

ITEM 6.13:	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A199/21 8500 KEELE ST VAUGHAN
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COA REPORT SUMMARY

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

Please see **Schedule B of this report for a copy of Staff 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	X	X		General Comments
Building Standards -Zoning Review <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X	X		No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X	X		No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>	X	X		General Comments
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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 Representation	Weston Consulting	201 Millway Avenue, Ste 19	07/07/2022	Cover 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
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
November 18, 2021	Adjourned Sine Die to permit time to file the required site development application (SDA) as required by Development Planning.



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A199/21
8500 Keele St Vaughan**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.13	CITY WARD #: 4
APPLICANT:	RPIG Realty Holdings Ltd
AGENT:	Weston Consulting Group
PROPERTY:	8500 Keele St Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	Site Plan DA.22.002
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit increased retail use (accessory to employment use) within the existing one storey warehouse located on the southern half of the subject lands. The current use of the warehouse as a food distributor (Korea Food Trading) will remain, the intent of the application is to add a retail component.

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

The subject lands are zoned EM1 and EM2 under Zoning By-law 001-2021, as amended.

#	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]	To permit an accessory retail use with a floor area of 2234m ² (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]	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.

The subject lands are zoned EM1 and EM2 under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum floor area of 930m ² of retail use accessory to an employment use is permitted. [Section 6.1.3]	To permit a maximum floor area of 2,234 m ² 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 ² employment use (South Building - Employment use 5405 m ² , Accessory Office 697 m ² , Accessory Retail 1304 m ² , North Building – Employment Use 10659 m ² , Accessory Office 935m ²).
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.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 18, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

HEARING INFORMATION	
LIVE STREAM LINK: Vaughan.ca/LiveCouncil	
PUBLIC PARTICIPATION	
If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca	
If you would like to submit written comments, please quote file number above and submit by mail or email to:	
Email: cofa@vaughan.ca	
Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1	
THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.	

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.
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:	August 3, 2022
Date Applicant Confirmed Posting of Sign:	July 21, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	To permit a new accessory use that is directly associated with the existing primary warehouse use
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
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:	General Comments
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That all comments on Site Development Application DA.22.002 be addressed to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to variance application A199/21.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comments at this time	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments or 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 comments or 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	Staff & 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	Development Planning michelle.perrone@vaughan.ca	That all comments on Site Development Application DA.22.002 be addressed to the satisfaction of the Development Planning Department.

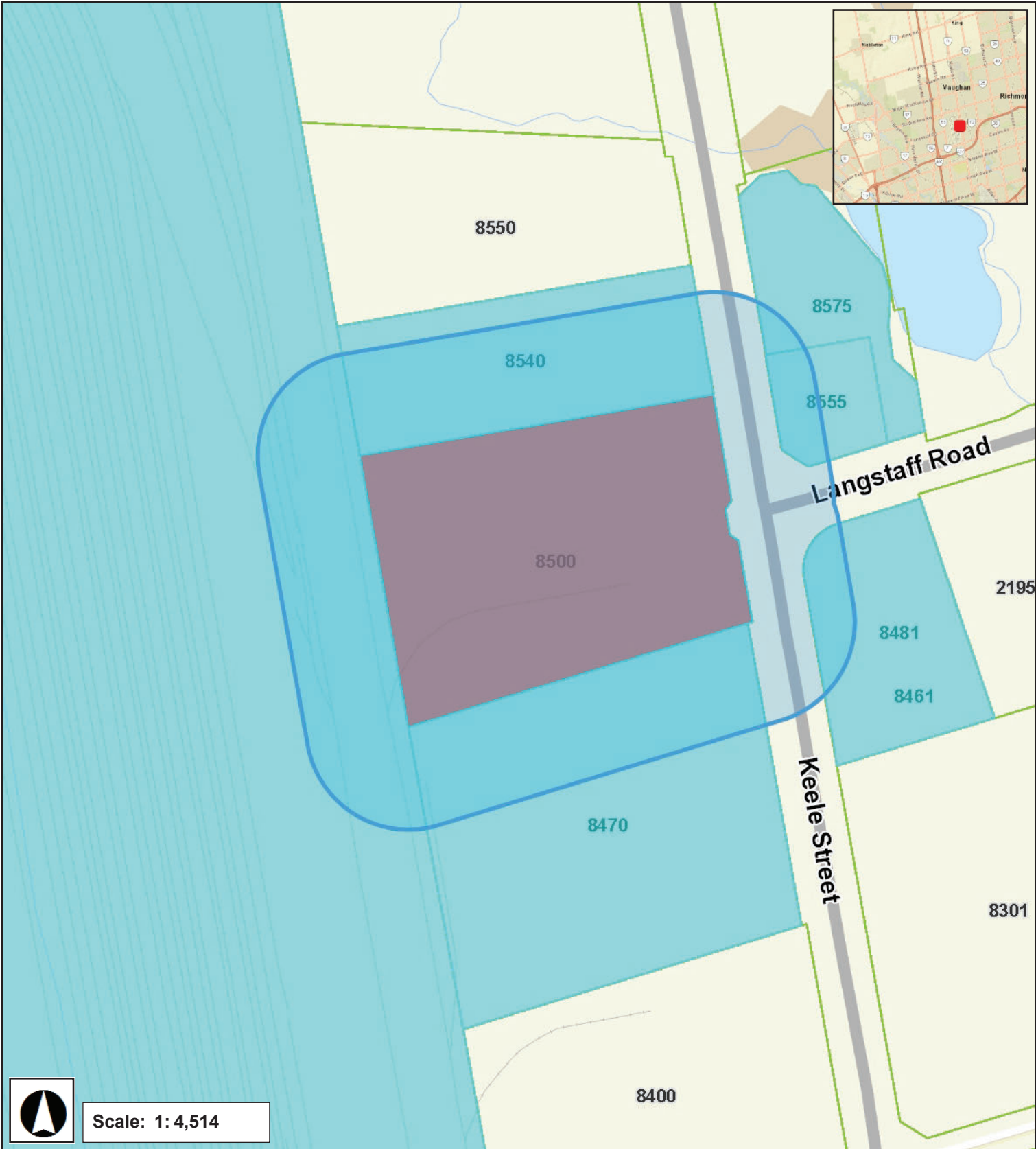
IMPORTANT INFORMATION – PLEASE READ
<p>CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A199/21

8500 KEELE STREET, VAUGHAN



DATA & STATISTICS

GROSS FLOOR AREAS
NORTH BUILDING
WAREHOUSE
OFFICE
11,585 m² (124,700 ft²)
10,650 m² (114,636 ft²)
935 m² (10,064 ft²)

SOUTH BUILDING
WAREHOUSE
OFFICE
PROPOSED
8,336 m² (89,728 ft²)
5,405 m² (58,177 ft²)
897 m² (9,600 ft²)
2,294 m² (24,051 ft²)

ACCESSORY RETAIL
PARKING SPACE PROVIDED:
INCLUDING 8 ACCESSIBLE PARKING SPACES
(4 TYPE A & 4 TYPE B)

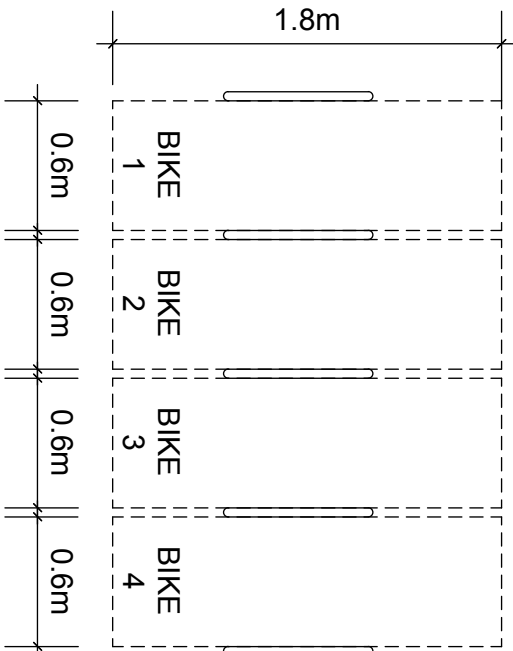
MINOR
VARIANCE
#6

LANDSCAPING AREA
4,202 m² (11.6%)

SITE LEGEND

WALL OUTDOOR LIGHT
FIXTURES, FOR DETAILS
REFER TO ELECTRICAL
DRAWINGS (E0.01 - E0.06)

PROPERTY LINE

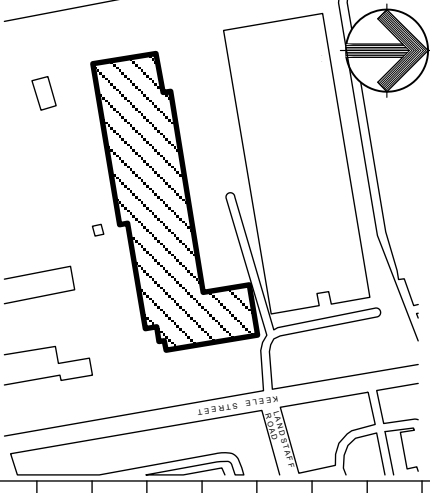


BICYCLE SPACE DIMENSION
1.8m (l) x 0.6m (w) x 1.9m (h)



SCALE: 1:450
SURVEY: ORIGINALLY PREPARED FOR 8500 KEELE STREET
SANGHANI TECH SURVEYING INC.

KEY PLAN



hj architects inc.
85 forest crove court
auroora, ontario
l3x 2l6
416.628.2168
416.887.6771
info@hjarch.ca

NO.	REVISION / ISSUED TO:	DATE	BY
1.	ISSUED TO MINOR VARIANCE APPLICATION	07/28/21	JY
2.	ISSUED TO PLANNER REVIEW	10/19/21	JY
3.	APPLIED TO MINOR SITE PLAN AMENDMENT	01/27/22	JY

GENERAL NOTES:
Contractors to verify all site dimensions and report any discrepancies before commencing with work.
Dimensions shall take precedence over scale.
No variation of modification to work shall be implemented without prior written approval.
All plans, specifications and work is subject to Department of Labour, Fire Department and Planning Department approval.
All points of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.

OWNER
HPG REALTY HOLDING
8500 keele street
auroora, ontario
l4k 2k5

MECHANICAL

STAMP:

PROJECT NO.

DRAWN BY:

CHECKED BY:

APPROVED:

ARCHITECTURAL
hj architects inc.
85 forest crove court
auroora, ontario
l3x 2l6

ELECTRICAL
CECI canada inc.
107 main street south, unit #1
brampton, ontario
l6y 1x1

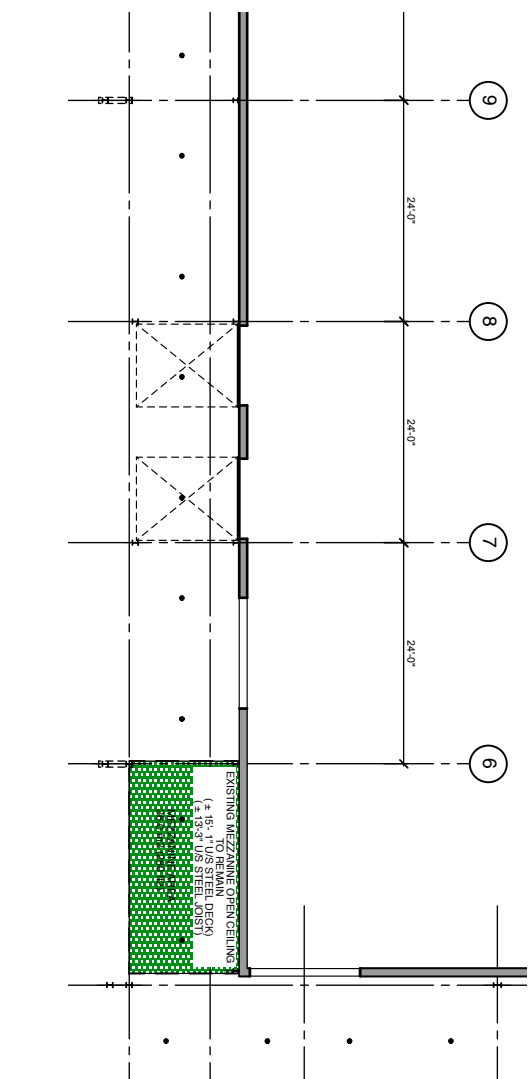
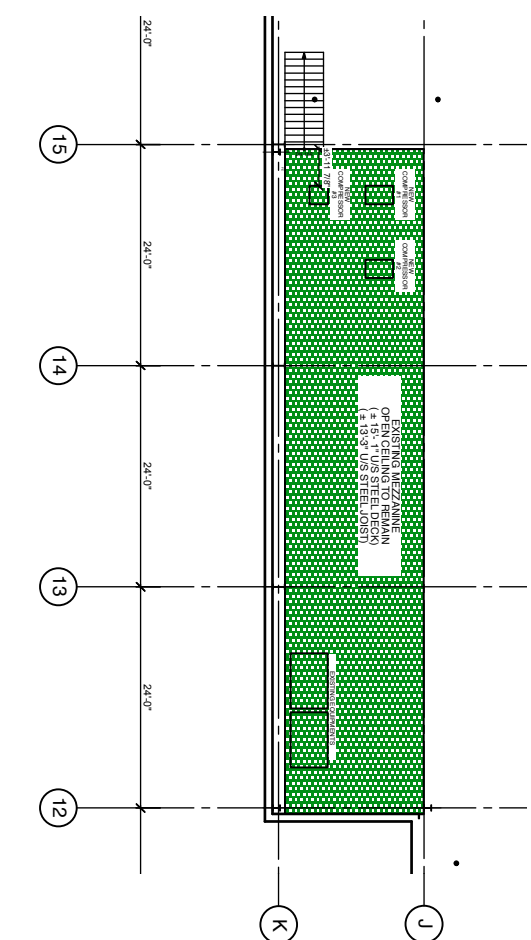
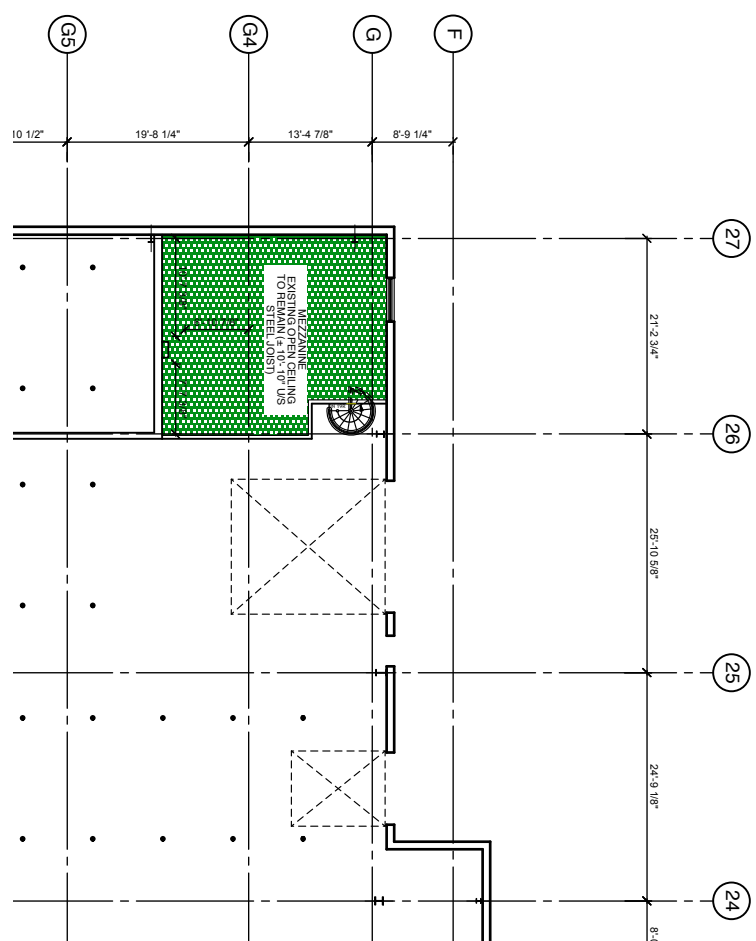
SPRINKLER

PROJECT NAME
STORAGE / RACK WAREHOUSE +
ACCESSORY RETAIL SALES
8500 KEELE STREET SOUTH BUILDING,
VAUGHAN ON, L4K 2A6

DRAWING TITLE
OVERALL SITE PLAN

SCALE
1 : 450

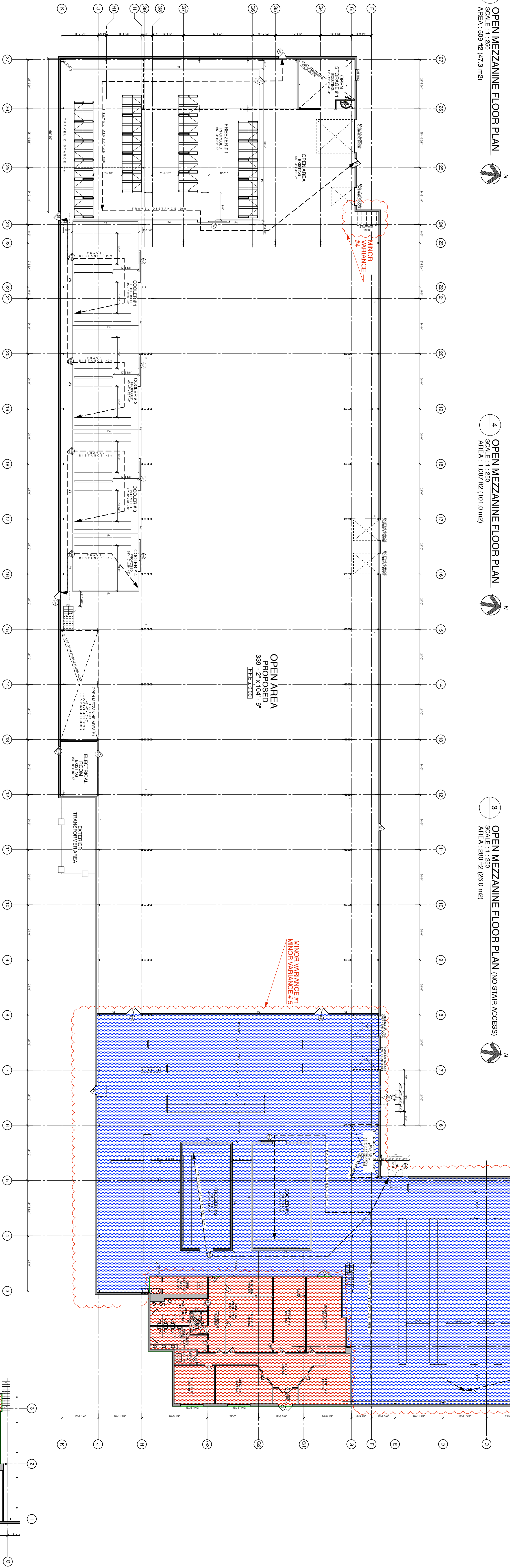
DRAWING NUMBER
SK - 01



5 OPEN MEZZANINE FLOOR PLAN
SCALE : 1 : 250
AREA : 509.12 (47.3 m2)

4 OPEN MEZZANINE FLOOR PLAN
SCALE : 1 : 250
AREA : 1,087.12 (101.0 m2)

3 OPEN MEZZANINE FLOOR PLAN (NO STAIR ACCESS)
SCALE : 1 : 250
AREA : 280.12 (26.0 m2)



GENERAL NOTE:

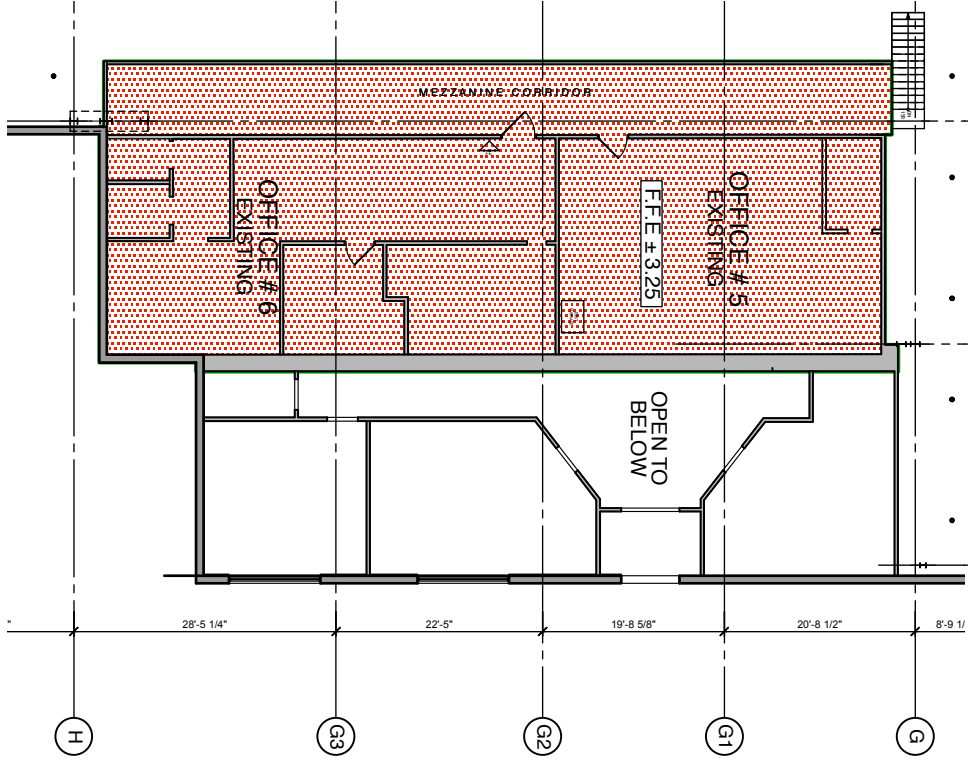
1. ALL DIMENSIONS GIVEN IN METRIC (UNLESS OTHERWISE NOTED).
2. ALL CONSTRUCTION TO COMPLY WITH MUNICIPAL BY-LAWS AND ONTARIO CODE.
3. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ELEVATIONS OF ALL CITY SERVICES AND ESTABLISH APPROPRIATE METHODS OF DEALING WITH THOSE SERVICES.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS BE AN EXISTING STRUCTURE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SUPPORT ANY EXISTING STRUCTURE AND CALL THE STRUCTURAL ENGINEER FOR INSPECTION PRIOR TO CUTTING EXISTING MEMBERS OR EXISTING WALLS.
6. THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR CO-ORDINATION OF PLUMBING, MECHANICAL AND ELECTRICAL IN PROCEEDING WITH WORK ON PLANS.
7. PLUMBING, MECHANICAL AND ELECTRICAL SUB-CONTRACTORS TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM APPROPRIATE AUTHORITIES BEFORE PROCEEDING WITH WORK.

OCCUPANCY COLOR LEGEND

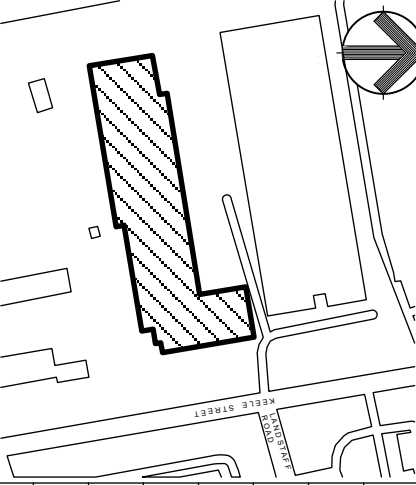
- ACCESSORY RETAIL
- WAREHOUSE
- OFFICE INCLUDING MEZZANINE
- MEZZANINE (WAREHOUSE)

1 GROUND FLOOR PLAN
SCALE : 1 : 250
FLOOR AREA : 84,992.12 (7,896 m2)
EXISTING OFFICE AREA : 4,655.12 (431 m2)
PROPOSED OFFICE AREA : 2,455.12 (228 m2)
WAREHOUSE AREA : 56,906.12 (5,237 m2)

2 EXISTING ENCLOSED MEZZANINE FLOOR PLAN
SCALE : 250
EXISTING OFFICE AREA 2,459.12 (226 m2)



KEY PLAN



REVISION / ISSUED TO:

NO.		DATE.	BY
1.	ISSUED TO MINOR VARIANCE APPLICATION	07/28/21	JY
2.	ISSUED TO PLANNER REVIEW	10/19/21	JY
3.	ISSUED TO MINOR SITE PLAN AMENDMENT APPLICATION	01/27/22	JY

GENERAL NOTES:

- Contractors to verify all site dimensions and report any discrepancies before commencing with work.
- Dimensions shall take precedence over scale.
- All plans, specifications and work shall be implemented without prior written approval.
- All plans, specifications and work is subject to Department of Labour, Fire Department and Building Department approval.
- All previous issues of this drawing are superseded.
- All prints of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.

OWNER

RPIG REALTY HOLDING
85 forest grove court
vaughan, ontario
L4K 2A6

MECHANICAL

CECI canada inc.
85 forest grove court
vaughan, ontario
L4K 2A6

STAMP:



PROJECT NO.

PROJECT NAME
STORAGE / RACK WAREHOUSE + ACCESSORY RETAIL SALES
8500 KEELE STREET, SOUTH BUILDING,
VAUGHAN ON, L4K 2A6

DRAWN BY:

JY

CHECKED BY:

JY

APPROVED:

JY

hj architects inc.
85 forest grove court
vaughan, ontario
L4K 2A6
416.628.2168
416.887.6771
info@hjarch.ca

DRAWING TITLE
GROUND FLOOR PLAN & PARTIAL MEZZANINE FLOOR PLANS

SCALE
AS NOTED

DRAWING NUMBER
SK - 02

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SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B	X	X		General Comments
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

Date: July 19th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A199-21**

Related Files:

Applicant Prig Realty Holdings Ltd.

Location 8500 Keele Street

COMMENTS:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | We have reviewed the proposed Variance Application and have no comments or objections to its approval. |
| <input checked="" type="checkbox"/> | We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below). |
| <input type="checkbox"/> | 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@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] 2022-07-27_CN Comments_8500 Keele Street, Vaughan ON (A199/21)

From: Saadia Jamil <Saadia.Jamil@cn.ca> **On Behalf Of** Proximity

Sent: July-27-22 12:59 PM

To: spham@westonconsulting.com

Cc: dwaters@westonconsulting.com; Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] 2022-07-27_CN Comments_8500 Keele Street, Vaughan ON (A199/21)

Hi Steven,

Thank you confirming that no alterations are proposed to the existing drainage pattern. Given that the subject application relates to introduction of an accessory retail use and there is no new development proposed, this is acceptable.

Our primary concern relates to land use compatibility because of the site's proximity to the Mac Millan yard. CN recommends that the municipality undertakes appropriate measures to mitigate any noise and vibration concerns related to the new accessory retail use. Furthermore, The new accessory use may also lead to potential trespassing issues. Please note that a 1.83 m chain link fence is required along the entire mutual property line. The existing chain link fence does not extend adjacent to the entire CN property line.

As such, please forward a copy of a revised site plan outlining the location of the fence.

Thanks,

Saadia Jamil

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: [Saadia Jamil](#) on behalf of [Proximity](#)
To: [Steven Pham](#)
Cc: [David Waters](#); [Pravina Attwala](#); [Christine Vigneault](#)
Subject: [External] 2022-08-09_CN Comments_8500 Keele Street, Vaughan ON (A199/21)
Date: Tuesday, August 9, 2022 11:49:20 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Steven,

Thank you for forwarding the revised site plan. This is to confirm that the proposed fencing is acceptable and we have no further comments.

Sincerely,

Saadia Jamil

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: Steven Pham <spham@westonconsulting.com>
Sent: Wednesday, August 03, 2022 9:26 AM
To: Proximity <proximity@cn.ca>
Cc: David Waters <dwaters@westonconsulting.com>; pravina.attwala@vaughan.ca; Vigneault, Christine <Christine.Vigneault@vaughan.ca>
Subject: Re: 2022-07-27_CN Comments_8500 Keele Street, Vaughan ON (A199/21)

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Good morning Saadia,

Further to our conversation, please see the attached updated site plan with the proposed chain link fence along the mutual property line. Please let us know if you require any additional information.

Kind regards,

STEVEN PHAM, HBSc, MScPl
PLANNER

VAUGHAN 905.738.8080 x312
TORONTO 416.640.9917 x312
WESTONCONSULTING.COM

PLEASE BE ADVISED THAT SUMMER HOURS (OFFICE CLOSURE AT 1PM ON FRIDAYS) ARE IN EFFECT JULY 8 - SEPTEMBER 2.
PLEASE BE ADVISED THAT I WILL BE ON VACATION FROM AUGUST 4 TO AUGUST 16.



From: Saadia Jamil <Saadia.Jamil@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: July 27, 2022 12:58 PM
To: Steven Pham <spham@westonconsulting.com>
Cc: David Waters <dwaters@westonconsulting.com>; pravina.attwala@vaughan.ca <pravina.attwala@vaughan.ca>
Subject: 2022-07-27_CN Comments_8500 Keele Street, Vaughan ON (A199/21)

Some people who received this message don't often get email from proximity@cn.ca. [Learn why this is important](#)

Hi Steven,

Thank you confirming that no alterations are proposed to the existing drainage pattern. Given that the subject application relates to introduction of an accessory retail use and there is no new development proposed, this is acceptable.

Our primary concern relates to land use compatibility because of the site's proximity to the Mac Millan yard. CN recommends that the municipality undertakes appropriate measures to mitigate any noise and vibration concerns related to the new accessory retail use. Furthermore, The new accessory use may also lead

to potential trespassing issues. Please note that a 1.83 m chain link fence is required along the entire mutual property line. The existing chain link fence does not extend adjacent to the entire CN property line.

As such, please forward a copy of a revised site plan outlining the location of the fence.

Thanks,

Saadia Jamil

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: Steven Pham <spham@westonconsulting.com>
Sent: Tuesday, July 26, 2022 3:37 PM
To: Saadia Jamil <Saadia.Jamil@cn.ca>
Cc: David Waters <dwaters@westonconsulting.com>
Subject: Fw: A199/21 (8500 KEELE STREET) - CNR COMMENTS

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Good afternoon Saadia,

I hope you are doing well.

Thank you for providing comments on behalf of CN. To clarify, is CN requesting something from the proponent? We note that no alterations to the existing drainage pattern are proposed, and that there is an existing fence to control access to and from the warehouses and other portions of the subject property.

Kind regards,

STEVEN PHAM, HBSc, MScPl
PLANNER

VAUGHAN 905.738.8080 x312
TORONTO 416.640.9917 x312
WESTONCONSULTING.COM

PLEASE BE ADVISED THAT SUMMER HOURS (OFFICE CLOSURE AT 1PM ON FRIDAYS) ARE IN EFFECT JULY 8 - SEPTEMBER 2.



From: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Sent: July 26, 2022 3:22 PM
To: Kevin Bechard <kbechard@westonconsulting.com>; Steven Pham <spham@westonconsulting.com>
Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: A199/21 (8500 KEELE STREET) - CNR COMMENTS

Hello:

Attached are CNR comments for your attention and review. If you have any questions, please call them directly.

Pravina

Pravina Attwala
Administrative Co-ordinator, Committee of Adjustment
905-832-8585, ext. 8002 pravina.attwala@vaughan.ca

Pravina Attwala

Subject: FW: [External] FW: A199/21 (8500 KEELE STREET) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

+++++

From: Development Services <developmentsservices@york.ca>
Sent: August-03-22 5:14 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: RE: [External] FW: A199/21 (8500 KEELE STREET) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Pravina,

The comments I provided below are for 199/21 - 8500 Keele Street. I apologize for the confusion.

Thank you,

Maryam Ahmed, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

Please consider the environment before printing this email.

From: Development Services <developmentsservices@york.ca>
Sent: August-03-22 12:12 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] FW: A199/21 (8500 KEELE STREET) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The Regional Municipality of York has completed its review of the minor variance application – A199/22 and has no comment.

Thank you,

Maryam Ahmed, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca
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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

To: Committee of Adjustment

From: Sarah Scauzillo, Building Standards Department

Date: July 13, 2022

Applicant: RPIG Realty Holdings Ltd

Location: CONC 4 Part of Lot 11
PLAN 65R7811 Part 5&9 municipally known as 8500 Keele Street

File No.(s): A199/21

Zoning Classification:

The subject lands are zoned EM1 and EM2 under Zoning By-law 001-2021, as amended.

#	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]	To permit an accessory retail use with a floor area of 2234m ² (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]	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.

The subject lands are zoned EM1 and EM2 under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum floor area of 930m ² of retail use accessory to an employment use is permitted. [Section 6.1.3]	To permit a maximum floor area of 2,234 m ² 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 ² employment use (South Building - Employment use 5405 m ² , Accessory Office 697 m ² , Accessory Retail 1304 m ² , North Building – Employment Use 10659 m ² , Accessory Office 935m ²).
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.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

	Zoning By-law 1-88
1	Parking has been calculated in accordance with Section 3.8: South Building

	<p>Employment Use – 1.5 parking spaces per 100 m² of GFA (5405 m² @ 1.5/100 m² = 82 spaces)</p> <p>Accessory Office Use – 2.0 parking spaces per 100 m² of GFA (697 m² @ 2.0/100 m² = 14 spaces)</p> <p>Accessory Retail Use – 6.0 parking spaces per 100 m² of GFA (1304 m² @ 6.0/100 m² = 79 spaces)</p> <p>North Building Employment use – 1.5 parking spaces per 100 m² of GFA (10659 m² @ 1.0/100 m² = 160 spaces)</p> <p>Accessory Office Use – 2.0 parking spaces per 100 m² of GFA (935m² @ 3.5/100 m² = 19 spaces)</p> <p>Total Parking Required= 354</p>
--	---

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: August 2, 2022

Name of Owner: RPIG Realty Holdings Ltd.

Location: 8500 Keele Street

File No.(s): A199/21

Proposed Variance(s) (By-law 001-2021):

1. To permit an accessory retail use with a floor area of 2,234 m² (27%) of the gross floor area of the principal use.
2. To permit a minimum interior side yard setback of 5.7 metres.
3. To permit a minimum setback of 0.0 metres from a short-term bicycle parking space to a parking area.
4. To permit a minimum of 0 long-term bicycle parking spaces in the north building.

By-Law Requirement(s) (By-law 001-2021):

1. An accessory retail use shall not exceed 10% of the gross floor area of the principal use.
2. A minimum interior side yard setback of 6.0 metres is required.
3. A short-term bicycle parking space shall have a minimum setback of 3.0 metres from a parking area.
4. A minimum of 1 long-term bicycle parking space is required in the north building.

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

5. To permit a maximum floor area of 2,234 m² of retail use accessory to an employment use.
6. To permit a minimum of 265 parking spaces for the 19,921 m² employment use (South Building - Employment Use 5,405 m², Accessory Office 697 m², Accessory Retail 1,304 m², North Building – Employment Use 10,659 m², Accessory Office 935 m²).
7. To permit a minimum interior side yard setback of 5.7 metres.

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

5. A maximum floor area of 930 m² of retail use accessory to an employment use is permitted.
6. A minimum of 354 parking spaces are required.
7. A minimum interior side yard setback of 6.0 metres is required.

Official Plan:

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

Comments:

The Owner is requesting permission to permit a new accessory retail use with the above noted variances. Accessory office is also proposed that does not require relief. The retail use is to be accessory to the warehouse use. The applicant has submitted a concurrent Site Development Application, File DA.22.002. The subject property consists of 2 buildings: a north and south building. The retail use is proposed in the south building. The retail use is to be accessory to the warehouse use within both buildings.

The Development Planning Department has no objection to Variances 1 and 5 for the increased gross floor area ('GFA'). The intent of the GFA restriction within the Zoning By-laws are to ensure the retail use remains secondary to the primary industrial employment use. Section 9.2.2.11(c)(ii)(B) of the VOP 2010 states that: "the combination of accessory office and accessory retail uses shall not exceed 49% of the total GFA devoted to the primary use provided that the accessory retail use is limited to no more than 10% of the total GFA of the primary use". The accessory retail use proposes a GFA of 11.2% of site's total GFA. The accessory office and retail uses comprise about 19.41% of the site's GFA, well below the combined permitted maximum of 49% for

accessory uses in the VOP 2010 and Zoning By-laws. Due to the substantial area of the Subject Property's buildings, the 1.2% (about 239 square metre) GFA increase in accessory retail use is not anticipated to substantially impact the prominence of the warehouse use as the primary use, nor is it anticipated to substantially increase the scale and function of the proposed accessory retail use.

The Development Planning Department has no objection to Variances 3 and 6 for the proposed vehicle parking reduction and bicycle parking location. The proposed vehicle parking supply of 265 spaces exceeds the 258 space minimum identified in the Parking Standards Study prepared for the City of Vaughan by IBI Group. The Development Engineering Department has determined that the proposed parking supply is sufficient to accommodate peak parking demand on the subject lands. Additionally, two short-term bicycle parking space areas are proposed: one for each building. The Development Engineering Department has reviewed the 0.0 m setback between the short-term bicycle parking areas and vehicle parking areas and confirmed that they have no objection with the close proximity.

The Development Planning Department has no objection to Variance 4 for the reduction in long term bicycle parking as it is not being removed, but relocated. The space is proposed in the south building where 3 additional long-term spaces are to be installed. A central, long-term bicycle parking area within the south building is proposed to serve the subject property. A crosswalk is proposed between the two buildings to facilitate pedestrian access. Therefore, a worker in the north building is not anticipated to have substantial difficulty accessing the long-term bicycle storage area within the south building.

The Development Planning Department has no objection to Variances 2 and 7 for the interior side yard setback as it is a modest reduction of 0.3 metres measured at a pinch point that is not anticipated to impact the function of the abutting uses, and also maintains sufficient depth for access, maintenance, and drainage.

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

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following conditions:

Condition of Approval:

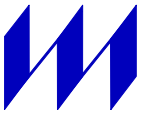
If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.22.002 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant Representation	Weston Consulting	201 Millway Avenue, Ste 19	07/07/2022	Cover Letter



WESTON CONSULTING

planning + urban design

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

July 7, 2022
File 8283-1

**Attn: Christine Vigneault, Secretary-Treasurer
Committee of Adjustment**

**RE: Planning Justification Letter Addendum
Minor Variance Application A199/21 – 1st Resubmission
8500 Keele Street, City of Vaughan**

Weston Consulting is the planning consultant for the owner of the property municipally known as 8500 Keele Street, in the City of Vaughan (herein referred to as the “Subject Property”). This letter has been prepared as an addendum to our June 23, 2022 letter supporting the submission of the amended Minor Variance application A199/21.

City of Vaughan Zoning Review

Weston received the Zoning Review dated July 5, 2022 undertaken by the Building Standards Department. The Zoning Review provided the following comments:

- 1. Short term bicycle parking spaces are required to be 3.0 metres from a parking area [Section 6.5.5, By-law 001-2021]. Applicant to revise the drawings to comply or add this to the list of requested variances.*
- 2. 0 Long term Bicycle Parking spaces have been provided. A minimum of 3 for the south building and 1 for the north building are required [Section 6.5, By-law 001-2021]. Applicant to revise the drawings to comply or add this to the list of requested variances.*
- 3. Long term bicycle parking spaces are required to meet the requirements of Section 6.5.4 of By-law 001-2021.*
- 4. Parking has been calculated in accordance with Section 3.8:*

South Building

Employment Use – 1.5 parking spaces per 100 m² of GFA (5405 m² @ 1.5/100 m² = 82 spaces)

Accessory Office Use – 2.0 parking spaces per 100 m² of GFA (697 m² @ 2.0/100 m² = 14 spaces)

Accessory Retail Use – 6.0 parking spaces per 100 m² of GFA (1304 m² @ 6.0/100 m² = 79 spaces)

North Building

Employment use – 1.5 parking spaces per 100 m² of GFA (10659 m² @ 1.0/100 m² = 160 spaces)

Accessory Office Use – 2.0 parking spaces per 100 m² of GFA (935m² @ 3.5/100 m² = 19 spaces)

Total Parking Required= 354

5. *The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.*

We do not agree with the parking calculation provided in Comment #4 because it is inconsistent with the review conducted by the Building Standards Department for the related Minor Site Plan Approval (MSPA) application DA.22.002 and the Staff Report for the November 18, 2021 Committee of Adjustment hearing for the current Minor Variance application. We request that the Building Department revise the parking calculation in accordance with the methodology used in past reviews.

We acknowledge Comment #5; however, we note that there is currently a MSPA application (DA.22.002) which included a detailed review undertaken by the Building Department against Zoning By-Laws 1-88 and 001-2021.

Additional Variances

In considering Comments #1 and #2 as noted herein, we will be adding the following variances to our amended Minor Variance application:

1. To permit 9 short-term bicycle parking spaces with a setback less than 3.0m from a parking area, whereas Zoning By-Law 01-2021 requires a 3.0m setback; and,
2. To permit 4 long-term bicycle parking spaces within the South Building, whereas Zoning By-Law 01-2021 requires 1 long-term space in the North Building and 3 spaces in the South Building.

Justification for these additional variances is provided in the following section. The long-term bicycle parking spaces are located in the South Building near the employee entrances to its principal warehousing component, thus meeting the requirements of Section 6.5.4 of Zoning By-Law 001-2021 in consideration of Comment #3.

Policy Analysis and Planning Justification

The *Planning Act* sets out the legal framework that governs the consideration of Minor Variance applications. Section 45 of the *Planning Act* authorizes the Committee of Adjustment to issue decisions regarding Minor Variance applications. Pursuant to Section 45(1) of the *Planning Act*, a minor variance must satisfy the following four tests:

- The variance requested maintains the general intent and purpose of the Official Plan;
- The variance requested maintains the general intent and purpose of the Zoning By-Law;
- The variance is desirable for the appropriate use of the land; and,
- The variance is minor in nature.

Table 1 details how the Additional Variances #1 and #2 for Zoning By-Law 001-2021 meet the 4 tests outlined above:

Table 1 – Additional Variances and Planning Act Tests

Planning Act Test	Justification - Additional Variance #1	Justification - Additional Variance #2
The variance requested maintains the general intent and purpose of the Official Plan.	The requested variance will meet the general intent and purpose of VOP 2010 Policy 2.2.4.10, which seeks <i>“To accommodate and facilitate the use of active transportation to and within Employment Areas by providing on or off-street bikeways, connected greenways and bicycle parking facilities.”</i> by permitting short-term bicycle spaces on an existing industrial site in an Employment Area that was not planned to facilitate cycling. It is our opinion that Additional Variance #1 meets the general intent and purpose of the VOP 2010.	Please refer to the justification provided for Additional Variance #1.
The variance requested maintains the general intent and purpose of the Zoning By-Law.	The general intent and purpose of Section 6.5.5 of Zoning By-Law 001-2021 is to maintain a safe distance between cyclists and vehicles at bicycle parking spaces.	The general intent and purpose of Section 6.5.4 of Zoning By-Law 001-2021 is to ensure that long-term bicycle parking spaces are logically located within the appropriate buildings and serving

Planning Act Test	Justification - Additional Variance #1	Justification - Additional Variance #2
	<p>The 6 short-term spaces at the South Building are located in a “No Parking” area near the proposed accessory retail entrance, and are separated from the driveway by the proposed 3.4m wide Type A accessible space and 1.5 wide associated parking aisle, which will be largely unoccupied. As well, the 3 short-term spaces at the North Building are located more than 3m from the edge of the drive aisle and are adjacent to a 2.4m wide Type B accessible space and 1.5 wide associated parking aisle, which will be used infrequently. Cumulatively, we believe that through these mitigating factors, safe distances will be maintained for cyclists and that Additional Variance #1 meets the general intent and purpose of Zoning By-Law 001-2021.</p>	<p>the employees that they are intended to serve.</p> <p>As indicated by the Zoning Reviewer, the majority of these required spaces (3 spaces) are required to serve the South Building, and only 1 space is required for the North Building, indicating that the demand for a long-term space in the North Building is only 33% of that for the South Building. Given this limited demand, it would be logically more efficient to locate all the long-term spaces in 1 centralized location that could be set up to appropriately secure them within the building where demand is the greatest. If 1 employee of the North Building required a long-term space despite the automobile-oriented nature of the Employment Area, he/she could access it via the proposed pedestrian crosswalk between the two buildings. It is our opinion that locating all 4 required long-term bicycle parking spaces within the South Building would maintain the general intent and purpose of Zoning By-Law 001-2021.</p>
<p>The variance is desirable for the appropriate use of the land.</p>	<p>Approval of Additional Variance #1 would implement bicycle infrastructure on an industrial site that was never designed or intended for such a purpose, thus assisting in creating a more active transportation-friendly Employment Area. Furthermore, the site layout with regards to the</p>	<p>Please refer to the justification provided for Additional Variance #1.</p>

Planning Act Test	Justification - Additional Variance #1	Justification - Additional Variance #2
	<p>interface between the existing buildings and parking area do not provide reasonable opportunities for meeting the 3m setback; the site was never designed to accommodate bicycle spaces. Thus, this variance is desirable for the appropriate use of land to facilitate a more accommodative cycling environment given the existing site constraints.</p>	
The variance is minor in nature.	<p>The proposed short-term bicycle parking spaces are setback approximately 0.6m from the edge of the parking area, representing a numerical deficiency of 2.4m which we believe is minor in nature given the mitigating factors and existing site constraints outlined above.</p>	<p>The proposed Additional Variance would result in only 1 long-term bicycle being shifted from the North Building to the South Building, representing a numerical deficiency of 1 space for the North Building. We believe this to be minor in nature given the insignificant cycling demand for the North Building, the fact that only 1 space would be re-located, and the proposed pedestrian crosswalk between the two buildings that would allow an employee of the North Building to safely access a long-term space in the unlikely event that he/she requires one.</p>

1. Conclusion

Based on our analysis and the information provided herein, we are of the opinion that the Additional Variances requested as part of the amended Minor Variance application A199/21 meets the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the Subject Property, and is minor in nature. In our opinion, the criteria prescribed by Section 45(1) of the *Planning Act* are satisfied.

We are of the opinion that the amended application has merit and represents good planning, and should be approved. We request that the enclosed application be considered and approved by the Committee of Adjustment.

The following digital materials have been submitted in support of the proposed Minor Variance application:

- One (1) copy of the Planning Justification Letter Addendum, prepared by Weston Consulting;
- One (1) copy of the revised Site Plan (SK-01) prepared by HJ architects inc.; and,
- One (1) copy of the revised Ground Floor and Partial Mezzanine Plan (SK-02) prepared by HJ architects inc.

We trust that this information is in order. Should there be any questions or additional information that is required, please do not hesitate to contact the undersigned at ext. 291 or Steven Pham at ext. 312.

Yours truly,

Weston Consulting
Per:



David Waters, MCIP, RPP, PLE
Associate

Attachment 1 – City of Vaughan A199/21 Zoning Review, July 5, 2022

- c. Sam Kim, RPIG Realty Holdings Ltd.
Harry Park, RPIG Realty Holdings Ltd.