



File: A063/19

Applicant: 7700 Keele St Limited

Address: 7700 Keele Street, Unit 06A, Concord.

Agent: David McKay - MacNaughton Hermesen
Britton Clarkson Planning Limited

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
CN RAIL	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: A258/05, B013/13, A166/13, A173/16, A135/18
(see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, June 13, 2019



Minor Variance
Application

Agenda Item: 08

A063/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing: Thursday, June 13, 2019

Applicant: 7700 Keele St Limited

Agent: David McKay - MacNaughton Hermesen Britton Clarkson Planning Limited

Property: 7700 Keele Street, Unit 06A, Concord.

Zoning: The subject lands are zoned EM1 Prestige Employment Zone, and subject to the provisions of Exception 9(1322) under By-law 1-88 as amended

OP Designation: VOP 2010: "Employment Commercial Mixed Use" with a maximum permitted height of 10-storeys and floor space index (FSI) of 3 times the area of the lot.

Related Files: None.

Purpose: Relief from the by-law is being requested to permit a temporary sales office to be located further than 100 metres from the lands to be developed.

The lands to be developed are located at 1809 Highway 7 and are subject to Site Plan Application DA.19.016.

The temporary sales office is to be located in Unit #06A located on the subject lands.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A temporary sales office shall not be located further away from the lands to be developed than 100 metres.	To permit a temporary sales office to be located more than 100 metres away from lands to be developed.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A135/18	Relief from the by-law was requested to permit the installation of a exterior generator for Unit #7	Approved – September 13, 2018
A173/16	To permit the construction of a proposed outdoor, enclosed generator and fence for Unit #7	Lapsed
B013/13	Easement in favour of the lands to the north for drive-through access and servicing (for storm drainage)	Approved – June 6, 2013
A166/013	To permit a drive-thru, and off-site:: parking, driveway access & part of the drive-thru.	Approved – June 6, 2013
A258/05	GFA of eating establishment 830m2 plus 99.7m2 outdoor patio; landscape buffer abutting Keele Street 6.0m; landscape buffer abutting Highway 7 -7.5m; parking provided 450.	Approved – September 29, 2005

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on May 29, 2019

Applicant confirmed posting of signage on May 22, 2019

Property Information	
Existing Structures	Year Constructed
Building	1960's

Applicant has advised that they cannot comply with By-law for the following reason(s): The location of the Temporary Sales Office is off site and is located further than the 100m as required (1890 Hwy 7, Site plan application DA.19.016; Subdivision 19T-16V009 and zoning z.16.049.

Adjournment Request: N/A

Building Standards (Zoning Review:
Stop Work Order(s) and Order(s) to Comply: N/A

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic:
No comments or concerns

Development Planning:
VOP 2010: "Employment Commercial Mixed Use" with a maximum permitted height of 10-storeys and floor space index (FSI of 3 times the area of the lot.

The Development Planning Department has reviewed the proposal and is of the opinion that it 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.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design:
There are no cultural heritage concerns for this application.

Development Engineering:
The Development Engineering (DE Department does not object to variance application A063/19.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No comment, concerns regarding access for the fire truck to enter site.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
None

Schedule C - Agency Comments
CN Railway - No concerns or objections
Alectra (Formerly PowerStream – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A135/18
Minor Variance Application A173/16
Consent Application B013/13
Minor Variance Application A166/013
Minor Variance Application A258/05

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – 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.

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.

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

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;

Notice to Public

WRITTEN SUBMISSIONS: 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

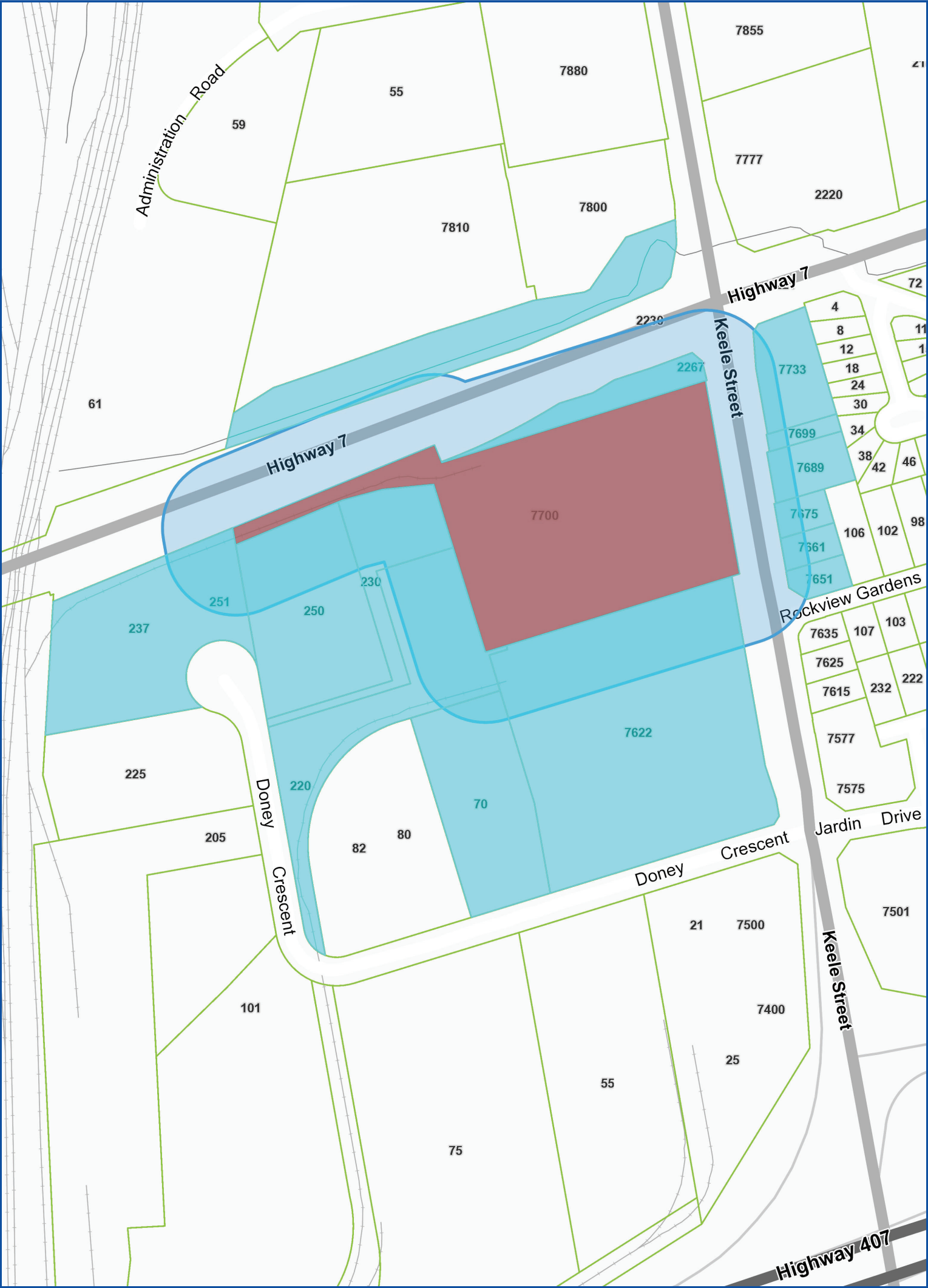
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

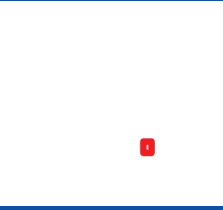
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Map Information:



Title:
7700 KEELE STREET, Unit 06A, CONCORD

LOCATION MAP - A063/19

Disclaimer:
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: **1:4,514**
0 0.07 km



Created By:
Infrastructure Delivery
Department
May 28, 2019 8:29 PM

Projection:
NAD 83
UTM Zone
17N

1	REVISED PER TENANT CITY COMMENTS	JAN. 12 2006
2	REVISED PER TENANT REQUIREMENTS, UNIT 10	MAR 30 2007
3	PARKING ADDED	APR. 04 2004
4	REVISED PER TENANT REQUIREMENTS, UNIT 04	APR 8, 2015
5	REVISED PER TENANT REQUIREMENTS, UNIT 06	AUG. 10, 2015

**Keele - Hwy 7
Centre**

**7700 Keele Street
Vaughan, Ontario**

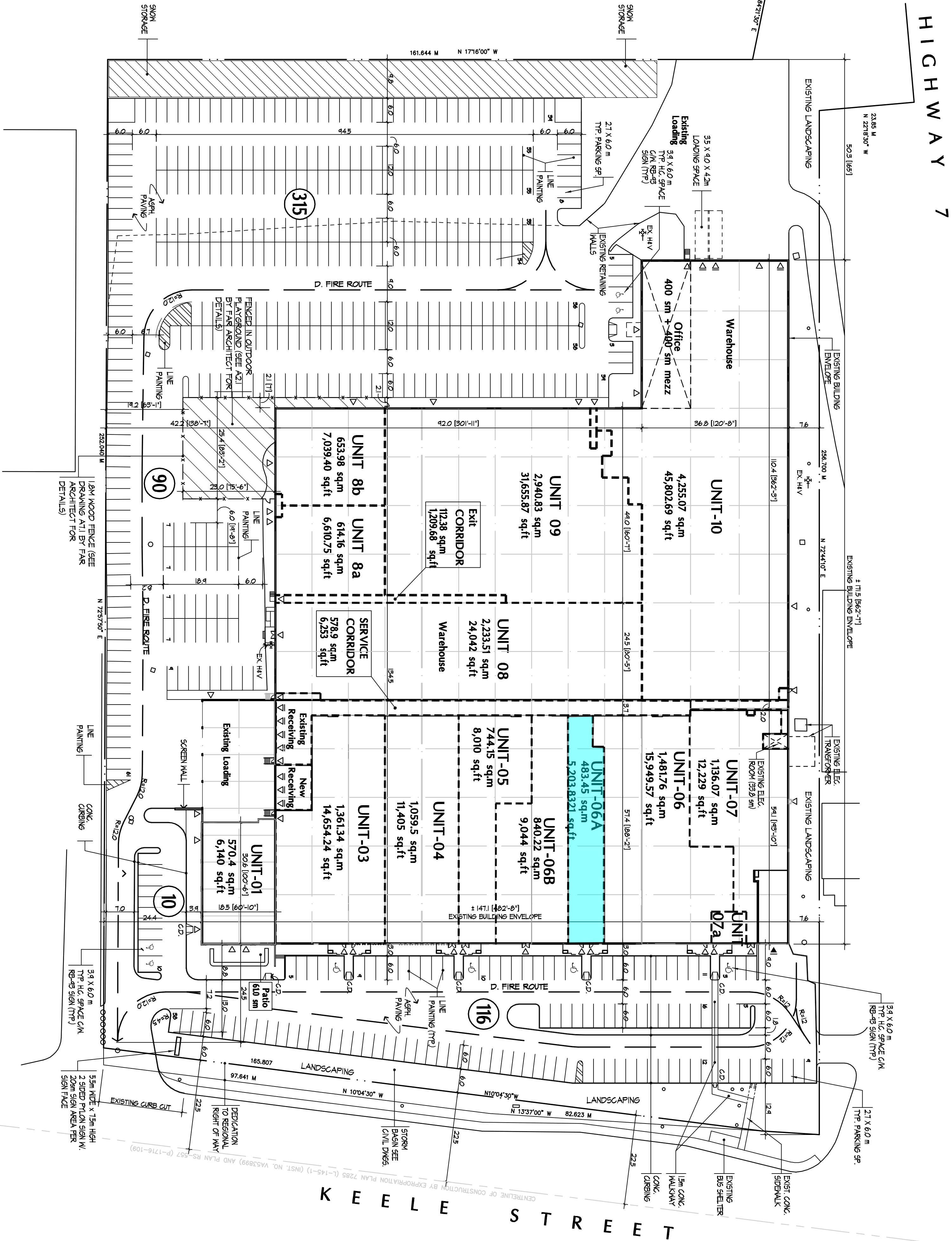
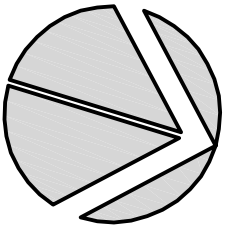
The logo of the Ontario Association of Architects is a circular seal. The words "ONTARIO ASSOCIATION" are written along the top arc, and "OF ARCHITECTS" along the bottom arc. In the center, the name "A. BALDASSARRA" is printed above the word "LICENSE". A handwritten signature, presumably of A. Baldassarra, is written across the center of the seal. The number "3654" is printed at the bottom of the seal.

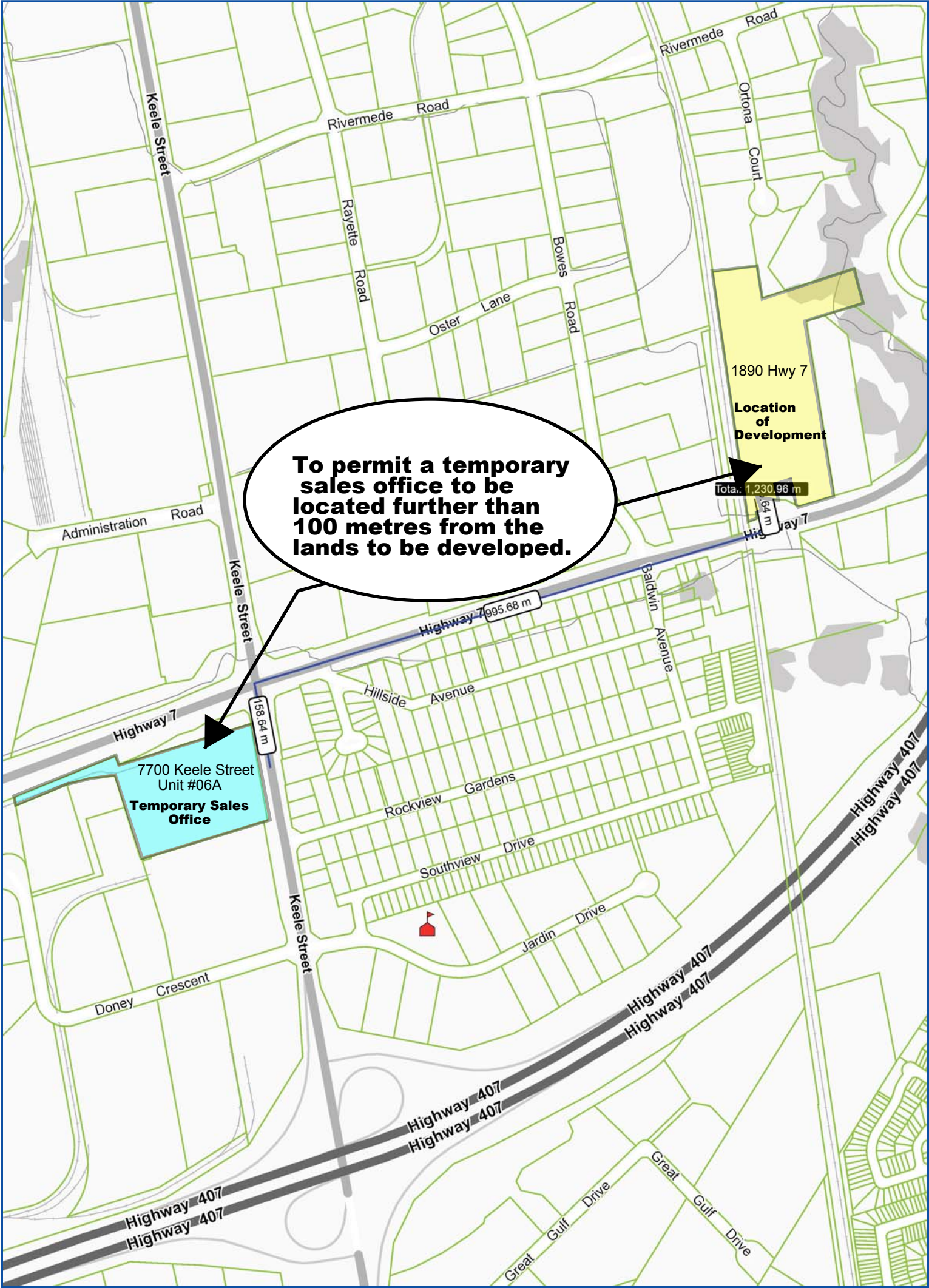
TITLE	Site Plan
NO.	A-05.039, SP-V-067-05
DATE	if 1:600
SCALE	CHECKED BY
BY	V. 2016
DATE	DRAWING NO.
5-73	A-1.0

LEGAL DESCRIPTION

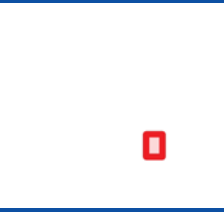
SITE SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF LOTS 5 AND 6, CONESION 4, AND PART OF THE ALLOWANCE FOR ROAD BETWEEN LOTS 5 AND 6, CONCESSION 4, CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK AS PREPARED BY:
DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYOR, DATED:
NOVEMBER 7, 1997.

To permit a temporary sales office to be located further than 100 metres from the lands to be developed.





Map Information:



Title:

**Distance between Sales Office
and Development Site >100m**

A063/19

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:9,028

0 0.14 km



Created By:

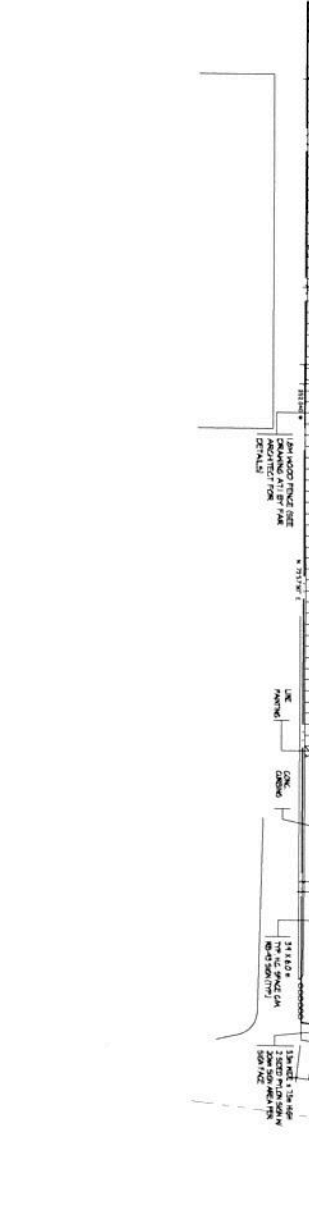
Infrastructure Delivery
Department
May 1, 2019 3:07 PM

Projection:
NAD 83
UTM Zone
17N

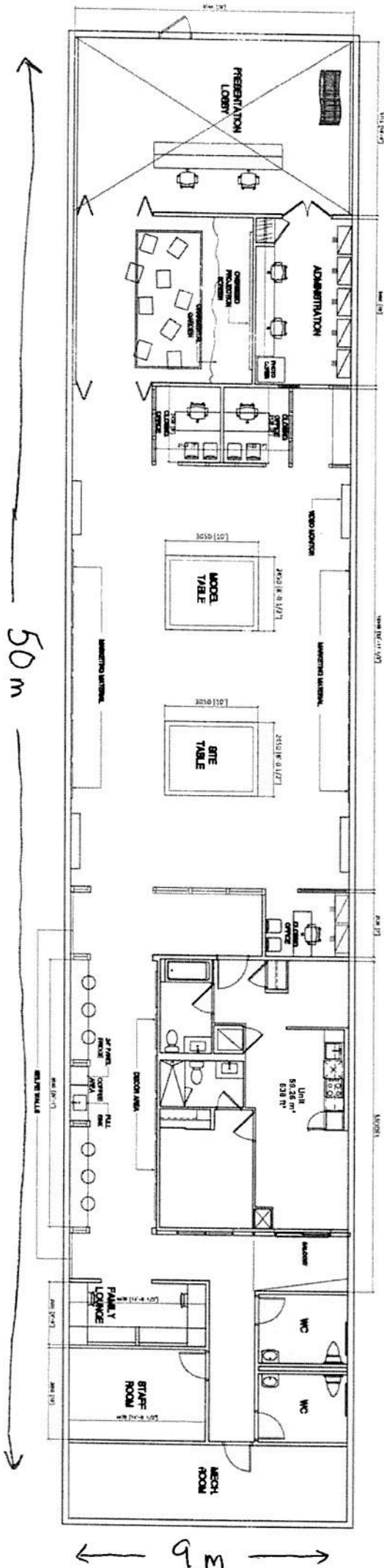
	7/1/2011	DEC. 07, 2011
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Vaughan, Ontario

Tel: (905) 660-0722
Fax: (905) 660-7079



A063/19





Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- CN Railway - No concerns or objections
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections

Providence, Lenore

Subject: FW: A063/19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)
Attachments: A063-19 - CIRCULATION.pdf

From: Proximity <proximity@cn.ca>

Sent: June-04-19 3:08 PM

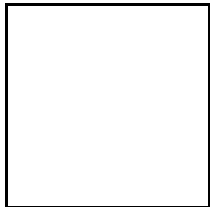
To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: FW: A063/19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)

Good afternoon Lenore,

Thank you for circulating CN Rail on the above noted application. My apologies for the delay in our response. We have **no objection to this variance.**

Regards

Susanne



Susanne Glenn-Rigny

Senior Officer, Community Planning and Development | Corporate Services
T: **514-399-7844** | C: **514-919-7844**

Celebrating 100 years | Célébrons nos 100 ans



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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A063/19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)
Attachments: A063-19 - CIRCULATION.pdf

From: Development Services <developmentservices@york.ca>

Sent: May-23-19 2:55 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: FW: A063/19 - REQUEST FOR COMMENTS - (Vaughan Committee of Adjustment)

Lenore,

The Regional Municipality of York has reviewed this variance and has **no comment**.

Regard
Gabrielle

Gabrielle Hurst MCIP, RPP, C. Tech

Associate Planner | Community Planning and Development Services | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

Schedule D: Previous Approvals (Notice of Decision)

- Minor Variance Application A135/18
- Minor Variance Application A173/16
- Consent Application B013/13
- Minor Variance Application A166/013
- Minor Variance Application A258/05

NOTICE OF DECISION
Minor Variance Application A135/18
Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday , September 13, 2018

Applicant: 7700 Keele Street Limited

Agent Racon Engineering Inc.

Property: **7700 Keele Street, Unit 7, Concord**

Zoning: The subject lands are zoned EM1 Prestige Employment Area, and subject to the provisions of Exception No. 9(1322) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Employment-Commercial Mixed-Use" with a height and density maximum of 10 stories and 3 FSI (floor space index) respectively, and "Regional Intensification Corridor within Employment Areas"

Related Files: None

Purpose: Relief from the by-law is being requested to permit the installation of a proposed exterior generator for Unit #7.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
An exterior generator is not permitted.	To permit an exterior generator in the location as shown on the attached sketch.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A135/18 on behalf of 7700 Keele Street Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain final Site Plan approval for the related Site Development Application (DA.16.041).

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:


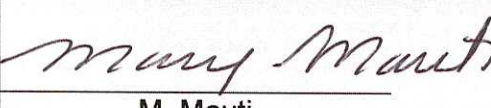
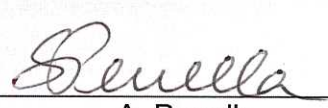
Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

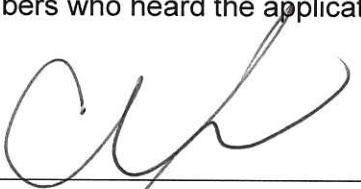
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , September 13, 2018 meeting for submission details.
None	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday , September 13, 2018
DATE OF NOTICE:	September 21, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 03, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

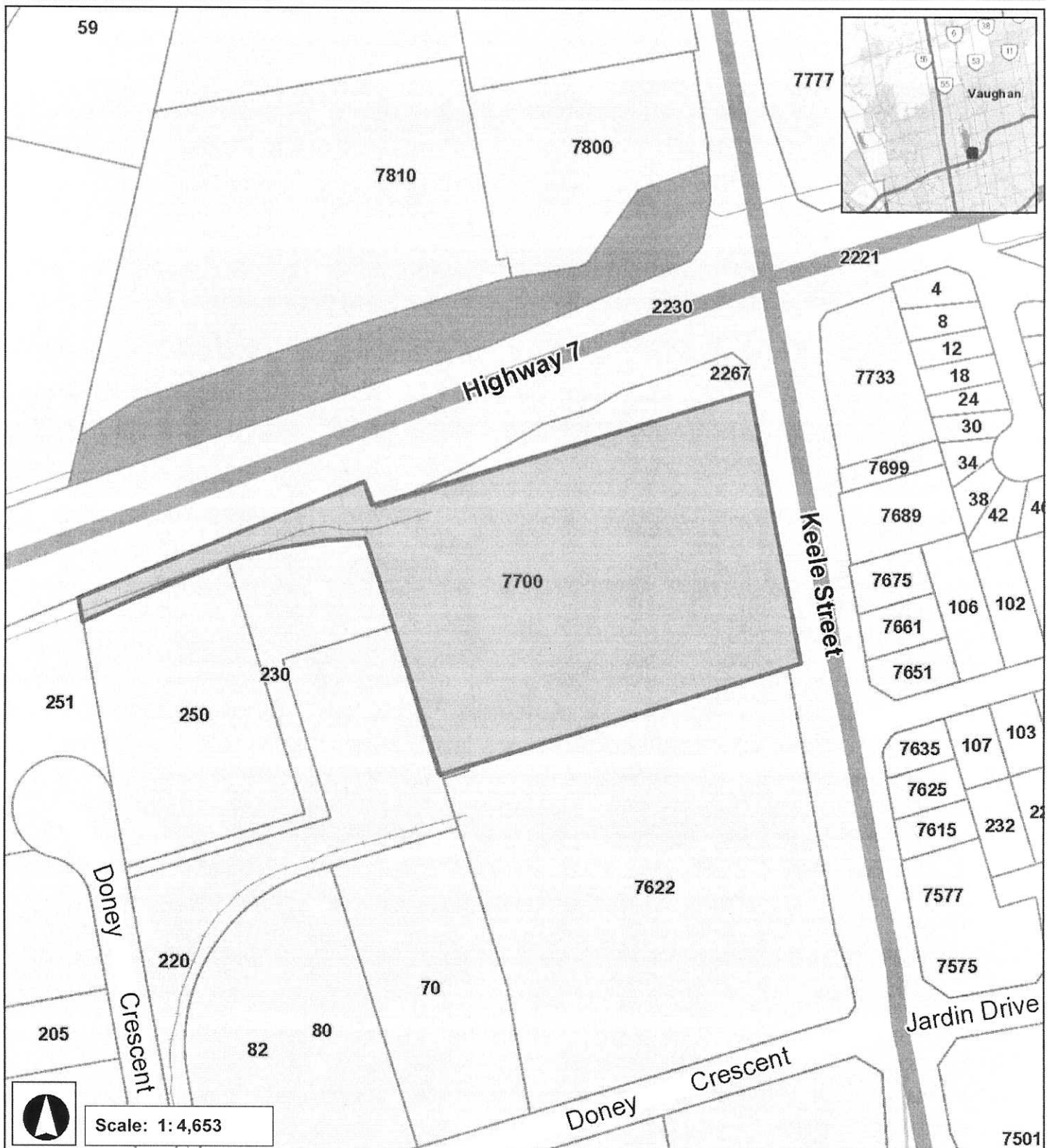
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



VAUGHAN

LOCATION MAP A135/18

7700 Keele Street, Unit 7, Concord



SYMBOL LEGEND	
1	EXISTING LOT LINES
2	EXISTING ROAD LINES
3	EXISTING LOT LINES
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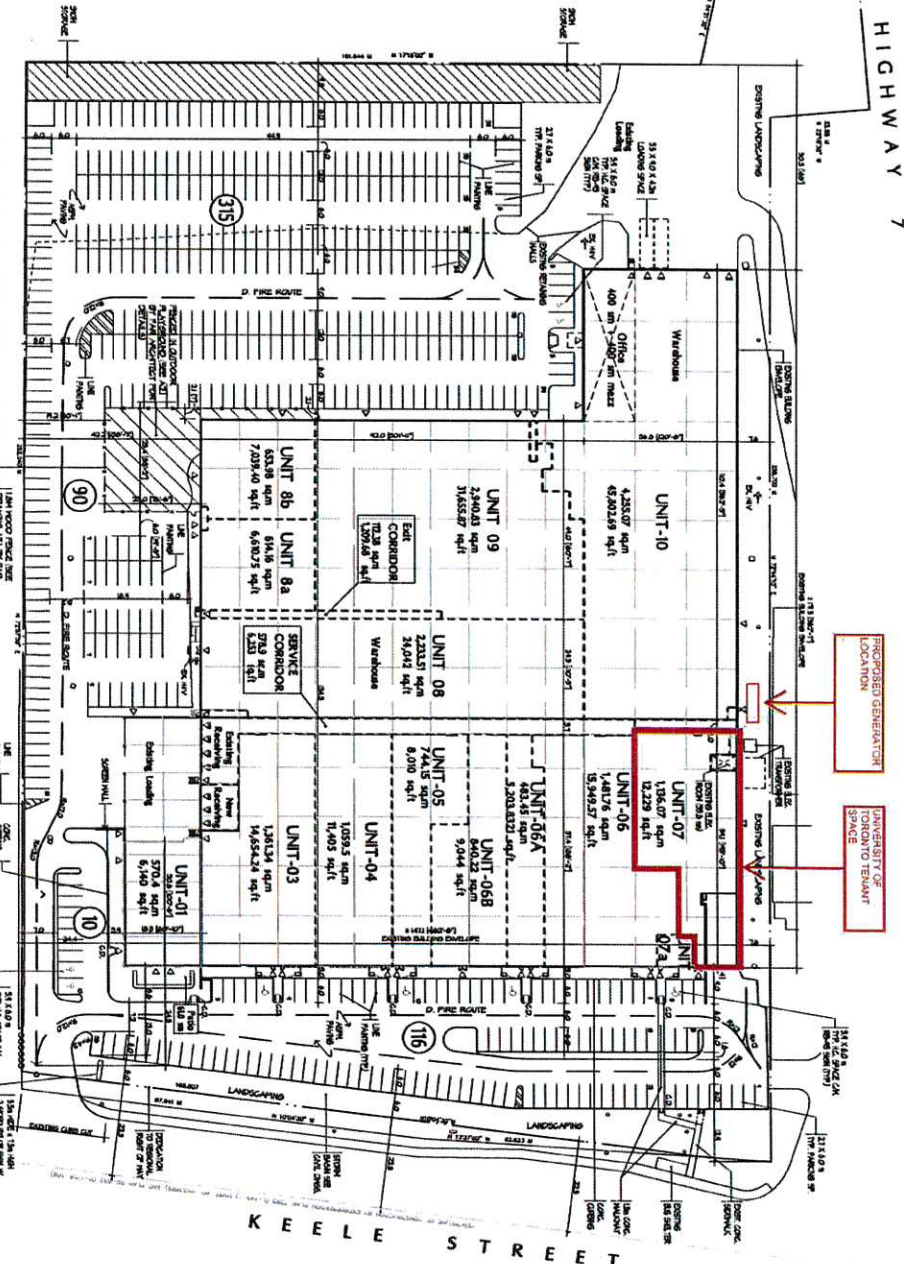
LEGAL DESCRIPTION

SITE SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF LOT 10, CONCESSION 1, CITY OF VAUGHAN, ROAD BETWEEN LOTS 1 AND 6, CONCESSION 1, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK AS PREPARED BY DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYOR, DATED: NOVEMBER 7, 1997.

SITE STATISTICS

TOTAL SITE AREA	51,327.34 m ²	or	12.3 ACRES
RESIDUAL LAND DEDICATION	555.68 m ²		
AREA OF DEVELOPMENT	51,265.23 m ²	or	12.7 ACRES
BUILDING AREA	19,283.23 m ²	or	207,452. sq ft
LOT COVERAGE			37.4 %
LANDSCAPED AREA	11,723.33 m ²	or	22.9 %
PAVED AREA	23,281.72 m ²	or	39.5 %
SNOW STORAGE AREA	1,202.2 m ²	or	2.3 %
PARKING REQUIRED (per Ontario of Highway 403/404)			
plus additional parking for new merchandise - 403 km 3 2100 m			
Total			531 SPACES
H/O PARKING SPACES			3 SPACES
DESIGNATED LOADING SPACES	4 SPACES		4 SPACES

KEY PLAN



REVISION

NO	ISSUED	DATE
1	ISSUED FOR SITE PLAN	JAN 11 2009
2	RE-DESIGNED FOR SITE PLAN APPROVAL	FEB 14 2009
3	RE-DESIGNED FOR SITE PLAN APPROVAL	JUNE 20 2009
4	RE-DESIGNED FOR INTERIOR	MAY 30 2007
5	ISSUED WITH REVISIONS	APR 15 2004
6	RE-DESIGNED FOR UNIT 4	DEC 01 2001

REVISION

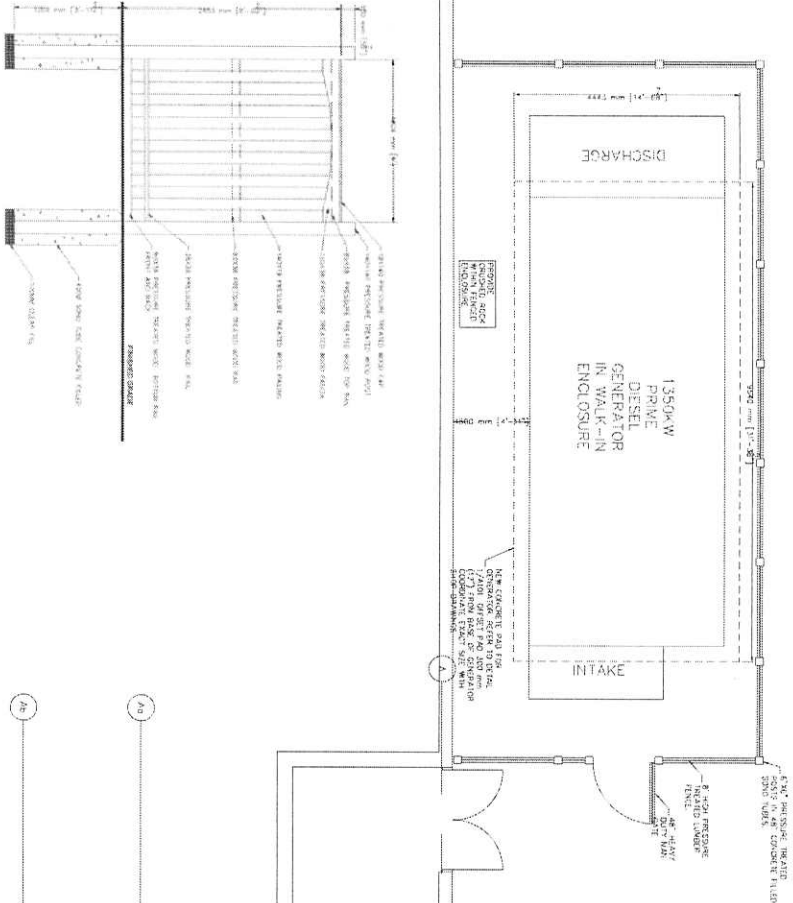
NO	REVISION	DATE
1	RE-DESIGNED FOR TOWN AND CITY COMMENTS	JAN 12 2009
2	RE-DESIGNED FOR TOWN AND CITY COMMENTS	MAY 30 2007
3	PARKING ADDED	APR 04 2004
4	RE-DESIGNED FOR TOWN AND CITY COMMENTS	APR 04 2004
5	RE-DESIGNED FOR TOWN AND CITY COMMENTS	JUN 12 2009

Keele - Hwy 7 Centre
7700 Keele Street
Vaughan, Ontario

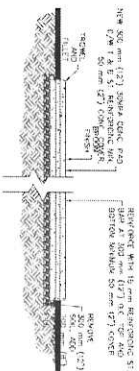
A. BALDASSARRA
Architect Inc.
7800 Jane Street, Suite 200
Commerce, Ontario L4K 4B5
Tel: (905) 660-0722
Fax: (905) 660-7019



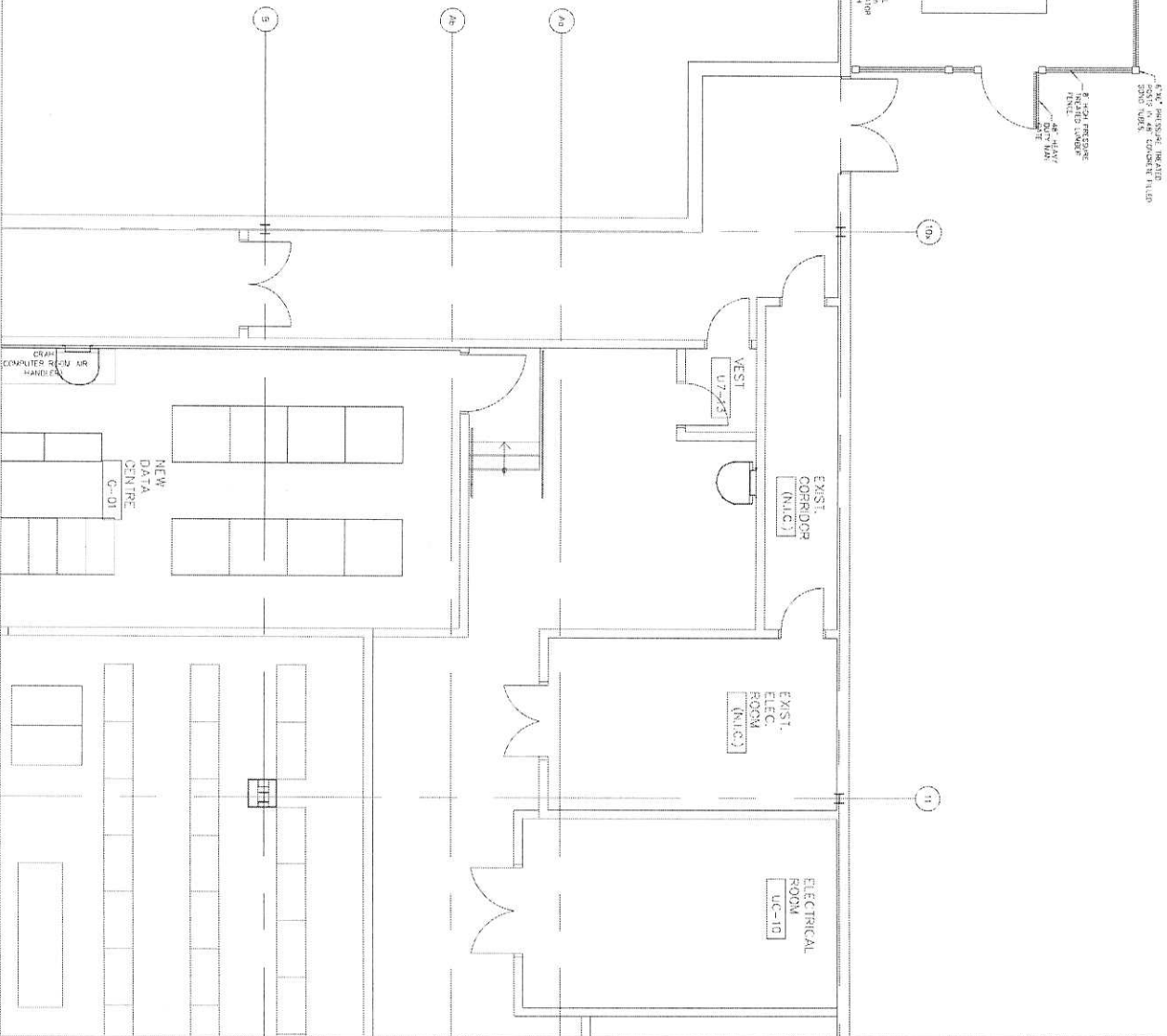
DATE	NOV 2016
SCALE	1:500
PROJECT	DA-05.039, SP-V-067-05
DATE	NOV 2016
SCALE	1:500
PROJECT	DA-05.039, SP-V-067-05



DETAIL OF FENCE SECTION
SCALE: NTS



CAST-IN-PLACE CONCRETE GENERATOR PAD DETAIL
SCALE: N 1/8"=1'-0"



NEW CONCRETE GENERATOR PAD PLAN
SCALE: 1/8"=1'-0"

1	REVISIONS	DATE	ISSUED BY
2	REVISIONS	DATE	ISSUED BY
3	REVISIONS	DATE	ISSUED BY
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10	REVISIONS	DATE	ISSUED BY



PROJECT: University of Toronto
Science Data Centre
Power System Resiliency Upgrade
7750 Keele St., Unit 7
Toronto, ON

DATE: 2023-08-01
DRAWN BY: 2595
SCALE: AS SHOWN
A101

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A173/16

APPLICANT: 7700 KEELE STREET LIMITED

PROPERTY: Part of Lot 5, Concession 4, municipally known as 7700 Keele Street, Unit 7, Concord.

ZONING: The subject lands are zoned EM1 Prestige Employment Area, subject to Exception 9(1322) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a proposed outdoor, enclosed generator and fence.

PROPOSAL: To permit an exterior generator in the location as shown on the attached sketch.

BY-LAW REQUIREMENT: A generator is not permitted.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

CONSENT APPLICATION:
B013/13 - APPROVED June 6, 2013 - Easement in favour of the lands to the north.
Site Development Application DA.12.029 - in process
Minor Variance Application
A166/13 - APPROVED June 6, 2013 - To permit a drive-thru, and off-site: parking, driveway access & part of the drive-thru.
A258/05 - Approved September 29, 2005 - GFA of eating establishment 830m2 plus 99.7m2 outdoor patio; landscape buffer abutting Keele Street 6.0m; landscape buffer abutting Highway 6 - 7.5m; parking provided 450.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. **A173/16, 7700 KEELE STREET LIMITED**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. The Owner shall successfully obtain approval of Site Development Application File DA.16.041, if required, to the satisfaction of the Development Planning Department;

2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.
(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

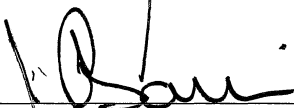
CHAIR: 

Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair

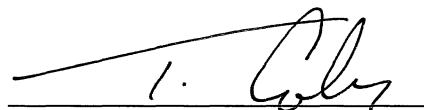

R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: AUGUST 11, 2016

Last Date of Appeal: AUGUST 31, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

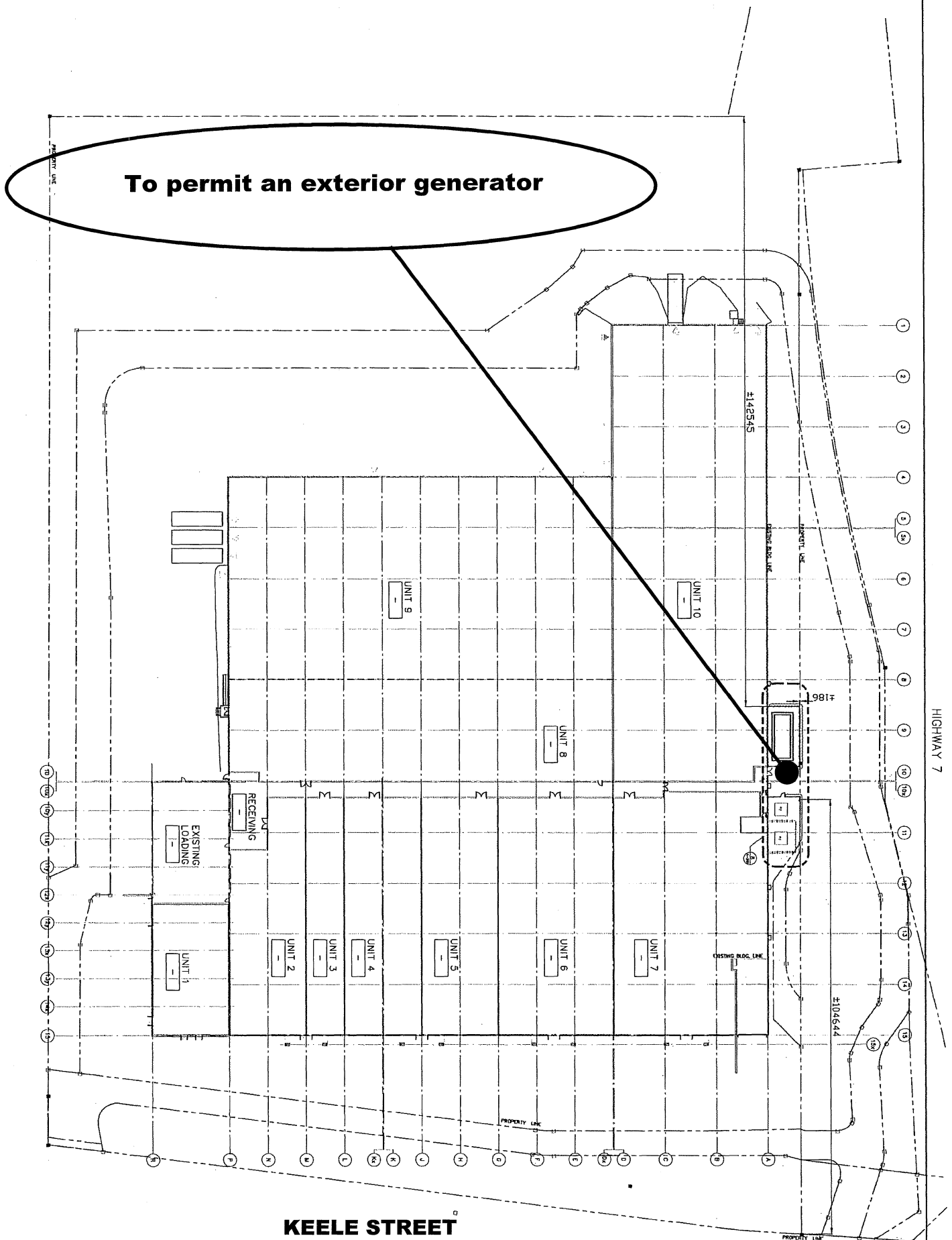
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
AUGUST 31, 2017

A173/16

Page 56 of 103



KEELE STREET

ROBERT L. JOSE ENGINEERING
NEW BENEATERS

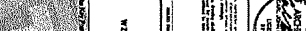
1779 State Street, 3rd Fl., Madison, Idaho 83702

Contract:

SHEET'S EXTENSION			
No.	Description	Date	By
1	1st SET WORK		
2	ADD TO 1ST SET WORK		
3	REVISION TO 1ST SET WORK		
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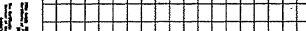
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TIME: 10:00 AM
BY: JLD
CHECKED: JLD
DATE: 08/24/2015

WZM ARCHITECTS
ARCHITECT



DATE: 08/24/2015
TIME: 10:00 AM
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CHECKED: JLD
DATE: 08/24/2015

WZM ARCHITECTS
ARCHITECT



DATE: 08/24/2015
TIME: 10:00 AM
BY: JLD
CHECKED: JLD
DATE: 08/24/2015

WZM ARCHITECTS
ARCHITECT

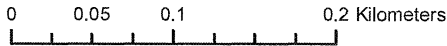


Location Map - A173/16

7700 KEELE STREET, UNIT 7, CONCORD



City of Vaughan



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B013/13

APPLICANT: 7700 KEELE STREET LIMITED

PROPERTY: Part of Lot 5, Concession 4, (municipally located at 7700 Keele Street, Concord).

ZONING: The subject lands are zoned EM1 Prestige Employment Area, subject to Exception 9(1322) under By-law 1-88 as amended.

PURPOSE: To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an EASEMENT in favour of the lands to the NORTH, and retain the lands marked "B" on the attached sketch for employment purposes.

BACKGROUND INFORMATION Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

Site Development Application DA.12.029 - in process
Minor Variance Application A258/05 - Approved September 29, 2005 - GFA of eating establishment 830m2 plus 99.7m2 outdoor patio; landscape buffer abutting Keele Street 6.0m; landscape buffer abutting Highway 6 - 7.5m; parking provided 450.

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **JUNE 6, 2013.**

MOVED BY:

SECONDED BY:

THAT Application No. **B013/13, 7700 KEELE STREET LIMITED**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made **by certified cheque**; (contact Terry Liuni in the Reserves & Investments Department to have this condition cleared).
2. That minor variance application A166/13 be approved.
3. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the **EASEMENT** in question is in favour of lands to the **NORTH**;
4. This consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands;
5. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
6. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;

- 7. A fee of \$190.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of \$145.00, **provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;**
- 8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

IMPORTANT:

Pursuant to Section 53(41) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the (above-noted) conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.


ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.

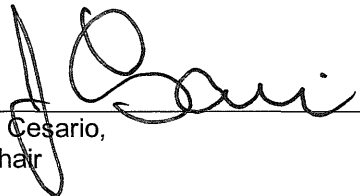
PLEASE NOTE:


- 1. That the payment of the Regional Development Charge 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.
- 2. That the payment of the City Development Charge 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.
- 3. That the payment of the Education Development Charge 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
- 4. That the payment of Special Area Development charge 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, if required, to the satisfaction of the Reserves/Capital Department;


CARRIED.


CHAIR: 


Signed by all members present who concur in this decision:


J. Cesario,
Chair


A. Perrella,
Vice Chair

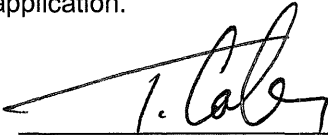

M. Mauti,
Member


ABSENT
L. Fluxgold,
Member


H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JUNE 6, 2013
Date of Notice:	JUNE 14, 2013
Last Date of Appeal:	JULY 4, 2013

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

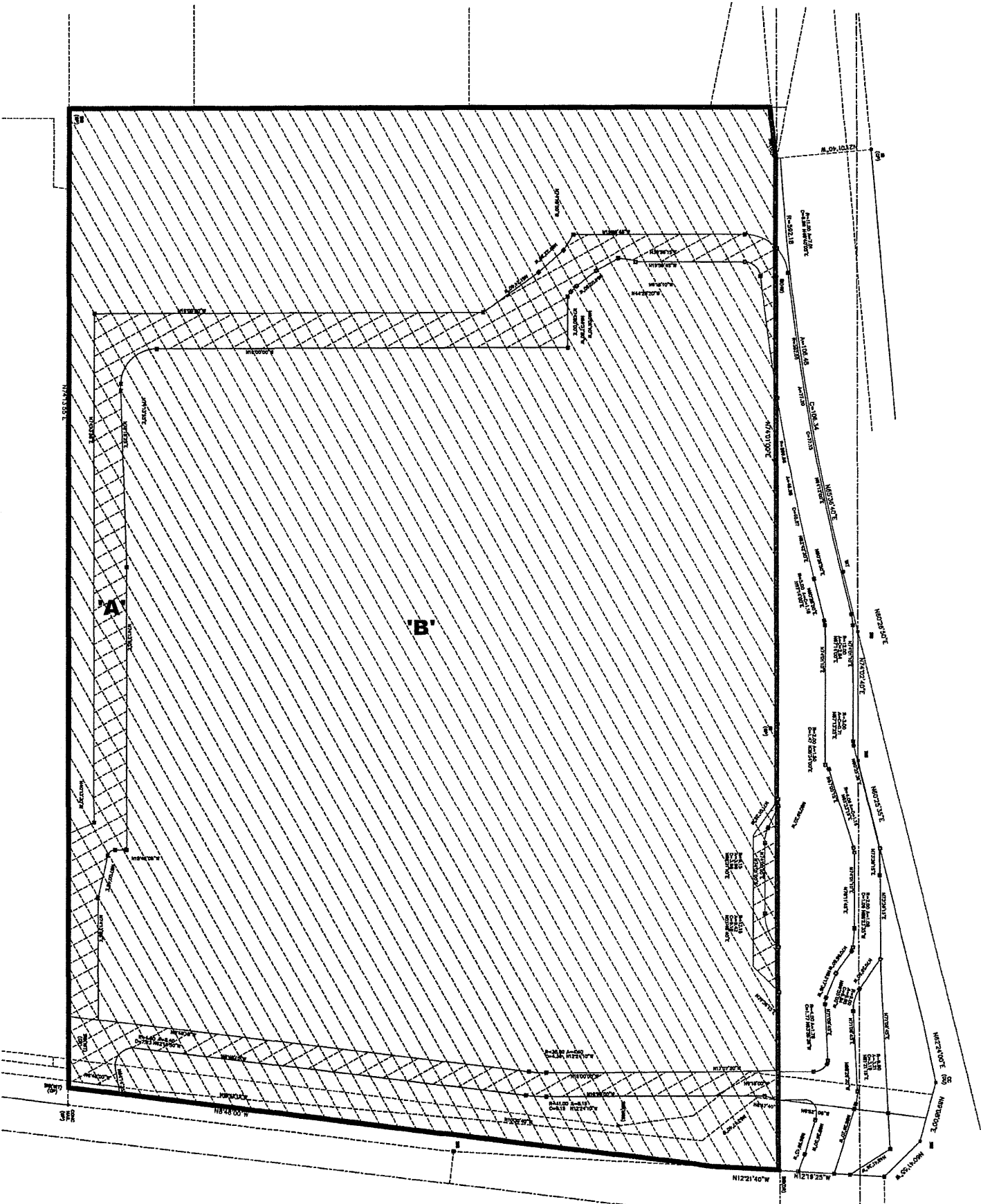
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$650.00** processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$125.00** for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTES

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

B013/13






APPLICATION FOR
CONSENT

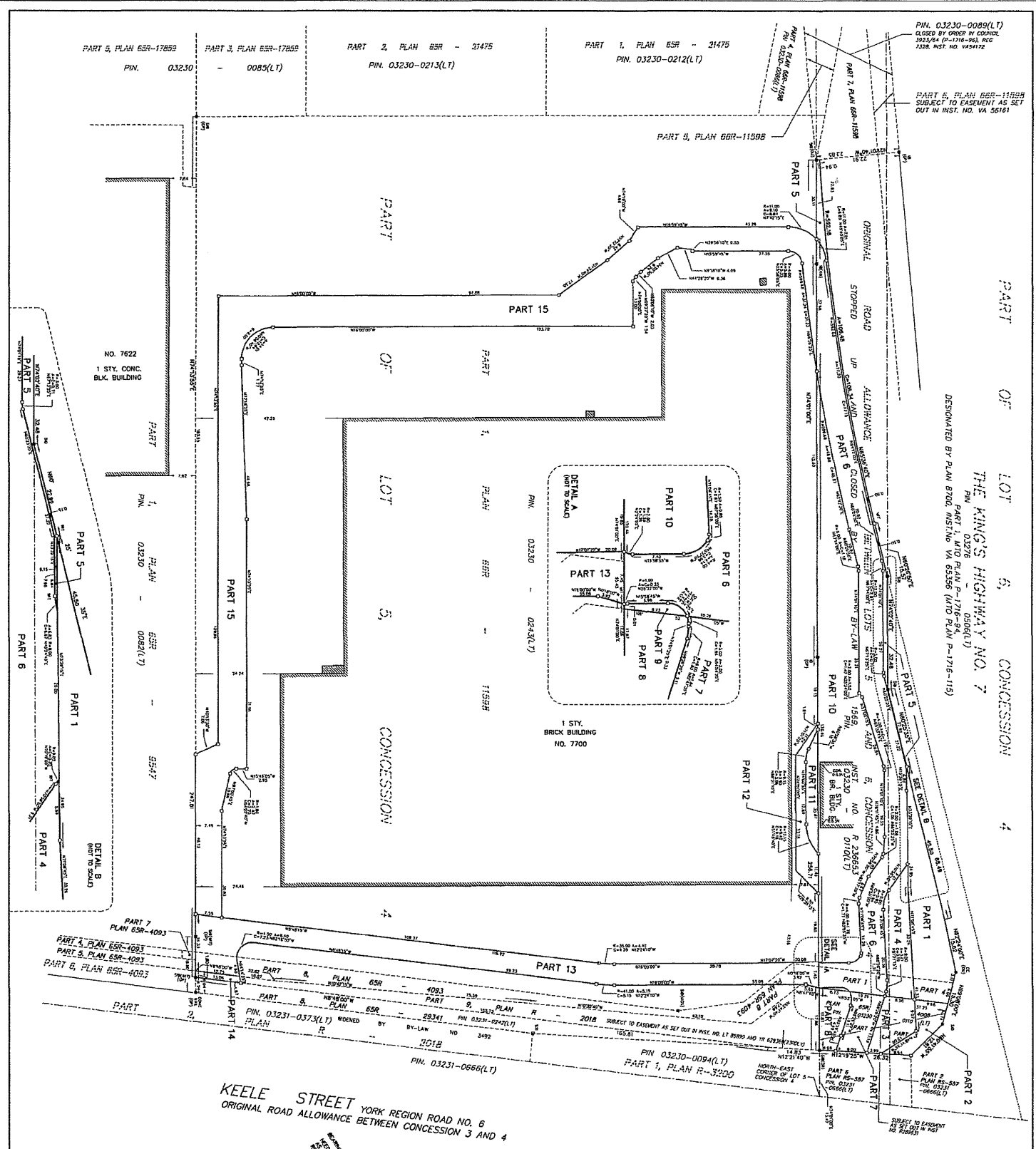
PROPOSED
A&W RESTAURANT

7700 KEELE STREET
CITY OF VAUGHAN

LEGEND:

-  SUBJECT LANDS
-  LANDS TO BE RETAINED
-  LANDS TO BE SEVERED

NOT TO SCALE
MAY 2013



PLAN 6SR-

RECEIVED AND DEPOSITED

DATE: _____

DATE: _____

LAURENCE A. KEELE
REGISTERED PROFESSIONAL LAND SURVEYOR
OF YORK REGION (NO. 63)

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA(M ²)
1	1	1	03230-0085(LT)	10,120.00
2	2	2	03230-0085(LT)	10,120.00
3	3	3	03230-0085(LT)	10,120.00
4	4	4	03230-0085(LT)	10,120.00
5	5	5	03230-0085(LT)	10,120.00
6	6	6	03230-0085(LT)	10,120.00
7	7	7	03230-0085(LT)	10,120.00
8	8	8	03230-0085(LT)	10,120.00
9	9	9	03230-0085(LT)	10,120.00
10	10	10	03230-0085(LT)	10,120.00
11	11	11	03230-0085(LT)	10,120.00
12	12	12	03230-0085(LT)	10,120.00
13	13	13	03230-0085(LT)	10,120.00
14	14	14	03230-0085(LT)	10,120.00
15	15	15	03230-0085(LT)	10,120.00

PLAN OF SURVEY OF
PART OF LOTS 5 AND 6, CONCESSION 4 AND
PART OF THE ORIGINAL ROAD ALLOWANCE
BETWEEN LOTS 5 AND 6, CONCESSION 4
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)

SCALE = 1 : 500

GUIDO PAPA SURVEYING LTD.

DATE: MAY 2, 2013

1.306877-0085(LT)

OWNED LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

I, GUIDO PAPA, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAN AND THAT THE SAME HAS BEEN DEPOSITED IN THE OFFICE OF THE REGISTRAR OF LANDS AND SURVEYS, YORK REGION, ON THE DATE OF THE SIGNATURE OF THE SURVEYOR.

DATE: MAY 2, 2013

1.306877-0085(LT)

OWNED LAND SURVEYOR

NOTE:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATION THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE DATE OF THE SIGNATURE OF THE SURVEYOR.

3. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

4. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

5. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

6. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

7. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

8. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

9. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

10. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

11. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

12. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

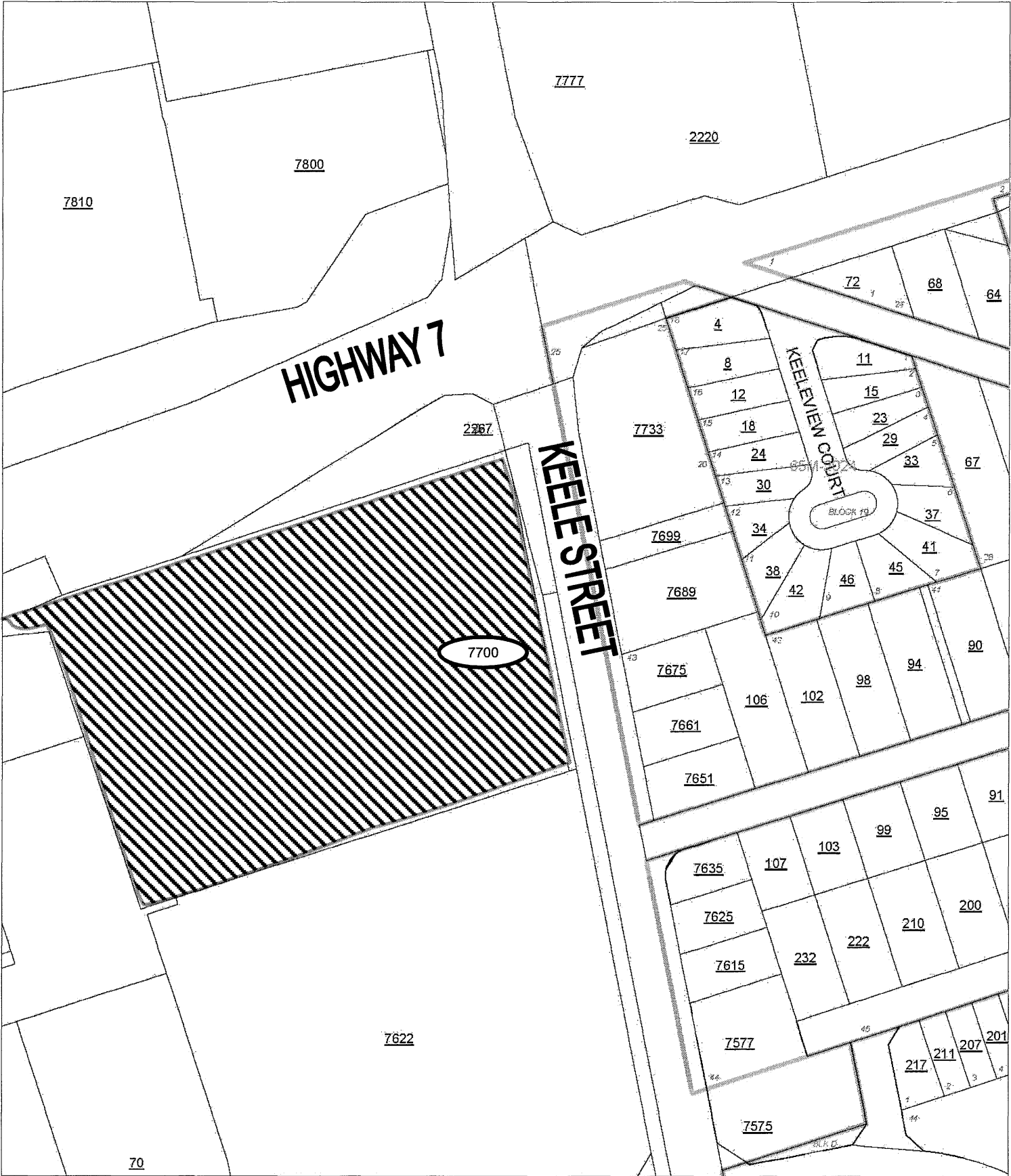
13. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

14. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

15. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND IS NOT BEING USED FOR ANY OTHER PURPOSE.

GUIDO PAPA SURVEYING LTD.

13-0027



COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	B013/13 & A166/13
	APPLICANT:	7700 KEELE STREET LIMITED
		Subject Area Municipally known as 7700 Keele Street, Concord

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A166/13

APPLICANT: 7700 KEELE STREET LIMITED

PROPERTY: Part of Lot 5, Concession 4, (municipally located at 7700 Keele Street, Concord).

ZONING: The subject lands are zoned EM1 Prestige Employment Area and subject to the provisions of Exception 9(1322) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a drive through lane in conjunction with the lands to the north, as follows:

PROPOSAL:

1. To permit a portion of the drive-through (associated with the lands to the north 2267 Highway No. 7).
2. To permit a drive-through.
3. To permit parking and driveway access for the lands to the north (2267 Highway No. 7).

BY-LAW REQUIREMENT:

1. A drive-through shall not be permitted off-site.
2. A drive-through is not permitted in this zone designation.
3. Parking and access shall not be permitted off-site.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

Site Development Application DA.12.029 - in process
Minor Variance Application A258/05 - Approved September 29, 2005 - GFA of eating establishment 830m² plus 99.7m² outdoor patio; landscape buffer abutting Keele Street 6.0m; landscape buffer abutting Highway 6 - 7.5m; parking provided 450.

A sketch is attached illustrating the request.

MOVED BY:

SECONDED BY:

THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A166/13, 7700 KEELE STREET LIMITED**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

1. That consent application B013/13 be approved.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

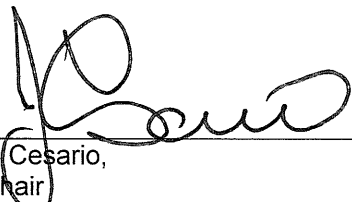
FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

CHAIR: 

Signed by all members present who concur in this decision:

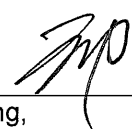

J. Cesario,
Chair


A. Perrella,
Vice Chair


L. Fluxgold,
Member

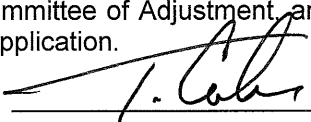
ABSENT


M. Mauti,
Member


H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: JUNE 6, 2013

Last Date of Appeal: JUNE 26, 2013

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS


IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
JUNE 26, 2014

APPLICATION FOR
MINOR
VARIANCE

PROPOSED
A&W RESTAURANT

7700 KEELE STREET
CITY OF VAUGHAN

LEGEND:

 SUBJECT LANDS

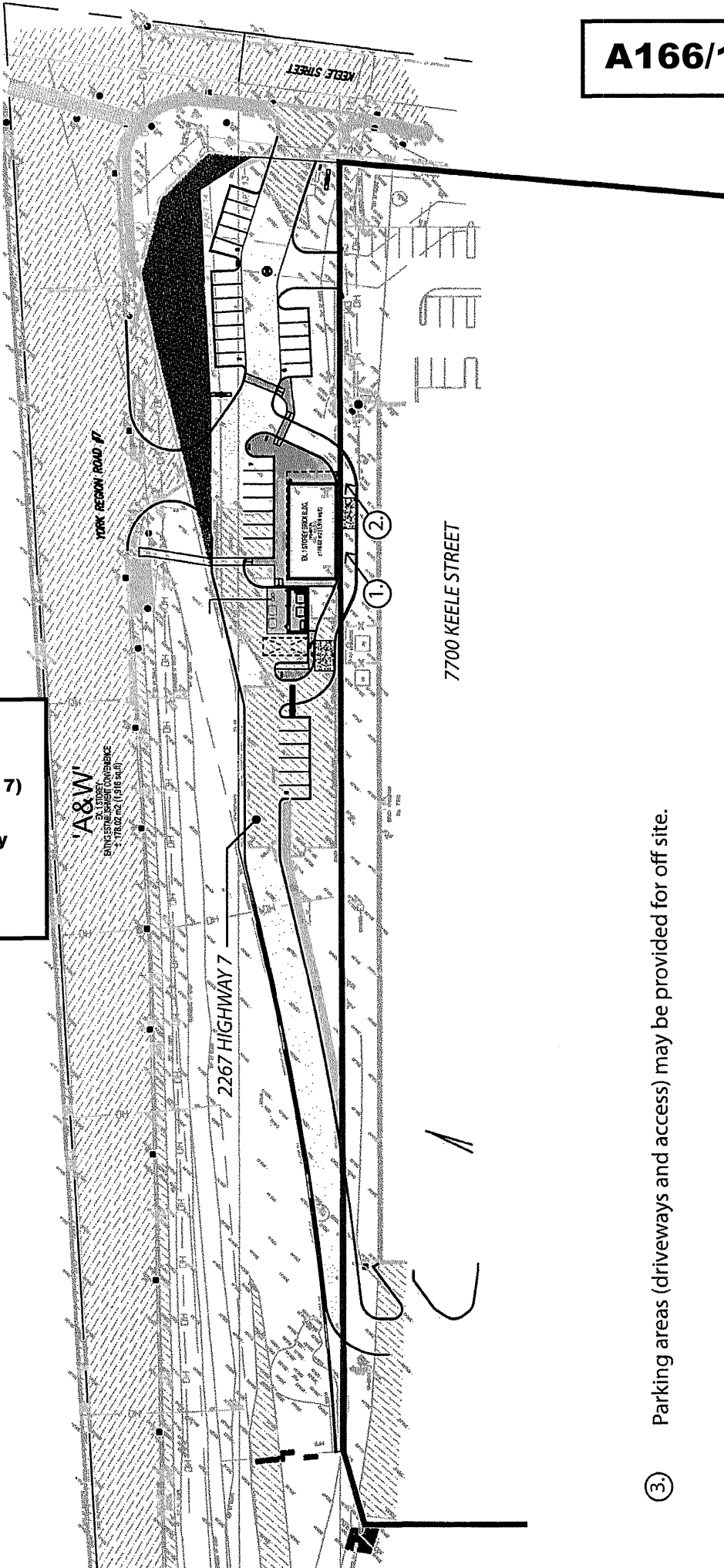
NOT TO SCALE
MAY 2013



PLANNING PARTNERS INC.
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 889-4255 FAX (905) 889-0097 design@planning.com

A166/13

To permit a portion of drive-through (associated with the lands to the north 2267 HWY 7)
To permit a drive-through.
To permit parking & driveway access for the lands to the north (2267 HWY 7)



③ Parking areas (driveways and access) may be provided for off site.

NOTICE OF DECISION

FILE NO: A258/05

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **7700 KEELE ST. LIMITED**, with respect to Part of Lot 5 & 6, Concession 4, (municipally known as 7700 Keele Street, Concord).

The subject lands are zoned EM1, Prestige Employment Area under By-law 1-88 as amended.

The purpose of this application is to request variances to permit the proposed eating establishment area to an existing industrial warehouse, as follows:

Proposal:

1. Maximum gross floor area of an eating establishment = 830.5m² plus an 99.7m² outdoor patio.
2. Landscape buffer abutting Keele Street = 6.0m.
3. Landscape buffer abutting Highway 7 = 7.5m
4. Parking provided = 450

By-Law Requirements:

1. Maximum gross floor area of an eating establishment = 185m².
2. Landscape buffer abutting Keele Street = 9.0m.
3. Landscape buffer abutting Highway 7 = 9.0m
4. Parking required = 497

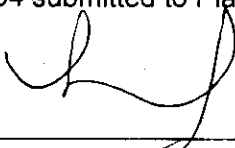
Sketches are attached illustrating the request.

Other Planning Act Applications:

The land which is the subject in this application was also the subject of an application under the Planning Act for:

Site Plan Application DA.05.034 submitted to Planning Dept.)

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A258/05 – 7700 KEELE ST. LIMITED**, be **APPROVED**, in accordance with the sketches attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: m. mauti

Signed by all members present who concur in this decision:

M. Mauti

M. Mauti,
Chair,

T. DeCicco

T. DeCicco
Vice Chair,

L. Fluxgold

L. Fluxgold,
Member,

D. H. Kang

D. H. Kang,
Member,

M. S. Rinaldi

M. S. Rinaldi,
Member,

ABSENT

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING: **SEPTEMBER 29, 2005**

LAST DATE OF APPEAL: **OCTOBER 19 2005**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON OCTOBER 19, 2005.

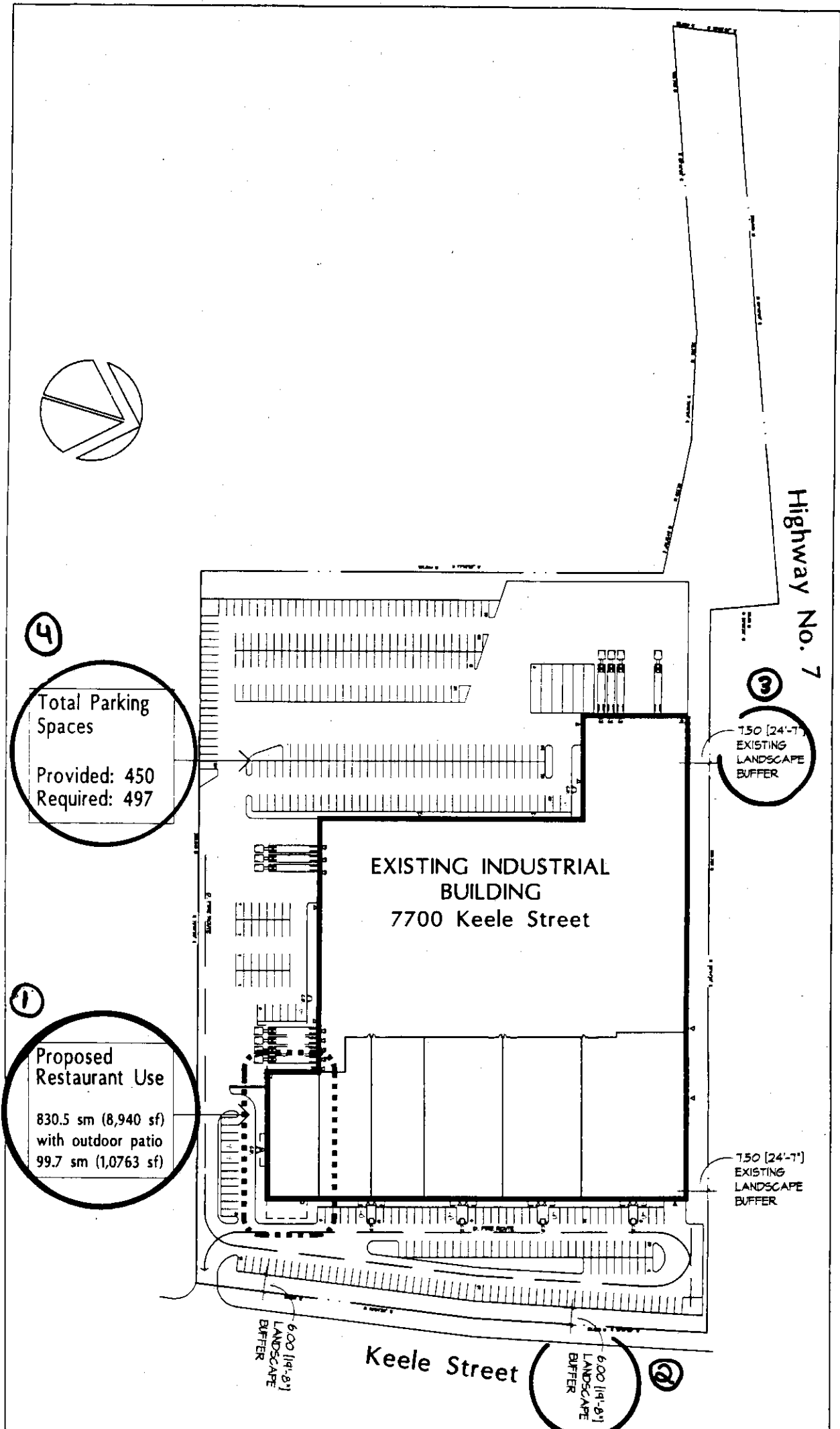
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,
THE FINAL DATE FOR FULFILLING THEM IS:**

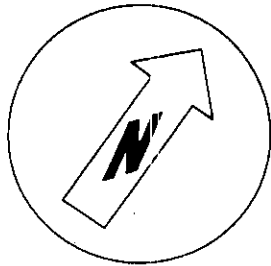
OCTOBER 19, 2006


"REVISED Sept 19/05 by agent"

A258/p5



COMMITTEE OF ADJUSTMENT



File No.:	A258/05
Applicant:	7700 Keele Street Limited
	7700 Keele Street, Concord Subject Area

