

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** April 13, 2023  
**Name of Owner:** Krish Deco Ltd.  
**Location:** 8750 Jane Street, Unit 20  
**File No.(s):** A030/23

---

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

1. To permit a personal service in Unit 20.

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

1. A personal service is not permitted. [Table 11-2]

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Primary Intensification Corridors within Employment Areas" (Schedule 1) and "Prestige Employment" (Schedule 13)

**Comments:**

The Owner is requesting to permit a personal service use within a multi-unit employment building. Prior to the enactment of By-law 001-2021, the subject lands were zoned "C7 – Service Commercial Zone" that permitted a wide range of retail uses which remain in operation today.

The subject lands are designated "Prestige Employment" and located within a Primary Intensification Corridor by VOP 2010, which restricts the gross floor area (GFA) of any one ancillary retail unit to 185 m<sup>2</sup>, and the total GFA of all ancillary retail uses on any one lot to 20% of the total GFA of all uses on the lot or 1,000 m<sup>2</sup>, whichever is less. The subject lands legally exist with a composition that meets the definition of ancillary retail uses under VOP 2010, specifically Building C which is made up of 35 units, where Units 11 and 14 operate a personal service use. Recognizing the subject lands were developed prior to the adoption of VOP 2010, policy 10.2.1.4 applies which allows the City:

"To recognize legally existing land uses as they exist at the time this Plan is approved. These land uses shall be deemed to conform to this Plan."

Minor extensions, reductions or expansions of such uses shall be permitted without amendment to VOP 2010 provided specific criteria contained in Policy 10.2.1.4.a. through h. are satisfied.

The Development Planning Department has no objection to the Variance, as other personal service uses exist within the building, and one (1) additional personal service use in Unit 20 will still permit Building C to meet the ancillary retail definition in VOP 2010. Additionally, a personal service shop remains compatible with the surrounding uses and will not cause an adverse impact to how the site functions (i.e., parking, access, etc.). This variance, if granted, would not impede the redevelopment of the site for other Prestige Employment uses.

Accordingly, the Development Planning Department can support the required 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-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner

David Harding, Senior Planner