

June 4, 2021

By E-Mail Only to *cofa@vaughan.ca*

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Chair & Members of the Committee of Adjustment:

**Re: Application for Minor Variance – File No. A072/21
7611 Pine Valley Drive, Unit #28, City of Vaughan**

We are counsel to 2207922 Ontario Inc., the applicant in the above-noted minor variance application (File No. A072/21) (the “**Application**”) which is scheduled to be heard by the Committee of Adjustment at its meeting on June 10, 2021. Our client owns Unit #28 (the “**Unit**”) within a multi-unit commercial building on the lands municipally known as 7611 Pine Valley Drive, in the City of Vaughan (the “**Site**”). The Unit is located within York Region Standard Condominium Corporation No. 1051, which has consented to the Application.

Background on Application

The existing development on the Site contains two (2) two-storey multi-unit commercial buildings, housing a variety of commercial/office uses. It also contains a shared parking area comprised of 261 parking spaces. Each unit within the development is allocated a certain number of parking spaces.

The Application seeks to permit the addition of a second floor within the Unit to maximize the amount office space for use. Additionally, the proposed second floor will allow our client to adhere to any necessary and required public health guidelines respecting physical distancing in office places.

To accommodate the proposed increase in gross floor area, additional parking is required pursuant to Zoning By-law 1-88 (the “**By-law**”). In this regard, the By-law requires that the minimum amount of parking spaces be calculated for the whole of the Site rather than on an individual unit basis. Therefore, to accommodate the additional gross floor area resulting from the proposed second storey for the Unit, our client is seeking a variance to reduce the minimum number of required parking spaces on the Site from 285 to 261 parking spaces.

The Parking Study

In support of the Application, JD Northcote Engineering Inc. has prepared a Parking Study dated April 15, 2021 (the "**Parking Study**"), which is attached as **Appendix "A"** to this letter. The Parking Study used data collected on March 10, 2020 shortly prior to the Province declaring a state of emergency and lockdown. As such, the Parking Study reflects parking demand under normal conditions.

The Parking Study included a review of the existing and proposed parking demand and concluded the following:

- During the highest existing parking demand (1:00 p.m. to 1:30 p.m.), 125 parking spaces were unoccupied, leading to a 52% utilization rate and indicating excess parking supply.
- When considering the increased parking demand added by the Unit and the three remaining vacant units on the Site, 97 parking spaces remained unoccupied, leading to a 63% utilization rate during the highest parking demand period.
- The Site is in close proximity to various active transportation routes and is well-serviced by York Region Transit.

Based upon the foregoing conclusions, JD Northcote confirmed that the existing parking supply on the Site can accommodate the existing parking demand, as well as the additional parking demand contemplated by the proposed addition of the second floor to the Unit.

Precedents

We note that this Committee has granted many similar applications for reductions in the minimum required parking spaces on the Site in order to accommodate the addition of a second storey within the individual units.

By way of example, the Committee's decisions in File Nos. A033/08, A116/12, A078/13, A129/14, and A170/14 are attached to this letter as **Appendix "B"**.

Additionally, we would point the Committee to its decisions granting approval for applications to reduce the minimum number of required parking spaces on the Site in order to accommodate second storeys in units in File Nos. A360/05 (Unit 12), A433/06 (Unit 17), A424/06 (Unit 31), A295/06 (Unit 9), A160/06 (Unit 10), A075/06 (Unit 7), A062/06 (Unit 13), A059/06 (Unit 19), A039/06 (Unit 36), and A360/05 (Unit 12).

The Statutory Test

In our submission, the Application meets the four tests set out in Section 45(1) of the *Planning Act*.

- The Application maintains the general intent and purpose of the Official Plan and the By-law by encouraging the use of active transportation and transit services while continuing to maintain an appropriate number of parking spaces for the use and demand on the Site.
- The Application is appropriate and desirable as it would allow the addition of a second storey to the Unit, maximizing the amount of office space and the ability to adhere to any physical distancing requirements, while not necessitating increased parking spaces on the Site.
- The Application is minor in that the requested variance does not require any changes to the current parking area on the Site. Furthermore, as office uses do not generate a significant amount of traffic compared to other commercial uses (e.g. restaurants), the Application would not significantly increase parking demand on the Site.

Finally, we have reviewed the Staff Report released on June 3, 2021 and we appreciate Staff's recommendation to the Committee to approve the Application.

For the reasons set out above, we respectfully request that the Committee of Adjustment grant the requested variance and approve the Application. We look forward to speaking before the Committee of June 10, 2021 and addressing any questions the Committee may have with respect to the Application and/or the comments in this letter.

Yours truly,
DAVIES HOWE LLP



Samantha Lampert

SL:SL
encls.: as above

copy: Client
Maissaa Khidher

Appendix “A”



April 15th, 2021

JDE Project 20021

Garrett Dvernichuk

Senior Zoning Examiner
905-832-8510 ext. 8203 | garrett.dvernichuk@vaughan.ca
City of Vaughan | Building Standards Department

RE: Parking Study
Unit: 28, 7611 Pine Valley Drive, City of Vaughan

This letter was prepared by **JD Northcote Engineering Inc.** [JD Engineering] for the account of **Orangeink Design Inc** [Client].

1.0 BACKGROUND

The subject site is municipally known as 7611 Pine Valley Drive. The existing development includes two, two-storey multi-unit commercial buildings, housing a variety of commercial/office uses. The existing tenant list, as provided by Down Street Property Management Inc. on March 10th, 2020 has been included as an Appendix for reference purposes.

The subject sites existing parking area, which will remain unchanged, includes 261 parking spaces, including 3 barrier free spaces. The Client is seeking a permit to allow for the interior office renovation of an existing unit (Unit #28) to provide a two-storey office use.

This parking study has been prepared in support of a building permit application. The scope of our study includes a review of the existing and proposed parking demand to confirm that the subject sites existing parking supply can accommodate the parking demand of the existing uses plus the proposed use of the subject unit.

Figure 1 illustrates the location of the subject site in relation to the surrounding area.



JD Engineering
Phone: 705.725.4035
Email: info@JDEngineering.ca

Figure 1 – Proposed Site Location and Study Area



2.0 PROPOSED OCCUPANCY

The subject unit will be renovated to include a two-storey office with a total renovated area of 2,133.4 sq.ft. (192.8 sq.m.).

3.0 TRANSIT AND ACTIVE TRANSPORTATION ACCESS

The subject site is well serviced by York Region Transit, including local and Viva routes in addition to external transit routes (Brampton Transit – Züm). **Table 1** summarizes the transit routes available in the immediate area.

Table 1 – Transit Routes

Bus Route	Distance
12 Pine Valley	0.1 km
77/77A Highway 7	0.3 km
Viva Orange	0.3 km
Züm 501	0.3 km

The subject site is also in close proximity to various active transportation routes including direct access to the existing sidewalk infrastructure on Rowntree Dairy Road to the east and onto Highway 7 to the north through adjacent parking lot. It is further noted that the Regional Municipality of York opened its latest section of the Viva Rapidway transit project within the study area on November 24, 2019. The new rapidway travels along Highway 7 from Bruce Street (west of the subject site) to Vaughn Metropolitan Centre. As part of the project, cyclists and pedestrians now have access to raised bike lanes and a protected multi-use path that runs the center of the roadway.

4.0 PARKING SUPPLY

The subject site includes a large surface parking lot with a total of 261 parking spaces (258 standard parking spaces and 3 accessible parking spaces). The parking lot is shared among all units within both existing buildings.

5.0 PARKING DEMAND

5.1 ZONING BY-LAW REQUIREMENT

According to City of Vaughn By-law 1-88, the subject unit requires a parking supply of 7 spaces. **Table 2** summarizes the Zoning By-law parking calculation.

Table 2 – City Zoning By-Law Requirement

Category	Requirements	GFA (sq.m)	Parking Required (spaces)
Office Building	3.5 spaces per 100sq.m. GFA	192.8	7

6.0 PARKING SURVEY

In order to establish the existing parking demand for the entire subject site, a parking survey was conducted on Tuesday March 10th from 09:00 to 20:30. The timing of the survey was chosen to capture the highest parking demand for the subject unit (i.e. typical weekday office hours). While it is noted that the timing of the counts may not capture the peak parking demands for all units within the subject site (i.e. the existing church unit would likely see peak demands on a Sunday), it is noted that the subject unit will have a negligible parking demand during these periods and thus, no impact to parking operations outside of the surveyed period.

A summary of the parking survey data is provided in **Table 3**. Full parking survey data is provided in the Appendix.

Table 3 – Parking Survey Summary

Time	Occupied Parking Spaces	Unoccupied Parking Spaces	Utilization %
Tuesday March 10 th			
09:00 – 09:30	62	199	24%
13:00 – 13:30	136	125	52%
17:00 – 17:30	112	149	43%
20:30 – 21:00	64	197	25%

Based on the parking survey, the highest existing parking demand occurs between 13:00 and 13:30 during which time 136 spaces were occupied, translating to a 52% utilization rate. During this critical period 125 parking spaces remain unoccupied, indicating excess parking capacity for the overall subject site.

7.0 PARKING ANALYSIS

In evaluating the parking operations, the analysis has been completed to consider the fully-occupied condition for the subject site, in addition to the requirements for the proposed subject unit. Consideration has also been given to the 3 vacant units within the subject site (A23, A24 and B6), recognizing that including the requirements for such units would capture the demands for the subject site under full occupation, creating the most conservative scenario.

The requirements for the vacant units have been established based on the size of each unit (GFA) and provisions set out within the City’s by-law. The *Shopping Centre* land use has been chosen, recognizing that it requires a higher parking provision than that of the *Office* use, further adding to the conservative nature of the analysis.

A summary of the parking calculation for the vacant units is provided in **Table 4**.

Table 4 – Parking Requirement (Vacant Units)

Category	Requirement	Unit / GFA (sq.m)		Parking Required (spaces)
Shopping Centre	6.0 spaces per 100sq.m. GFA	A23	115.5	7
		A24	115.5	7
		B6	115.5	7
		Total		21

As indicated, each of the vacant units requires a parking provision of 7 spaces for a total of 21 spaces.

To establish the subject sites overall peak demand, the by-law requirements for both the proposed subject unit and the 3 vacant units has been added to the existing peak demand as captured in the parking counts for the subject site. **Table 5** summarizes the future parking conditions for subject site.

Table 5 – Future Parking Conditions

Time	Existing Parking Supply	Parking Demand			Unoccupied Parking Spaces
		Existing Site	Subject Unit #28	Vacant Units	
09:00 – 09:30	261	62	7	21	171
13:00 – 13:30		136	7	21	97
17:00 – 17:30		112	7	21	121
20:30 – 21:00		64	7	21	169

As indicated, the overall site will continue to provide excess parking capacity when considering the parking requirements of the proposed subject unit and additional vacant units. During the highest demand period, an unoccupied count of 97 spaces is expected, translating to a 63% utilization rate.

As such, it is evident that the existing parking provision for the subject site is adequate to support the proposed subject unit.

8.0 CONCLUSION

The subject sites existing parking lot can accommodate the anticipated peak parking demand generated by Unit 28 as a two-storey office use. No improvements are necessary to support the parking supply.

It is our recommendation that the City support the Client’s application for a building permit related to 7611 Pine Valley Drive, Unit 28.

We trust that you find this letter satisfies your requirements.

Yours truly,
JD Northcote Engineering Inc.

John Northcote, P.Eng.
 President

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **JD Northcote Engineering Inc.** accept no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Appendix

7611 Pine Valley Drive, Vaughan, On

TIME	Totals	
	261	SPACES
	PARKED	UTILIZATION
9:00	62	24%
9:30	75	29%
10:00	97	37%
10:30	104	40%
11:00	96	37%
11:30	102	39%
12:00	119	46%
12:30	131	50%
13:00	136	52%
13:30	132	51%
14:00	125	48%
14:30	128	49%
15:00	126	48%
15:30	127	49%
16:00	124	48%
16:30	125	48%
17:00	112	43%
17:30	96	37%
18:00	82	31%
18:30	76	29%
19:00	81	31%
19:30	80	31%
20:00	69	26%
20:30	64	25%

YORK REGION CONDOMINIUM CORPORATION NO. 1051

2019 OCCUPANCY LIST

UNIT #	COMPANY NAME	OCCUPANCY
A1	Spine Group	health centre
A2	Freedom Medi-Spa	spa
A3	Thanh Dung Investment Inc.	office
A4	Dolce Bombe	restaurant
A5	Wholistic Body Building & Wellness	health centre
A6	Wholistic Body Building & Wellness	health centre
A7	Staxi Holding Limited	office
A8	FMF Investment Group Limited	Glass and glass fittings
A9	Internat. Missionary Society of Seventh Day Adventists	church
A10	Vitality Integrative Wellness Centre	office
A11	Sharp Point Data Ltd.	office
A12	2432675 Ontario Ltd.	restaurant
A13	5020652 Ontario Ltd.	office
A14	Florenza Albi	bar
A15	Iglesia Hispana De Woodbridge	church
A16	Iglesia Hispana De Woodbridge	church
A17	Danjel Holdings Inc.	office
A18	Tony & Deborah Corvinelli	health centre (dentist)
A19	Dove Square Property Management	office
A20	Honeyfield Communities	office
A21	Aurora Montemarano	office
A22	Terra Pine Valley/Sky Homes	showroom
A23	Terra Pine Valley/Sky Homes	vacant
A24	Terra Pine Valley/Sky Homes	vacant
B1	Paramax Legal Services	office
B2	Stars Hair Salon	salon
B3	Acores Rotisserie Chicken	restaurant
B4	Terra Pine Valley/Sky Homes	spa
B5	Terra Pine Valley/Sky Homes	restaurant
B6	PV 30 Inc.	
B7	Pinnacle Pharmaceuticals Ltd	office
B8	Falcone Law Professional Corp	office
B9	Dolce Champagne	Dance studio
B10	Dolce Champagne	Dance studio
B11	Dolce Champagne	Dance studio
B12	Coachwood Financial Ltd.	office
B13	2023344 Ontario Inc.	office
B14	2023344 Ontario Inc.	office
B15	2023344 Ontario Inc.	office

Ontario Building Code Data Matrix Part 3					Building Code Reference ¹
3.00	Building Code Version:	O. Reg. 332/12 Last Amendment		O. Reg. 19/114	
3.01	Project Type:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Change of use <input type="checkbox"/> Addition and renovation		[A]1.1.2	
3.02	Major Occupancy Classification:	Description: <u>Interior Alteration to an Existing Commercial Building</u> Occupancy Use: <u>Office</u>		3.12.1(f)	
3.03	Superimposed Major Occupancies:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Description: _____		3.2.2.7	
3.04	Building Area (m ²)	Description: Existing New Total Area of Interior Alteration <u>192.8 m²</u> <u>0</u> <u>192.8 m²</u> Total area of interior alteration <u>192.8 m²</u>		[A]1.4.1.2	
3.05	Gross Area (m ²)	Description: Existing New Total Area of Interior Alteration <u>192.8 m²</u> <u>0</u> <u>192.8 m²</u> Total <u>192.8 m²</u>		[A]1.4.1.2	
3.06	Mezzanine Area (m ²)	Description: Existing New Total Existing mezzanine <u>42.8 m²</u> <u>33</u> <u>75.8 m²</u> Total <u>75.8 m²</u>		3.2.1.1	
3.07	Building Height	<u>1</u> Storeys above grade Existing (m) Above grade <u>0</u> Storeys below grade		[A]1.4.1.2 & 3.2.1.1	
3.08	High Building	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		3.2.6	
3.09	Number of Streets/Firefighter access	<u>1</u> street(s)		3.2.2.10 & 3.2.5	
3.10	Building Classification (Refer to Codebook)	<u>3.2.2.6.2</u> Group/Div <u>E</u>		3.2.2.20 - 83	
3.11	Sprinkler System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Entire building <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Selected compartments <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> None		3.2.10 & 3.2.2.17	
3.12	Standpipe System	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Required		3.2.9	
3.13	Fire Alarm System	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not required <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None		3.2.4	
3.14	Water Service / Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
3.15	Construction Type	Restriction: <input checked="" type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required Actual: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Combination Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		3.2.2.20 - 83 & 3.2.1.4	
3.18	Occupant Load	Floor Level/Area Occupancy Type Based On Occupant Load (Persons) Main Floor Office employees Design <u>10 persons</u>		3.1.17	
3.19	Barrier-free Design:	<input checked="" type="checkbox"/> Yes Explanation: <u>Barrier Free washroom existing in the unit.</u> <input type="checkbox"/> No		3.8	
3.20	Hazardous Substances:	<input type="checkbox"/> Yes Explanation _____ <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.6	
3.21	Required Fire Resistance Ratings	Horizontal Assembly Rating Supporting Assembly (H) Noncombustible in lieu of rating? Floors over basement <u>0</u> <u>0</u> <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Floors <u>0</u> <u>0</u> <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Mezzanine <u>0</u> <u>0</u> <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Roof <u>0</u> <u>0</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A		3.2.2.20 - 83 & 3.2.1.4	
3.23	Plumbing Fixture Requirements	Ratio: <u>Male/Female = 50/50</u> Except as noted otherwise Floor Level/Area Occupant Load CBC Reference Fixtures Required Fixtures Provided Main Floor <u>10</u> <u>3.7.4.7</u> <u>2</u> <u>2</u>		3.7.4	

STATISTICS

ADDRESS: 7611 Pine Valley Dr. Vaughan, ON. L4L 9A9. unit #28	
ZONING: C7 Commercial	TOTAL PROPOSED GROSS FLOOR AREA=192.8 m ² Gr. Floor area = 117 m ² Mezzanine / SECOND FLOOR = 75.8 m ² EXISTING UNIT COMMERCIAL FLOOR AREA=113 m ²
PREVIOUS UNIT USE: EATING ESTABLISHMENT/ CONVENIENCE	PROPOSED UNIT USE: PROFESSIONAL OFFICE / BUSINESS

MEZZANINE AREA CALCULATIONS

EXISTING MEZZANINE FLOOR AREA = 42.8 m²
 PROPOSED ADDITION TO EXISTING MEZZANINE FLOOR AREA = 33 m²
 TOTAL PROPOSED MEZZANINE / SECOND FLOOR AREA = 75.8 m²
 OPEN SPACE AREA = 35.5 m²

NOTE: WE PROPOSE THIS ADDITION AS SECOND FLOOR

CAR PARKING:

REQUIRED CAR PARKING FOR OFFICE USE = 3.5 FOR EVERY 100 m² GFA
 = 7 CAR PARKING SPACES REQUIRED
 TOTAL EXISTING CAR PARKING ALLOCATED FOR UNIT#28 = 6 (NO CHANGE)
 TOTAL EXISTING CAR PARKING PROVIDED ON SITE = 261 (NO CHANGE)

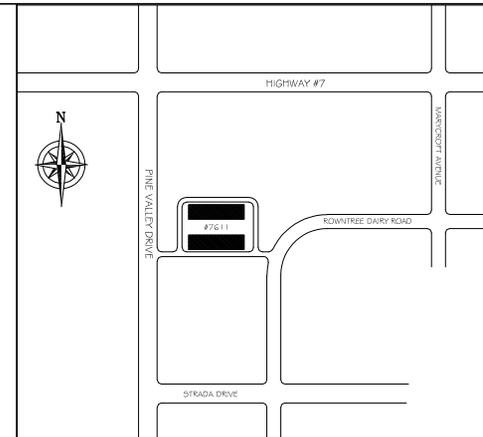
BUILDING HEIGHT : EXISTING (NO CHANGE)

SET BACKS:

ALL SET-BACKS EXISTING , NO CHANGE FOR EXISTING SET-BACKS

O.B.C COMPLIANCE

PREVIOUS UNIT USE: EATING ESTABLISHMENT/ CONVENIENCE	PROPOSED UNIT USE: PROFESSIONAL OFFICE / BUSINESS
EXISTING BUILDING MAJOR OCCUPANCY : E - MERCANTILE OCCUPANCIES	O.B.C CLASSIFICATION OF THE WHOLE BUILDING: 3.2.2.6.2
EXISTING BUILDING FULLY SPRINKLERED	NUMBER OF EXITS FOR EXISTING UNIT: 2
MAX. OCCUPANT LOAD : 10 PERSON	
NUMBER OF BARRIER FREE WASHROOMS : 1 - EXISTING (NO CHANGE)	
NUMBER OF REGULAR WASHROOMS : 2	



KEY PLAN

SCALE: N.T.S.

DRAWINGS LIST

Sheet Number	Sheet Name
A000	COVER SHEET & O.B.C MATRIX
A001	EXISTING SITE PLAN & STATISTICS
A002	GENERAL NOTES
A100	EXISTING UNIT FLOOR PLANS
A101	PROPOSED UNIT FLOOR PLANS
A102	REFLECTED CEILING PLAN
A 501	INTERIOR SECTIONS / ELEVATIONS

Grand total: 10 Drawings

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Revisions

No.	Issued	Date
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Client

R-Con Engineering Inc.

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Consultant

2MK Architects Inc.

501A-3461 DIXIE RD.
 MISSISSAUGA ON. L4Y3X4
 phone 4162729435/6473000175

Project

Interior Alterations To an Existing Space

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Drawing title

Cover Sheet

Drawn by: MK

Checked by: MK

Scale 1 : 150

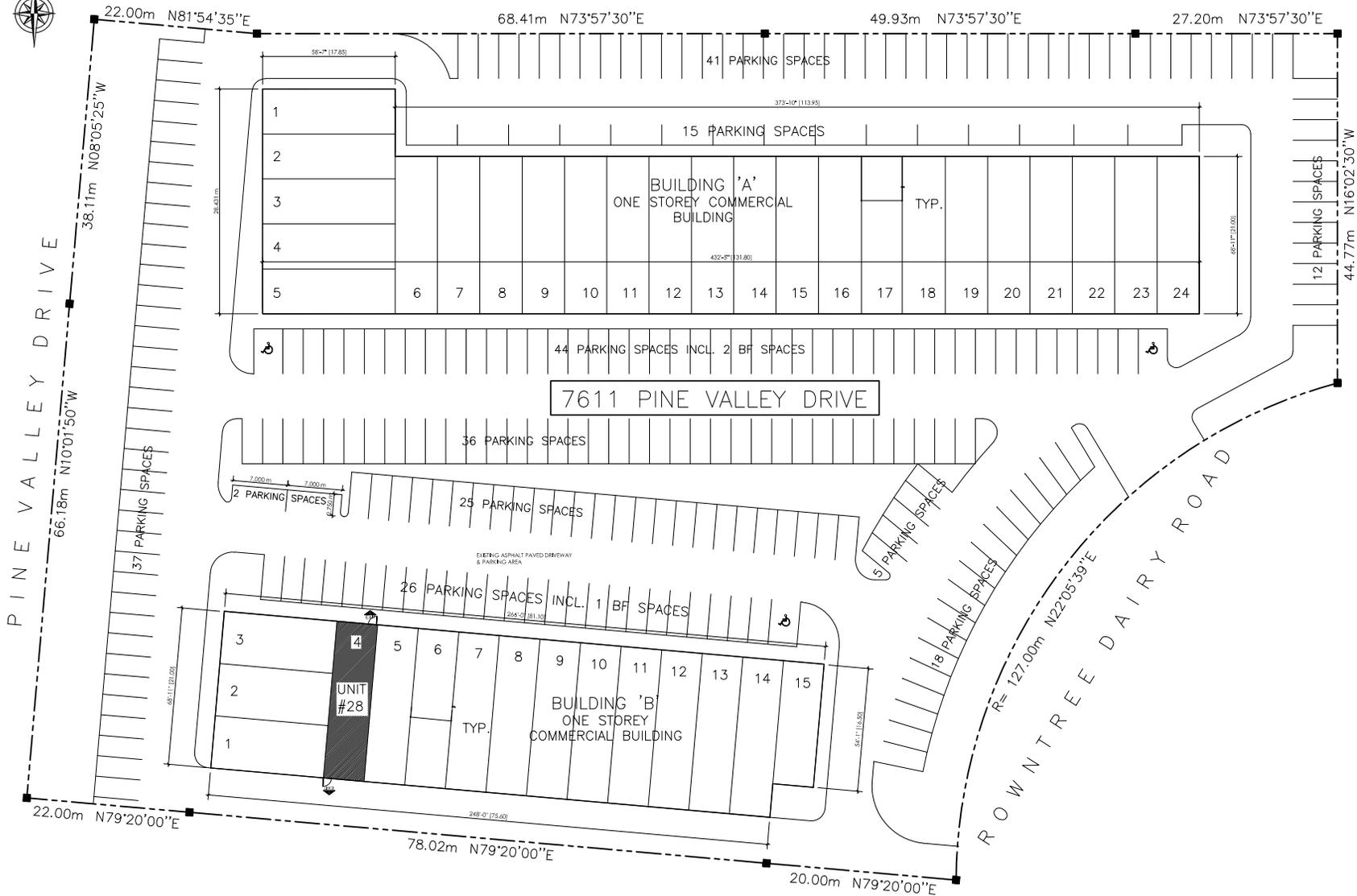
Date Sep. 08, 2020

Project No. 202049

drawing No.

A000

HIGHWAY # 7



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Revisions		
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Client
R-Con Engineering Inc.

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Consultant
2MK Architects Inc.
501A-3461 DIXIE RD.
MISSISSAUGA ON. L4Y3X4
PHONE 4162729435/6473000175

Project
Interior Alterations To an Existing Space

7611 Pine Valley Dr. Vaughan, ON. Unit #28

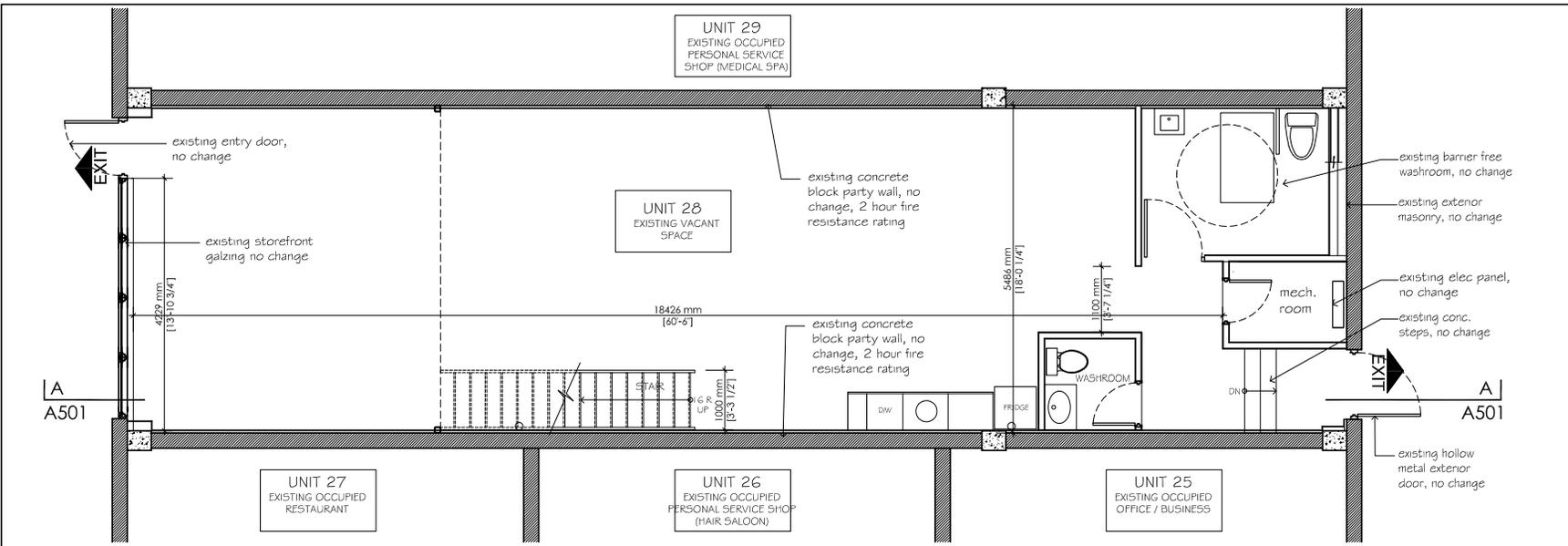
Drawing title
SITE PLAN

Drawn by: MK Checked by: MK

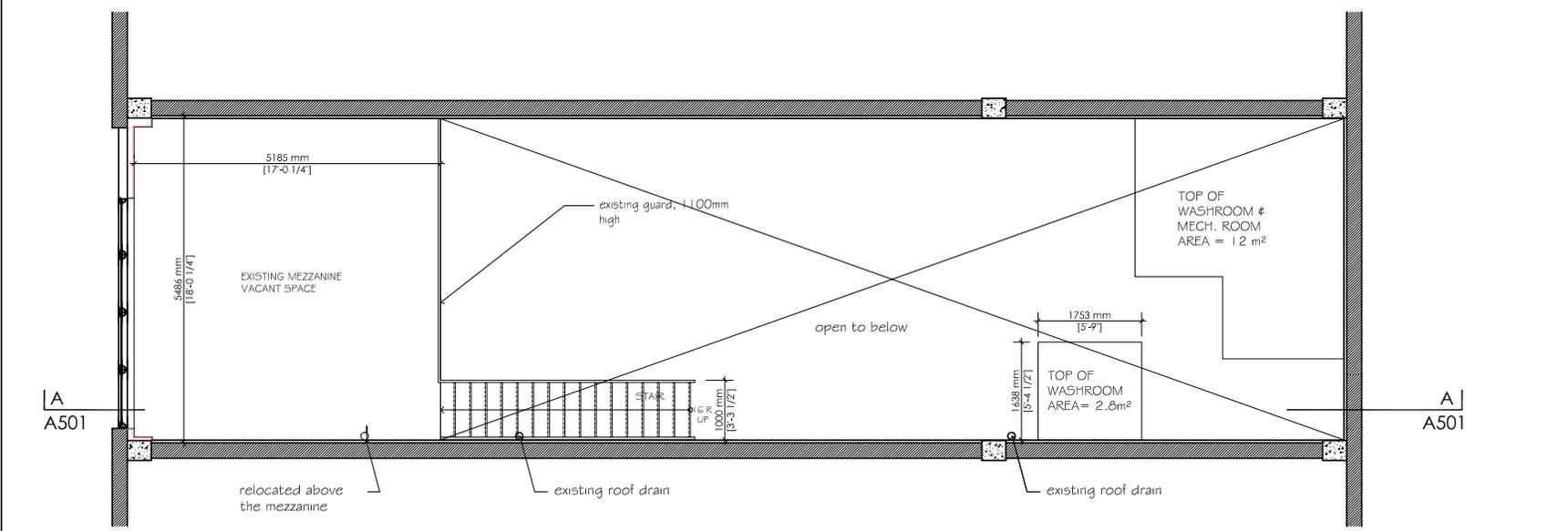
Scale: 1:500 Date: Sep. 08, 2020

Project No. 202049

drawing No.
A001



1 EXISTING GROUND LEVEL FLOOR PLAN
SCALE: 1:75



2 EXISTING MEZZANINE LEVEL FLOOR PLAN
SCALE: 1:75

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Client
R-Con Engineering Inc.

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Consultant

2MK Architects Inc.

501A-3461 DIXIE RD.
MISSISSAUGA ON. L4Y3X4
phone 4162729435/6473000175

Project
Interior Alterations To an Existing Space

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Drawing title

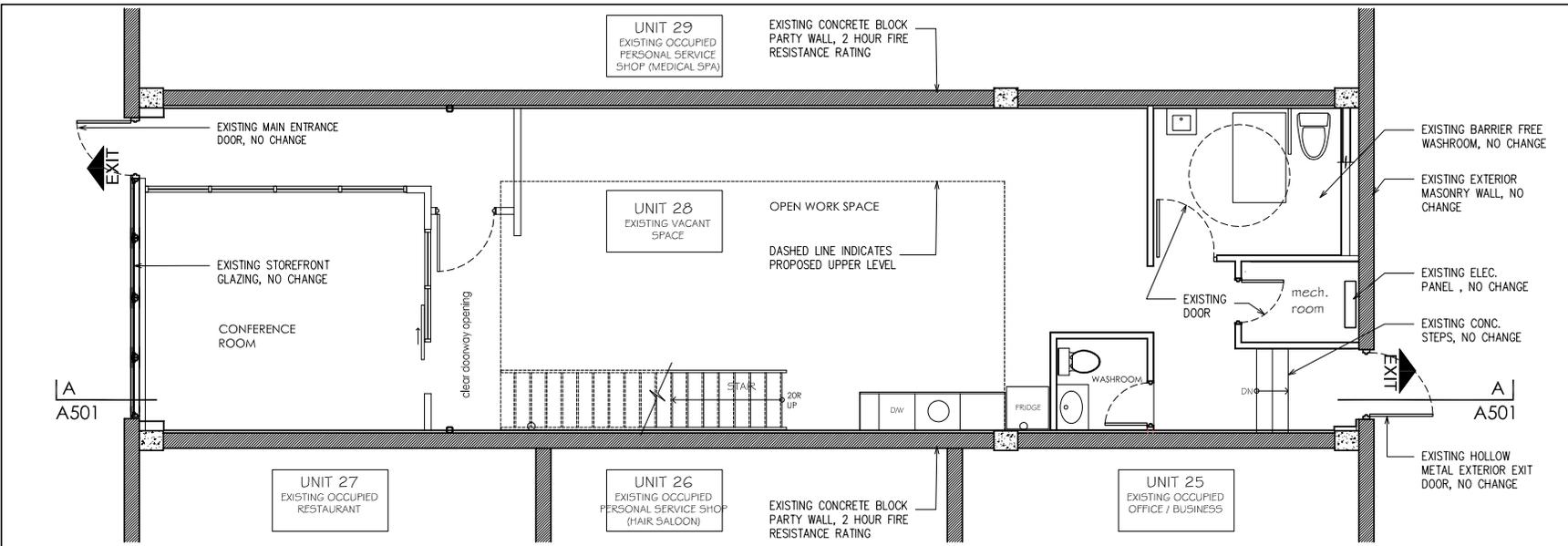
EXISTING UNIT LAYOUT

Drawn by: MK Checked by: MK

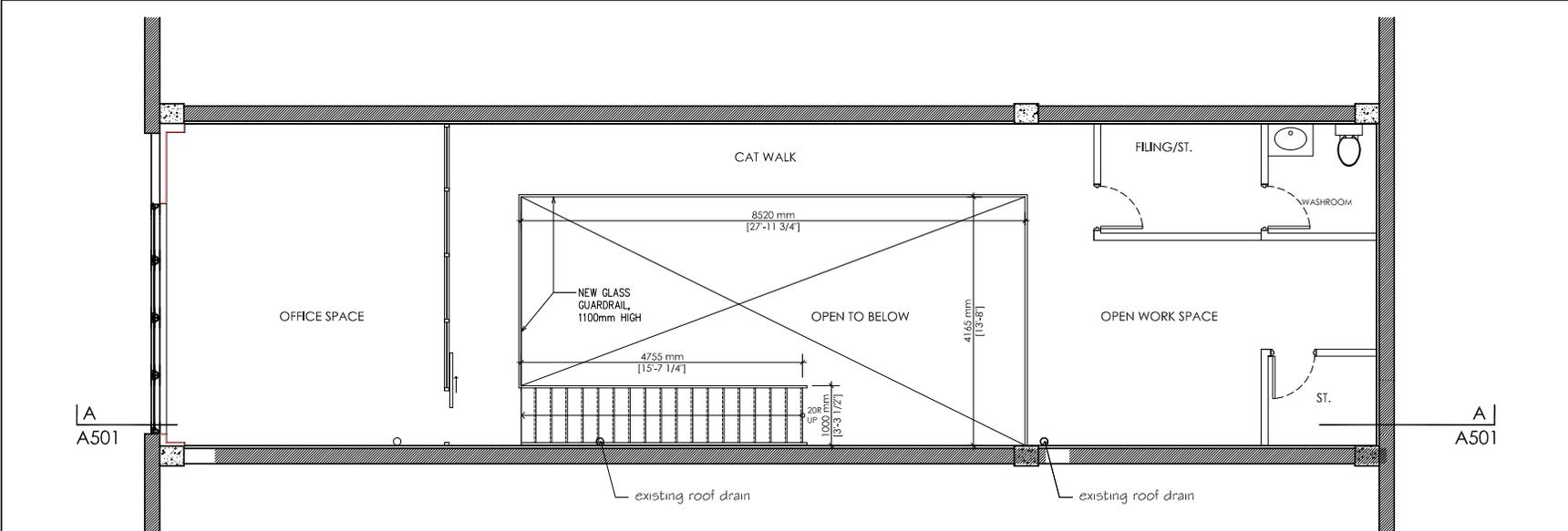
Scale: 1:75 Date: Sep. 08, 2020

Project No. 202049

drawing No.
A100



1 **PROPOSED GROUND LEVEL FLOOR PLAN**
 A101 SCALE: 1:75



2 **PROPOSED SECOND LEVEL FLOOR PLAN**
 A101 SCALE: 1:75

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Client
R-Con Engineering Inc.

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Consultant

2MK Architects Inc.

501A-3461 DIXIE RD.
 MISSISSAUGA ON. L4Y3X4
 phone 4162729435/6473000175

Project
Interior Alterations To an Existing Space

7611 Pine Valley Dr. Vaughan, ON. Unit #28

Drawing title

PROPOSED UNIT LAYOUT

Drawn by: MK Checked by: MK

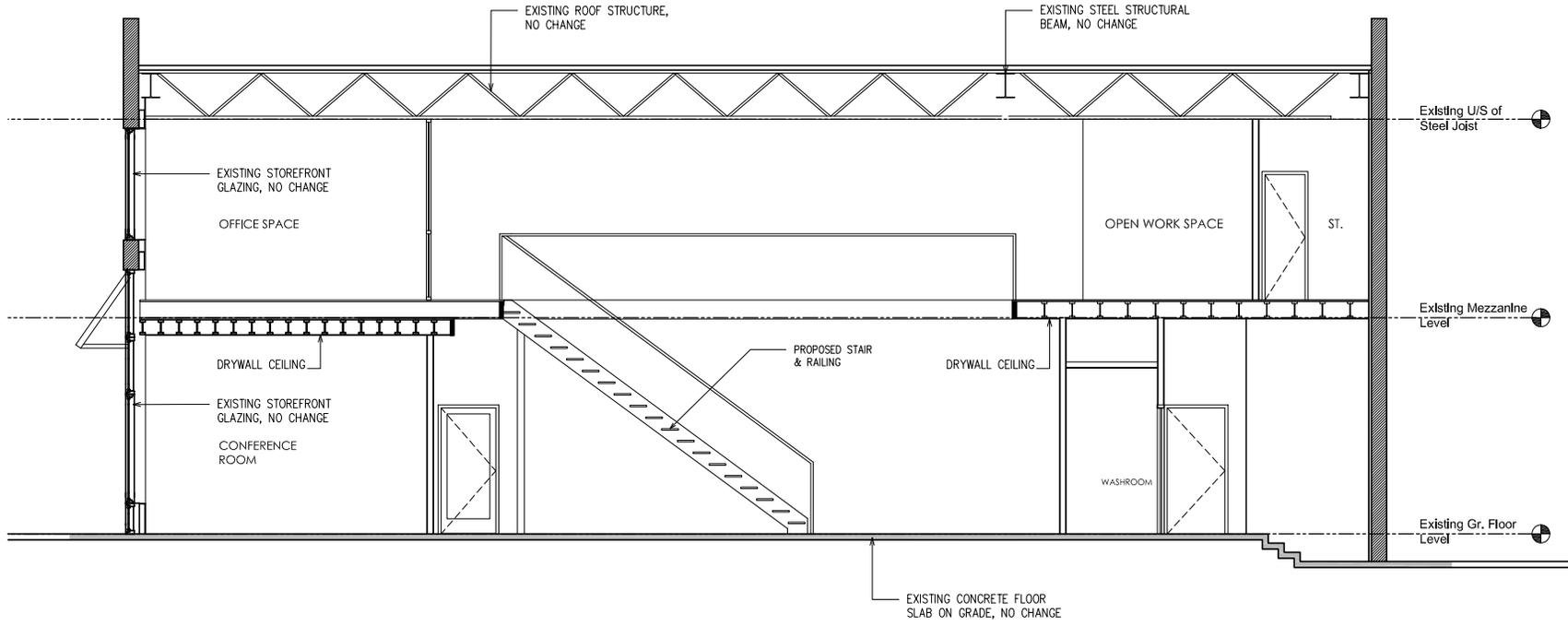
Scale: 1:75 Date: Sep. 08, 2020

Project No. 202049

Drawing No.
A101

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All dimensions are shown in mm.

Revisions		
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Client
R-Con Engineering Inc.
7611 Pine Valley Dr. Vaughan, ON. Unit #28

Consultant
2MK Architects Inc.
501A-3461 DIXIE RD.
MISSISSAUGA ON. L4Y3X4
phone 4162729435/6473000175

Project
Interior Alterations To an Existing Space
7611 Pine Valley Dr. Vaughan, ON. Unit #28

Drawing title
INTERIOR SECTION / ELEVATION

Drawn by: MK	Checked by: MK
Scale: 1 : 75	Date: Sep. 08, 2020
Project No. 202049	

drawing No.
A501

SECTION THROUGH UNIT
SCALE: 1:75

Appendix “B”

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A033/08

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **1631606 ONTARIO LTD.**, with respect to Part of Lot 4, Concession 6, (Part of Lot 3, & Lot 4, Registered Plan No. 65M-2167, municipally known as 7611 Pine Valley Drive, Unit 11, Woodbridge).

The subject lands are zoned C7, under By-Law 1-88 as amended and further subject to Exception 9(864).

The purpose of this application is to request a variance to permit the construction of a proposed second storey within an existing one storey commercial building, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:

1. Minimum parking spaces provided 259

By-Law Requirements:

1. Minimum parking spaces required 362

A sketch is attached illustrating the request.

Other Planning Act Applications

The land which is the subject in this application is also the subject of an application under the Planning Act for:

Consent Applications Files B65/02, B66/02 APPROVED – Oct. 24/02, creation of new lot and easement for sanitary, storm and water services.
Minor Variance File A239/04 APPROVED – Aug. 5/04 – 259 not 280 min parking spaces
File A360/05 APPROVED – Dec. 8/05 – 259 not 284 min parking spaces (Unit 12)
File A039/06 APPROVED - Mar. 22/06 – 259 not 291 min parking spaces (Unit 36)
File A059/06 APPROVED - Mar. 22/06 – 259 not 299 min parking spaces (Unit 19)
File A062/06 APPROVED - Mar. 22/06 – 259 not 307 min parking spaces (Unit 13)
File A075/06 APPROVED - Mar. 22/06 – 259 not 315 min parking spaces (Unit 7)
File A160/06 APPROVED – Apr 10/06 – 259 not 331 min parking spaces (Unit 10)
File A295/06 APPROVED – Jul 20/06 – 259 not 339 min parking spaces (Unit 9)
File A424/06 APPROVED – Oct. 26/06 – 259 not 346 min parkings spaces (Unit 31)
File A433/06 APPROVED – Oct. 26/06 – 259 not 354 min parkings spaces (Unit 17)
Zoning Application File Z.03.007
Site Plan Amendment File DA.03.001.

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A033/08 - 1631606 ONTARIO LTD.**, be **APPROVED**, in accordance with the sketch attached;

MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED

CHAIR:

Signed by all members present who concur in this decision:

~~ABSENT~~

~~M. Mauti,
Chair~~

~~L. Fluxgold,
Vice Chair~~

~~J. Cesario,
Member~~

~~D. H. Kang,
Member~~

~~M. S. Panicker,
Member~~

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

T. Coles

Todd Coles
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment,
City of Vaughan

DATE OF HEARING: FEBRUARY 14, 2008
LAST DATE OF APPEAL: MARCH 5, 2008

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON MARCH 5, 2008
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$150.00 processing fee, paid by certified cheque or money order, to the TREASURER CITY OF VAUGHAN and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the ONTARIO MINISTER OF FINANCE.

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS
*** MARCH 5, 2009 ***

EXTRACTS FROM THE APRIL 11, 2014 COMMITTEE OF ADJUSTMENT MINUTES

FILE NUMBER: A078/13

APPLICANT: FIORENZA ALBI

PROPERTY: Part of Lot 5, Concession 6, (Part Lots 3 & 4, Registered Plan No. 65M-2167, municipally known as 7611 Pine Valley Drive, Unit 14, Woodbridge).

ZONING: The subject lands are zoned C7, Service Commercial under By-Law 1-88 as amended and further subject to exception 9(864).

PURPOSE: To permit the operation of an eating establishment with accessory retail sales of tobacco, as follows:

PROPOSAL: 1) Accessory retail to an Eating Establishment

BY-LAW REQUIREMENT: 1) Accessory retail use not permitted to an Eating Establishment

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Consent Application:
B065/02, B066/02 – Appr. Oct 24/02 (Creation of new lot & easement for sanitary, storm & water services.)
Minor Variance Applications:
A148/10 – Approved June 24, 2010 – outdoor patio - 259 parking spaces (Unit 27) -
Minor Variance Applications (for 2nd floor mezzanine):
A239/04 – Approved Aug 5/04 -- 259 not 280 parking spaces
A360/05 – Approved Dec 8/05 -- 259 not 284 parking spaces (Unit 12)
A039/06 – Approved Mar 22/06 – 259 not 291 parking spaces (unit 36)
A059/06 – Approved Mar 22/06 – 259 not 299 parking spaces (Unit 19)
A062/06 – Approved Mar 22/06 – 259 not 307 parking spaces (Unit 13)
A075/06 – Approved Mar 22/06 – 259 not 315 parking spaces (Unit 7)
A160/06 – Approved Apr 10/06 – 259 not 331 parking spaces (Unit 10)
A295/06 – Approved Jul 20/06 – 259 not 339 parking spaces (Unit 9)
A424/06 – Approved Oct 26/06 – 259 not 346 parking spaces (Unit 31)
A433/06 – Approved Oct 26/06 – 259 not 354 parking spaces (Unit 17)
A033/08 – Approved Feb 14/08 – 259 not 362 parking spaces (Unit 11)

Pasquale Filice, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by H. Zheng

THAT Application No. **A078/13, FIORENZA ALBI**, be **APPROVED**, in accordance with the attached sketch
CARRIED.

NOTICE OF DECISION
MINOR VARIANCES

FILE NUMBER: A116/12

APPLICANT: IGLESIA HISPANA de WOODBRIDGE

PROPERTY: Part of Lot 4, Concession 6, (Lot 4 and Part of Lot 3 of Registered Plan 65M-2167. Municipally located on 7611 Pine Valley Drive, Unit 15 & 16, Woodbridge).

ZONING: The subject lands are zoned C7, Service Commercial zone under By-Law 1-88 as amended and further subject to exception 9(864).

PURPOSE: To permit the construction of a proposed second storey within Units 15 & 16 of an existing one-storey commercial building

PROPOSAL: 259 parking spaces provided.

BY-LAW REQUIREMENT: 411 parking spaces required.

Sketches are attached illustrating the request.

MOVED BY: _____

SECONDED BY: _____

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A116/12, IGLESIA HISPANA de WOODBRIDGE**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR:

[Signature]

Signed by all members present who concur in this decision:

[Signature]
J. Cesario,
Chair

[Signature]
A. Perrella,
Vice Chair

[Signature]
L. Fluxgold,
Member

[Signature]
M. Mauti,
Member

[Signature]
H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

[Signature]
Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: MAY 3, 2012
Last Date of Appeal: MAY 23, 2012

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **MAY 23, 2013**

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A170/14

APPLICANT: IGLESIA HISPANA de WOODBRIDGE

PROPERTY: Part of Lot 4, Concession 6 (Lots 3 & 4, Registered Plan 65M-2167) municipally known as 7611 Pine Valley Drive, Units 15 & 16, Woodbridge.

ZONING: The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(864) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of a community centre/ place of worship, as follows:

PROPOSAL:

1. To maintain a church located in a multi-unit building.
2. To permit a minimum of 259 parking spaces

BY-LAW REQUIREMENT:

1. A church shall only be located in a standalone building.
2. 422 parking spaces are required.

BACKGROUND INFORMATION: **Other Planning Act Applications**
The land which is the subject in this application was also the subject of another application under the Planning Act:

Consent Applications

Files B65/02, B66/02 APPROVED – Oct. 24/02, creation of new lot and easement for sanitary, storm and water services.

Minor Variance

File A129/14 - APPROVED - May 29/14 - 259 parking spaces

File A078/13 APPROVED - Apr 11/13 - accessory retail to an eating establishment (Unit 14)

File A116/12 - APPROVED - May 3/12 - 259 parking spaces

File A239/04 APPROVED – Aug. 5/04 – 259 not 280 min parking spaces

File A039/06 APPROVED - Mar. 22/06 – 259 not 291 min parking spaces (Unit 36)

File A059/06 APPROVED - Mar. 22/06 – 259 not 299 min parking spaces (Unit 19)

File A062/06 APPROVED - Mar. 22/06 – 259 not 307 min parking spaces (Unit 13)

File A075/06 APPROVED - Mar. 22/06 – 259 not 315 min parking spaces (Unit 7)

File A160/06 APPROVED – Apr 10/06 – 259 not 331 min parking spaces (Unit 10)

File A295/06 APPROVED – Jul 20/06 – 259 not 339 min parking spaces (Unit 9)

File A424/06 APPROVED – Oct. 26/06 – 259 not 346 min parking spaces (Unit 31)

File A433/06 APPROVED – Oct. 26/06 – 259 not 354 min parking spaces (Unit 17)

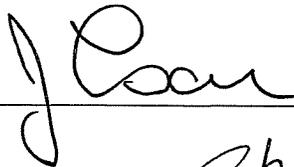
File A360/05 APPROVED. – Dec. 8/05 – 259 not 284 min parking spaces (Unit 12)

Zoning Application File Z.03.007

Site Plan Amendment File DA.03.001.

Sketches are attached illustrating the request.

MOVED BY: _____



SECONDED BY: _____



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A170/14, IGLESIA HISPANA de WOODBRIDGE**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Perrella

Signed by all members present who concur in this decision:

Perrella
A. Perrella,
Chair

H. Zheng
H. Zheng,
Vice Chair

J. Cesario
J. Cesario,
Member

L. Fluxgold
L. Fluxgold,
Member

M. Mauti
M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

T. Coles
Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JULY 10, 2014
Last Date of Appeal:	JULY 30, 2014

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
JULY 30, 2015

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A129/14

APPLICANT: SWIFT TURTLE PROPERTIES INC.

PROPERTY: Part of Lot 5, Concession 6 (Lots 3 & 4, Registered Plan 65M-2167) municipally known as 7611 Pine Valley Drive, Unit 32, Woodbridge.

ZONING: The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(864) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a second floor within the unit, as follows:

PROPOSAL: 1. To permit minimum 259 parking spaces.

BY-LAW REQUIREMENT: 1. Minimum 417 parking spaces are required.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act.

Consent Applications
Files B65/02, B66/02 APPROVED – Oct. 24/02, creation of new lot and easement for sanitary, storm and water services.

Minor Variance
File A078/13 APPROVED - Apr 11/13 - accessory retail to an eating establishment (Unit 14)
File A116/12 - APPROVED - May 3/12 - 259 parking spaces
File A239/04 APPROVED – Aug. 5/04 – 259 not 280 min parking spaces
File A039//06 APPROVED - Mar. 22/06 – 259 not 291 min parking spaces (Unit 36)
File A059//06 APPROVED - Mar. 22/06 – 259 not 299 min parking spaces (Unit 19)
File A062//06 APPROVED - Mar. 22/06 – 259 not 307 min parking spaces (Unit 13)
File A075//06 APPROVED - Mar. 22/06 – 259 not 315 min parking spaces (Unit 7)
File A160//06 APPROVED – Apr 10/06 – 259 not 331 min parking spaces (Unit 10)
File A295/06 APPROVED – Jul 20/06 – 259 not 339 min parking spaces (Unit 9)
File A424/06 APPROVED – Oct. 26/06 – 259 not 346 min parking spaces (Unit 31)
File A433/06 APPROVED – Oct. 26/06 – 259 not 354 min parking spaces (Unit 17)
File A360//05 APPROVED. – Dec. 8/05 – 259 not 284 min parking spaces (Unit 12)
Zoning Application File Z.03.007
Site Plan Amendment File DA.03.001.

Sketches are attached illustrating the request.

MOVED BY: _____

SECONDED BY: _____

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A129/14, SWIFT TURTLE PROPERTIES INC.**, be **APPROVED**, in accordance with the sketches attached

COMMITTEE OF ADJUSTMENT VARIANCE

A129/14

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: _____



Signed by all members present who concur in this decision:

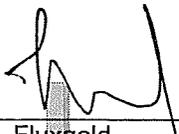
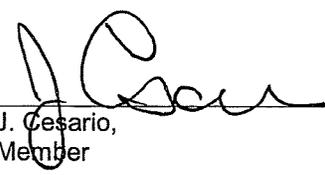
~~ABSENT~~

A. Perrella,
Chair

H. Zheng,
Vice Chair



J. Cesario,
Member



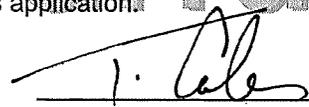
L. Fluxgold,
Member

ABSENT

M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: **MAY 29, 2014**

Last Date of Appeal: **JUNE 18, 2014**

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **JUNE 18, 2015**