

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A269/21
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AGENDA ITEM NUMBER: 7	CITY WARD #: 4
APPLICANT:	Bannister MIVO Inc
AGENT:	Greg Quinn
PROPERTY:	10557 Keele Street, Unit 10, Building B, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Employment Commercial Mixed-Use with a Special Policy Area overlay by Volume 2, Section 12.14 - Maple Industrial Area
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the conversion of an existing mezzanine within Building B, Unit 10 into office space.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

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

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

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 / Authorized Agent	Greg Quinn			Justification Letter
Public	YRSCCP 1094	10557 Keele Street, Unit 4	05/26/2021	Authorization 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.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A269/21**

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AGENT:	Greg Quinn
PROPERTY:	10557 Keele Street, Unit 10, Building B, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Employment Commercial Mixed-Use with a Special Policy Area overlay by Volume 2, Section 12.14 - Maple Industrial Area
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the conversion of an existing mezzanine within Building B, Unit 10 into office space.

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

The subject lands are zoned EM1 & EM2 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The proposal is in compliance with By-law 01-2021.	None.

The subject lands are zoned M1 & M2 under Zoning By-law 1-88 as amended.

	Zoning By-law 1-88	Variance requested
1	A minimum of 128 parking spaces are required. (Section 3.8)	To permit 115 parking spaces.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday , March 03, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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.

INTRODUCTION	
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:	February 16, 2022
Date Applicant Confirmed Posting of Sign:	February 11, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	<p>Although the units GFA is now technically larger due to converting the existing mezzanine (which is not counted within the GFA) to a second storey (which is now considered as part of the GFA), the units occupant load or use has not changed. No additional parking is required for this Unit.</p> <p>Also, for clarification (13) parking spots of the requested (15) relate to a previous variance given for an on site daycare.</p> <p>This request relates to Building Permit Application No. 20 111583 000 00 C</p>
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:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
There are no outstanding Orders on file	
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to variance application A269/21.	
Transportation Engineering comments:	
The parking supply of 115 spaces fulfill the IBI and new Zoning By-law 001-2021, Transportation Engineering has no objections to the subject application.	

DEVELOPMENT ENGINEERING COMMENTS	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
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 received to date	
BCLPS Recommended Conditions of Approval:	

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date	
Building Inspection Recommended Conditions of Approval:	

FIRE DEPARTMENT COMMENTS	
No comment no 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	Development Planning & 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: None

IMPORTANT INFORMATION – PLEASE READ	
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.	

IMPORTANT INFORMATION – PLEASE READ	
<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>	

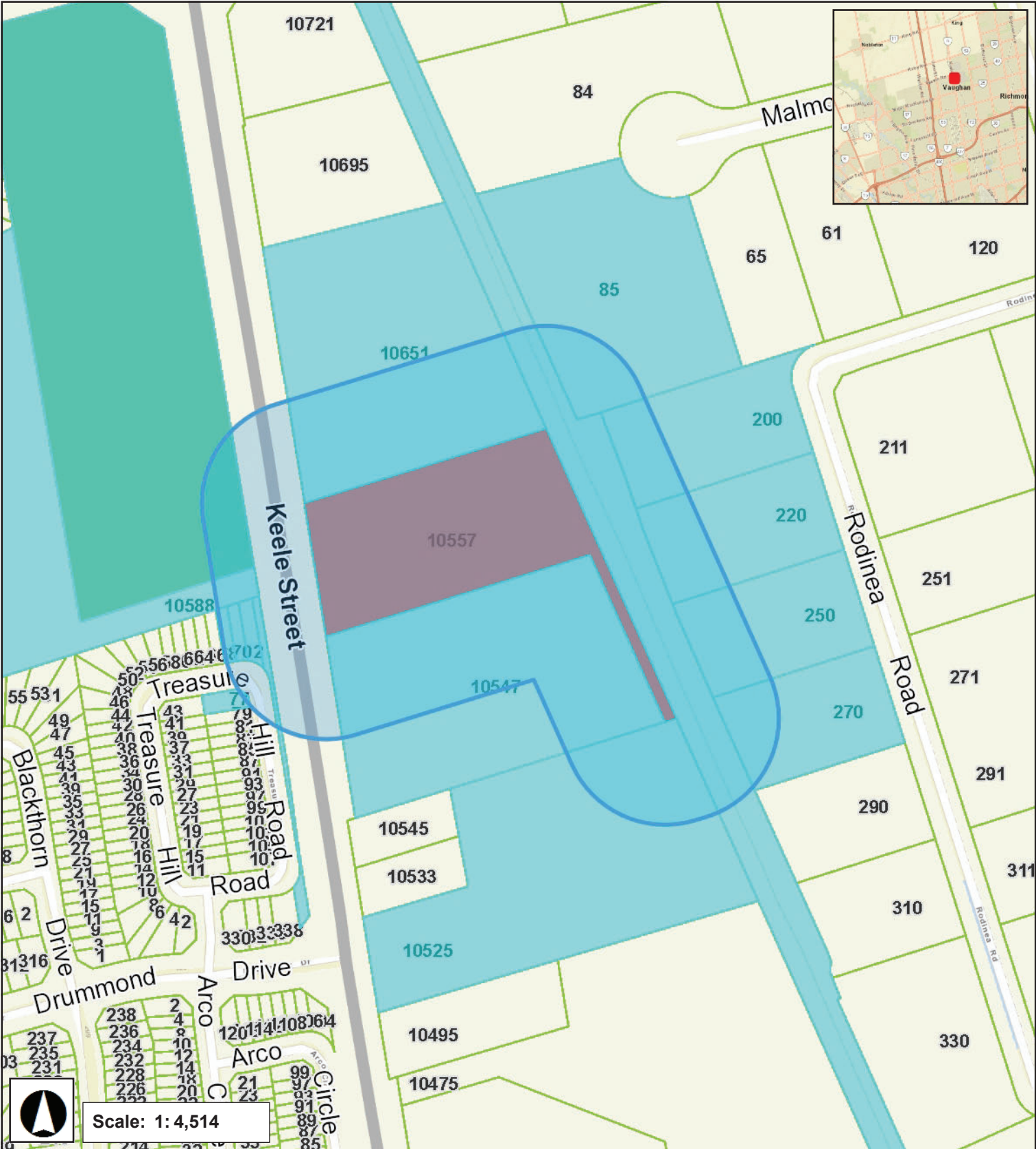
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A269/21

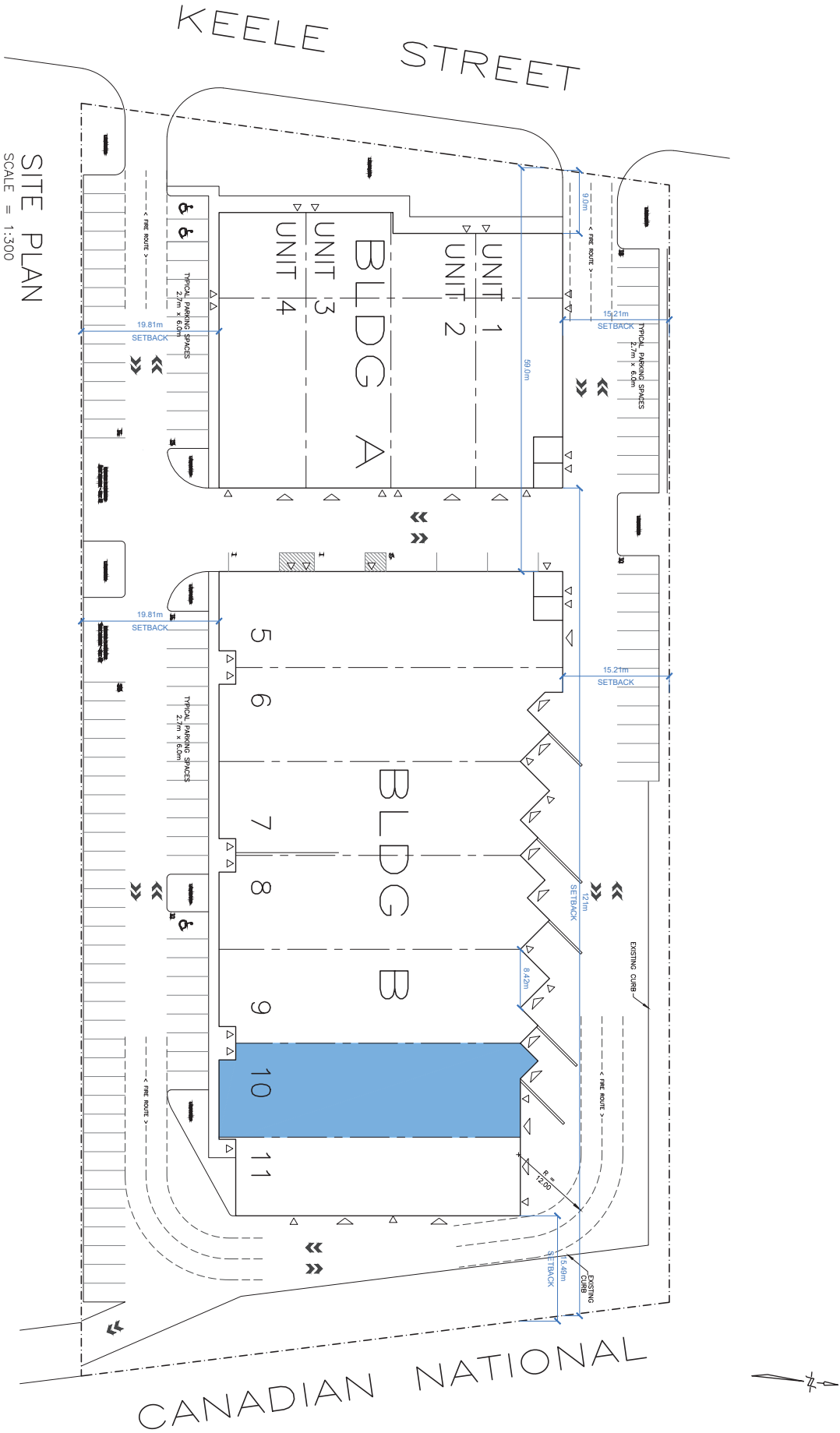
10557 KEELE STREET, BLDG B, UNIT 10 MAPLE

Teston Road



A269/21

PARKING SPACES = 115



SITE PLAN
SCALE = 1:300

LEGEND		REVISIONS	
	SHALE CATCHMENT		PROPOSED ELEVATION
	EXISTING ELEVATION		PROPOSED ELEVATION
	STORM INLET		PROPOSED ELEVATION
	SEWER CONNECTION		PROPOSED ELEVATION
	WATER CONNECTION		PROPOSED ELEVATION
	HIGHWAY AND WALK		PROPOSED ELEVATION
	WALK AND RUN		PROPOSED ELEVATION
	FIRE ROUTE		PROPOSED ELEVATION
	OVERLAND FLOW		PROPOSED ELEVATION
	STORM WATER		PROPOSED ELEVATION
NOTES		NOTES	
ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, 1995, AS AMENDED.		ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, 1995, AS AMENDED.	
THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.		THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.	
ALL DRAWING DATA NOT BE EXCLUDED.		ALL DRAWING DATA NOT BE EXCLUDED.	
ARCHITECTURAL DESIGN INC. 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1S 1B5 TEL: 416-291-1111 FAX: 416-291-1112		ARCHITECTURAL DESIGN INC. 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1S 1B5 TEL: 416-291-1111 FAX: 416-291-1112	
PROJECT: PROPOSED PARKING FOR TOWN OF SCARBOROUGH DRAWING: SITE PLAN DATE: MAY 21 SCALE: 1:300		PROJECT: PROPOSED PARKING FOR TOWN OF SCARBOROUGH DRAWING: SITE PLAN DATE: MAY 21 SCALE: 1:300	

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: March 3, 2022

Name of Owner: Bannister MIVO Inc.

Location: 10557 Keele Street, Bldg B

File No.(s): A269/21

Proposed Variance(s) (By-law 01-2021):

None

By-Law Requirement(s) (By-law 01-2021):

The proposal is in compliance with By-law 01-2021.

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

1. To permit 115 parking spaces.

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

1. A minimum of 128 parking spaces are required. (Section 3.8)

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" with a Special Policy Area overlay by Volume 2, Section 12.14 - Maple Industrial Area

Comments:

The Owner is requesting permission to convert an existing 113.7 m² mezzanine into office space with the above noted variance. The Owner of the unit is seeking additional office space for an industrial use operating within a multi-unit employment building. The primary office and related sales use on-site conform to the area specific policy 12.14.A in Vaughan Official Plan 2010, Volume 2, Section 12.14 -Maple Industrial Area.

Minor Variance Application A285/06 was previously approved for the subject lands on July 20, 2006, to permit a total parking supply of 115 parking spaces, whereas 126 parking spaces were required under Zoning By-law 1-88, to facilitate the construction of an outdoor play area for an existing daycare.

The proposed conversion of the 113.7 m² mezzanine area into office space requires a further reduction of 2 parking spaces, causing the total parking deficiency for the combination of all uses on the subject lands to equal 13 parking spaces (Variance 1). Variance 1 was reviewed by the Transportation Division of the Development Engineering Department, who provided no objection as the overall parking supply of 115 parking spaces complies with the IBI and new Zoning By-law 01-2021 requirements.

The Development Planning Department 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 I
Chris Cosentino, Senior Planner

Date: January 25th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A269-21**

Related Files:

Applicant Bannister MIVO Inc

Location 10557 Keele Street Bldng B Unit 10

COMMENTS:

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ 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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

From: Alexandra Goldstein <Alexandra.Goldstein@metrolinx.com>

Sent: February-02-22 2:52 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

Good afternoon Parvina,

Thank you for circulating the above listed Minor Variance application for Metrolinx review. I note that the subject site (unit 10, 10557 Keele Street) is part of a larger industrial complex located in proximity to Metrolinx's Newmarket Subdivision (which carries Barrie GO train service), with an intervening building between the rail corridor and the subject property. I further note that the Proponent is proposing to change the interior use of the space (from a mezzanine to office). Please see below Metrolinx's comments

- We would recommend (but not require) that a noise study be complete as the change in use from mezzanine to office space is considered sensitive in nature.

Kind regards,
Alex

Pravina Attwala

Subject: FW: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

From: York Plan <yorkplan@trca.ca>

Sent: January-24-22 4:23 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact me at your convenience.

Have a great day,
Mark

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Pravina Attwala

Subject: FW: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: January-24-22 3:43 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A269/21 (10557 KEELE STREET) - REQUEST FOR COMMENTS

Good afternoon Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Greg Quinn			Justification Letter
Public	YRSCCP 1094	10557 Keele Street, Unit 4	05/26/2021	Authorization letter

November 25, 2021

City of Vaughan

Address

City, Province

Postal Code

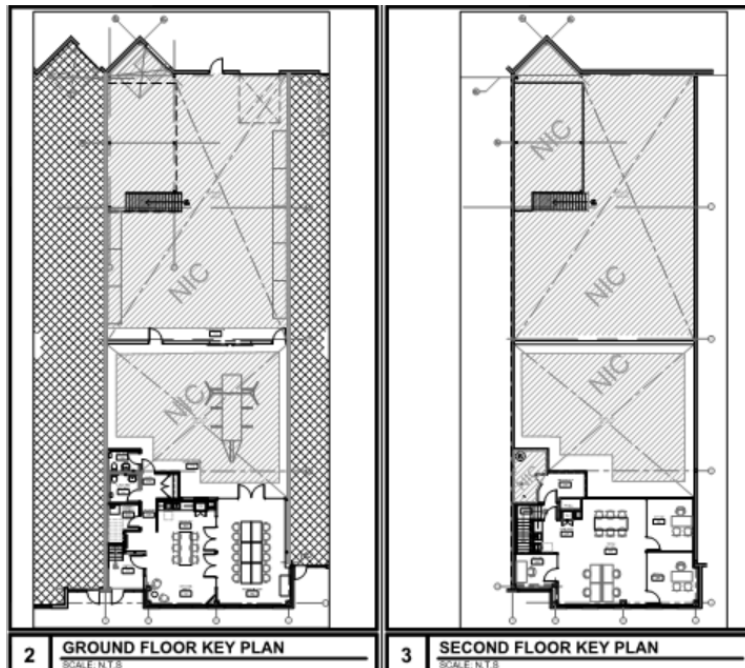
Attn: Committee of Adjustment

Re: Minor Variance Application – 10577 Keele Street, Unit 10

Please find attached our Application for a Minor Variance as it relates to the renovation project we are currently planning at the above noted address. This submission is being submitted in response to the building permit application review comments related to parking requirements, which is attached for reference.

The project site is an industrial condominium unit, owned by our Client, Titanium Tools and Equipment Inc. Their business is the distribution and sale of automobile collision tools and equipment to the industry. This business location serves as an office, sales support, demonstration space, and warehouse for the operation. They can be found on the web here <https://www.titanium22.ca/>.

The proposed renovation is essentially the conversion of an existing mezzanine into office space within the unit. The existing office space on the lower level will house expanded meeting and office support space for their team.



The overall GFA of the building footprint is not being increased, but the conversion of the mezzanine does equate to a 113.7 sm increase in GFA. As per Section 3.8 of the Zoning By-Law the increase would necessitate an increase in parking by 2 spots.

We are seeking relief from the bylaw from the perspective the following:

a) The actual occupant load will not be increasing and use not changing of the space from what it is today.

b) There are no feasible ways to add (2) parking spots to this site. To compound the issue (10)

parking spots have been converted to outdoor play space for a day-care tenant in the complex which has minimized any “surplus” spots which may have been available for the overall complex.

Should you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Greg Quinn, B.Tech, BCIN, ARIDO
Principal | CEO

YORK REGION STANDARD CONDOMINIUM CORPORATION PLAN# 1094

10557 Keele St. Unit # 4, Maple, Ontario, L6A 0J5

May 26, 2021

To whom it may concern,

Please be advised that York Region Standard Condominium Corporation # 1094 at 10557 Keele Street, has been advised that Unit # 10 is applying for a parking variance in order to get a permit for their second story renovation. All fees for applications, permits and work having to do with this Unit# 10 is the responsibility of Unit #10. York Region Standard Condominium Corporation plan #1094 will not be held responsible whatsoever for any fees or costs or work to be done due to this renovation.

We are aware and acknowledge and confirm Unit # 10 Titanium Tools may proceed and apply for the variance required.

Regards,

A handwritten signature in blue ink, appearing to read 'Luigi Tersigni', is written over a horizontal line.

Luigi Tersigni President of the Board

I have the authority to bind the corporation.