



File: A164/20

Applicant: Marbon Holdings Inc. & 606578 Ontario Limited

Address: 8787 Weston Road, Vaughan

Agent: KLM Planning Partners 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"/>	<input checked="" type="checkbox"/>
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
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

Staff Report Prepared By: Adriana MacPherson
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: 17

A164/20

Ward: 3

Staff Report Prepared By: Adriana MacPherson, 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

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: Marbon Holdings Inc. & 606578 Ontario Limited

Agent: KLM Planning Partners Inc

Property: **8787 Weston Road, Vaughan**

Zoning: The subject lands are zoned C7, Service Commercial and subject to the provisions of Exception 9(1110) under By-law 1-88 as amended.

OP Designation: City of Vaughan Official Plan ('VOP 2010'): "Employment Commercial Mixed-Use", with a maximum permitted height of 5-storeys and floor space index ('FSI') of 2.5 times the area of the lot.

Related Files: DA.19.068

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the addition of a playground, which will serve a proposed daycare onsite and to facilitate Site Plan Application DA.19.068.

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 310 parking spaces shall be provided (Exception 9(1110)).	To permit a total of 299 parking spaces on the subject lands.

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 May 5, 2021

Applicant confirmed posting of signage on May 12, 2021

Property Information	
Existing Structures	Year Constructed
Building	2007

Applicant has advised that they cannot comply with By-law for the following reason(s): The applicant has entered a lease agreement with a day care use, which requires an outdoor playground. The proposed playground requires the removal of nine (9) parking spaces from the existing parking lot.

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 for the proposed use of a Day Nursery.

The subject lands are currently being reviewed under DA.19.068.

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).

Building Inspections (Septic):

No comments or concerns

Development Planning:

City of Vaughan Official Plan ('VOP 2010'): "Employment Commercial Mixed-Use", with a maximum permitted height of 5-storeys and floor space index ('FSI') of 2.5 times the area of the lot.

The Owner is proposing an outdoor playground area associated with a proposed day nursery in an existing multi-unit commercial building, resulting in a parking deficiency with a minimum of 299 parking spaces on-site, whereas 310 parking spaces are required.

The proposed day nursery is a permitted use within the "Employment Commercial Mixed-Use" designation of VOP 2010, and the "C7 Service Commercial Zone" subject to site-specific Exception 9(1110) of Zoning By-law 1-88. Site-specific Exception 9(1110) requires a minimum of 310 parking spaces be provided on the subject lands.

The Owner submitted Site Development File DA.19.068 to facilitate the approval of the proposed outdoor playground area and the file is currently under review with the Development Planning Department. Ten (10) parking spaces are proposed to be occupied by the outdoor playground area, and the commercial plaza as a whole will be deficient 11 parking spaces. The requested parking deficiency represents a 3.5% reduction of the required number of parking spaces. The Transportation Division of the Development Engineering Department, through the review of Site Development File DA.19.068, has no objection to the reduction of the required number of parking spaces. 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, subject to the following conditions:

That Site Development File DA.19.068 be approved to the satisfaction of the Development Planning Department.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A164/20 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.068) from the Development Engineering (DE) Department.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No response

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Applicant Correspondence – Application Cover 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 88810 roberto.simbana@vaughan.ca	That Site Development File DA.19.068 be approved to the satisfaction of the Development Planning Department.
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.19.068) 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. 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

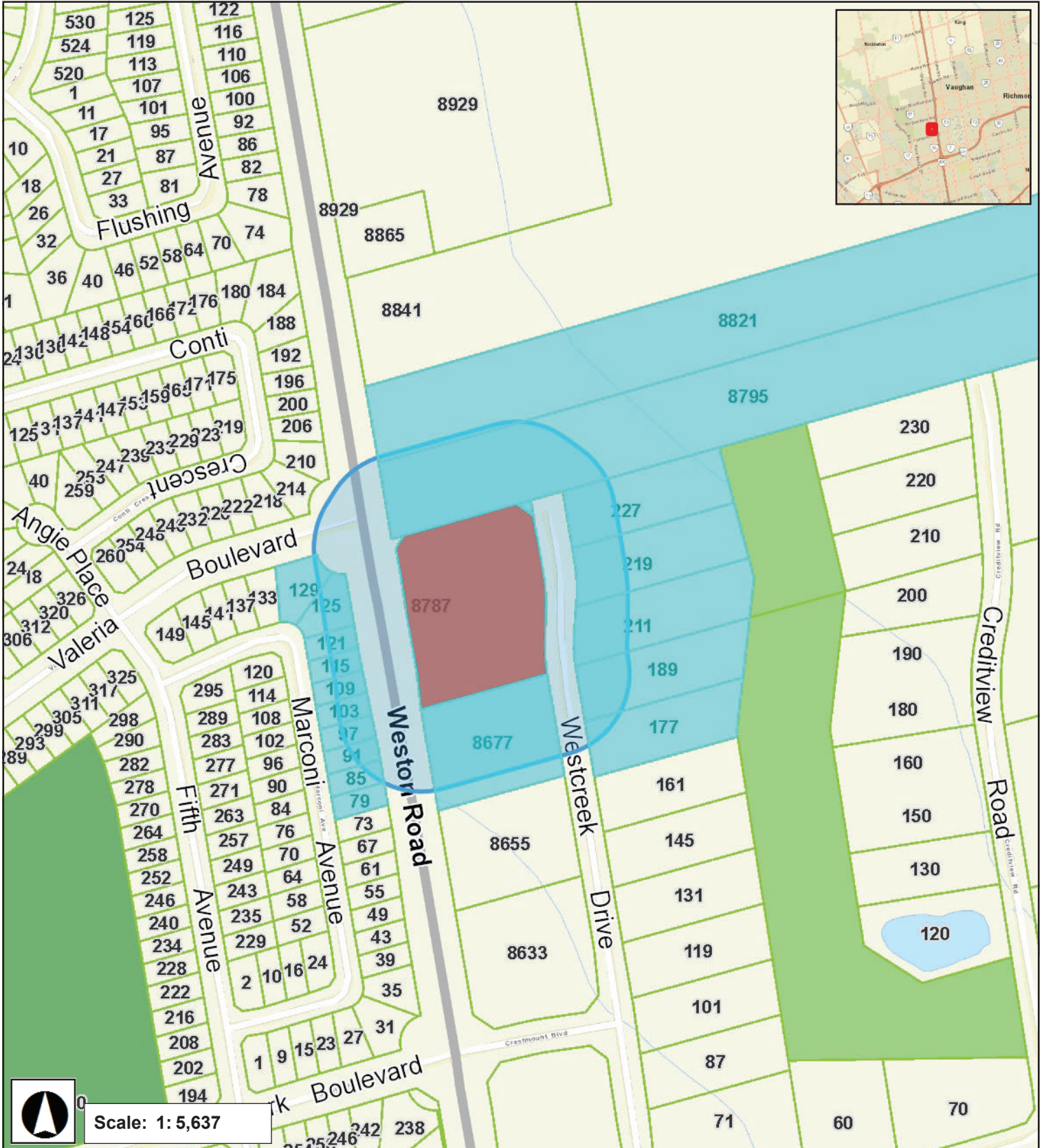
Schedule A: Plans & Sketches

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

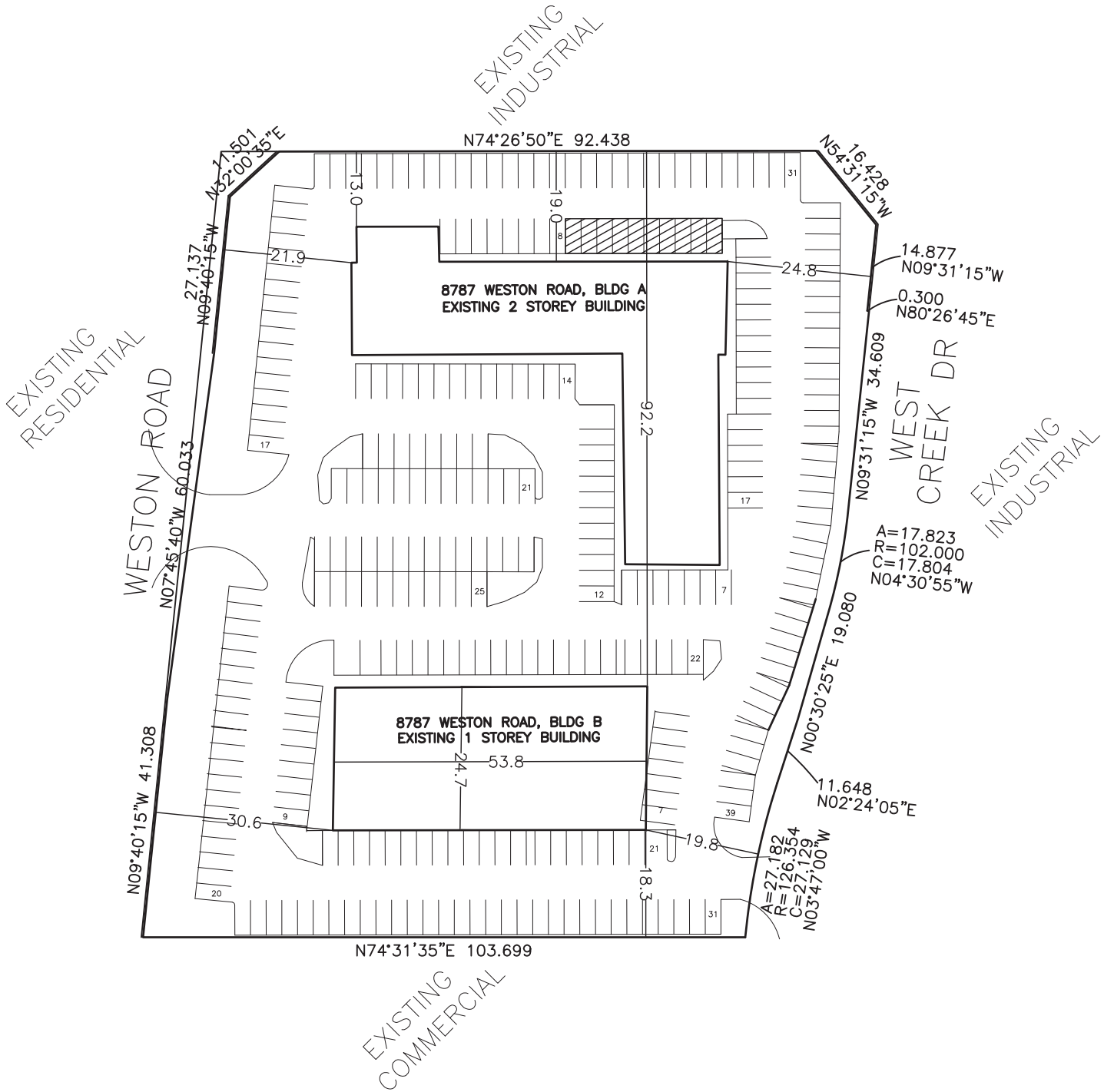
Plans & Sketches

8787 Weston Road, Woodbridge

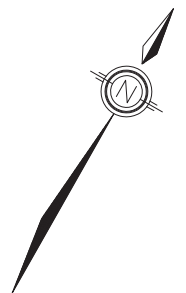


RECEIVED

May 5, 2021
Committee of Adjustment



 LOCATION OF VARIANCE



MINOR VARIANCE SKETCH

8787 WESTON ROAD
BLOCK 1, PLAN 65M-3769


MAY 4, 2021

GREAT LAKES MONTESSORI SCHOOL 8787 WESTON RD. UNITS 8-13 WOODBRIDGE, ONTARIO

- LIST OF DRAWINGS:
- A0 COVER
 - A1 SITE PLAN
 - A2 GROUND FLOOR PLAN
 - A3 GROUND FLOOR REFLECTED CEILING PLAN
 - A4 WASHROOM DETAILS
 - D1 DEMOLITION PLAN



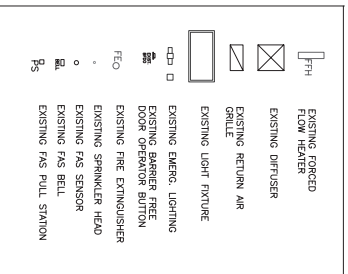
KEY PLAN

FIRM NAME: RENEW ARCHITECT ADDRESS: 215 WYTHROW AVE. TORONTO, ONTARIO, M6K 1E2 CONTACT: LEA WALKER TEL: 416-291-3532 WWW.RENEWARCHITECT.COM		 <p>THE ASSOCIATION OF ARCHITECTS OF ONTARIO 150 BAYVIEW AVE., SUITE 200, SCARBOROUGH, ONTARIO M2H 3P4 TEL: 416-291-3532 FAX: 416-291-3533 WWW.AAON.OA.AA.CA</p>	
GERMINATE OF PROJECT NO.: 4911 (Under Certificate of Practice No. 1015) (Under the name of the holder's firm)		NAME OF PROJECT: EYES ON LOCKAGE PROJECT LOCATION: 203 MAIN ST. N. UNIT 14, BRAMPTON, ON	
ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE	
1	PROJECT DESCRIPTION: TRIM/TIMPROVEMENTS (GROUND FLOOR)	PART 11 NEW H.L. = 4.0M / 4 NEW H.L. = 4.0M / 5	
2	MAJOR OCCUPANCY: MIDDLE SCHOOL (GROUP A2)		
3	BUILDING AREA: EXISTING 1303.5 SQ.M.	1.4.1.2(A)	
4	GROSS FLOOR AREA: EXISTING 2386.4 SQ.M.	1.4.1.2(A) & 3.2.1.1	
5	NO. OF STOREYS: 2		
6	HEIGHT OF BUILDING: 4.0M (MAXIMUM)	3.2.2.1(B) & 3.2.2.5	
7	# OF STAIRS/ACCESS ROUTES: 1	3.2.2.2(B), 3.2.2.2(C), 3.2.2.2(D)	
8	BUILDING CLASSIFICATION: GROUP A (EXISTING) / GROUP 2 (NEW)	3.2.2.2(B), 3.2.2.2(C)	
9	SPRINKLER SYSTEM: YES - EXISTING	3.2.2.2(B)	
10	STAIRCASE REQUIRED: NO	3.2.4.1	
11	FIRE ALARM REQUIRED: YES - EXISTING	3.2.4.1	
12	WATER SERVICE: ADEQUATE	N/A	
13	HIGH BUILDING: NO	3.2.8	
14	PERMITTED CONSTRUCTION: NON-COMPARABLE	3.2.2.2(B), 3.2.2.2(C), 3.2.2.2(D)	
15	MEZZANINE AREA: NONE	N/A	
16	OCCUPANT LOAD: BASED ON USE	CHILDREN 80 STAFF 15 TOTAL 95	
17	BARRIER-FREE DESIGN: YES - EXISTING	3.7	
18	HAZARDOUS SUBSTANCES: NO	3.3.1.2(C), 3.3.1.19 (C)	
19	REQUIRED FIRE RESISTANCE RATING: EXISTING (60 MIN)	1.1.2.1.1, 3.2.2.2(B), 3.2.2.2(C)	
20	FLOOR FINISHES: EXISTING (60 MIN)	3.2.2.2(C)	
SPECIAL SEPARATIONS: EXISTING			

ONTARIO BUILDING CODE DATA MATRIX – PART 11 – RENOVATION OF EXISTING BUILDING		OBC REFERENCE
11.1	EXISTING BUILDING OCCUPANCY: EXISTING - A2	11.2.1 11.2.1.1(a) TO 4
11.2	ALTERATION TO EXISTING BUILDING IS: IMPROVEMENT	11.2.3.2
11.3	REVISION IN PERFORMANCE LEVEL: 11.4.2.1(1) - NO CHANGE OF USE 11.4.2.1(2) - SEVERE DEGRADATION OF STRUCTURAL INTEGRITY 11.4.2.2(1) - SEVERE WEAR AND TEAR 11.4.2.2(2) - SEVERE WEAR AND TEAR 11.4.2.2(3) - SEVERE WEAR AND TEAR 11.4.2.2(4) - SEVERE WEAR AND TEAR 11.4.2.2(5) - SEVERE WEAR AND TEAR 11.4.2.2(6) - SEVERE WEAR AND TEAR 11.4.2.2(7) - SEVERE WEAR AND TEAR 11.4.2.2(8) - SEVERE WEAR AND TEAR 11.4.2.2(9) - SEVERE WEAR AND TEAR 11.4.2.2(10) - SEVERE WEAR AND TEAR 11.4.2.2(11) - SEVERE WEAR AND TEAR 11.4.2.2(12) - SEVERE WEAR AND TEAR 11.4.2.2(13) - SEVERE WEAR AND TEAR 11.4.2.2(14) - SEVERE WEAR AND TEAR 11.4.2.2(15) - SEVERE WEAR AND TEAR 11.4.2.2(16) - SEVERE WEAR AND TEAR 11.4.2.2(17) - SEVERE WEAR AND TEAR 11.4.2.2(18) - SEVERE WEAR AND TEAR 11.4.2.2(19) - SEVERE WEAR AND TEAR 11.4.2.2(20) - SEVERE WEAR AND TEAR 11.4.2.2(21) - SEVERE WEAR AND TEAR 11.4.2.2(22) - SEVERE WEAR AND TEAR 11.4.2.2(23) - SEVERE WEAR AND TEAR 11.4.2.2(24) - SEVERE WEAR AND TEAR 11.4.2.2(25) - SEVERE WEAR AND TEAR 11.4.2.2(26) - SEVERE WEAR AND TEAR 11.4.2.2(27) - SEVERE WEAR AND TEAR 11.4.2.2(28) - SEVERE WEAR AND TEAR 11.4.2.2(29) - SEVERE WEAR AND TEAR 11.4.2.2(30) - SEVERE WEAR AND TEAR 11.4.2.2(31) - SEVERE WEAR AND TEAR 11.4.2.2(32) - SEVERE WEAR AND TEAR 11.4.2.2(33) - SEVERE WEAR AND TEAR 11.4.2.2(34) - SEVERE WEAR AND TEAR 11.4.2.2(35) - SEVERE WEAR AND TEAR 11.4.2.2(36) - SEVERE WEAR AND TEAR 11.4.2.2(37) - SEVERE WEAR AND TEAR 11.4.2.2(38) - SEVERE WEAR AND TEAR 11.4.2.2(39) - SEVERE WEAR AND TEAR 11.4.2.2(40) - SEVERE WEAR AND TEAR 11.4.2.2(41) - SEVERE WEAR AND TEAR 11.4.2.2(42) - SEVERE WEAR AND TEAR 11.4.2.2(43) - SEVERE WEAR AND TEAR 11.4.2.2(44) - SEVERE WEAR AND TEAR 11.4.2.2(45) - SEVERE WEAR AND TEAR 11.4.2.2(46) - SEVERE WEAR AND TEAR 11.4.2.2(47) - SEVERE WEAR AND TEAR 11.4.2.2(48) - SEVERE WEAR AND TEAR 11.4.2.2(49) - SEVERE WEAR AND TEAR 11.4.2.2(50) - SEVERE WEAR AND TEAR 11.4.2.2(51) - SEVERE WEAR AND TEAR 11.4.2.2(52) - SEVERE WEAR AND TEAR 11.4.2.2(53) - SEVERE WEAR AND TEAR 11.4.2.2(54) - SEVERE WEAR AND TEAR 11.4.2.2(55) - SEVERE WEAR AND TEAR 11.4.2.2(56) - SEVERE WEAR AND TEAR 11.4.2.2(57) - SEVERE WEAR AND TEAR 11.4.2.2(58) - SEVERE WEAR AND TEAR 11.4.2.2(59) - SEVERE WEAR AND TEAR 11.4.2.2(60) - SEVERE WEAR AND TEAR 11.4.2.2(61) - SEVERE WEAR AND TEAR 11.4.2.2(62) - SEVERE WEAR AND TEAR 11.4.2.2(63) - SEVERE WEAR AND TEAR 11.4.2.2(64) - SEVERE WEAR AND TEAR 11.4.2.2(65) - SEVERE WEAR AND TEAR 11.4.2.2(66) - SEVERE WEAR AND TEAR 11.4.2.2(67) - SEVERE WEAR AND TEAR 11.4.2.2(68) - SEVERE WEAR AND TEAR 11.4.2.2(69) - SEVERE WEAR AND TEAR 11.4.2.2(70) - SEVERE WEAR AND TEAR 11.4.2.2(71) - SEVERE WEAR AND TEAR 11.4.2.2(72) - SEVERE WEAR AND TEAR 11.4.2.2(73) - SEVERE WEAR AND TEAR 11.4.2.2(74) - SEVERE WEAR AND TEAR 11.4.2.2(75) - SEVERE WEAR AND TEAR 11.4.2.2(76) - SEVERE WEAR AND TEAR 11.4.2.2(77) - SEVERE WEAR AND TEAR 11.4.2.2(78) - SEVERE WEAR AND TEAR 11.4.2.2(79) - SEVERE WEAR AND TEAR 11.4.2.2(80) - SEVERE WEAR AND TEAR 11.4.2.2(81) - SEVERE WEAR AND TEAR 11.4.2.2(82) - SEVERE WEAR AND TEAR 11.4.2.2(83) - SEVERE WEAR AND TEAR 11.4.2.2(84) - SEVERE WEAR AND TEAR 11.4.2.2(85) - SEVERE WEAR AND TEAR 11.4.2.2(86) - SEVERE WEAR AND TEAR 11.4.2.2(87) - SEVERE WEAR AND TEAR 11.4.2.2(88) - SEVERE WEAR AND TEAR 11.4.2.2(89) - SEVERE WEAR AND TEAR 11.4.2.2(90) - SEVERE WEAR AND TEAR 11.4.2.2(91) - SEVERE WEAR AND TEAR 11.4.2.2(92) - SEVERE WEAR AND TEAR 11.4.2.2(93) - SEVERE WEAR AND TEAR 11.4.2.2(94) - SEVERE WEAR AND TEAR 11.4.2.2(95) - SEVERE WEAR AND TEAR 11.4.2.2(96) - SEVERE WEAR AND TEAR 11.4.2.2(97) - SEVERE WEAR AND TEAR 11.4.2.2(98) - SEVERE WEAR AND TEAR 11.4.2.2(99) - SEVERE WEAR AND TEAR 11.4.2.2(100) - SEVERE WEAR AND TEAR	
11.4	COMPENSATING CONSTRUCTION: 11.4.3.1(1) - SEVERE WEAR AND TEAR 11.4.3.1(2) - SEVERE WEAR AND TEAR 11.4.3.1(3) - SEVERE WEAR AND TEAR 11.4.3.1(4) - SEVERE WEAR AND TEAR 11.4.3.1(5) - SEVERE WEAR AND TEAR 11.4.3.1(6) - SEVERE WEAR AND TEAR 11.4.3.1(7) - SEVERE WEAR AND TEAR 11.4.3.1(8) - SEVERE WEAR AND TEAR 11.4.3.1(9) - SEVERE WEAR AND TEAR 11.4.3.1(10) - SEVERE WEAR AND TEAR 11.4.3.1(11) - SEVERE WEAR AND TEAR 11.4.3.1(12) - SEVERE WEAR AND TEAR 11.4.3.1(13) - SEVERE WEAR AND TEAR 11.4.3.1(14) - SEVERE WEAR AND TEAR 11.4.3.1(15) - SEVERE WEAR AND TEAR 11.4.3.1(16) - SEVERE WEAR AND TEAR 11.4.3.1(17) - SEVERE WEAR AND TEAR 11.4.3.1(18) - SEVERE WEAR AND TEAR 11.4.3.1(19) - SEVERE WEAR AND TEAR 11.4.3.1(20) - SEVERE WEAR AND TEAR 11.4.3.1(21) - SEVERE WEAR AND TEAR 11.4.3.1(22) - SEVERE WEAR AND TEAR 11.4.3.1(23) - SEVERE WEAR AND TEAR 11.4.3.1(24) - SEVERE WEAR AND TEAR 11.4.3.1(25) - SEVERE WEAR AND TEAR 11.4.3.1(26) - SEVERE WEAR AND TEAR 11.4.3.1(27) - SEVERE WEAR AND TEAR 11.4.3.1(28) - SEVERE WEAR AND TEAR 11.4.3.1(29) - SEVERE WEAR AND TEAR 11.4.3.1(30) - SEVERE WEAR AND TEAR 11.4.3.1(31) - SEVERE WEAR AND TEAR 11.4.3.1(32) - SEVERE WEAR AND TEAR 11.4.3.1(33) - SEVERE WEAR AND TEAR 11.4.3.1(34) - SEVERE WEAR AND TEAR 11.4.3.1(35) - SEVERE WEAR AND TEAR 11.4.3.1(36) - SEVERE WEAR AND TEAR 11.4.3.1(37) - SEVERE WEAR AND TEAR 11.4.3.1(38) - SEVERE WEAR AND TEAR 11.4.3.1(39) - SEVERE WEAR AND TEAR 11.4.3.1(40) - SEVERE WEAR AND TEAR 11.4.3.1(41) - SEVERE WEAR AND TEAR 11.4.3.1(42) - SEVERE WEAR AND TEAR 11.4.3.1(43) - SEVERE WEAR AND TEAR 11.4.3.1(44) - SEVERE WEAR AND TEAR 11.4.3.1(45) - SEVERE WEAR AND TEAR 11.4.3.1(46) - SEVERE WEAR AND TEAR 11.4.3.1(47) - SEVERE WEAR AND TEAR 11.4.3.1(48) - SEVERE WEAR AND TEAR 11.4.3.1(49) - SEVERE WEAR AND TEAR 11.4.3.1(50) - SEVERE WEAR AND TEAR 11.4.3.1(51) - SEVERE WEAR AND TEAR 11.4.3.1(52) - SEVERE WEAR AND TEAR 11.4.3.1(53) - SEVERE WEAR AND TEAR 11.4.3.1(54) - SEVERE WEAR AND TEAR 11.4.3.1(55) - SEVERE WEAR AND TEAR 11.4.3.1(56) - SEVERE WEAR AND TEAR 11.4.3.1(57) - SEVERE WEAR AND TEAR 11.4.3.1(58) - SEVERE WEAR AND TEAR 11.4.3.1(59) - SEVERE WEAR AND TEAR 11.4.3.1(60) - SEVERE WEAR AND TEAR 11.4.3.1(61) - SEVERE WEAR AND TEAR 11.4.3.1(62) - SEVERE WEAR AND TEAR 11.4.3.1(63) - SEVERE WEAR AND TEAR 11.4.3.1(64) - SEVERE WEAR AND TEAR 11.4.3.1(65) - SEVERE WEAR AND TEAR 11.4.3.1(66) - SEVERE WEAR AND TEAR 11.4.3.1(67) - SEVERE WEAR AND TEAR 11.4.3.1(68) - SEVERE WEAR AND TEAR 11.4.3.1(69) - SEVERE WEAR AND TEAR 11.4.3.1(70) - SEVERE WEAR AND TEAR 11.4.3.1(71) - SEVERE WEAR AND TEAR 11.4.3.1(72) - SEVERE WEAR AND TEAR 11.4.3.1(73) - SEVERE WEAR AND TEAR 11.4.3.1(74) - SEVERE WEAR AND TEAR 11.4.3.1(75) - SEVERE WEAR AND TEAR 11.4.3.1(76) - SEVERE WEAR AND TEAR 11.4.3.1(77) - SEVERE WEAR AND TEAR 11.4.3.1(78) - SEVERE WEAR AND TEAR 11.4.3.1(79) - SEVERE WEAR AND TEAR 11.4.3.1(80) - SEVERE WEAR AND TEAR 11.4.3.1(81) - SEVERE WEAR AND TEAR 11.4.3.1(82) - SEVERE WEAR AND TEAR 11.4.3.1(83) - SEVERE WEAR AND TEAR 11.4.3.1(84) - SEVERE WEAR AND TEAR 11.4.3.1(85) - SEVERE WEAR AND TEAR 11.4.3.1(86) - SEVERE WEAR AND TEAR 11.4.3.1(87) - SEVERE WEAR AND TEAR 11.4.3.1(88) - SEVERE WEAR AND TEAR 11.4.3.1(89) - SEVERE WEAR AND TEAR 11.4.3.1(90) - SEVERE WEAR AND TEAR 11.4.3.1(91) - SEVERE WEAR AND TEAR 11.4.3.1(92) - SEVERE WEAR AND TEAR 11.4.3.1(93) - SEVERE WEAR AND TEAR 11.4.3.1(94) - SEVERE WEAR AND TEAR 11.4.3.1(95) - SEVERE WEAR AND TEAR 11.4.3.1(96) - SEVERE WEAR AND TEAR 11.4.3.1(97) - SEVERE WEAR AND TEAR 11.4.3.1(98) - SEVERE WEAR AND TEAR 11.4.3.1(99) - SEVERE WEAR AND TEAR 11.4.3.1(100) - SEVERE WEAR AND TEAR	
11.5	COMPLIANCE PROPOSED: NO	11.4.3.1(1) TO 11.4.3.1(100)
11.6	ALTERNATE MEASURES PROPOSED: NO	11.4.3.1(1) TO 11.4.3.1(100)

215 WYTHROW AVE., TORONTO M6K 1E2 416-291-3532 info@renew.com	
RENEWarchitect	
GREAT LAKES MONTESSORI SCHOOL 8787 WESTON RD. UNITS 8-13 WOODBRIDGE, ON L4L 1A6	
PROJECT: 2013	COVER
DATE: JAN. 2021	SCALE:
	
A0	

- EXISTING FIRE ALARM SYSTEM TO REMAIN:
- TESTING AND INSPECTION:
1. INSPECT AND CHECK EACH AND relocate device FOR PROPER LOCATION WITH CAN/ULC-5537
 2. ALARM DEVICES HAVE BEEN PROPERLY CALIBRATED AND TESTED
 3. FIRE ALARM SYSTEM SHALL BE VERIFIED AS PER PRESENCE OF THE LOCAL BUILDING INSPECTOR AND LOCAL FIRE AGENCY
 4. VERIFICATION CERTIFICATE, ALONG WITH A REPORT, SHALL BE ISSUED UPON COMPLIANCE WITH THE CAN/ULC-5537



ADJUST LOCATION OF EXISTING LIGHT-FIXTURE IN GRATE NO.



DATE	NO.	ISSUE
2021-03-15	2	PERMIT
2021-01-15	1	MOE

CONTRACTOR MUST OBTAIN ALL PERMITS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT'S WORK SHALL BE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S DO NOT SCALE DRAWINGS.

RENEWarchitect
 215 WYTHAM AVE., TORONTO M4R 1E2
 416-340-3522 | info@renew.com

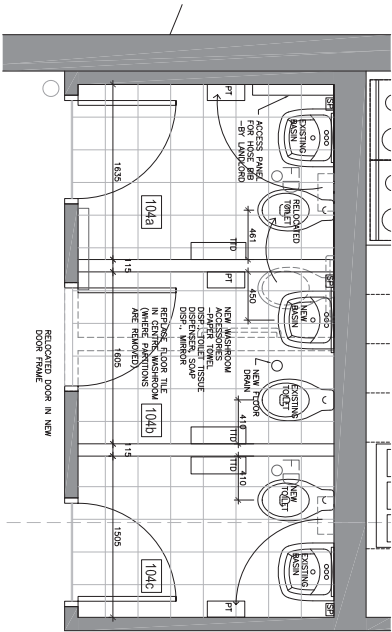
GREAT LAKES
MONTESSORI SCHOOL
 8787 WESTON RD.
 UNITS 8-13
 WOODBRIDGE, ON L4L 1A6

GROUND FLOOR
 REFLECTED CEILING PLAN

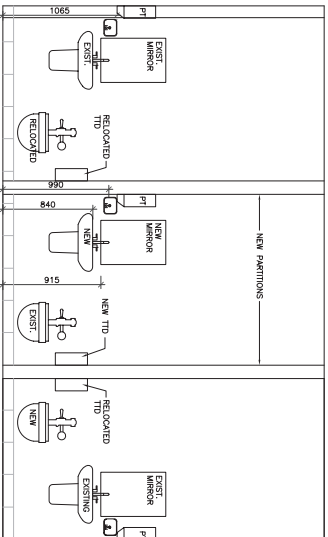
PROJECT: 20.13
 DATE: JUN. 2021
 SCALE: 1/75

ONTARIO ASSOCIATION OF ARCHITECTS
 LEA WILNER
 LICENSED ARCHITECT

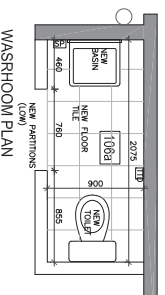
A3



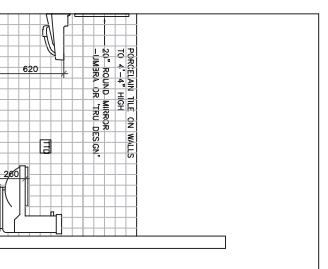
1 GRADE 1/2 WASHROOMS, STAFF
A4 1/2" = 1'-0"



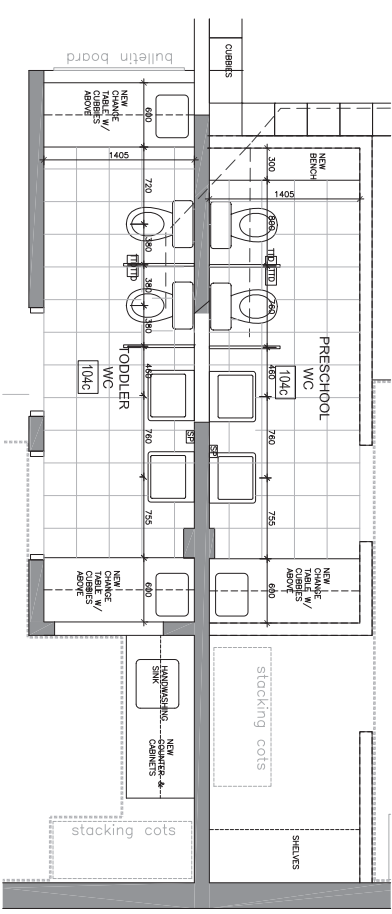
2 GRADE 1/2 WASHROOMS, STAFF
A4 1/25"



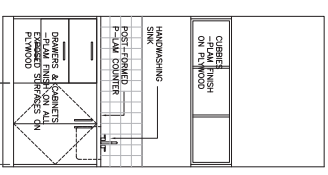
WASHROOM PLAN (C/W)



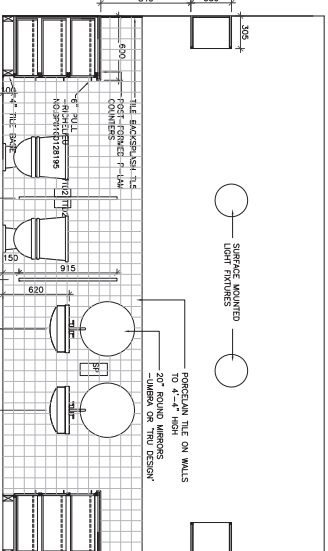
7 PRE-SCHOOL WASHROOM
A4 1/25"



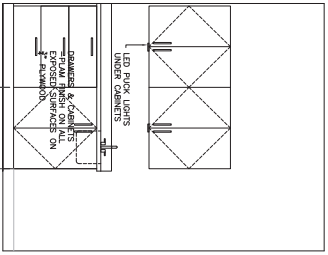
3 TODDLER & PRESCHOOL WASHROOMS
A4 1/2" = 1'-0"



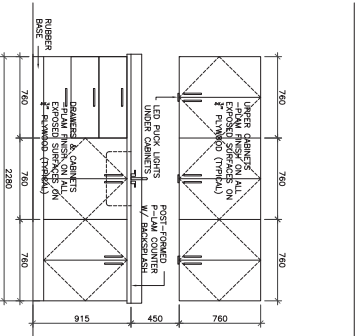
CHANGE TABLE (TYP.)



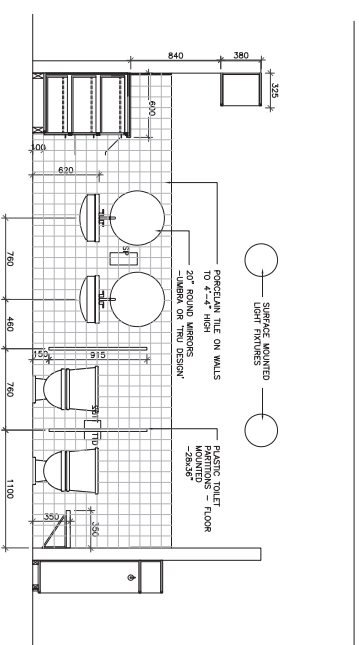
ELEVATION 'A'



TODDLER PLAYROOM MILLWORK



6 TYPICAL PLAYROOM MILLWORK
A4 1/25"



5 PRESCHOOL WASHROOM - ELEVATION
A4 1/25"

RENEWarchitect 215 WILLOW AVE., TORONTO M4K 1E2 (416) 597-3532 info@renew.ca	
GREAT LAKES MONTESSORI SCHOOL 8787 WESTON RD. UNITS 8-13 WOODBRIDGE, ON L4L 1A6 WASHROOM DETAILS	
PROJECT:	2013
DATE:	JAN 2021
SCALE:	1/75
A4	

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.

Applicant Correspondence – Application Cover Letter



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3100

May 5, 2021

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

**Attention: Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment**

**Re: Application for Minor Variance
Block 1, Plan 65M-3769
8787 Weston Road
Marbon Holdings Inc. & 606578 Ontario Limited**

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of Marbon Holdings Inc. & 606578 Ontario Limited, owner of the above noted lands. We are pleased to submit this application for minor variance in to request a reduced parking rate for the subject lands.

An associated application for Site Plan Approval (DA.19.068) was submitted to the City on September 27, 2019 and a subsequent re-submission is intended to be submitted imminently to address comments received. The purpose of the site plan application is to remove ten (10) existing parking spaces and replace with a playground to serve a day care centre proposed to be located in the adjacent unit. Comments received from the first circulation are relatively minor. We are satisfied that no further revisions will be required that may affect the proposed minor variance and the minor variance application is filed at this time accordingly.

As part of this application, the following items have been submitted:

1. A completed Committee of Adjustment application; and,
2. A cheque in the amount of \$2,974.00* for the Minor Variance application fee;

I acknowledge that the fee cheque is in the incorrect amount. The applicant has paid the balance by credit card.

It should be noted that no arborist report has been submitted in support of this application. The proposed minor variance is in support of an amendment to an existing approved site plan, which would facilitate the removal of ten (10) parking spaces to accommodate a proposed playground. There is no impact anticipated on any existing trees on or adjacent to the subject lands.

The subject lands are generally located on the east side of Weston Road, north of Langstaff Road and are known municipally as 8787 Weston Road and legally as Block 1, Plan 65M-3769. The subject lands are currently used for a commercial plaza with a mix of restaurant, retail and personal service uses. The subject lands have an area of approximately 1.48Ha. (3.66acs.) and are generally flat and are generally devoid of vegetation, with the exception of some landscaping.

The subject lands are surrounded by the following uses:

- North: Vacant and existing industrial beyond;
- East: Existing employment;
- South: Existing commercial;
- West: Weston Road and existing residential beyond.

The subject lands are designated Employment Commercial Mixed Use in the Vaughan Official Plan 2010. The designation permits a range of commercial uses, including office uses, cultural and entertainment uses, retail uses and gas stations. A day nursery is a permitted use under the existing Official Plan designation. The subject lands are currently zoned C7 9(1110) - Service Commercial with site specific exception. This zone permits a range of service commercial uses, which includes a day nursery.

The requested variances seek to reduce the minimum number of required parking spaces, as follows:

1. A minimum of 299 parking spaces shall be provided on the lands zoned C7 as shown on Schedule "E-1221".

Whereas, the current zoning requires states the following:

1. a minimum of 310 parking spaces shall be provided on the lands zoned C7 as shown on Schedule "E-1221".

The following summarizes how the tests of a minor variance pursuant to Section 45(1) of the Planning Act are satisfied.

1) Is the General Intent and Purpose of the Official Plan being maintained?

The Subject Lands are currently designated Employment Commercial Mixed Use by the Vaughan Official Plan 2010. A day care use is permitted in any land use designation, with the exception of Natural Areas, Parks, Private Open Spaces, Agricultural, Rural, Theme Park and Entertainment, and Infrastructure and Utility, provided they are located within a school or on a public street with a right-of-way of 26 metres or greater, but not within areas designated as General Employment. The Subject Lands are located on Weston Road, which is designated as a Major Arterial (Regional) road and has a right-of-way width greater than 26 metres. The proposed variance does not seek a change in land use. It is our opinion, therefore, that the intent and purpose of the Official Plan is maintained.

2) Is the General Intent and Purpose of the Zoning By-Law being Maintained?

The subject lands are currently zoned C7 9(1110) in Vaughan Zoning By-law 1-88. The proposed day care is a permitted use under the current zoning. The proposed minor variance seeks to reduce the minimum required number of parking spaces to facilitate the development of a use which is a permitted use under the Zoning By-law. Based on the foregoing, the proposed variances maintain the general intent and purpose of the zoning by-law.

3) Are the Variances Desirable for the Appropriate Development or Use of the Land?

The approval of the proposed variance would allow for the development of a use which is permitted under the current Official Plan designation and Zoning By-law. The proposed variance would facilitate the construction of a playground area to serve the proposed day care use. The reduction in the minimum number of parking spaces required by eleven (11) parking spaces represents a reduction of 3.5% and therefore does not warrant a parking study and is minor. It is anticipated that the reduced parking requirement will have minimal impact on the operation of the existing uses. Therefore, it is our opinion that the proposed variances are desirable for the appropriate use of the subject lands.

4) Are the Variances Minor in Nature?

The proposed minor variance seeks to reduce the minimum number of required parking spaces from 310 to 299, a reduction of 11 required parking spaces, or 3.5%. The 3.5% reduction is minor and is well below the threshold to require a parking study. It is anticipated that the subject site will continue to operate in an adequate manner. For these reasons, the proposed variances are considered to be minor in nature.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Best regards,
KLM Planning Partners Inc.

A handwritten signature in black ink that reads "A. Shields". The signature is written in a cursive, slightly slanted style.

Alistair Shields
Senior Planner

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



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

MacPherson, Adriana

Subject: FW: Request for Comments: A164/20 (8787 Weston Road)

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

Sent: May-11-21 8:46 AM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

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

Subject: [External] RE: Request for Comments: A164/20 (8787 Weston Road)

Good Morning Christine,

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