

**NOTICE OF HEARING**  
**Minor Variance Application A163/19**  
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

**Date & Time of Live Stream Hearing:**

Thursday, June 11, 2020 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 see Important Information on next page for instructions or contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or **905-832-8585. Ext. 8332.**

**Written comments and public deputation requests must be received by noon on the last business day prior to the scheduled hearing.**

**Applicant:**

Royal 7 Developments Ltd.

**Agent:**

Bousfields Inc

**Property:**

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

**Zoning:**

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

**OP Designation:**

Vaughan Official Plan 2010: (Vaughan Metropolitan Centre Secondary Plan Volume 2: Station Precinct)

**Related Files:**

B003/20, B036/19 and A163/19

**Purpose:**

Relief from the By-law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (shown as Tower 5 on the plan submitted with the application) located on Block 1, Plan 65M-4490 and to facilitate Site Plan Application DA.18.050

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

By-law Requirement	Proposal
1) The total Gross Floor Area (G.F.A.) permitted on Blocks 1, 2, 3, 4 and 5 shall collectively not exceed 182,000m <sup>2</sup> .	1) To permit a total Gross Floor Area (G.F.A) of 206,780.00 sq.m for Blocks 1,2,3,4 and 5 collectively.
2) The total combined Retail Commercial Gross Floor Area shall not exceed 6000 sqm for all buildings.	2) To permit a total combined Retail Commercial Gross Floor Area of 8107.00 sq.m for all buildings.

**PLEASE SEE REVERSE FOR LOCATION MAP OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS & PUBLIC PARTICIPATION.**



# A163/19 - Location Map

2920 Highway 7, Bldg 5, Vaughan



## IMPORTANT INFORMATION

**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 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 at [vaughan.ca/LiveCouncil](http://vaughan.ca/LiveCouncil)

To make an electronic deputation, residents must complete and submit the [Public Deputation Form](#) no later than **noon** on the last business day prior to the scheduled hearing (see above for contact details). [The Public Deputation Form](#) and additional information regarding electronic meeting procedures and public participation is available at [www.vaughan.ca](http://www.vaughan.ca) (search Committee of Adjustment).

Presentations to the Committee are 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.

If holding an electronic rather than oral hearing is likely to cause a party significant prejudice (i.e. impaired hearing and/or speech etc.) a written request may be made to have the Committee, consider the holding an electronic hearing on an application. The request must include your name, address, contact information and the reasons for prejudice and must be submitted to the Committee by **noon** on the last business day **prior** to the scheduled hearing. If a party does not submit a request under this section and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding. Requests can be emailed to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**PUBLIC RECORD:** Personal information collected because of this public meeting 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.

**TO OBTAIN MORE INFORMATION:** To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.). Information pertaining to this application is also available at [www.vaughan.ca](http://www.vaughan.ca) (search Committee of Adjustment).

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you **must** complete the attached Request for Decision form and submit to the Secretary Treasurer. **In the absence of a written request to be notified of the Committee's decision you will not receive notice.**

**LOCAL PLANNING APPEAL TRIBUNAL (LPAT):** The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at [www.elto.gov.on.ca](http://www.elto.gov.on.ca) or by visiting our office. LPAT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan LPAT Processing Fee: \$841.00 per application. All fees subject to change.

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS:** In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

**IMPORTANT NOTICE TO OWNER AND/OR AGENT:** If you do not attend or are not represented at this hearing, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

**DATE OF PUBLIC NOTICE: May 27, 2020**

Christine Vigneault, AMP, ACST  
Manager of Development Services and Secretary  
Treasurer to the Committee of Adjustment  
905-832-8585 x 8332  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)



Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
T 905 832 8585  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## REQUEST FOR DECISION A163/19

To be notified of the Committee's decision or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment.

Please provide a copy of the Committee's Decision with respect to A163/19:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date Request Submitted: \_\_\_\_\_

\*Please print and ensure form is legible