

# **NOTICE OF DECISION**

## **MINOR VARIANCES**

**FILE NUMBER:** A065/14

**APPLICANT:** ROYBRIDGE HOLDINGS LIMITED

**PROPERTY:** Part of Lot 7, Concession 3 (Lots 7 and 8, Registered Plan No. 65M-3627 municipally known as 201 Zenway Boulevard, Woodbridge).

**ZONING:** The subject lands are zoned EM1 Prestige Employment Area, EM1 (H) Prestige Employment Area on hold and EM2 General Employment Area and subject to the provisions of Exception 9(1134) under By-law 1-88 as amended.

**PURPOSE:** To permit the construction of a proposed one-storey addition to an existing one-storey industrial building.

**PROPOSAL:**

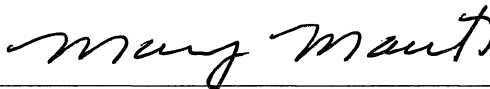
1. To permit a total of 360 parking spaces for the entire development.
2. To permit a landscape strip of 0.0 metres along a lot line abutting a street.

**BY-LAW REQUIREMENT:**

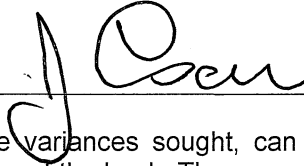
1. A minimum of 406 parking spaces are permitted.
2. A minimum landscape strip of 6.0 metres is permitted.

A sketch is attached illustrating the request.

**MOVED BY:**



**SECONDED BY:**



THAT 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.

THAT Application No. **A065/14, ROYBRIDGE HOLDINGS LIMITED**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions of approval:

1. That Site Development File DA.14.004 be approved by the Planning Department, if required to the satisfaction of the Development Planning Department;
2. Prior to final approval of Minor Variance Application A065/14, site servicing and grading plans for Development Application DA14-004 shall be approved by the Development/ Transportation Engineering Department, if required to the satisfaction of Development/ Transportation Engineering Department;
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

**VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.**

**FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.**

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: *Perrella*

Signed by all members present who concur in this decision:

*Perrella*

A. Perrella,  
Chair

*H. Zheng*

H. Zheng,  
Vice Chair

*J. Cesario*

J. Cesario,  
Member

*L. Fluxgold*

L. Fluxgold,  
Member

*M. Mauti*

M. Mauti,  
Member

**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

*T. Coles*

Todd Coles, BES, MCIP, RPP  
Manager of Development Services  
and Secretary-Treasurer to  
Committee of Adjustment

**Date of Hearing: MARCH 27, 2014**  
**Last Date of Appeal: APRIL 16, 2014**

**APPEALS**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.**

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

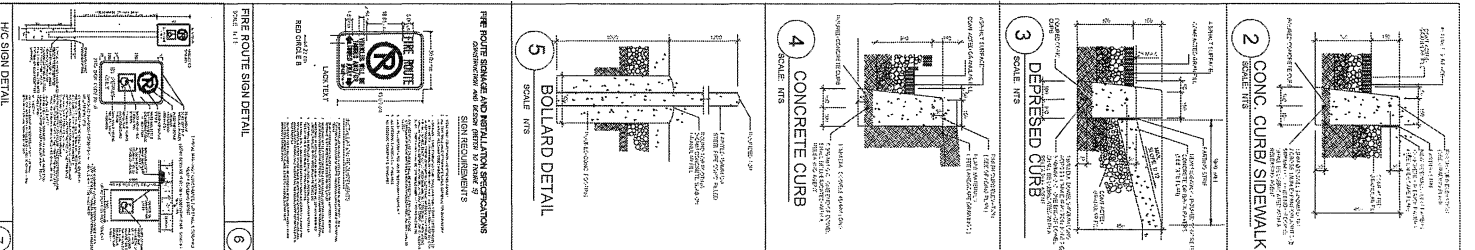
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

**NOTE:** The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

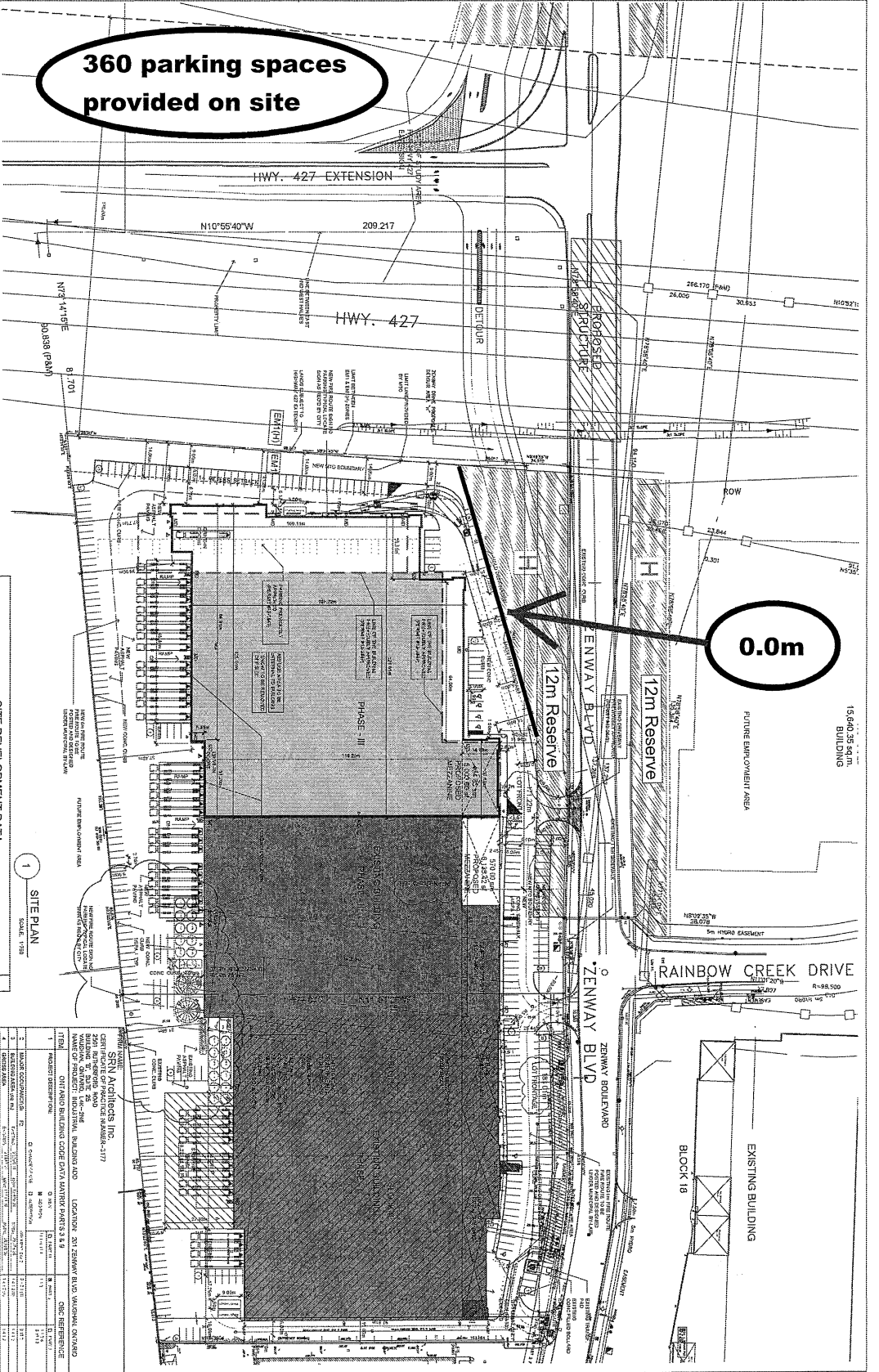
**CONDITIONS**

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:  
**APRIL 16, 2015**

**NEW** MARCH 25, 2014



**360 parking spaces provided on site**



### 1. SITE PLAN

SCALE: 1:100

ZONE	EXISTING DEVELOPMENT AREA	COVERAGE	LOT AREA	LOT AREA
1. BUILDING AREA	15,640.55 sqm	100%	26,715.19 sqm	26,715.19 sqm
2. PARKING AREA	2,100.00 sqm	100%	2,100.00 sqm	2,100.00 sqm
3. LANDSCAPE AREA	1,500.00 sqm	100%	1,500.00 sqm	1,500.00 sqm
4. TOTAL	19,240.55 sqm	100%	20,315.19 sqm	20,315.19 sqm

### 2. GENERAL NOTES

1. This drawing is a preliminary drawing and is subject to change without notice.
2. All dimensions are in meters unless otherwise stated.
3. The owner is responsible for obtaining all necessary permits from the relevant authorities.
4. The contractor is responsible for ensuring that all work is done in accordance with the approved plans and specifications.
5. The contractor is responsible for ensuring that all materials used are of the highest quality and meet the required standards.
6. The contractor is responsible for ensuring that all work is completed within the agreed program of works.
7. The contractor is responsible for ensuring that all safety measures are in place during the construction process.
8. The contractor is responsible for ensuring that all environmental requirements are met.
9. The contractor is responsible for ensuring that all site access and egress points are maintained at all times.
10. The contractor is responsible for ensuring that all site boundaries are clearly marked and maintained.
11. The contractor is responsible for ensuring that all site services are provided and maintained.
12. The contractor is responsible for ensuring that all site furniture and fixtures are installed and maintained.
13. The contractor is responsible for ensuring that all site landscaping is installed and maintained.
14. The contractor is responsible for ensuring that all site drainage is installed and maintained.
15. The contractor is responsible for ensuring that all site lighting is installed and maintained.
16. The contractor is responsible for ensuring that all site security measures are installed and maintained.
17. The contractor is responsible for ensuring that all site fire safety measures are installed and maintained.
18. The contractor is responsible for ensuring that all site health and safety measures are installed and maintained.
19. The contractor is responsible for ensuring that all site legal requirements are met.
20. The contractor is responsible for ensuring that all site ethical requirements are met.

### 3. BUILDING AREA DATA

PHASE	EXISTING BUILDING AREA	NEW BUILDING AREA	TOTAL
PHASE I	15,640.55 sqm	0.00 sqm	15,640.55 sqm
PHASE II	0.00 sqm	1,500.00 sqm	1,500.00 sqm
PHASE III	0.00 sqm	1,500.00 sqm	1,500.00 sqm
PHASE IV	0.00 sqm	1,500.00 sqm	1,500.00 sqm
TOTAL	15,640.55 sqm	4,500.00 sqm	20,140.55 sqm

### 4. CONSTRUCTION SPECIFICATIONS

1. All concrete work shall be in accordance with AS 3600:2009.
2. All steelwork shall be in accordance with AS 4100:2001.
3. All masonry work shall be in accordance with AS 2312:2005.
4. All finishing work shall be in accordance with AS 2601:2001.
5. All painting work shall be in accordance with AS 2601:2001.
6. All glazing work shall be in accordance with AS 1288:2004.
7. All electrical work shall be in accordance with AS 3000:2002.
8. All plumbing work shall be in accordance with AS 4789:2002.
9. All mechanical work shall be in accordance with AS 4789:2002.
10. All fire protection work shall be in accordance with AS 1669:2002.
11. All safety work shall be in accordance with AS 4789:2002.
12. All landscaping work shall be in accordance with AS 4789:2002.
13. All site furniture and fixtures shall be in accordance with AS 4789:2002.
14. All site lighting shall be in accordance with AS 4789:2002.
15. All site security measures shall be in accordance with AS 4789:2002.
16. All site fire safety measures shall be in accordance with AS 4789:2002.
17. All site health and safety measures shall be in accordance with AS 4789:2002.
18. All site legal requirements shall be in accordance with AS 4789:2002.
19. All site ethical requirements shall be in accordance with AS 4789:2002.
20. All other requirements shall be in accordance with AS 4789:2002.

**ZZEN GROUP**

**SRM ARCHITECTS INC**  
3615, rue Ste-Catherine, 12<sup>o</sup> étage  
Montreal, Québec H3T 1V8  
Tel: (514) 399-4444

**ZZEN Group of Companies**  
1480, rue Despins, 5<sup>o</sup> étage  
Montreal, Québec H3G 2A6  
Tel: (514) 399-4444

**INDUSTRIAL BUILDING - ADDITION**  
20 ZENWAY BLVD. WILMINGTON, ONTARIO

**PLANNING**

No.	Description	Date	By
1	PRELIMINARY PLANNING	2012/01/05	J.M.
2	CONCEPTUAL PLANNING	2012/02/15	J.M.
3	PRELIMINARY DESIGN	2012/03/15	J.M.
4	CONCEPTUAL DESIGN	2012/04/15	J.M.
5	PRELIMINARY PERMITS	2012/05/15	J.M.

**CONSTRUCTION**

No.	Description	Date	By
1	CONSTRUCTION PERMITS	2012/06/15	J.M.
2	CONSTRUCTION START	2012/07/15	J.M.
3	CONSTRUCTION END	2012/08/15	J.M.



### COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	<b>A065/14</b>
	APPLICANT:	<b>ROYBRIDGE HOLDINGS LIMITED</b>
		<b>Subject Area</b> Municipally known as 201 Zenway Boulevard, Woodbridge