

# COMMITTEE OF ADJUSTMENT

RPIG Realty Holdings Ltd.

8500 Keele Street  
City of Vaughan

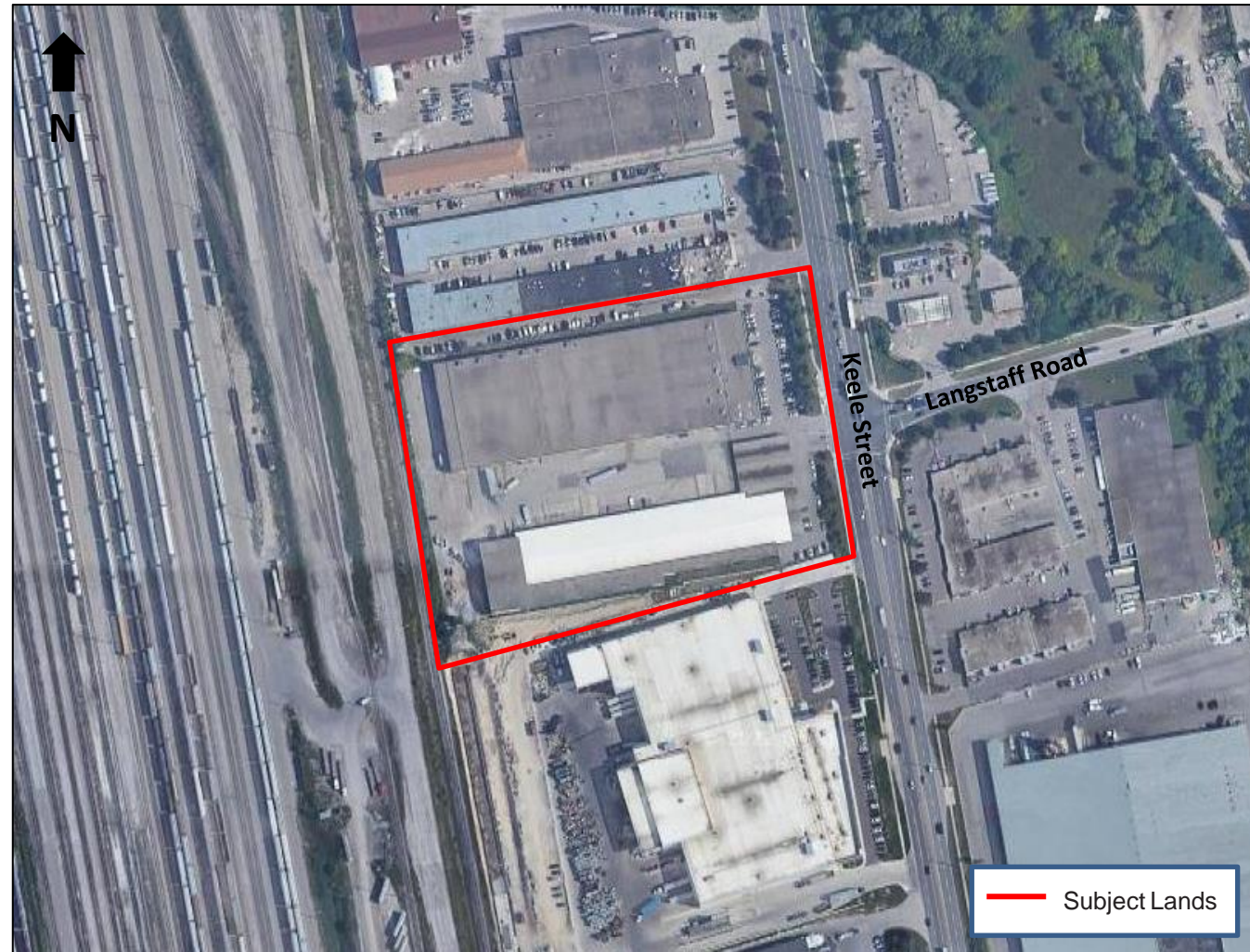
August 18, 2022

WESTON  
CONSULTING





# DESCRIPTION OF SUBJECT LANDS



Aerial Photography: 8500 Keele Street

- Approximately 3.63 hectares (8.98 acres) in size
- Currently occupied by two industrial warehouse buildings
- Approximately 2.12km north of Hwy 7

# PREVIOUS APPLICATION

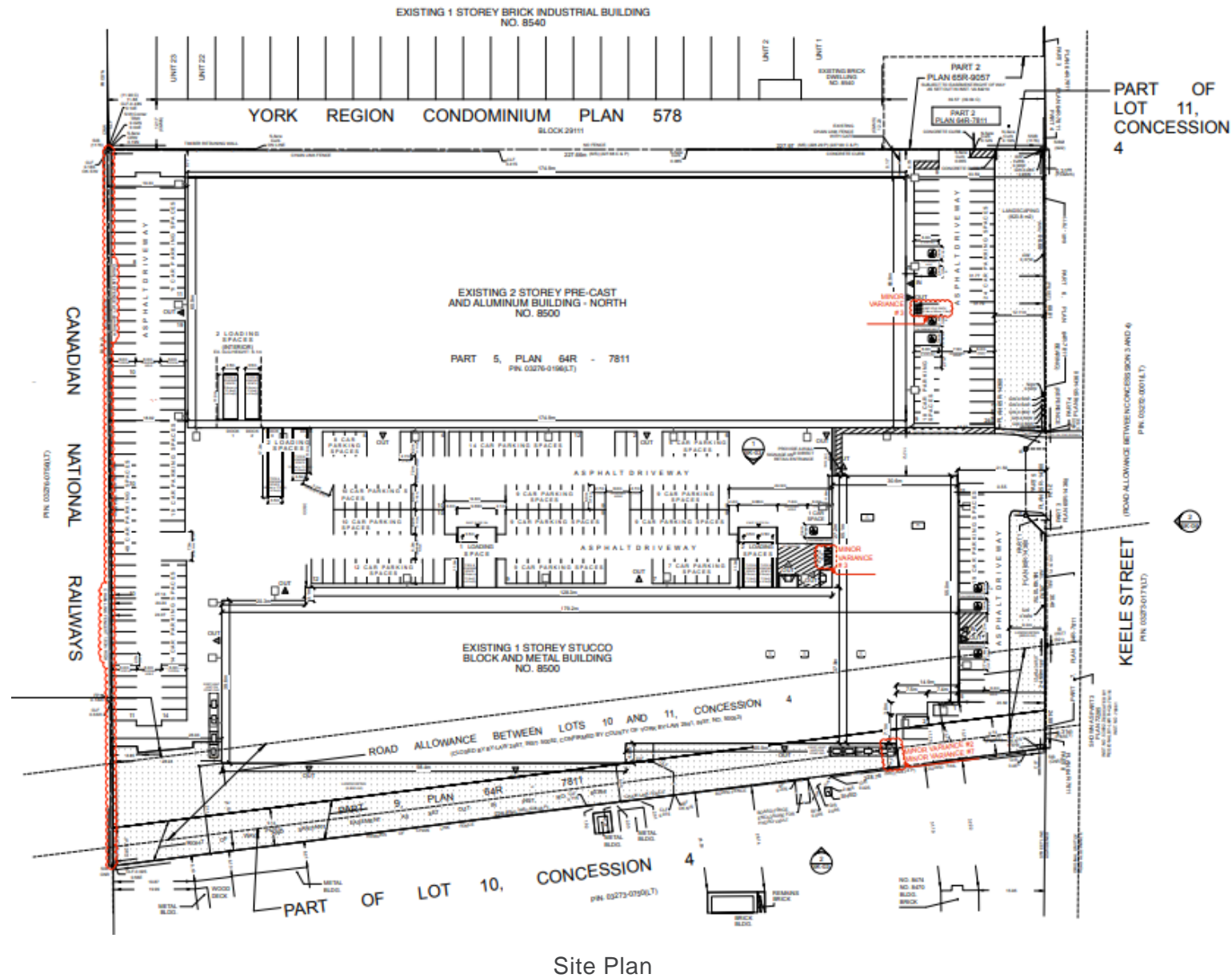
- A Minor Variance application A199/21 was submitted on August 12, 2021 to permit a new 2,234m<sup>2</sup> accessory retail use within an existing 8,336m<sup>2</sup> warehouse on the Subject Property
- The purpose of the previous application was to permit a new accessory retail use that is directly associated with the existing primary warehouse use
- The proposed accessory retail use's Gross Floor Area (GFA) exceeds the permitted maximum and the existing parking facilities did not meet the minimum parking requirements set out in Zoning By-law 1-88

# REASON FOR DEFERRAL

- A Staff Report was prepared by Planning Staff for the Aug 2021 Minor Variance application:
  - While Staff agreed in principle with Weston's Aug 2021 Planning Justification Letter, Planning Staff indicated that a Minor Site Plan Amendment Application (MSPA) must also be submitted as the proposed development would result in minor changes to existing/approved building exteriors that would need to be reviewed and approved
  - Planning Staff recommended deferral of the Minor Variance application until the MSPA was submitted and 1st circulation comments were received
  - To comply, the Minor Variance application was deferred at the Nov 18, 2021 CoA Hearing
  - A MSPA was then submitted on March 9, 2022; first circulation comments were received from April to June 2022



# REVISED MINOR VARIANCE APPLICATION



- The resubmission was updated to address all deficiencies under Zoning By-Laws 1-88 and By-Law 001-2021 that were identified by City Staff through the MSPA
- Requested variances are to permit an accessory retail use that exceeds 10% of the gross floor area, a minimum interior side yard setback of less than 6.0 metres, and relief from various vehicular/bicycle parking space requirements

# REQUESTED VARIANCES

#	Zoning By-Law 01-2021	Variance Requested
1	An accessory retail use shall not exceed 10% of the gross floor area of the principal use. [Section 11.2.1, By-law 001-2021]	To permit an accessory retail use with a floor area of 2234m <sup>2</sup> (27%) of the gross floor area of the principal use
2	A minimum interior side yard setback of 6.0 metres is required. [Section 11.2.2, By-law 001-2021]	To permit a minimum interior side yard setback of 5.7 metres
3	A short-term bicycle parking space shall have a minimum setback of 3.0 metres from a parking area. [Section 6.5.5]	To permit a minimum setback of 0.0 metres from a short-term bicycle parking space to a parking area.
4	A minimum of 1 long-term bicycle parking space is required in the north building. [Table 6-8]	To permit a minimum of 0 long-term bicycle parking spaces in the north building.

#	Zoning By-Law 1-888	Variance Requested
5	A maximum floor area of 930m <sup>2</sup> of retail use accessory to an employment use is permitted. [Section 6.1.3]	To permit a maximum floor area of 2,234 m <sup>2</sup> of retail use accessory to an employment use.
6	A minimum of 354 parking spaces are required. [Section 3.8]	To permit a minimum of 265 parking spaces for the 19,921m <sup>2</sup> employment use (South Building - Employment use 5405m <sup>2</sup> , Accessory Office 697m <sup>2</sup> , Accessory Retail 1304m <sup>2</sup> , North Building – Employment Use 10659 m <sup>2</sup> , Accessory Office 935m <sup>2</sup> ).
7	A minimum interior side yard setback of 6.0 metres is required. [Schedule A]	To permit a minimum interior side yard setback of 5.7 metres.

# Thank You

## Comments & Questions?

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