

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: March 24, 2022

Name of Owner: Bruno and Adele Stripe and Fiorina DiCarlo

Location: 10019 Keele Street, Unit 3

File No.(s): A033/22

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

1. To permit a take-out restaurant with a maximum gross floor area of 92 m².

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

1. The maximum gross floor area permitted for a take-out restaurant is 39 m². [Exception 14.317.2]

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

2. To permit a take-out eating establishment with a maximum gross floor area of 92 m².

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

2. The maximum gross floor area permitted for a take-out restaurant is 39 m². [Exception 9(532)]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" by Schedule 13 – Land Use, and within the "Local Centres" Intensification Area as identified on Schedule 1 – Urban Structure.

Comments:

The Owner is requesting to permit a take-out restaurant in Unit 3 with the above noted variances. The Owner of the unit is seeking additional gross floor area ('GFA') to accommodate a washroom that complies with the Accessibility for Ontarians with Disability Act and provides sufficient space to appropriately operate a take-out eating establishment within the multi-unit commercial building.

The Development Planning Department has no objection to the increase in GFA for a take-out eating establishment as the use is permitted as-of-right with no limit to the total number of eating establishments within the building, and the increase in GFA is entirely contained within the building and does not cause a deficiency in parking spaces.

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
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