



File: A128/20

Applicant: G.I.T. Investments Ltd. (P. Tsihlias)

Address: 203, 204 - 2100 Steeles Ave., W., Concord

Agent: None.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of 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"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance		
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: A146/05 and A328/99 & ZBA 57/2000
(see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, January 14, 2021



Minor Variance
Application

Agenda Item: 06

A128/20

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, January 14, 2021 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.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: G.I.T. Investments Ltd.

Agent: None.

Property: #203, #204 - 2100 Steeles Avenue West, Concord

Zoning: The subject lands are zoned EM1, Prestige Employment Area Zone and subject to the provisions of Exception 9(619) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" with a maximum height of 8- storeys and a Floor Space Index ('FSI') of 2.5 times the area of the lot.

Related Files: None.

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the current Regulated Health Professional (Dental Office) located in Unit 203 to be expanded into Unit 204 for a period of three (3) years.

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

By-law Requirement	Proposal
A Regulated Health Professional, restricted to one (1) practitioner only, in Unit 203 on the second floor, to a maximum gross floor area of 109 sq.m is permitted	To permit a Regulated Health Professional, limited to one (1) Practitioner located in unit 203 to expanded into unit 204, for a total gross floor area of 207.34 sq.m. (for a temporary period of 3 Years).

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A146/05	To permit One (1) Personal Service Shop, restricted to a maximum gross floor area of 185m2	Approved – June 23, 2005
A328/99	To permit Business and Professional Offices including medical practitioners, in Unit #'s 201 to 204 of a two storey, commercial building.	Refused – October 21, 1999
A25/84	Distance between nearest side of a driveway and the side lot line.	Approved (Variance in support of the construction of the original building. Decision not provided)

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A48/83	Rear yard setback variance.	Approved (Variance in support of the construction of the original building. Decision not provided)
Zoning By-law Amendment 57-2000	A Regulated Health Professional, restricted to one (1) practitioner only, in Unit 203 on the second floor, to a maximum gross floor area of 109 sq.m is permitted	Approved

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on December 17, 2020

Applicant confirmed posting of signage on December 2, 2020

Property Information	
Existing Structures	Year Constructed
Building	1984

Applicant has advised that they cannot comply with By-law for the following reason(s): Provision of by law to give you the flexibility to occupy the same doctor from unit, 203 to unit 204 expansion of the dental office for (social distancing purposes).

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply:
Order No. 01-000464, Order to Comply - Non-Housing for Construction of interior alterations have been completed prior to obtaining the required building permit., Issue Date: Jul 31, 2001
Order No. 01-000494, Order to Comply - Non-Housing for construction of interior alterations to create a furniture store have been completed prior to obtaining a building permit., Issue Date: Aug 13, 2001
Order No. 01-000495, Order to Comply - Non-Housing for construction of a interior alterations and occupancy of a suite have been completed prior to obtaining the required building permit, Issue Date: Aug 13, 2001

Building Permit No. 05-001029 for Professional Services Unit - Interior Unit Alteration, Issue Date: Feb 26, 2007

Building Permit No. 11-005606 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Dec 02, 2011

Building Permit No. 15-003014 for Recreation Facility (Commercial) - Interior Unit Alteration, Issue Date: (Not Yet Issued)

Building Permit No. 20-000439 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: (Not Yet Issued)

Building Permit No. 17-003306 for Warehouse Use Unit - Interior Unit Alteration, Issue Date: Jan 12, 2018

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

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" with a maximum height of 8-storeys and a Floor Space Index ('FSI') of 2.5 times the area of the lot.

The Owner is requesting permission to expand their existing regulated health professional (Dentist use) located in Unit 203 having a gross floor area ('GFA') of 109 m² to the adjacent unit, Unit 204 with an additional 98.3 m² having a total GFA of 207.3 m².

VOP 2010 designates the subject lands "Employment Commercial Mixed-Use" and is located on a "Primary Intensification Corridor within an Employment Area". This designation recognizes commercial uses within the Employment Area. Office uses, including those of a regulated health professional are permitted specifically along Steeles Avenue being a regional rapid transit corridor striving to meet the City's Intensification objectives and support existing businesses.

The subject lands are zoned "EM1 Prestige Employment Area" by Zoning By-law 1-88, subject to site-specific Exception 9(619) which permits a regulated health professional, restricted to one (1) practitioner within Unit 203 with a maximum gross floor area of 109 m². Development Planning staff is of the opinion that the expansion of the use meets the general intent of the Official Plan and Zoning By-law since the use of the regulated health professional and a maximum of one (1) practitioner remains unchanged. The increase of 98.3 m² is considered minor and appropriate since there is sufficient parking on-site to support the proposal within the multi-unit building. Furthermore, the approval is conditioned to permit the expansion into Unit 204 for a temporary period of three (3) years.

The Development Planning Department has reviewed the application 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, subject to the condition below.

1. That Minor Variance Application A128/20 to permit the expansion of the regulated health professional into Unit 204 (98.3 m²) as shown on the attached sketch, be restricted to a temporary approval of 3 years from the date of the decision.

Cultural Heritage (Urban Design):

No comments or concerns

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A128/20

Parks Development - Forestry:

No comments or concerns

By-Law and Compliance, Licensing and Permit Services:

No comment.

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

Under review.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

None.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A146/05
Minor Variance Application A328/99
Zoning By-law Amendment 57-2000

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.

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:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	That Minor Variance Application A128/20 to permit the expansion of the regulated health professional into Unit 204 (98.3 m2) as shown on the attached sketch, be restricted to a temporary approval of 3 years from the date of the 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.

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.

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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 shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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.

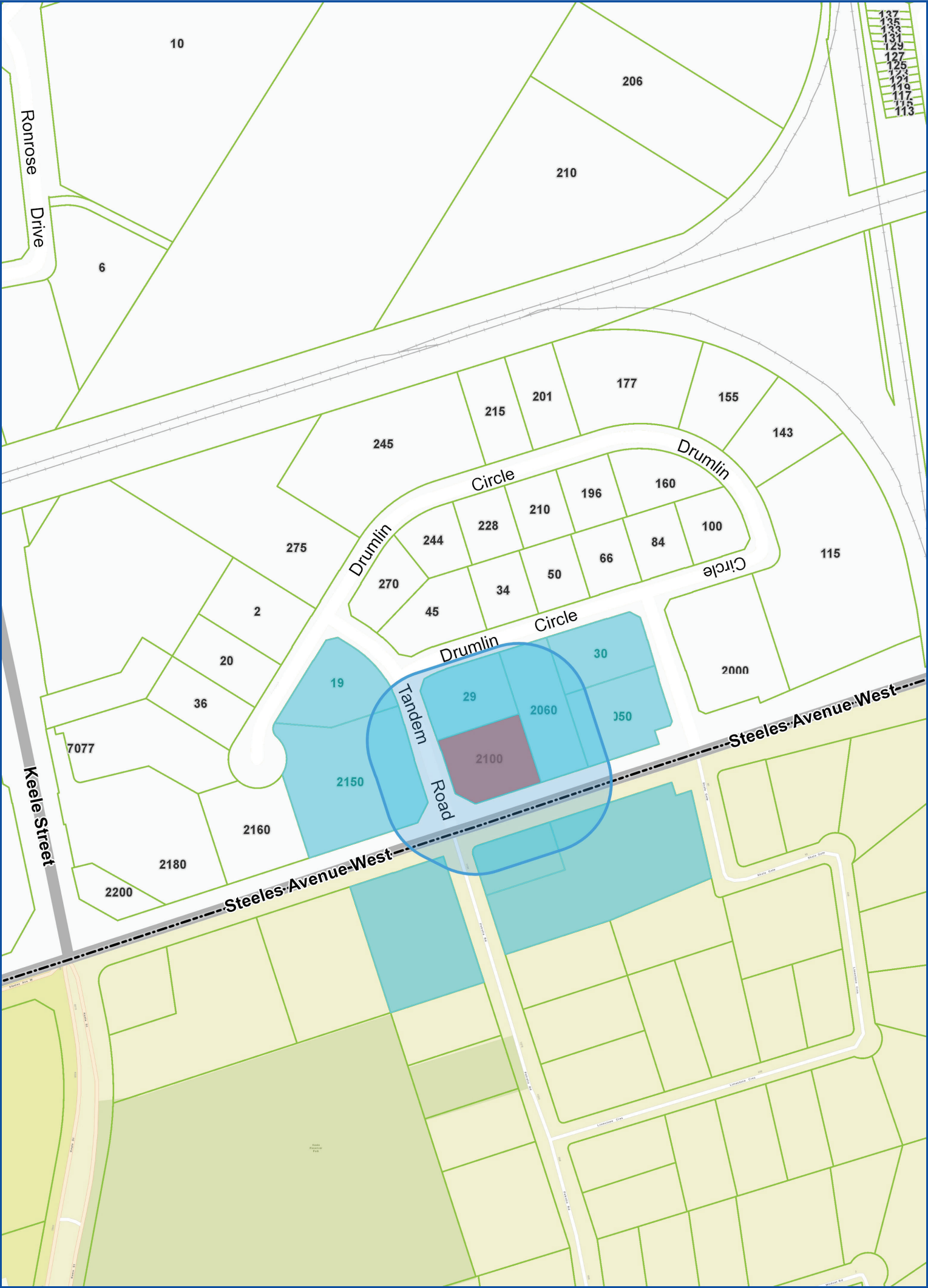
For further information please contact the City of Vaughan, Committee of Adjustment

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

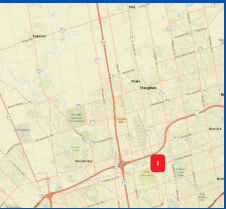
Schedule A: Plans & Sketches

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.

Location Map
Plans & Sketches



Map Information:



Title:

#203-#204 - 2100 STEELES AVENUE WEST, CONCORD

LOCATION MAP - A128/20

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

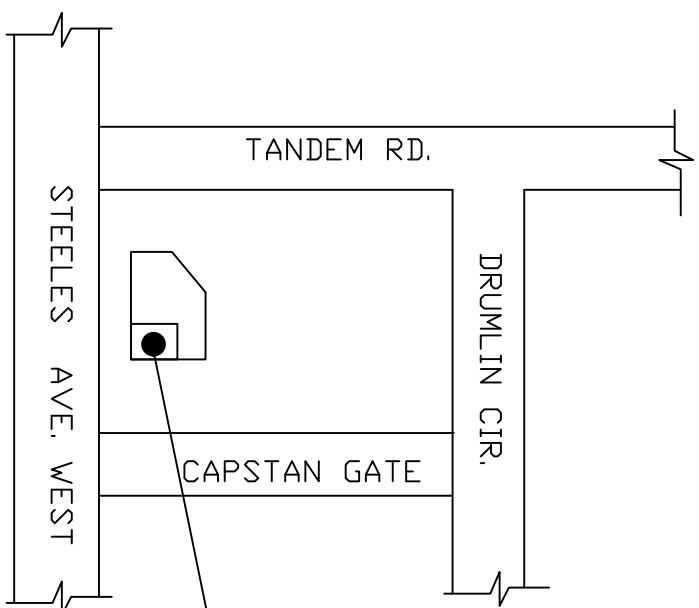
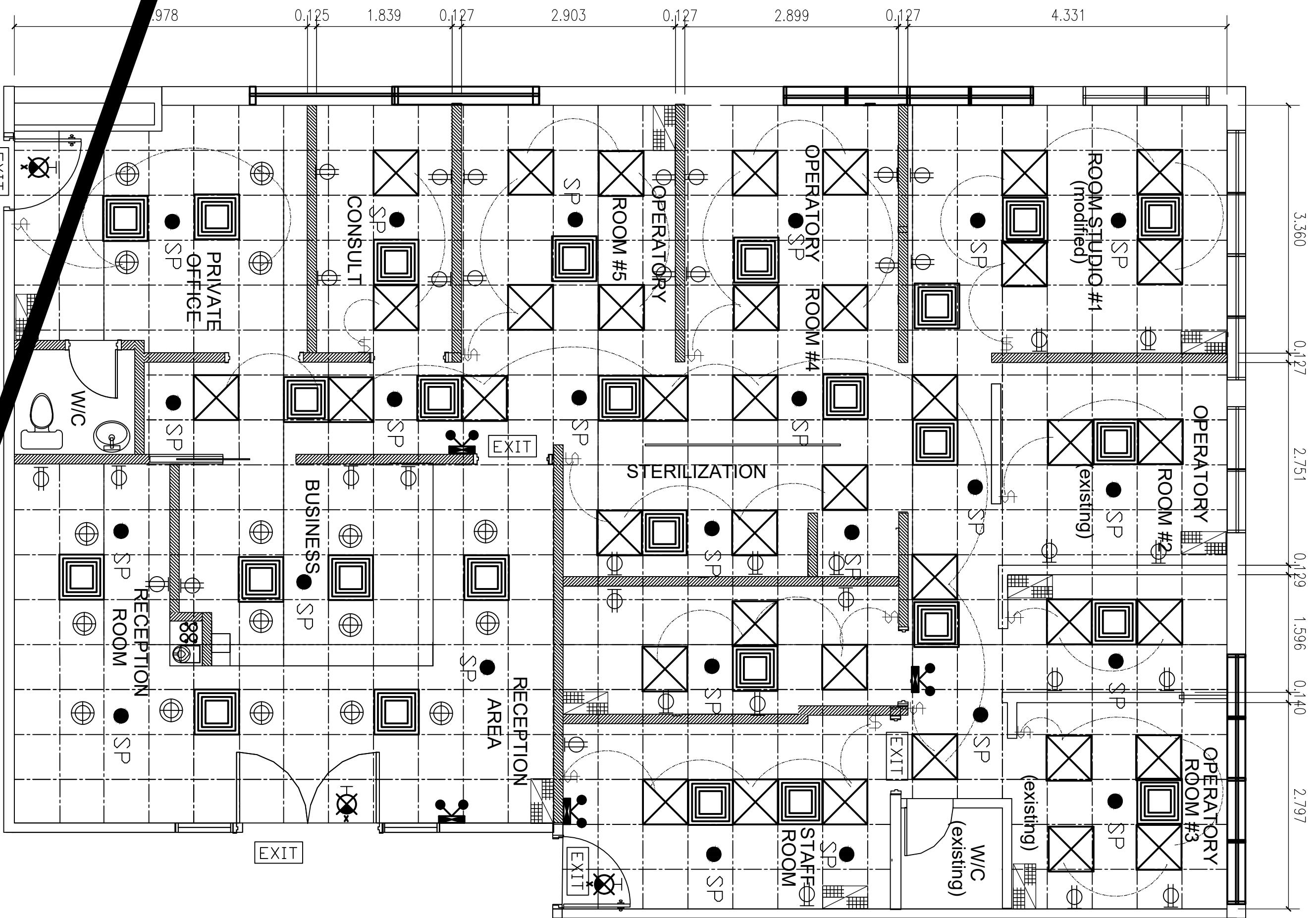
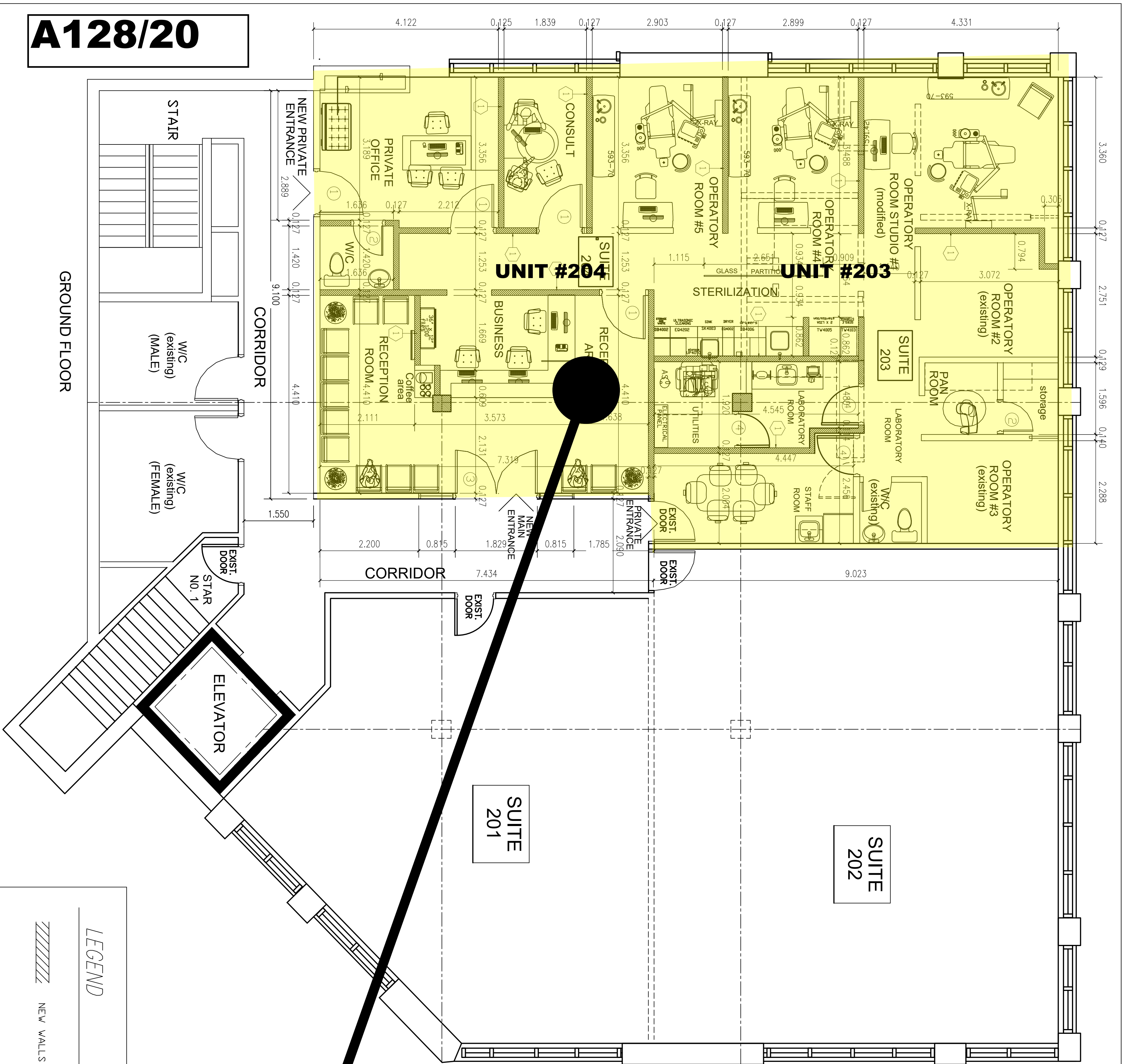


Created By:

Infrastructure Delivery
Department
November 20, 2020 12:53 PM

Projection:

NAD 83
UTM Zone
17N



**PROPOSED
ADDITION
&
ALTERATION
UNIT
#203, #204**

KEY PLAN

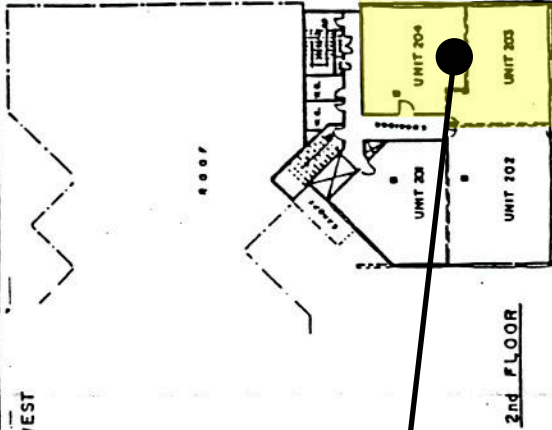
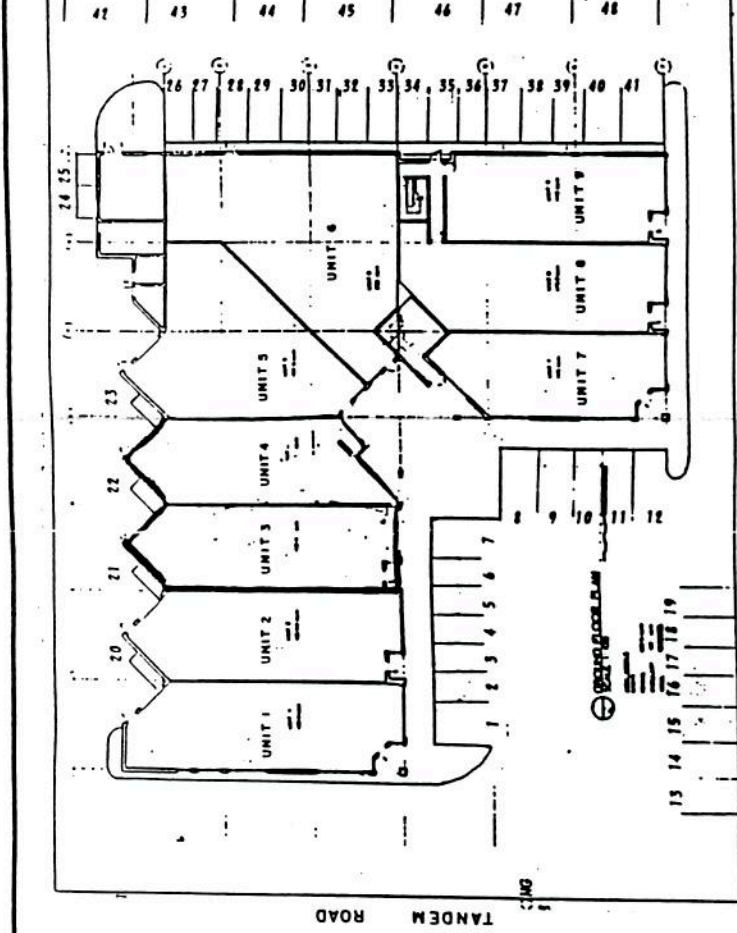
CEILING LEGEND

- EXIT LIGHT
- EMERGENCY LIGHT
- RECESSED HALOGEN DOWNLIGHT
- SP SPRINKLER HEAD
- SUPPLY AIR DIFFUSER
- 12"x24" R.A. GRILLE
- 2"x2' ACOUSTIC TILE CELENG
- DUPLEX CONVENIENCE RECEPTACLE
- SWITCH
- LIGHT FIXTURE SCHEDULE
- 2"x2' RECESSED ENERGY EFFICIENT FLUORESCENT LIGHT FIXTURE C/W STANDARD LENS TO BE INSTALLED INTO NEW 6"x4' T-BAR CEILING

LEGEND	
	NEW WALLS
	EXISTING WALLS
	DEMOLISH WALLS
WALL SCHEDULE	DOOR SCHEDULE
<div>1</div> <div>NEW INTERIOR WALL</div> <div>- 1/2" Gypsum Board on - 3 5/8" Metal Studs Spaced 16" O.C. FROM - 1x6" DOORS UP SUSPENDED CEILING - PAINT FINISH</div>	<div>1</div> <div>3'-0"x 6'-8"x 1 3/4" SINGLE DOOR (SOLID WOOD) WITH HOLLOW METAL FRAME</div> <div>2</div> <div>2'-0"x 6'-8"x 1 3/4" SINGLE DOOR (SOLID WOOD) WITH HOLLOW METAL FRAME</div> <div>3</div> <div>VARIES 6'-0"x 6'-8"x 1 3/4" DOUBLE GLASSES DOOR WITH HOLLOW METAL FRAME</div> <div>4</div> <div>2'-6"x 6'-8"x 1 3/4" SINGLE DOOR (SOLID WOOD) WITH HOLLOW METAL FRAME</div>

1) To permit a Regulated Health Professional, restricted to one (1) Practitioner only, in unit 204, for a total gross floor area of 207.34 sq.m. (for a temporary period of 3 Years).

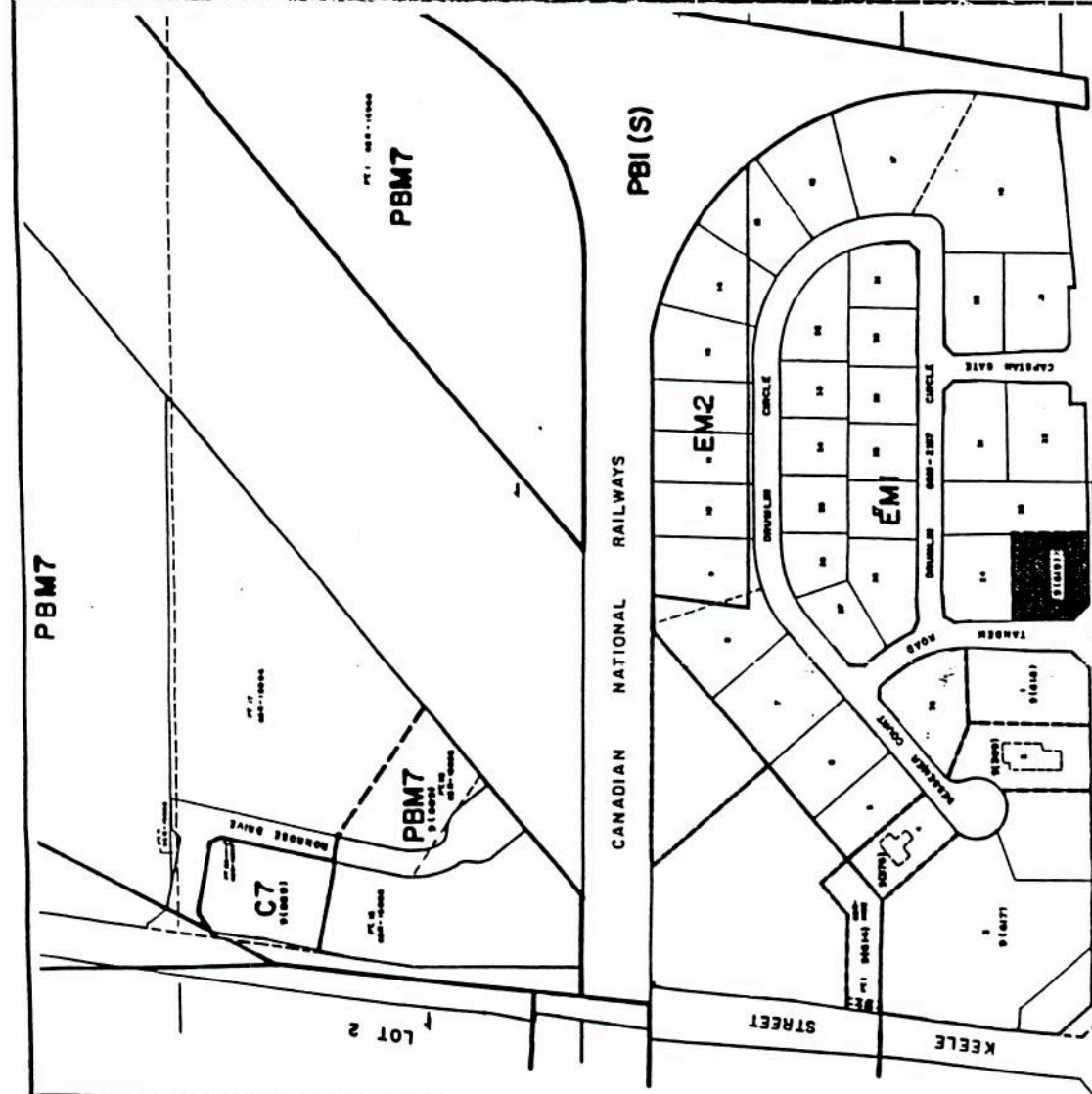
REVISION	DATE	BY
1	2020-07-29	U.S.
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & REQUIREMENTS WITH WORKING DRAWINGS TO THE PROPERTY OF OWNER. DIMENSIONS ARE TO BE DOUBLE CHECKED.		
BATTAGLIA ARCHITECT INC.		
3989 KEELE STREET, CONCORD		
DNT. TEL: (905) 508-2168		
PROPOSED DENTAL CLINIC		
SUITE # 203, 204		
2100 STEELES AVE. WEST		
TORONTO, ON.		
GROUND FLOOR PLAN		
REFLECTED CEILING		
SCALE	1:400	
SHEET NO.	U.S.	
DATE	JULY 29, 2020	
PROJECT NO.	A1	



LOT AREA: 0.5 ha
TOTAL GFA: 2,090 sq. m
9 GROUND FLOOR UNITS
4 SECOND FLOOR UNITS
TOTAL PARK SPACES: 48
(INCLUDES 6 LOADING SPACES)

1) To permit a Regulated Health Professional, restricted to one (1) Practitioner only, in unit 203 to expanded into unit 204, for a total gross floor area of 207.34 sq.m. (for a temporary period of 3 Years).

ATTACHMENT '2' SITE PLAN		FILE #: Z.99.071	REPORT #:
SUBJECT LANDS		LOCATION: PT. U.I., CONC.3	DATE: 99/11/01
APPLICATION: G.I.T. INVESTMENTS LTD.		CITY OF VAUGHAN PLANNING DEPARTMENT	
NOT TO SCALE			

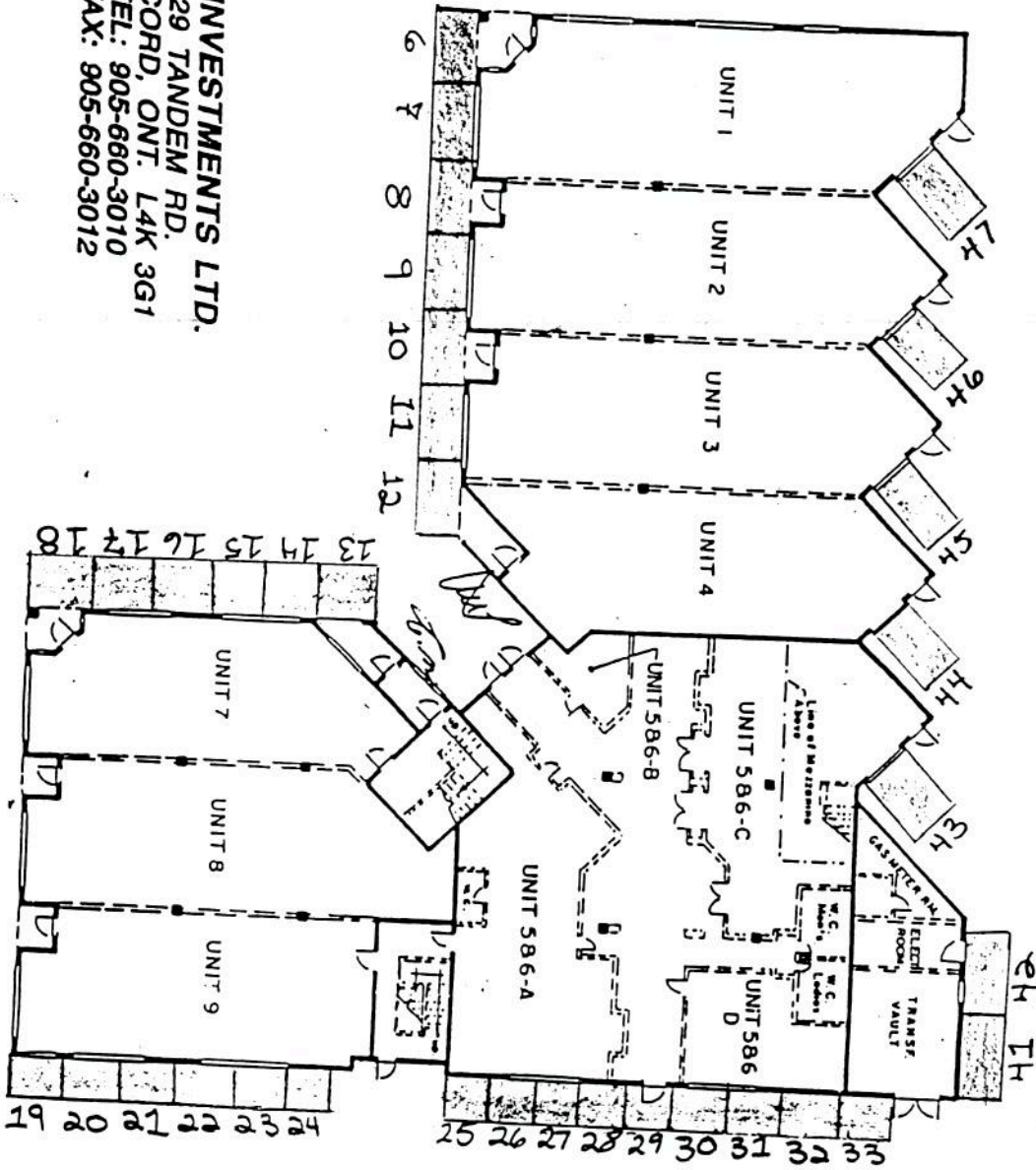


ATTACHMENT '1' LOCATION MAP		FILE #: Z.99.071	REPORT #:
SUBJECT LANDS		LOCATION: PT. U.I., CONC.3	DATE: 99/10/29
APPLICATION: G.I.T. INVESTMENTS LTD.		CITY OF VAUGHAN PLANNING DEPARTMENT	

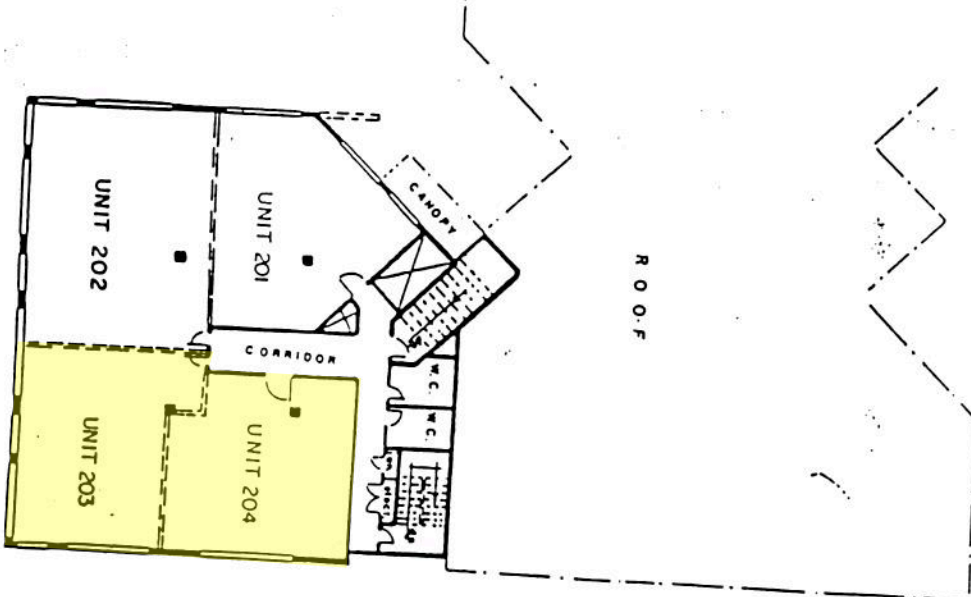
	net	gross	unit	net	gross
1	1850		708	3086	3278
2	1776		9	1485	1563
384	3322		201	895	997
A	1335	1878	202	1237	1381
B	246	334	203	1047	1167
C	1353	1832	204	955	1065
D	675	909			

1 2 3 4 5

GIT INVESTMENTS LTD.
29 TANDEM RD.
CONCORD, ONT. L4K 3G1
TEL: 905-660-3010
FAX: 905-660-3012

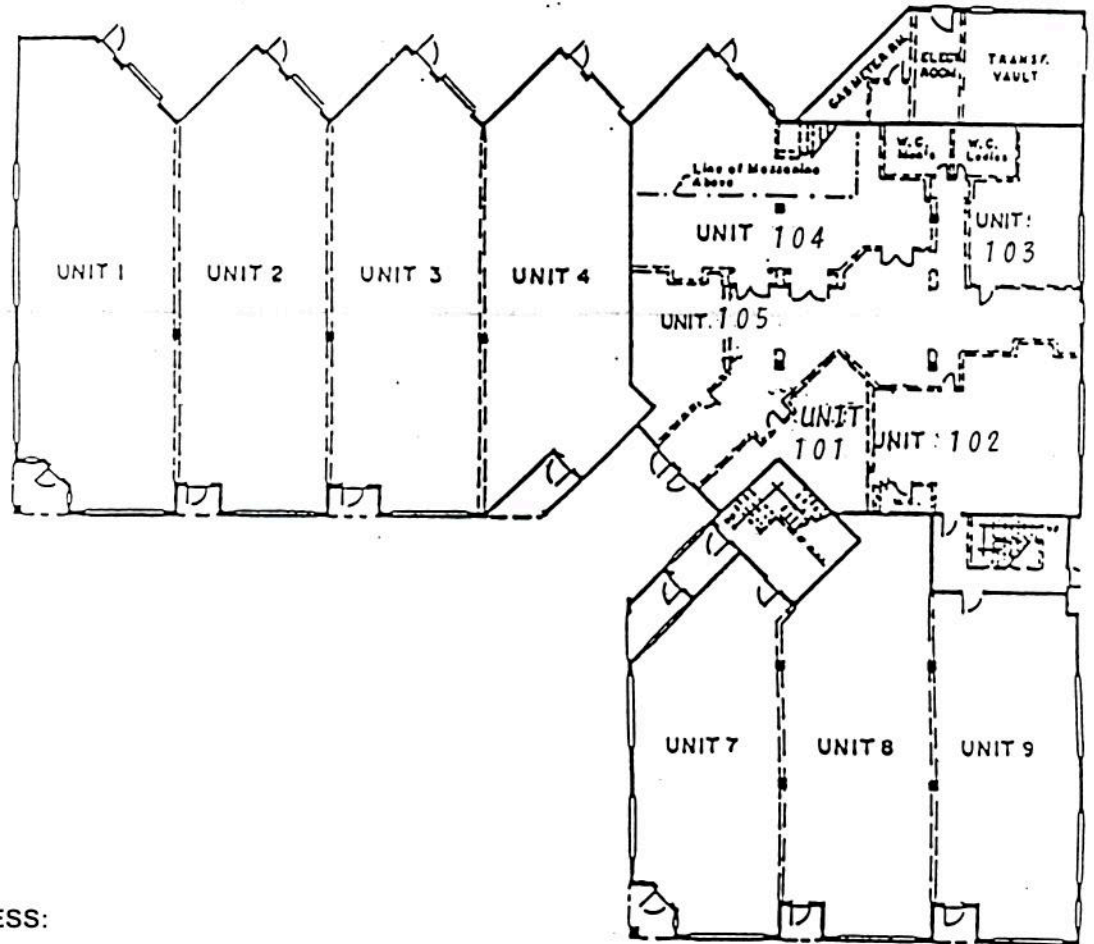


34 35 36 37 38 39 40



KEELE AND STEELES
VAUGHAN, ONTARIO

2nd FLOOR

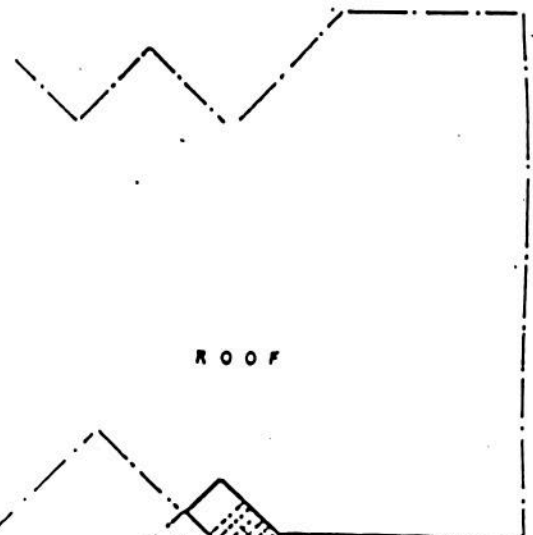


GROUND FLOOR

MAILING ADDRESS:

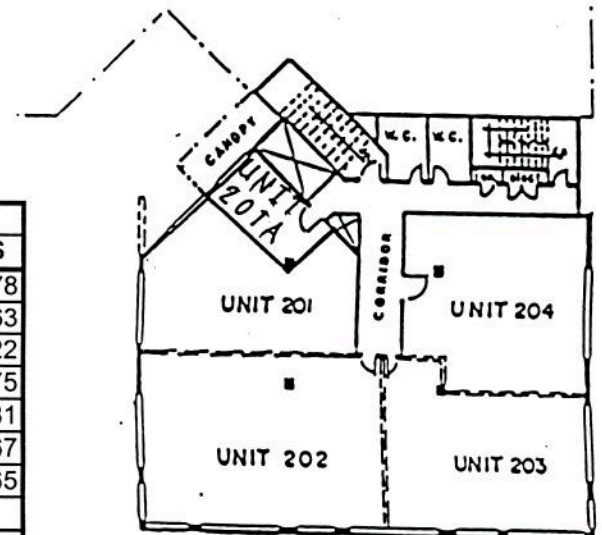
G.I.T. INVESTMENTS LTD.
29 Tandem Road
Vaughan, Ontario
L4K 3G1

T: 905-660-3010
F: 905-660-3012



ROOF

UNIT	AREA (Sq.Ft.)		UNIT	AREA (Sq.Ft.)	
	NET	GROSS		NET	GROSS
1	1850		7 & 8	3086	3278
2	1776		9	1485	1563
3	1661		201	695	722
4	1661		201-A	200	275
101 (Frm. 5 & 6 A)	356	465	202	1237	1381
102 (Frm. 5 & 6 E)	899	1303	203	1047	1167
103 (Frm. 5 & 6 D)	675	909	204	955	1065
104 (Frm. 5 & 6 C)	1353	1832			
105 (Frm. 5 & 6 B)	326	434			



2nd FLOOR

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.

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.-

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

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A128/20 - REQUEST FOR COMMENTS - #203 and #204 - 2100 Steeles Ave, Concord (Full circulation)

From: Wong, Anson <Anson.Wong@york.ca>

Sent: December-01-20 5:00 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] RE: A128/20 - REQUEST FOR COMMENTS - #203 and #204 - 2100 Steeles Ave, Concord (Full circulation)

Hello,

The Regional Municipality of York has completed its review of **A128/20** (MVAR.20.V.0447) and has no comments.

Thanks,

Anson Wong | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71516 | anson.wong@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A146/05
Minor Variance Application A328/99
Zoning By-law Amendment 57-2000

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 57-2000

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Official Plan adopted by Council and not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

a) Adding the following text to "EXCEPTION" Paragraph 9(619):

"- Regulated Health Professional, restricted to one (1) practitioner only, in Unit #203 on the second floor, to a maximum gross floor area of 109 sq. m.

Notwithstanding Subsection 3.8 a) respecting Parking Requirements for Employment Uses in Multi-Unit Buildings containing more than four (4) units, a minimum of 42 parking spaces shall be provided on the subject lands."

READ a FIRST, SECOND and THIRD time and finally passed this 31st day of January, 2000.

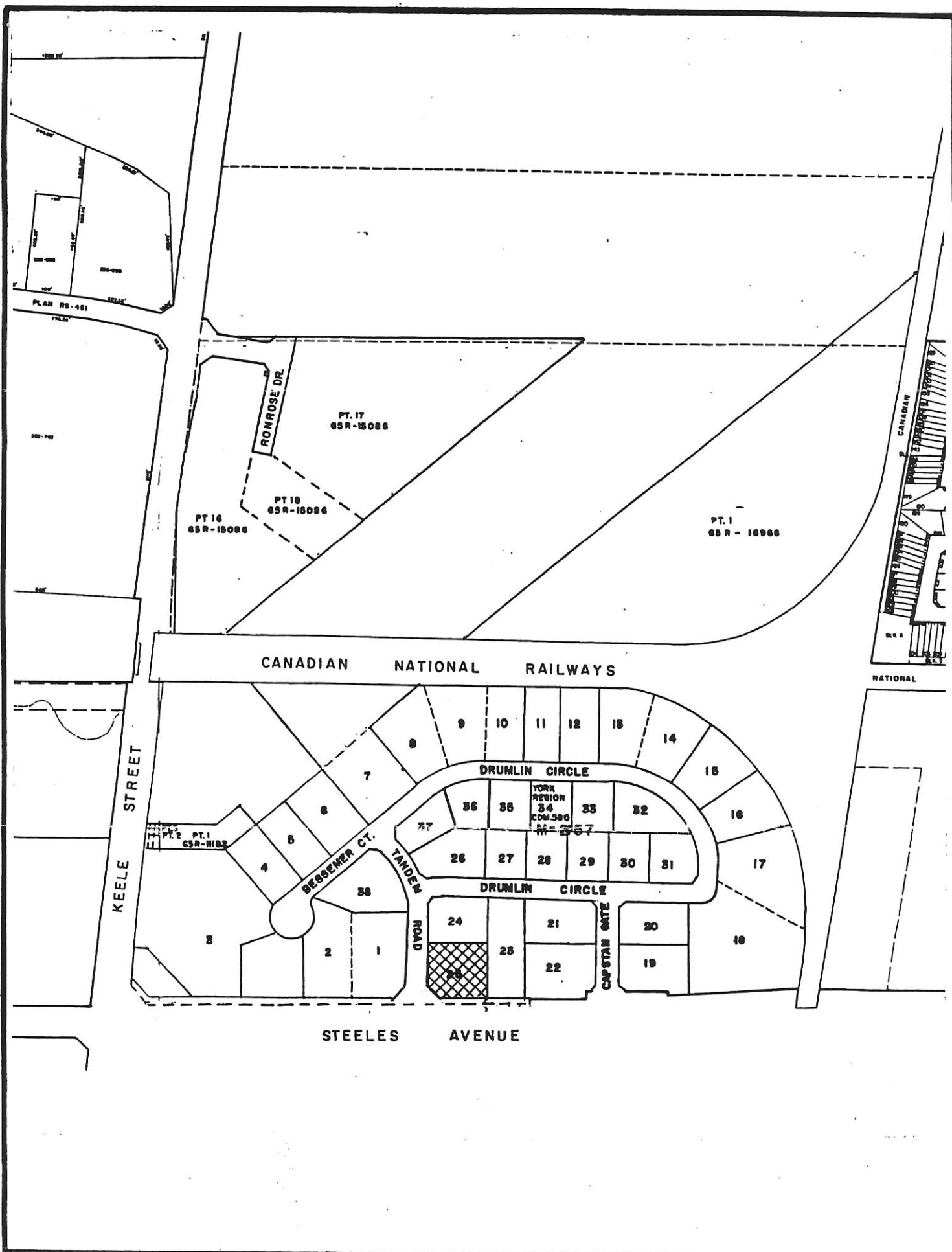
"M. DiBiase"

M. DiBiase, Acting Mayor

"J.D. Leach"

J. D. Leach, City Clerk

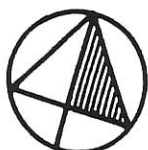




LOCATION MAP BY - LAW NO. 57 - 2000



SUBJECT LANDS



FILE NO. Z.99.071

LOCATION: PART OF LOT 1, CONCESSION 3

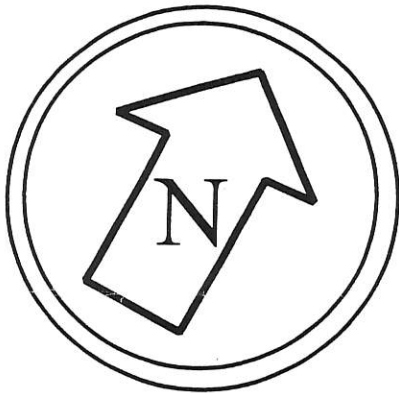
SCALE : 0  200 m

CITY OF VAUGHAN PLANNING DEPT.

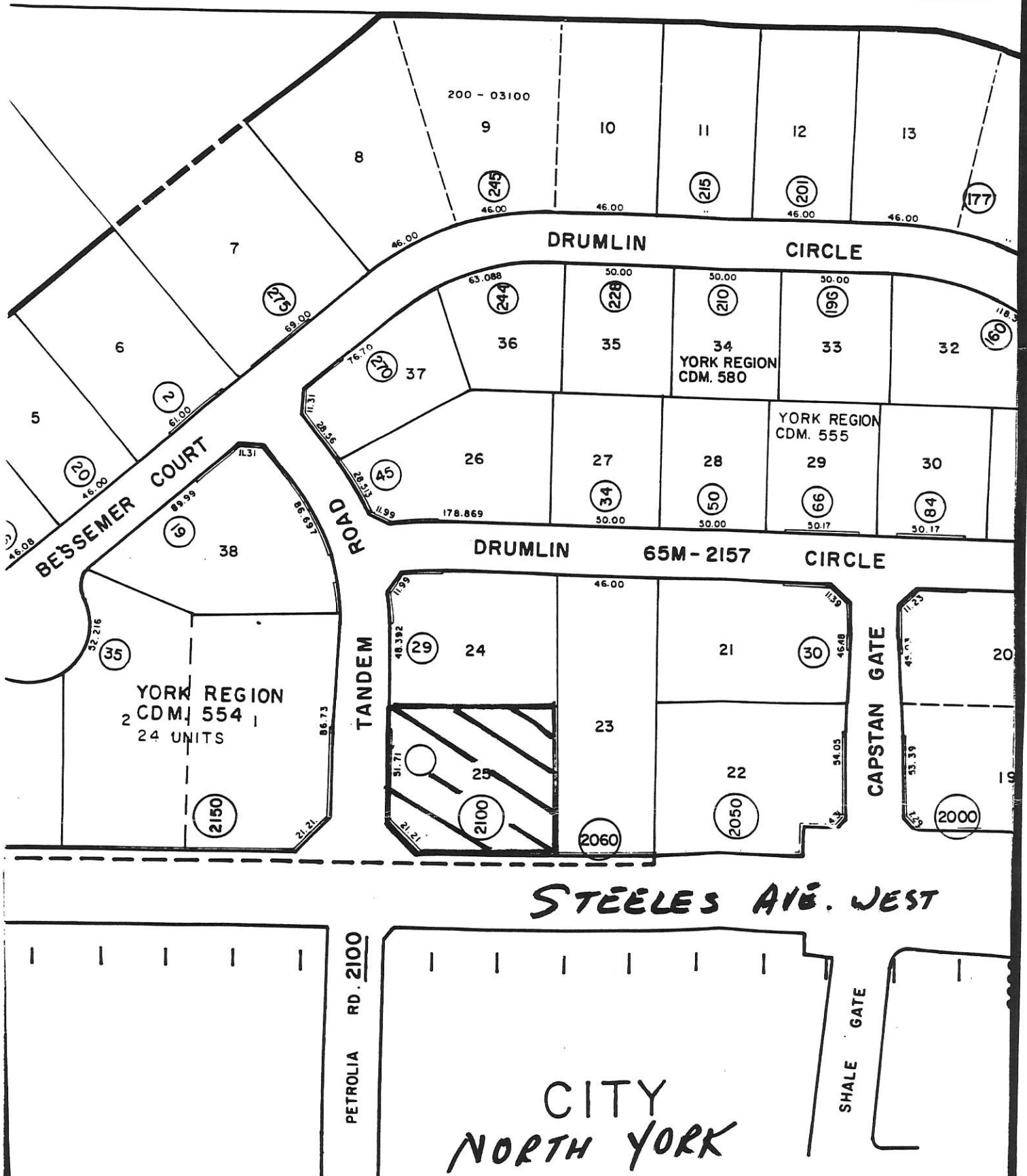
COMMITTEE OF ADJUSTMENT

File No: A328/99

Applicant: G.I.T. INVESTMENTS LTD.



2100 STEELES AVE., WEST
Subject Area



PLANNING ACT

NOTICE OF THE PASSING OF A ZONING BY-LAW

BY THE CORPORATION OF THE CITY OF VAUGHAN

TAKE NOTICE that the Council of The Corporation of the City of Vaughan passed By-law Number 294-2001 on the 25th day of June, 2001, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of The Corporation of the City of Vaughan **not later than the 25th day of July, 2001**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, together with a cheque in the amount of \$125.00 payable to the Minister of Finance. The reasons must be given or it will not be considered an objection. A notice of objection filed prior to the enactment of the by-law is not a notice of appeal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. 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 the group on its behalf.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, is enclosed herewith. The complete by-law is available for inspection in the Clerk's Department during regular office hours.

DATED at the City of Vaughan this 5th day of July, 2001.

JOHN D. LEACH, City Clerk
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RECEIVED
JUL 16 2001

DICK NECKWEAR

COMMITTEE OF ADJUSTMENT
(PERMISSION)

NOTICE OF DECISION

FILE NO: A328/99

IN THE MATTER OF Subsection 45 of the Planning Act.

During the applicant's submission it was agreed to amend the application as follows:

"... Unit #'s 201 to 204 - NOT - Unit # 203 only...."

IN THE MATTER OF an application by **G.I.T. INVESTMENTS LTD., (PETER TSIHLIAS)**, owner of Lot 25, Registered Plan 65M-2257 (Part of Lot 1, Concession 3) municipally known as 2100 Steeles Avenue West.

THEREFORE, the applicant is requesting permission to permit Business and Professional Offices including medical practitioners, in **Unit #'s 201 to 204** of a two storey, commercial building, rather than the By-law requires Business and Professional Offices, not including medical practitioners. A sketch is attached illustrating the request.

By-law 1-88 zones this parcel "EM1" Prestige Employment Area.

The Committee is of the opinion that the **permission sought can not be considered desirable** for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

THAT Application No. **A328/99, G.I.T. INVESTMENTS LTD.,** be **REFUSED, AS AMENDED.**

Members concurring in this decision:

M. Mauti
Chair,

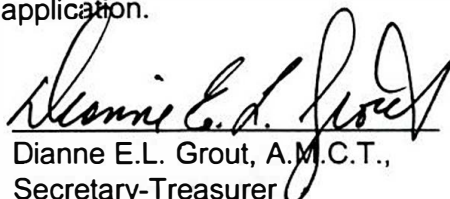
L. Fluxgold
Member,

K. Hakoda,
Member,

S. 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.


Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

DATE OF HEARING: OCTOBER 21, 1999

LAST DATE OF APPEAL: NOVEMBER 10, 1999

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON NOVEMBER 10, 1999.

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.

289-00000

C.N.R.

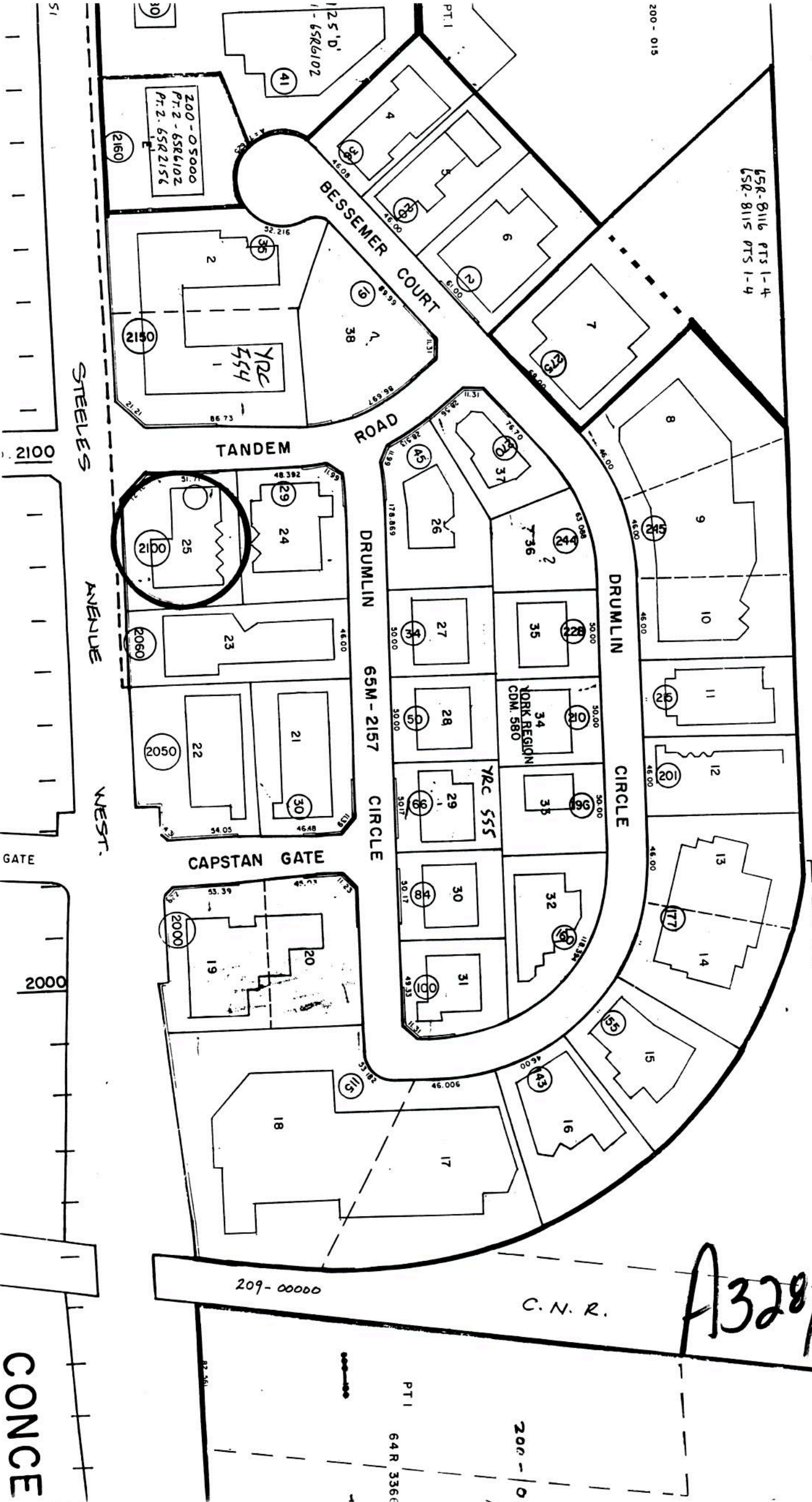
CANADIAN

28900000

NATIONAL

65R-8116 PTS 1-4
65R-8115 PTS 1-4

200-015



209-00000

C.N.R.

A328/99

PT 1

64R 3366

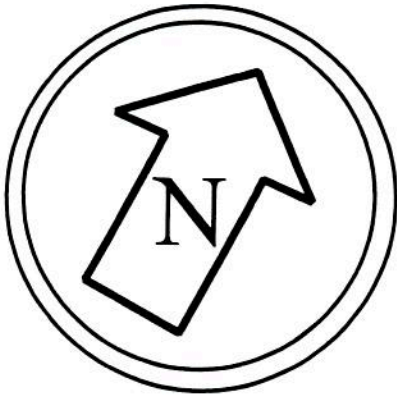
200-01

CONCE

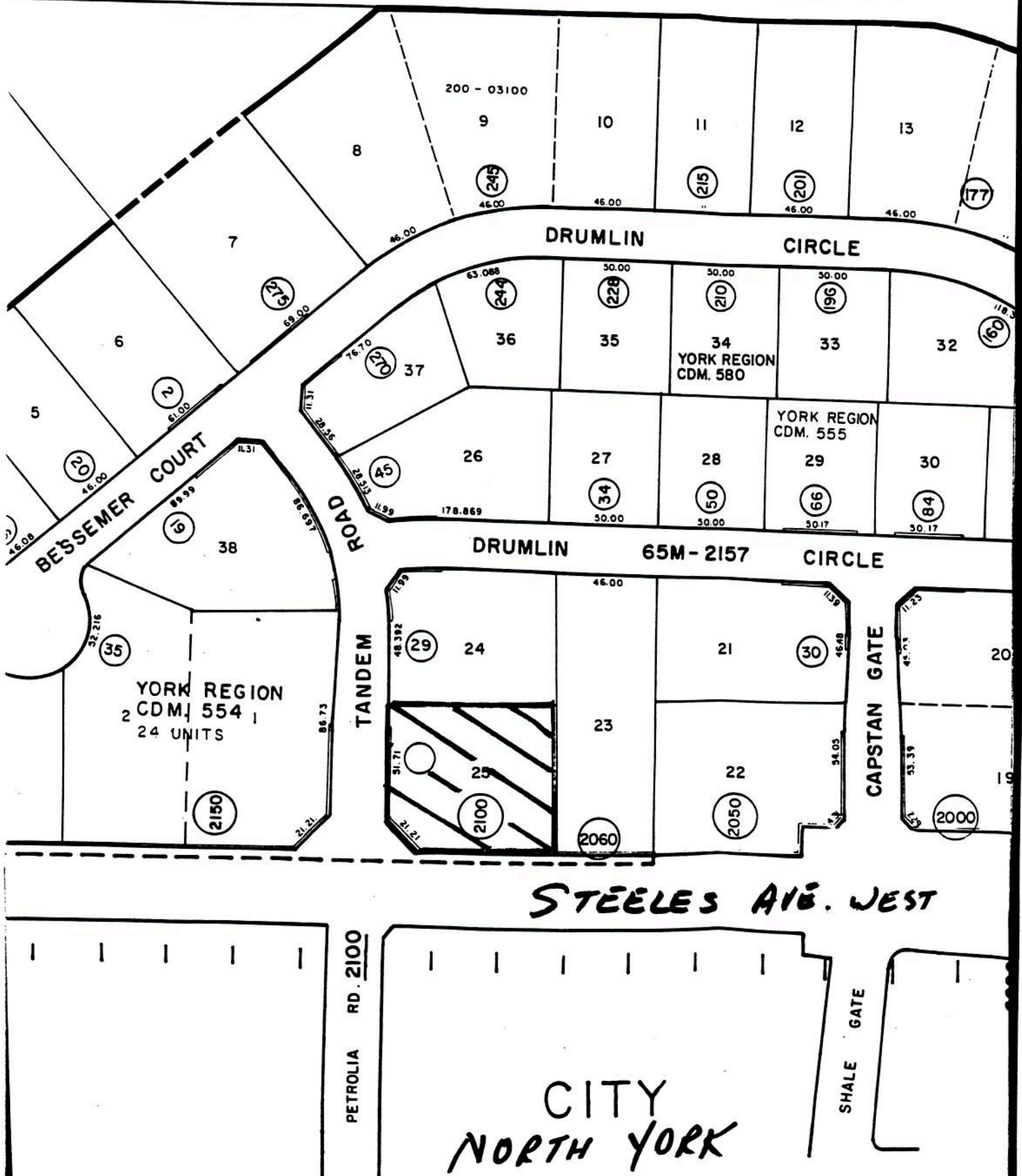
COMMITTEE OF ADJUSTMENT

File No: A328/99

Applicant: G.I.T. INVESTMENTS LTD.



2100 STEELES AVE., WEST
Subject Area



NOTICE OF DECISION

FILE NO: A146/05

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **G.I.T. INVESTMENTS LTD.**, with respect to Part of Lot 1, Concession 3, (Lot 25, Registered Plan No. 65M-2257, municipally known as 2100 Steeles Avenue West, Concord).

The subject lands are zoned EM1, Prestige Employment Area under By-law 1-88, subject to Exception 9(619), as amended.

The applicant is requesting a variance to permit the **maintenance of an existing commercial building**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1) One (1) Personal Service Shop, restricted to a maximum gross floor area of 185m ² .	1) One (1) Personal Service Shop, restricted to a maximum gross floor area of 158m ² on the ground floor in Unit #9.

A sketch is attached illustrating the request.

Other Planning Act Applications

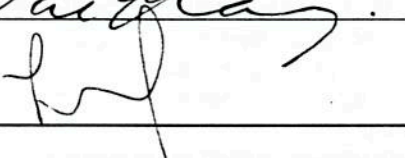
The land which is the subject in this application was also the subject of an application under the Planning Act for:

Minor Variance	File # A328/99	REFUSED AS AMENDED - permission to permit Business and Professional Offices, including medical practitioners in Unit #203.
	File # A48/83	APPROVED - distance between nearest side of a driveway and the side lot line.
	File # A25/84	APPROVED - rear yard setback

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variance sought can be considered minor and is 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. **A146/05, G.I.T. INVESTMENTS LTD.**, be **APPROVED** in accordance with the sketch 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. P. P. P.*~~
ABSENT
M. S. P. P. P.,
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.

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:

JUNE 23, 2005

LAST DATE OF APPEAL:

JULY 13, 2005

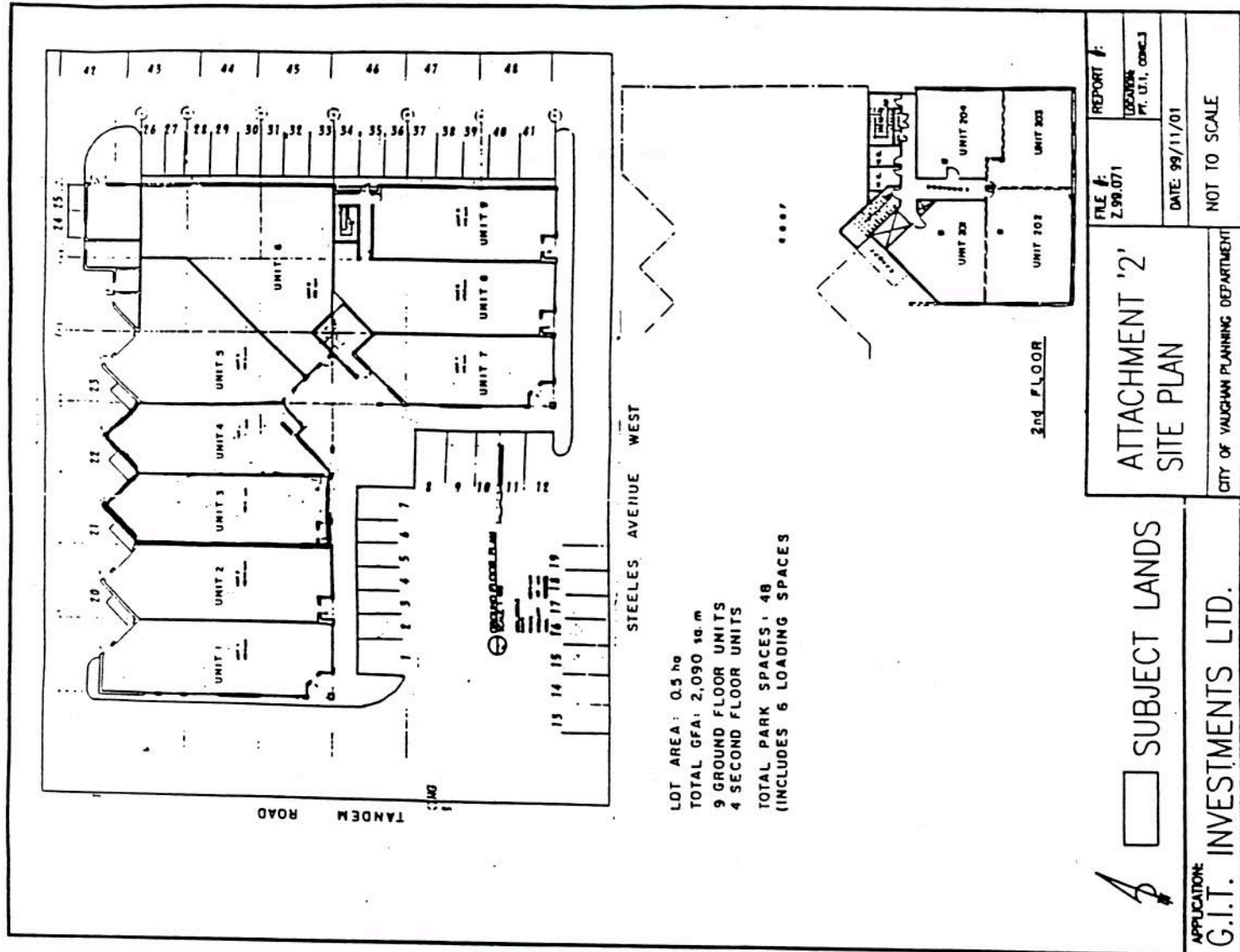
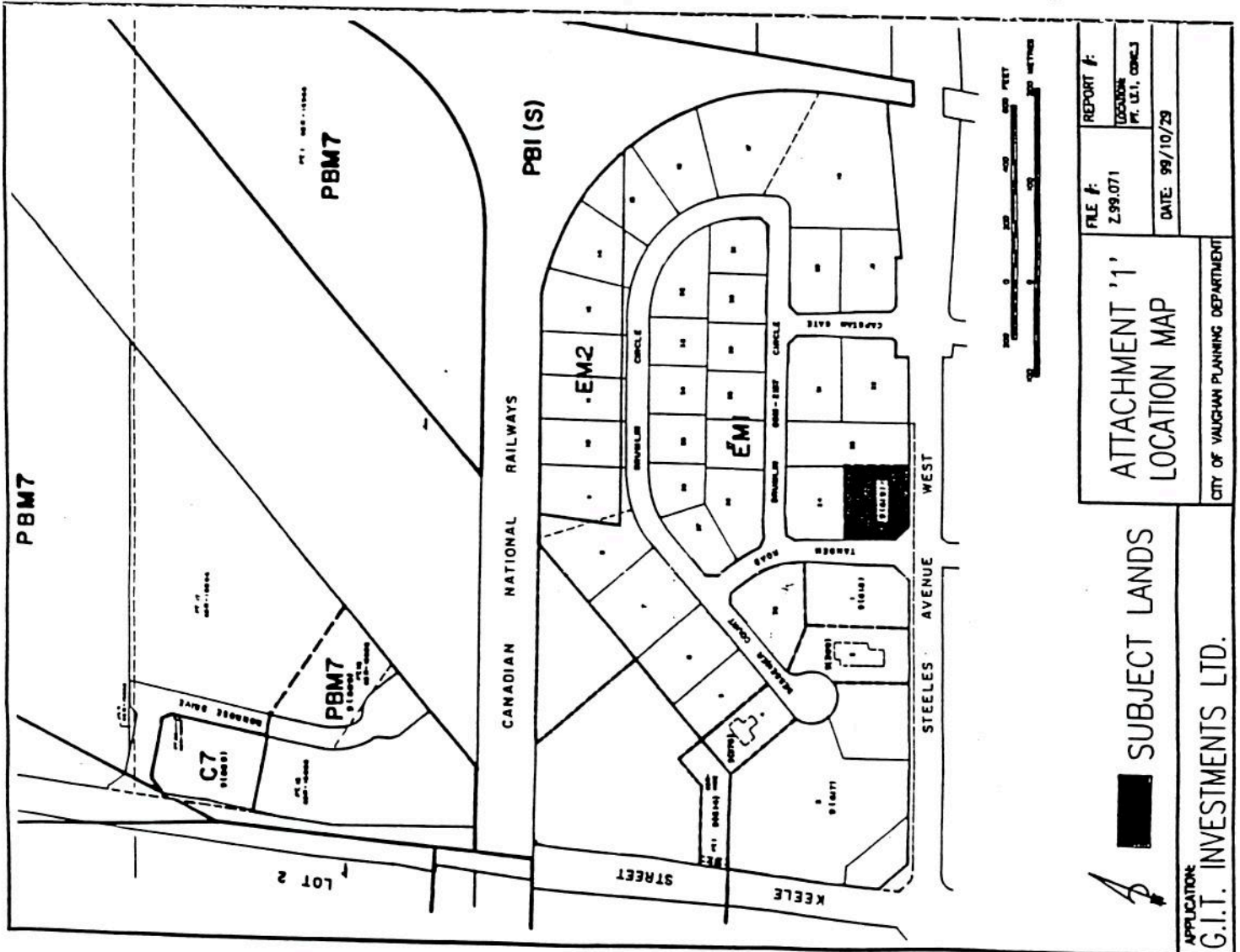
APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON JULY 13, 2005.

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:**

***** JULY 13, 2006 *****

A146/05

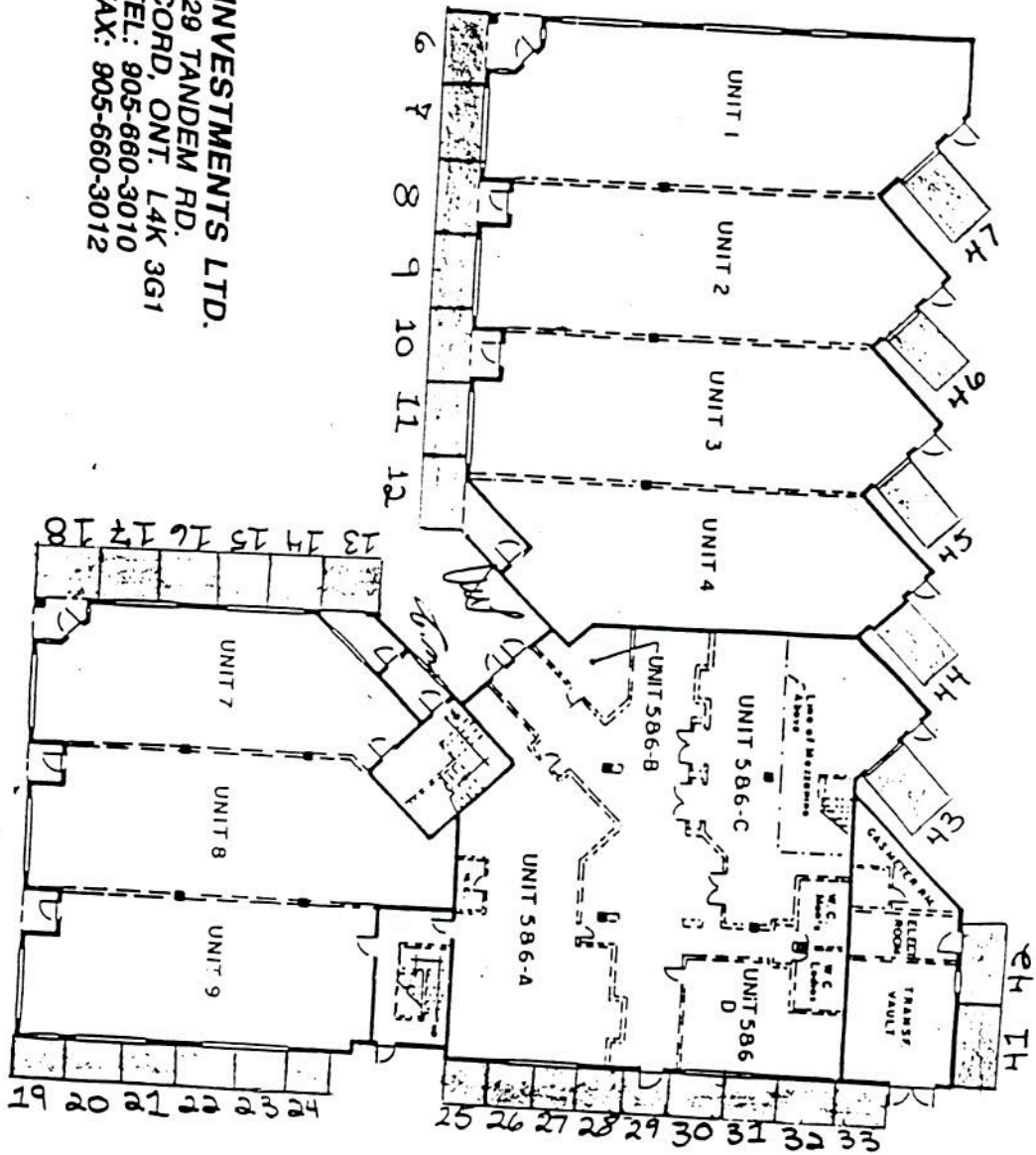


A146/05

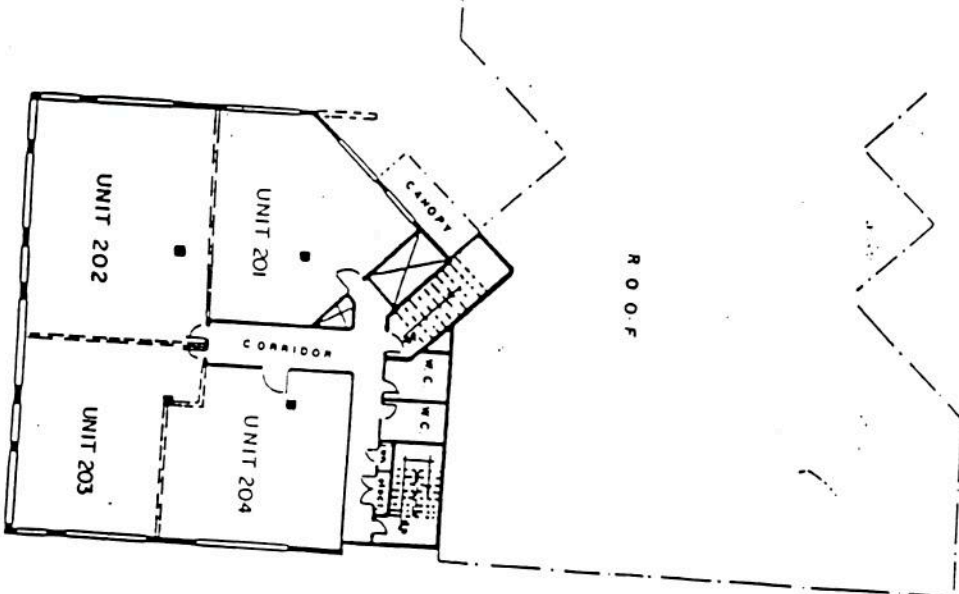
	net	gross	unit	net	gross
1	1850		788	3086	3278
2	1776		9	1485	1563
3 & 4	3322		201	895	997
5 & 6	1335	1878	202	1237	1381
A	246	334	203	1047	1167
B	1353	1832	204	953	1065
C	675	909			
D					

1 2 3 4 5

GIT INVESTMENTS LTD.
29 TANDEM RD.
CONCORD, ONT. L4K 3G1
TEL: 905-660-3010
FAX: 905-660-3012

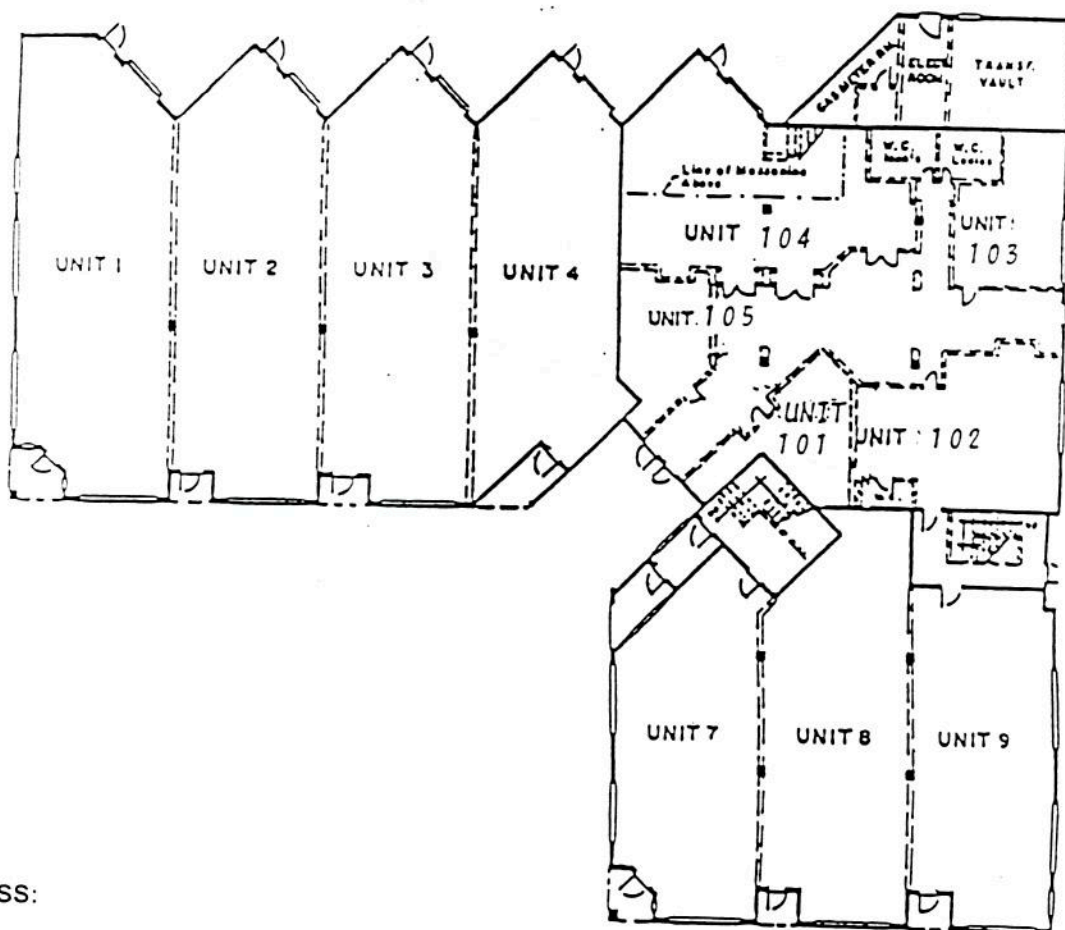


34 35 36 37 38 39 40



KEELE AND STEELLES
VAUGHAN, ONTARIO

A146/05

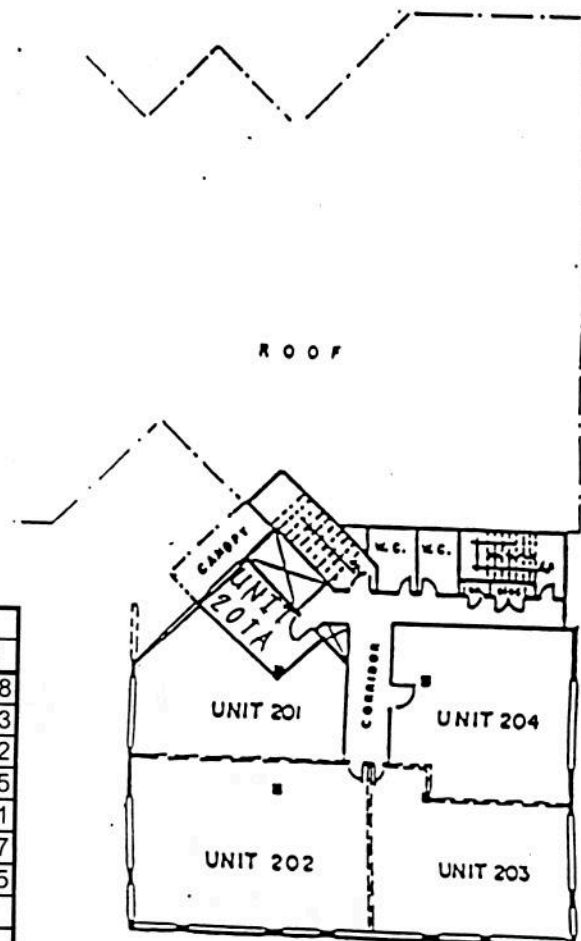


GROUND FLOOR

MAILING ADDRESS:

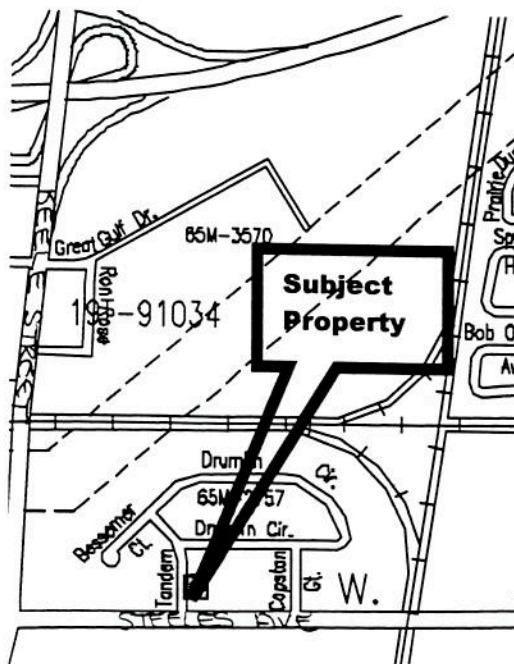
G.I.T. INVESTMENTS LTD.
29 Tandem Road
Vaughan, Ontario
L4K 3G1

T: 905-660-3010
F: 905-660-3012



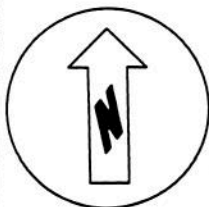
2nd FLOOR

UNIT	AREA (Sq.Ft.)		UNIT	AREA (Sq.Ft.)	
	NET	GROSS		NET	GROSS
1	1850		7 & 8	3086	3278
2	1776		9	1485	1563
3	1661		201	695	722
4	1661		201-A	200	275
101 (Frm. 5 & 6 A)	356	465	202	1237	1381
102 (Frm. 5 & 6 E)	899	1303	203	1047	1167
103 (Frm. 5 & 6 D)	675	909	204	955	1065
104 (Frm. 5 & 6 C)	1353	1832			
105 (Frm. 5 & 6 B)	326	434			



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT



File No:

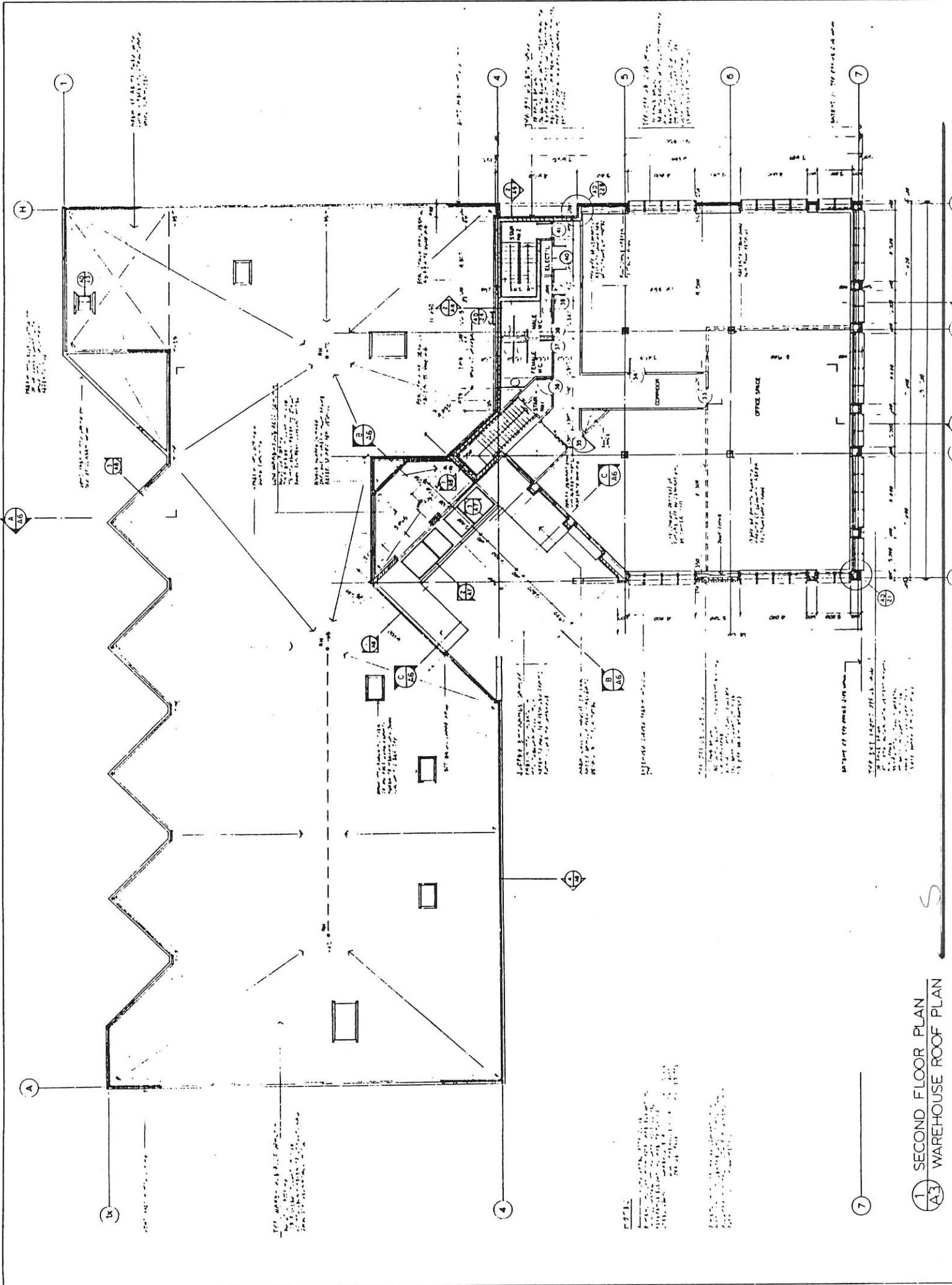
A146/05

Applicant:

G.I.T. INVESTMENTS LTD.

Subject Area

Municipally known as 2100 Steeles Ave. W. (Concord)



1 SECOND FLOOR PLAN
A3 WAREHOUSE ROOF PLAN

Customer must verify all dimensions on the site and on the drawings before proceeding with the work.

All dimensions and specifications are measurements of work and are the property of the architect which must be maintained at the completion of the work.

All drawings to be used for construction only, when they are signed by the architect.

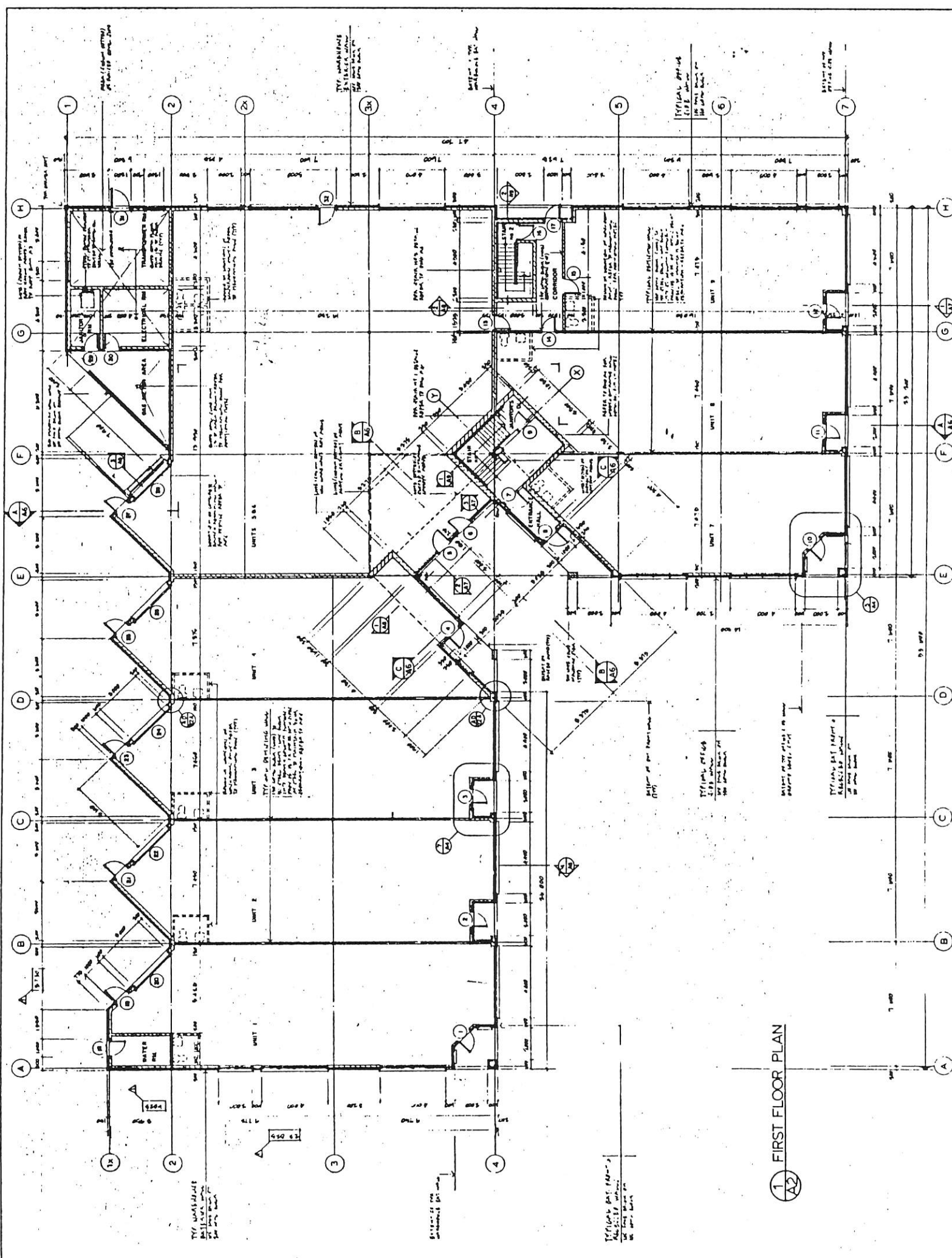
DATE: APRIL 83

NO.	DESCRIPTION	DATE
1	REVISIONS	

ROCCO MARAGNA ARCHITECT
 (416) 535-8533-4
 77 MOWAT AVE.
 STUDIO 412
 TORONTO, ONTARIO
 M6K-3E3



CLIENT: CANOR PROPERTIES LTD
 PROJECT NO: 8301
 SHEET TITLE: FLOOR PLAN
 SCALE: 1/100
 DATE: APRIL 83
 DRAWN BY: DRWG. NO. C.L.
 CHECKED BY: R.M.
 PRINTED: **A2**



1 FIRST FLOOR PLAN
A2

