



File: A124/21

Applicant: 1966711 Ontario Inc.

Address: 3201 Hwy 7, Vaughan

Agent: Overland LLP

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
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: A136/18

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: 14

A124/21

Ward: 4

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: 1966711 Ontario Inc.

Agent: Overland LLP

Property: **3201 Hwy 7, Vaughan**

Zoning: The subject lands are zoned C9 - Corporate Centre Zone and subject to the provisions of Exception 9(957) under By-law 1-88 as amended

OP Designation: "Station Precinct", Volume 2, Section 11.8, Vaughan Metropolitan Centre ('VMC') Secondary Plan

Related Files: DA.17.015

Purpose: Relief from By-law 1-88, as amended, is being requested to permit a high-rise mixed-use development consisting of 1,649 residential units, a hotel and a convention centre all serviced by 6 levels of underground parking and to facilitate related Site Plan Application DA.17.015.

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

By-law Requirement	Proposal
The by-law requires that 1,346 parking spaces shall be provided for the residential uses (apartment dwellings) on the lot. [3.8.1 a) & c)]	660 parking spaces for the residential uses (apartment dwellings) are proposed. Parking space requirement calculated at a rate of 0.4 spaces per unit.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A136/18	Variances proposed: Reduction in parking, parking space dimensions, loading spaces, building height, reduction in gross floor area to be used as commercial space, front yard setback and landscape strip.	Approved; Decision appealed to the LPAT; appeal withdrawn (decision to approve application upheld).

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 June 15, 2021

Applicant confirmed posting of signage on June 16, 2021

Property Information	
Existing Structures	Year Constructed
Building	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Covering letter has been included into schedule B to answer this question in detail.

Adjournment Request: None

Building Standards (Zoning Review):

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

Building Permit No. 18-001745 for Hotel/Motel - Non-Res Demolition, Issue Date: Aug 2, 2018

Please note that Minor Variance Decision A136/18 is subject to conditions. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a Clearance Letter from the Committee of Adjustment confirming that these conditions have been satisfied prior to the issuance of a Building Permit.

The tables and chairs shown on the Ground Floor Plan(s) abutting Highway 7 have not been reviewed as Outdoor Patios. Please note that an Outdoor Patio is only permitted accessory to an Eating Establishment or Restaurant use, and is subject to the requirements of subsection 5.1.6. It is the applicants responsibility to clearly indicate where an Outdoor Patio is proposed.

Please note that a review of compliance with: Schedule A2 requirements including required yards, maximum/minimum building height, and build to zone; required landscaping; required bicycle parking could not be completed based on the information submitted for review.

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct", by Volume 2: 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan.

The Owner is requesting permission to reduce the minimum residential parking space requirement from 1,346 to 660 to facilitate a mixed-use development, consisting of two 55-storey residential towers, a 46-storey mixed-use building including a 17-storey hotel, and 29-storeys for residential uses, and a convention centre, and including,067 m² of commercial retail space with a total of 1,649 residential units (the "proposed development").

On June 19, 2018, Vaughan Council approved Site Development File DA.17.015 to facilitate the proposed development, supported by 6 levels of underground parking containing 1,796 parking spaces. On June 27, 2019, Committee of Adjustment approved Minor Variance File A136/18 reducing the required parking from 1,966 to 1,778 spaces for the overall development. Presently, the Owner has re-evaluated the parking parameters based on market demand and determined the minimum parking rate and demand for residential parking spaces is lower than originally anticipated. Therefore, the Owner has revised the proposal to eliminate 1 level of underground parking (from 6 to 5 levels), resulting in a reduction of parking spaces to 660 spaces. This reduction in parking will only apply to the residential component of proposal, commercial parking and residential visitor parking rates remain unchanged.

In support of the proposed variance, the Owner has submitted the following documents: - Review of Resident Parking Supply for the Icona Development Project, prepared by BA Group, dated May 6, 2021 and as revised June 4, 2021 - Context Plan, statistics and underground parking plans, prepared by IBI Group Architects (Canada) Inc., dated June 7, 2021 Development Planning staff has no objection to the requested variance, as the Transportation Engineering Department of the VMC Program are of the opinion that the proposed rate is appropriate to serve the proposed development, particularly in a downtown setting. The proposed reduction in parking is supported by the alternative forms of transportation within the VMC, including cycling, walking and transit.

The Development Planning Department has reviewed the application and is of the opinion that it 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. Recommendation: The Development Planning Department recommends approval of the application

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A124/21.

Staff has no concerns with the proposed reduction, as long as the non-residential and residential visitor parking spaces/rates are not proposed to be reduced.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Applicant Correspondence – 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)

Minor Variance Application A136/18; LPAT Correspondence confirming appeal withdrawn.

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. 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

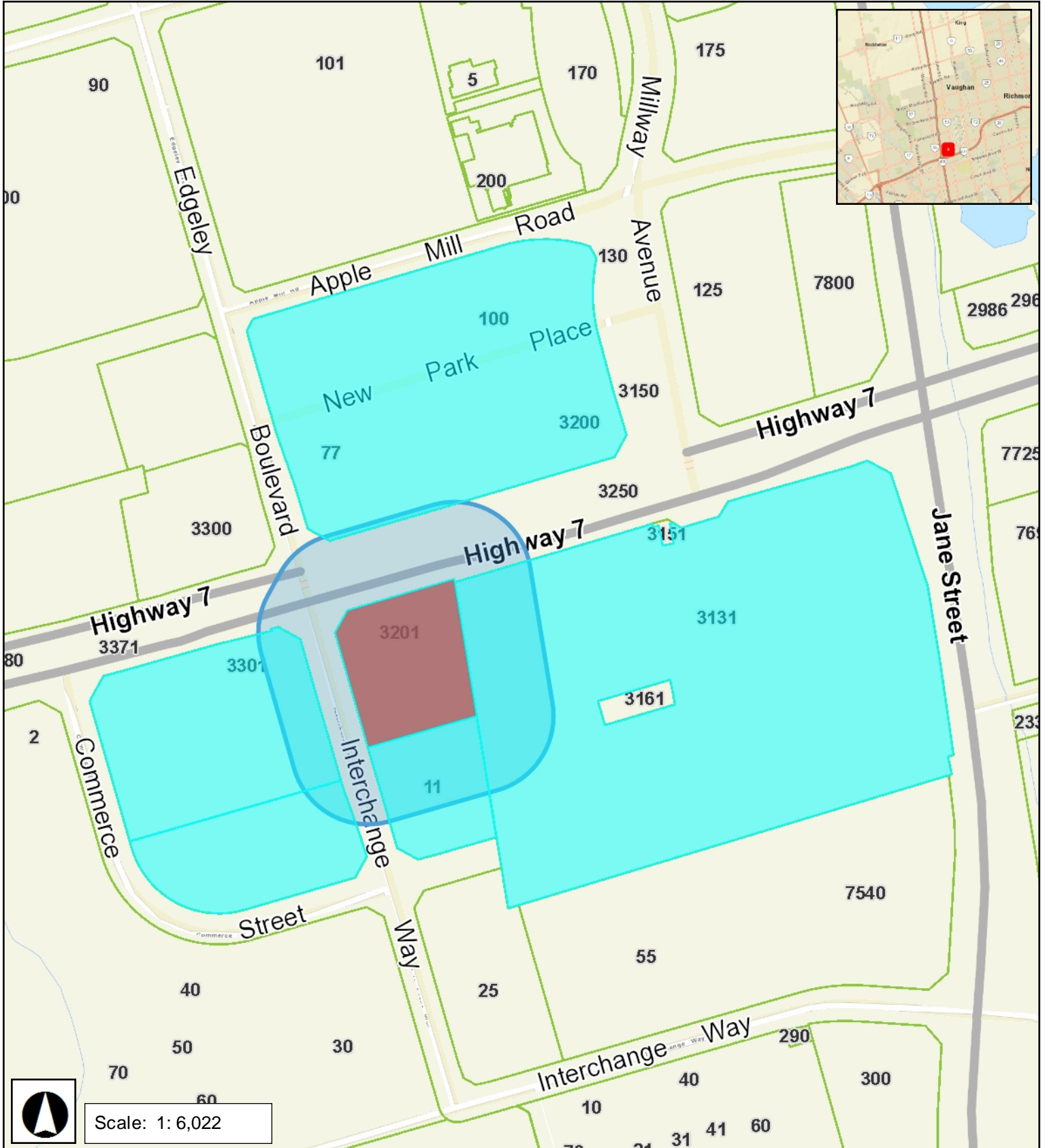
Schedule A: Plans & Sketches

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.

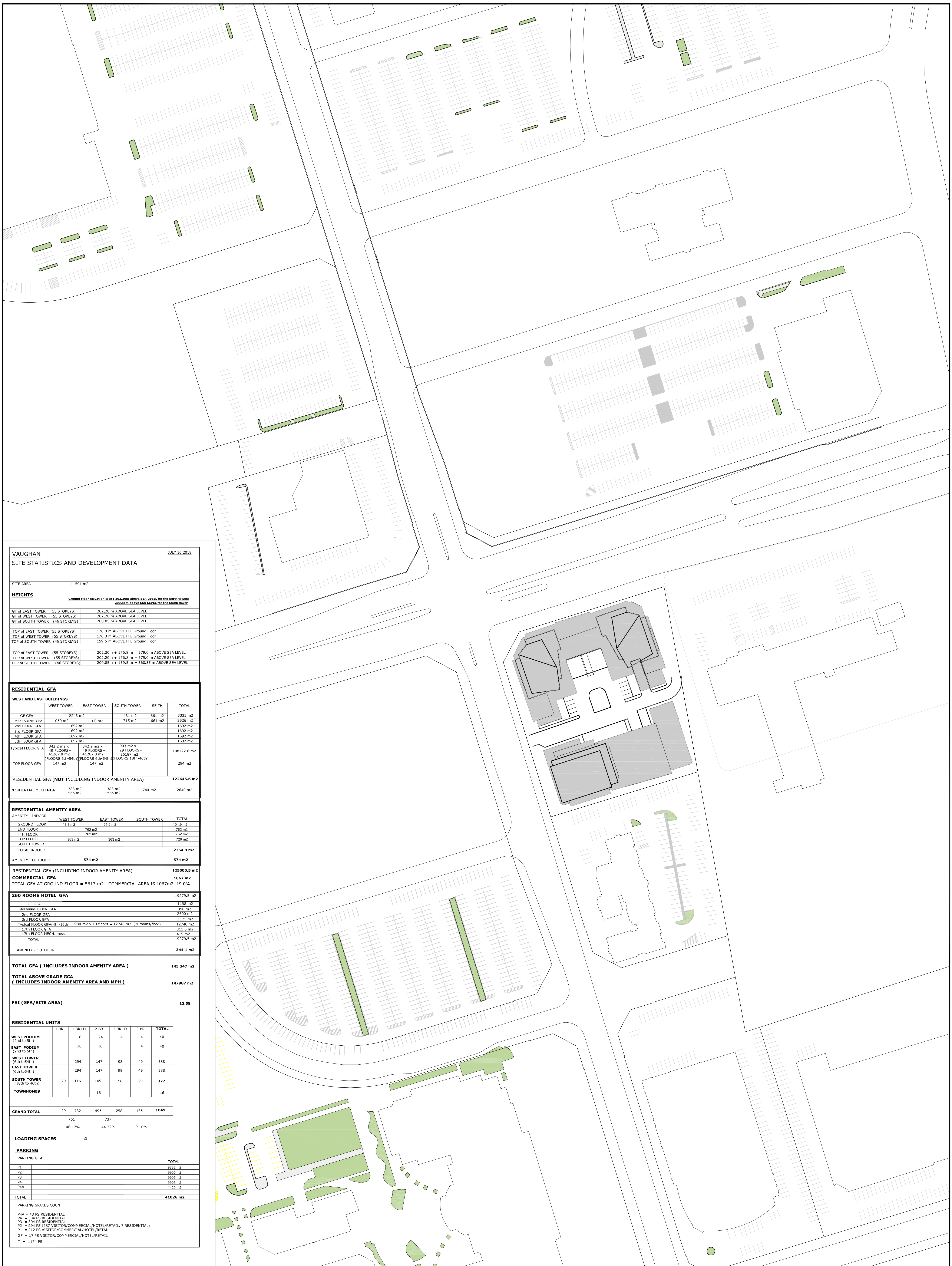
Location Map

Plans & Sketches

3201 Highway 7, Concord



Scale: 1: 6,022



VAUGHAN
SITE STATISTICS AND DEVELOPMENT DATA

JULY 16 2018

SITE AREA 11591 m²

HEIGHTS

Ground Floor elevation is at 100.20m above SEA LEVEL for the North tower
 100.85m above SEA LEVEL for the South tower

GF of EAST TOWER (55 STOREYS)	202.20 m ABOVE SEA LEVEL
GF of WEST TOWER (55 STOREYS)	202.20 m ABOVE SEA LEVEL
GF of SOUTH TOWER (46 STOREYS)	200.85 m ABOVE SEA LEVEL
TOP of EAST TOWER (55 STOREYS)	176.8 m ABOVE FFE Ground Floor
TOP of WEST TOWER (55 STOREYS)	176.8 m ABOVE FFE Ground Floor
TOP of SOUTH TOWER (46 STOREYS)	159.5 m ABOVE FFE Ground Floor
TOP of EAST TOWER (55 STOREYS)	202.20m + 176.8 m = 379.0 m ABOVE SEA LEVEL
TOP of WEST TOWER (55 STOREYS)	202.20m + 176.8 m = 379.0 m ABOVE SEA LEVEL
TOP of SOUTH TOWER (46 STOREYS)	200.85m + 159.5 m = 360.35 m ABOVE SEA LEVEL

RESIDENTIAL GFA

WEST AND EAST BUILDINGS

	WEST TOWER	EAST TOWER	SOUTH TOWER	SE THL	TOTAL
GF GFA	2243 m ²	1100 m ²	431 m ²	661 m ²	3335 m ²
MEZZANINE GFA	1050 m ²	1100 m ²	715 m ²	661 m ²	3526 m ²
2nd FLOOR GFA	1692 m ²				1692 m ²
3rd FLOOR GFA	1692 m ²				1692 m ²
4th FLOOR GFA	1692 m ²				1692 m ²
5th FLOOR GFA	1692 m ²				1692 m ²
Typical FLOOR GFA	842.2 m ² x 49 FLOORS = 41267.8 m ² (FLOORS 6th-54th)	842.2 m ² x 49 FLOORS = 41267.8 m ² (FLOORS 6th-54th)	933 m ² x 29 FLOORS = 26857 m ² (FLOORS 18th-46th)		108722.6 m ²
TOP FLOOR GFA	147 m ²	147 m ²			294 m ²

RESIDENTIAL GFA (NOT INCLUDING INDOOR AMENITY AREA) **122645.6 m²**

RESIDENTIAL MECH GCA	383 m ²	383 m ²	744 m ²	2640 m ²
	565 m ²	565 m ²		

RESIDENTIAL AMENITY AREA

AMENITY - INDOOR	WEST TOWER	EAST TOWER	SOUTH TOWER	TOTAL
GROUND FLOOR	43.3 m ²	61.6 m ²		104.9 m ²
2ND FLOOR	782 m ²			782 m ²
4TH FLOOR	782 m ²			782 m ²
TOP FLOOR	363 m ²	363 m ²		726 m ²
SOUTH TOWER				
TOTAL INDOOR				2356.9 m²

AMENITY - OUTDOOR **574 m²**

RESIDENTIAL GFA (INCLUDING INDOOR AMENITY AREA) **125000.5 m²**

COMMERCIAL GFA **1067 m²**

TOTAL GFA AT GROUND FLOOR = 5617 m². COMMERCIAL AREA IS 1067 m², 19.0%

260 ROOMS HOTEL GFA

GF GFA	1198 m ²
MEZZANINE FLOOR GFA	390 m ²
2nd FLOOR GFA	2400 m ²
3rd FLOOR GFA	1125 m ²
Typical FLOOR GFA (4th-16th)	980 m ² x 13 floors = 12740 m ² (20rooms/floor)
17th FLOOR GFA	311.5 m ²
17th FLOOR MECH. mezz.	415 m ²
TOTAL	19279.5 m ²
AMENITY - OUTDOOR	344.1 m²

TOTAL GFA (INCLUDES INDOOR AMENITY AREA) 145 347 m²

TOTAL ABOVE GRADE GCA (INCLUDES INDOOR AMENITY AREA AND MPH) 147987 m²

FSI (GFA/SITE AREA) 12.58

RESIDENTIAL UNITS

	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	TOTAL
WEST PODIUM (2nd to 5th)	8	24	4	4	4	40
EAST PODIUM (2nd to 5th)	20	16				40
WEST TOWER (6th to 54th)	294	147	98	49		588
EAST TOWER (6th to 54th)	294	147	98	49		588
SOUTH TOWER (6th to 46th)	29	116	145	58	29	377
TOWNHOMES			16			16
GRAND TOTAL	29	732	495	258	135	1649

	761	737	
	46.17%	44.72%	9.10%

LOADING SPACES 4

PARKING

PARKING GCA	TOTAL
P1	9882 m ²
P2	9005 m ²
P3	9005 m ²
P4	9005 m ²
PAA	1429 m ²
TOTAL	41026 m²

PARKING SPACES COUNT

PAA = 43 PS RESIDENTIAL
P4 = 364 PS RESIDENTIAL
P3 = 364 PS RESIDENTIAL
P2 = 294 PS (287 VISITOR/COMMERCIAL/HOTEL/RETAIL, 7 RESIDENTIAL)
P1 = 212 PS VISITOR/COMMERCIAL/HOTEL/RETAIL
GF = 17 PS VISITOR/COMMERCIAL/HOTEL/RETAIL
T = 1174 PS

DRAWING STATUS _____
 STATUS APPROVAL _____
 DATE _____

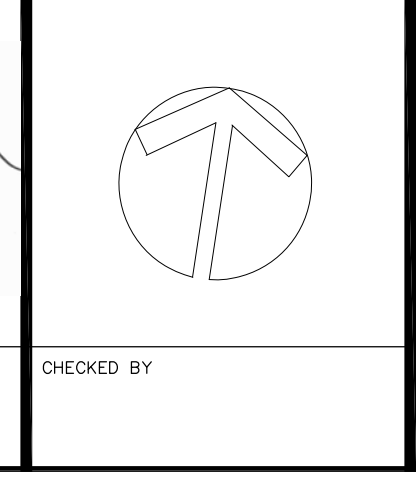
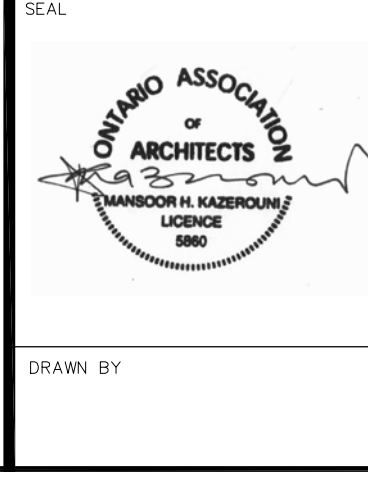
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 DRAWINGS ARE NOT TO BE SCALED.

NOTES:
 REFER TO TRAFFIC CONSULTANT'S REPORT FOR SIGNAGE LEGEND
 FOR LANDSCAPE INFORMATION PLEASE REFER TO LANDSCAPE CONSULTANT'S DRAWINGS

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No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
1	FEB 15 2017	ISSUED FOR SPA	7	MAY 27, 2021	ISSUED FOR MINOR VARIANCE
2	AUG 04 2017	ISSUED FOR SPA			
3	DEC 08 2017	ISSUED FOR SPA			
4	JUNE 27 2018	ISSUED FOR SPA			
5	OCT 18 2018	ISSUED FOR SPA			
6	DEC. 4 2018	ISSUED FOR SPA			

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION

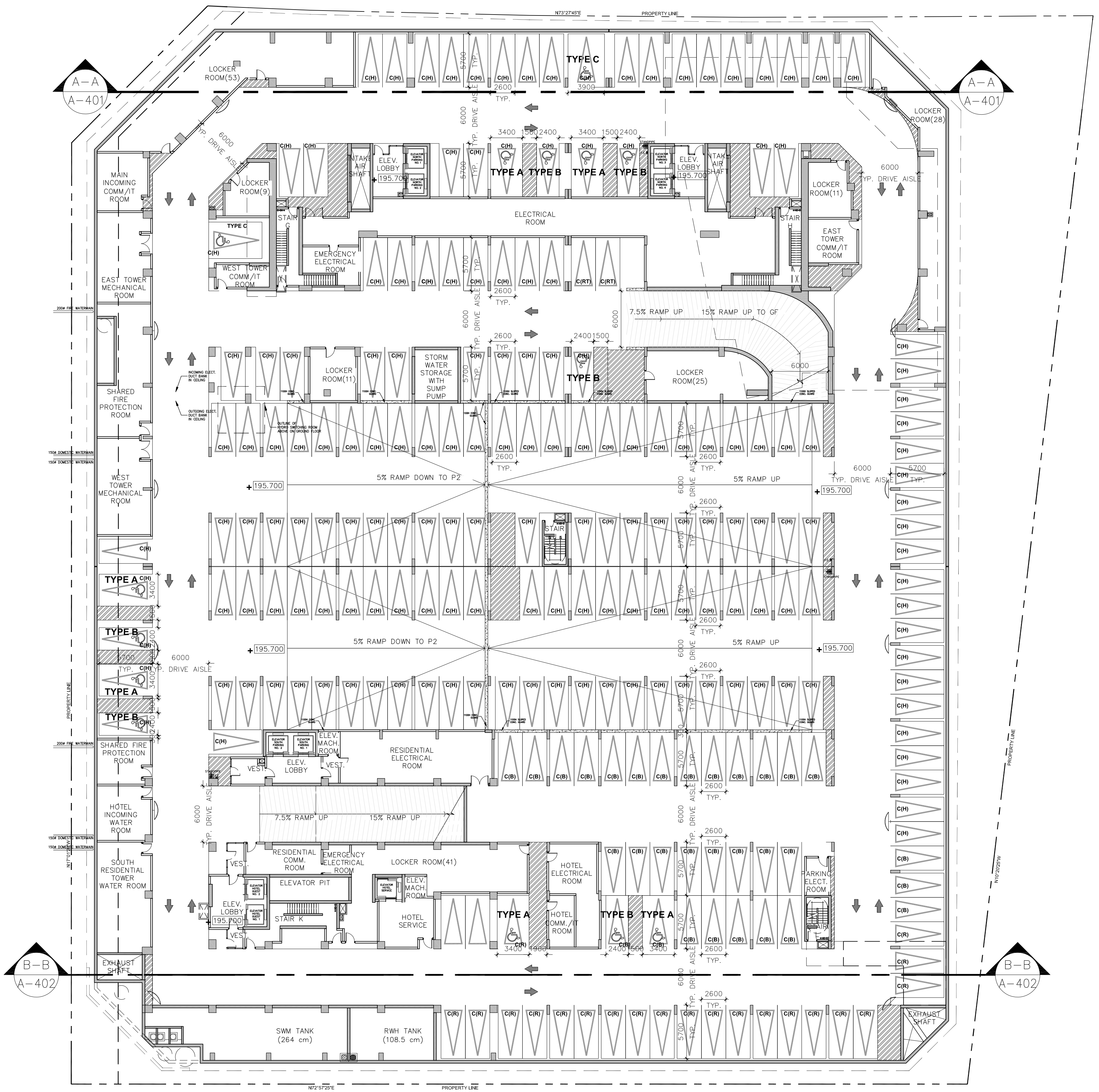


CONTEXT PLAN AND STATISTICS

EASTON'S GROUP OF HOTELS
 A STEVE GUPTA COMPANY

3201 Highway 7 Vaughan

DATE: SEPT 16 2018
 SCALE: 1:1000
 JOB No.: 101286
 DWG. No.: A-102



PARKING:
212 VISITOR/COMMERCIAL
HOTEL/RETAIL

DRAWING STATUS _____
 STATUS APPROVAL _____
 DATE _____

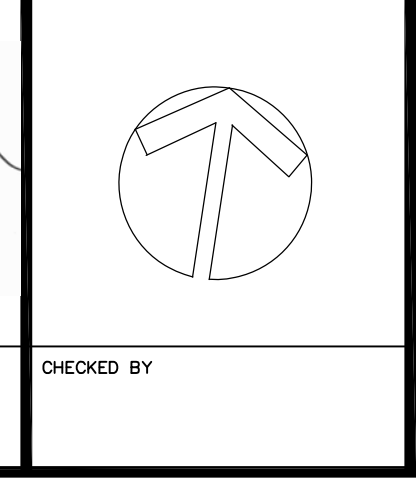
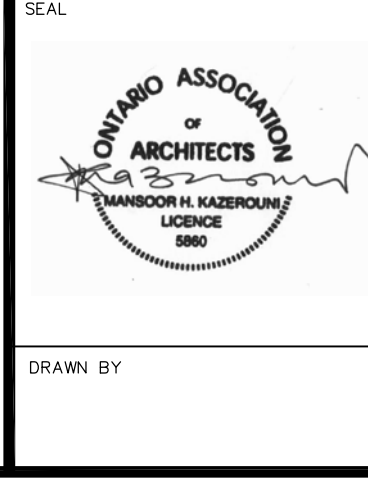
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ISSUE		REVISIONS			
No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
1	FEB 15 2017	ISSUED FOR SPA	7	MAY 27, 2021	ISSUED FOR MINOR VARIANCE
2	AUG 04 2017	ISSUED FOR SPA			
3	DEC 08 2017	ISSUED FOR SPA			
4	JUNE 27 2018	ISSUED FOR SPA			
5	OCT 18 2018	ISSUED FOR SPA			
6	NOV 29 2018	ISSUED FOR SPA			

REVISIONS		
No.	DATE	DESCRIPTION



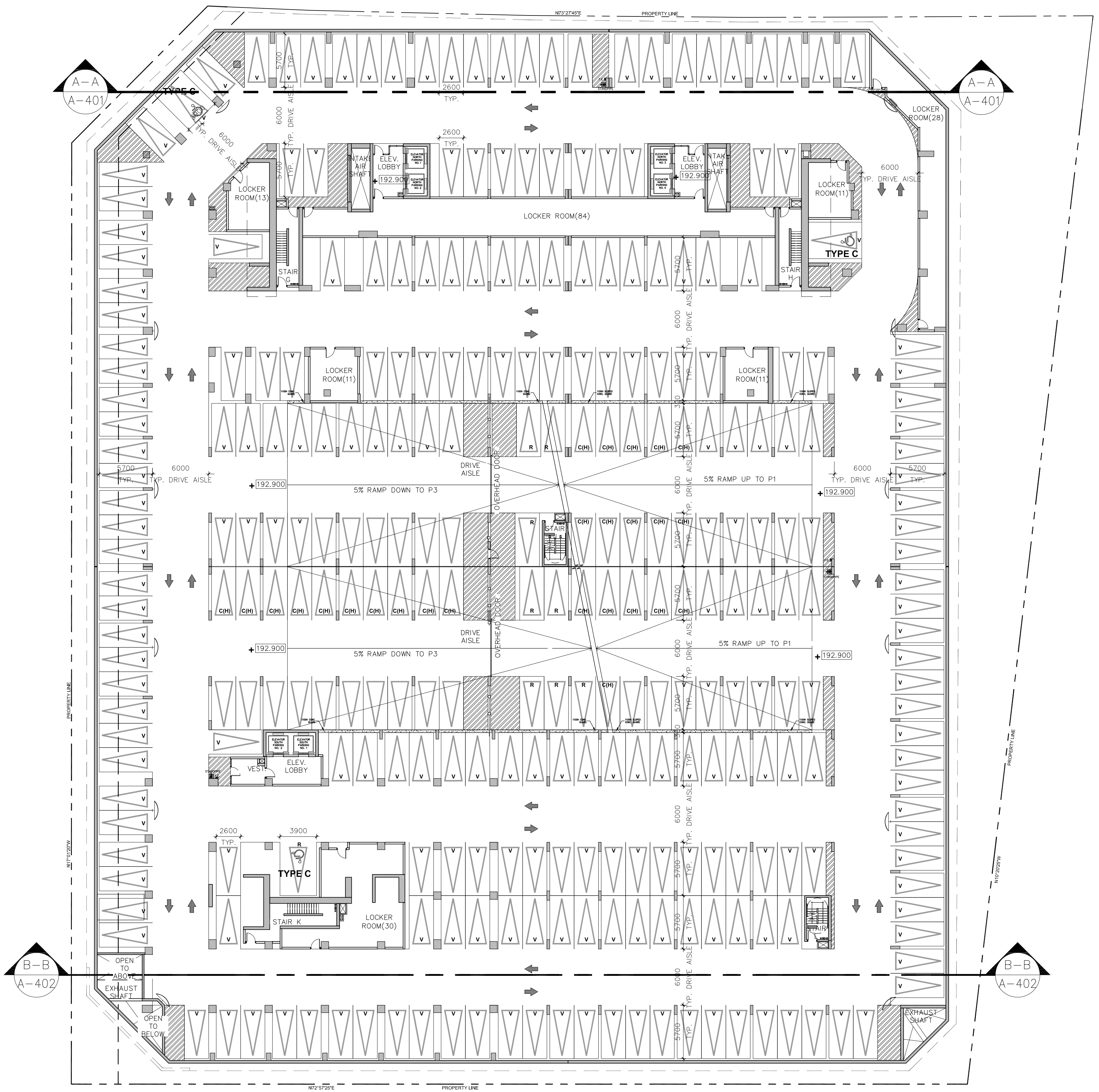
P1 PARKING LEVEL PLAN

SCALE: 1:250

JOB No. 101286

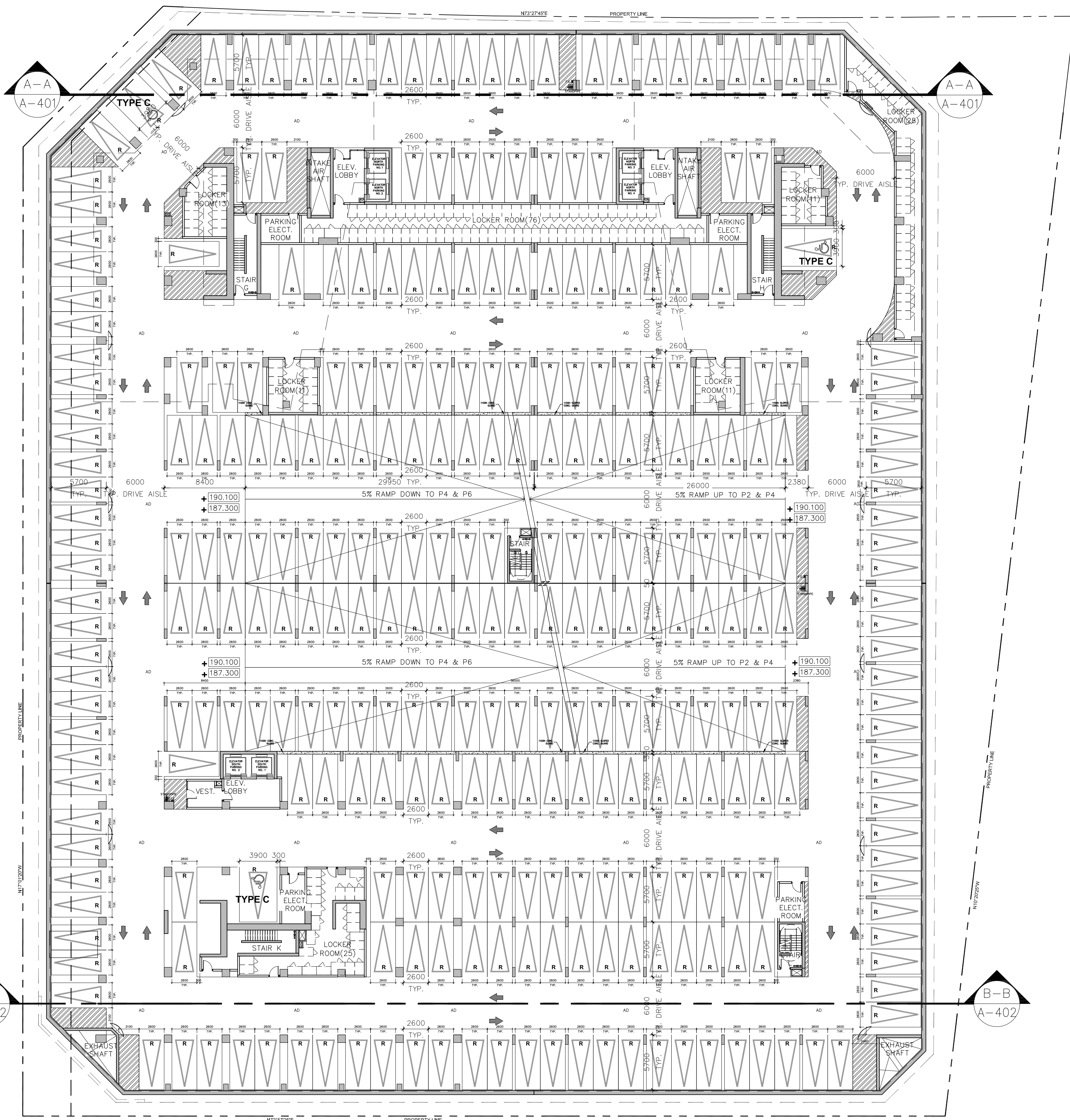
DWG. No. A-204

EASTON'S GROUP OF HOTELS
 A STEVE GUPTA COMPANY
 3201 Highway 7 Vaughan



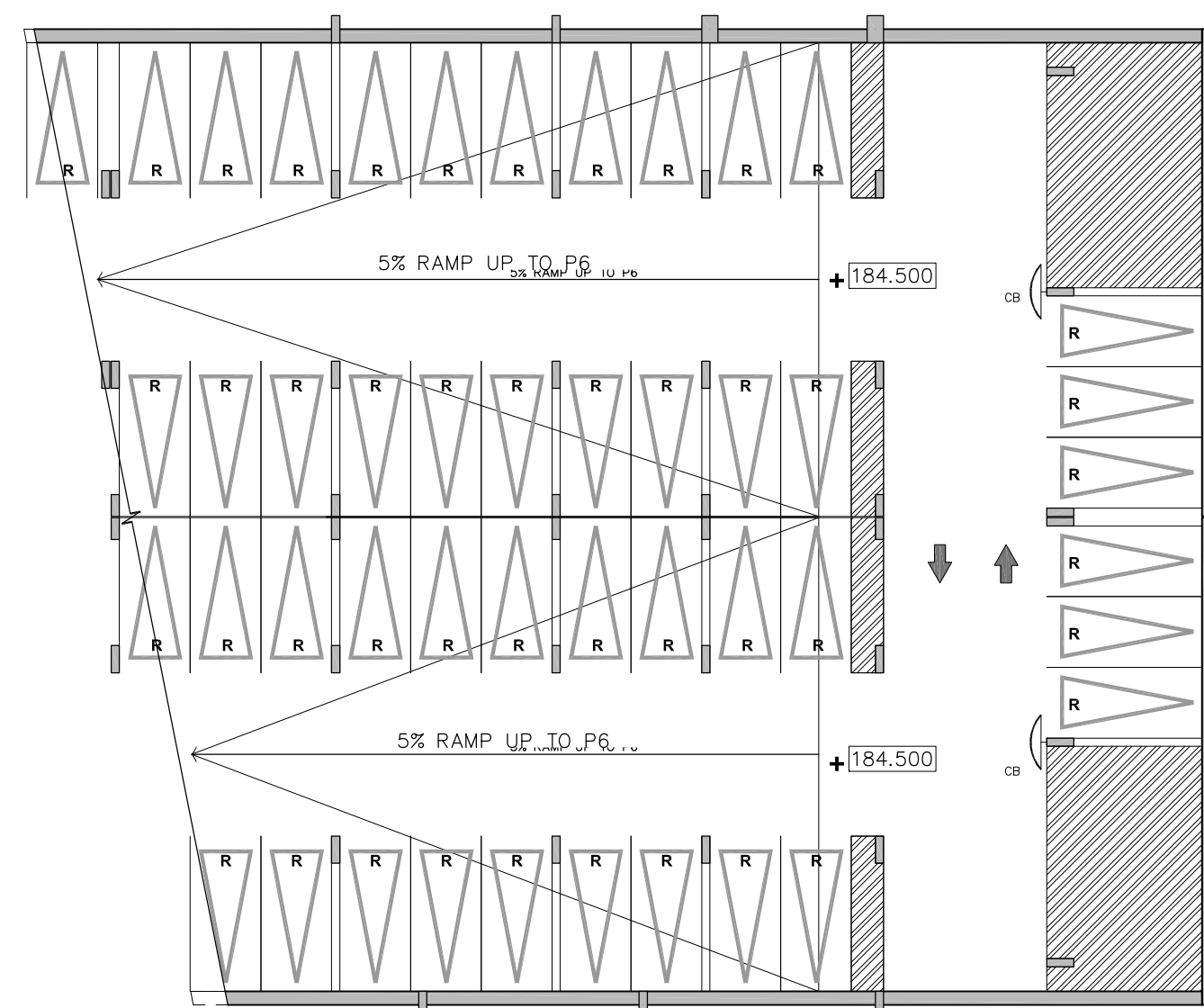
PARKING:
7 287 RESIDENTIAL
VISITOR/COMMERCIAL
HOTEL/RETAIL

DRAWING STATUS -----		STATUS APPROVAL -----		DATE -----		ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.				NOTES: REFER TO TRAFFIC CONSULTANT'S REPORT FOR SIGNAGE LEGEND FOR LANDSCAPE INFORMATION PLEASE REFER TO LANDSCAPE CONSULTANT'S DRAWINGS				© COPYRIGHT IBI GROUP ARCHITECTS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT WHETHER IN PRINTED FORM OR SUPPLIED AS DIGITAL DATA MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF IBI GROUP ARCHITECTS							
ISSUE						REVISIONS												P2 PARKING LEVEL PLAN		DATE	
No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION							EASTON'S GROUP OF HOTELS A STEVE GUPTA COMPANY 3201 Highway 7 Vaughan		SCALE 1: 250	
1	FEB 15 2017	ISSUED FOR SPA	7	MAY 27, 2021	ISSUED FOR MINOR VARIANCE							IBI GROUP ARCHITECTS (CANADA) INC. 7th Floor - 55 St. Clair Avenue West Toronto ON M5V 2Y7 Canada tel 416 596 1000 fax 416 596 0544 ibigroup.com		DRAWN BY		CHECKED BY		JOB No. 101286			
2	AUG 04 2017	ISSUED FOR SPA										SEAL				DATE		Dwg. No. A-203			
3	DEC 08 2017	ISSUED FOR SPA										DRAWN BY		CHECKED BY		DATE		SCALE			
4	JUNE 27 2018	ISSUED FOR SPA										DRAWN BY		CHECKED BY		DATE		SCALE			
5	OCT 18 2018	ISSUED FOR SPA										DRAWN BY		CHECKED BY		DATE		SCALE			
6	NOV 29 2018	ISSUED FOR SPA										DRAWN BY		CHECKED BY		DATE		SCALE			



PARKING:
304 RESIDENTIAL

2 P3 & P4 PARKING LEVEL OVERALL PLAN
A202 1 : 250



PARKING:
43 RESIDENTIAL

1 P4A PARKING LEVEL OVERALL PLAN
A202 1 : 250

DRAWING STATUS _____
STATUS APPROVAL _____
DATE _____

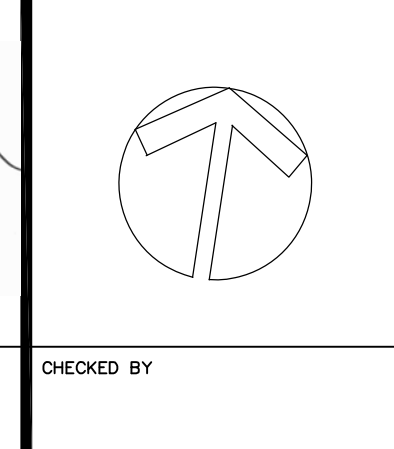
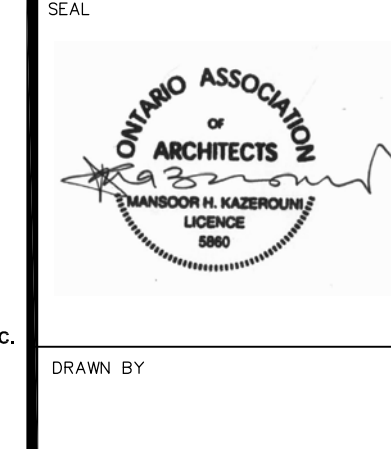
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ISSUE				
No.	DATE	DESCRIPTION	No.	DATE
1	FEB 15 2017	ISSUED FOR SPA	7	MAY 27, 2021
2	AUG 04 2017	ISSUED FOR SPA		
3	DEC 08 2017	ISSUED FOR SPA		
4	JUNE 27 2018	ISSUED FOR SPA		
5	OCT 18 2018	ISSUED FOR SPA		
6	NOV 29 2018	ISSUED FOR SPA		

REVISIONS				
No.	DATE	DESCRIPTION	No.	DATE



P3 - P4 PARKING LEVEL PLAN
P4 LOWER PARKING LEVEL PLAN

Easton's Group of Hotels
A STEVE GUPTA COMPANY

3201 Highway 7 Vaughan

DATE _____
SCALE 1:250
JOB No. 101286
DWG. No. A-202

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 – Cover Letter

Daniel B. Arsenosi
Partner
Direct 416-730-0320
Cell 416-669-4366
darsenosi@overlandllp.ca

Overland LLP
5255 Yonge St, Suite 1101
Toronto, ON M2N 6P4
Tel 416-730-0337
overlandllp.ca



May 12, 2021

VIA EMAIL (cofa@vaughan.ca)

Committee of Adjustment
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Ms. Vigneault:

**RE: 3201 Highway 7
Related Files DA.17.015, A136/18
Minor Variance Application – Parking Reduction**

We are the solicitors for 1966711 Ontario Inc. (“**Owner**”), the owner of the property municipally known as 3201 Highway 7 (the “**Property**”). We are writing in respect of a forthcoming Minor Variance Application for the Property for a reduction in the residential parking rates.

Requested Minor Variance

The Owner is proposing a variance to Zoning By-law 1-88, as amended, to permit a reduced overall parking supply of 1,174 parking spaces in support of the approved development under Site Development Application DA.17.015 whereas 1,862 parking spaces are required, which will include a minimum of 658 parking spaces for residents (the “**Requested Minor Variance**”).

The Requested Minor Variance will result in an effective rate of 0.4 spaces per dwelling unit. No relief is being sought to the in-force non-residential parking rates.

By way of background, while the general provisions of By-law 1-88, as amended, require a total of 1,862 parking spaces, a previous application for minor variance (City File No. A136/18) was filed by the Owner and approved by the City of Vaughan Committee of Adjustment that reduced the parking requirement to 1,788 parking spaces comprised of 1,272 resident parking spaces (at 0.77 parking spaces per unit) and 516 non-resident parking spaces.

In support of the Requested Minor Variance, our client’s transportation consultant, BA Group has prepared a parking justification Memorandum dated May 6, 2021 that sets out the rationale and support for the proposed reduced parking supply (the “**Parking Justification**”).

Background

The Property

The Property is within the Vaughan Metropolitan Centre, at the southeast intersection of Hwy. 7 and Interchange Way. The Property is approximately 185 metres to the south of the TTC VMC Subway Station, representing an approximate 3-minute walk.

The Property has a site area of 11,758 square metres and is currently occupied by the Hilton Garden Inn.

Site Development Application DA.17.015

On February 21, 2017, the Owner filed an application for site plan approval, in order to permit the redevelopment of the Property with a high-rise mixed-use development consisting of 1,649 residential units, a hotel and a convention centre all serviced by 6 levels of underground parking (Application No. DA.17.015). The redevelopment is comprised of three (3) towers. The East and West Towers are comprised of 1,256 units, with building heights of 55-storeys, and connected by a 5-storey podium with ground floor retail, amenity area and eight (8) at-grade 2-storey townhouse units. The South Tower is a 46-storey mixed-use building comprised of: eight (8) at-grade 2-storey townhouse units; a 17-storey hotel component comprised of 260 rooms and a convention centre; and, a 29-storey component comprised of residential use (377 apartments units) (collectively, the “**Development**”).

City Council approved the Owner’s application for site plan approval, subject to conditions. As approved, the Development will provide a \$391,000 cash contribution to facilitate improvements to the Edgeley Pond and Park Area, as well as a cash contribution of \$1,200,000 to the City’s capital budget for the Public Art Program within the Vaughan Metropolitan Centre.

Official Plan

The subject land is designated “Corporate Centre Node” by the Vaughan Corporate Centre Plan (OPA #500, as amended by OPA #663), and Station Precinct under the Vaughan Metropolitan Centre Secondary Plan (the “**VMC Secondary Plan**”), which forms part of Volume II of the Vaughan Official Plan 2010 (the “**VOP 2010**”).

The general provisions of the VMC Secondary Plan permit a maximum building height of 30-storeys and a maximum floor space index (“**FSI**”) of 5.0 times the area of the lot, subject to potential increases to the height in exchange for community benefits in accordance with s.37 of the Planning Act. The Station Precinct designation permits hotels, conference facilities, all types of retail, service commercial, public uses and residential dwellings.

The Owner previously filed an appeal of the VOP 2010, including the VMC Secondary Plan, in 2016 (Appeal #164 in LPAT File No. PL111184). Very recently, the Owner and the City reached

a settlement in respect of the appeal, which resulted in modifications to the VMC Secondary Plan that were approved by the Local Planning Appeal Tribunal in an oral decision on April 27, 2021. As modified, the VMC Secondary Plan includes the following site and area specific policy:

1. Amending Schedule “K”, Volume 2, Vaughan Metropolitan Centre Secondary Plan, attached hereto, thereby identifying the Subject Lands, municipally known as 3201 Highway 7 as Area “K”.
2. Adding to Volume 2, Vaughan Metropolitan Centre Secondary Plan, Section 9.3 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:
9.3.13 “The lands known as 3201 Highway 7 are identified on Schedule as Area K and are subject to the policies set out in Section 9.3.13 of this Plan”
3. Adding the following policies to Volume 2, Vaughan Metropolitan Centre Secondary Plan, Section 9.3 – “Site Specific Policies” and renumbering in sequential order:

Area ‘K’

9.3.13

1. Notwithstanding Schedule I, Height and Density Parameters, of the Vaughan Metropolitan Centre (VMC) Secondary plan, a mixed-use development shall be permitted in accordance with the Minor Variance Application File A136/18, as well as Site Development Application File DA.17.015, which applies to the lands municipally known as 3201 Highway 7. The following height and density parameters shall only be permitted on the lands identified as “Area K” on Schedule K, subject to the requirements for a Section 45(9) Agreement being satisfied:
 - a. a maximum building height of 55-storeys shall be permitted for the East and West towers;
 - b. a maximum building height of 46-storeys (excluding mechanical penthouse be permitted for the South Tower (identified in Minor Variance Application A136/18) of which, a minimum of 13% of the gross floor area (GFA) must be comprised of non-residential uses;
 - c. a maximum Floor Space Index (FSI) of 12.58 is permitted, calculated in accordance with Policy 8.1.17 of the VMC Secondary Plan.
2. Notwithstanding Policy 8.7.18, of the VMC Secondary Plan, the maximum permitted tower floor plate size for the East and West towers shall not exceed 843 m² and the South Tower shall not exceed 903 m²; and,
3. A maximum residential gross floor area (GFA) of 125,000.5 m² shall be permitted.

Zoning

The Property is zoned C9 Corporate Centre Zone by Zoning By-law 1-88, as amended, and further subject to site-specific Exception 9(957), which permits residential and commercial uses, including apartment dwelling units, townhouse units, hotel and convention centre and mixed-use buildings. The Property is also subject to the provisions of By-law 144-2009, which establishes a minimum building height of 16.5 metres for most properties on the north and south sides of Regional Road 7 between the CN Railway Classification Yard and Ansley Grove Road.

As stated above, the general provisions of By-law 1-88, as amended, require a total of 1862 parking spaces for the Development. The general intent and purpose of the parking standards is to ensure that there is sufficient parking supply to support development. These standards have already been reduced for the Development. In addition, as assessed in the Parking Justification by BA Group, these in-force standards are the subject of a number of site-specific reductions, approved and proposed, given the significant higher-order transit infrastructure that is planned to serve primary transportation needs of area residents.

We further note that the in-force parking standards are also under review by the City on a more general basis. More specifically, the City has released a draft City-initiated amendment to By-law 1-88, which contemplates reductions to the required parking supply in this context.

The Requested Minor Variance proposes standards that are in keeping with the general trend of parking rates being advanced for developments in the VMC Secondary Plan Area, as well as the draft amendments identified in the current draft of the City-initiated amendment to By-law 1-88.

Minor Variance Application A136/18

On July 19, 2018, the Owner submitted an application to the Committee of Adjustment for variances to Zoning By-law 1-88, as amended, to permit the development standards contemplated by the Development. On June 27, 2019 the City of Vaughan Committee of Adjustment approved the Owner's Minor Variance Application No. A136/18, subject to certain conditions, including a requirement that the Owner to enter into an agreement to secure certain matters under Section 45(9) of the Planning Act.

The approved variances permit *inter alia* the built form standards contemplated by the Development, including an increased building height of 152.2 metres and 159.5 metres to the top of the mechanical penthouse for the South Tower of the Development. In addition, the approved variances permit an overall parking supply of 1,788 parking spaces, including 1,272 resident parking spaces (an average ratio of 0.77 parking spaces per unit) and 516 non-resident parking spaces. The 516 non-resident parking spaces include parking for resident visitors (0.15 spaces per unit), hotel uses (0.75 spaces per room), restaurant uses (6 spaces per 100 square metres of GFA), banquet floor space (3 spaces per 100 square metres of GFA) and retail floor space (3 spaces per 100 square metres of GFA).

The Owner and the City have since entered into an agreement in accordance with Section 45(9) of the *Planning Act*, as required by the conditions of the Committee of Adjustment Decision. A copy of the Committee of Adjustment Decision dated July 5, 2019 (the “**COA Decision**”) is attached as Appendix A to the Parking Justification.

As noted above, the Requested Minor Variance only seeks a reduction to the amount of resident parking spaces. The 516 non-resident parking spaces and the breakdown of same will be maintained should the Requested Minor Variance be approved.

Planning Act (Provincial Interest)

The proposed reduction to resident parking supply has regard to the matters of Provincial interest set out in Section 2 of the Planning Act. Specifically, the proposed parking supply will promote sustainable, transit-supportive development, and the mitigation of greenhouse gas emissions. The proposed reduction in the parking supply will support and encourage the use of existing higher order public transit by discouraging automobile ownership and demand for single-occupant vehicle trips.

Provincial Policy Statement (2020)

The proposed reduction to resident parking supply is consistent with the Provincial Policy Statement (2020) (the “**PPS**”). The PPS contains a number of policies which promote efficient development, appropriate development standards, and the optimization of land and infrastructure, including policy 1.1.1. e), 1.1.3.2., 1.1.3.4, and 1.6.7.2.

The proposed reduction to residential parking for the development is an appropriate development standard to facilitate intensification and transit-supportive development as planned for the area.

Growth Plan for the Greater Golden Horseshoe (2019)

The proposed reduction to resident parking supply conforms with the Growth Plan. The Growth Plan generally directs municipalities to support the optimization of land use and infrastructure through the achievement of compact and complete communities with a full range of housing options, to reduce greenhouse gas emissions, and ensure convenient access to jobs and services.

The VMC Secondary Plan area is an identified Urban Growth Centre in the Growth Plan. Urban Growth Centres are areas planned to achieve the greatest levels of intensification within the Growth Plan Area.

The Subject Lands are also located within an area that meets the Growth Plan definition of a *Major Transit Station Area*. Specifically, the proposal conforms with the direction of policy 2.2.4.9 which requires consideration of reduced parking standards in major transit station areas.

The proposed reduction to resident parking supply will place greater reliance on the use of public transportation and active transportation as opposed to single occupancy vehicle trips, which will directly support the optimization of existing higher-order transit that is within walking distance of the Property.

York Region Official Plan

The proposed reduction to resident parking supply conforms with the Region of York Official Plan. Specifically, the proposal addresses policies 3.2.3, 4.2.4., 5.2.10, 5.4.20., which promote development standards that mitigate against climate change, mobility choice and sustainable transportation.

Vaughan Official Plan

The proposed reduction to resident parking supply conforms with the City of Vaughan Official Plan. The City of Vaughan Official Plan contains policies to support improved air quality, responding to climate change, linking land use and transportation, and managing parking supply, as outlined in policies such as 3.7.1.4, 3.7.2.2, 4.1.1.1., 4.1.1.2, and 4.3.2.2.

Vaughan Metropolitan Centre Secondary Plan

The proposed reduction to resident parking conforms with the policies of the Vaughan Metropolitan Centre Secondary Plan, which establishes specific objectives and policies for this Urban Growth Centre and the need to optimize the significant investment in the extension of the subway to this area. The Secondary Plan emphasizes the importance of promoting transit-oriented development and walkability as two of the principles to guide the long-term vision for the VMC as the City's Downtown area. In particular, policies 4.1.5 and 4.6.3 promote transportation demand management strategies and transit-supportive parking measures to promote the use and optimization of the public transportation serving the VMC Area.

Conclusion

For the reasons generally discussed herein, the reduction in parking supply proposed by the Requested Minor Variance has regard to matters of provincial interest in Section 2 of the *Planning Act*, it is consistent with the Provincial Policy Statement, it conforms with the Growth Plan, the Region of York Official Plan, the VOP 2010 and the VMCSPP. In addition, the Requested Minor Variance satisfies the four tests under the *Planning Act*. More specifically, the Requested Minor Variance application maintains the general intent and purpose of the Official Plans, it maintains the general intent and purpose of the Zoning By-law (1-88, as amended), it is desirable for the appropriate development and use of the land and proposed buildings, and it is minor.

In support of the Requested Minor Variance and Minor Variance Application, please find enclosed the following materials:

1. the City of Vaughan Committee of Adjustment Application Form;
2. the architectural plans and drawings prepared by IBI Architects Engineers, dated September 16, 2018:
 - A-102, Context Plan and Statistics,
 - A-103, Site Plan – Current Road Condition,
 - A-103a, Site Plan – Future Road Condition,
 - A-205, Ground Floor – Interim Road Condition,
 - A-205a, Ground Floor – Future Road Condition;
3. the Diagram prepared by Krcmar Surveyors Ltd., dated July 21, 2017;
4. the Draft R-Plan prepared by Krcmar Surveyors Ltd., dated October 30, 2020;
5. the Memorandum, Review of Resident Parking Supply for the Icona Development Project, prepared by BA Group, dated May 6, 2021; and
6. the Planning Act Affidavit sworn by Greg Smith.

Should you require any further information or material to constitute this application, please contact the undersigned and in his absence Natalie Ast nast@overlandllp.ca.

Yours truly,
Overland LLP



Per: Daniel B. Artenosi
Partner

Encl.
c. M. Angelucci, The Gupta Group
T. Arnott, BA Group

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

Adriana MacPherson

Subject: FW: A124/21 - Request for Comments (3201 Highway 7, Concord)

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

Sent: June-14-21 10:07 AM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

Subject: [External] RE: A124/21 - Request for Comments (3201 Highway 7, Concord)

Good morning Adriana.

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 A136/18; LPAT Correspondence confirming appeal withdrawn.

NOTICE OF DECISION
Minor Variance Application A136/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, June 27, 2019
Applicant: 1406284 Ontario Inc.
Agent: John Zipay – Weston Consulting Group Inc.
Property: **3201 Highway 7, Concord, ON**
Zoning: The subject lands are zoned C9 Corporate Centre and subject to the provisions of Exception No. 9(957) under By-law 1-88 as amended.
OP Designation: OPA #500 (Corporate Centre Plan) as amended by OPA #663 (Avenue 7 Plan): "Corporate Centre Node" and identified as a "Gateway Site" (in effect)
 VOP 2010: "Station Precinct" by the Vaughan Metropolitan Centre Secondary Plan (Section 11.12, Volume 2) (under appeal to the Local Planning Appeals Tribunal)
Related Files: Site Plan Application: DA.17.015
Purpose: Relief from the by-law is being requested to permit the construction of a proposed high rise mixed-use development consisting of three (3) residential towers, townhouse units as well as a hotel to facilitate Site Plan Application DA.17.015.

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

By-law Requirement	Proposal
1. Where a building is constructed fronting onto Regional Road No. 7 (formerly Highway No. 7), a minimum of 60% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use.	1. To permit a minimum of 19 % of the gross floor area at the ground floor level to be composed of commercial uses which provide individual external at-grade pedestrian access to such use.
2. A maximum building height of 25 metres is permitted for all other locations outside of a Landmark Location.	2. To permit a maximum building height of 152.2 metres and 159.5 metres to the top of the mechanical penthouse for the South Tower (for all other locations outside of a Landmark Location).
3. A minimum parking space dimension of 2.7 metres x 6.0 metres is required.	3. To permit a minimum parking space dimension of 2.6 metres x 5.7 metres.
4. A minimum of 1966 parking spaces are required.	4. Despite the provisions of By-law 1-88, vis-à-vis vehicular parking requirements, the required vehicular parking for the site will be 1788 vehicle parking spaces.
5. A minimum of 9 loading spaces are required (as per a parking study report previously provided).	5. To permit a total of 4 loading spaces.
6. A minimum setback of 1.8 metres is required.	6. To permit a minimum front yard setback (Regional Road 7) and exterior side yard setback (Interchange Way and future North - South Road) of 0.0 metres to below grade structures.
7. A minimum landscape strip width of 3.0 metres is required.	7. To permit a minimum landscape strip width of 2.4 metres along Regional Road 7, 1.9 metres along future North-South Road and 1.4 metres

By-law Requirement	Proposal
	abutting the future southerly road (for non-residential uses, Major Streets).
8. A private amenity area or private patio is not permitted to be located within the minimum required landscape strip.	8. To permit a private amenity area or private patio within the minimum required landscape strip.
9. A setback of 0 to 3 metres is required within the Build-to-Zone area.	9. To permit a front yard setback of 3.7 metres within the Build-to-Zone area for non-residential uses.
10. Build-To-Zone to other streets where 50% of the length of the street line shall have buildings within the build to zone:	10. Build-To-Zone to other streets where 50% of the length of the street line shall have buildings within the build to zone:
<ul style="list-style-type: none"> • 3 to 6 metre setback required • 3 to 6 metre setback required • 3 to 6 metre setback required • 0 to 3 metre setback required • 0 to 3 metre setback required 	<ul style="list-style-type: none"> • 1.9 metre east yard setback from the east townhouses to future north-south road (residential uses-Other Streets) • 2.2 metre east yard setback from the East tower to future north-south road • 0.5 metre to 1.9 metre east yard setback from the South townhouses to future north-south road (residential uses-Other Streets. • 3.7 metre west yard setback from the West Tower to Interchange Way (non-residential uses-Other Streets) • 5.4 metre west yard setback from the South Tower to Interchange Way (non-residential uses-Other Streets)
11. A minimum building height of 16.5 metres is required (By-law 144-2009).	11. To permit a minimum building height of 9.75 metres (West Townhouses) and 9.75 metres (East Townhouses) and 9.0 metres for the south townhouses.
12. An outdoor patio, as an accessory use to an Eating Establishment, shall be completely enclosed by a physical barrier.	12. To permit an Outdoor Patio, as an accessory use to the Eating Establishment in the South Tower Hotel and Condo, not to be completely enclosed by a physical barrier at the ramp (east) and the exterior stairway (west).
13. The surface of all loading spaces and related driveways and manoeuvring aisles shall be paved with hot mix asphalt or concrete.	13. To permit the surface of all loading spaces and related driveways and manoeuvring aisles not to be paved with hot mix asphalt or concrete.
14. Parking aisles or any area designated to accommodate vehicular traffic are not permitted within the Build -To Zone.	14. To permit parking aisles or any area designated to accommodate vehicular traffic to be permitted within the Build -To Zone.
15. A minimum of 165 short term residential bicycle parking spaces are required.	15. To permit a minimum of 116 short term residential bicycle parking spaces.

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. A136/18 on behalf of 1406284 Ontario Inc. 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 Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.17.015) from the Development Engineering (DE) Department.
2	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	1. The City and the Owner shall execute and register a Section 45(9) Agreement to permit bonusing for increased building height of the South Tower, which provides for the payment and/or actual provision of community benefits calculated in accordance with the "City of Vaughan's Guidelines for the Implementation

Department/Agency	Condition
	<p>of Section 37 of the Planning Act” and section 37 of the Planning Act, which comprises of:</p> <p>a) An on-site public art contribution with a budget of \$1.2 million consistent with the principles of Site 10 – Private Development, as outlined in the City’s VMC Culture and Public Art Framework, to the satisfaction of the City;</p> <p>b) \$391,000 cash contribution towards an off-site community benefit regarding the first iconic pedestrian bridge in the Edgeley Pond and Park, to the satisfaction of the City; and</p> <p>c) The Section 45(9) Agreement shall contain clauses regarding the execution and registration of a Public Art Agreement that will include a requirement for the Owner to submit a Letter of Credit to the City, to address the details to commission and install a permanent piece of public art as a public contribution with a budget of \$1.2 million consistent with the principles of Site 10 – Private Development, as outlined in the City’s VMC Culture and Public Art Framework, to the satisfaction of the City.</p> <p>The Owner shall develop a public art program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Public Art Agreement shall also include a requirement that the Owner shall own and maintain the public art piece(s).</p> <p>2. The Owner shall provide payment of the foregoing contributions totaling \$1,591,000.00 to the City of Vaughan.</p>

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.

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.


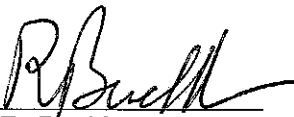

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

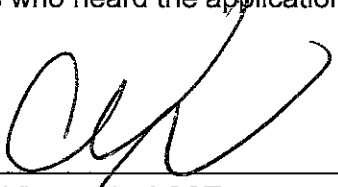
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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

<p align="center">Public Written Submissions</p> <p align="center">* Public Correspondence received and considered by the Committee in making this decision</p>	<p align="center">Public Oral Submissions</p> <p align="center">*Please refer to the approved Minutes of the Thursday, January 10, 2019, January 24, 2019 and June 27, 2019 meetings for submission details.</p>
<p>Name: Stikeman Elliott – Michael Currie Address: 5300 - 199 Bay St, Toronto Nature of Correspondence – Letter of Objection & Withdrawal of Appeal letter Date(s) Received: (Jan. 24/19, Jan. 10/19 & May 6/19)</p>	<p>Name: Stikeman Elliott – Michael Currie Address: 5300 - 199 Bay St, Toronto Jan. 10/19</p>
<p>Name: Overland LLP – Daniel Artenosi Address: 1101 – 5255 Yonge St, Toronto Nature of Correspondence: In response to Stikeman Elliott Letter</p>	<p>Name: Overland LLP – Daniel Artenosi Address: 1101 – 5255 Yonge St, Toronto Jan. 10/19</p>
<p>Name: Robert Paniccia Address: 586 Napa Valley Avenue Nature of Correspondence: Letter of Objection</p>	<p>Name: Robert Paniccia Address: 586 Napa Valley Avenue Jan. 10/19 and Jan. 24/19</p>
<p>Name: LPAT Address: 655 Bay Street, Suite 1500 Toronto Nature of Correspondence: Acknowledgement of withdrawal letter</p>	<p>Name: Patricia DeBartolo Address: 40 McCan Crescent, Bradford Jan. 24/19</p>
<p>Name: Ron Kanter, MacDonald Sager Manis LLP Address: 150 York Street, Suite 820 Toronto M5H 3S5 Nature of Correspondence: Letter of Objection</p>	<p>Name: Melissa Jardin, Address: 82 Burnhaven Avenue Jan. 24/19</p>
	<p>Name: Mary Darmanin, Address: 152 Jackman Crescent Jan. 24/19</p>
	<p>Name: Ron Kanter, MacDonald Sager Manis LLP Address: 150 York Street, Suite 820 Toronto M5H 3S5 June 27/19</p>

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
<hr style="width: 100px; margin: 0 auto;"/>		<hr style="width: 100px; margin: 0 auto;"/>
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, June 27, 2019
DATE OF NOTICE:	July 5, 2019
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.	July 17, 2019 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.	
	
Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

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 Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Local Planning Appeal Tribunal Act*.

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

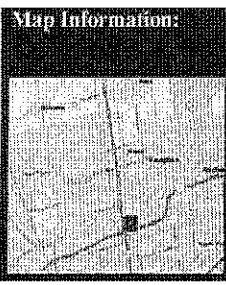
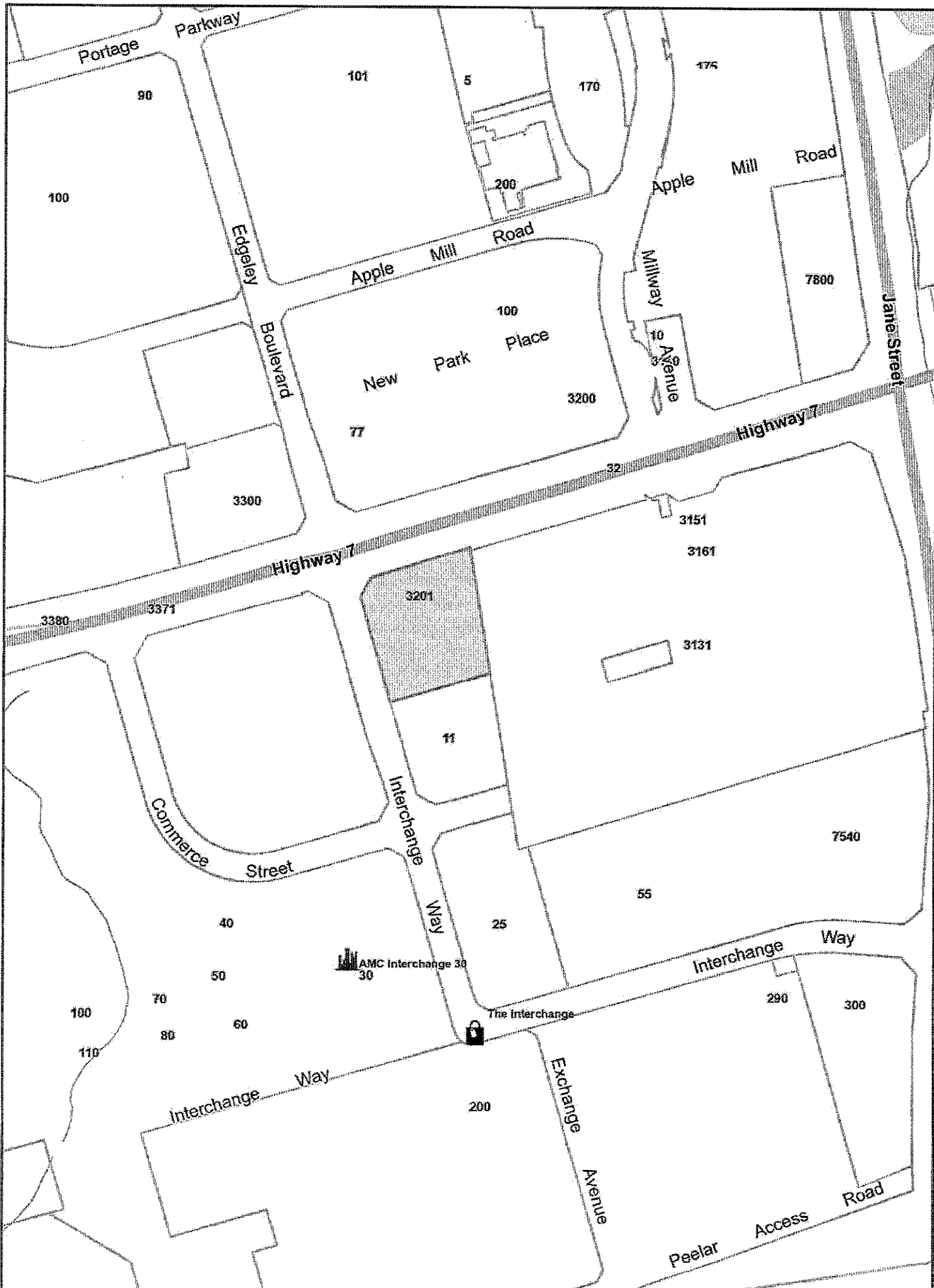
Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms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

City of Vaughan LPAT Processing Fee: \$817.00 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.



Title:
3201 HIGHWAY #7, CONCORD

LOCATION MAP - A136/18

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 for errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514
 0 0.07 km

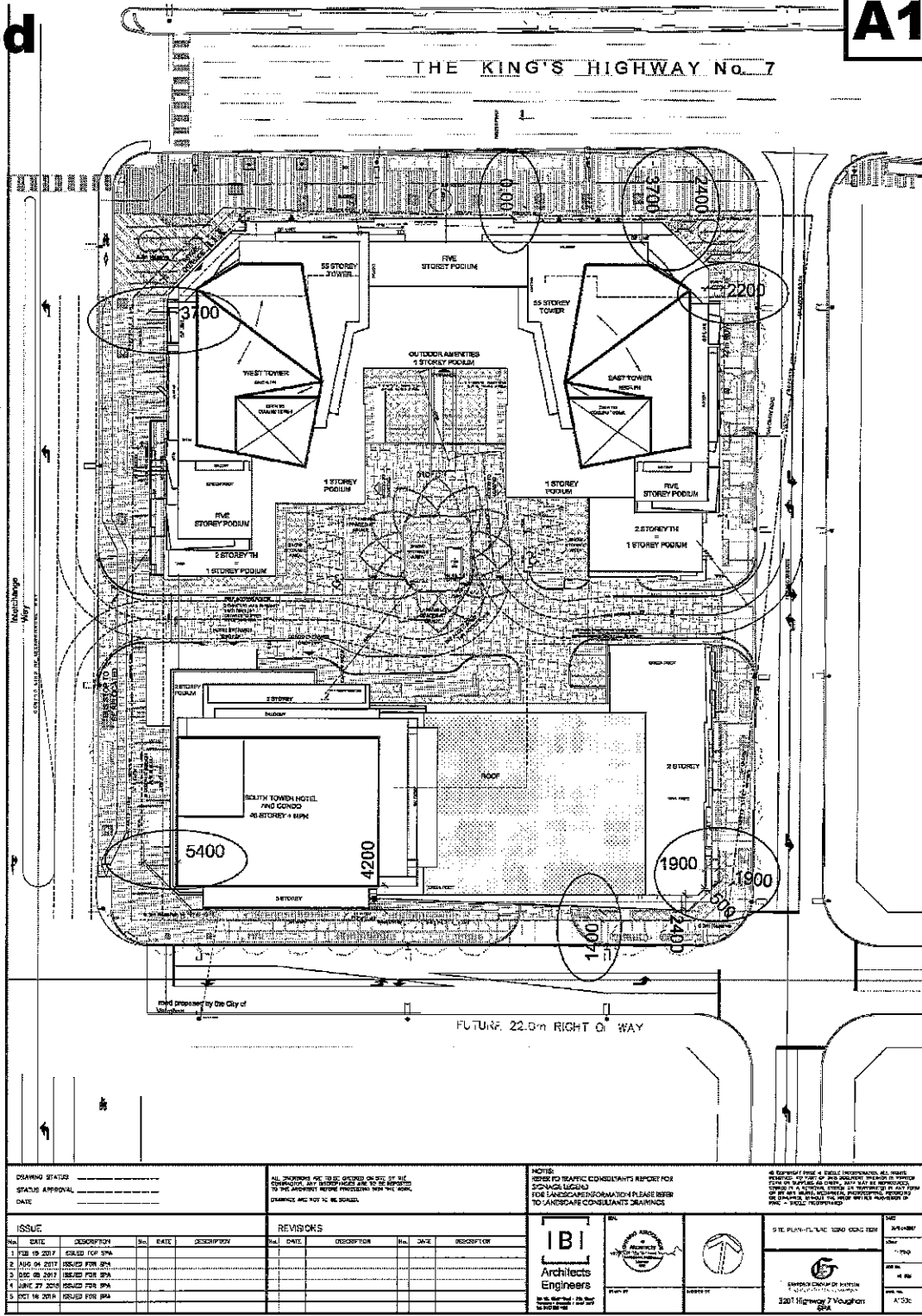
Created By:
 Infrastructure Delivery
 Department
 September 12, 2018 6:50 PM

Projection:
 NAD 83
 UTM Zone
 17N

Revised

Jan. 18/18
Dec. 13/18
Nov. 30/18

A136/18



DRAWING STATUS _____ STATUS APPROVAL _____ DATE _____		ALL PROVISIONS ARE TO BE CHECKED AGAINST THE CITY OF VICTORIA ZONING BY-LAW 1-88, VIS-A-VIS VEHICULAR PARKING REQUIREMENTS, THE REQUIRED VEHICULAR PARKING FOR THE SITE WILL BE 1788 VEHICLE PARKING SPACES.		NOTES: REFER TO TRAFFIC CONSULTANTS REPORT FOR SIGNAGE LEGEND FOR LANDSCAPE INFORMATION PLEASE REFER TO LANDSCAPE CONSULTANTS DRAWINGS		© Copyright 2018 IBI Architects Engineers. All rights reserved. No part of this document may be reproduced without the prior written permission of IBI Architects Engineers. This document is the property of IBI Architects Engineers and is not to be distributed outside the project team.	
ISSUE		REVISIONS		IBI Architects Engineers		SITE PLAN - PL/18/01 1500 0000 1000	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	DATE	APPROVED
1	FEB 19 2017	ISSUED FOR SPA					
2	AUG 04 2017	ISSUED FOR SPA					
3	DEC 05 2017	ISSUED FOR SPA					
4	JAN 27 2018	ISSUED FOR SPA					
5	FEB 14 2018	ISSUED FOR SPA					

- To permit a minimum of 19 % of the gross floor area at the ground floor level to be composed of commercial uses which provide individual external at-grade pedestrian access to such use.
- To permit a maximum building height of 152.2 metres and 159.5 metres to the top of the mechanical penthouse for the South Tower (for all other locations outside of a Landmark Location).
- To permit a minimum parking space dimension of 2.6m x 5.7m.
- Despite the provisions of By-law 1-88, vis-à-vis vehicular parking requirements, the required vehicular parking for the site will be 1788 vehicle parking spaces.
- To permit a total of 4 loading spaces.
- To permit a minimum front yard setback (Regional Road 7) and exterior side yard setback (Interchange Way and future North -South Road) of 0.0 metres to below grade structures (for non-residential uses, Major Streets).
- To permit a minimum landscape strip width of 2.4 metres along Regional Road 7, 1.9 metres along future North-South Road and 1.4 metres abutting the future southerly road (for non-residential uses, Major Streets).
- To permit a private amenity area or private patio within the minimum required landscape strip.
- To permit a front yard setback of 3.7 metres within the Build-to-Zone area.
- Build-To-Zone to other streets where 50% of the length of the street line shall have buildings within the build to zone:
 - 1.9 metre east yard setback from the east townhouses to future north-south road (residential uses-Other Streets)
 - 2.2 metre east yard setback from the East tower to future north-south road
 - 0.5 metre to 1.9 metre east yard setback from the South townhouses to future north-south road (including setback to the 0.3 m southeast reserve).
 - 3.7 metre west yard setback from the West Tower to Interchange Way (non residential uses-Other Streets)
 - 5.4 metre west yard setback from the South Tower to Interchange Way (non residential uses-Other Streets)
- To permit a minimum building height of 9.75 metres (West Townhouses) and 9.75 metres (East Townhouses) and 9.0 metres for the south townhouses.
- To permit an Outdoor Patio, as an accessory use to the Eating Establishment in the South Tower Hotel and Condo, not to be completely enclosed by a physical barrier at the ramp (east) and the exterior stairway (west).
- To permit the surface of all loading spaces and related driveways and manoeuvring aisles not to be paved with hot mix asphalt or concrete.
- To permit parking aisles or any area designated to accommodate vehicular traffic to be permitted within the Build -To Zone.
- To permit a minimum of 116 short term residential bicycle parking spaces.

**Environment and Land Tribunals
Ontario**

Local Planning Appeal Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de
l'aménagement du territoire Ontario**

Tribunal d'appel de l'aménagement
local

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: www.elto.gov.on.ca



August 09, 2019

VIA: EMAIL

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

Subject: Case Number: PL190330
File Number: PL190330
Municipality: Vaughan
Municipal Number: A136/18
Property Location: 3201 Highway 7
Applicant: 1406284 Ontario Inc.
Appellant: RI Vaughan Ltd.

Subsection 45(15) of the *Planning Act* provides;

(15) Where all appeals to the Tribunal are withdrawn, the decision of the committee is final and binding and the Tribunal shall notify the secretary-treasurer of the committee who in turn shall notify the applicant and file a certified copy of the decision with the clerk of the municipality.

I am writing to advise that the appeal by insert name of RI Vaughan Ltd. was withdrawn by letter dated August 8, 2019.

There are no outstanding appeals in this matter, and our file is closed.

Yours truly,

Mary Ann Hunwicks

Registrar

c.c.
The Clerk (Vaughan)
Ronald Kanter
1406284 Ontario Inc.