

File: A144/21

Applicant: Granerola Residences Ltd.

Address: 8960 Jane St Vaughan

Agent: Greenpark Group

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History:

Background History: B022/18 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, August 12, 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: 8

A144/21

Ward: 4

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, August 12, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Granerola Residences Ltd.

Agent: Greenpark Group

Property: 8960 Jane St Vaughan

Zoning: The subject lands are zoned RA3(H) and subject to the provisions of Exception 9(1472) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010, Volume 2, Vaughan Mills Centre Secondary Plan ('VMCSP'): "High-Rise Mixed-Use" with a maximum building height of 28 storeys.

Related Files: Site Plan Application DA.19.084

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed 28 storey apartment building and to facilitate Site Plan Application DA.19.084

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

By-law Requirement	Proposal
1. The by-law requires that the maximum permitted Building Height on Block 'B' (Phase 2 Lands), for Building B2 is 28-storeys (91.5m). [9(1472) B. hvii)]	1. The proposed Building Height for Building B2 is 28 Storeys (92.95m).
2. The by-law requires that the maximum permitted number of Dwelling Units within the Phase 1 Lands shall be 1,125. [9(1472) B. hix)]	2. The proposed number of dwelling units on Phase 1 lands is 1,152.

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

Application No.:	Description:	Status of Approval:
B022/18	Sever parcel of vacant land.	Approved/Refused/Withdrawn/ OMB/Concurrent Approved January 10, 2019

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 July 28, 2021

Applicant confirmed posting of signage on July 26, 2021

Property Information	
Existing Structures	Year Constructed
Land	Purchased 2006

Applicant has advised that they cannot comply with By-law for the following reason(s): Construction within the permitted 28 storey permission has caused an increase in height and an exceedance in the total number of suites permitted within Block A and Block B.

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. 18-001751 for Retaining Wall - New, Issue Date: Sep 20, 2018
Building Permit No. 20-000798 for Retaining Wall - New, Issue Date: Jul 31, 2020
Building Permit No. 19-002384 for Condo. Apartment Building - New, Issue Date: (Not Yet Issued)
Building Permit No. 19-002384 for Condo. Apartment Building - Foundation - Only, Issue Date: Jun 15, 2021

Only two drawings were submitted to support the application: a Site Plan (no statistics included), and the West Elevation.

A complete Zoning Review could not be completed based on the information submitted. The extent of this Zoning Review was limited to confirming the requested variances only.

Comments provided as part of this zoning review have been provided within the context of the (H) having been lifted from the lands.

A by-law to remove the holding symbol (H) must be passed prior to the development taking place. [9(1472 A a-d)]

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 response

Development Planning:
Official Plan: Vaughan Official Plan 2010, Volume 2, Vaughan Mills Centre Secondary Plan ('VMCSP'): "High-Rise Mixed-Use" with a maximum building height of 28 storey.

The Owner is requesting permission to increase the maximum building height of building B2 and the total number of dwelling units for Phase 1 lands (Block A and B) to facilitate a mixed-use development consisting of a 26-storey (Building B1) and 28-storey (Building B2) connected by a 5 and 6-storey podium, having a total of 566 residential units, 688.36 m² of at-grade commercial, approximately 420 m² of community space and 779 underground parking spaces approved through Site Development File DA.19.084.

Development Planning staff has no objection to the proposed variances, as the increases were approved by Council through DA.19.084 on April 20, 2021. A building height increase of 1.45 m for Building B2 (28-storey) is directly associated to the overall floor to ceiling height required for the appropriate programming of the Public Indoor Recreational Space ('PIRS') option being considered by the City which forms part of the community space. Development Planning staff is of the opinion the proposed development conforms to the Vaughan Mills Centre Secondary Plan as this increase in height would not result in Building B2 exceeding 28-storeys.

The additional 27 residential units are being proposed for Phase 1 (Block A and B), however, this is a result from a redistribution of units from Phase 2 (Block C). Notwithstanding the redeployment of units from one building to the other, the entirety of the lands (Phases 1 and 2) would continue to maintain an overall residential GFA of 128,962 m² and 1,467 total units as established through Zoning By-law 1-88, subject to site-specific Exception 9(1472).

The Development Planning Department have 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.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A144/21.

Parks Development - Forestry:

Forestry is currently working with development planning for this address. Forestry has no comments at this time regarding the minor variance application.

By-Law and Compliance, Licensing and Permit Services:

No comment no concerns

Development Finance:

No comment no concerns

Fire Department:

No comment no concerns

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Applicant Correspondence – Explanatory Letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B022/18

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 **adjourn** this application the following condition(s) is required: N/A

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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



LOCATION MAP A144/21

8960 JANE STREET, VAUGHAN

Rutherford Road



Langstaff Road

July 26, 2021 2:12 PM

A144/21

EXISTING 2 STOREY BUILDING

EXISTING 2 STOREY BUILDING

EXISTING 2 STOREY BUILDING

JANE STREET

DASHED LINE INDICATES APPROXIMATE
CENTRE LINE OF JANE STREET

19.10 m

2.48 m 2.20 m 4.03 m

RETAIL

RETAIL

RETAIL

RETAIL

RESIDENTIAL ENTRANCE

29.90 m

22.10 m

16.12 m

1.00 m

PROPERTY LINE

PRIVATE PARK

BLOCK A
586 Units

NEW PUBLIC ROAD

BLOCK B

BLOCK B
566 Units

TOWER 1
26 STOREYS

25 (80.10M)

31.25 m

TOWER 2
28 STOREYS

27 (88.95 M)

5 STOREY BASE
OUTDOOR POOL

5 (18.9M)

8 (22.18M)

7 (25.1M)

PARKING
ENTRANCE/EXIT

1.50 m

22.10 m

16.12 m

1.00 m

2.80 m

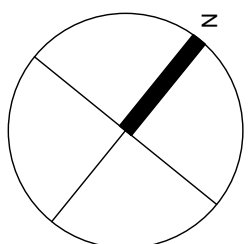
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE
JOB.

COREARCHITECTS

CORE ARCHITECTS INC.
130 QUEENS QUART EAST, SUITE 100, WEST TOWER
TORONTO, ON CANADA M5S 0Y6
T +1 416 948 0400 • F +1 416 943 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

CHARISMA BLOCK B

VAUGHAN, ON



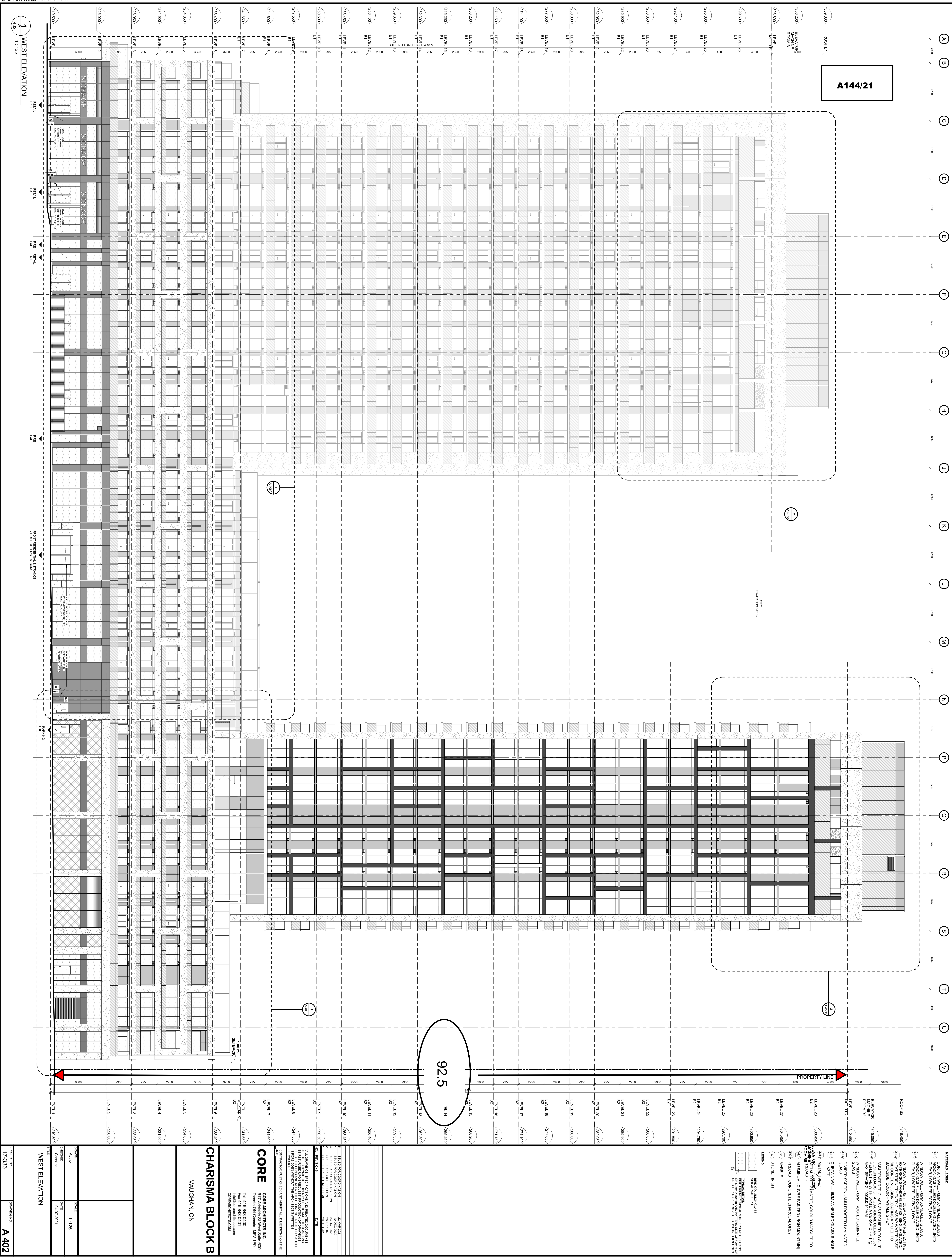
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1 : 350

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DATE
05/07/19

SITE PLAN

PROJECT NO.
17-336

DRAWING NO.
A003

[illegible]

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 – Explanatory Letter

GRANEROLA RESIDENCES LTD

A144/21

June 21, 2021

City of Vaughan
City Clerk, Committee of Adjustment
2141 Major Mackenzie Drive
Maple, ON
L6A 1T1

Attention: **Christine Vigneault, AMP, ACST**
Secretary Treasurer to the Committee of Adjustment

Re: **Minor Variance Application**
Part Block 1, Plan 65M-3696
8960 Jane Street
Granerola Residences Ltd.

Granerola Residences is the land owner of the subject lands. Please accept this application for minor variance to request an exceedance in the total number of units permitted within Building A and B, and an exceedance in the building height of Building B.

An associated development application for site plan approval has been filed with the City being file D.A.19.084. This report approved by Vaughan Council at the April 13, 2021 Committee of the Whole meeting identified that variances required and recommended their approval. We are currently satisfying conditions issued through the Committee of the Whole approval and should be in a position to register the Site Plan agreement upon the approval of the proposed variances.

Variance 1

Increase the number of units permitted within Phase 1 (Block A & B) from 1125 to 1152.

(an increase of 27 units, representing an increase to the unit count of 2.4%)

Variance 2

Increase the permitted building height of the Block B from 91.5m to 92.95m

(maximum number of storey's is being maintained)

The subject lands are located on the west side of Jane Street, south of Rutherford Road. The subject lands have been approved for development through a Local Planning Appeal Tribunal (LPAT) Decision issued on September 17, 2018. An implementing Zoning Bylaw 033-2019 provided for site specific provisions that govern the lands.

During the processing of the site plan application file, submissions have been made to the municipality to support the 2 variances being requested. The information was reviewed by the City and Region of York to determine compliance with their respective policy documents. It was determined that the variances being sought were minor and in compliance with the Official Plan and maintained the intent of the existing zoning bylaw.

We believe the 2 variances requested meet all 4 tests under the Planning Act and should be supported.

Should you have any questions, please contact me.

Thank you,



Joe Di Giuseppe
Development Manager

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

COMMENTS:

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: Request for Comments - A144/21 - 8960 Jane Street, Vaughan

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: June-29-21 12:56 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: Request for Comments - A144/21 - 8960 Jane Street, Vaughan

Good afternoon,

As the property at 8960 Jane Street is outside MTO permit control, MTO has no comments.

Colin Mulrenin (he/him) | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Colin.Mulrenin@ontario.ca

Pravina Attwala

Subject: FW: Request for Comments - A144/21 - 8960 Jane Street, Vaughan

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

Sent: July-15-21 12:55 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: Request for Comments - A144/21 - 8960 Jane Street, Vaughan

Good afternoon Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B022/18

NOTICE OF DECISION

Consent Application B022/18

Section 53 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, January 10, 2019

Applicant: Dulcina Investments Inc.

Agent: Joe DiGiuseppe

Property: 8960 Jane Street, Concord

Zoning: The subject lands are zoned C1 Restricted Commercial with Holding Symbol (H) and subject to the provisions of Exception 9(1030) under By-law 1-88, as amended.

OP Designation: VOP 2010: "High-Rise Mixed-Use" by OPA 2 of the Vaughan Official Plan 2010

Related Files: Site Plan Application DA.18.047

Purpose: Consent is being requested to sever a parcel of land approximately 9,641.91 square metres reserving an easement on the severed land for servicing (sewers) over Part 23 and 24 in favour of the retained land (as shown on the draft reference plan submitted with the application) while retaining a parcel of land approximately 18,262.63 square metres.

The severed and retained parcels will both have frontage onto Jane Street.

The severed land is currently vacant and there is an existing temporary sales office located on the retained land.

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

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B022/18 on behalf of Dulcina Investments Inc., be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

	Department/Agency	Condition
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	<ol style="list-style-type: none"> 1. That the Development Engineering Department shall review and approve application DA.18.047. 2. That the Owner shall enter into a development agreement for creation of the east-west road, if required, with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*



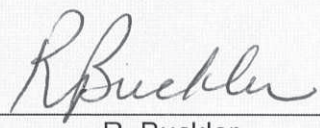

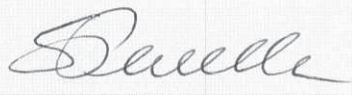
For the following reasons:

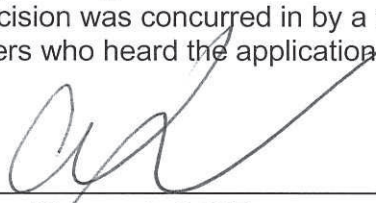
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of Thursday , January 10, 2019 meeting for submission details.
Name:	Name:
Address:	Address:
Nature of Correspondence:	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

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

DATE OF HEARING:	Thursday, January 10, 2019
DATE OF NOTICE:	January 18, 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.	February 7, 2019 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	January 18, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill 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 Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal

The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice 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 after the giving of notice 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.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once all conditions of the provisional consent have been satisfied.

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;

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 x 8394
E CofA@vaughan.ca



Map Information:



Title: 8960 JANE STREET, CONCORD

LOCATION MAP - B022/18

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



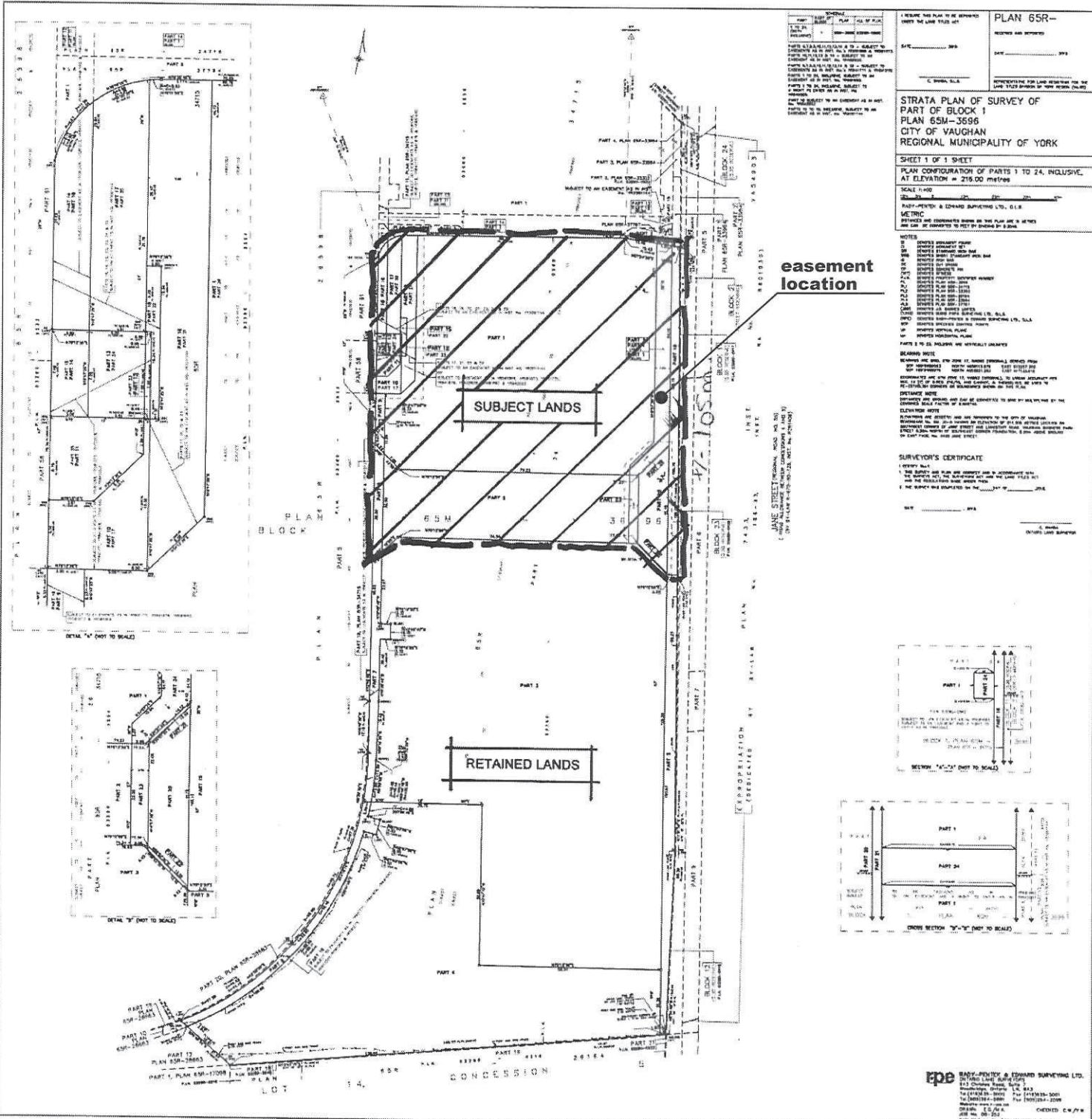
Scale: 1:4,514
0 0.07 km



Created By:
Infrastructure Delivery
Department
December 7, 2018 7:23 PM

Projection:
NAD 83
UTM Zone
17N

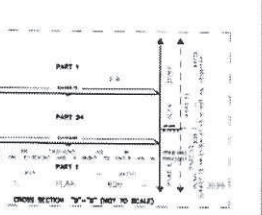
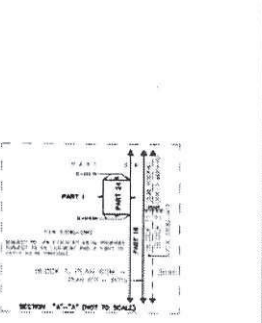
B022/18



NOTES:
1. THIS PLAN IS TO BE REVIEWED
UNDER THE LAND TITLE ACT.
2. THE PLAN IS TO BE REVIEWED
UNDER THE LAND TITLE ACT.
3. THE PLAN IS TO BE REVIEWED
UNDER THE LAND TITLE ACT.
4. THE PLAN IS TO BE REVIEWED
UNDER THE LAND TITLE ACT.
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UNDER THE LAND TITLE ACT.
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UNDER THE LAND TITLE ACT.
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23. THE PLAN IS TO BE REVIEWED
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24. THE PLAN IS TO BE REVIEWED
UNDER THE LAND TITLE ACT.

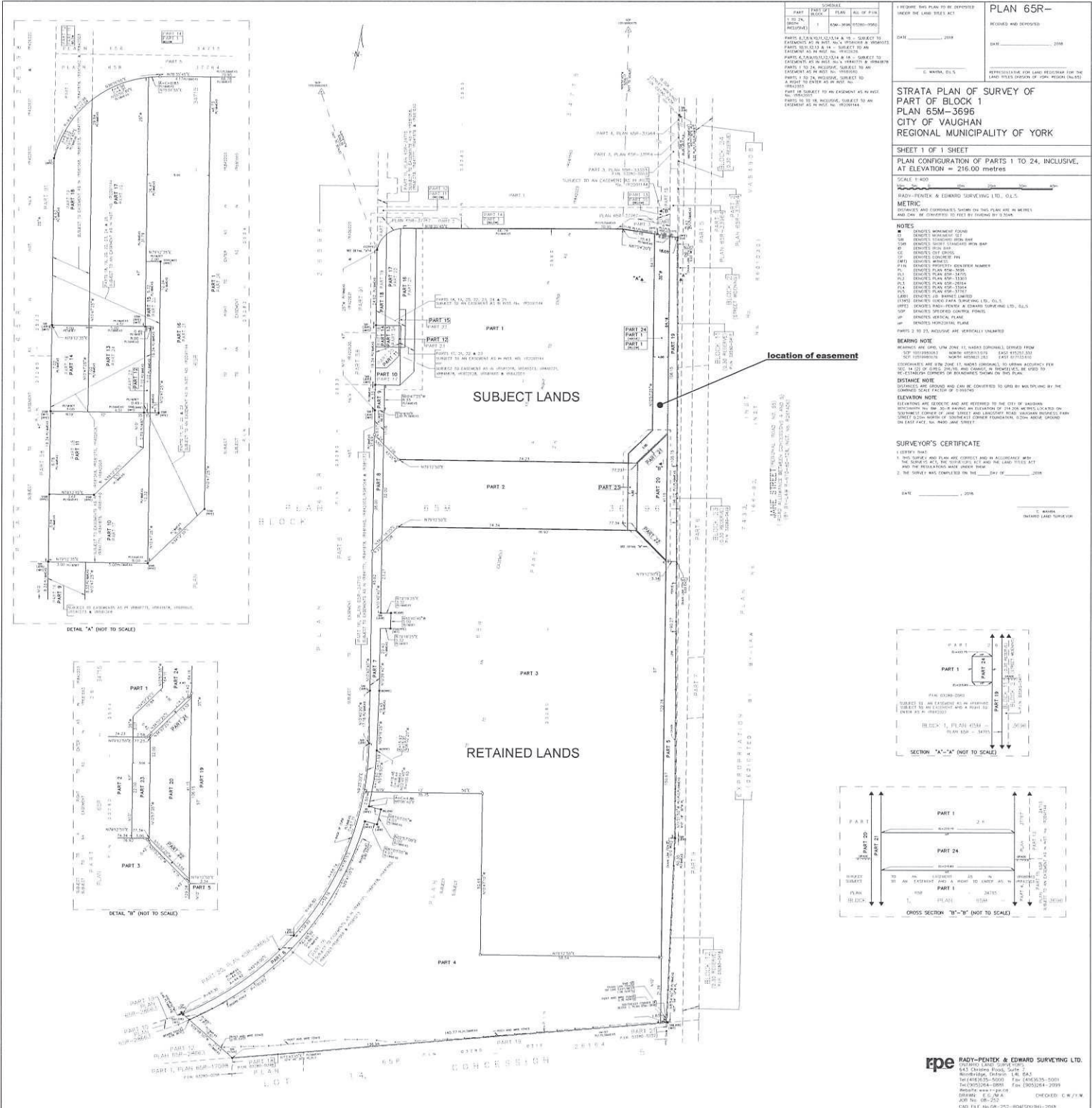
PLAN 65R-
REVIEWED AND APPROVED
DATE: 2018-01-18
C. STREET, S.L.S.
STRATA PLAN OF SURVEY OF
PART OF BLOCK 1
PLAN 65M-3696
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SHEET 1 OF 1 SHEET
PLAN CONFIGURATION OF PARTS 1 TO 24, INCLUSIVE,
AT ELEVATION = 215.00 metres
SCALE 1:100
PARTY: PENTON & EDWARD SURVEYING LTD., O.L.S.
METRIC
DISTANCES AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES
AND ARE TO BE CONSIDERED AS DIMENSIONS OF THE LAND.

NOTES:
1. THE SURVEYOR HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND TITLE ACT.
2. THE SURVEYOR HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND TITLE ACT.
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24. THE SURVEYOR HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND TITLE ACT.



EXPLOITATION BY
(EXERCISES BY BY-LAW PLAN NO. 144-1-15)
JANE STREET SURVEYING, INC.
(A PROFESSIONAL CORPORATION INCORPORATED IN THE PROVINCE OF ONTARIO)
J. STREET
1000 SHEPPARD AVENUE EAST, SUITE 100
VICTORIA PARK, ONTARIO M2H 3B5
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.JSTREET.SURVEYING.COM
DRAWN: J.S. CHECKED: C.W./J.W.
JOB NO. 180-001
CAD FILE NO. 180-001-180-001-180-001
001 25 2018 - 10 18 19

B022/18



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

- NOTES
- DENOTES MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - B DENOTES IRON BAR
 - CP DENOTES CONCRETE PILE
 - CP DENOTES CONCRETE PIN
 - (WT) DENOTES WITNESS
 - PLN DENOTES PROPERTY IDENTIFIER NUMBER
 - PL DENOTES PLAN 658-37787
 - PL1 DENOTES PLAN 658-37787
 - PL2 DENOTES PLAN 658-33303
 - PL3 DENOTES PLAN 658-28164
 - PL4 DENOTES PLAN 658-33984
 - (JDB) DENOTES J.D. BARNES LIMITED
 - (1345) DENOTES GUIDO PAPA SURVEYING LTD., O.L.S.
 - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD.
 - SCP DENOTES SPECIFIED CONTROL POINTS
 - HP DENOTES HORIZONTAL PLANE
 - PARTS 2 TO 23, INCLUSIVE ARE VERTICALLY UNLIMITED

BEARING NOTE
BEARINGS ARE GRID, UTM, ZONE 17, MAGN. (ORIGINAL), DERIV. FROM THE CANADIAN NATIONAL MAGNETIC FIELD DATA, 1990. NORTH 45913.079 EAST 615.3
SCP 10519980078 NORTH 45913.079 EAST 615.3
SCP 10519980078 NORTH 45913.079 EAST 615.3
COORDINATES ARE UTM, ZONE 17, MAGN. (ORIGINAL), TO ITRF 2008. (3) OF 0.000 216.10, AND CANNOT, IN THEMSELVES, RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PL.

DISTANCE NOTE
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID B COMBINED SCALE FACTOR OF 0.999740.

ELEVATION NOTE
ELEVATIONS ARE GEOMETRIC AND ARE REFERRED TO THE CITY BENCHMARK No. BM 30-8 HAVING AN ELEVATION OF 214.20' SOUTHWEST CORNER OF JANE STREET AND LANGSTAFF ROAD, STREET 0.20m NORTH OF SOUTHEAST CORNER FOUNDATION, (ON EAST FACE, No. 8400 JANE STREET.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2018.
DATE _____, 2018.

B022/18

