



File: A219/21

Applicant: Royal 7 Developments Ltd.

Address: 2920 Hwy 7, Bldg 5, Vaughan

Agent: Bousfields Inc.

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

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
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: A142/21, A041/19, A106/18

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, November 18, 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: 19

A219/21

Ward: 4

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, November 18, 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: Royal 7 Developments Ltd.

Agent: Bousfields Inc.

Property: **2920 Hwy 7, Bldg 5, Vaughan**

Zoning: The subject lands are zoned C9, Corporate Centre Zone and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct" by the Vaughan Metropolitan Centre Secondary Plan (Section 11.12, Volume 2), and further identified as "Area B" subject to site-specific policy 9.34.

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit an underground garage and various commercial uses, including eating establishments on the ground floor of a proposed 60 storey mixed-use building to be constructed on Block 1 (as shown on the plans provided).

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

By-law Requirement	Proposal
1) A minimum of 2 loading spaces are required. [Section 3.9 a)].	1) To permit one loading space on the site.
2) An outdoor patio accessory to an Eating Establishment must be in accordance with the provision of being completely enclosed by a physical barrier. [Section 5.1.6 h)].	2) To permit an Outdoor Patio, accessory to an Eating Establishment, that is not completely enclosed by a physical barrier.
3) All Buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A. [Exception 9(1248) di)].	3) To permit the location of the building to be located outside the Building Envelope as shown on E-Schedule E-1376A of exception 9(1248) to be as shown as the attached sketch of this application.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A142/21	To permit the below grade underground parking garage to a mixed-use development, to permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376".	Approved
A041/19	To permit underground commercial parking, to permit 0m setback for stairs, elevator etc, to permit 0m setback for structures below grade	Approved
A106/18	To permit a 0m setback for front, rear, interior and exterior for a proposed 60 storey mixed use building. To permit increased floor area, an art gallery, increase in residential units permitted and a reduction in amenity area.	Approved

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: 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 November 3, 2021

Applicant confirmed posting of signage on November 1, 2021

Property Information	
Existing Structures	Year Constructed
Building 5	Proposed

Applicant has advised that they cannot comply with By-law for the following reason(s):

The proposed variances are required in order to make minor revisions to By-law 188, in order to allow for the Expo 5 development which was approved in 2018 by By-law 047-2018 and is currently under construction.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: Order No. 21-124498, Stop Work Order Issue Date: Sep 13, 2021
 Order No. 21-114525, Order to Comply for West shoring walls are not installed in accordance with permit #20-385 DS and the Conditional Permit Agreement dated March 10, 2021. Specifically, construction shall proceed only on lands 2920 Hwy #7, Conc 4, Part of Lot 6, Plan 65R12013., Issue Date: Jun 02, 2021
 Order No. 21-114202, Order to Comply for Installation of caissons forming part of the footing system, has been undertaken prior to obtaining the required building permit, Issue Date: May 31, 2021
 Order No. 21-121050, Order to Comply for, Issue Date: Aug 04, 2021

Building Permit(s) Issued: Building Permit No. 20-000385 for Retaining Wall - New, Issue Date: Mar 11, 2021
 Building Permit No. 20-110980 for Condo. Apartment Building - Alternative Solutions, Issue Date: (Not Yet Issued)
 Building Permit No. 19-000972 for Condo. Apartment Building - Alternative Solutions, Issue Date: (Not Yet Issued)
 Building Permit No. 19-000250 for Condo. Apartment Building - New, Issue Date: (Not Yet Issued)
 Building Permit No. 19-000250 for Condo. Apartment Building - Foundation - Only, Issue Date: (Not Yet Issued)

A variance application for portions of the proposed building above and below grade which encroach on Block 6, 7, 20 and 29 located at the North West portion abutting Block 1 is required. The applicant has verified this process is underway. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):

No comments or concerns

Development Planning:

Please see Schedule C for Development Planning comments/conditions.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A219/21.

VMC Transportation Engineering comments:

Staff concur with the justification to accept the one loading space per Bousfield’s brief. The proposed Commercial Floor Area in the subject development exceeds the threshold for two loading spaces by 300 square meters, as the development includes a Commercial Floor Area of 2,819 square meters. And staff have no further comments.

Parks Development - Forestry:

Forestry has no comments at this time.

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 - Development Planning & Agency Comments

Development Planning – Under Review

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A142/21

Minor Variance Application A041/19

Minor Variance Application A106/18

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 find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Under Review

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 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
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

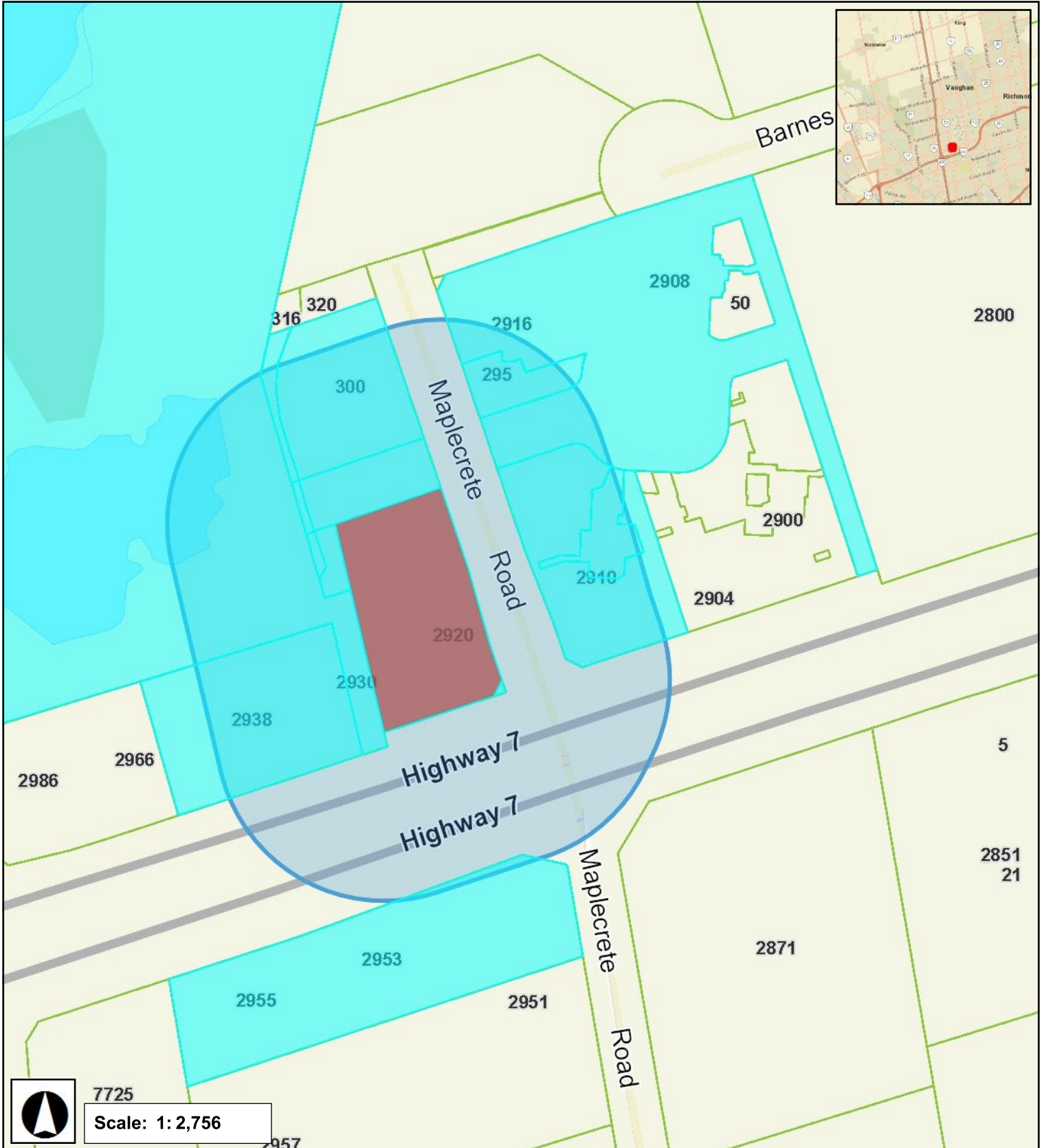
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**



A219/21 - Notification Map

2920 Highway 7, Vaughan



Variance 3 - The following building elements and structures will encroach into the 21 metre setback: exit stairs and parking garage structure.

0.5m
Setback to
Exit Stairs

7.2m
Setback to
Parking Ramp



18222
SETBACK TO PARKING RAMP

21881
SETBACK TO THE CLOSEST POINT OF CANOPY

23666
SETBACK TO THE CLOSEST POINT OF THE TOWER

28230
SETBACK TO THE GF

PROPOSED 60
STOREY MIXED
USE BUILDING
GROUND FLOOR FFE = 205.40m
AVERAGE GRADE = 205.42m
BUILDING HEIGHT = 181.51m

PART 5 PLAN 65R-9447
CENTRE LINE OF PART 5
PLAN 65R-9447
LINE OF UNDERGROUND
PARKING GARAGE

MAPLECRETE ROAD

HIGHWAY 7 WEST

EXISTING WATERMAIN

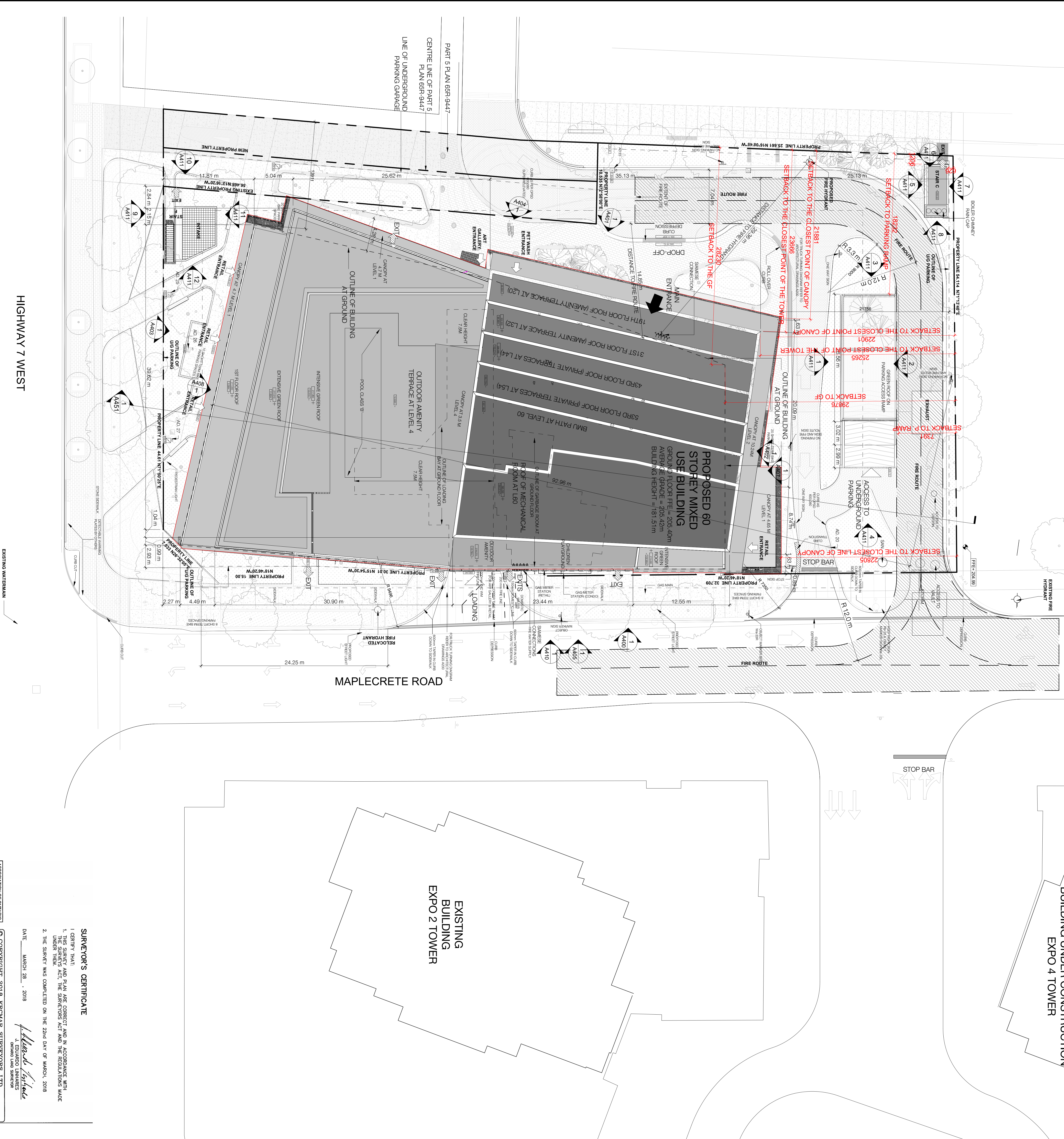
Ontario Building Code Data Matrix
Part 3

Item	Description	Code Reference
310	General Information	
311	Project Name	2048001
312	Address	2930 Highway 7 West, Vaughan, ON M4N 1A6
313	Location	2930 Highway 7 West, Vaughan, ON M4N 1A6
314	Project Type	Commercial - Change of use
315	Proposed Construction	
316	Building Area (m ²)	Existing: 14,121 m ² New: 14,121 m ² Total: 28,242 m ²
317	Building Height (m)	Existing: 56.148 m New: 56.148 m Total: 56.148 m
318	Number of Storeys	Existing: 10 New: 10 Total: 10
319	Number of Units	Existing: 0 New: 0 Total: 0
320	Number of Units per Floor	Existing: 0 New: 0 Total: 0
321	Number of Units per Unit	Existing: 0 New: 0 Total: 0
322	Number of Units per Unit	Existing: 0 New: 0 Total: 0
323	Number of Units per Unit	Existing: 0 New: 0 Total: 0
324	Number of Units per Unit	Existing: 0 New: 0 Total: 0
325	Number of Units per Unit	Existing: 0 New: 0 Total: 0
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395	Number of Units per Unit	Existing: 0 New: 0 Total: 0
396	Number of Units per Unit	Existing: 0 New: 0 Total: 0
397	Number of Units per Unit	Existing: 0 New: 0 Total: 0
398	Number of Units per Unit	Existing: 0 New: 0 Total: 0
399	Number of Units per Unit	Existing: 0 New: 0 Total: 0
400	Number of Units per Unit	Existing: 0 New: 0 Total: 0

4 OBC MATRIX PART 3

3 SITE PLAN

SCALE: 1:200



SURVEYOR'S CERTIFICATE

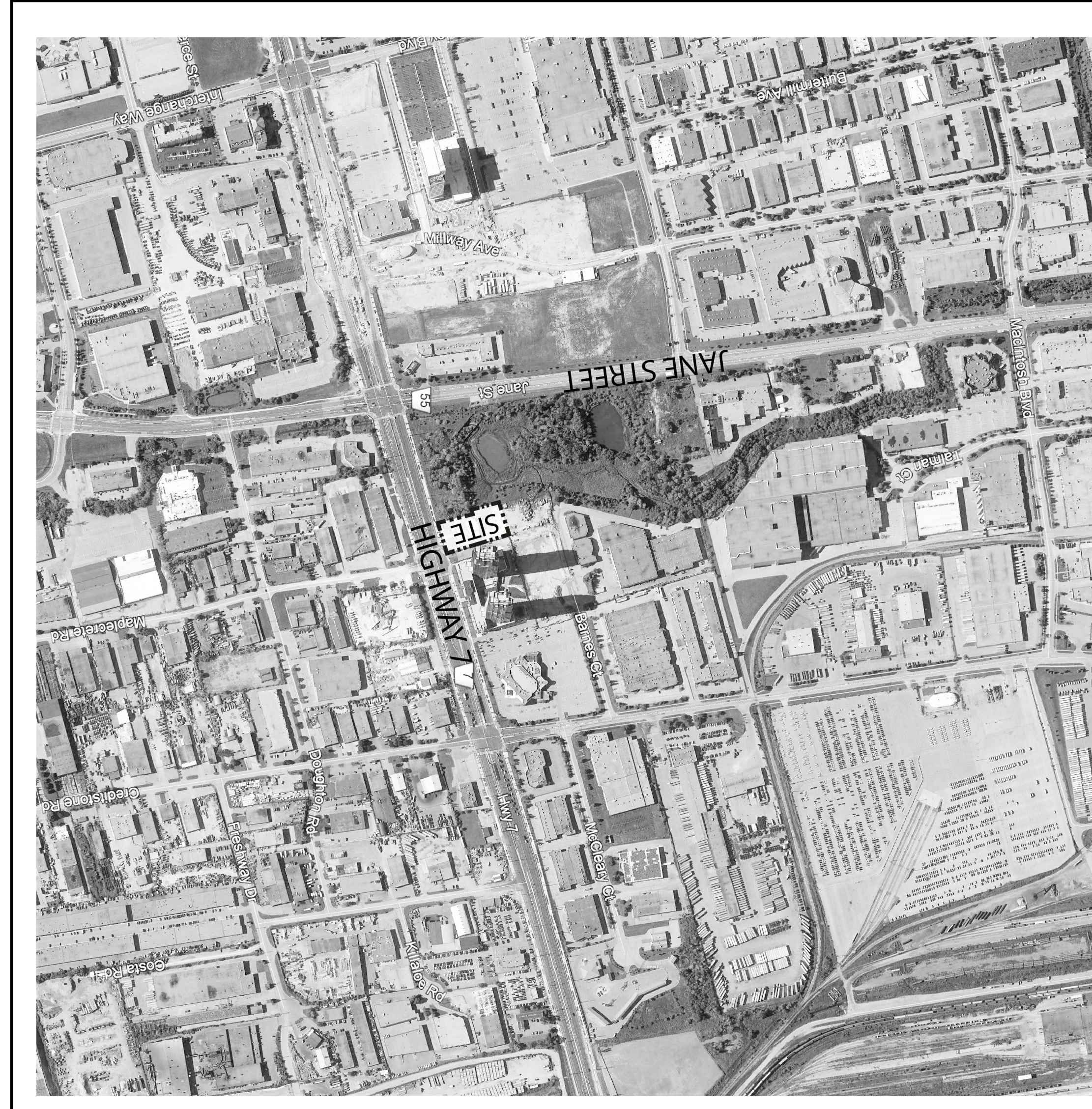
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2018.

DATE: MARCH 28, 2018

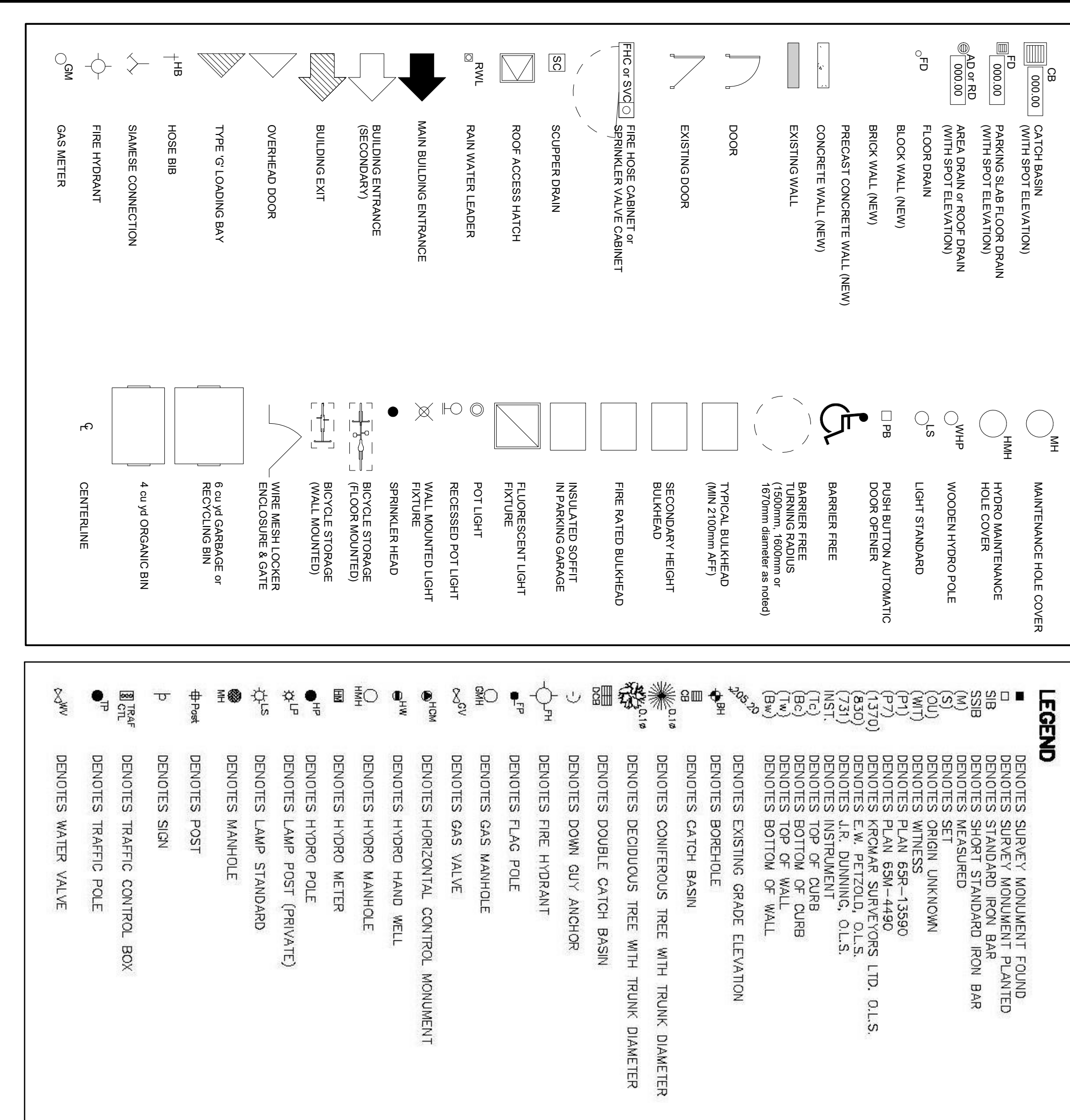
Michael Fyfe
Michael Fyfe
Professional Surveyor

K R C M T R



2 Context Map

SCALE: NTS



1 Symbols Legend

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
**ALL OF BLOCKS 1, 4, 5, 6, 8,
20 AND 29**
PLAN 65M-4490
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)

Quadrangle

77079 As indicated KCR MX
2930 Highway 7 West, Vaughan,
ON L4L 1A6
for
Royal 7 Developments

A100

Site Plan, Context Plan and OBC Matrix

RECEIVED AND DEPOSITED

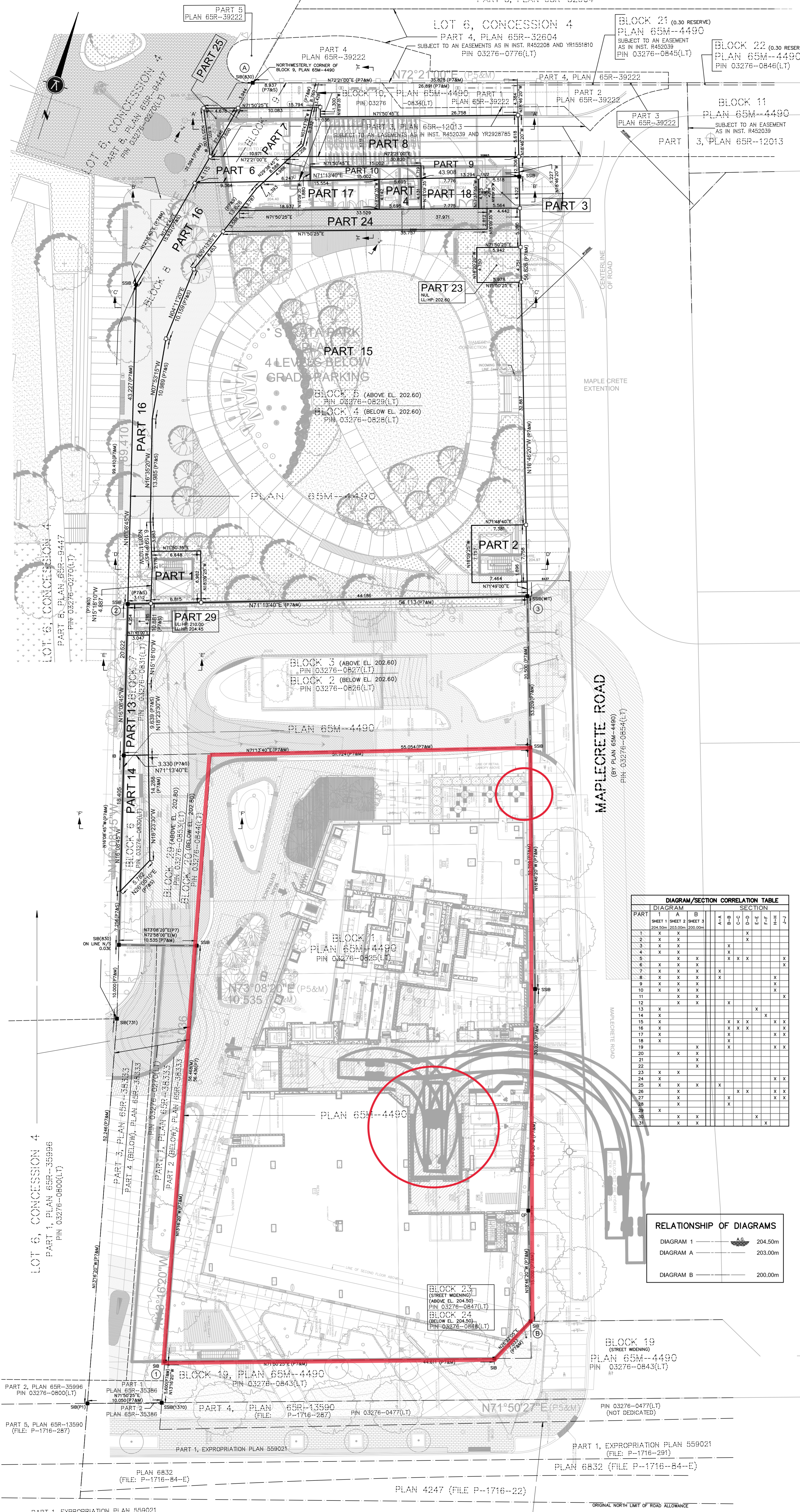
DATE _____, 2021

DATE _____, 2021

PRELIMINARY 830

J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)



SCHEDULE				
PART	BLOCK/LOT	PLAN	CONC	AREA (m ²) AT GRADE
1				X.X
2				X.X
3	PART OF BLOCK 5			X.X
4				X.X
5	PART OF BLOCK 8	65M-4490		---
6	PART OF BLOCK 9			X.X
7				X.X
8				X.X
9	PART OF BLOCK 10			X.X
10				X.X
11				---
12	PART OF LOT 6	4		---
13	PART OF BLOCK 7			X.X
14	PART OF BLOCK 6			X.X
15	PART OF BLOCK 5			X.X
16	PART OF BLOCK 8			X.X
17	PART OF BLOCK 5	65M-4490		X.X
18				X.X
19	PART OF BLOCK 4			---
20	PART OF BLOCK 7			---
21	PART OF BLOCK 4			---
22				---
23	PART OF BLOCK 5			X.X
24				X.X
25	PART OF LOT 6	4		X.X
26				---
27	PART OF BLOCK 5			---
28				---
29				---
30	PART OF BLOCK 7	65M-4490		X.X
31	PART OF BLOCK 6			---

PARTS 1, 2, 3, 4, 15, 17, 18, 20 AND 23 COMPRISE ALL OF PIN 03276-0829(LT)

PARTS 19, 21 AND 22 COMPRISE PART OF PIN 03276-0828(LT)

PARTS 8, 9 AND 10 COMPRISE PART OF PIN 03276-0834(LT)

PARTS 7 AND 8 - SUBJECT TO AN EASEMENT AS IN INST. R452039

STRATA PLAN OF SURVEY OF
ALL OF BLOCKS 5, 6, 7 AND 8
PART OF BLOCKS 4, 9 AND 10
PLAN 65M-4490 AND
PART OF LOT 6, CONCESSION 4
 (ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN

SCALE 1:250

KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490, REFERRING TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (NAD 27, 1974 ADJUSTMENT).

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999873.

TO OBTAIN BEARINGS RELATED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS)(2010)), APPLY A COUNTER-CLOCKWISE ROTATION OF 01°02'02" TO THE BEARINGS SHOWN.

6' UTM ZONE 17 COORDINATES
 NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/76 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SIB	4 850 330.901	618 849.893
(B) SIB	4 850 184.121	618 939.221

OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 850 163.12	618 894.08
2	4 850 258.65	618 856.48
3	4 850 276.98	618 907.37

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.

NOTES
 ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.L.S. UNLESS OTHERWISE NOTED.
 BEARINGS, DISTANCES AND ELEVATIONS ARE IN ACCORDANCE WITH PLAN 65M-4490, AS APPLICABLE.
 SUBSTANTIAL COMPLIANCE WITH O.R.G. 525/91 DUE TO CONSTRUCTION ACTIVITY.

LEGEND

- DENOTES PROPERTY BOUNDARY
- - - - DENOTES CHANGE IN VERTICAL LIMITATION
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (OU) DENOTES ORIGIN UNKNOWN
- (71) DENOTES PLAN 65M-4490
- (830) DENOTES E.W. PETZOLD, O.L.S.
- (1042) DENOTES BRIAN KEITH EDWARDS, O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
- EL: DENOTES GEODETIC ELEVATION
- (NVL) DENOTES NO VERTICAL LIMITATIONS
- (NUL) DENOTES NO UPPER LIMITATIONS
- (LL) DENOTES NO LOWER LIMITATIONS
- UL: DENOTES UPPER LIMITATION IN METRES
- LL: DENOTES LOWER LIMITATION IN METRES
- HP: DENOTES HORIZONTAL PLANE
- CVL: DENOTES CHANGE IN VERTICAL LIMITATION

X X DENOTES SEE SECTION X-X

DIAGRAM/SECTION CORRELATION TABLE

PART	DIAGRAM			SECTION											
	1	A	B	A-A	B-B	C-C	D-D	E-E	F-F	G-G	H-H	I-I	J-J		
1	X	X	X												
2	X	X	X												
3	X	X	X												
4	X	X	X												
5	X	X	X												
6	X	X	X												
7	X	X	X												
8	X	X	X												
9	X	X	X												
10	X	X	X												
11	X	X	X												
12	X	X	X												
13	X	X	X												
14	X	X	X												
15	X	X	X												
16	X	X	X												
17	X	X	X												
18	X	X	X												
19	X	X	X												
20	X	X	X												
21	X	X	X												
22	X	X	X												
23	X	X	X												
24	X	X	X												
25	X	X	X												
26	X	X	X												
27	X	X	X												
28	X	X	X												
29	X	X	X												
30	X	X	X												
31	X	X	X												

RELATIONSHIP OF DIAGRAMS

DIAGRAM 1 --- A₆ 204.50m

DIAGRAM A --- 203.00m

DIAGRAM B --- 200.00m

LOCATION OF DIAGRAMS
 DIAGRAM 1 IS ON SHEET 1
 DIAGRAM A IS ON SHEET 2
 DIAGRAM B IS ON SHEET 3
 SECTIONS ARE ON SHEET 4

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1, 2 AND 3) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2021

DATE _____, 2021

PRELIMINARY

J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	JL	DRAWN:	NL	CHECKED:	JEL	JOB NO:	00-202
DWG NAME:	00-202RPT07	PLOT INFO:	09.20.13/JM/2021	WORK ORDER NO:			22103
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca							



DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 204.50 METRES (Approximate Grade)

THE KING'S HIGHWAY No. 7
 ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4
 PIN 03276-0506(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2021

DATE _____, 2021

PRELIMINARY

J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

VEL	# SPACES
VEHICLE	1 SPACE
TRUCK	3 SPACES
TRUCK WITH TRAILER	3 SPACES
TRUCK WITH TRAILER (EAST/WEST)	23 SPACES
TRUCK WITH TRAILER (NORTH/SOUTH)	19 SPACES
TRUCK WITH TRAILER (DIAGONAL)	22 SPACES
TOTAL	67 SPACES

STRATA PLAN OF SURVEY OF
ALL OF BLOCKS 5, 6, 7 AND 8
PART OF BLOCKS 4, 9 AND 10
PLAN 65M-4490 AND
PART OF LOT 6, CONCESSION 4
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN

SCALE 1:250

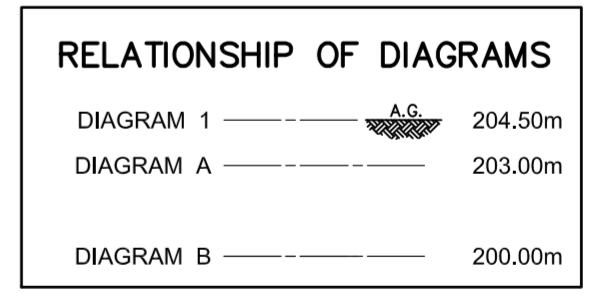
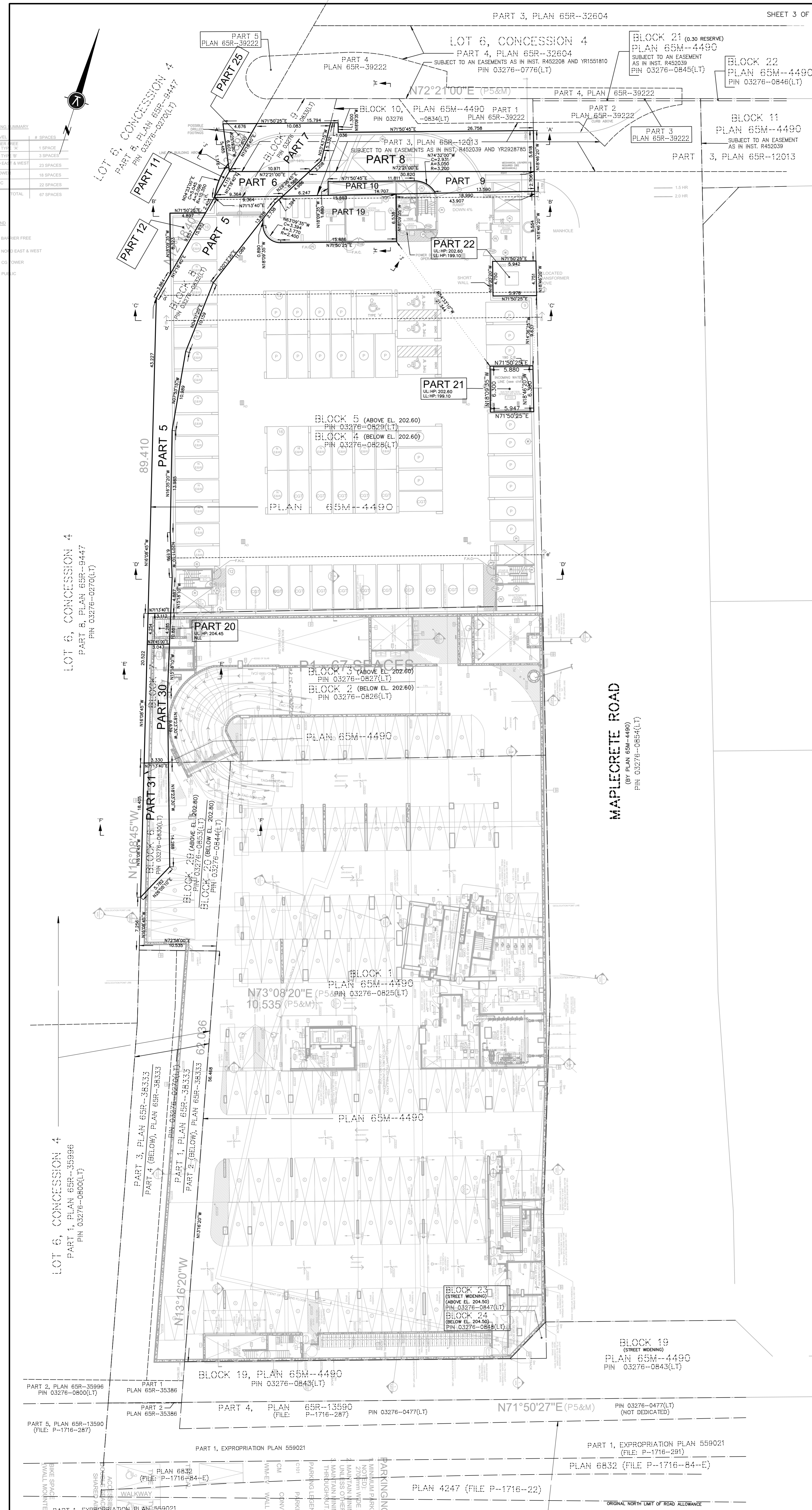
KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.

LEGEND

- DENOTES PROPERTY BOUNDARY
- - - DENOTES CHANGE IN VERTICAL LIMITATION
- EL: DENOTES GEODETIC ELEVATION
- (NVL) DENOTES NO VERTICAL LIMITATIONS
- (NUL) DENOTES NO UPPER LIMITATIONS
- (NLL) DENOTES NO LOWER LIMITATIONS
- UL: DENOTES UPPER LIMITATION IN METRES
- LL: DENOTES LOWER LIMITATION IN METRES
- HP: DENOTES HORIZONTAL PLANE
- CVL DENOTES CHANGE IN VERTICAL LIMITATION
- X X DENOTES SEE SECTION X-X



PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD: J.L. DRAWN: N.L. CHECKED: J.E.L. JOB NO: 00-202

DWG NAME: 00-202R07 PLOT INFO: 09-20 13/JUL/2021 WORK ORDER NO: 22103

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca

DIAGRAM B - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 200.00 METRES (P1 Level)

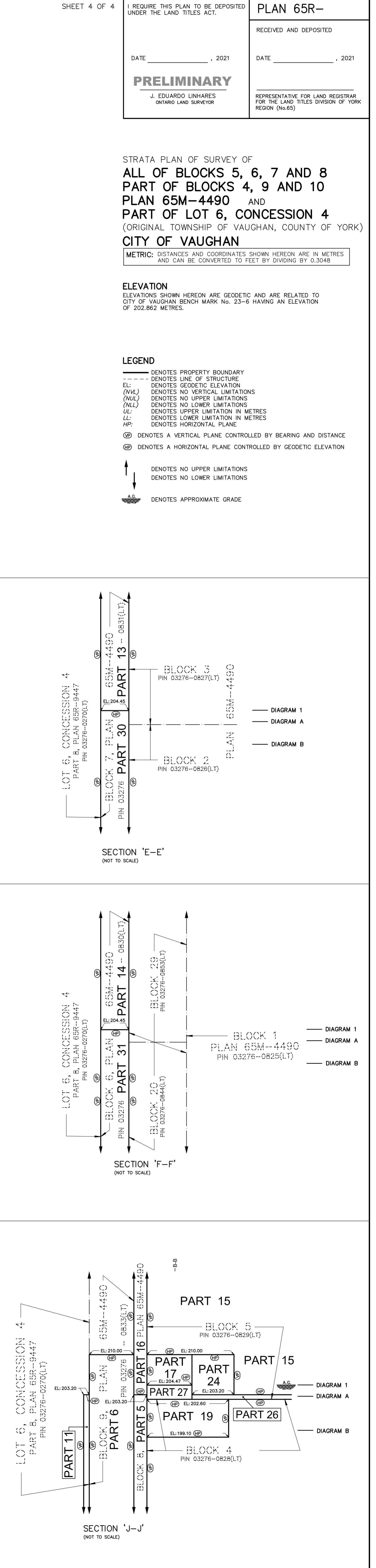
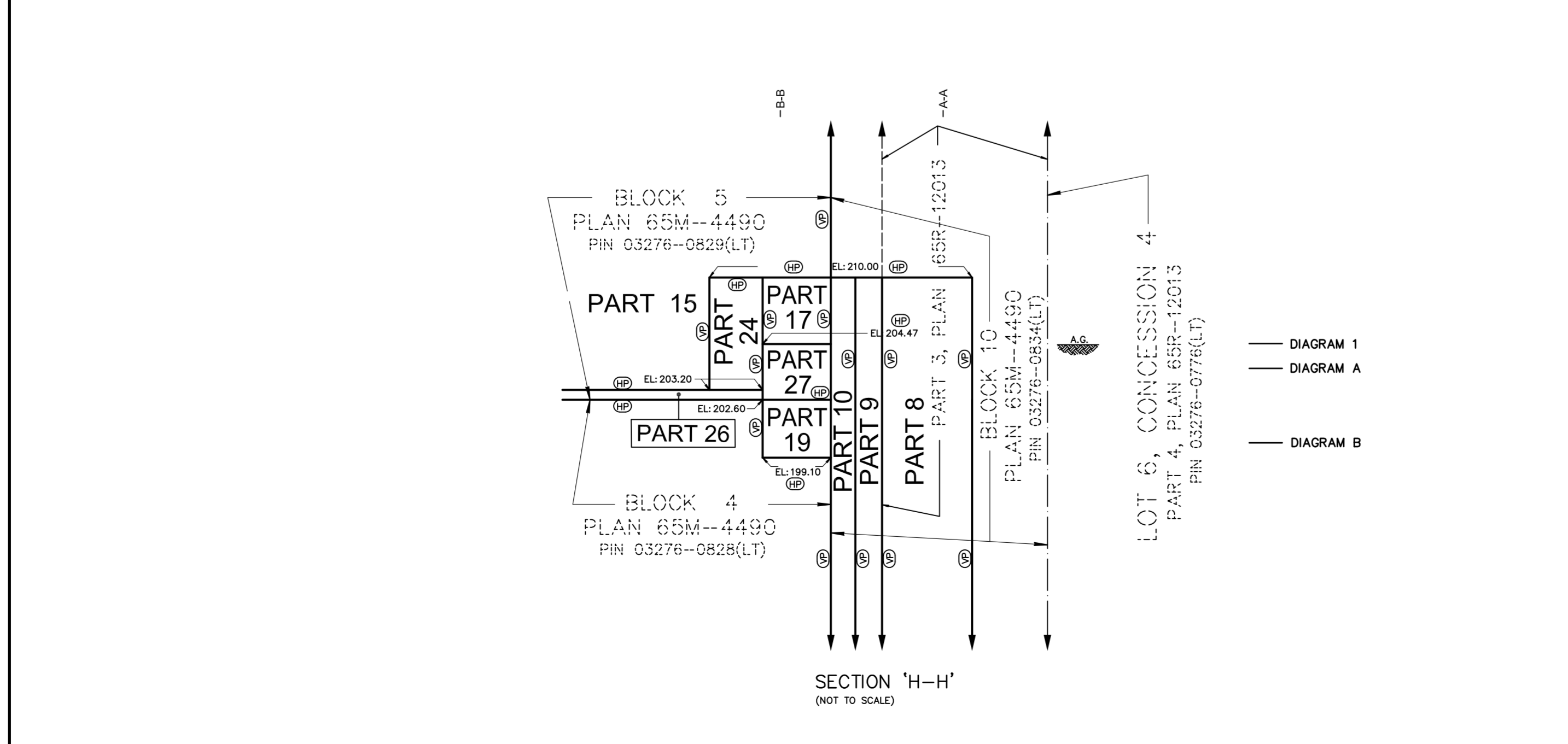
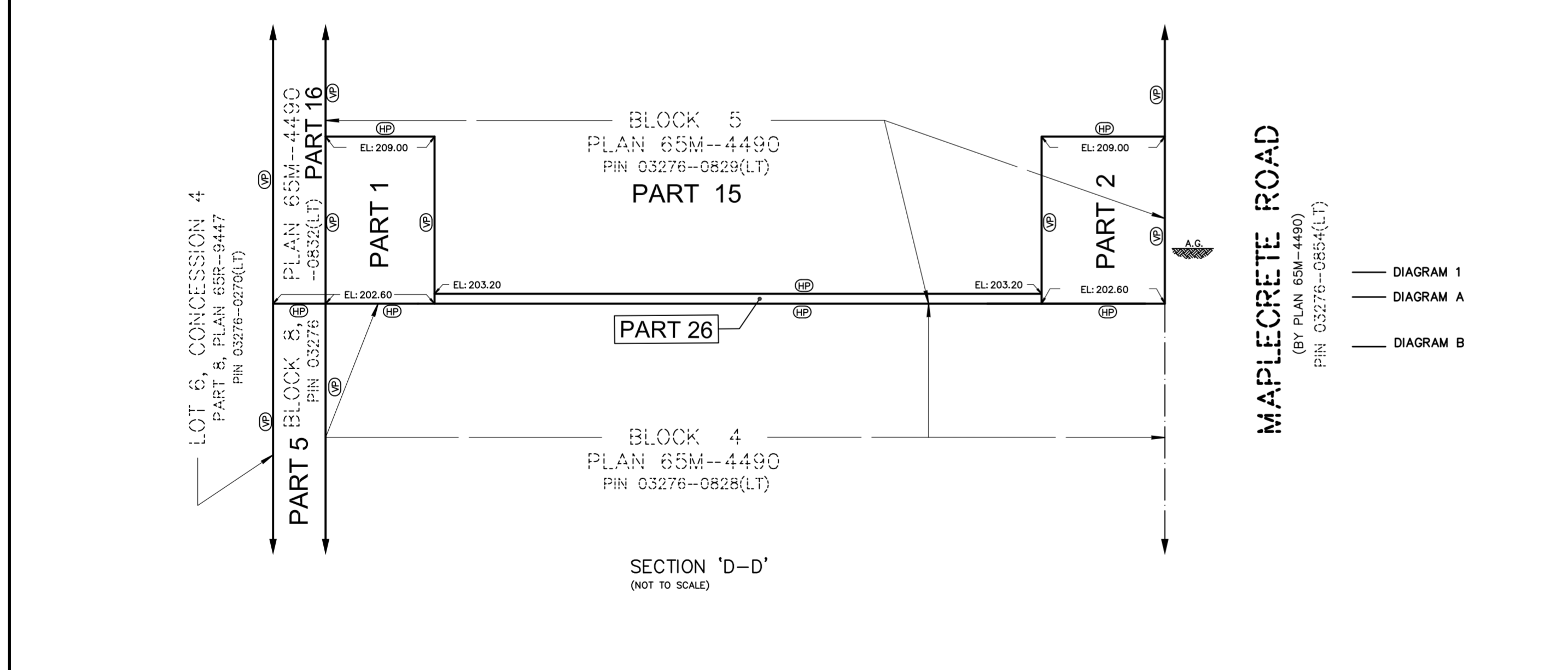
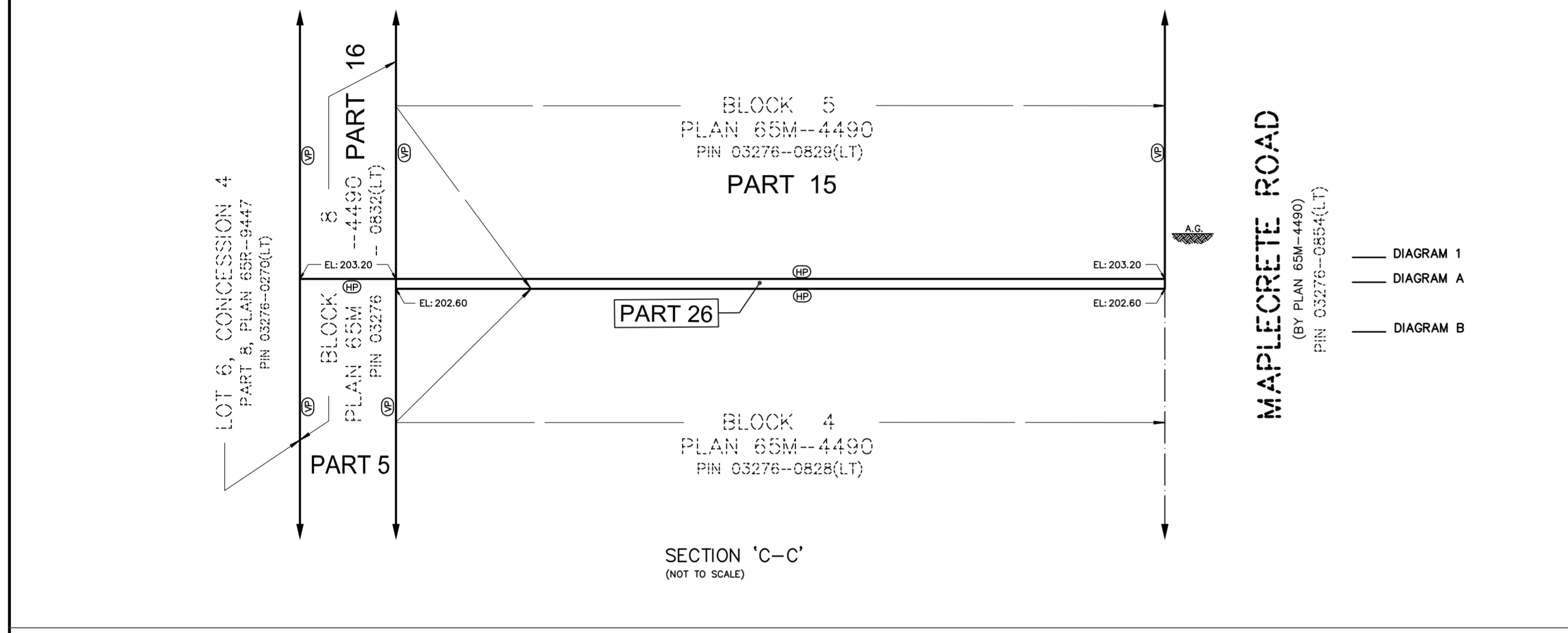
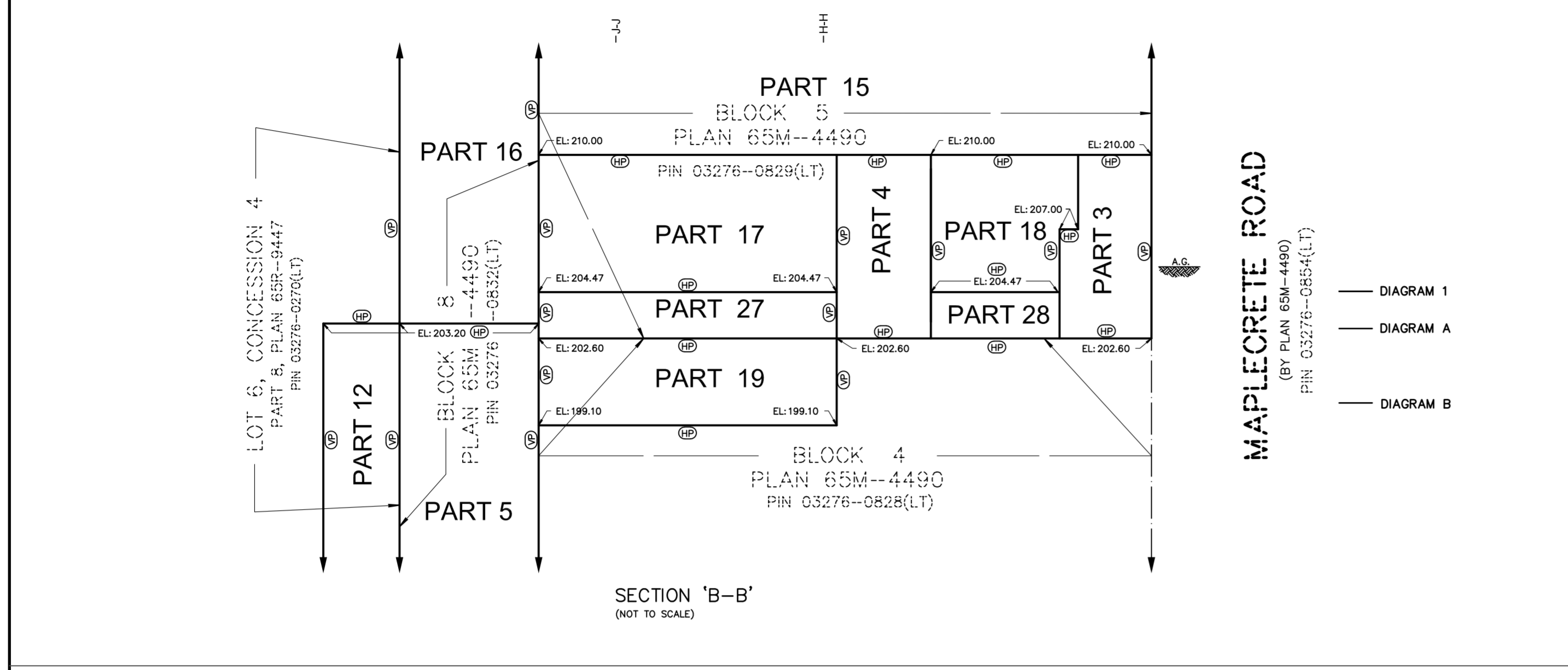
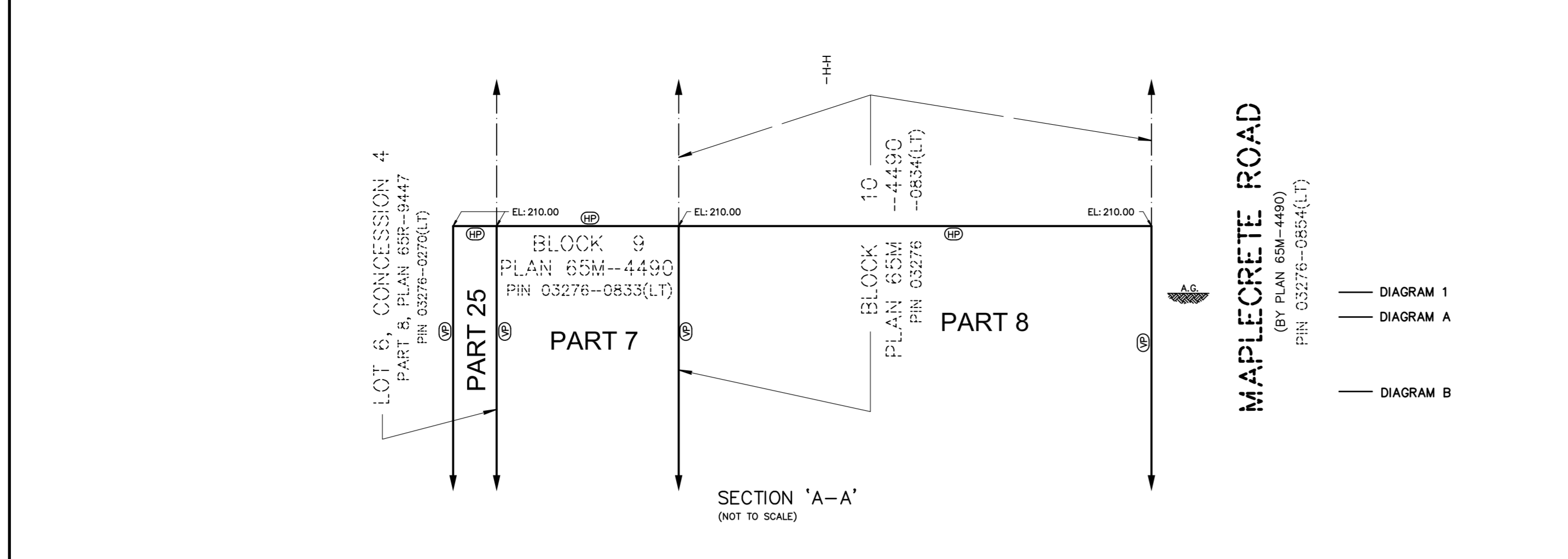
KRCMAR

STRATA PLAN OF SURVEY OF
**ALL OF BLOCKS 5, 6, 7 AND 8
PART OF BLOCKS 4, 9 AND 10
PLAN 65M-4490 AND
PART OF LOT 6, CONCESSION 4
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN**

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.

- LEGEND**
- DENOTES PROPERTY BOUNDARY
 - - - DENOTES LINE OF STRUCTURE
 - EL: DENOTES GEODETIC ELEVATION
 - (NV) DENOTES NO VERTICAL LIMITATIONS
 - (NU) DENOTES NO UPPER LIMITATIONS
 - (NL) DENOTES NO LOWER LIMITATIONS
 - UL: DENOTES UPPER LIMITATION IN METRES
 - LL: DENOTES LOWER LIMITATION IN METRES
 - HP: DENOTES HORIZONTAL PLANE
 - Ⓢ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
 - Ⓣ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - Ⓢ DENOTES APPROXIMATE GRADE



RELATIONSHIP OF DIAGRAMS

DIAGRAM 1	204.50m
DIAGRAM A	203.00m
DIAGRAM B	200.00m

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	J.E.L.	JOB NO:	00-202
DWG NAME:	00-202RP07	PLOT INFO:	09-20-13/JUL/2021	WORK ORDER NO:	22103		
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca							

KRCMAR



MAPLECRETE ROAD
 FIRE COATED FIRE HYDRANT
 PER CIVIL DRAWINGS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FIRE DEPARTMENT.

Date	No.	Description
2020.06.21	1	Issued for Construction
2020.04.01	2	Issued for Construction
2020.03.05	3	Issued for SPN Resubmission
2020.01.22	4	Issued for Staging Yard
2019.11.14	5	Issued for Move Variance
2019.09.12	6	Revised for Term
2019.05.14	7	Issued for Window and Precast Tender
2019.05.08	8	Issued for SPN Resubmission
2019.05.07	9	Issued for SPN Resubmission
2019.04.11	10	Issued for Staircase, Underground and
2019.03.13	11	Issued for SPN Resubmission
2019.02.11	12	Issued for Building Permit
2019.06.12	13	Issued for Stair Approval
2019.05.28	14	Issued for Certificate of Approval
2019.05.28	15	ISSUE FOR CONDO

Quadrangle

2930 Highway 7 West, Vaughan, ON L4L 1A6
 416-333-3333
 www.quadrangle.ca

CG Tower
 2930 Highway 7 West, Vaughan, ON L4L 1A6
 For Royal 7 Developments

17079 1:100 KCR MK
 2020.06.21

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.

A219/21 – Agent Correspondence (Cover Letter)



Project No. 1808

October 22, 2021

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

Dear Members of the Committee:

Re: *Minor Variance Applications*
2926 Highway 7 West, City of Vaughan
Blocks 6 and 7 Plan 65M-4490

We are the planning consultants to Royal 7 Developments Limited, owner of the lands municipally known as 2926 Highway 7 West, which form part of the Expo City mixed-use development. This application applies to the “Expo 5 (Phase 5)” site, in particular the lands shown as Blocks 6 and 7 on Plan 65M-4490 (see **Attachment A**).

Introduction and Background

The Expo City development is unique within the Vaughan Metropolitan Centre (VMC), as it is the first to provide for intensification and compact development to support the Vaughan Metropolitan TTC subway station. This was made possible by way of a 2008 Ontario Municipal Board decision, which approved high-rise residential towers on the subject site (Files Z.06.051 and 19T-00V21). This approval has specifically been recognized within the 2010 Vaughan Official Plan and VMC Secondary Plan (Policy 9.3.4), distinguishing this site from others within the VMC.

Since the approval for the broader Expo 5 lands, the following minor variances have been approved for the “Expo 5 (Phase 5)” site:

- A106/18 – which sought relief from By-law 1-88 to permit the construction of a 60-storey residential building on Block 1 on Plan 65M-4490. The variances were related to minimum setback requirements, maximum gross floor area, and residential unit requirements, and use permissions.
- A142/21 and A041/19 – which sought relief from By-law 1-88 to permit a public park, with stratified underground commercial parking, including reduced setbacks at and below-grade on Blocks 4 + 5 of Plan 65M-4490.

Proposed Minor Variance

The following variance is being requested:

1. **Variance 1:** A technical variance to permit the development, including Residential and Commercial Uses, and sub-surface parking uses, within the lands zoned OS2 (as shown as Blocks 6 and 7 on Plan 65M-4490, included as **Attachment A**). The site-specific zoning approval for the site (By-law 041-2018) allows for this use, and also includes zero setback permissions for below-grade parking structures). The proposed variance would technically confirm and recognize the approved site-specific approval for the below-grade parking garage.

In our opinion, these adjustments are minor, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate use and development of the site.

The requested variances and analysis of the four tests under Section 45(1) of the Planning Act is provided below.

Analysis of Four Tests

1. Maintain the General Intent and Purpose of the Official Plan

The subject site is designated “Station Precinct” and “Major Parks and Open Spaces” in the Official Plan. The lands designated “Station Precinct” are also subject to site-specific policy 9.3.4 within the Vaughan Metropolitan Centre (VMC) Secondary Plan which provides that the site-specific zoning by-law is deemed to conform to the Official Plan, and that the Secondary Plan shall not prevent the consideration of minor variances to the zoning by-law that are in keeping with the objectives, policies, and schedules of the secondary plan.

The general intent of the Official Plan is to provide for a diversity of open spaces, as well as for high-density commercial and residential uses within the VMC. The proposed variance would continue to allow for these uses.

2. Maintain the General Intent and Purpose of the Zoning By-law

The site-specific zoning by-law approved for the broader Expo 5 lands (approved in 2008 and amended in 2017), provides for a mix of high-rise, high-density residential and commercial uses and public parkland uses. The overall intent of the site-specific by-law is to establish a network of public streets, development blocks, active public spaces and unique and iconic towers that would contribute to a dynamic environment near the Jane Street/Highway 7 intersection and in proximity to the Vaughn Metropolitan TTC subway station. The proposed variance would continue to allow for these uses.

With respect to Variance 1, the site-specific zoning approval for the site (By-law 041-2018) allows for Residential and Commercial Uses, and below-grade parking uses within the lands zoned OS2. The proposed variance would technically confirm and recognize the approved site-specific approval, which allows for the below-grade parking garage.

3. Is Desirable for the Appropriate Development and Use of the land or building

Variance 1 is technical in nature, as it would allow for Residential and Commercial Uses, and below-grade parking uses, within the lands zoned OS2, which is permitted by the site-specific zoning approval.

4. Is Minor

The test of minor is primarily one of impact, but also has regard to size and importance of a variance. In this regard, there would be no adverse impact on the public realm or adjacent properties resulting from the variances.

Enclosures

In support of the application, please find the following additional documents.:

- One (1) Minor Variance Application Form which describe the purpose of the Applications.

Should you require any additional information, please do not hesitate to contact me at our office at 416-947-9744.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

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.-

Development Planning – Under Review

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: A219/21 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: November-02-21 3:33 PM
To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A219/21 - Request for Comments

Good afternoon 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 A142/21
Minor Variance Application A041/19
Minor Variance Application A106/18

NOTICE OF DECISION
Minor Variance Application A142/21
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, July 22, 2021

Applicant: City of Vaughan

Agent: Cortel Group

Property: Lands located in proximity of Maplecrete Road & Highway 7. Legal Description: Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315

Zoning: The subject lands are zoned EM1 - Prestige Employment Zone under By-law 1-88 as amended.

OP Designation: "Station Precinct", Volume 2, Section 11.8 Vaughan Metropolitan Centre (VMC) Secondary Plan with a maximum height of 30-storeys and maximum density of 5.0 times the area of the lot (FSI).

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit mixed-use development over the subject lands.

The "below grade underground parking garage accessory to a mixed-use development provisions" (Variance #1) will apply to the entirety of the subject lands which include Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315.

The lands to be included in Schedule E-1376 (Variance #2) is Part 2 on Plan 65R-38333 only.

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

By-law Requirement	Proposal
1. The proposed uses are not permitted within an EM1 Zone. [6.2.1]	1. To permit the below grade underground parking garage accessory to a mixed-use development.
2. The lands are not part of the Subject Lands as shown on Schedule "E-1376". [9(1248, Schedule	2. To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376".

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. A142/21 on behalf of CITY OF VAUGHAN be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	That the Owners of the Expo Tower 5 development and lands municipally known as 2966 Highway 7 execute respective Agreements of Purchase and Sale with the City on terms satisfactory to the Office of the City Solicitor, regarding the transfer of subsurface and air rights of the pedestrian mews.

	Department/Agency	Condition
2	TRCA Stephen Bohan 416-661-6600 x 5743 Stephen.bohan@trca.ca	The applicant provides the required fee amount of \$1,155 payable to the Toronto and Region Conservation Authority
3	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 Christine.vigneault@vaughan.ca	That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer. Please contact Sylvia Cardenas, Senior GIS Mapping Technician at sylvia.cardenas@vaughan.ca to initiate the process.

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:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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:

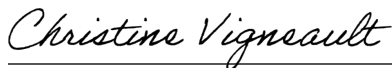
Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, July 22, 2021 meeting for submission details.
None	None

Late Written Public Submissions: None

Public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

<i>H. Zheng</i>	<i>A. Perrella</i>	ABSENT
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

DATE OF HEARING:	Thursday, July 22, 2021
DATE OF NOTICE:	July 30, 2021
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.	August 11, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, AMP, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Land 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 Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land Tribunal Act*.

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.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at cofa@vaughan.ca** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

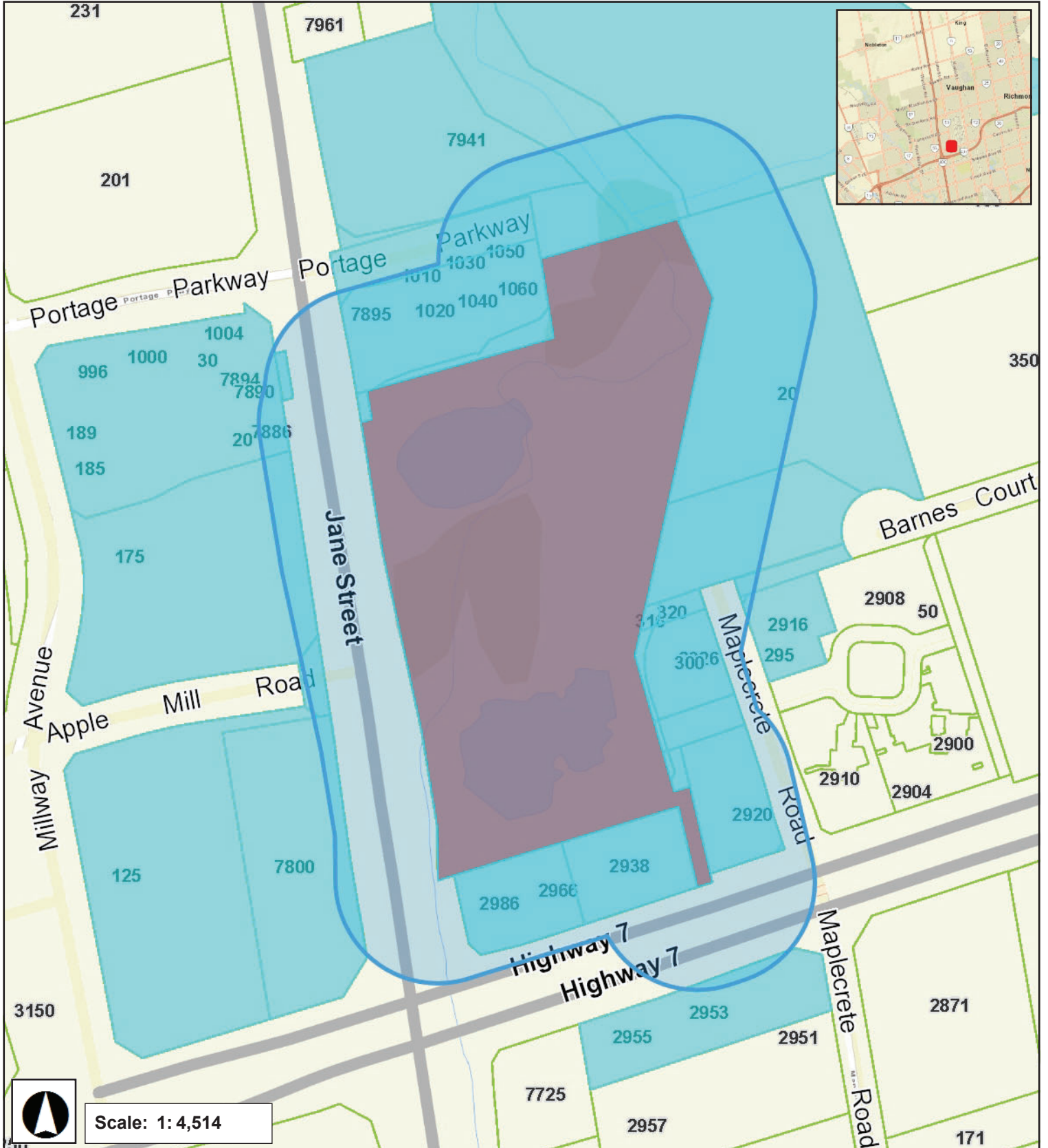
City of Vaughan OLT Processing Fee: \$866.00 per application

*Please note that all fees are subject to change.



LOCATION MAP - A142/21

Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-38333

RECEIVED AND DEPOSITED
 DATE MARCH 12, 2019
 DATE MARCH 12th, 2019
 J. EDUARDO LINHARES
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE				
PART	PART OF	CONCESSION	PART OF PIN	AREA (m ²) AT GRADE
1				284.5
2				---
3	LOT 6	4	03276-0270(LT)	284.5
4				---
5				26.0

STRATA PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 4
 (ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN

SCALE 1:250

KRCMAR SURVEYORS LTD.
 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490, REFERRING TO THE 3' UTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (NAD 27, 1974 ADJUSTMENT).
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999873.

TO OBTAIN BEARINGS RELATED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS)(2010)), APPLY A COUNTER-CLOCKWISE ROTATION OF 01°02'00" TO THE BEARINGS SHOWN.

6' UTM ZONE 17 COORDINATES
 NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

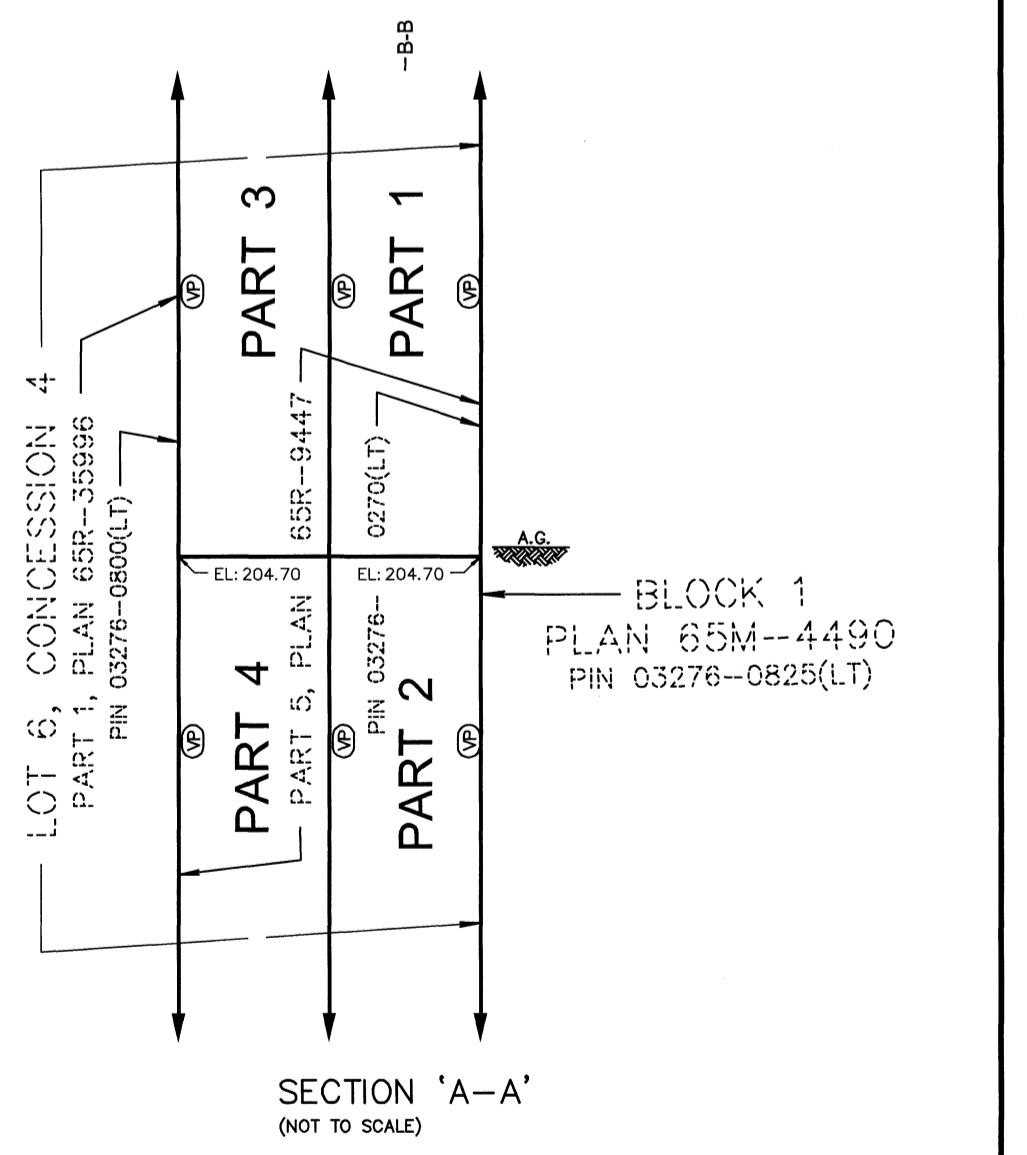
SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SIB	4 850 330.901	618 849.893
(B) SIB	4 850 177.775	618 936.194

OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 850 217.81	618 880.13
2	4 850 163.12	618 894.08

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES PROPERTY BOUNDARY
 - DENOTES CHANGE IN VERTICAL LIMITATION
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P7) DENOTES PLAN 65M-4490
 - (P8) DENOTES PLAN 65R-35386
 - (830) DENOTES E.W. PETZOLD, O.L.S.
 - (1042) DENOTES BRIAN KEITH EDWARDS, O.L.S.
 - (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
 - EL DENOTES GEODETIC ELEVATION
 - (NL) DENOTES NO VERTICAL LIMITATIONS
 - (NLL) DENOTES NO UPPER LIMITATIONS
 - (NLL) DENOTES NO LOWER LIMITATIONS
 - UL DENOTES UPPER LIMITATION IN METRES
 - LL DENOTES LOWER LIMITATION IN METRES
 - HP DENOTES HORIZONTAL PLANE
 - CVL DENOTES CHANGE IN VERTICAL LIMITATION
 - X X DENOTES SEE SECTION X-X

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF MARCH, 2019
 DATE MARCH 8, 2019
 J. EDUARDO LINHARES
 ONTARIO LAND SURVEYOR

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	JL	DRAWN:	NL	CHECKED:	J.E.L.	JOB NO:	00-202
DWG NAME:	00-202R08	PLOT INFO:	10.26.19/feb/2019	WORK ORDER NO:	22127	1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca	

KRCMAR

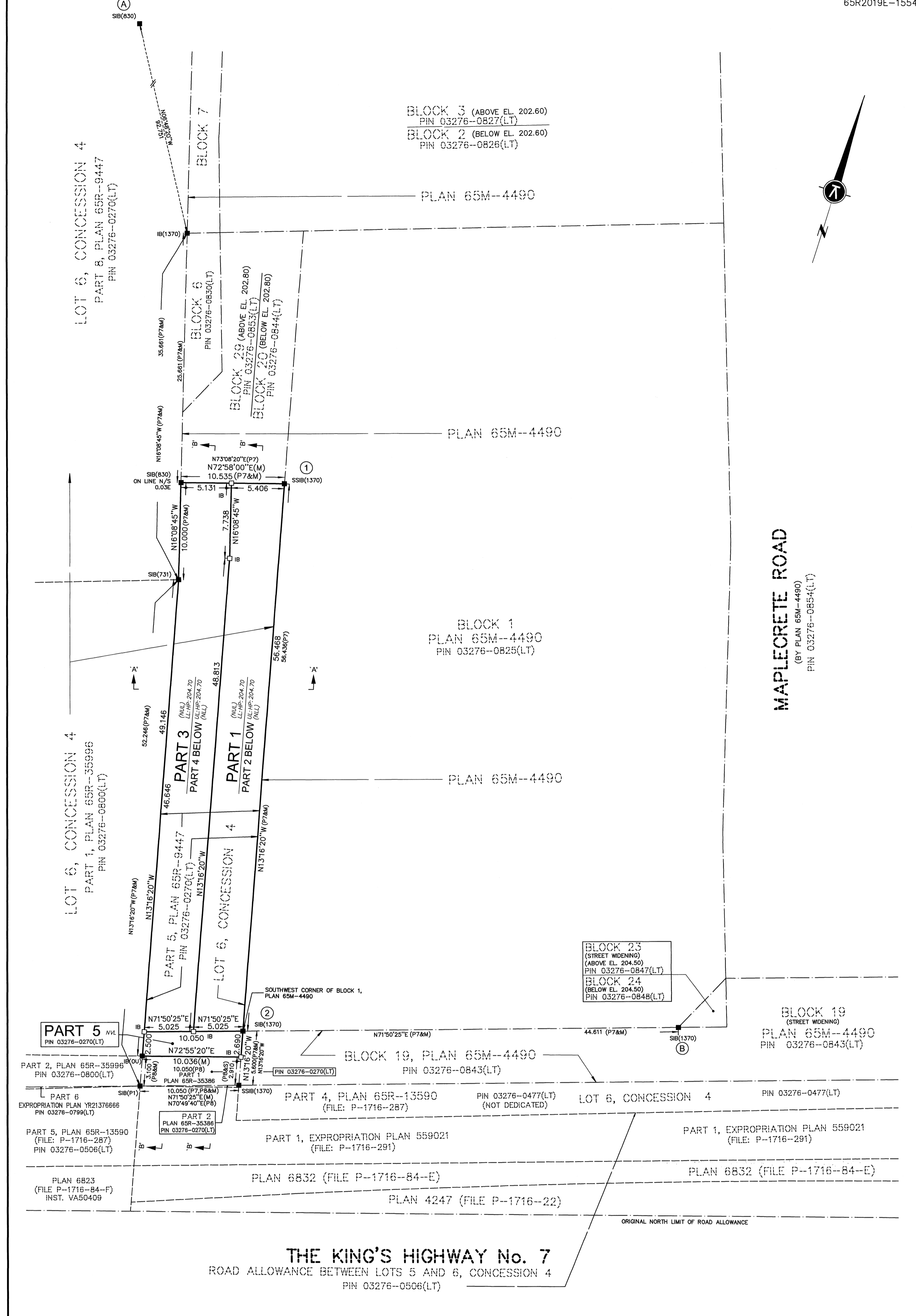
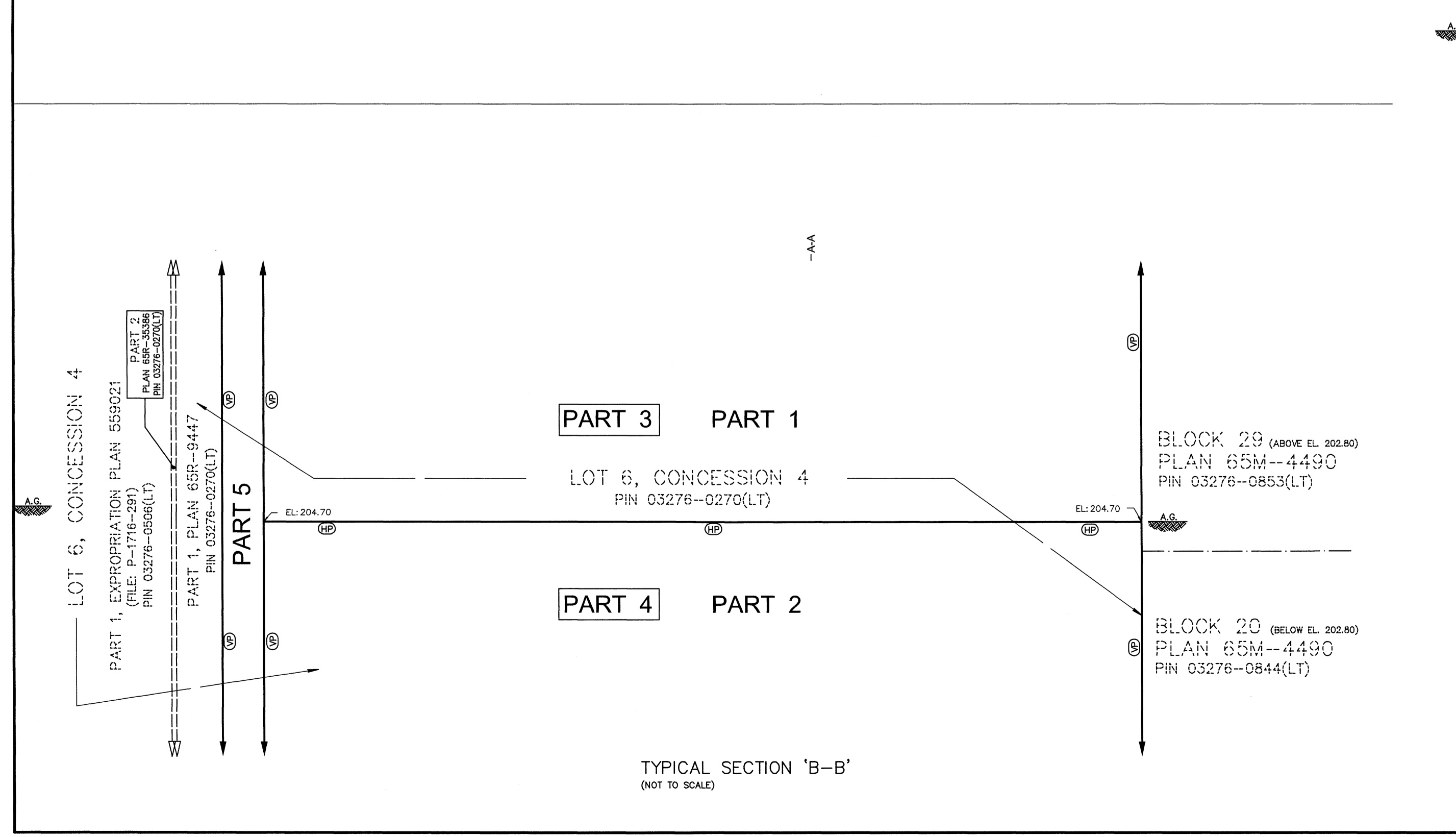


DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 206.00 METRES (Approximate Grade)



TYPICAL SECTION 'B-B' (NOT TO SCALE)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-39315

RECEIVED AND DEPOSITED

DATE FEBRUARY 22, 2021

DATE Feb 24, 2021

J. EDUARDO LINHARES ONTARIO LAND SURVEYOR

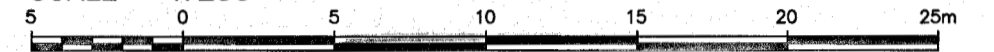
'A King' REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE

Table with 5 columns: PART, PART OF, CONCESSION, PART OF PIN, AREA (m²) AT GRADE. Rows 1-8 showing area details for Lot 6.

STRATA PLAN OF SURVEY OF PART OF LOT 6, CONCESSION 4 (ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK) CITY OF VAUGHAN

SCALE 1:250



KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490, REFERRING TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (NAD 27, 1974 ADJUSTMENT).

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999873.

TO OBTAIN BEARINGS RELATED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS)(2010)), APPLY A COUNTER-CLOCKWISE ROTATION OF 01°02'00" TO THE BEARINGS SHOWN.

6' UTM ZONE 17 COORDINATES NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE) THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

Tables for SPECIFIED CONTROL POINTS, OBSERVED REFERENCE POINTS, and COORDINATE VALUES.

LEGEND

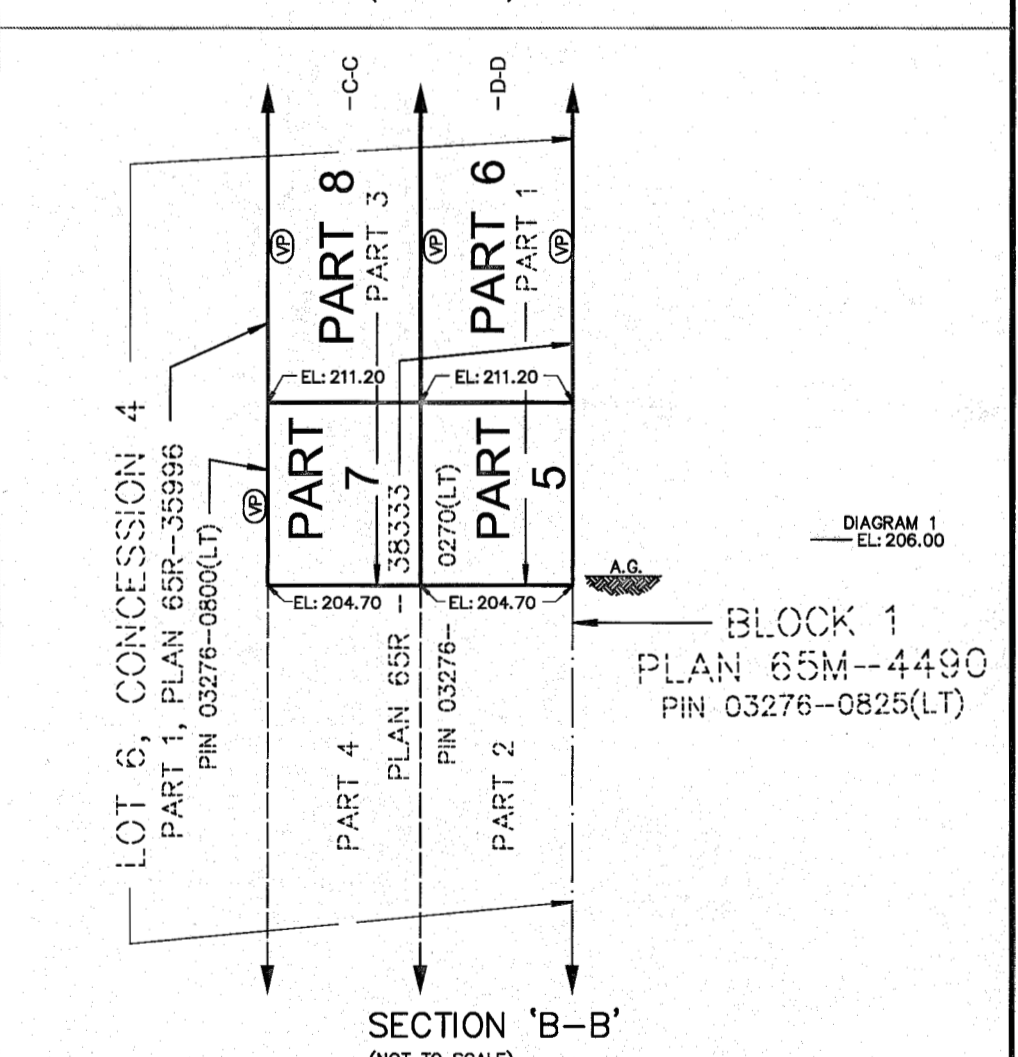
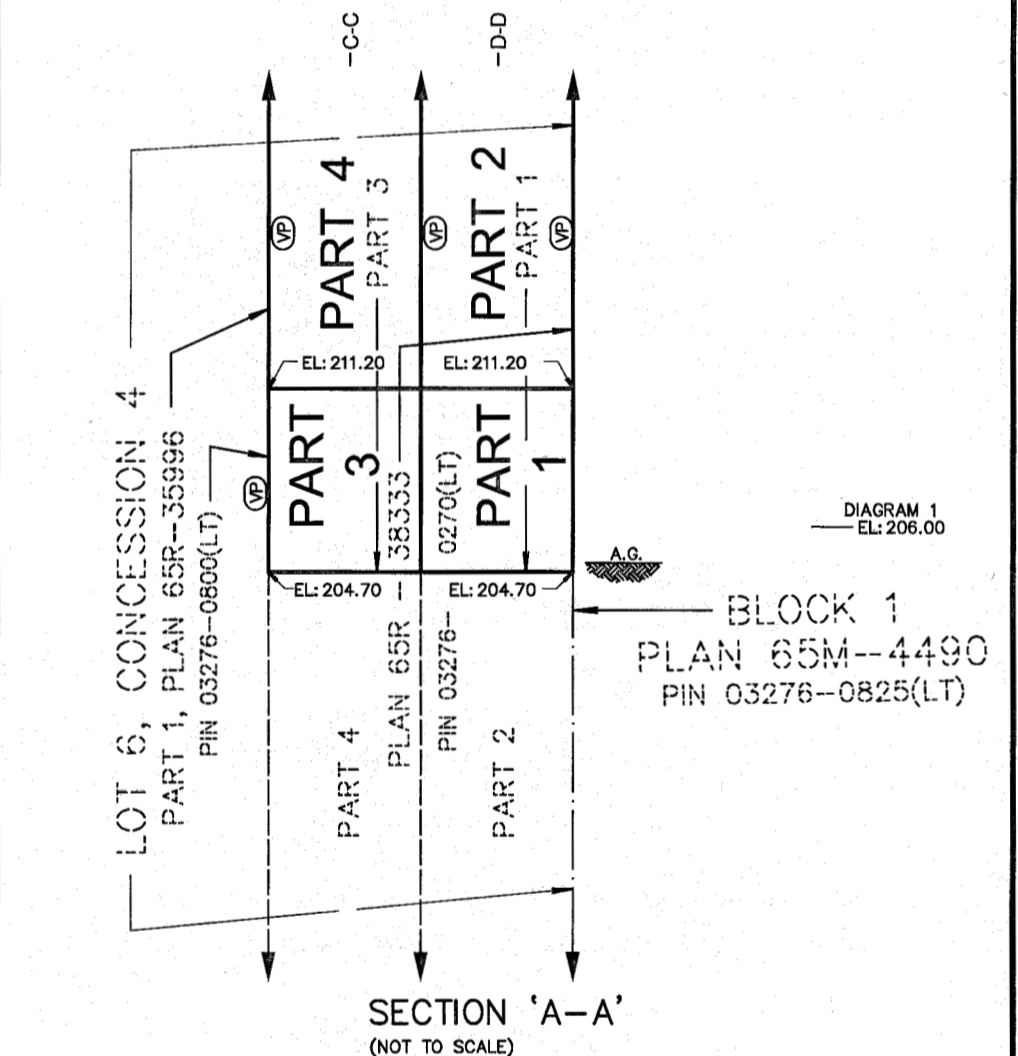
- DENOTES PROPERTY BOUNDARY
--- DENOTES CHANGE IN VERTICAL LIMITATION
--- DENOTES SURVEY MONUMENT FOUND
--- DENOTES SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
CC DENOTES CUT CROSS
(WT) DENOTES WITNESS
(S) DENOTES SET
(M) DENOTES MEASURED
(P7) DENOTES PLAN 65M-4490
(P8) DENOTES PLAN 65R-38333
(830) DENOTES E.W. PETZOLD, O.L.S.
(1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
EL. DENOTES GEODETIC ELEVATION
(NVL) DENOTES NO VERTICAL LIMITATIONS
(NUL) DENOTES NO UPPER LIMITATIONS
(NLL) DENOTES NO LOWER LIMITATIONS
UL. DENOTES UPPER LIMITATION IN METRES
LL. DENOTES LOWER LIMITATION IN METRES
HP. DENOTES HORIZONTAL PLANE
CVL DENOTES CHANGE IN VERTICAL LIMITATION
X-X DENOTES SEE SECTION X-X

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.

NOTE

SUBSTANTIAL COMPLIANCE WITH O.REG. 525/91 DUE TO CONSTRUCTION ACTIVITY.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

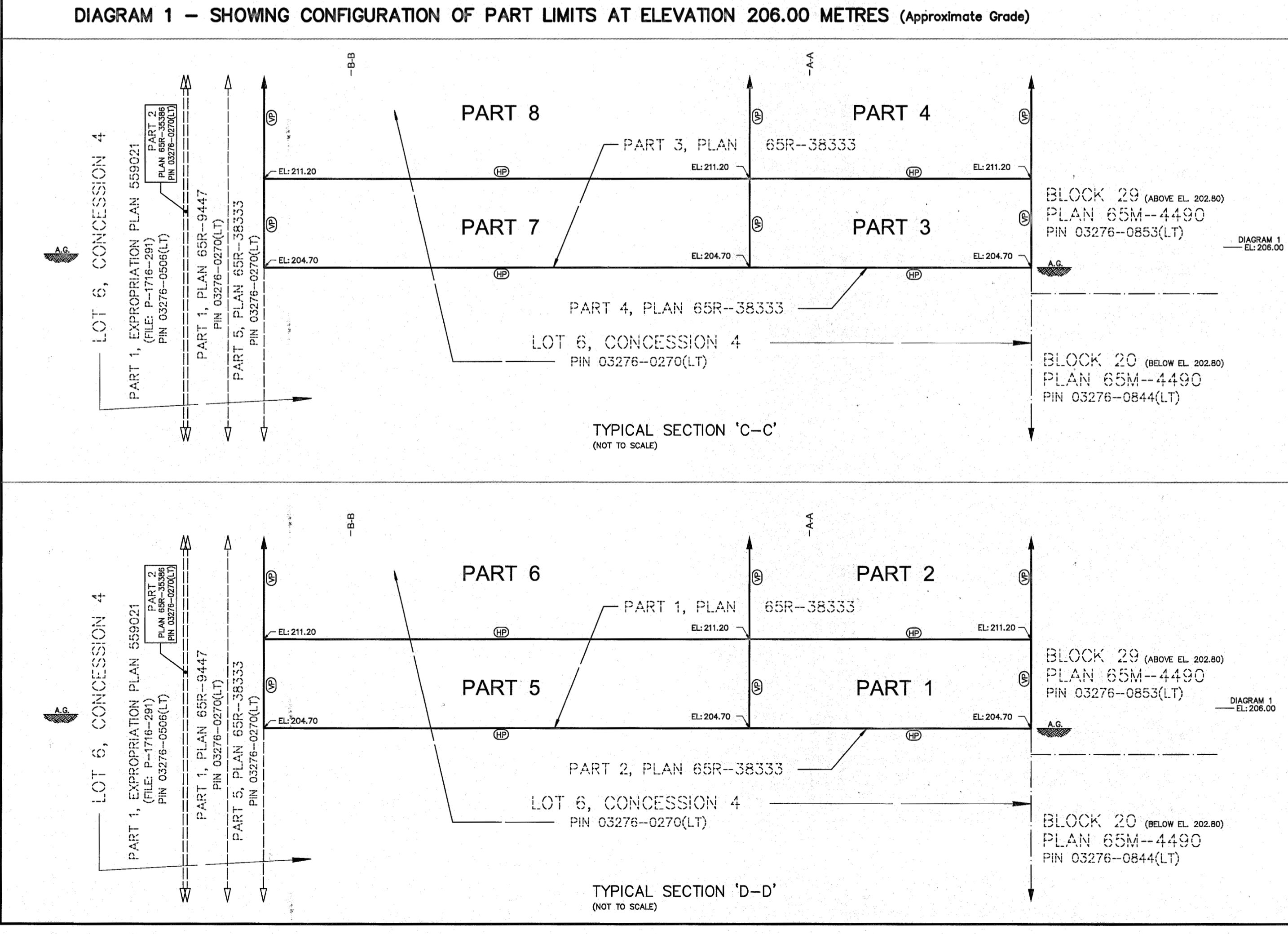
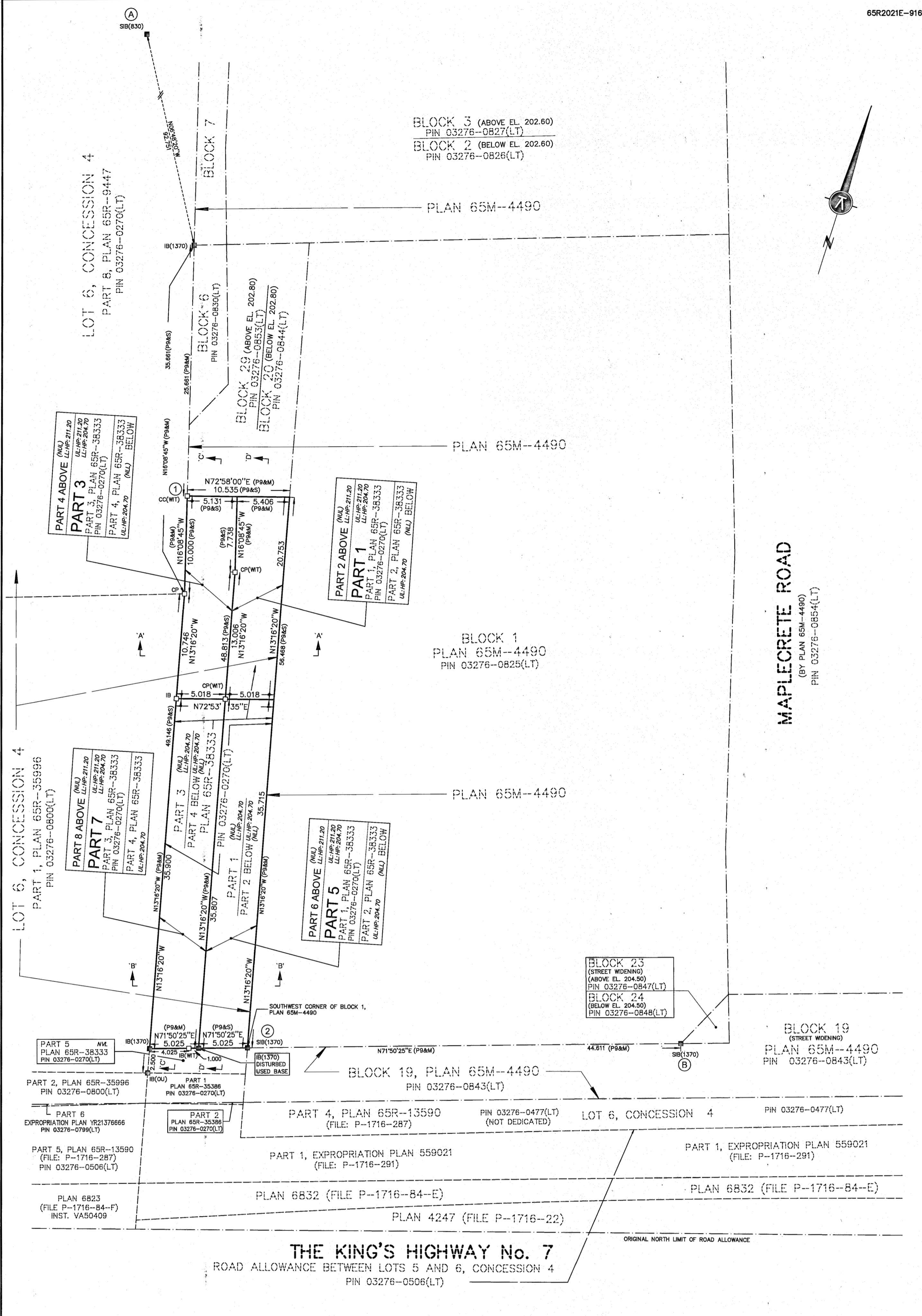
- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF FEBRUARY, 2021

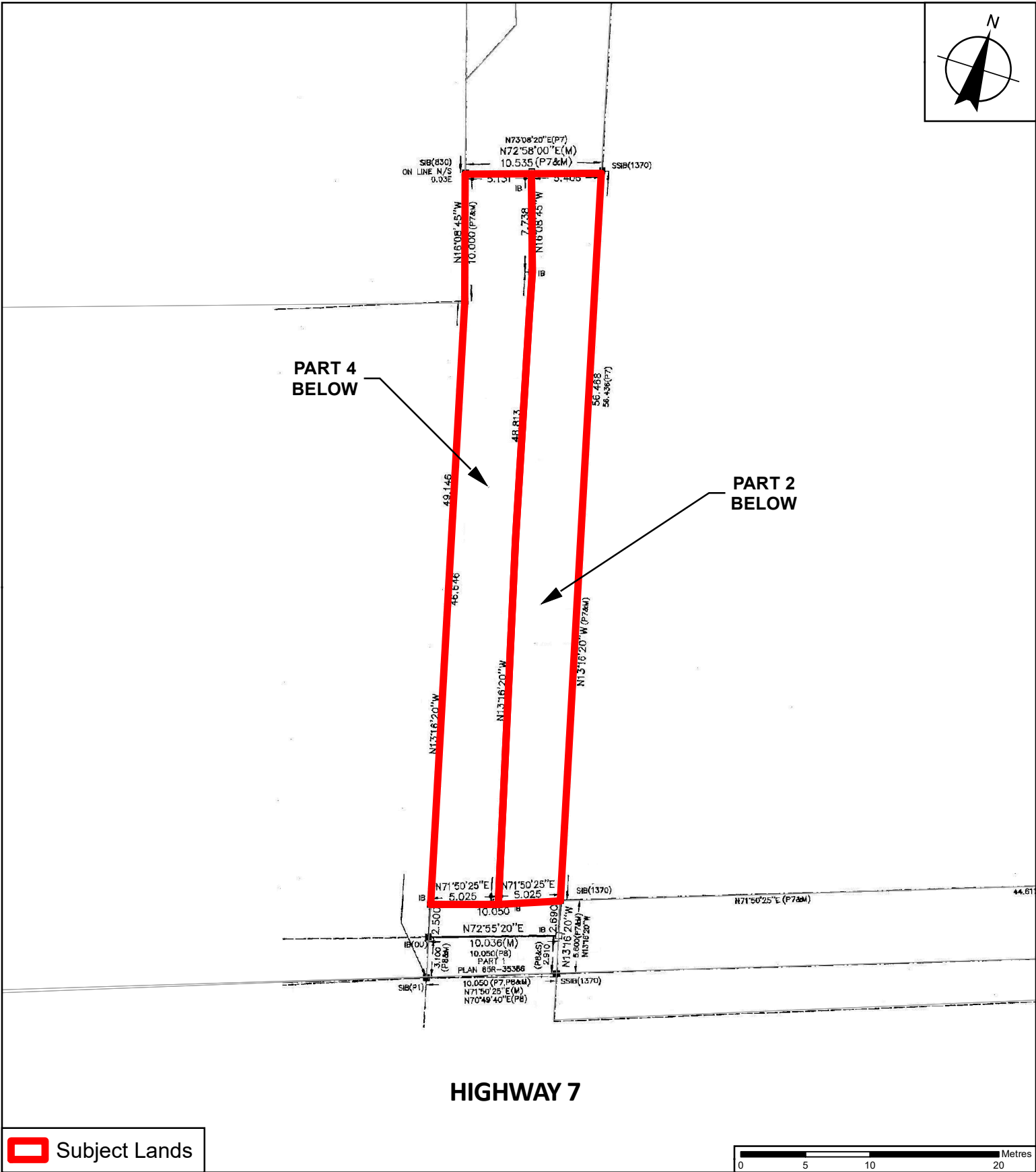
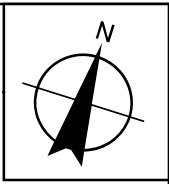
DATE FEBRUARY 10, 2021

J. EDUARDO LINHARES ONTARIO LAND SURVEYOR

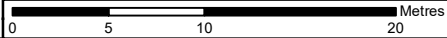
Table with columns: FIELD, J.L., DRAWN, N.L., CHECKED, J.E.L., JOB NO., DWG NAME, PLOT INFO, WORK ORDER NO.

KRCMAR





 Subject Lands



Reference Plan
65R-38333

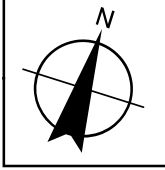
LOCATION:
Part of Lot 6, Concession 4
APPLICANT:
Royal 7 Developments



Attachment

FILE: DA.18.050
RELATED FILES:
DA.16.111 and 19CDM-19V008
DATE: June 8, 2021

2

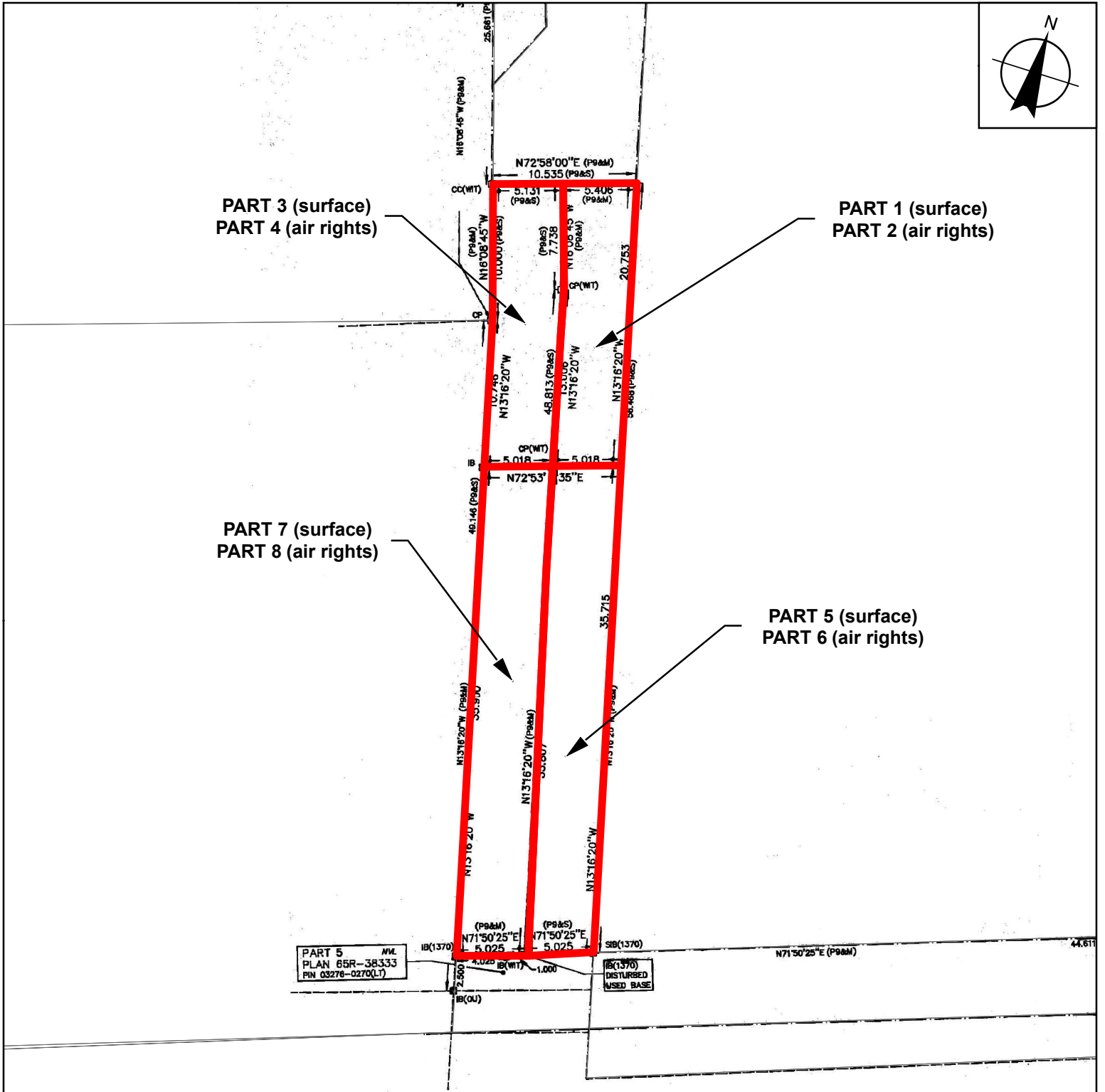


PART 3 (surface)
PART 4 (air rights)

PART 1 (surface)
PART 2 (air rights)

PART 7 (surface)
PART 8 (air rights)


PART 5 (surface)
PART 6 (air rights)

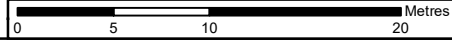


PART 5
M.M.
PLAN 65R-38333
PIN Q3276-0270(LT)

IB(1370)
DISTURBED
USED BASE

HIGHWAY 7

 Subject Lands



Reference Plan 65R-39315

LOCATION:
Part of Lot 6, Concession 4
APPLICANT:
Royal 7 Developments



Attachment

FILE: DA.18.050
RELATED FILES:
DA.16.111 and
19CDM-19V008
DATE: June 8, 2021

3

NOTICE OF DECISION
Minor Variance Application A041/19
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, May 2, 2019

Applicant: Royal 7 Developments Ltd.

Agent: Bousfields Inc.

Property: **2926 Hwy 7 Concord**

Royal 7 Developments Ltd Lands (Above & Below Grade)

Underground Commercial Parking Facility (Approximate Grade): Parts 1, 2, 3, 4, 15, 23 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Underground Commercial Parking Facility (PI Level – Below Grade): Parts 19, 21 and 22 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 on 65M-4490 (below grade).

Above Grade Lands (Pavilion Building): Parts 3, 4, 15, 17, 18 & 23 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Above Grade Lands (Exit Stairs, Air Shaft, Elevator): Parts 1 and 2 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Zoning: The subject lands are zoned OS2 and subject to the provisions of Exception 9(1248) under By-law 1-88 as amended.

OP Designation: Vaughan Metropolitan Centre Secondary Plan (VOP 2010, Volume 2, Section 11.12): Major Parks and Open Spaces

Related Files: Minor Variance A042/19

Purpose: Relief from the by-law is being requested to permit the construction of a proposed underground (stratified) commercial parking facility and public park.

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

By-law Requirement	Proposal
1. An underground commercial parking facility is not a permitted use.	1. To permit an underground commercial parking facility and associated structures.
2. A minimum setback of 15.0 metres is required from all lot lines.	2. To permit a minimum 0.0 metre setback from any lot line for the above grade associated structures: exit stairs, air shaft, elevator and other similar items.
3. A minimum front and exterior yard setback of 1.8 meters is required to portions of buildings below grade.	3. To permit a minimum 0.0 metre setback from any lot line for all below grade structures.

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. A041/19 on behalf of Royal 7 Developments Ltd. 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 Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.
2	TRCA Stephen Bohan 416-661-6600 x 5743 sbohan@trca.on.ca	1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and 2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 Brad.steeves@vaughan.ca	The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

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.

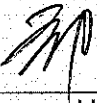
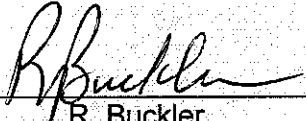
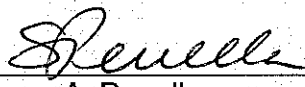
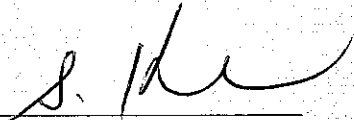
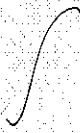

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

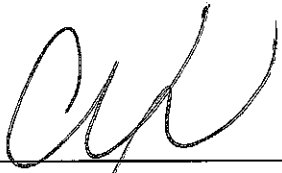
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of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

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 the Thursday , May 02, 2019 meeting for submission details.
Name: Bousfields Inc. Address: 3 Church Street, #200, Toronto Nature of Correspondence: Justification Cover Letter	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, May 2, 2019
DATE OF NOTICE:	May 10, 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.	May 22, 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

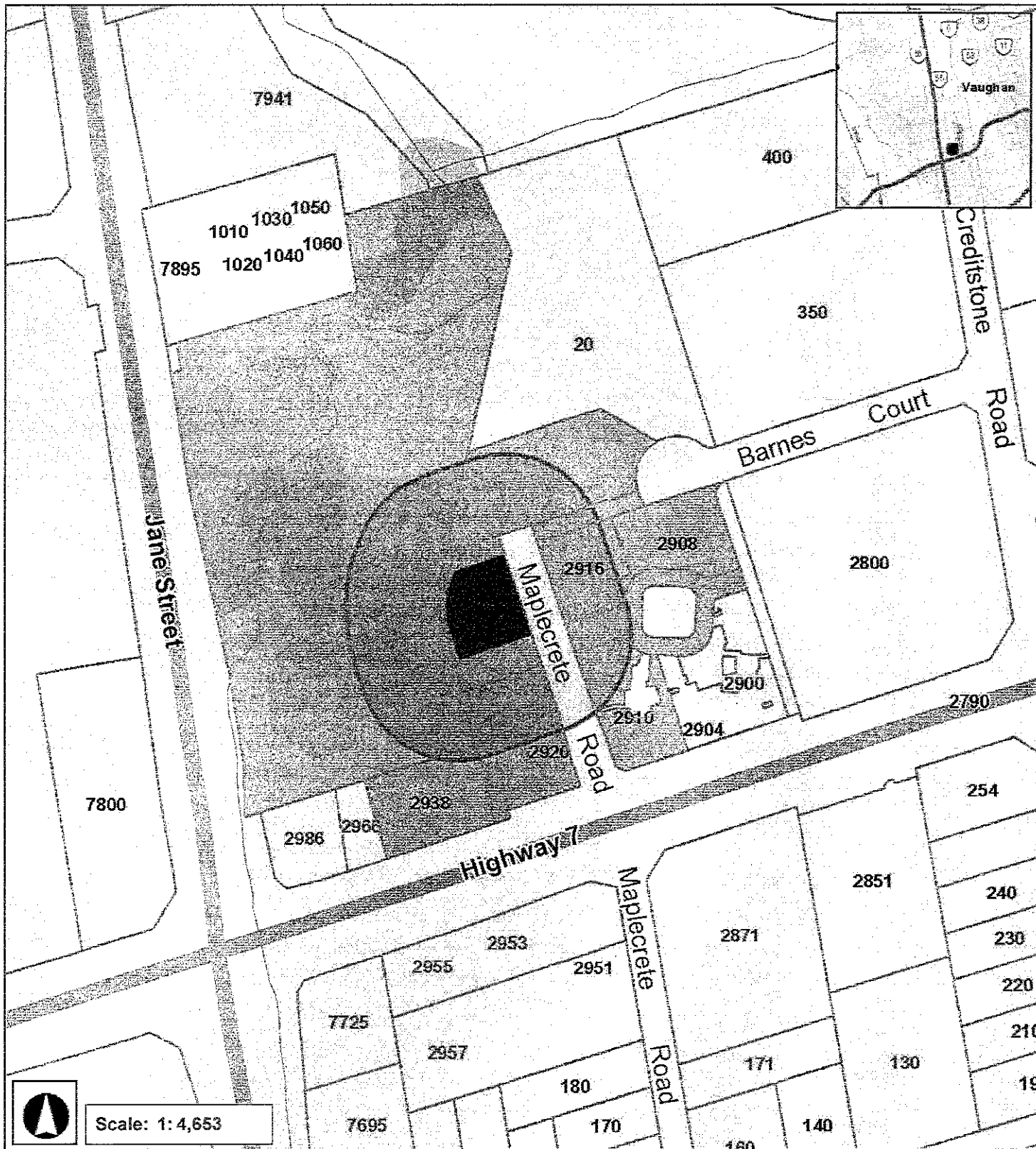
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a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

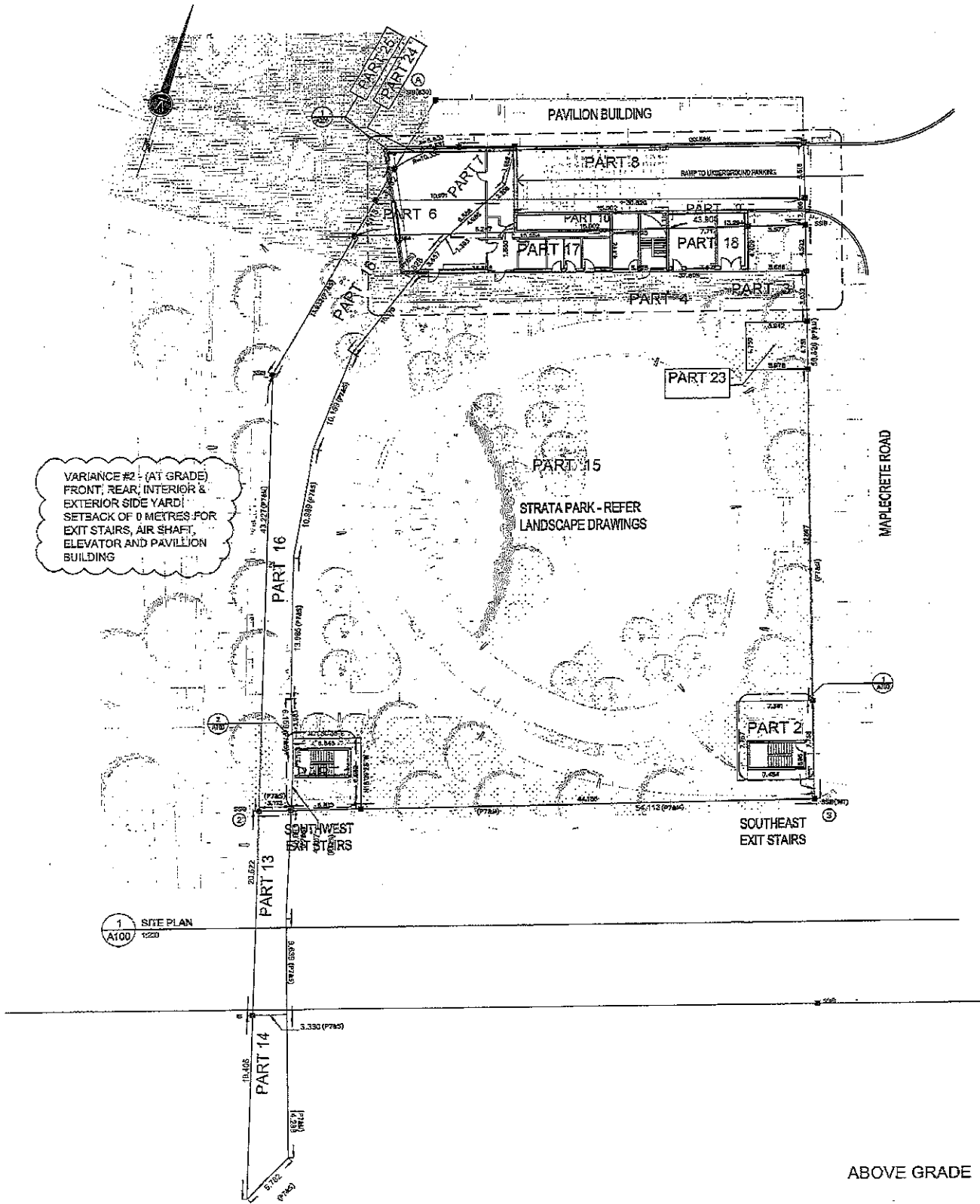


VAUGHAN

LOCATION MAP - A041/19 & A042/19

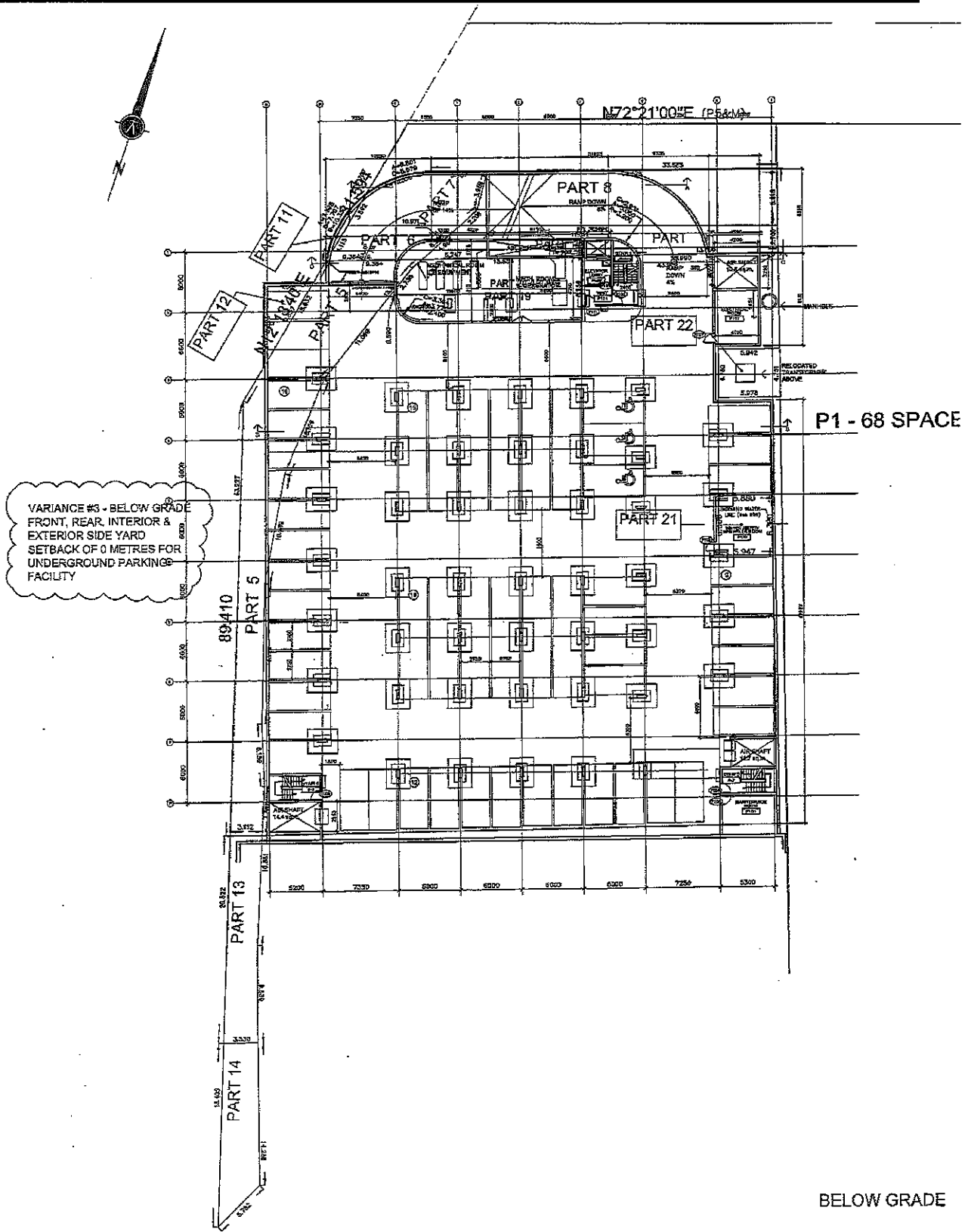
2926 Highway 7, CONCORD





Permit underground commercial parking facility & associated structures
0.0m setbacks from any lot line for the above grade associated structures, exit stairs, air shaft, elevator & other similar items
0.0m setback from any lot line for all below grade structures

ATTACHMENT 1



NOTICE OF DECISION
Minor Variance Application A106/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, September 27, 2018
Applicant: Royal 7 Developments Ltd.
Agent: Bousfields Inc.
Property: **2920 Hwy 7, Bldg 5, Vaughan**
Zoning: The subject lands are zoned C9 (H)Corporate Centre Zone with a Holding Provision and subject to the provisions of Exception 9(1248) under By-law 1-88, as amended.
OP Designation: VOP 2010: "Station Precinct" by the Vaughan Metropolitan Centre Secondary Plan (Section 11.12, Volume 2), and further identified as "Area B" subject to site-specific policy 9.3.4.
Related Files: DA.18.050
Purpose: Relief from the By-Law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (phase 5) located on Block 1, Plan 65M-4490.

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

By-law Requirement	Proposal
1) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	1) To propose a minimum front yard setback of 0.0 metres.
2) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	2) To propose a minimum exterior side yard setback of 0.0 metres.
3) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	3) To propose a minimum interior side yard setback of 0.0 metres.
4) All buildings and structures shall be located within the building envelopes as shown on Schedule "E-1376 A".	4) To propose a minimum rear yard setback of 21.0 metres.
5) The total gross floor area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall not collectively exceed 182,000m ² .	5) To propose a site-wide gross floor area of 206,129m ² .
6) The number of residential units permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed 1,935 units.	6) To propose a maximum of 2,119 residential units.
7) An Art Gallery is not a permitted use in a C9 Corporate Centre Zone.	7) To permit an art gallery in a C9 Corporate Centre Zone.
8) 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.	8) To propose a minimum of 43% 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.
9) Minimum amenity area is 14.5m ² per unit. 554 units are proposed, requiring 8,033m ² of total amenity area.	9) To propose a minimum amenity area of 6,862m ² .

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. A106/18 on behalf of Royal 7 Developments Ltd. 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	<p>Development Planning Christopher Cosentino</p> <p>905-832-8585 x 8215 christopher.cosentino@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That Site Development File DA.18.050 be approved by the Committee of the Whole and the decision be ratified by Council. 2. That servicing allocation availability shall be confirmed for the 554 units proposed through Site Development File DA.18.050, to the satisfaction of the Infrastructure Planning and Corporate Asset Management Department. 3. That the Owner shall submit a Zoning By-law Amendment application for the removal of the Holding Symbol "(H)" from the Subject Lands and a by-law shall be approved by Council to facilitate the removal of the Holding Symbol "(H)" from the Subject Lands, to the satisfaction of the Development Planning Department. 4. The Owner shall execute and register an Agreement with the City of Vaughan, pursuant to Section 45(9) of the Planning Act, which provides for a payment and/or actual provision of on-site and/or off-site community benefits calculated in accordance with the "City of Vaughan's Guidelines for the Implementation of Section 37 of the Planning Act" and the January 1, 2018, "Land Value Matrix" to permit the increase in GFA of 24,129 m², to the satisfaction of the Development Planning Department. 5. That the Owner shall pay to the City the Density Bonusing Agreement surcharge fee, in accordance with the "Tariff of Fees By-law 018-2018 for Planning Applications", to the satisfaction of the Development Planning Department. 6. Notwithstanding the provisions for unlimited height in the VMC Secondary Plan ("Area B" site-specific policy 9.3.4) and the site-specific exception 9(1248), the Owner shall obtain final clearance for the Development's 60-storey building height, to the satisfaction of NavCanada and Bombardier Aerospace.
2	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 brad.steeves@vaughan.ca</p>	<ol style="list-style-type: none"> 1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.050) from the Development Engineering (DE) Department.

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:



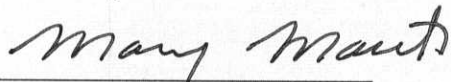

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

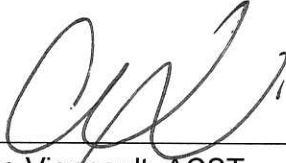
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

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

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , September 27, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

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

DATE OF HEARING:	Thursday, September 27, 2018
DATE OF NOTICE:	October 5, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 17, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
	
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: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

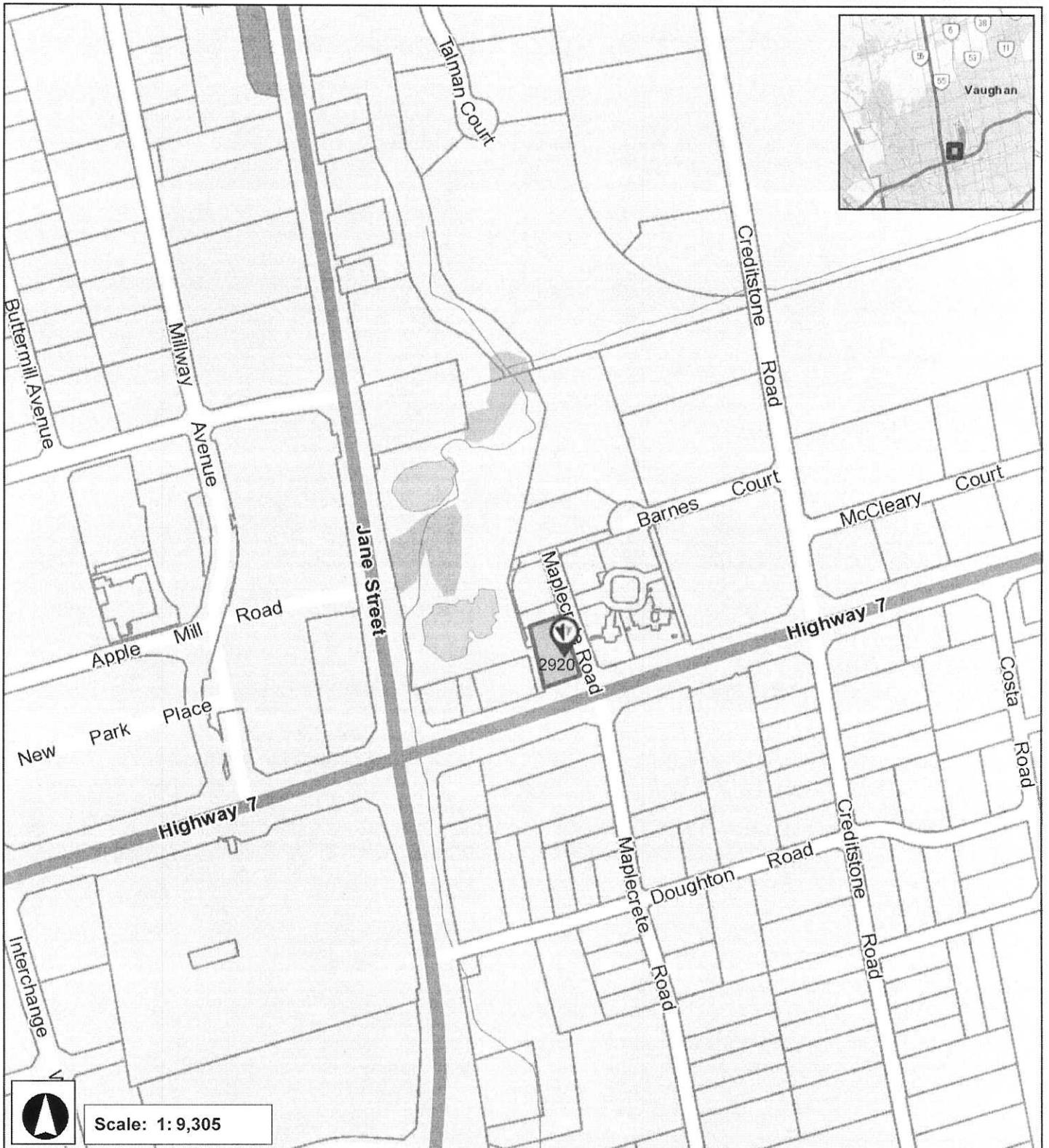
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a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



VAUGHAN

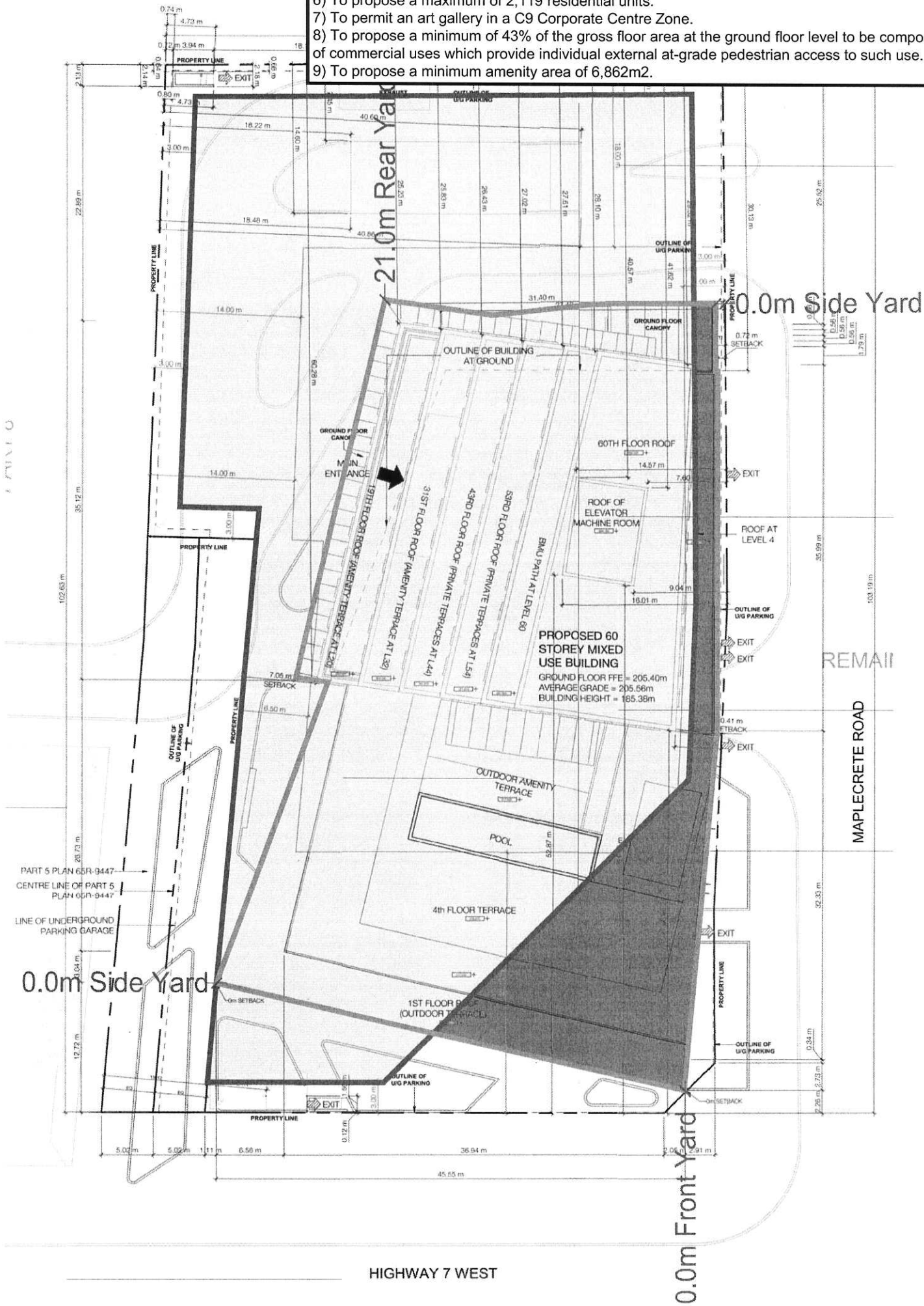
Location Map - A106/18

2920 Highway 7, Vaughan

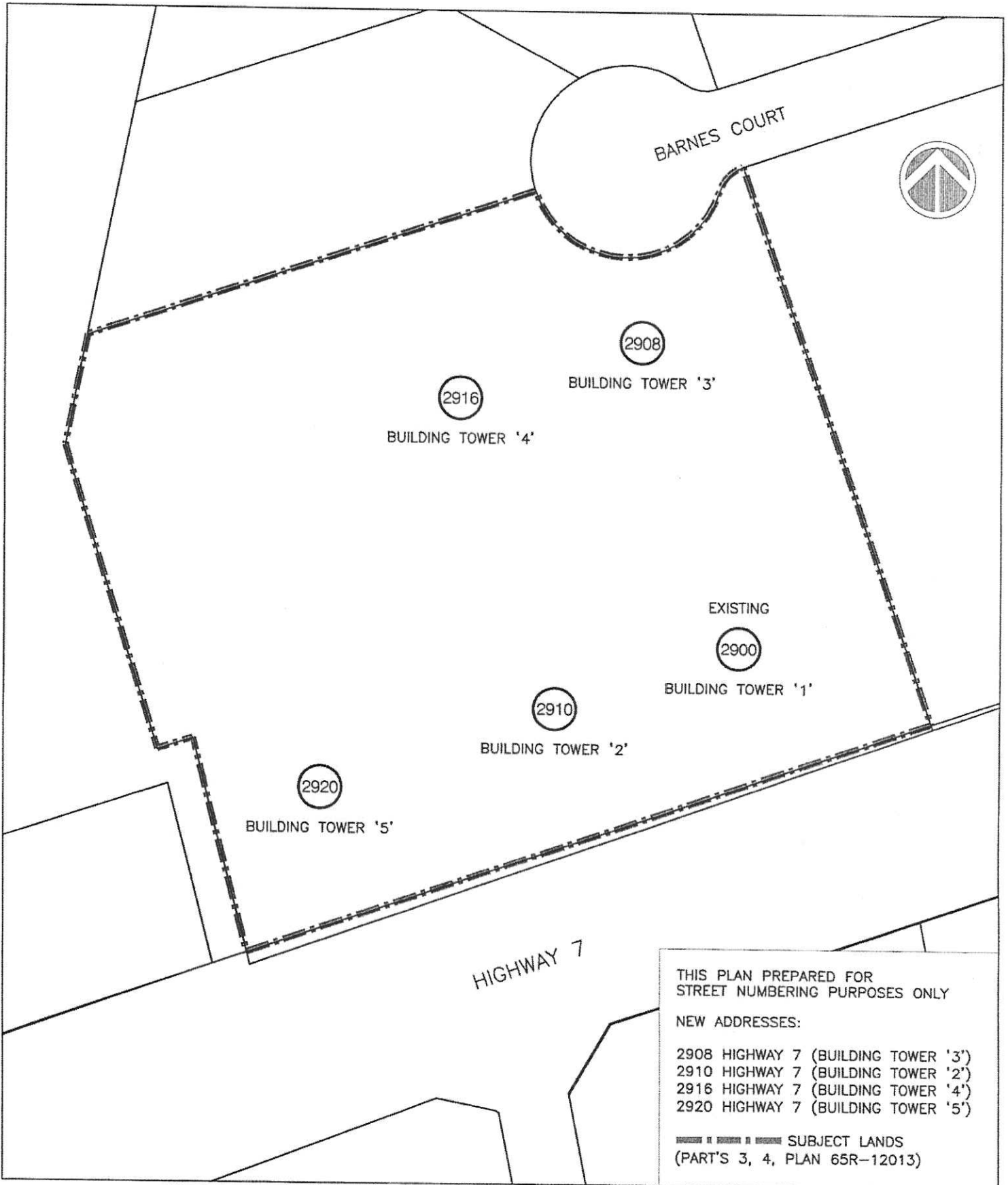


Proposal:

- 1) To propose a minimum front yard setback of 0.0 metres.
- 2) To propose a minimum exterior side yard setback of 0.0 metres.
- 3) To propose a minimum interior side yard setback of 0.0 metres.
- 4) To propose a minimum rear yard setback of 21.0 metres.
- 5) To propose a site-wide gross floor area of 206,129m².
- 6) To propose a maximum of 2,119 residential units.
- 7) To permit an art gallery in a C9 Corporate Centre Zone.
- 8) To propose a minimum of 43% 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.
- 9) To propose a minimum amenity area of 6,862m².



- EXISTING ENVELOPE
- PROPOSED ENVELOPE
- VARIANCE TO EXISTING ENVELOPE



THIS PLAN PREPARED FOR
STREET NUMBERING PURPOSES ONLY

NEW ADDRESSES:

- 2908 HIGHWAY 7 (BUILDING TOWER '3')
- 2910 HIGHWAY 7 (BUILDING TOWER '2')
- 2916 HIGHWAY 7 (BUILDING TOWER '4')
- 2920 HIGHWAY 7 (BUILDING TOWER '5')

--- SUBJECT LANDS
(PART'S 3, 4, PLAN 65R-12013)

PLAN 65M-1490

I HEREBY CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF YORK (NO. 65) AT 10:51 O'CLOCK ON THE 14th DAY OF APRIL 2016 AND ENTERED IN THE PARCEL REGISTRY FOR PROPERTY IDENTIFIERS CB23W-0432 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 1424571622.

THE PLAN COMPLETES ALL OF PINS 0327B-0272(1) ALL OF BLOCK 2 (10.50 METRES), PART OF BLOCKS 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PART OF SUBDIVISION OF CONFESSION 4
 PART OF LOT 6
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:500

7. BROWNE SURVEYORS LTD. 2015

METRIC DISTANCES AND COORDINATES SHOWN THEREON ARE IN METRES AND CAN BE CONSIDERED TO BE TO TWO DECIMAL PLACES.

BEARING

BEARINGS SHOWN HEREON ARE FROM THE PLANES OF THE SURVEYED LOTS AND ARE TO BE USED IN CONNECTION WITH THE PLANES OF THE SURVEYED LOTS AND NOT IN CONNECTION WITH THE PLANES OF THE SURVEYED LOTS.

LEGEND

1. CONCRETE SURFACE
 2. ASPHALT SURFACE
 3. GRAVEL SURFACE
 4. GRASS SURFACE
 5. WATER SURFACE
 6. UNDEVELOPED LAND
 7. EXISTING CURB
 8. EXISTING SIDEWALK
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY CURB

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NOTE: ALL PLANNED MONUMENTS ARE BOW BARS (B) UNLESS OTHERWISE NOTED.

BENCHMARK NOTE: THE BENCHMARK IS A CONCRETE BENCH MARK WITH AN ELEVATION OF 202.82 METRES.

TOTAL AREA OF THIS SUBDIVISION = 3,4746 ha

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATION MADE UNDER THE SURVEY ACT AND THE LAND TILES ACT AND

2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF APRIL 2016

DATE: APRIL 3, 2015

OWNER'S CERTIFICATE

I CERTIFY THAT:

1. BLOCKS 1 TO 10 IN THIS SUBDIVISION ARE IN THE 10th DEGREE OF THE STREET, MAPLE CEMENT ROAD, STREET ADDRESS, MAPLE BLOCKS AND LOT 6 TO 10 IN ACCORDANCE WITH THE REGULATION MADE UNDER THE SURVEY ACT AND THE LAND TILES ACT AND

2. THE STREET IS HEREBY DEDICATED AS PUBLIC HIGHWAY TO THE CITY OF VAUGHAN

AS PUBLIC HIGHWAY TO THE REGIONAL MUNICIPALITY OF YORK

ROYAL 7 DEVELOPMENTS LTD.

DATED THE 3rd DAY OF APRIL 2015

WE HAVE THE AUTHORITY TO SIGN THE CONFESSION

REG. NO. A1. DRAWN BY: [Signature]

REG. NO. B1. CHECKED BY: [Signature]

REG. NO. C1. [Signature]

REG. NO. D1. [Signature]

REG. NO. E1. [Signature]

REG. NO. F1. [Signature]

REG. NO. G1. [Signature]

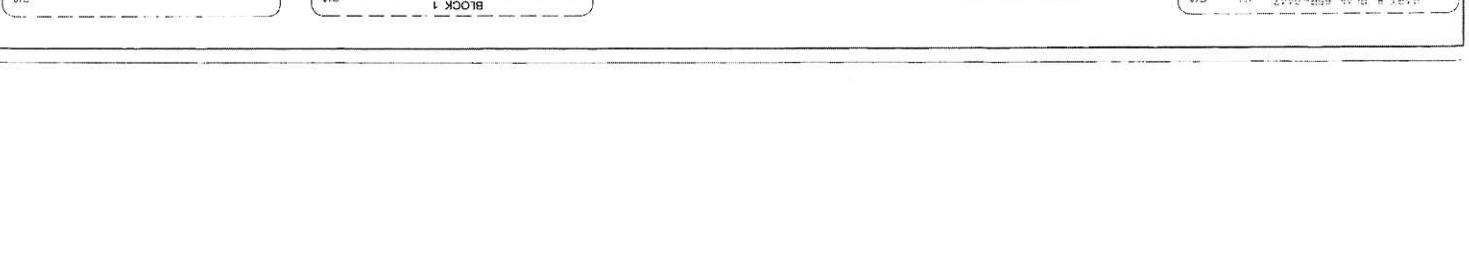
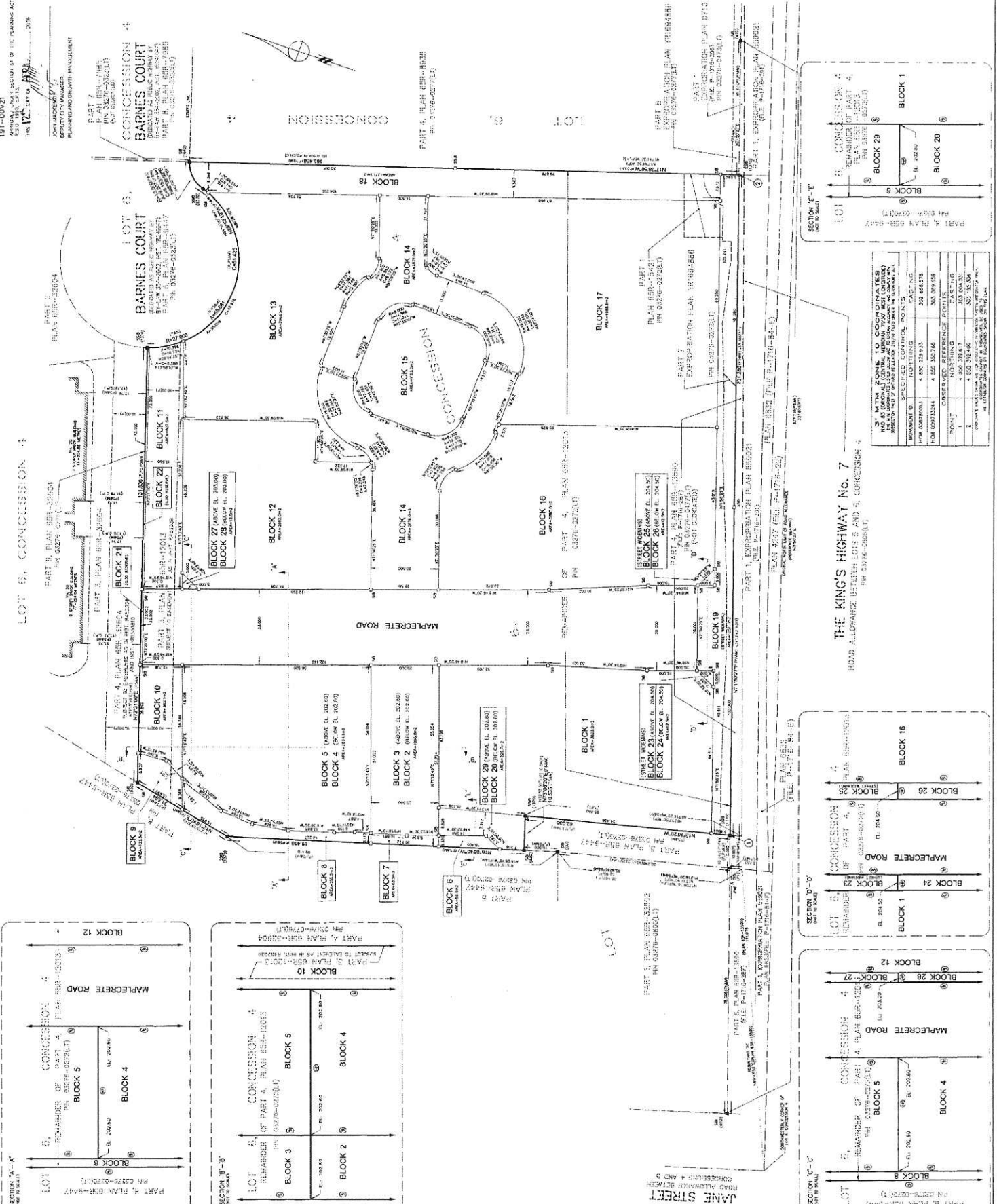
REG. NO. H1. [Signature]

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REG. NO. J1. [Signature]

REG. NO. K1. [Signature]

REG. NO. L1. [Signature]



3. M.T.M. ZONE 10 COORDINATES

MONUMENT	SPECIFIED COORDINATES	AS FOUND COORDINATES
MONUMENT 1	4 800 229.833	4 802 246.578
MONUMENT 2	4 800 232.768	4 802 249.608
MONUMENT 3	4 800 232.817	4 802 249.643
MONUMENT 4	4 800 232.816	4 802 249.644

KRCM AR