



**File:** A245/21

**Applicant:** City of Vaughan

**Address:** 300 Maplecrete Road, Concord

**Agent:** Bousfields Inc.

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

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

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Wednesday, December 8, 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: 21

**A245/21**

Ward: 4

**Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Wednesday, December 8, 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](http://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** City of Vaughan
- Agent:** Bousfields Inc.
- Property:** **300 Maplecrete Rd, Concord**
- Zoning:** The subject lands are zoned OS2 9(1248) and subject to the provisions of Exception 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:** Z.06.051 & 19T-00V21
- Purpose:** Relief from By-law 1-88, as amended, and By-law 01-2021 is being requested to permit the proposed development, which includes both residential and commercial uses and sub-surface parking uses as contemplated by Z.06.051 & 19T-00V21 on Block 6 & 7 on Plan 65M-4490.

**The subject lands are zoned OS1 –Public Open Space Zone and subject to the provisions of Exception 14.890 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance Requested
1	The proposed uses are not permitted within an OS1 Zone. [Section12.2.1]	To permit above and below grade structures related to an 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". [Section14.890]	To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376" as shown on the attached Sketch for this application.

**The subject lands are zoned R1 and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance Requested
3	The proposed uses are not permitted within an OS2 Zone [Section7.3]	To permit above and below grade structures related to an underground parking garage accessory to a mix-use development.
4	The lands are not part of the Subject Lands as shown on Schedule "E-1376". [Exception 9(1248)]	To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376" as shown on the attached Sketch for this application.

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

For information on the previous approvals listed above please visit [www.vaughan.ca](http://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 23, 2021

Applicant confirmed posting of signage on November 22, 2021

Property Information	
Existing Structures	Year Constructed
Mixed Use Building	TBC

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.

Committee of Adjustment recommended conditions of approval: None

**Building Standards (Zoning Review):**

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

Building Permit No. 19-000251 for Underground Garage (Resid.Bldg) - Foundation - Only, Issue Date: Jun 24, 2020

Building Permit No. 19-000251 for Underground Garage(Resid.Bldg) - New, Issue Date: (Not Yet Issued)

Building Permit No. 18-001816 for Retaining Wall - New, Issue Date: Mar 08, 2019

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).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

**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 A245/21.

VMC Transportation Department comments:

Transportation has no concerns with respect to the following two variances being sought:

1. To permit above and below grade structures related to an underground parking garage accessory to a mixed-use development.
2. To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376" as shown on the attached Sketch for this application.

**Parks Development - Forestry:**

Forestry will be working with Development planning for any construction works at this address

**By-Law and Compliance, Licensing and Permit Services:**

No comments received to date

**Development Finance:**

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Fire Department:**

No comments received to date

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

Application Cover Letter

**Schedule C - Development Planning & Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

None

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers the following:

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

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended: None

**Conditions**

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

**Please Note:**

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

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

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

**Notice to the Applicant – Development Charges**

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

**Notice to Public**

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

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://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](http://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](mailto: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.

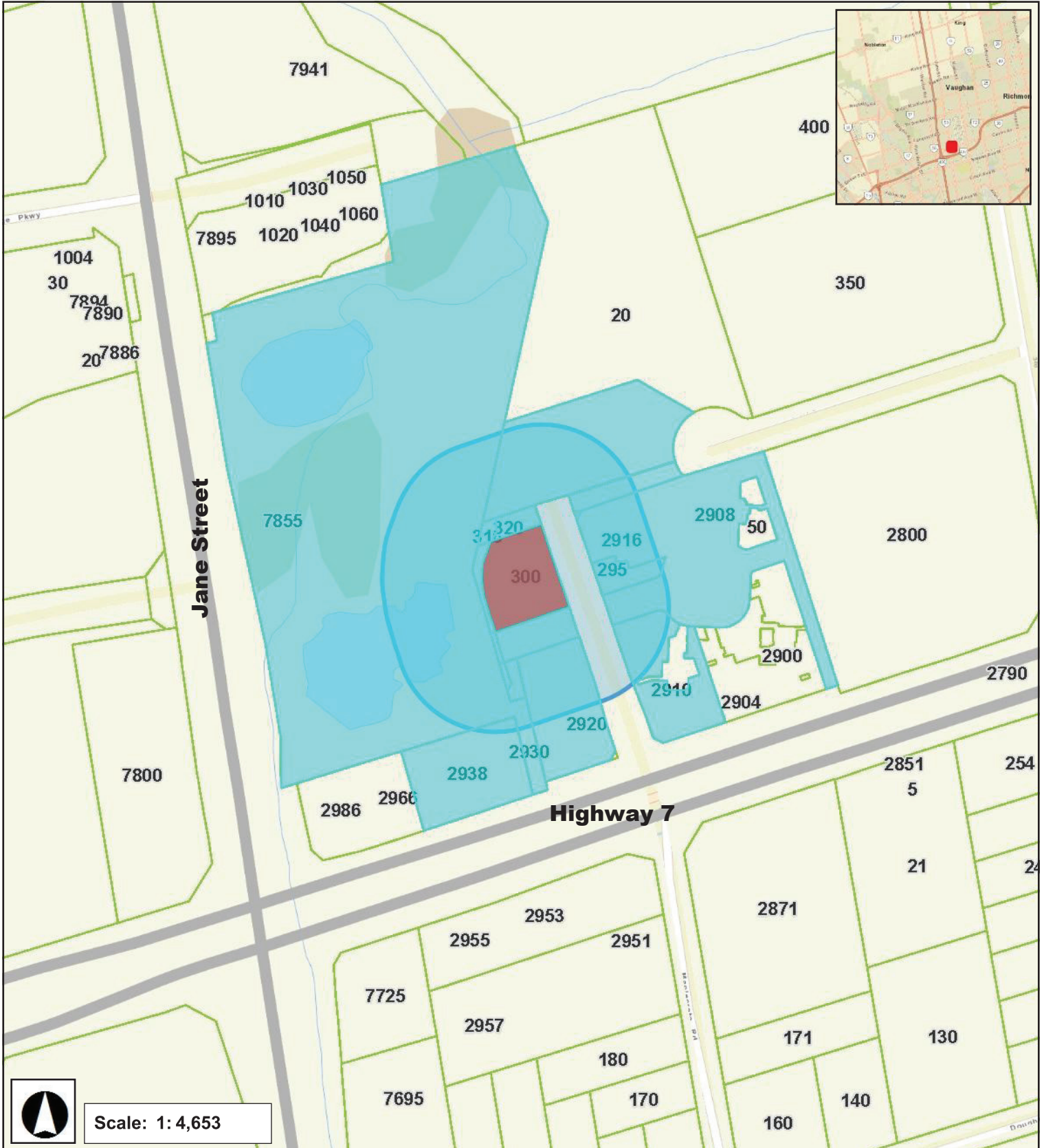
**Location Map**

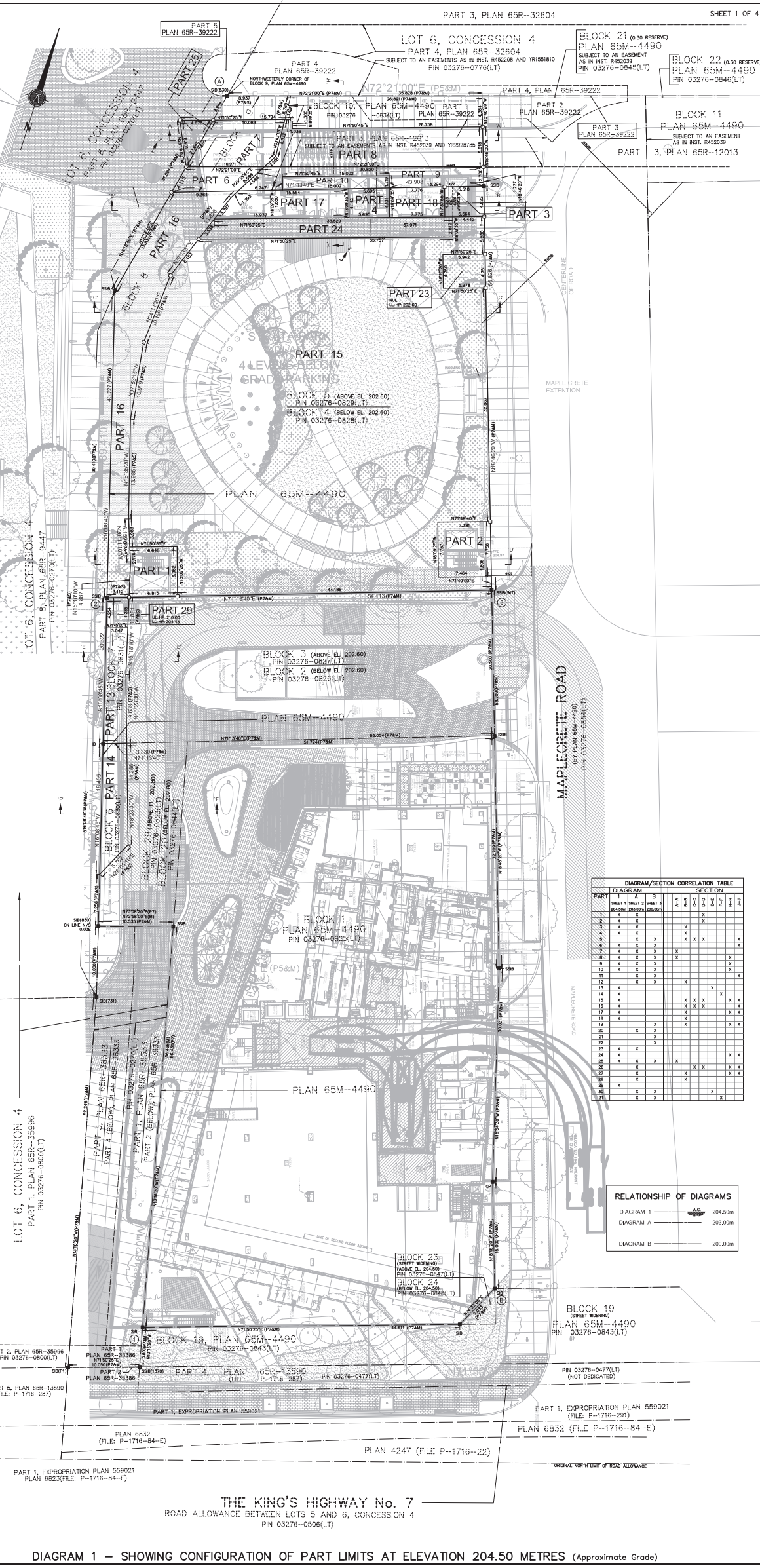
**Plans & Sketches**



# A245/21 - Notification Map

300 Maplecrete Road, Vaughan





PLAN 65R-32604  
SHEET 1 OF 4

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

DATE: \_\_\_\_\_, 2021

PRELIMINARY 830

J. EDUARDO LINHARES  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.85)

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

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 03276-0830(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  
 (CITY TOWNSHIP OF VAUGHAN, COUNTY OF YORK)**

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 6 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°02'02" 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 IN METRE ACCURACY AND COMPLY WITH SUBSECTION 14(3) OF THE REGULATION 91(1) TO THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS			
MONUMENT ID.	NORTHING	EASTING	
(A) SB	4 850 330.901	618 849.893	
(B) SB	4 850 184.121	618 839.221	

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 GEODATUM INFORMATION SYSTEM ITERATION ONLY. COORDINATE CORRECTED 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.

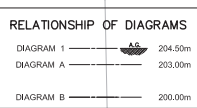
SUBSTANTIAL COMPLIANCE WITH O.REG. 525/91 DUE TO CONSTRUCTION ACTIVITY.

**LEGEND**

- DENOTES PROPERTY BOUNDARY
- DENOTES CHANGE IN VERTICAL LIMITATION
- DENOTES SURVEY MONUMENT FOUND
- CD DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SBIB DENOTES SHORT STANDARD IRON BAR
- SBIB DENOTES IRON BAR
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (U) DENOTES URON UNKNOWN
- (P7) DENOTES PLAN 65M-4490
- (830) DENOTES W. PETZOLD, O.L.S.
- (1042) DENOTES BRIAN KEITH EDWARDS, O.L.S.
- (1376) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
- EL DENOTES ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (UL) DENOTES UPPER LIMITATION IN METRES
- (NL) DENOTES NO LOWER LIMITATIONS
- LL DENOTES LOWER LIMITATION IN METRES
- HP DENOTES HORIZONTAL PLANE
- CH DENOTES CHANGE IN VERTICAL LIMITATION
- X' X' DENOTES SEE SECTION X-X

**DIAGRAM/SECTION CORRELATION TABLE**

PART	DIAGRAM			SECTION		
	A	B	C	1	2	3
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		



**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 (COMPRISSING SHEETS 1, 2 AND 3) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS 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](http://www.ProtectYourBoundaries.ca)

FILE: JL DRAWING: NLL CHECKED: JEL JOB NO: 00-202

DWG NAME: 00-202P07 PLOT INFO: 08-20 13/04/2021 WORK ORDER NO: 22103

1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0653 F 905.738.9221 www.krcmar.ca

**KRCMAR**

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



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

PLAN 65R-

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)

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

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  
CV: DENOTES CHANGE IN VERTICAL LIMITATION  
X-X DENOTES SEE SECTION X-X

**RELATIONSHIP OF DIAGRAMS**

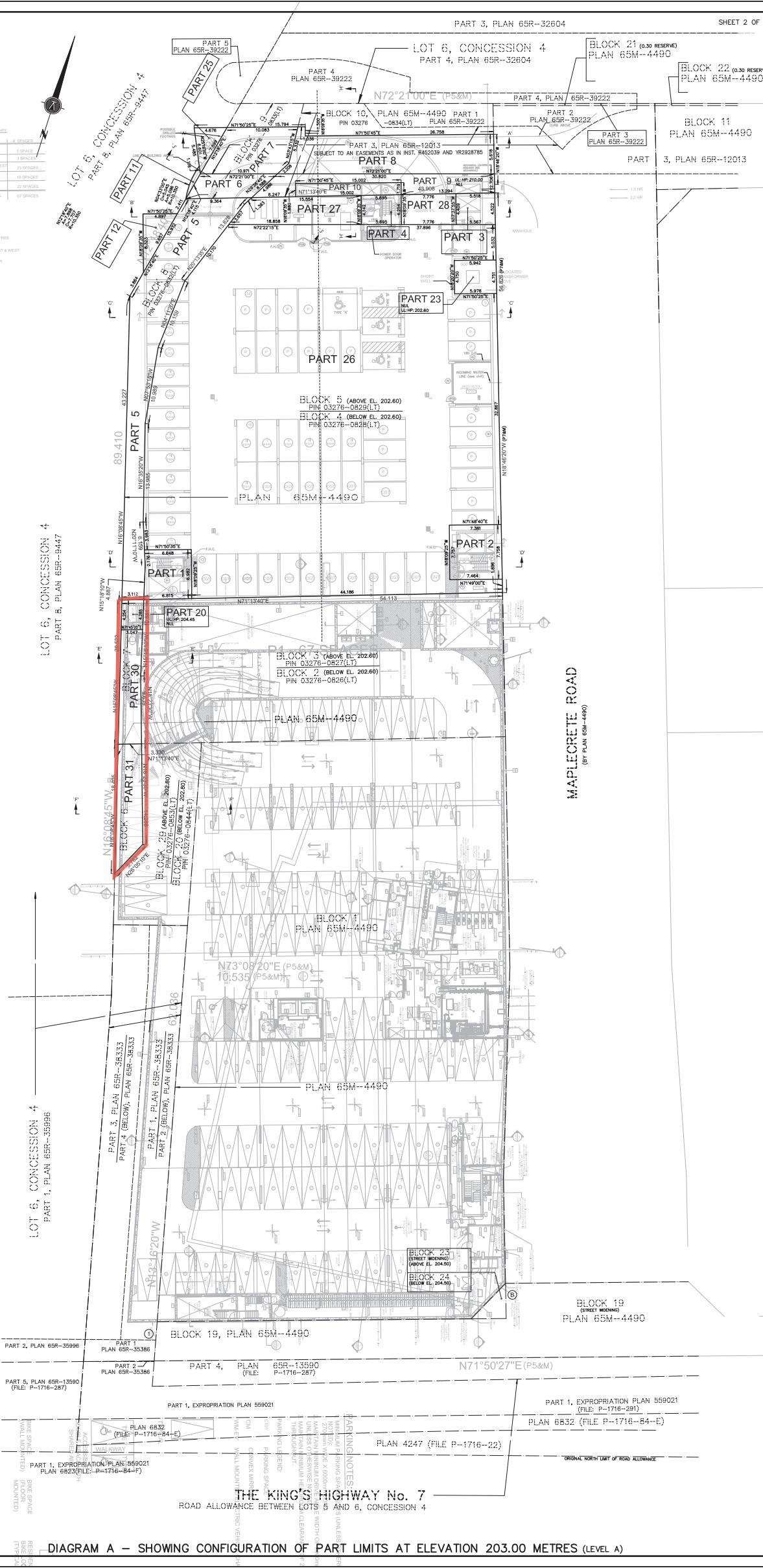


**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN (COMPRISSING 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](http://www.ProtectYourBoundaries.ca)  
FIELD: ALL DRAWN: NLL CHECKED: JEL JOB NO: 00-202  
DWG NAME: 00-202PROT PLOT INFO: 09-20 13JUL2021 WORK ORDER NO: 22103  
1137 Centre Street Thornhill ON L4J 3M6 (905.738.0053) F 905.738.9221 www.krcmar.ca



ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4

DIAGRAM A - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.0 METRES (LEVEL A)

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

PLAN 65R-

RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_, 2021  
PRELIMINARY 830  
J. EDUARDO LINHARES  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)  
DATE \_\_\_\_\_, 2021

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  
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  
(N/L) DENOTES NO VERTICAL LIMITATIONS  
(U/L) DENOTES NO UPPER LIMITATIONS  
(L/L) DENOTES NO LOWER LIMITATIONS  
UL: DENOTES UPPER LIMITATION IN METRES  
LL: DENOTES LOWER LIMITATION IN METRES  
HP: DENOTES HORIZONTAL PLANE  
CV: DENOTES CHANGE IN VERTICAL LIMITATION  
X X X DENOTES SEE SECTION X-X

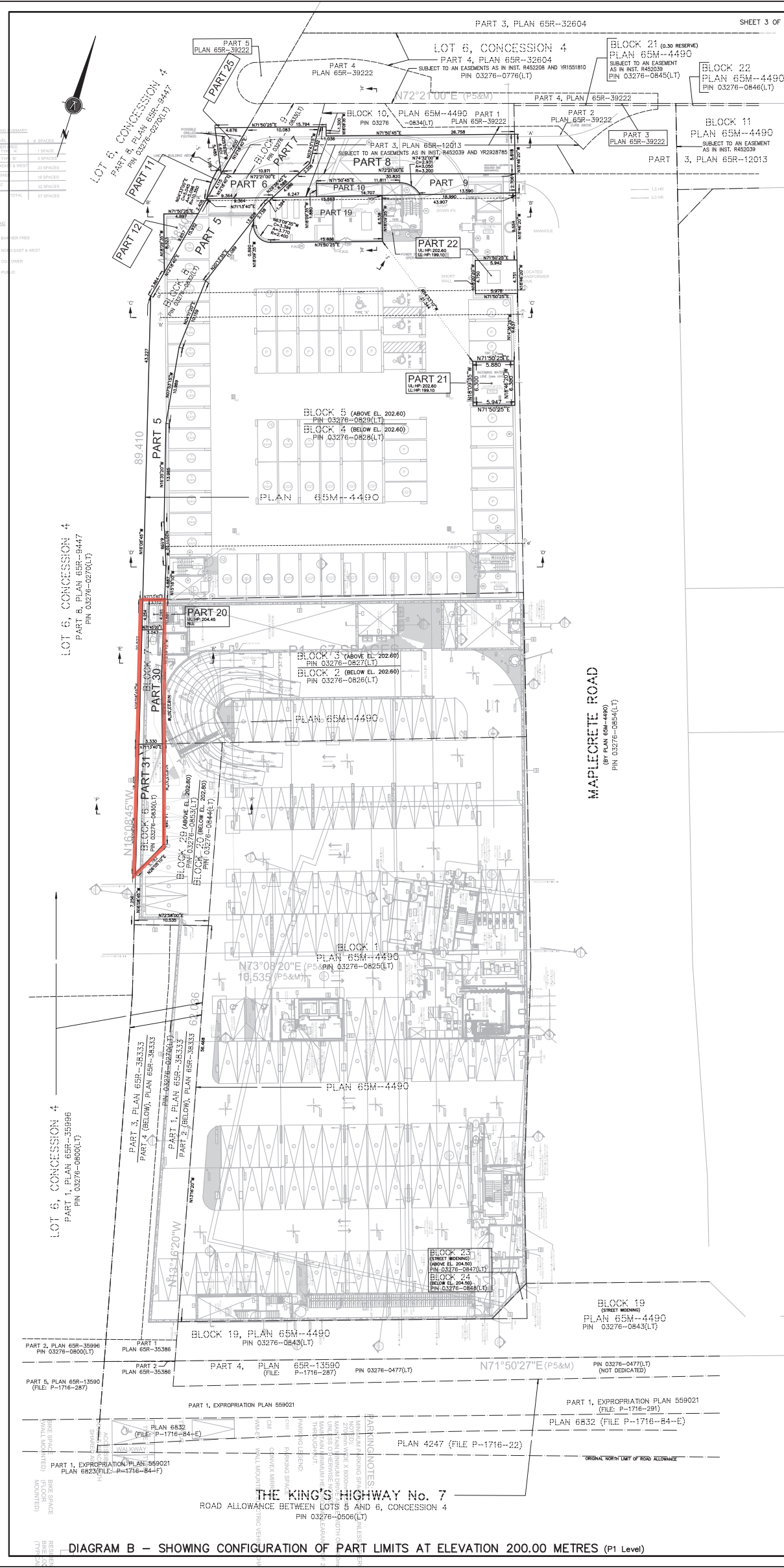
RELATIONSHIP OF DIAGRAMS



PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

Table with columns: FIELD, ALL, DRAWN, ILL, CHECKED, JEL, JOB NO. (00-202), DWG NAME (00-202PROT), PLOT INFO (09-20 13JUL2021), WORK ORDER NO. (22103), and contact info (1137 Centre Street, Thornhill, ON L4J 3M6).

KRCMTR



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

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

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2021

**PRELIMINARY**

J. EDUARDO LINHARES  
ONTARIO LAND SURVEYOR

DATE \_\_\_\_\_, 2021

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

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

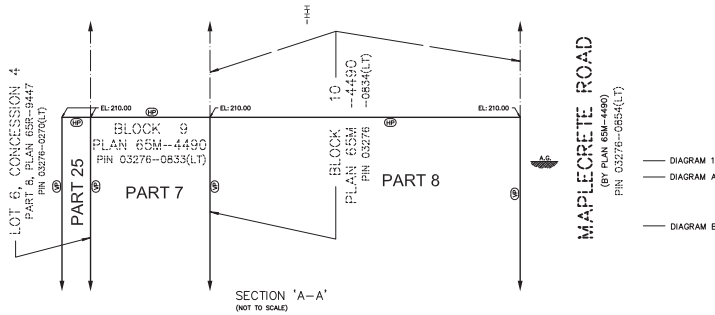
METRIC; DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**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.

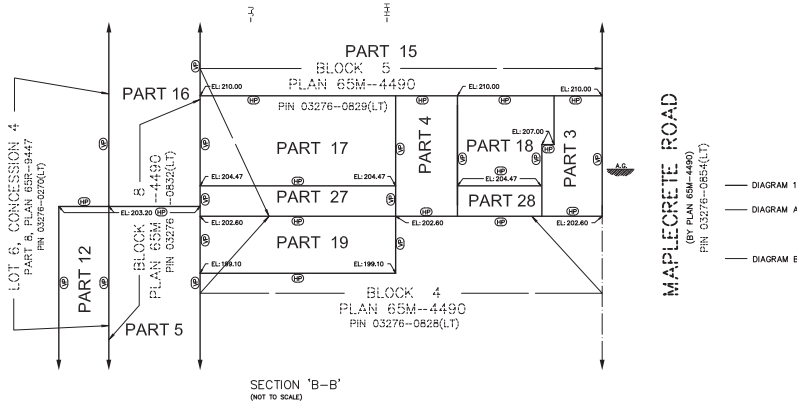
**LEGEND**

- DENOTES PROPERTY BOUNDARY
- DENOTES LINE OF STRUCTURE
- EL: DENOTES GEODETIC ELEVATION
- (W/L) DENOTES NO VERTICAL LIMITATIONS
- (W/L) DENOTES NO UPPER LIMITATIONS
- (W/L) DENOTES NO LOWER LIMITATIONS
- EL: DENOTES UPPER LIMITATION IN METRES
- EL: DENOTES LOWER LIMITATION IN METRES
- 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



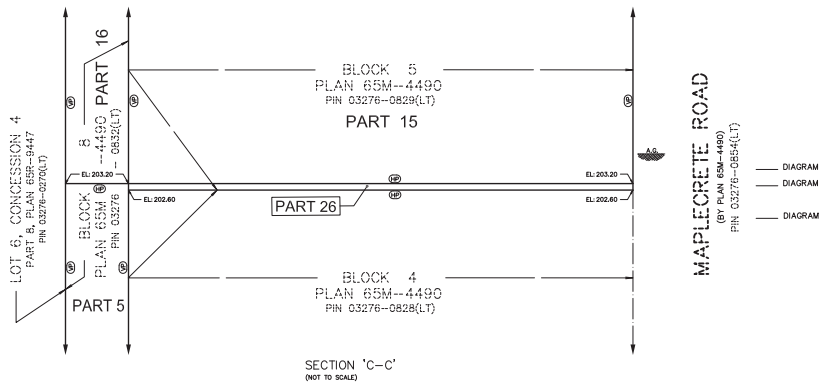
MAPLECRETE ROAD  
(BY PLAN 65M-4490)  
PIN 03276-0854(LT)

- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B



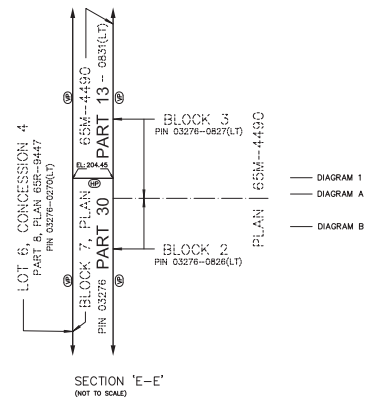
MAPLECRETE ROAD  
(BY PLAN 65M-4490)  
PIN 03276-0854(LT)

- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B

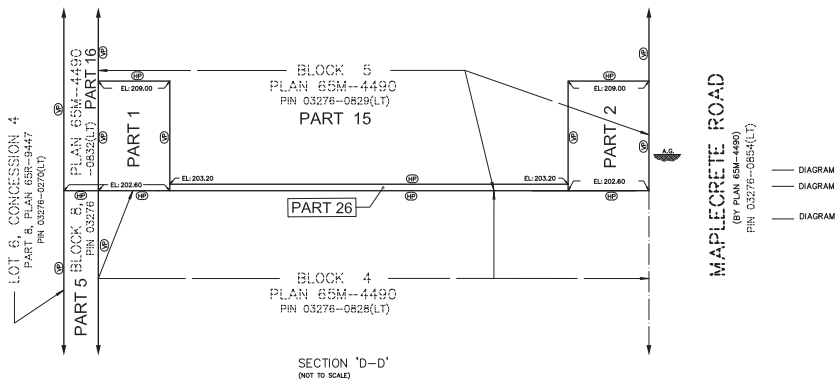


MAPLECRETE ROAD  
(BY PLAN 65M-4490)  
PIN 03276-0854(LT)

- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B

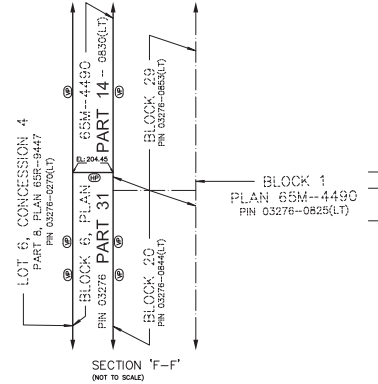


- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B

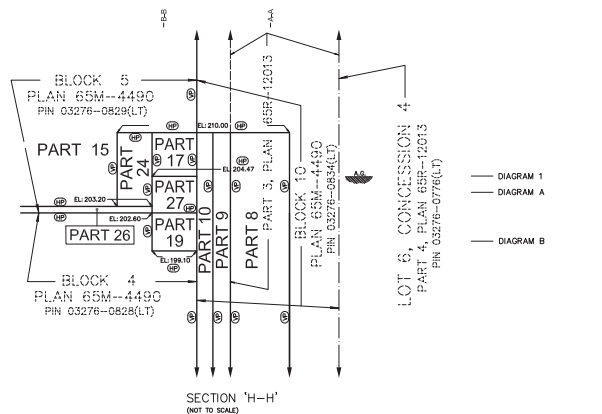


MAPLECRETE ROAD  
(BY PLAN 65M-4490)  
PIN 03276-0854(LT)

- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B

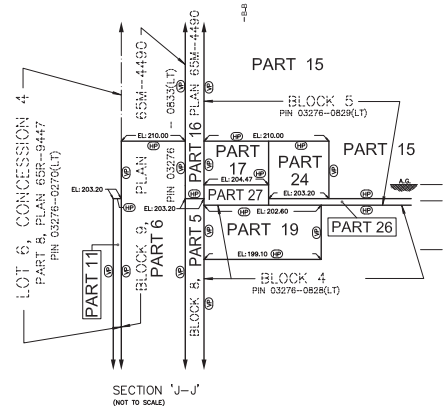


- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B



MAPLECRETE ROAD  
(BY PLAN 65M-4490)  
PIN 03276-0854(LT)

- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B



- DIAGRAM 1
- DIAGRAM A
- DIAGRAM B

**RELATIONSHIP OF DIAGRAMS**

DIAGRAM 1 --- 204.00m

DIAGRAM A --- 203.00m

DIAGRAM B --- 200.00m

PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

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

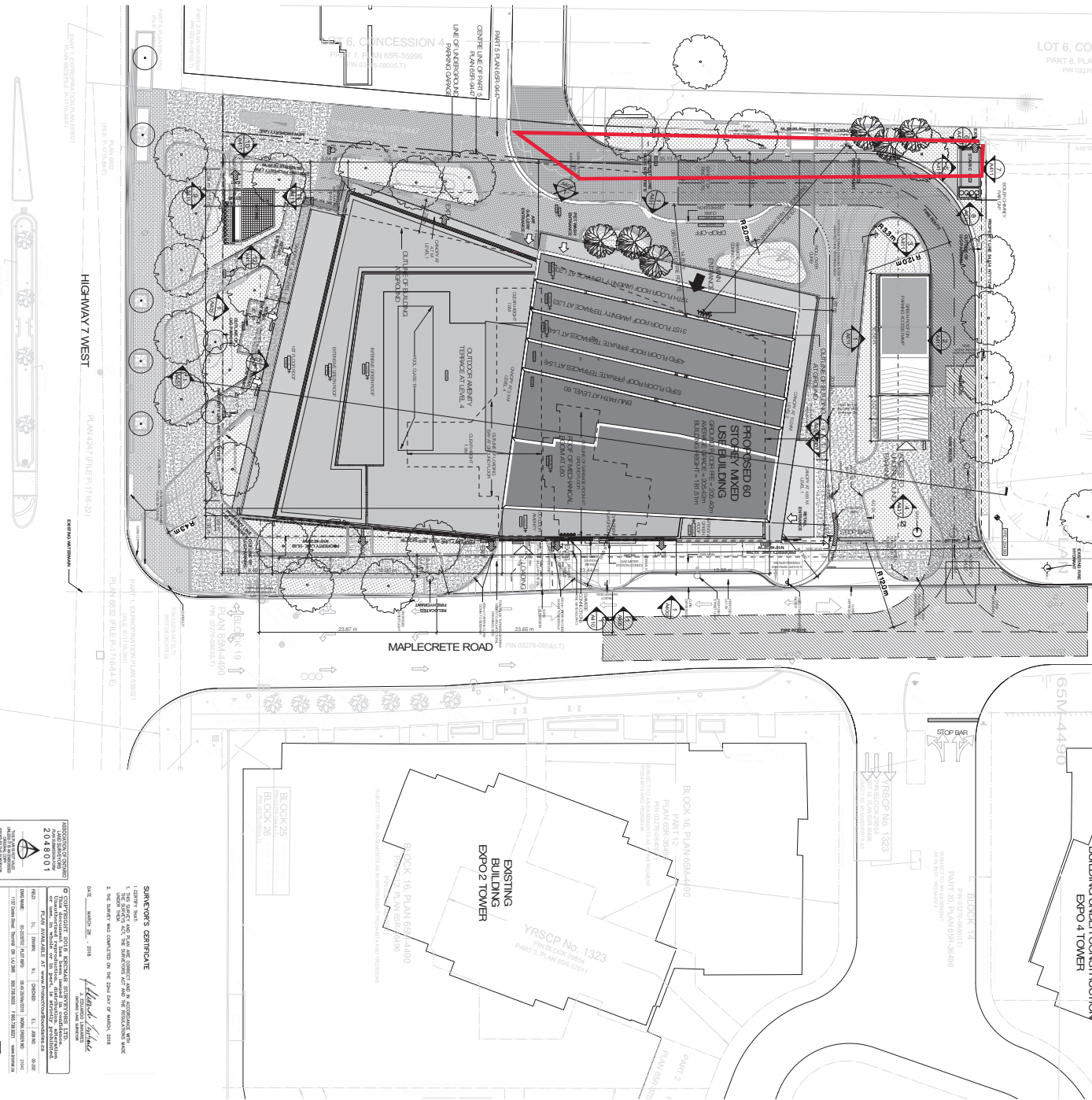
DWG NAME: 00-202PROJ | PLOT INFO: 00-20 13/04/2021 | WORK ORDER NO: 22103

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

**KRCMTR**

**Chaire Building Core Data Matrix**

Item	Material of Fabrication	Quantity	Unit	Notes
1.0	Structural Steel	15,200	Metric Tonne	Structural steel for the building core.
2.0	Concrete	12,500	Metric Tonne	Concrete for the building core.
3.0	Rebar	1,200	Metric Tonne	Rebar for the building core.
4.0	Formwork	1,500	Metric Tonne	Formwork for the building core.
5.0	Brickwork	1,000	Metric Tonne	Brickwork for the building core.
6.0	Cladding	1,000	Metric Tonne	Cladding for the building core.
7.0	Masonry	1,000	Metric Tonne	Masonry for the building core.
8.0	Insulation	1,000	Metric Tonne	Insulation for the building core.
9.0	Roofing	1,000	Metric Tonne	Roofing for the building core.
10.0	Glazing	1,000	Metric Tonne	Glazing for the building core.



# GROUND FLOOR SITE PLAN

**SEALER'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn, do hereby certify that the above plan is a true and correct copy of the original plan as filed in my office on the 20th day of May, 2018.

*Michael J. Smith*  
 Licensed Surveyor  
 KRCMARB

**RESPONSIBILITY STATEMENT**  
 I, the undersigned, being duly qualified and sworn, do hereby certify that the above plan is a true and correct copy of the original plan as filed in my office on the 20th day of May, 2018.



**Legend**

**SYMBOLS:** Symbols for various building and site elements like walls, doors, windows, and landscaping.

**LEGEND:** Key for symbols and their corresponding descriptions, including building types, structural elements, and site features.

**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 VAUGHAN, COUNTY OF YORK  
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)

**Quadrangle**

1709 As indicated KCR MK  
 2920 Highway 7 West, Vaughan,  
 ON L4L 1A6  
 For  
 Road 7 Developments

Site Plan Context Plan and OBC  
 Matrix  
**A100**

# P1 LEVEL



**GENERAL NOTES:**

- 1. ALL DIMENSIONS GIVEN UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 4. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**SYMBOLS:**

- FINISHED FLOOR
- FINISHED CEILING
- FINISHED WALL
- FINISHED SLAB
- FINISHED ROOF

**SCALE:**

1" = 12'-0"

1/2" = 6'-0"

**DATE:**

12/15/2017

**PROJECT:**

2950 Highway 7 West, Vaughan

**CLIENT:**

ROYAL DEVELOPMENTS

**DESIGNER:**

QUADRANGLE

**DATE:**

12/15/2017

**PROJECT:**

2950 Highway 7 West, Vaughan

**CLIENT:**

ROYAL DEVELOPMENTS

**DESIGNER:**

QUADRANGLE

**DATE:**

12/15/2017

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**DESIGNER:**

QUADRANGLE

**DATE:**

12/15/2017

**PROJECT:**

2950 Highway 7 West, Vaughan

**CLIENT:**

ROYAL DEVELOPMENTS

SYMBOLS

SCALE

DATE

PROJECT

CLIENT

DESIGNER

DATE

PROJECT

CLIENT

DESIGNER

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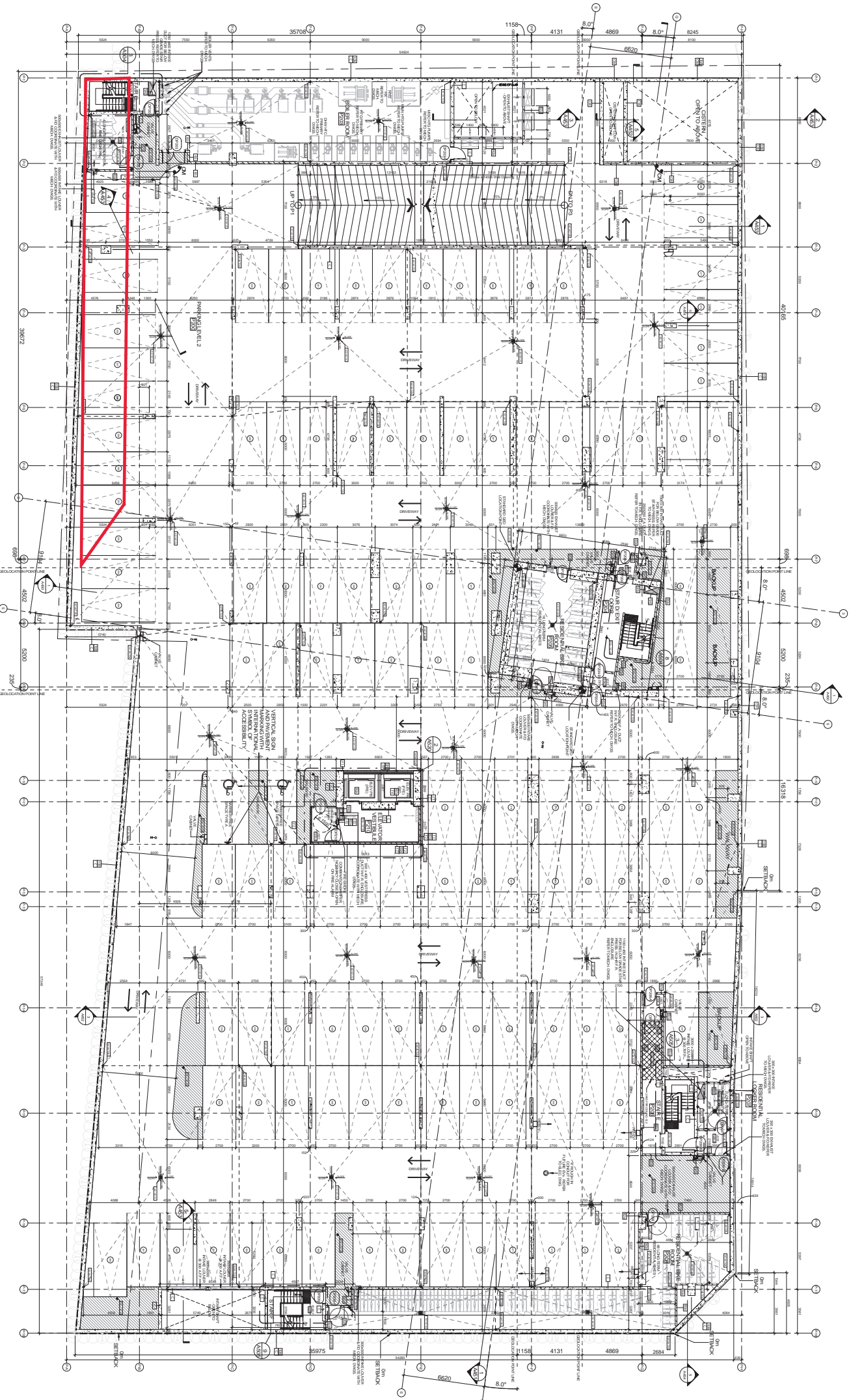
PROJECT

Quadrangle

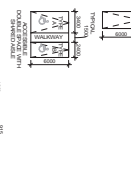
1709 1-100 AH MK  
P1 Underground

A153

# P2 LEVEL



- GENERAL NOTES**
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
  2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
- ABBREVIATIONS**
- CS COMMON SPACE
  - RS RESIDENTIAL
  - MS MECHANICAL
  - ES ELECTRICAL
  - IS INFRASTRUCTURE

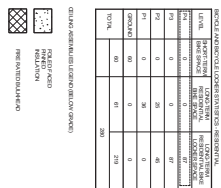


**FINISHES**

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CONCRETE	m³	1500	
2	MASONRY	m³	2000	
3	WALL FINISH	m²	10000	
4	FLOOR FINISH	m²	8000	
5	CEILING FINISH	m²	6000	
6	MECHANICAL	m²	1000	
7	ELECTRICAL	m²	1000	
8	INFRASTRUCTURE	m²	1000	
9	TOTAL		20000	

**STRUCTURAL MARKING LEGEND**

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CONCRETE	m³	1500	
2	MASONRY	m³	2000	
3	WALL FINISH	m²	10000	
4	FLOOR FINISH	m²	8000	
5	CEILING FINISH	m²	6000	
6	MECHANICAL	m²	1000	
7	ELECTRICAL	m²	1000	
8	INFRASTRUCTURE	m²	1000	
9	TOTAL		20000	



**Quadrangle**

2900 Highway 7 West, Vaughan, ON L4L 1A6

for Royal 7 Developments

1709 1100 AH MK 11/12

P2 Underground

**A152**

1709 1100 AH MK 11/12

P2 Underground







## **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.

### **Application Cover Letter**



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.**



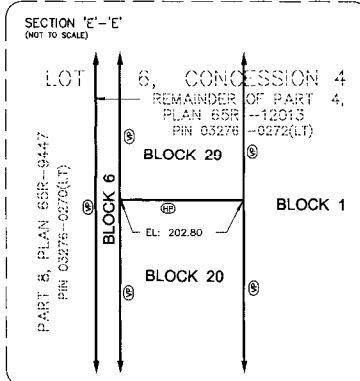
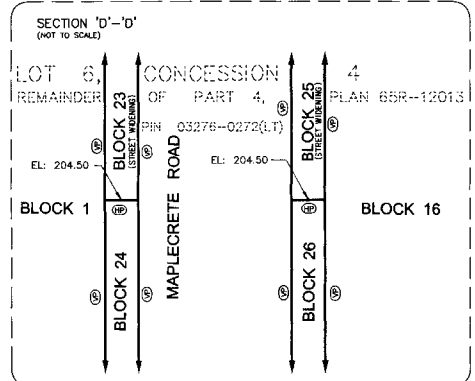
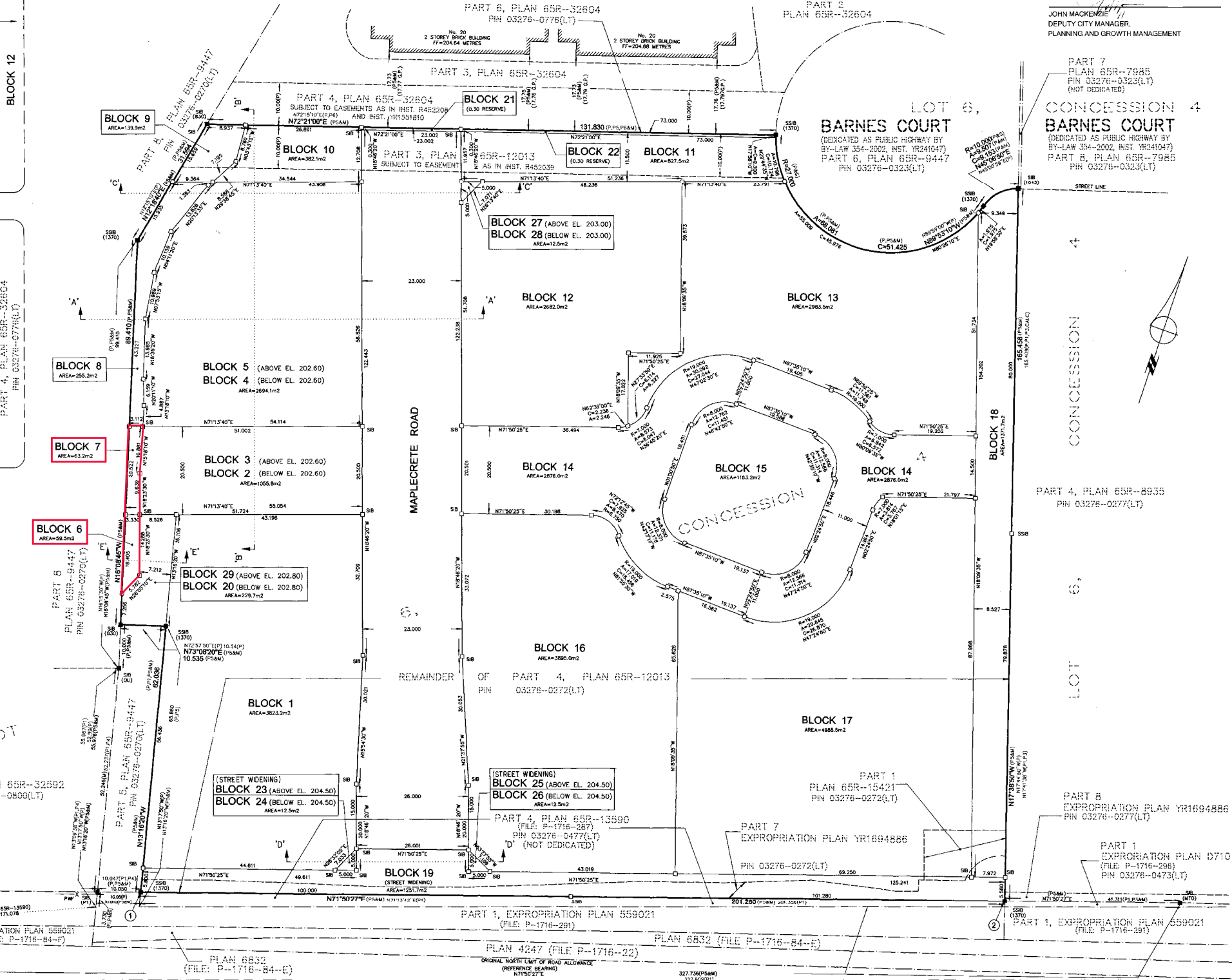
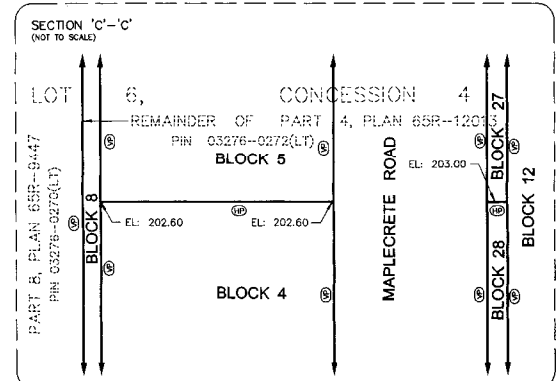
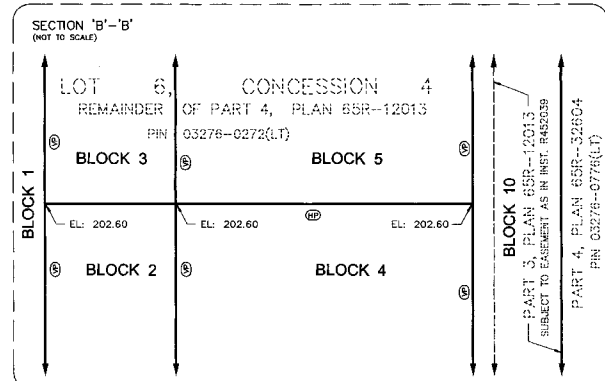
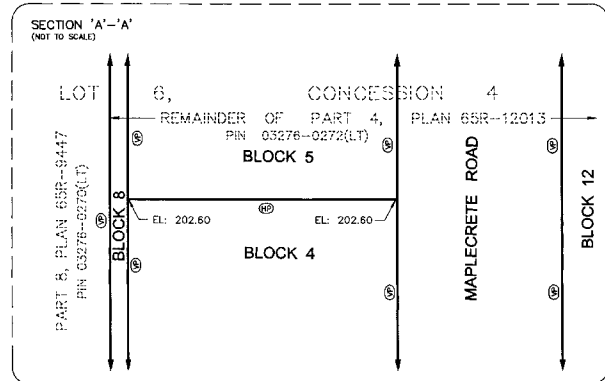
Michael Bissett, MCIP, RPP

# ATTACHMENT A

LOT 6, CONCESSION 4

19T-00V21  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT,  
R.S.O. 1990, c.P.13,  
THIS 12<sup>th</sup> DAY OF APRIL 2016.  
JOHN MACKENZIE  
DEPUTY CITY MANAGER,  
PLANNING AND GROWTH MANAGEMENT

**PLAN 65M-4490**  
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY  
OFFICE FOR THE LAND TITLES DIVISION OF YORK (No. 65) AT  
10:51 O'CLOCK ON THE 14<sup>th</sup> DAY OF April 2016 AND  
ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS  
03276-0272 AND THE REQUIRED CONSENTS ARE  
REGISTERED AS PLAN DOCUMENT No. YR2457620  
*T. Mallory*  
REPRESENTATIVE FOR LAND REGISTRAR



**THE KING'S HIGHWAY No. 7**  
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4  
PIN 03276-0806(LT)

**3' MTM ZONE 10 COORDINATES**  
NAD 83 (ORIGINAL) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)  
THE X,Y COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH  
SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID.	SPECIFIED CONTROL POINTS	
	NORTHING	EASTING
HCM 008780013	4 850 229.933	302 868.578
HCM 009733244	4 850 350.766	303 089.659

POINT	OBSERVED REFERENCE POINTS	
	NORTHING	EASTING
1	4 850 329.617	303 004.031
2	4 850 392.406	303 195.304

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

THIS PLAN COMPRISES ALL OF PIN 03276-0272(LT)  
ALL OF BLOCK 21 (0.30 RESERVE), PART OF BLOCKS 9, 10, 11, 22 (0.30  
RESERVE) AND PART OF MAPLECRETE ROAD ARE SUBJECT TO AN EASEMENT  
OVER PART 3, PLAN 65R-12013 AS IN INSTRUMENT No. R452039

**PLAN OF SUBDIVISION OF  
PART OF LOT 6  
CONCESSION 4**  
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)  
**CITY OF VAUGHAN**  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:500

**BEARING**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM SPECIFIED  
CONTROL POINTS No. 029730013 AND No. 029732444, AND ARE REFERRED TO  
THE ONTARIO COORDINATE SYSTEM MTM ZONE 10, CENTRAL MERIDIAN  
79°30' WEST LONGITUDE DERIVED FROM THE NORTHERLY LIMIT OF THE KING'S  
HIGHWAY No. 7 AS WIDENED AND SHOWN ON PLAN 65R-13590 HAVING  
A BEARING OF N71°50'27"E.  
(S' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 27, 1974 ADJUSTMENT).

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SBIB DENOTES SHORT STANDARD IRON BAR
- SBIB DENOTES IRON BAR
- ⊕ DENOTES ROUND
- ⊕ DENOTES IRON TUBE
- ⊕ DENOTES SET
- (M) DENOTES MEASURED
- (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 65R-12013
- (P1) DENOTES PLAN 65R-13590
- (P2) DENOTES EXPROPRIATION PLAN 0-710
- (P3) DENOTES EXPROPRIATION PLAN 559021
- (P4) DENOTES EXPROPRIATION PLAN YR1694886
- (P5) DENOTES BOUNDARY AND TOPOGRAPHY SURVEY BY KRCMAR SURVEYORS LTD.  
DATED OCTOBER 26, 2005
- (1042) DENOTES BRIAN KEITH EDWARDS, O.L.S.
- (1370) DENOTES VLADIMIR KRCMAR, O.L.S.
- (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
- (830) DENOTES E.W. PETZOLD, O.L.S.
- (C.P.) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY  
GUIDO PAPA, O.L.S. DATED: OCT. 18, 1991
- ⊕ DENOTES VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
- ⊕ DENOTES HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
- EL DENOTES GEODETIC ELEVATION
- 'A' 'A' DENOTES SEE SECTION A-A

**NOTE:**  
ALL PLANTED MONUMENTS ARE IRON BARS (B) UNLESS OTHERWISE NOTED.

**BENCHMARK NOTE:**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO  
CITY OF VAUGHAN BENCH MARK #23-6 HAVING AN  
ELEVATION OF 202.862 METRES.

**TOTAL AREA OF THIS SUBDIVISION = 3.4746 ha**

**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 3<sup>rd</sup> DAY OF JUNE, 2015

DATE: JUNE 3, 2015  
*John Krcmar*  
JOHN KRCMAR  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**  
I CERTIFY THAT:  
1. BLOCKS 1 TO 18 INCLUSIVE, BLOCKS 24, 26, 27 AND 28, BLOCKS 20 AND  
29, STREET, NAMELY MAPLECRETE ROAD, STREET WIDENINGS, NAMELY BLOCKS  
19, 23 AND 25 AND 0.30 RESERVES, NAMELY BLOCKS 21 AND 22 HAVE BEEN  
LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREET IS HEREBY DEDICATED AS PUBLIC HIGHWAY TO THE CITY  
OF VAUGHAN.  
3. THE STREET WIDENINGS BLOCKS 19, 23 AND 25 ARE HEREBY DEDICATED  
AS PUBLIC HIGHWAY TO THE REGIONAL MUNICIPALITY OF YORK.

**ROYAL 7 DEVELOPMENTS LTD.**  
DATED THIS 2<sup>nd</sup> DAY OF June 2015

*Mario Corbellucci*  
MARIO CORBELLUCCI - A.S.O.  
WE HAVE THE AUTHORITY TO END THE CORPORATION

FIELD: AL DRAWN: SDF/BLN CHECKED: YK JOB NO: 00-202  
DWG NAME: 00-202MPPR PLOT INFO: 08-35 21/06/2015 WORK ORDER NO: 12038  
1137 Centre Street Thornhill ON L4J 3M6 905.738.0063 F.905.738.9221 www.krcmar.ca



## **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 – Comments no conditions**

**Alectra (Formerly PowerStream) – No concerns or objections**

**Region of York – No concerns or objections**

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

**From:** Christina Bruce, Director of Policy Planning & Special Programs

**Date:** December 8, 2021

**Name of Owner:** City of Vaughan

**Location:** Block 6 & 7 Plan 65M-4490, Concession 4, Part of Lot 6,  
municipally known as 2926 Highway 7 (300 Maplecrete Road)

**File No.(s):** A245/21

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**Proposed Variance(s) (By-law 01-2021):**

- 1) To permit above and below grade structures related to an underground parking garage accessory to a mixed-use development.
- 2) To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376" as shown on the attached sketch for this application.

**By-Law Requirement(s) (By-law 01-2021):**

- 1) The proposed uses are not permitted within an OS1 Zone. [Section 12.2.1]
- 2) The lands are not part of the Subject Lands as shown on Schedule "E-1376". [Section 14.890]

**Proposed Variance(s) (By-law 1-88):**

- 3) To permit above and below grade structures related to an underground parking garage accessory to a mix-use development.
- 4) To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376" as shown on the attached sketch for this application.

**By-law Requirement(s) (By-law 1-88):**

- 3) The proposed uses are not permitted within an OS2 Zone. [Section 7.3]
- 4) The lands are not part of the Subject Lands as shown on Schedule "E-1376". [Exception 9(1248)]

**Official Plan:**

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

**Comments:**

The lands subject to this application are currently owned by the City of Vaughan. At its June 22, 2021 meeting, Council authorized agency status to the applicant, in respect of the subject lands to submit *Planning Act* applications to advance the construction of the Expo Tower 5 60-storey mixed-use development with three levels of underground parking (File DA.18.050 - Expo Tower 5 development) that was approved by Council on June 12, 2019.

The Applicant (Royal 7 Developments Ltd.) is requesting permission to allow a mixed-use development on the subject lands zoned "OS1 – Open Space Conservation Zone" under recently enacted (October 20, 2021) By-law 01-2021 and "OS2 – Open Space 2 – Open Space Park Zone under currently in-effect Zoning By-law 1-88, legally described as Concession 4, Part of Lot 6, specifically known as Blocks 6 & 7 on Registered Plan 65M-4490 and for these lands to be included in E-Schedule "E-1376". The variances are required to allow the underground parking garage and various at-grade landscape treatments on the subject lands.

The requested variances will facilitate the Expo Tower 5 development as approved by Council as per Site Development Application File DA.18.050. At the time of final approval of the associated Draft Plan of Subdivision File 19T-00V21 in 2016, the subject lands were originally intended to act as buffer blocks to the adjacent Edgeley Pond and Park (EPP). Since that time, City staff, together with Toronto and Regional Conservation Authority (TRCA) staff, have determined that the subject lands are no longer needed as buffers to the EPP. In this regard, City staff is currently in the process of returning the subject lands to the applicant for development.

Based on the above, the Development Planning Department has no objection to the variances, as they are consistent with and will facilitate Council's approval for the subject lands and will not contain any natural features that will be impacted by the Expo Tower 5 development.

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.

**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





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### 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](mailto:stephen.cranley@alectrautilities.com)

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Adriana MacPherson

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**Subject:** FW: A245/21 - REQUEST FOR COMMENTS (2926 Highway 7/300 Maplecrete Road, Vaughan)

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

**Sent:** November-26-21 8:33 AM

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

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

**Subject:** [External] RE: A245/21 - REQUEST FOR COMMENTS (2926 Highway 7/300 Maplecrete Road, Vaughan)

Good morning Adriana,

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

*Gabrielle*

**Gabrielle Hurst mcip rpp** | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)