

Pravina Attwala

Subject: FW: [External] Written Comments: Minor Variance Application A033/22...
Attachments: A033 22 Request for Decision Complete Mar 23 22.pdf

From: Maurizio Rogato
Sent: March-23-22 11:22 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] Written Comments: Minor Variance Application A033/22...

Hello,

Good morning and hope all is well.

Further to the Notice of Hearing received, regarding Minor Variance Application A033/22, pertaining to lands municipally addressed as 10019 Keele Street, I write to provide the following Written Comments and to also request a Notice of Decision.

Attached to this email correspondence is a completed Request for Decision Form.

Written Comments:

I write on behalf of the Registered Owner [*e.g., Keele Street Developments (10037) Inc.*] of lands located immediately north of the lands subject to the said Application.

Our Client's lands are addressed as 10037 Keele Street.

Per review of the proposed Minor Variance, relief from the Zoning By-law is required to permit an increase to the permitted Gross Floor Area (*GFA*) for a permitted Takeout Restaurant use, which is to be located within Unit No. 3 of the existing building.

It is our understanding no building expansion is proposed and only interior alterations are proposed to increase the GFA of Unit No. 3, which is to accommodate the proposed increased GFA for the Takeout Restaurant use.

Based on review of the 'Committee of Adjustment Report Summary,' our Client is concerned with the potential of additional waste, which will be generated from the increased GFA associated with the proposed Takeout Restaurant use.

It is our understanding, currently, all waste is being stored outdoors, with no plans to store waste indoors.

The storing of waste, outdoors, can cause debris, visual impacts and odour impacts on surrounding lands and uses including our Client's lands, which again, are located adjacent to the subject lands.

Further, as a detailed Site Plan was not provided with the Notice, it is unclear whether there are any By-law Compliance issues associated with the storage of waste outdoors.

As noted by Building Standards (*Zoning*) Comments, additional Variances may be required upon review of detailed drawing for building permit/site plan approval.

Further, at this time, no Comments have been provided by By-law & Compliance, Licensing and Permits.

We trust prior to the Hearing and consideration of the Application by Committee, the Application will be reviewed, thoroughly, by all applicable City Departments and if not, the Application should be Deferred, until such a time as a thorough review of the Application is provided to Committee.

Thank you for the opportunity to provide Written Comments and to express our Client's concerns with the proposed Minor Variance Application.

We trust our request for Notice will be accommodated and our concerns will be considered by Committee.

Please acknowledge receipt of these Written Comments.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Maurizio

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.
Principal



“This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the sender-writer. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by Blackthorn Development Corp. to a third party in certain circumstances). Thank you.”