

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A033/22
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AGENDA ITEM NUMBER: 5	CITY WARD #: 1
APPLICANT:	Bruno & Adele Stirpe & Fiorina DiCarlo
AGENT:	Oleksiy Aronov
PROPERTY:	10019 Keele St Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit increased maximum gross floor area for a takeout restaurant in Unit #3.

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 type="checkbox"/>	<input type="checkbox"/>	Application Under Review
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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	Bruno & Adele Stirpe & Fiorina DiCarlo	175 Oxford Street, Richmond Hill	02/16/2022	Justification 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
A033/22

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

AGENDA ITEM NUMBER: 5	CITY WARD #: 1
APPLICANT:	Bruno & Adele Stirpe & Fiorina DiCarlo
AGENT:	Oleksiy Aronov
PROPERTY:	10019 Keele St Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit increased maximum gross floor area for a takeout restaurant in Unit #3.

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

The subject lands are zoned **MMS – Main Street Mixed-Use - Maple Zone** and subject to the provisions of **Exception 14.317 under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	The maximum gross floor area permitted for a take-out restaurant is 39.0 m ² . Exception 14.317.2	To permit a take-out restaurant with a maximum gross floor area of 92 m ² .

The subject lands are zoned **C1 – Restricted Commercial Zone** and subject to the provisions of **Exception 9(532) under Zoning By-law 1-88, as amended**.

	Zoning By-law 1-88	Variance requested
2	The maximum gross floor area permitted for a take-out restaurant is 39.0 m ² . Exception 9(532)	To permit a take-out eating establishment with a maximum gross floor area of 92 m ² .

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday , March 24, 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 [Request to Speak 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.

INTRODUCTION	
<p>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:</p> <p>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.</p> <p>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.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	March 9,2022	
Date Applicant Confirmed Posting of Sign:	March 8, 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	<p>The maximum take out and delivery restaurant shall be no bigger than 39 square meters as described in by-law 1-88 exception 9(532)</p> <p>Our proposed take out and delivery restaurant is 92 square meters. It is not possible to build a take out and delivery restaurant that is 39 sq.m. and comply with the latest building code which requires a universal washroom and a barrier access free area.</p> <p>This take out and delivery restaurant will not have customer seating and the customer area will be small.</p>	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:	No	
<p>*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.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*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.</p>		
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	
<p>Stop work orders and orders to comply: There are no outstanding Orders on file Building Permit(s) Issued: Building Permit No. 21-129471 for Eating Establishment - Interior Unit Alteration, Issue Date: (Not Yet Issued) The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.</p>	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments. Application under review	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING COMMENTS	
The Development Engineering (DE) Department does not object to variance application A033/22.	
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:	Forestry: 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 response received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No response received to date.	
Building Inspection Recommended Conditions of Approval:	None

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:

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 roberto.simbana@vaughan.ca	Application under review

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.

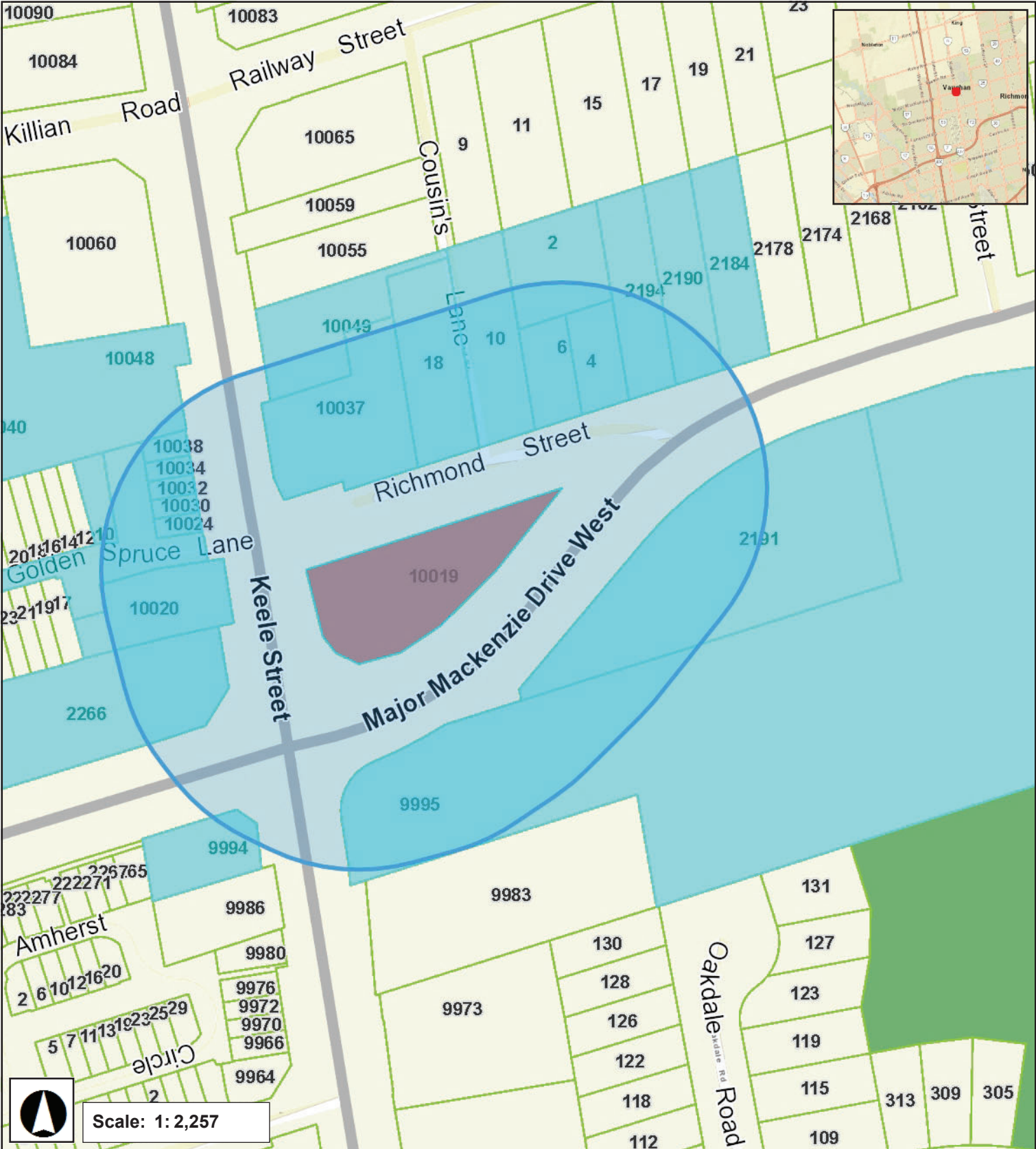
IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans 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 - A033/22

10019 KEELE STREET, UNIT 3, VAUGHAN



A033/22

PERMIT A TAKEOUT RESTAURANT WITH
MAX GFA OF 92m²

CONCRETE CURB DETAIL

HEAVY DUTY ASPHALT PAVING DRIVEWAYS

1. Place and consolidate positive binder (2) of granular material to a uniform depth of 100mm. The granular material shall be spread to an open and uniform layer and shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm.

2. The granular material shall be spread to an open and uniform layer and shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm.

3. The granular material shall be spread to an open and uniform layer and shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm. The granular material shall be compacted to a minimum depth of 100mm.

NOTE: ALL ASPHALT TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

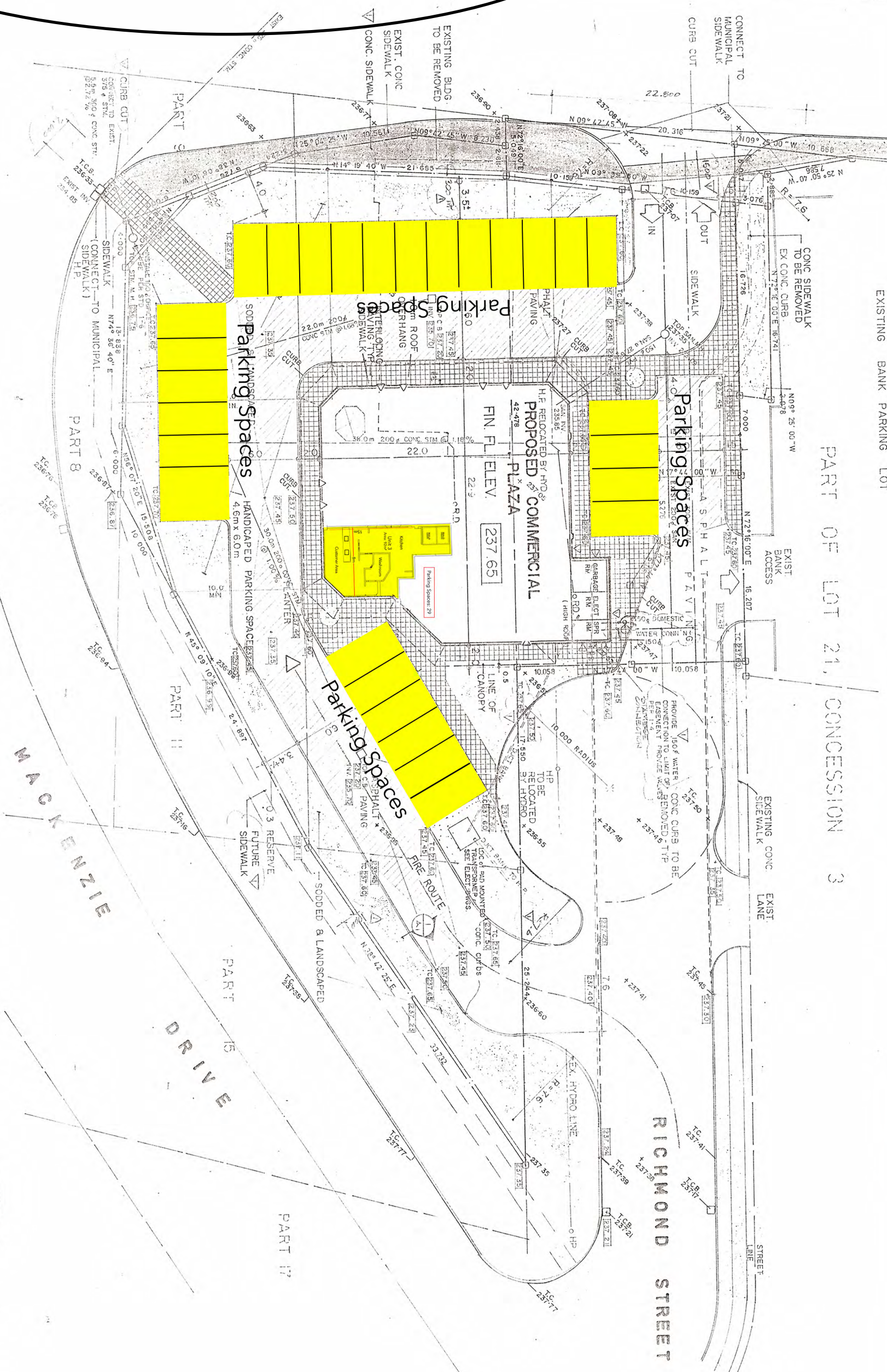
DETAIL OF OFFICE USE FOR INDUSTRIAL LOTS WHERE SERVICE MANHO E IS EXISTING

- NOTES
- Standard detailing of the Town of Vaughan constitute part of the plan of the building and shall be used in the location of existing services and utilities. It shall be interpreted as the contractor sees fit with the understanding that the contractor shall be responsible for the location of existing services and utilities.
 - All dimensions shall be checked and verified and the contractor shall report any discrepancies immediately to the engineer.
 - All sanitary sewers and connections shall be 150mm (6") diameter and shall be installed in accordance with the standard details of the Town of Vaughan.
 - All storm sewers shall be concrete pipe per A118 (400) and shall be installed in accordance with the standard details of the Town of Vaughan.
 - Minimum bedding requirements for storm and sanitary sewers shall be as follows: 150mm (6") diameter and shall be installed in accordance with the standard details of the Town of Vaughan.
 - Concrete shall be installed in accordance with the standard details of the Town of Vaughan.
 - All existing and proposed structures shall be shown in the plan and shall be installed in accordance with the standard details of the Town of Vaughan.
 - All existing and proposed structures shall be shown in the plan and shall be installed in accordance with the standard details of the Town of Vaughan.
 - All existing and proposed structures shall be shown in the plan and shall be installed in accordance with the standard details of the Town of Vaughan.

PLAN OF SURVEY OF
PART OF LOTS 20 AND 21, CONCESSION 1 AND
PART OF ROAD ALLOWANCE BETWEEN
LOTS 20 AND 21, CONCESSION 1
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GUIDO PAPA SURVEYING LTD
ONTARIO LAND SURVEYOR
2200 FINCH AVENUE WEST UNIT 28 WESTON, ONT. M9W 7Y9
(416) 743-0923

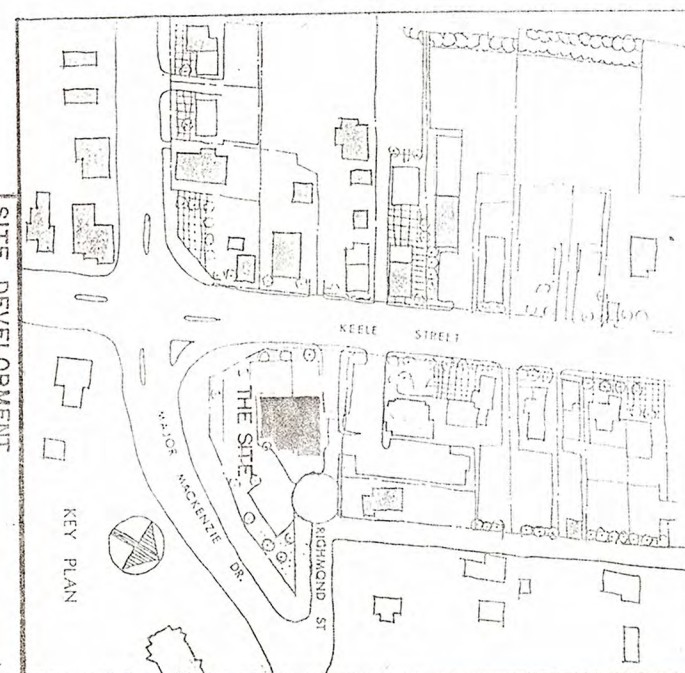
SCALE: 1:200



SITE PLAN
SCALE: 1:200

WingsUp!
Unit 3
Area: 92m²
Parking Spaces: 29

SITE DEVELOPMENT	
ZONING	REQUIRED PROVIDED
FRONTYARD SETBACK	
REAR YARD SETBACK	
SIDEYARD SETBACK	
STREET SETBACK	
SITE COVERAGE	15.4 %
PARKING	27
SPACES AT 4.6 x 6.0	20
TOTAL PARKING	20
SITE AREA	2,591.6 SQ. M.
OVERALL AREA	36,202.85 SQ. FT.
PAVED AREA	480.5
PARKING AREA	5,260
LANDSCAPED AREA	1547.1
PAVED AREA	16,633.4
LANDSCAPED AREA	984.0
TOTAL AREA	10,259.1



PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
DEVELOPMENT: WINGUP! UNIT 3
MAJOR: KEELE ST. & MAJOR MACKENZIE DRIVE
TOWN OF VAUGHAN

SITE PLAN

DATE: 1/1/2020
SCALE: 1:200
DRAWN BY: A.1

ALLAN VILHO SALMI, ARCHITECT
2200 FINCH AVENUE WEST UNIT 28 WESTON, ONT. M9W 7Y9
TEL: (416) 743-0923

DATE: 1/1/2020
SCALE: 1:200
DRAWN BY: A.1

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SITE BEFORE COMMENCING WITH THE WORK.

NO. 1
DESCRIPTION: REVISIONS
DATE: 1/1/2020

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Date: February 24th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A033-22**

Related Files:

Applicant Bruno Stirpepe Adele Stirpe Fiorina DiCarlo

Location 10019 Keele Street

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

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

Email: Mitchell.Penner@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A033/22 (10019 KEELE STREET, UNIT 10) - REQUEST FOR COMMENTS

From: York Plan <yorkplan@trca.ca>

Sent: February-24-22 8:37 AM

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

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

Subject: [External] RE: A033/22 (10019 KEELE STREET, UNIT 10) - 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 the undersigned at your convenience.

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: A033/22 (10019 KEELE STREET, UNIT 10) - REQUEST FOR COMMENTS

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

Sent: March-03-22 11:43 AM

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

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

Subject: [External] RE: A033/22 (10019 KEELE STREET, UNIT 10) - REQUEST FOR COMMENTS

Good morning 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	Bruno & Adele Stirpe & Fiorina DiCarlo	175 Oxford Street, Richmond Hill	02/16/2022	Justification Letter

TANMAR AMUSEMENTS INC.

1 75 Oxford Street

Richmond Hill, Ontario L4C 4L6

Regarding: Minor Variance Application Submission by WingsUp, Unit 3, 10,019 Keele St., Maple
To All Concerned at the City of Vaughan

We, Bruno Stirpe, Adele Stirpe, and Fiorina DiCarlo, are the owners of the plaza at 10,019 Keele Street since 1971. We redeveloped the site in 1986 and added to our site by purchasing half of Richmond Street. The plaza has been fully leased since then.

We are aware of the application made by WingsUp for a minor variance, and are all in full support of their application.

We are very excited to see WingsUp in our plaza. We feel WingsUp is the way of the future for restaurants. Take out became a necessity during this pandemic, and it taught us the importance of diversification to stay afloat. It also taught us to eat at home instead of restaurants. This style of food consumption/delivery will make us ready for the next pandemic...hopefully it will not happen for 100 more years.

Our plaza is ready and supportive of their business adventure. We researched their corporation and met with both the franchisor and the franchisees. We are confident they will be a success...they have no other restaurant in the vicinity offering their food products. Maple needs great wings, and they have them.

We would appreciate your speedy approval of this great company's minor variance application.

Thank you from the owners

Bruno Stirpe



Adele Stirpe



Fiorina Di Carlo



Bruno Stirpe, President and chief executive officer of Tanmar Amusements Inc

I have authority to execute on behalf of the corporation.



Tanmar Amusements Inc.

175 Oxford Street

Richmond Hill, Ontario L4C 4L6

February 16, 2022

Regarding unit 3, 10,019 Keele Street, Vaughan, ON L6A 3Y8 - Application for minor variance by WingsUp (Chooch's Inc.) Darren Czarnogorski, representative

Hello, We, Bruno Stirpe, Adele Stirpe, and Fiorina DiCarlo, the owners of the above-noted property do authorize Darren Czarnogorski, representative for WingsUp (Chooch's Inc.) to submit this application and all related information, including personal information and make oral submission at the hearing.

They have our full support of this application.

Thank you,

Bruno Stirpe, President of Tanmar Amusements Inc, I have full authority to execute on behalf of this corporation, and owner of the property



Adele Stirpe, owner



Fiorina DiCarlo, owner

