS
AND SHALL NOT BE USED FOR TRANSACTION PURPOSES.
- C) UNDERGROUND SERVICES HAVE NOT BEEN LOCATED OR REFLECTED
ON THIS SKETCH.
- D) BEFORE DIGGING OR CONSTRUCTION THE APPROPRIATE UTILITY COMPANIES
MUST BE CONTACTED FOR THE ACTUAL FIELD LOCATION OF
THEIR UNDERGROUND SERVICES.



LOT 22

LEGEND		
TL	DENOTES	TRAFFIC LIGHT
MH	DENOTES	MAINTENANCE HOLE
CB	DENOTES	CATCH BASIN
LS	DENOTES	LIGHT STANDARD
HP	DENOTES	HYDRO POLE
FH	DENOTES	FIRE HYDRANT
GV	DENOTES	GAS VALVE
WV	DENOTES	WATER VALVE
EV	DENOTES	EXHAUST VENT
CWP	DENOTES	GUY WIRE POLE
GW	DENOTES	GUY WIRE
WK	DENOTES	WATER KEY
BB	DENOTES	BELL BOX
JB	DENOTES	POWER JUNCTION BOX
●	DENOTES	DECIDUOUS TREE
✱	DENOTES	CONIFEROUS TREE
○	DENOTES	SHRUB
⊗	DENOTES	TREE STUMP
T/W	DENOTES	TOP OF WALL
B/W	DENOTES	BOTTOM OF WALL
T/C	DENOTES	TOP OF CONCRETE CURB
B/C	DENOTES	BOTTOM OF CONCRETE CURB

METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

TEMPORARY BENCHMARK NOTE
TOP OF CATCHBASIN LOCATED ON SOUTH SIDE OF 1 STOREY BRICK BUILDING
SITUATED ON LOT 23 REGISTERED PLAN 65M-2709 HAVING AN ASSUMED
ELEVATION OF 189.21 Metres AS DERIVED FROM NOTES AND RECORDS OF
TOM CZERWINSKI SURVEYING LTD. (O.L.S. Project No. 91-4787) (Revised January 17, 1992.)

THIS SKETCH WAS PREPARED FOR A.G.C. Inc.			
YOUNG & YOUNG SURVEYING INC. PROFESSIONAL LAND SURVEYORS		EXAMINED BY J.F.EY. B.S., O.L.S. J.B.T.W., O.L.S.	
BOLTON 2 HOLLAND DRIVE UNIT 5 L7E 1E1 PHONE 506-254-0000 FAX 857-4811		TORONTO 385 THE WEST MALL, SUITE 400 ETOBICOKE, ONT. M9C 1E7 466-2576	
PARTY CHIEF R.W. CALC BY R.W. DRAWN BY R.W.		PROJECT 03-B4498	

17/01/2003 03-B4498.DWG

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.

A071/21 - Applicant Correspondence

April 27, 2021

**City of Vaughan
Committee of Adjustment**
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Re: Industrial Building Addition
2002259 Ontario Inc
Plan 65M2709 Lot 23 Municipality (81 Roysun Road)
File: A071/21**

Our Project No.: 21-03

National Restorations Inc. is a company that specializes in residential property restoration of damaged properties due to fire damage, water damage, storm damage and mold/asbestos. The company packs out the entire houses, businesses, condos in order to complete emergency services and rebuilds. The existing industrial building has an office area located in front of the building with nine employees on-site and the rear portion of the building is used as a storage area for household items, furniture's and couple hundred pieces of drying equipment that requires storing. Currently, the warehouse is in need of space to store more residential items. The proposed addition will be used as an expansion to the existing storage area for residential items. There will be no additional office area proposed. The required number of parking spaces for proposed building addition does not meet minimum zoning parking spaces requirement. We are applying to permit a reduced number of parking spaces to support the industrial building addition within the property.

Please contact the undersigned if additional information is required.

Regards,



Wes Surdyka
M.Sc.Arch., OAA

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

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

Attwala, Pravina

Subject: FW: A071/21 - REQUEST FOR COMMENTS

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>
Sent: April-19-21 12:30 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: [External] RE: A071/21 - REQUEST FOR COMMENTS

Good afternoon,

As the property at 81 Roysun Road is outside the MTO permit control area, MTO has no comments.

Colin Mulrenin (he/him) | 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

.

Attwala, Pravina

Subject: FW: A071/21 - REQUEST FOR COMMENTS

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: April-22-21 12:06 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A071/21 - REQUEST FOR COMMENTS

Good afternoon Pravina,
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 | www.york.ca