

AGENDA ITEM NUMBER: 06	CITY WARD # 3
APPLICANT:	1332063 Ontario Inc
AGENT:	Gianluca Buzzanca & Sepideh Rooyani – ACK Architects/Method Architect
PROPERTY:	21 Marycroft Avenue, Woodbridge ON
ZONING DESIGNATION:	The subject lands are zoned EM1 under By-law 1-88 as amended.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed one-storey addition to the existing manufacturing facility (Delta Beverages Inc.). The addition is to be used as warehouse space.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
By-law & Compliance, Licensing & Permits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No comment no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) 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.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent			08/05/2021	Justification Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A312/02	08/01/2002	Approved as amended by COA

ADJOURNMENT HISTORY
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.
None



COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A181/21

AGENDA ITEM NUMBER: 06	CITY WARD # 3
APPLICANT:	1332063 Ontario Inc
AGENT:	Gianluca Buzzanca & Sepideh Rooyani – ACK Architects
PROPERTY:	21 Marycroft Avenue, Woodbridge ON
ZONING DESIGNATION:	The subject lands are zoned EM1 under By-law 1-88 as amended.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None.
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed one-storey addition to the existing manufacturing facility (Delta Beverages Inc.). The addition is to be used as warehouse space.

The following variances have been requested from the City's Zoning By-law:

By-law Requirement	Proposal
1. A minimum rear yard setback of 12.0 metres is required (Schedule A, By-law 1-88a.a.).	1. To permit a minimum rear yard setback of 7.5 metres.
2. A minimum of 99 parking spaces for the proposed 6,137m ² (4,973m ² of warehouse, 1,164m ² of office) employment use is required (Section 3.8, By-law 1-88a.a.).	2. To permit a minimum of 80 parking spaces for the proposed 6,137m ² (4,973m ² of warehouse, 1,164m ² of office) employment use.
3. A minimum of 633.4m ² of landscaping is required (Section 6.1.6, By-law 1-88a.a.).	3. To permit a minimum of 632.1m ² of landscaping.

HEARING INFORMATION

DATE & TIME OF HEARING: January 20, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca by **noon** on the last business day prior to the hearing.

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

INTRODUCTION	
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.	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	January 5, 2022
Date Applicant Confirmed Posting of Sign:	January 2, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Request to expand for warehouse storage. (See cover letter)
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	Planning requested adjournment to obtain and review Arborist Evaluation Report. Applicant submitted the Arborist Evaluation on 01/05/2022.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	Please ensure site plan for schedule A clearly identifies variances and that addition to facility is highlighted.
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None.

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to variance application A181/21. Transportation comments: Following summarizes Transportation Planning Division comments for a Parking Justification submitted by EXP dated November 22, 2021. <ul style="list-style-type: none"> • The Parking Justification is in support of subject development/application with a reduced parking supply of 80 spaces over bylaw requirement of 99 spaces • The study concludes that the existing parking supply would be sufficient for development’s specific requirement. • The estimated parking spaces are found consistent with the IBI Parking Standard prepared for the City of Vaughan. Conclusions:	

DEVELOPMENT ENGINEERING COMMENTS	
<p>The proposed parking spaces are found adequate based on the supporting analysis provided in the consultant's report. We therefore agree with the conclusions reached in the study report and have no objections with the subject variance application.</p> <p>Proposed loading spaces and Revised Site Plan:</p> <p>The truck maneuvering plan as shown on revised site plan is found satisfactory and we have no comments. However, Planning Department should provide additional comments as site amendment application has not been submitted/received yet.</p>	
Development Engineering Recommended Conditions of Approval:	None.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
<p>Parks and Horticulture: No comments no concerns</p> <p>Forestry Department: Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.</p>	
PFH Recommended Conditions of Approval:	1. Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE COMMENTS	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None.

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment no concerns	
Fire Department Recommended Conditions of Approval:	None.

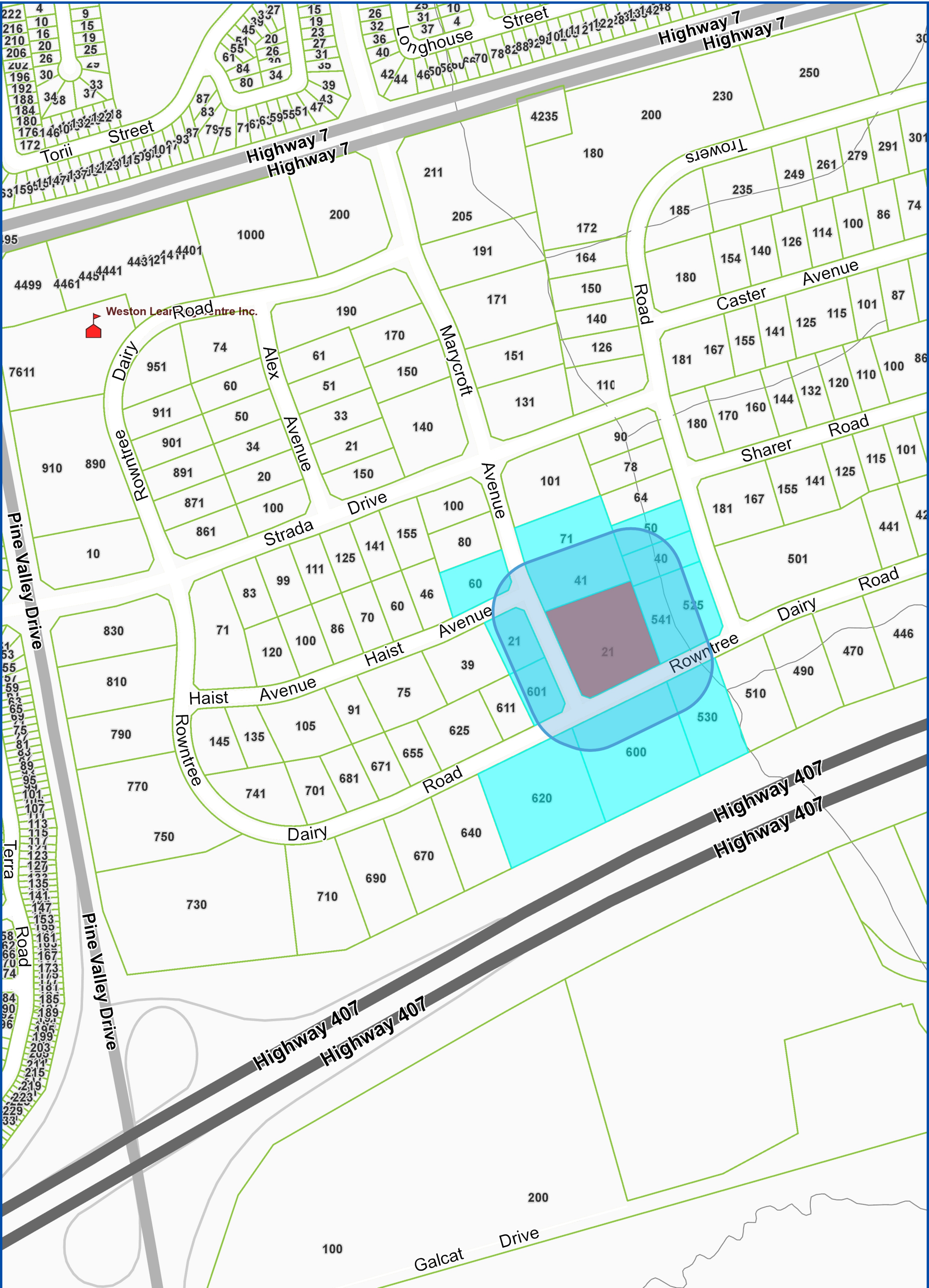
SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

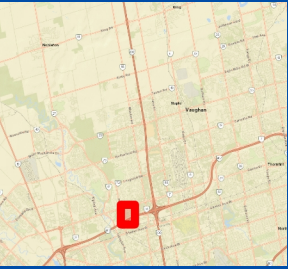
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

IMPORTANT INFORMATION – PLEASE READ
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 (see condition chart above for contact). 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.
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.
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 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.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - A181/21

21 Marycroft Avenue, Woodbridge

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:6,102

0 0.10 km

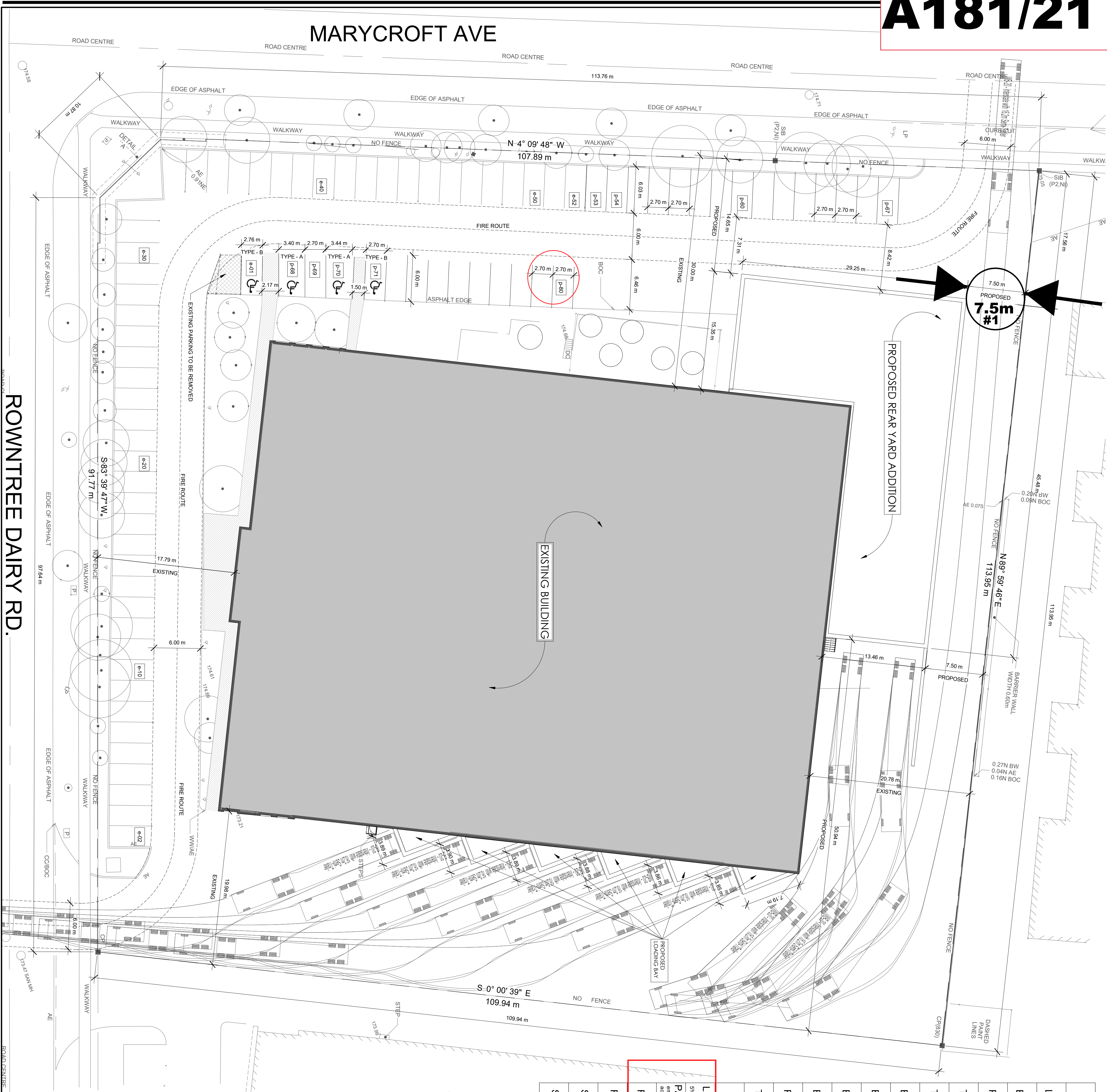


Created By:

Infrastructure Delivery
Department
January 3, 2022 1:06 PM

Projection:
NAD 83
UTM Zone
17N

A181/21



SITE STATISTICS				
LOT AREA				12,677 m²
EXISTING BUILDING AREA				4621 m²
PROPOSED BUILDING AREA				933.8 m²
TOTAL BUILDING AREA				5554.8 m²
TOTAL COVERAGE	43.85%			
EXISTING BUILDING GFA				5203 m²
EXISTING GROUND FLOOR OFFICE AREA				582 m²
EXISTING SECOND FLOOR OFFICE AREA				582 m²
EXISTING WAREHOUSE AREA				4039 m²
PROPOSED WAREHOUSE AREA				933.8 m²
TOTAL GFA	6136.8 m²			
LANDSCAPE COVERAGE	EXISTING	REQUIRED	PROVIDED	VARIANCE
5% OF LOT AREA (BY LAMT 1-88A.1)	871.8m²	633.4m²	632.1m²	1.3m²
PARKING SPACES (SECTION 3.8 BY LAMT 1-88A.2) employment use: 1.5 parking Spaces per 100m² accessory office: 2.0 Parking Spaces per 100m²	52	99	80	19
REAR YARD SETBACK	20.78 m	12 m	7.5 m	4.5m
FRONT YARD SETBACK	17.80m	6 m	EXISTING	-
SIDE YARD SETBACK (EAST)	19.98m	6 m	EXISTING	-
SIDE YARD SETBACK (WEST)	30.00m	6 m	14.65 m	-

GENERAL NOTES

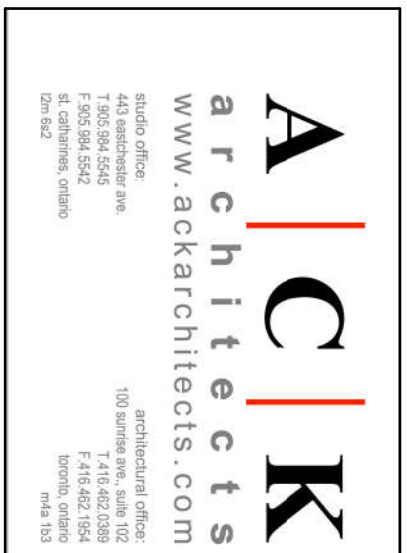
All portfolios and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for C of A	SR
2	2021-09-09	Issued for C of A Comments	SR
3	2021-09-16	Issued for C of A Comments	SR
4	2021-09-30	Issued for C of A Comments	SR

COMMISSION:

DELTA BEVERAGES (EXTENSION)

21 MARYCROFT AVE,
VAUGHAN, ON



SHEET TITLE:

SITE PLAN

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY:	SR
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-1-31

A1.0

C:\Users\Sepideh\Documents\2021-131 (Delta Beverages, 21 Marycroft Ave, Vaughan, ON)\AutoCAD\Working Drawings\Delta Beverages 2021-09-27.rvt

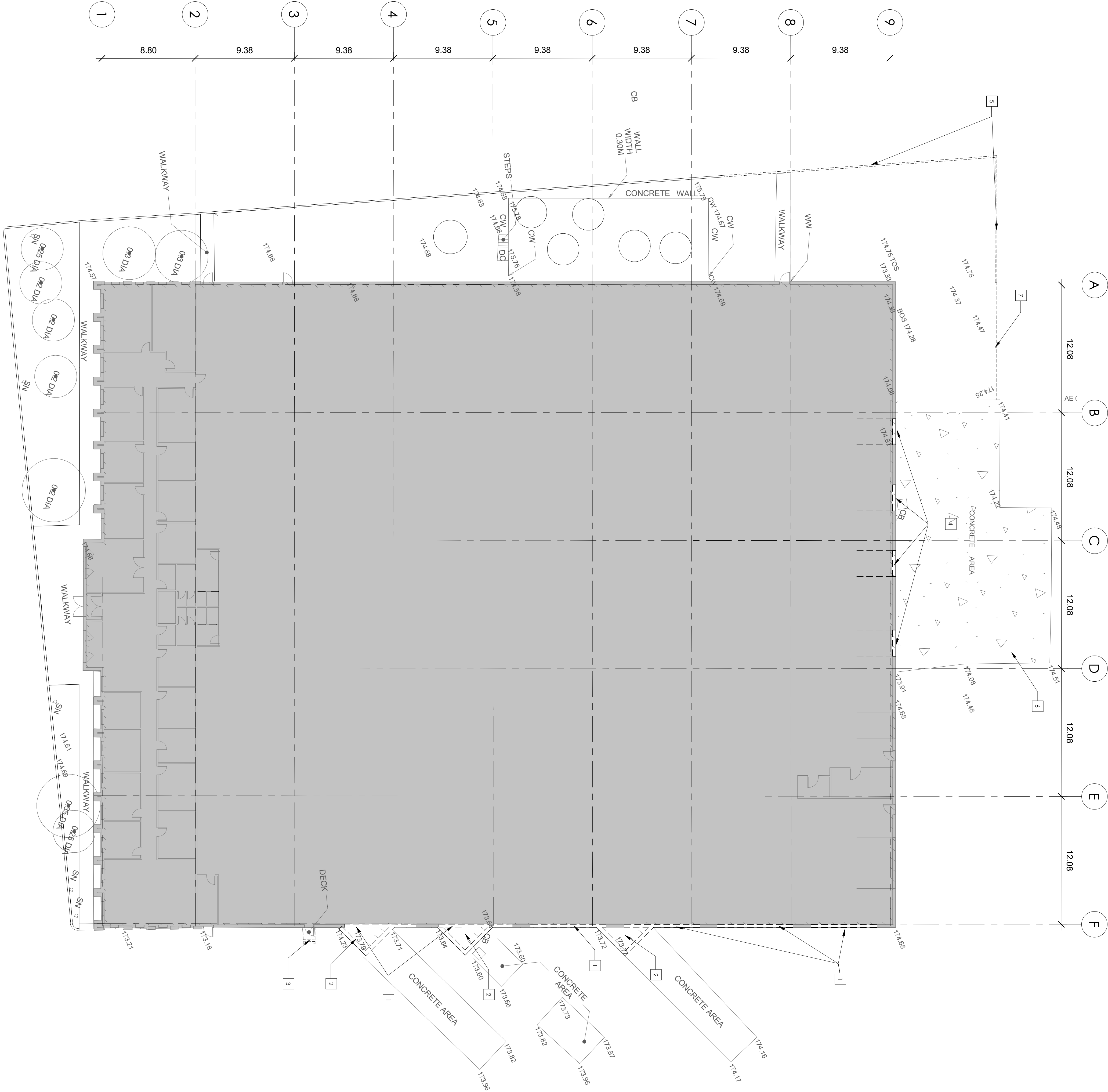
DEMOLITION NOTES:

GO TO SITE VERY EARLY TO SURVEY SITE. IT IS THE RESPONSIBILITY OF THE GC AND THE DEMOLITION CONTRACTOR TO REVIEW SITE PRIOR TO BIDDING. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE DEMOLITION PLANS AND ARE THE RESPONSIBILITY OF THE GC AND THE DEMOLITION CONTRACTOR. PROFESSIONALS WITH EXPERIENCE IN COMMERCIAL AND INDUSTRIAL CONSTRUCTION, EXISTING TO REMAIN SHOWN SHADDED.

HEREWITH IS A PARTIAL LIST OF ITEMS FOR DEMOLITION:

- 1 EXTERIOR WALLS INCLUDING BUT NOT LIMITED TO: EXTERIOR WALLS INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, CMU, BLOCK, STUCCO, EIFS, ETC. LAMINATE COVER, PLYWOOD SHEATHING, METAL STUDS, WOOD STRAPPING, CORNER GUARDS, MISCELLANEOUS METAL ACCESSORIES, METAL FRAMING, PLYWOOD COVERS, BRICKS, MASONRY AND ELECTRICAL OUTLET, FIRE EXTINGUISHER ETC.
- 2 LOADING BAYS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CRUSH WALLBOARD, PROTECTION BOARD, COVER, PLYWOOD SHEATHING, METAL STUDS, WOOD STRAPPING, CORNER GUARDS, MISCELLANEOUS METAL ACCESSORIES, METAL FRAMING, PLYWOOD COVERS, BRICKS, MASONRY AND ELECTRICAL OUTLET, FIRE EXTINGUISHER ETC.
- 3 DEMO EXISTING STAIRS INCLUDING BUT NOT LIMITED TO: RISER, TREAD, STRINGER, HAND RAIL, BALUSTERS, FASCIA, NOSING, LANDING.
- 4 REMOVE EXISTING DOORS INCLUDING BUT NOT LIMITED TO: DOOR FRAME, DOOR, SWELLS, ACCESSORIES, DOOR FRAME, DOOR BUMPERS, ETC. KEEP WALL OPENING.
- 5 DEMO EXISTING SIDEWALK.
- 6 DEMO CONCRETE PATHWAY.
- 7 DEMO EXISTING FENCE.

NOTE:
1. DASHED AREA FOR GENERAL SCOPE OF WORK NOT EXACT
2. DEMOLITION WORK TO MATCH EXISTING ADJACENT/RECEIVE
3. MAKE GOOD ALL EXISTING FINISHES IN AREAS OF
DEMOLITION WORK TO MATCH EXISTING ADJACENT/RECEIVE
DEMOLITION WORK TO MATCH EXISTING ADJACENT/RECEIVE
DEMOLITION WORK TO MATCH EXISTING ADJACENT/RECEIVE



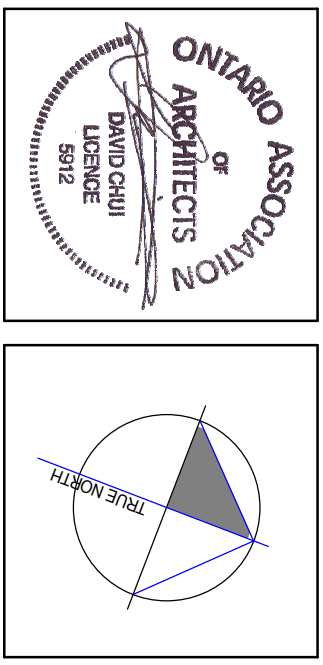
1 DEMO GROUND FLOOR PLAN
1 : 192

All contractors and/or trades shall verify all dimensions, notes, sizes and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all dimensions, notes and related documents are the property of the architect and shall not be reproduced, copied, or used in any way without the written consent of the architect. In part or in whole is strictly prohibited without written consent. Drawing to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for Committee of Adjustment	SR

COMMISSION:

DELTA BEVERAGES
(EXTENSION)
21 MARYCROFT AVE,
VAUGHAN, ON



A|C|K
architects
www.ackarchitects.com

studio office
440 west Beaver Creek
Toronto, Ontario M6P 2C6
Tel: 416-593-8542
Fax: 416-593-8543
Email: info@ack.com

professional office
100 Kennedy Road, Suite 102
Richmond Hill, Ontario L4B 1N2
Tel: 905-882-1554
Fax: 905-882-1555
Email: info@ack.com

SHEET TITLE:
DEMO GROUND FLOOR PLAN

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	SR
DRAWN BY:	DC
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-131

A1.1

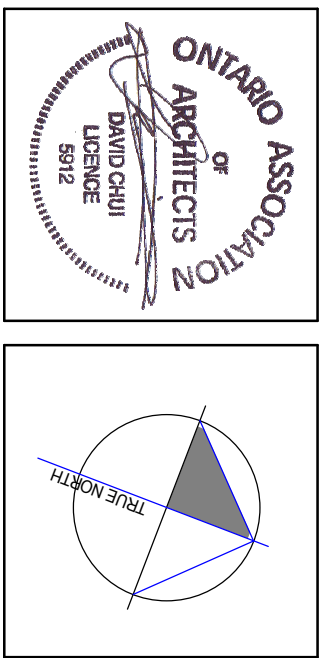
GENERAL NOTES

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. The drawing not to be scaled, all drawings, prints and related documents are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced, stored in a retrieval system or in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written consent. Drawing to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for Committee of Adjustment	SR

COMMISSION:

DELTA BEVERAGES
(EXTENSION)
21 MARYCROFT AVE,
VAUGHAN, ON



A|C|K
architects
www.ackarchitects.com

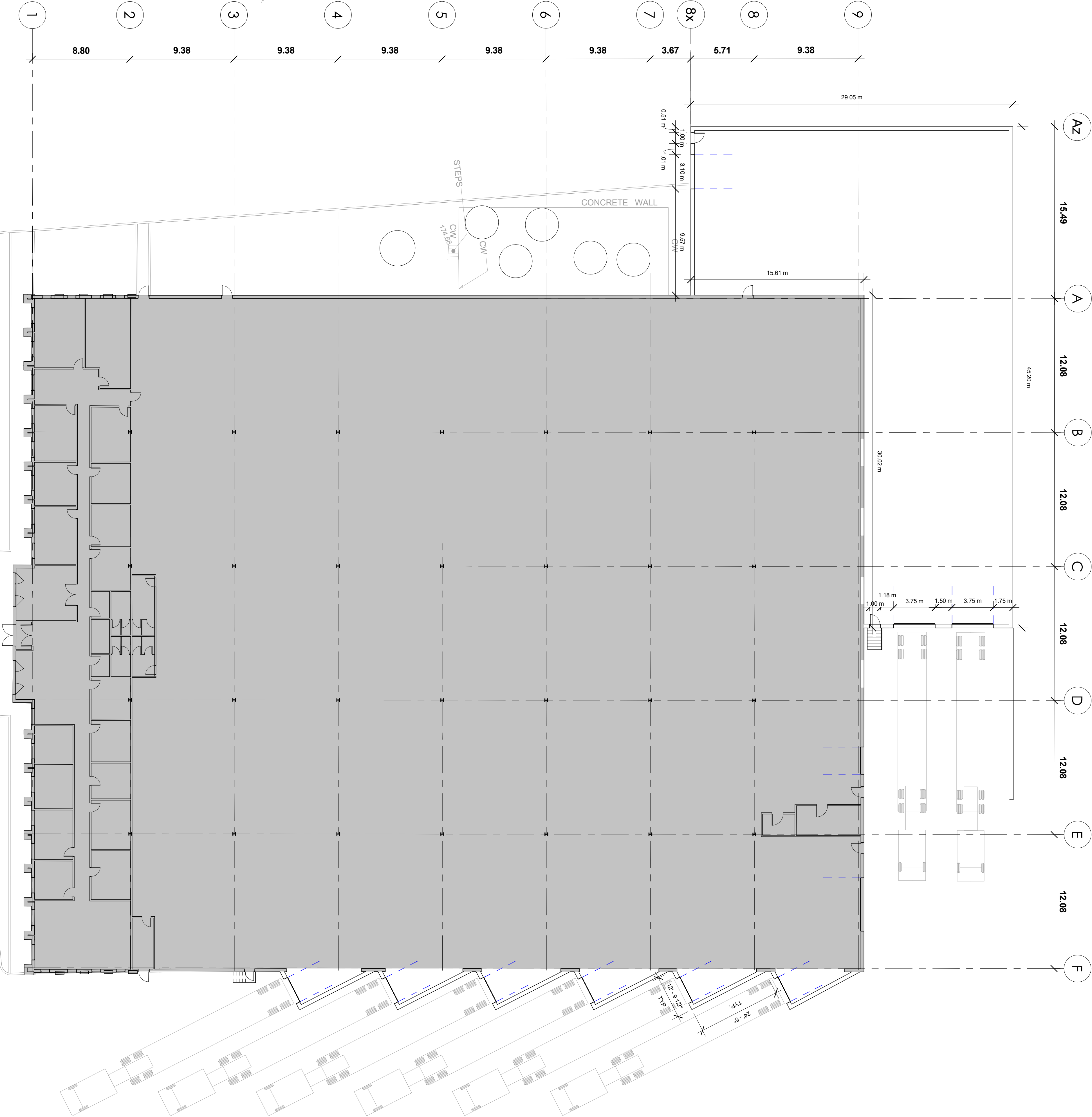
studio office
4425 midland ave. #102
vaughan, ontario
l4w 5m6
t 905 884 5542
f 905 884 5542
mobile 416 223 4444
david@ack.com

professional office
1055 brimley ave. suite 102
vaughan, ontario
l4w 1m9
t 905 462 1664
f 905 462 1664
mobile 416 223 4444
david@ack.com

SHEET TITLE:

PROPOSED
GROUND FLOOR
PLAN

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	SR
DRAWN BY:	DWG. No.
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-131



1
A20 A1.2
1 : 192
PROPOSED GROUND FLOOR PLAN

GENERAL NOTES

- 1 - EXISTING BUILDING
- 2 - GRAY BRICK WALL
- 3 - CONCRETE WALL
- 4 - BROWN BRICK
- 5 - DARK GRAY IMP WALL

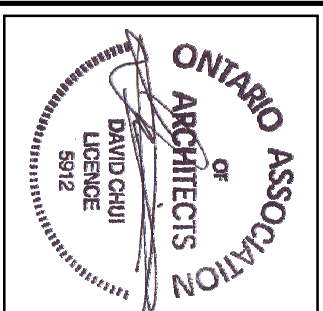
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced, stored in a retrieval system or in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written consent. Drawing to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for Committee of Adjustment	SR

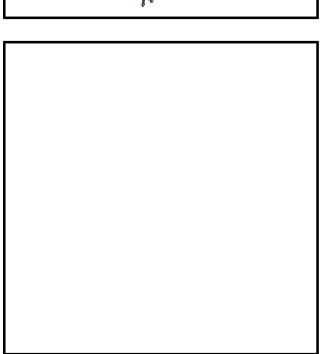
COMMISSION:

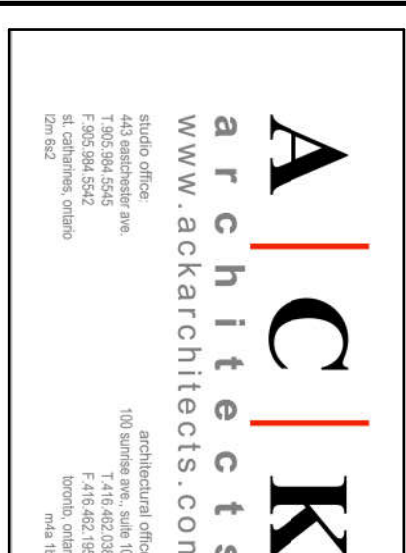
DELTA BEVERAGES
(EXTENSION)

21 MARYCROFT AVE,
VAUGHAN, ON



DAVID CHUI
LEWIS
2021





www.ackarchitects.com

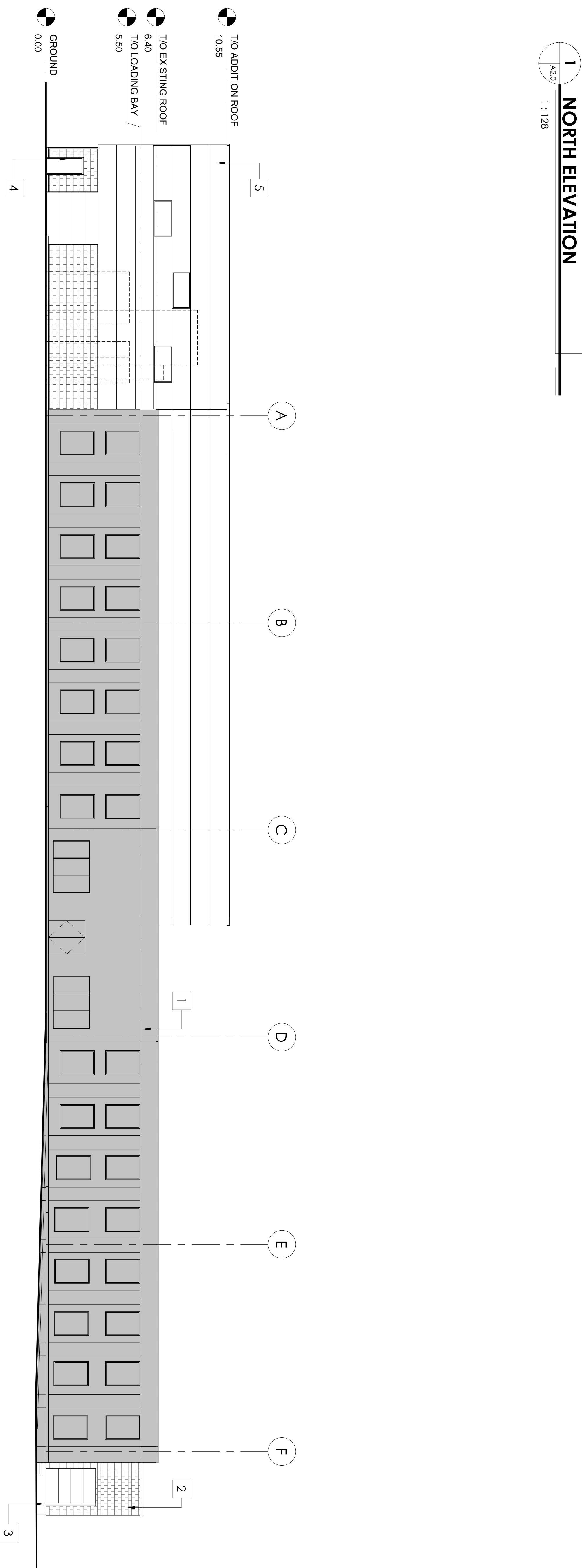
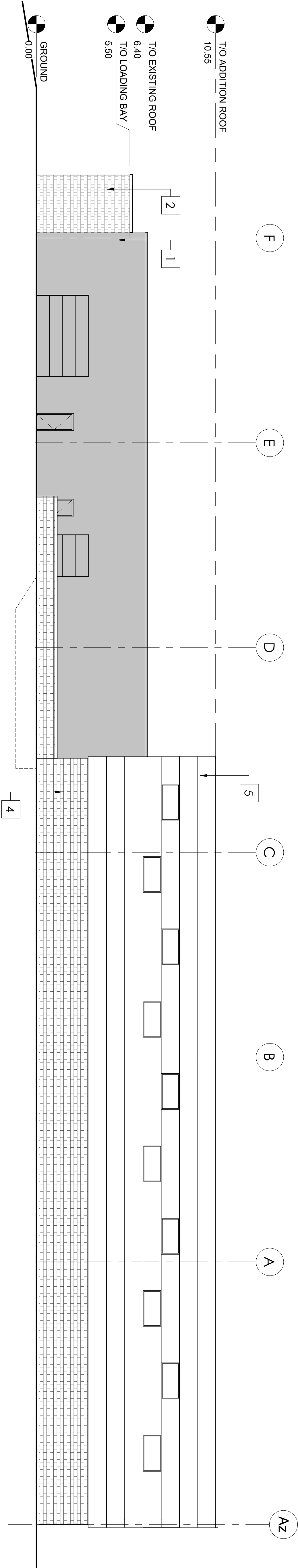
studio office
4425 midland ave. #102
vaughan, ontario
l4w 5m5
phone: 905.709.0000
direct: 905.709.0000

architectural office
1055 kipling ave. suite 102
richmond hill, ontario
l4b 1m4
phone: 905.709.0000
direct: 905.709.0000

SHEET TITLE:

ELEVATIONS

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY:	SR
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-131



GENERAL NOTES

All contractors and/or trades shall verify all dimensions, notes, sizes and report any discrepancies prior to commencement of the work. The drawing not to be scaled, all drawings, prints and related documents are the property of the architect and shall remain the property of the architect. No part of this drawing shall be reproduced, in part or in whole, in any form, without written consent. Drawing to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for Committee of Adjustment	SR

COMMISSION:

DELTA BEVERAGES
(EXTENSION)
21 MARYCROFT AVE,
VAUGHAN, ON

A|C|K

architects

www.ackarchitects.com

studio office

4430 midland ave. #102

vaughan, ontario

m4w 2n5

phone: 905.709.0000

fax: 905.709.0001

email: info@ackarchitects.com

professional office

105 bayview ave. suite 102

scarsdale, ontario

m1s 5b6

phone: 416.491.1664

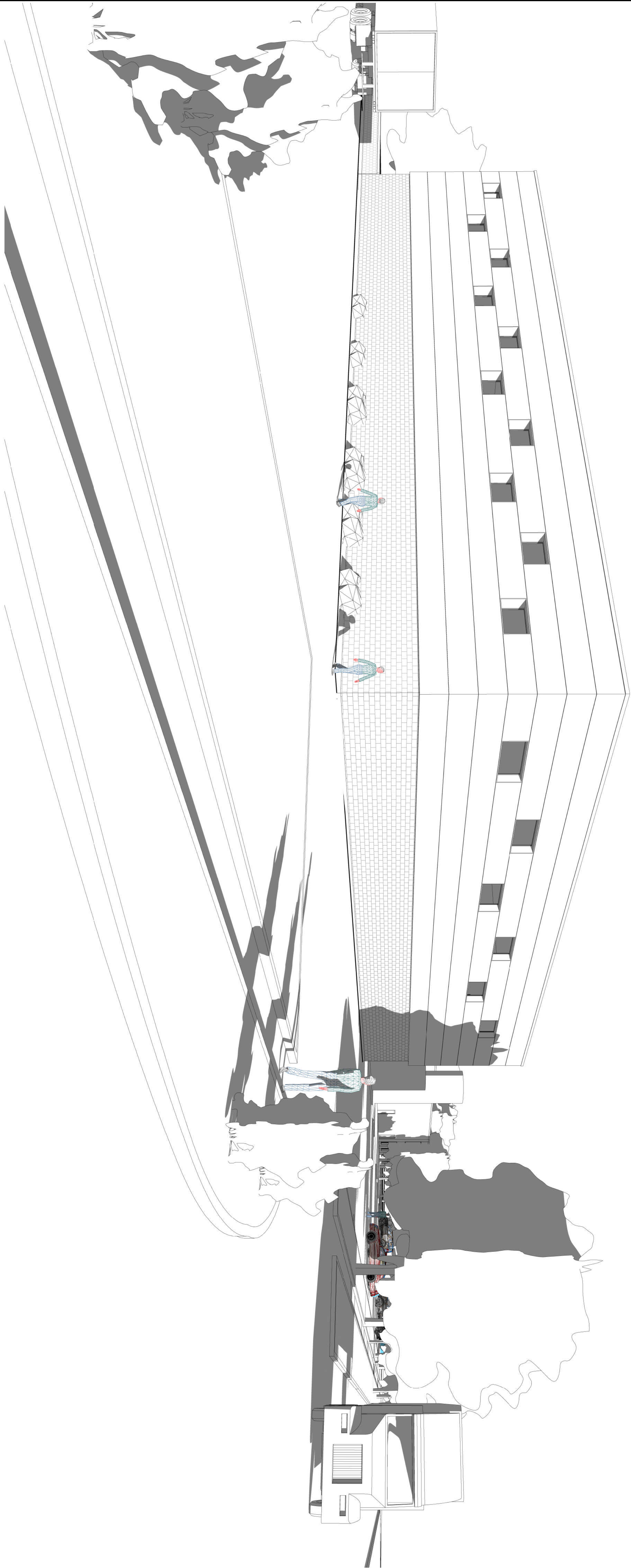
fax: 416.491.1665

email: info@ackarchitects.com

SHEET TITLE:

PERSPECTIVE

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY:	SR
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-131



All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced, stored in a retrieval system or in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written consent. Drawing to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	2021-07-30	Issued for Committee of Adjustment	SR

COMMISSION:
DELTA BEVERAGES
(EXTENSION)
21 MARYCROFT AVE,
VAUGHAN, ON

A | C | K

architects

www.ackarchitects.com

studio office:
1000 SHEPPARD AVE. E. SUITE 100
VICTORIA PARK
RICHMOND HILL, ONTARIO
L4B 1N2
Tel: 905.884.5502
Fax: 905.884.5503
info@ack.ca

architectural office:
1000 SHEPPARD AVE. E. SUITE 100
VICTORIA PARK
RICHMOND HILL, ONTARIO
L4B 1N2
Tel: 905.884.5502
Fax: 905.884.5503
info@ack.ca

SHEET TITLE:
PERSPECTIVE

Issued for Re-Zoning	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY:	SR
CHECKED BY:	DC
DATE:	Issue Date
SCALE:	AS SHOWN
PROJECT No.:	2021-131

C:\Users\Seipiden\Documents\2021-131 [Delta Beverages, 21 Marycroft Ave, Vaughan, ON]\AUJOCAD Working Drawings\Deltaelta Beverages\2021-07-13.rvt

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 20, 2022

Name of Owner: 1332063 Ontario Inc.

Location: 21 Marycroft Avenue

File No.(s): A181/21

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

1. To permit a minimum rear yard setback of 7.5 m.
2. To permit a minimum of 80 parking spaces for the proposed 6,137 m² (4,973m² of warehouse, 1,164m² of office) employment use.
3. To permit a minimum of 632.1 m² of landscaping.

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

1. A minimum rear yard setback of 12 m is required (Schedule A, By-law 1-88a.a.).
2. A minimum of 99 parking spaces for the proposed 6,137 m² (4,973m² of warehouse, 1,164m² of office) employment use is required (Section 3.8, By-law 1-88a.a.).
3. A minimum of 633.4 m² of landscaping is required (Section 6.1.6, By-law 1-88a.a.).

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:

The Owner is proposing to construct a one-storey 933.8 m² addition to an existing 5203 m² industrial building with the above-noted variances.

The proposed addition to the existing building requires a variance to permit a rear yard setback of 7.5 m, whereas 12 m is required (Variance 1). The Development Planning Department has no objection to Variance 1, as the addition will not restrict vehicular access on the driveway along the north side of the property and will not negatively impact the neighbouring property to the north.

The Owner has submitted a Parking Study prepared by EXP Services Inc. dated November 22, 2021, to address the requested parking deficiency. The Transportation Division of the Development Engineering Department has reviewed the report and have advised that the proposed parking supply of 80 parking spaces is adequate to serve the site, based on the supporting analysis provided in the Parking Study.

The reduction in landscaping is considered a minor deviation from the requirements of By-law 1-88 and will not have a noticeable impact on the subject lands.

In support of the application, the Owner has submitted an Arborist Report and Tree Inventory and Protection Plan prepared by EXP Services Inc., dated January 05, 2022. The report identified three (3) trees that were removed prior to the submission of this application, which will require a Private Property Tree Removal & Protection permit through the Forestry Division. Eight (8) trees are proposed to be protected, and no additional trees require removal. Urban Design staff have reviewed the Arborist Report and concur with its recommendations.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Michael Torres, Planner I

Chris Cosentino, Senior Planner

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alecrautilities.com

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

Email: tony.donofrio@alecrautilities.com

Lenore Providence

Subject: FW: A181/21 (21 Marycroft Ave. Woodbridge)- REQUEST FOR COMMENTS

From: Zhao, Linda <Linda.Zhao@york.ca>

Sent: November-09-21 9:01 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>; Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Subject: [External] RE: A181/21 (21 Marycroft Ave. Woodbridge)- REQUEST FOR COMMENTS

Good morning,

The Regional Municipality of York has completed its review of this minor variance application and has **no comment**.

Thank you,

Linda Zhao | **Planning Assistant – Student** | Planning and Economic Development, Corporate Services |

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
(905)-830-4444 x74886 | Linda.Zhao@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow.**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
--

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent			08/05/2021	Justification Letter

On Nov 28/21 the agent submitted amended pg 2 and commissioned page.

A181/21



August 5th, 2021

To Whom it May Concern,

Delta Beverages Inc. is a beverage manufacturer with our sole manufacturing facility located at:

21 Marycroft Ave.
Woodbridge, Ontario
Canada, L4L 5Y6

Delta Beverages Inc. was established in 1992, and manufactures carbonated beverages, pure juices, juice blends, teas, sodas, alcoholic beverages, energy drinks and natural health products. Delta does not manufacture under its own brand and is strictly a contract manufacturer.

Our operations involve:

1. Receipt and storage of raw ingredients and packaging materials which are used in the beverage manufacturing process
2. Beverage blending
3. Filling of blended beverages into either glass or PET bottles
4. Capping filled bottles
5. Labeling filled bottles
6. Packing filled bottles into cases
7. Palletizing cases of product
8. Storage of pallets of product prior to distribution

Delta Beverages' business is growing. In order to meet our customer's needs in 2022 and onwards, our facility must operate 24 hours per day and 7 days per week. The third-party warehouses that we receive raw materials from and ship finished product to are not operational on weekends. We are therefore planning to expand our facility in order to gain the additional warehouse space required to allow for our facility to operate 24/7 so that we are able to meet our customer's production needs. This expansion is critical to the continued growth of our business.

Yours Truly,

A handwritten signature in black ink, appearing to read "Andrew Elias".

Andrew Elias
Vice President, Operations

Delta Beverages Inc.
21 Marycroft Ave.
Woodbridge, Ontario
Canada, L4L 5Y6
(T) 905 850 8077
(F) 905 850 8078

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A312/02	08/01/2002	Approved as amended by COA **Extracts from the Minutes are attached. The Decision will follow as an Addendum.

14. **FILE NO.: A312/02**
1332063 ONTARIO INC.

LOCATION

Part of Lots 3 to 5, Concession 6, (Part of Lot 20 & Lot 21, Registered Plan No. 65M-2333, municipally known as 21 Marycroft Avenue, Woodbridge).

PROPOSAL

During the applicant's submission, it was agreed to amend the application, sketch and Notice of Application by removing the variance that four loading doors would be facing a street.

The subject and retained lands are zoned EM1 Prestige Employment Area under By-law 1-88 as amended.

THEREFORE, the applicant is requesting a variance to permit the construction of two additions to an existing two storey industrial building, Addition "A" being at the rear of the building, and "Addition "B" being at the west side of the building, notwithstanding, the minimum rear yard setback will be 4.2metres, the minimum parking spaces will be 115, ~~and there will be four loadings doors facing a street~~, rather than the By-law requires the minimum rear yard setback to be 12.0 metres, the minimum parking spaces to be 141, ~~and there is to be no loading between a building and a street.~~

Nino Rico, the agent appeared on behalf of the applicant and told the Committee that he would agree to removing the variance regarding the loading area.

There was no one in attendance either in support of or in opposition to the request.

The Planning Department made the following written comments:

The Community Planning Department does not support the request to have four loading doors facing the street. From a visual and streetscape point of view, this department does not support loading doors being in view of the traveling public.

There were no other objections from any Departments or Agencies.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by T. DeCicco
Seconded by S. Perrella

THAT Application No. **A312/02– 1332063 ONTARIO INC.**, be **APPROVED**, as **AMENDED**.

CARRIED.