



File: A073/21

Applicant: 2812626 Ontario Ltd.

Address: 4190 Steeles Ave, Vaughan

Agent: Nicole Hall

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
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: Wednesday, June 30, 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: 1

A073/21

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Wednesday, June 30, 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:** 2812626 Ontario Ltd.
- Agent:** Nicole Hall
- Property:** **4190 Steeles Ave, Vaughan**
- Zoning:** The subject lands are zoned EM1, *c.c., Prestige Employment Area, Commercial Complex ,under By-law 1-88 as amended
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use"
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a place of entertainment in Unit 1A.

The proposed place of entertainment is an airgun shooting sports and social centre (see Schedule B).

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

By-law Requirement	Proposal
A Place of Entertainment is not a permitted use on the subject lands [Subsections 6.1.1, 6,1,8, 6,2,1].	To permit the use of a Place of Entertainment in Unit A1 on the subject lands.

Background (previous applications approved by the Committee on the subject land): None

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A164/17	Increase in gross floor space and reduction in parking	Approved

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 June 15, 2021

Applicant confirmed posting of signage on June 16, 2021

Property Information	
Existing Structures	Year Constructed
Building	20+ years

Applicant has advised that they cannot comply with By-law for the following reason(s): The current zoning, EM1 as described under Bylaw 1-88, does not allow for “Place of Entertainment” under the permitted uses of the zoning.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no Stop Work Orders or Orders to Comply issued to the subject unit.

A building permit for interior alteration of the subject unit is required. Please contact the Building Standards Department at (905) 832-8510 for assistance.

A Place of Entertainment is subject to parking standards of 11 parking spaces per 100 m2 gross floor area. The unit is currently occupied by a Banquet Hall, which is also subject to parking standards of 11 parking spaces per 100 m2 gross floor area. No additional parking is required for the proposed use.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

City of Vaughan Official Plan 2010 (‘VOP 2010’): “Employment Commercial Mixed-Use”, with a maximum permitted height of 8-storeys and floor space index (‘FSI’) of 2.5 times the area of the lot.

The Owner is requesting to permit a Place of Entertainment to be located within Unit A1 of an existing multi-unit building, whereas a Place of Entertainment is currently not permitted on the subject lands by Zoning By-law 1-88. The Place of Entertainment is proposed to have a maximum gross floor area (‘GFA’) of 617.89 m2 .

The subject lands are designated “Employment Commercial Mixed-Use” by VOP 2010 and is a land use designation that permits Cultural and Entertainment uses. Although Zoning By-law 1-88 does not permit a Place of Entertainment on the subject lands, the City’s draft Comprehensive Zoning By-law, which is intended to replace Zoning Bylaw 1-88 and implement the policies of VOP 2010, would establish a Place of Entertainment as a permitted use on the subject lands. Given that the proposal does not require additional parking spaces and is compatible with the existing uses on the subject lands, the Development Planning Department has no concerns with the proposal.

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 A073/21.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

Under Firearms Bylaw - Paintball guns not deemed Prohibited Air Guns unless discharge of the projectile exceed 64.5 meters per second and AXE Throwing is not considered a Firearm.

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 – Correspondence**

Applicant Correspondence – Additional information regarding proposed facility.

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)

Minor Variance Application - A164/17

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: None

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://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

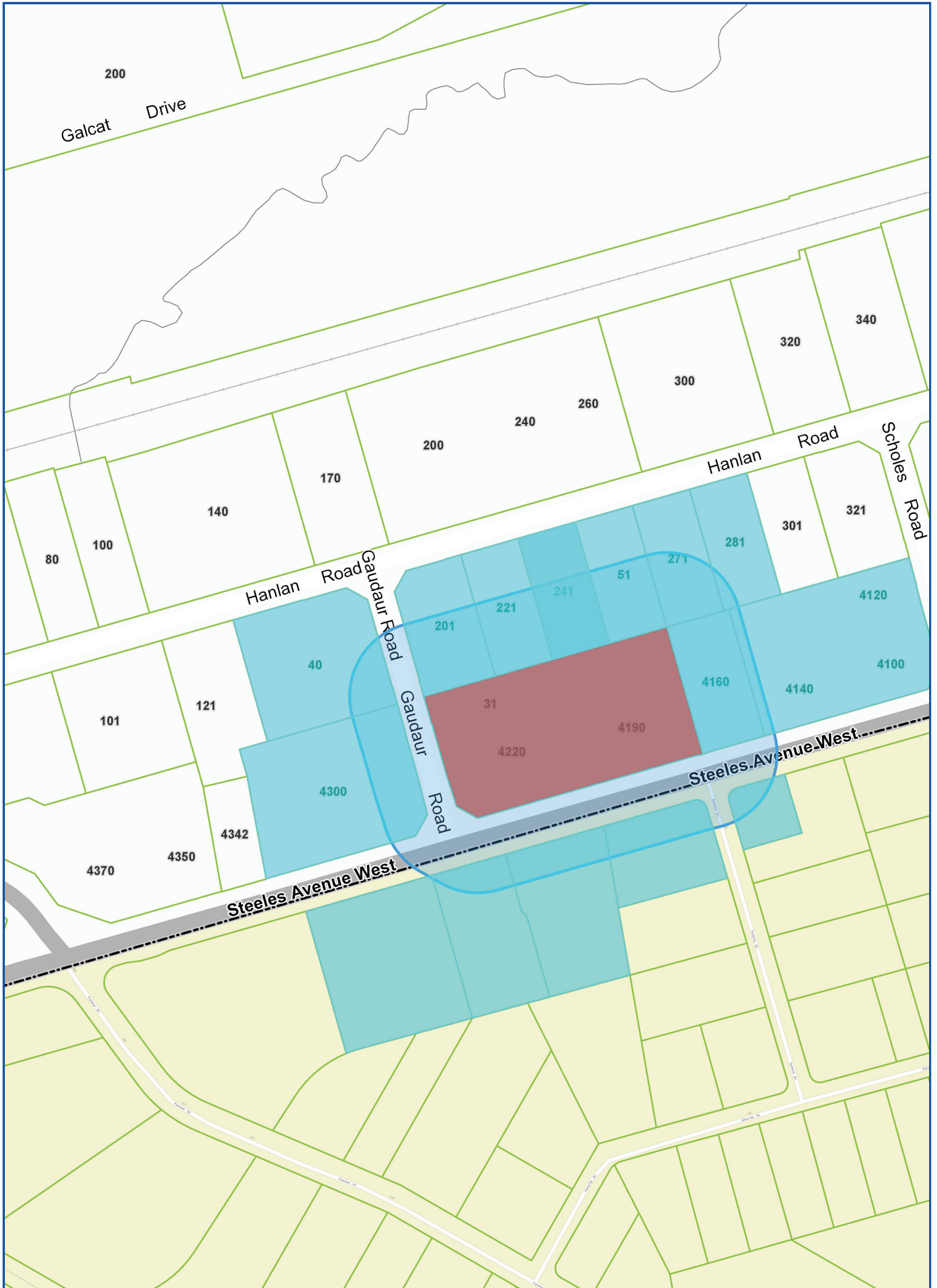
T 905 832 8585 Extension 8360

E CofA@vaughan.ca

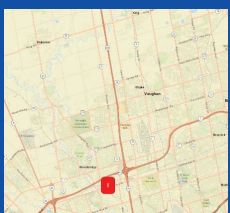
Schedule A: Plans & Sketches

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



Map Information:



Title: 41 Gaudaur Road, Unit A1, Woodbridge

NOTIFICATION MAP -

Disclaimer:

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

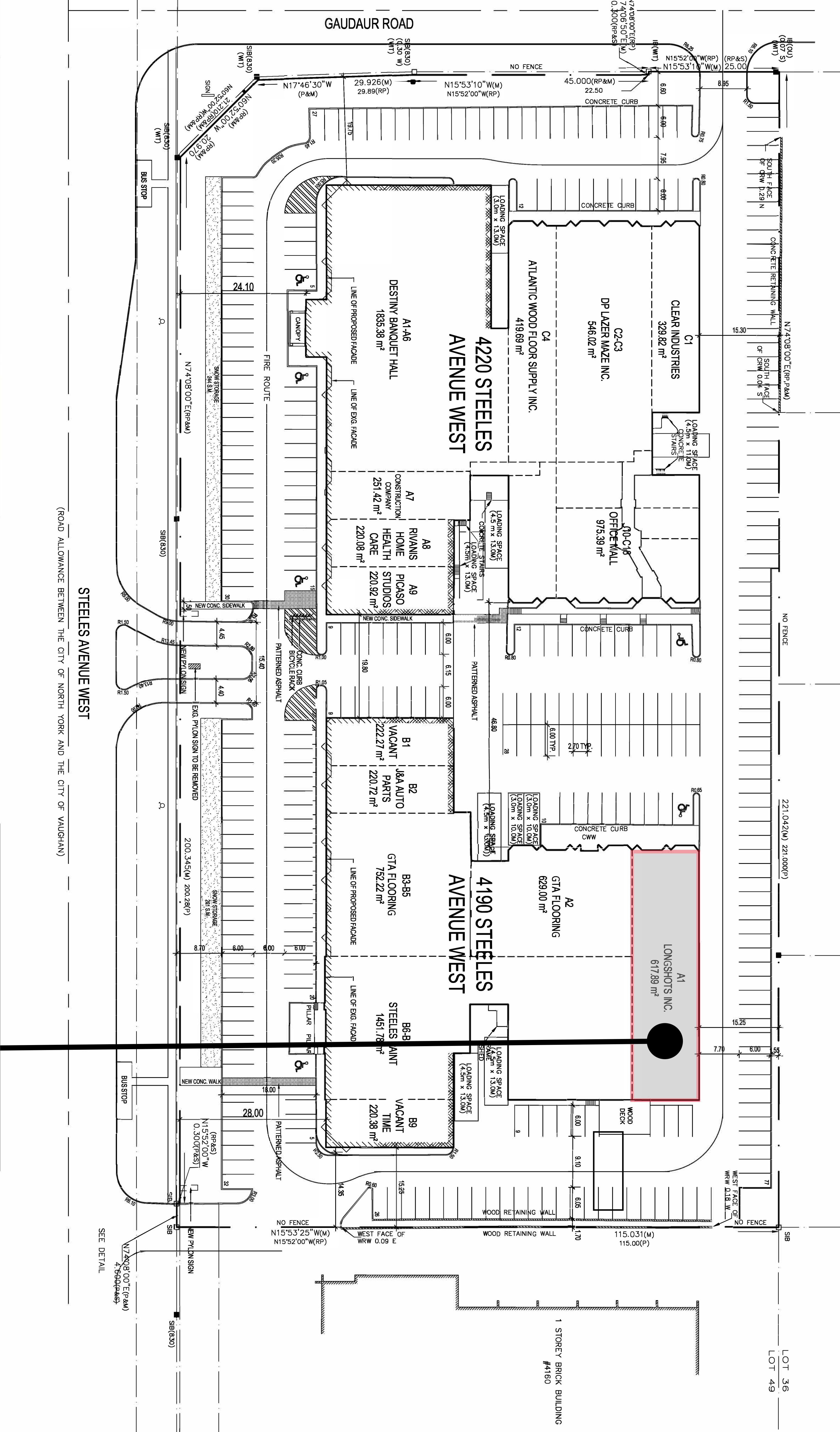


Scale: 1:4,269
0 0.07 km



Created By:
Infrastructure Delivery
Department
March 9, 2021 12:13 PM

Projection:
NAD 83
UTM Zone
17N



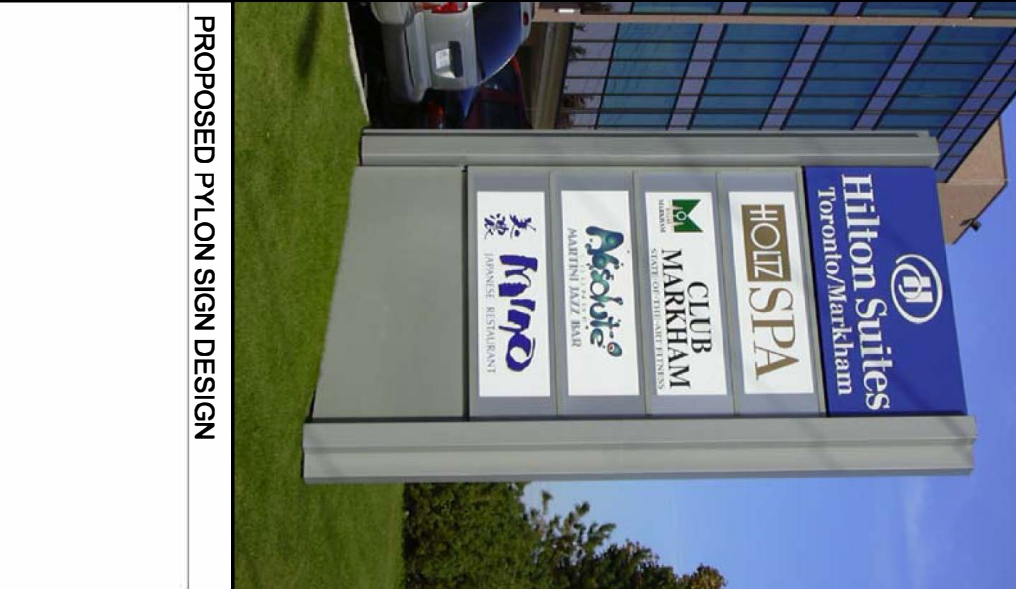
LEGEND
 [Symbol] EXTENT OF NEW FACADE
 [Symbol] EXTENT OF BRICK CLEANING

SITE STATISTICS

BUILDING CLASSIFICATION	GROUP F	O.R.C. 3.2.2.81
SITE AREA	26,271.77 S.M.	
BUILDING G.F.A. EXISTING:		
4190 STEELES AVE W	4,114.27 S.M.	
4220 STEELES AVE W	5,084.17 S.M.	
TOTAL	9,198.44 S.M.	
PARKING PROVIDED:	248 SPACES	
CURRENT	140 SPACES REQUIRED	
NO. SPACES PROVIDED	6 SPACES	
LOADING SPACES PROVIDED	2	
LANDSCAPED AREA	2,790.46 S.M.	11.00%
PAVED AREA	12,822.24 S.M.	52.95%
SNOW STORAGE REQ'D	595 S.M.	
SNOW STORAGE PROVIDED	595 S.M.	

TRACT UNIT A190 & 4220 STEELES AVENUE WEST

UNIT NO.	AREA (S.M.)	DESTROY/REPLACE	TRACT
A1-A6	1,835.38	DESTROY/REPLACE	DESTROY
A7	251.42	DESTROY/REPLACE	DESTROY
A8	220.08	DESTROY/REPLACE	DESTROY
A9	220.92	DESTROY/REPLACE	DESTROY
A10	220.72	DESTROY/REPLACE	DESTROY
A11	220.72	DESTROY/REPLACE	DESTROY
A12	732.22	DESTROY/REPLACE	DESTROY
A13	220.38	DESTROY/REPLACE	DESTROY
A14	1,451.78	DESTROY/REPLACE	DESTROY
TOTAL	5,084.17		



To permit the use of a Place of Entertainment in Unit A1 on the subject lands.

NO.	ISSUES	DATE	BY
1	ISSUED FOR REZONING	2012/01/2	UD
2	ISSUED FOR SPA	05/09/013	UD

NO.	REVISIONS	DATE	BY

UD+D
 INCORPORATED
 51 OAK AVENUE, RICHMOND HILL, ON L4C 6S5
 TEL: 905 882-9979 FAX: 905 764-5871

COMMERCIAL COMPLEX SPA

4190 & 4220 STEELES AVE WEST WOODBRIDGE, ON

SITE PLAN

SHEET TITLE: SITE PLAN NOV 1 2012 REZONING

COMPILED BY: SAC

DRAWN BY: AEH

CHECKED BY: N/O

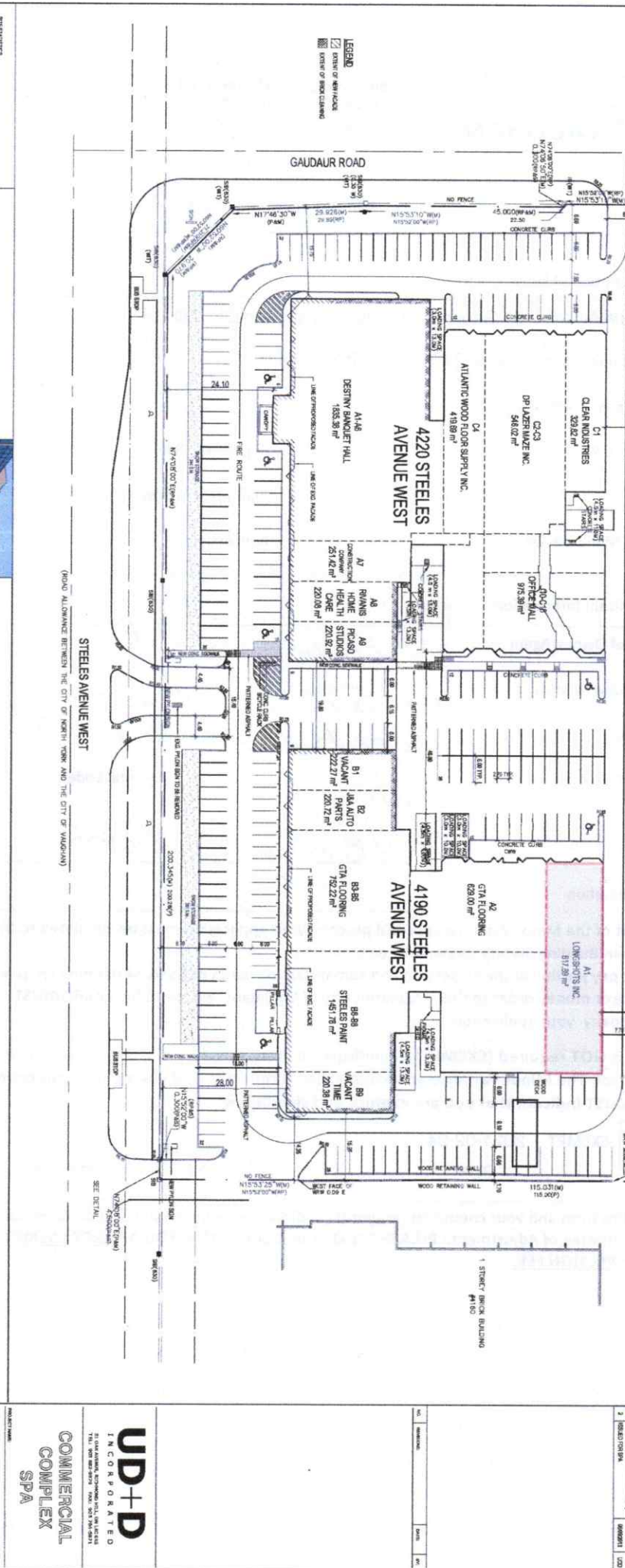
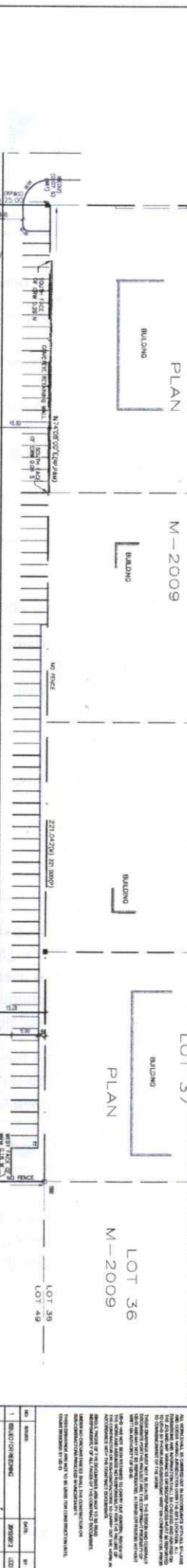
DATE: NOV 1 2012

SCALE: 1:400

PROJECT NO.: A-0

DWG. NO.: A-0

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BYLAWS DIMENSIONS AND INFORMATION SHALL BE CHECKED AND REFERRED TO THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK.



LEGEND

- EXISTING OR NEW PAVEMENT
- EXISTING OR NEW CURB
- EXISTING OR NEW SIDEWALK

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	NOV 15 2012
2	ISSUED FOR PERMITS	NOV 15 2012

GENERAL NOTES

- SEE DETAIL FOR ALL DIMENSIONS AND FINISHES.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH YORK AND THE CITY OF VAGANAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO CONSTRUCTION.
- PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORTH YORK AND THE CITY OF VAGANAN.
- PROTECT ALL EXISTING TREES AND LANDSCAPING.
- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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ADDITIONAL NOTES

NO.	DESCRIPTION	DATE
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UD+D
INCORPORATED

2114A WAGANAN, SCARBOROUGH, ONTARIO M1V 5L4
TEL: (416) 291-9999 FAX: (416) 291-9997

COMMERCIAL COMPLEX SPA

4190 & 4220 STEELERS AVE WEST WOODBRIDGE, ON

SITE PLAN

SITE PLAN NOV 15 2012 REVISION NO 1
SCALE: 1:400
NOV 15 2012

A-0

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 – Additional information regarding proposed facility.

NICOLE HALL

41 Gaudaur Road, Unit 1A | 416.576.9972 | nicolehall@rogers.com

June 14, 2021

**City of Vaughan
Committee of Adjustment**

Dear City of Vaughan:

Longshots is a family-friendly recreational air-gun shooting range. All Airguns shoot under 500 feet-per-second and can be used by participants as young as 8. Airguns do not require a license to shoot and can be purchased at retailers like Walmart, Canadian Tire and Bass Pro. It is similar to an activity like Axe Throwing, but safer, as the participants never have to walk down range to retrieve their axes (or in this case, paper targets). Also similar to Airsoft and Paintball, but safer, as there is no shooting of other participants, only targets. The most similar comparison would be the shooting games at fairs like the CNE. They are safe for indoor use as they expel only air as a propellant.

Longshots has secured insurance for the operations and a business license to operate the location in Toronto. Safety is our foremost priority and each range employs a Range Master to supervise all shooting. We worked with robotics engineers to build automated target retrieval machines, ensuring that no participant would ever be down range.

To reinforce our upscale experience, we have partnered with local craft businesses to offer our customers a selection of high-quality refreshments. All menu items are prepared at a commissary kitchen, so there is no kitchen or cooking done on site.

Sincerely,

NICOLE HALL



LONGSHOTS

SHOOTING + SOCIAL



COMPANY PRESENTATION 2020



LONGSHOTS IS NORTH AMERICA'S
FIRST AIRGUN-SHOOTING SPORTS
AND SOCIAL CENTRE.



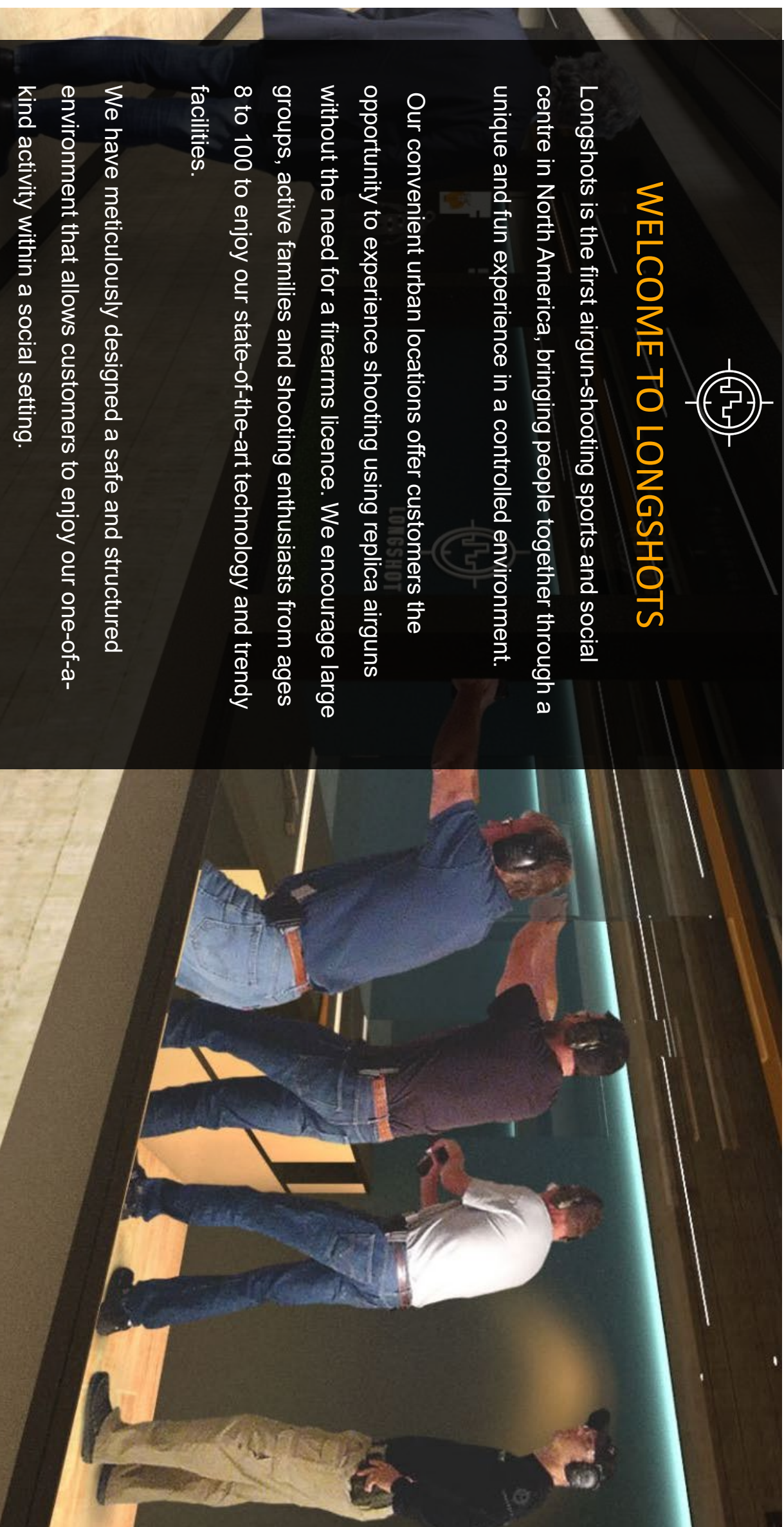


WELCOME TO LONGSHOTS

Longshots is the first airgun-shooting sports and social centre in North America, bringing people together through a unique and fun experience in a controlled environment.

Our convenient urban locations offer customers the opportunity to experience shooting using replica airguns without the need for a firearms licence. We encourage large groups, active families and shooting enthusiasts from ages 8 to 100 to enjoy our state-of-the-art technology and trendy facilities.

We have meticulously designed a safe and structured environment that allows customers to enjoy our one-of-a-kind activity within a social setting.



OUR PRODUCTS AND TECH

Longshots proudly offers an exclusive selection of experiences to enhance our large customer base. Patrons can enjoy paper target shooting, reactive target shooting, and multi-media digital shooting.

AUTOMATED TARGET RETRIEVAL SYSTEMS

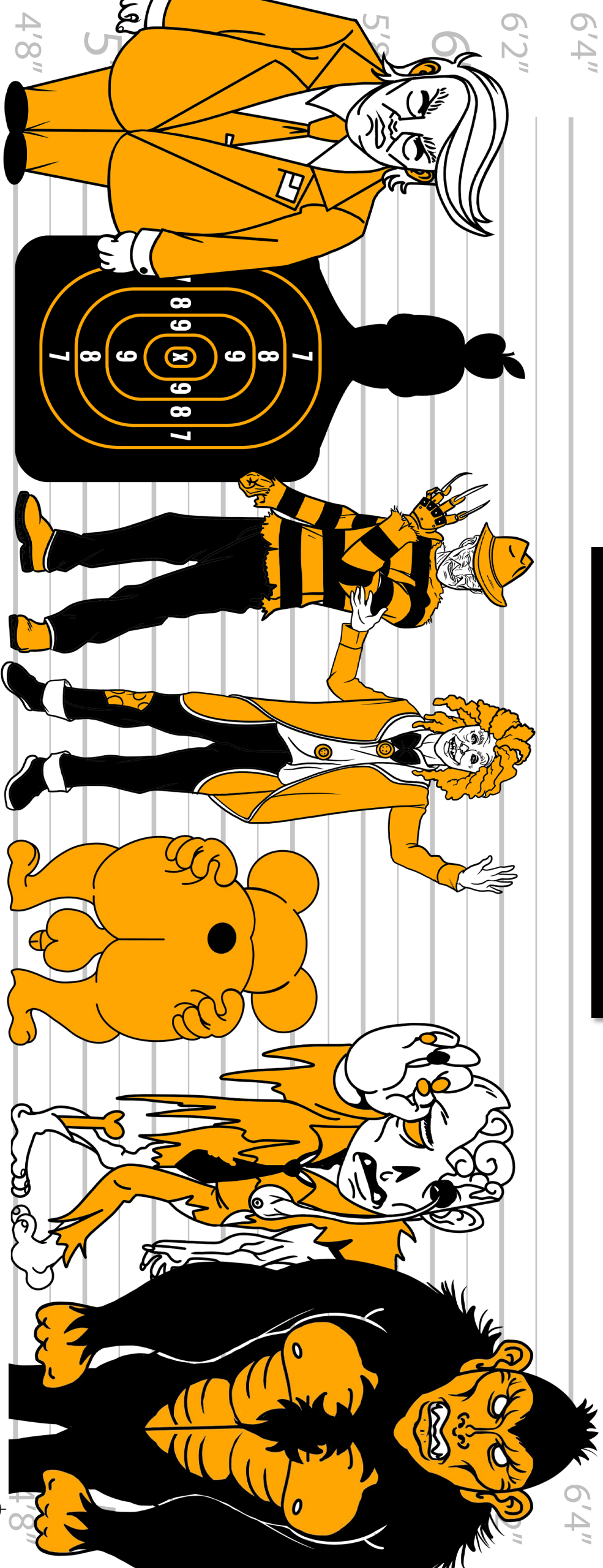
We keep all participants safe by ensuring no one has to travel down range to retrieve their targets. This also allows the customer to spend more time shooting.

BRANDED VIDEO

We record every customers shooting experience. Upon checkout, they are provided with a QR code for their branded video which can be uploaded and share on social media.



THE LINEUP
Our brand identity includes custom artist
designed targets.



7'

7'

6'8"

6'8"

6'6"

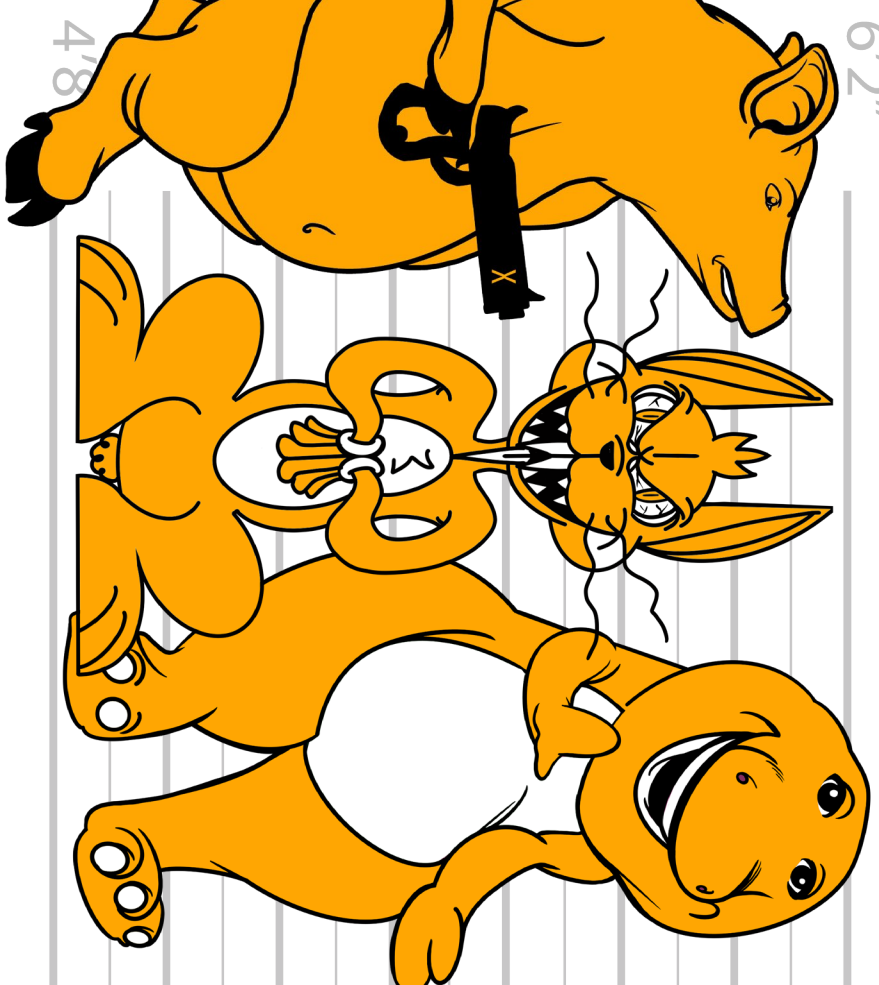
6'6"

6'4"

6'4"

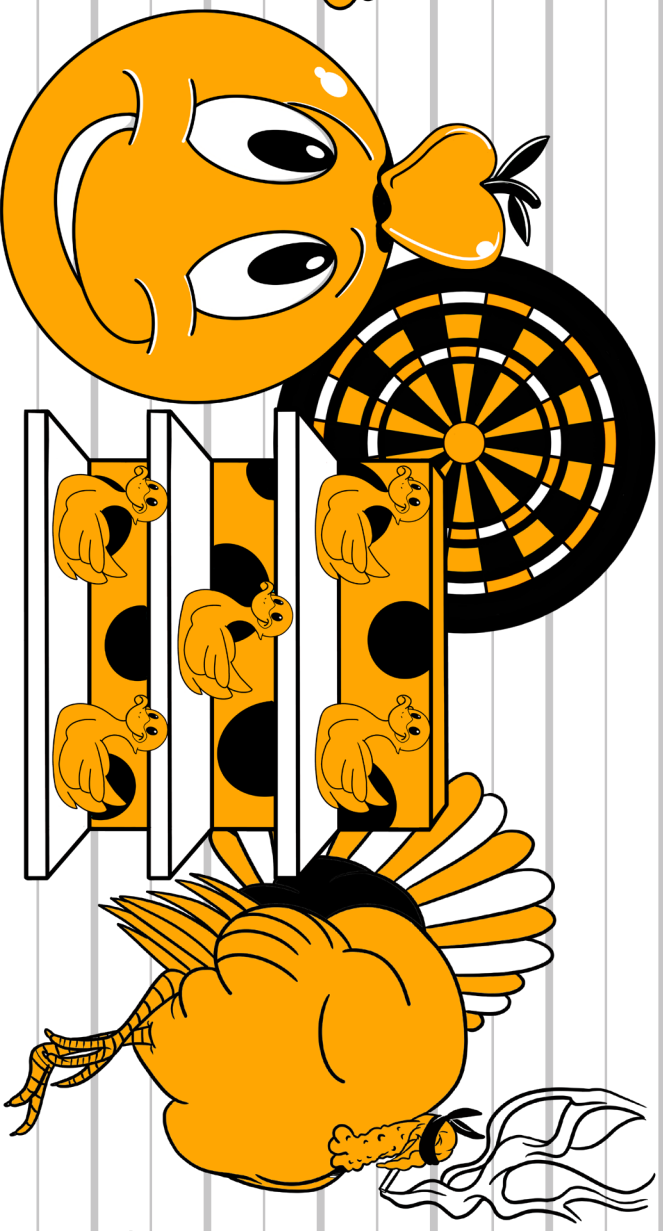
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6'2"



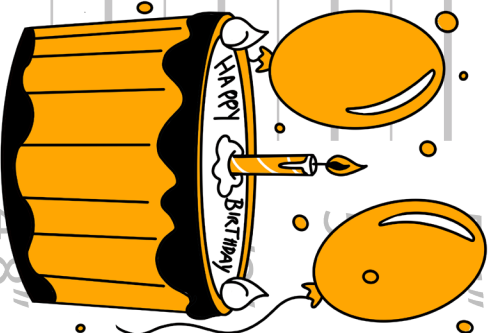
5'8"

6'



4'8"

4'8"



LONGSHOTS!
PRODUCED BY LONGSHOTS.COM

LONGSHOTS PRICING

Longshots offer a selection of packages that accommodates beginners through to experienced shooters. Our pricing includes gun rental, pellets, ammunition, CO2, and eye protection.

A LA CARTE SHOOTING

For customers to try our shooting range, or enjoy a quick session.

Rifle	25 Rounds	\$8
Pistol	48 Rounds	\$10
Sub-Machine	52 Rounds	\$12
Rookie Slinger Pistol (8-12yrs)	15 Rounds	\$6
Rookie Slinger Rifle (8-12yrs)	15 Rounds	\$6
Premium Target		\$3

THE DIRTY HARRY PACKAGE

\$28.99

For customers looking for greater value and longer experiences.

Rifle: 50 Rounds
Pistol: 48 Rounds
2 Premium Targets

THE 007 PACKAGE

\$69.99

30 minute exclusive range lane use (up to 3 shooters)

Rifle: Unlimited Rounds
Pistol: 80 Rounds
Sub-Machine: 104 Rounds
5 Premium Targets

THE RAMBO PACKAGE

\$119.00

60 minute exclusive range lane use (up to 3 shooters)

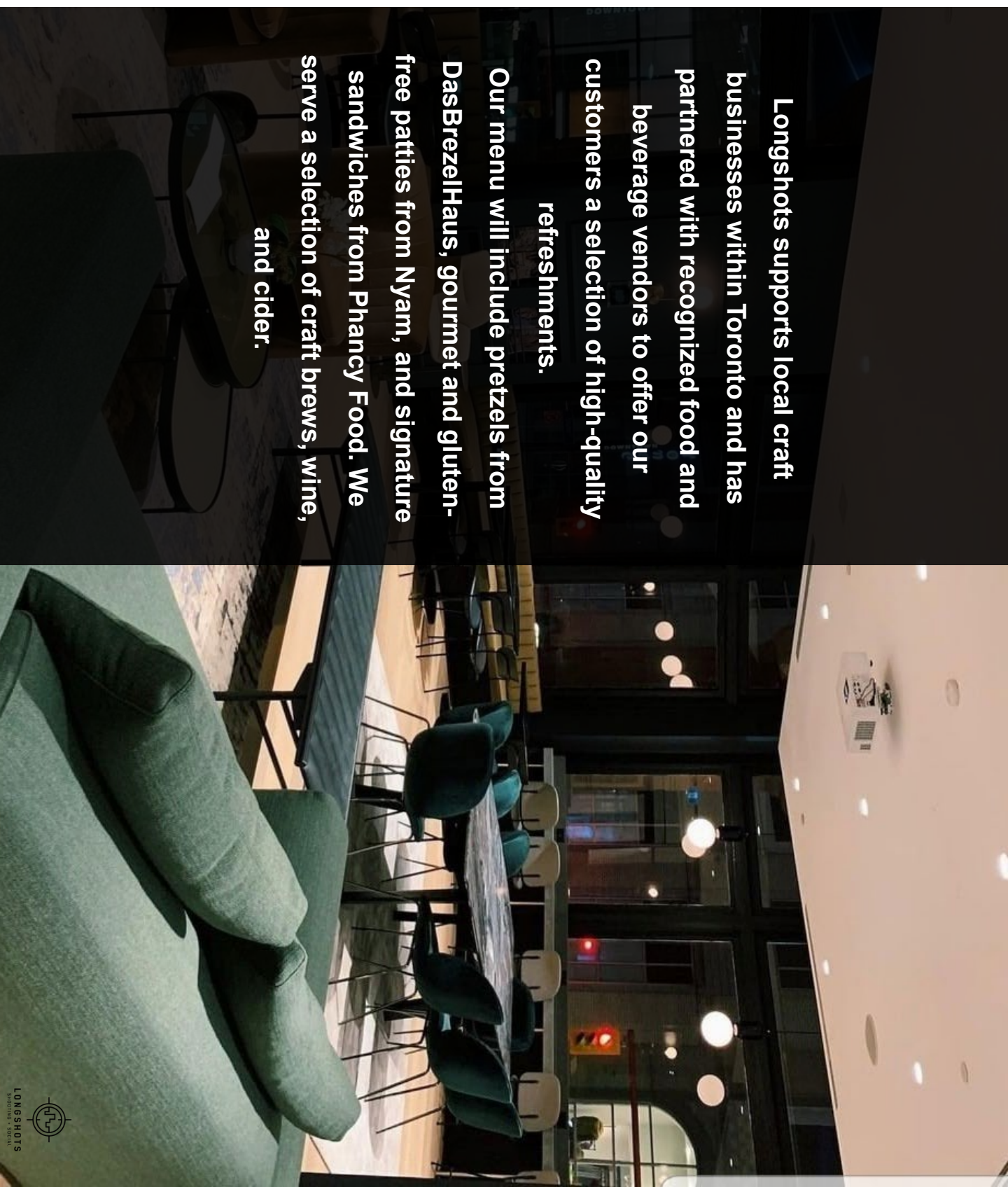
Rifle: Unlimited Rounds
Pistol: 144 Rounds
Sub-Machine: 156 Rounds
10 Premium Targets



MENU AND BAR

Longshots supports local craft businesses within Toronto and has partnered with recognized food and beverage vendors to offer our customers a selection of high-quality refreshments.

Our menu will include pretzels from DasBrezelHaus, gourmet and gluten-free patties from Nyam, and signature sandwiches from Phancy Food. We serve a selection of craft brews, wine, and cider.





MEET NIKKI

LONGSHOTS FOUNDER

A serial creator, and mother of 4, with more than 22 years of entrepreneurial experience, Nikki has built Longshots upon her passion for bringing people together through remarkable, interactive experiences. She brings 25 years experience in ownership and management of businesses, including over 7 years in the hospitality business in an ownership or management role.





LONGSHOTS

SHOOTING + SOCIAL

CONTACT US

416-576-9972

info@longshots.ca

Toronto

1980 Yonge St.

Toronto, Ontario

www.longshots.ca

LONGSHOT



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

Lenore Providence

Subject: FW: A073/21 - REQUEST FOR COMMENTS - Unit 1A - 4190 STEELES AVE , Woodbridge (Full Circulation)

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

Sent: June-04-21 3:06 PM

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

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

Subject: [External] RE: A073/21 - REQUEST FOR COMMENTS - Unit 1A - 4190 STEELES AVE , Woodbridge (Full Circulation)

Good afternoon Lenore,

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A164/17

NOTICE OF DECISION
Minor Variance Application A164/17
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , March 22, 2018
Applicant: Vector (Steeles West) Properties Limited
Agent: Weston Consulting
Property: **4190 Steeles Ave Woodbridge**
Zoning: The subject lands are zoned EM1 *c.c. , Prestige Employment Area, Commercial Complex under By-law 1-88 as amended.
OP Designation: VOP 2010: "Employment Commercial Mixed-Use" H 8, D 2.5.
Related Files: None
Purpose: Relief from the by-law is requested to permit an increased retail sales accessory use (showroom) within the existing building.

Note: The proposed retail sales (showroom) will be ancillary to the existing building (warehouse – primary use)

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

By-law Requirement	Proposal
1. Maximum 30% gross floor area of the entire unit is permitted for accessory retail sales devoted to an Employment Use.	1. To permit an Employment Use with a maximum 46.15 % gross floor area of accessory retail sales.
2. A total of 356 parking spaces are required for the entire site.	2. To permit a total of 327 parking spaces for the entire site.
3. A parking space shall measure a minimum of 2.7 metres x 6.0 metres.	3. To permit a parking space measuring a minimum of 2.7 metres x 5.7 metres.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A164/17 on behalf of Vector (Steeles West) Properties Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

Department/Agency	Condition
1 Development Planning Christopher Cosentino 905-832-8585 x8215 christopher.cosentino@vaughan.ca	1. That the Owner submit a final site plan drawing reflecting the revised parking configuration to the satisfaction of the Development Planning Department. 2. That the applicant install a fence along the (easterly) shared property line (between 4190 and 4160 Steeles Avenue) to the satisfaction of Planning Staff.

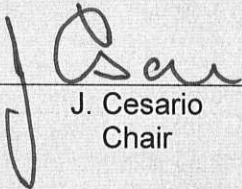
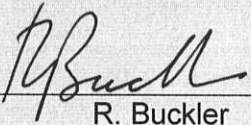
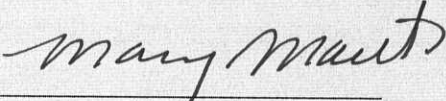
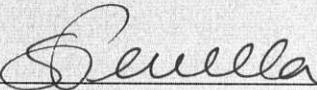
For the following reasons:


1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , March 22, 2018 meeting for submission details.
Name: Gabe DiMartino, Armland Group Address:8700 Dufferin Street, Concord, Ontario L4K 4S6 Nature of Correspondence: Letter of support	
Name: Anna-Rita Barbosa, Armland Group Address:8700 Dufferin Street, Concord, Ontario L4K 4S6 Nature of Correspondence: Letter of Objection / <i>Letter of Support</i>	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

ABSENT		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday , March 22, 2018
DATE OF NOTICE:	March 29, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	April 11, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Municipal Board
 The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



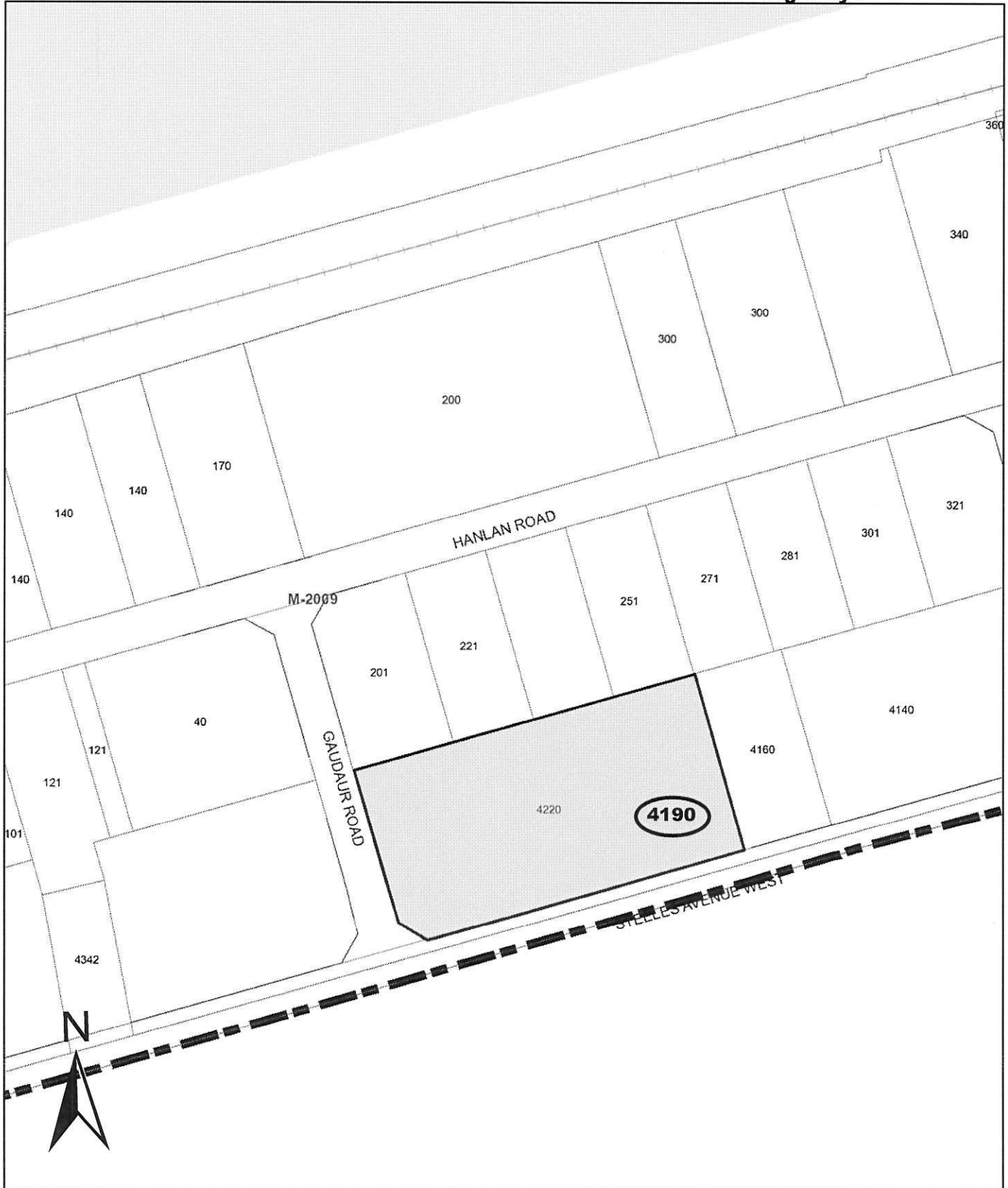
Location Map - A164/17

4190 Steeles Avenue West, Woodbridge

Highway 7

Pine Valley Road

Weston Road



City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

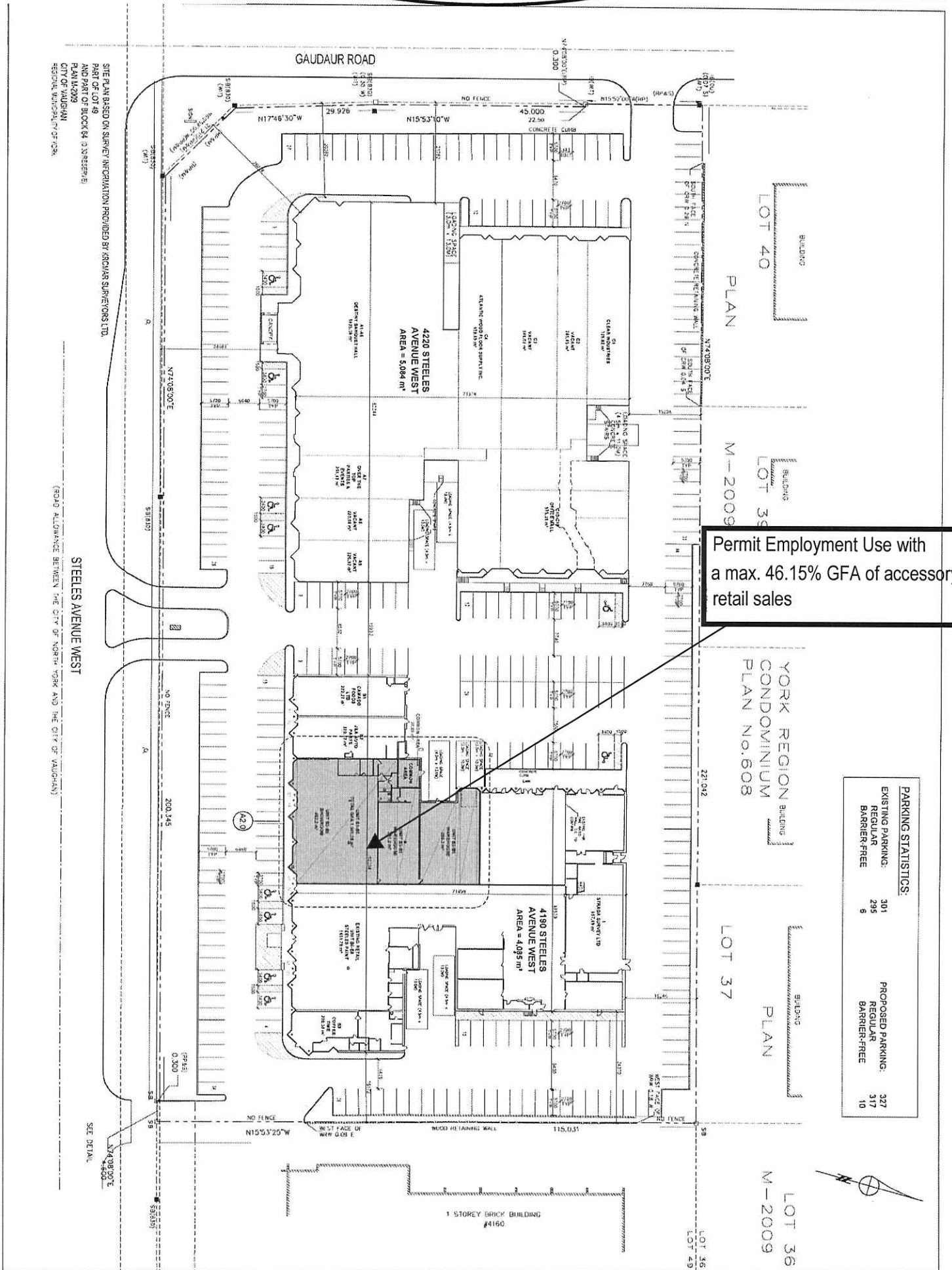
RECEIVED

March 6, 2018

Committee of Adjustment

PARKING SPACES = 327 FOR ENTIRE SITE
PERMIT PARKING SPACE MEASURING A MINIMUM
OF 2.7M X 5.7M

A164/17



Permit Employment Use with
a max. 46.15% GFA of accessory
retail sales

PARKING STATISTICS:	
EXISTING PARKING:	301
REGULAR	296
BARBER/FREE	5
PROPOSED PARKING:	327
REGULAR	317
BARBER/FREE	10

<p>PROPOSED RENOVATION COMMERCIAL COMPLEX</p> <p>4190 & 420 Steeles Ave. W Markham, Ontario</p> <p>DATE: JUN 27 2018 DRAWN: J.O. CHECKED: J.P. SCALE: 1:300 SHEET NO: 16133</p> <p>PROJECT: M-2009</p>		<p>NO. DATE DESCRIPTION</p> <p>1. 2018.06.27. PRELIMINARY PLAN</p> <p>2. 2018.06.27. PRELIMINARY PLAN</p> <p>3. 2018.06.27. PRELIMINARY PLAN</p> <p>4. 2018.06.27. PRELIMINARY PLAN</p> <p>5. 2018.06.27. PRELIMINARY PLAN</p> <p>6. 2018.06.27. PRELIMINARY PLAN</p> <p>7. 2018.06.27. PRELIMINARY PLAN</p> <p>8. 2018.06.27. PRELIMINARY PLAN</p> <p>9. 2018.06.27. PRELIMINARY PLAN</p> <p>10. 2018.06.27. PRELIMINARY PLAN</p>	<p>NO. DATE DESCRIPTION</p> <p>1. 2018.06.27. PRELIMINARY PLAN</p> <p>2. 2018.06.27. PRELIMINARY PLAN</p> <p>3. 2018.06.27. PRELIMINARY PLAN</p> <p>4. 2018.06.27. PRELIMINARY PLAN</p> <p>5. 2018.06.27. PRELIMINARY PLAN</p> <p>6. 2018.06.27. PRELIMINARY PLAN</p> <p>7. 2018.06.27. PRELIMINARY PLAN</p> <p>8. 2018.06.27. PRELIMINARY PLAN</p> <p>9. 2018.06.27. PRELIMINARY PLAN</p> <p>10. 2018.06.27. PRELIMINARY PLAN</p>
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