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May 15, 2014

Committee of Adjustment



Toronto and Region
Conservation
for The Living City

May 15, 2014

BY MAIL & E-MAIL: Todd.Coles@vaughan.ca

Mr. Todd Coles
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

ADDENDUM
AGENDA ITEM
6 & 7
COMMITTEE OF ADJUSTMENT

Dear Mr. Coles:

Re: Committee of Adjustment Applications: B029/14 & A124/14
10462 & 10472 Islington Avenue
Part of Lot 24, Concession 8 (Parts 1, 2, 4-7 and 9, Registered Plan No. 65R-18214)
City of Vaughan
802282 Ontario Ltd.

This letter will acknowledge receipt of the above noted application. Toronto and Region Conservation Authority (TRCA) staff has reviewed the application and offers the following comments.

Purpose of the Applications

B029/14:

It is our understanding that the purpose of the Consent Application is to permit a parking easement in favour of 10423, 10425 and 10429 Islington Avenue.

A124/14:

It is our understanding that the purpose of the Minor Variance Application is to request the following variances:

1. To permit a minimum of 3 parking spaces per 100 sq. m of gross floor area (GFA) for retail, business and professional offices, whereas a minimum of 6 parking spaces for 100 sq. m of GFA is permitted for retail, business and professional offices.
2. To permit a minimum of 8 parking spaces per 100 sq. m of GFA for eating establishment, eating establishment – convenience, eating establishment – take-out and outdoor patio accessory to an eating establishment, whereas a minimum of 16 parking spaces for 100 sq. m GFA is permitted for eating establishments, eating establishment – convenience, eating establishment – take-out and outdoor patio accessory to an eating establishment;
3. To permit a minimum of 0.8 parking space for a one bedroom dwelling unit and a minimum of one parking space for a two bedroom dwelling unit, whereas a minimum of 1.5 parking spaces are permitted for each dwelling unit;
4. To permit a minimum of 0.2 parking space for each dwelling unit for visitor parking, whereas a minimum of 0.25 parking spaces are required for each dwelling unit for visitor parking.

It is TRCA staff understanding that the requested variance is required to permit the exceptions to the parking requirements. As well, the variance is required in order to facilitate Consent Application B029/14.

Recommendations

Based upon the comments noted below, TRCA staff provides **conditional approval** to the above noted Minor Variance application, subject to the following conditions:

1. The applicant submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority.

Applicable Policies and Regulations

The subject property is partially located within a TRCA's Regulated Area of the Humber River Watershed. In accordance with the Ontario Regulation 166/06, a permit is required from the TRCA prior to any development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

In addition, the TRCA's Valley and Stream Corridor Management Program (VSCMP) sets out development guidelines for properties influenced by valley and stream corridors. The overall objective of the VSCMP policies is to prevent new development from occurring within areas that may introduce risk to life and property associated with flooding, erosion, and slope stability, or that is not compatible with the protection of these areas in their natural state. The VSCMP defines the valley corridor boundary by the long term stable top of bank (where there is a well-defined feature) plus 10 metres inland. The corridor boundary is also extended to include any significant adjacent vegetation. Please be advised that new development is not permitted within the boundaries of valley corridors.

Application-Specific Comments


As noted above, it appears that a portion of the subject property is located within of TRCA's Regulated Area of the Humber River Watershed. Based on our review, it appears that there is no new development being proposed with these applications. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is not required for the proposed works associated with this application. However, TRCA staff has an interest in any future development on the subject property.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$315.00 Variance Application (Screening Assessment) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Anant Patel
Planner I
Planning and Development
Extension 5618

 AP/kh

cc: Frank Gireco, 802282 Ontario Ltd.: frank@heritagehill.ca