

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Amy Roots, Acting Director of Vaughan Metropolitan Centre Program

**Date:** November 18, 2021

**Name of Owner:** Royal 7 Developments Ltd.

**Location:** Concession 4, Part of Lot 6, Plan 65R-12013 Part 3 municipally known as 2920 Hwy 7, Bldg 5

**File No.(s):** A219/21

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**Proposed Variance(s):**

- 1) To permit one loading space on the site.
- 2) To permit an outdoor patio, accessory to an Eating Establishment, that is not completely enclosed by a physical barrier.
- 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 shown as the attached sketch of this application.

**By-Law Requirement(s):**

- 1) A minimum of 2 loading spaces are required. [Section 3.9a]
- 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]
- 3) All buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A. [Exception 9(1248) di]

**Official Plan:**

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

**Comments:**

The Applicant (Royal 7 Developments Ltd.) is requesting permission to allow a mixed-use development on the Subject Lands zoned "C9 – Corporate Centre Zone", legally described as Concession 4, Part of Lot 6, specifically known as Part 3 on Registered Plan 65R-12013 to be located outside the building envelope as shown on E-Schedule "E-1376A".

The requested variances are to facilitate the Council approved Site Development Application (File DA.18.050) which proposes a 60-storey apartment building on a 2-storey podium consisting of at-grade retail and three levels of underground parking for a total of 570 spaces (the 'Development') on the Subject Lands. The Transportation Division of the VMC Program has reviewed Variance #1 and do not object to only one loading space being provided. For Variance #2, the outdoor patio area will function as it was originally intended to and continue to support an eating establishment, regardless of whether it is entirely enclosed. For Variance #3, the portions of the proposed building which fall outside of the approved Building Envelope shown on Schedule "E-1376A" include a staircase and underground garage entrance, and represent a minor deviation from the approved Building Envelope. No significant design changes are proposed to the Council approved DA.18.050. The variances are to recognize minor deficiencies identified through further review of DA.18.050.

The Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land as the variances will facilitate an urbanized development that will advance the Council's vision for the VMC as the City's emerging downtown.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

Jessica Kwan, Senior Planner VMC