

File: A023/21

Applicant: Manel Investments Inc.

Address: 9505 Keele Street, Maple

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 <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Lenore Providence
 Hearing Date: Thursday, April 8, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



Minor Variance
Application

Agenda Item: 10

A023/21

Ward: 1

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 8, 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](https://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: Manel Investments Inc.

Agent: None.

Property: 9505 Keele Street, Units 10A and 11, Maple

Zoning: The subject lands are zoned C1, Restricted Commercial and subject to the provisions of Exception 9(810) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"

Related Files: None.

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the expansion of the existing Take-Out Eating Establishment. The Take-Out Eating Establishment is currently operating in Unit 11 and will expand into Unit 10A.

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

By-law Requirement	Proposal
As per Exception 9(810), a Take-Out Eating Establishment with a maximum gross floor area of 85 square metres is permitted.	To permit a Take-Out Eating Establishment with a maximum gross floor area of 137 square metres.

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

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 March 24, 2021

Applicant confirmed posting of signage on March 19, 2021

Property Information	
Existing Structures	Year Constructed
Building	1989

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing tenant at unit 11 is going to take additional space (unit 10a).

Adjournment Request: N/A

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 21-100505 for Take-Out Eating Establishment - Interior Unit Alteration, Issue Date: (Not Yet Issued)

The Applicant shall be advised that if any exterior changes to the building are or will be contemplated, such changes may require site plan approval from the Development Planning Department.

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:
Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"

The Owner is requesting to permit an increase in maximum gross floor area of 85m² to 137m² for the take-out eating establishment use in the existing multi-unit commercial building. Specifically, the tenant of unit 11 (All You Knead Bakery Ltd.) will utilize the additional area (69.30m²) in the abutting unit 10A as storage space. The Development Planning Department has no objection to the variance, as the expansion is does not require additional and helps support the existing take-out eating establishment.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A023/21.

Parks Development - Forestry:
No comments or concerns

By-Law and Compliance, Licensing and Permit Services:
No comments to date.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
Please note that the applicant will have to address the following as part of the permit process:

- Does the building have a fire alarm or sprinkler system or both? does it impede any of these devices?
- Is the means of egress effected ?
- Fire hydrants public or private
- fire routes
- what is the width of the road under OBC3.2.5.6
- provisions for firefighting shall comply with OBC 3.2.5

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
MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

None.

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: None

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.

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.

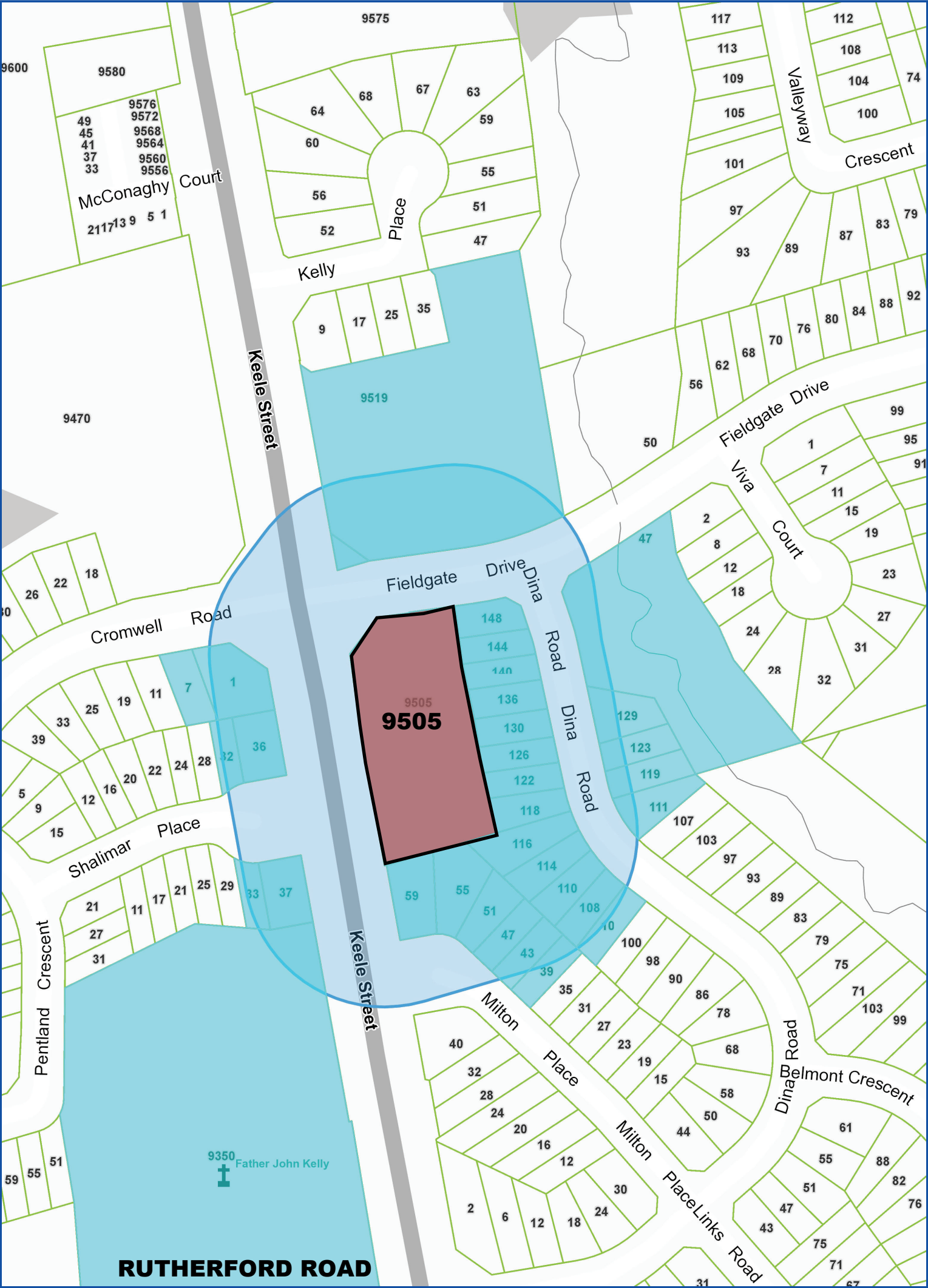
For further information please contact the City of Vaughan, Committee of Adjustment

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

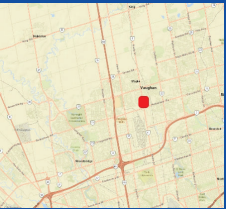
Schedule A: Plans & Sketches

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:

#10A,11-9505 KEELE STREET, MAPLE

NOTIFICATION MAP - A023/21

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.



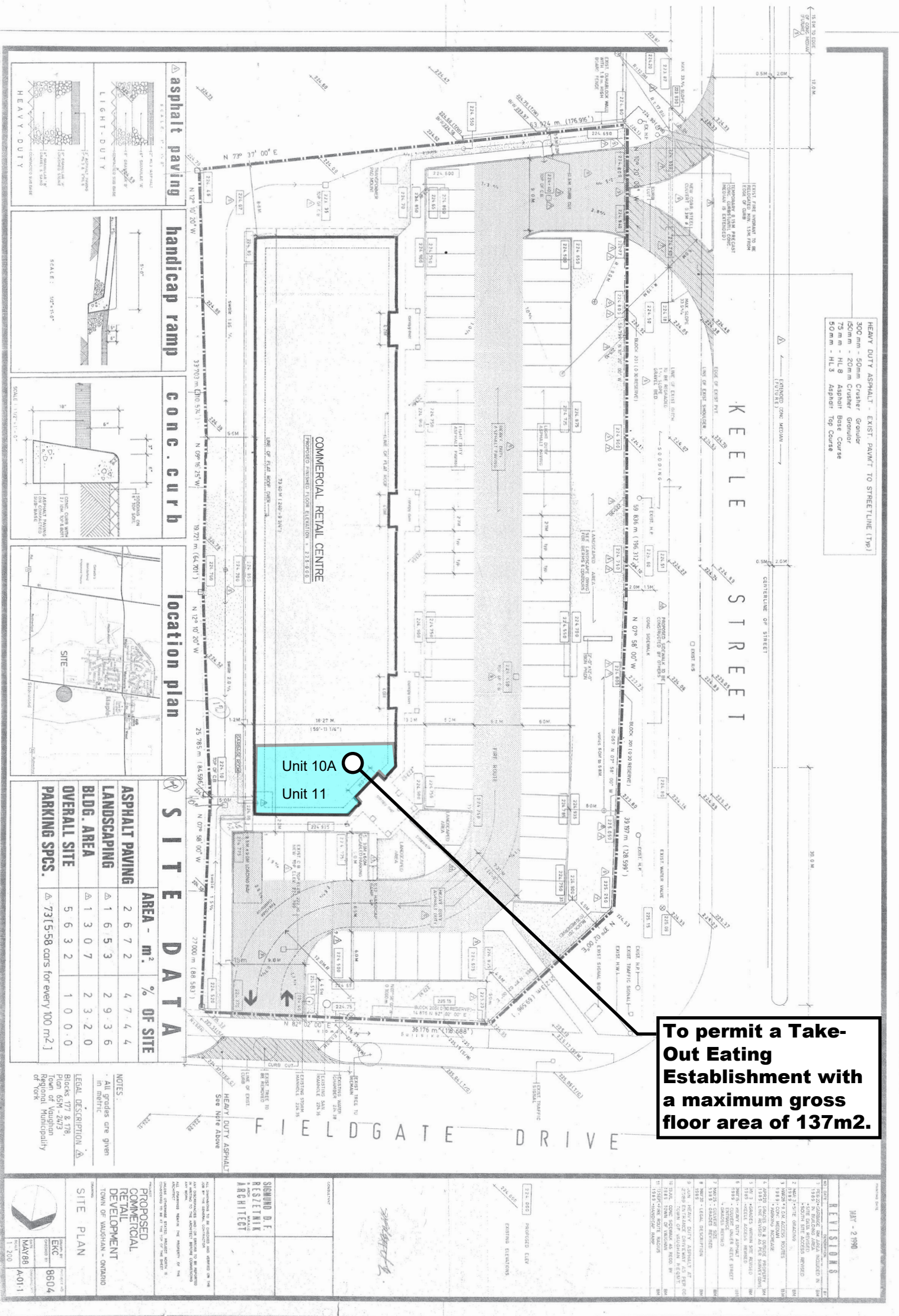
Scale: 1:2,257

0 0.04 km



Created By:
Infrastructure Delivery
Department
March 15, 2021 10:04 AM

Projection:
NAD 83
UTM Zone
17N



[illegible]

Dated _____

A DECIDUOUS TREE PLANTING

TOPSOIL & SOIL
UNIT PAVERS

no.	date	revision	by	checked by
1	07/14/10	NOTICE # 1	SM	
2	07/14/10	NOTICE # 2	SM	
3	07/14/10	NOTICE # 3	SM	

all drawings, specifications, details, etc., prepared by the landscape architect, see the instruments of service and as such are his property and must be returned at his request.



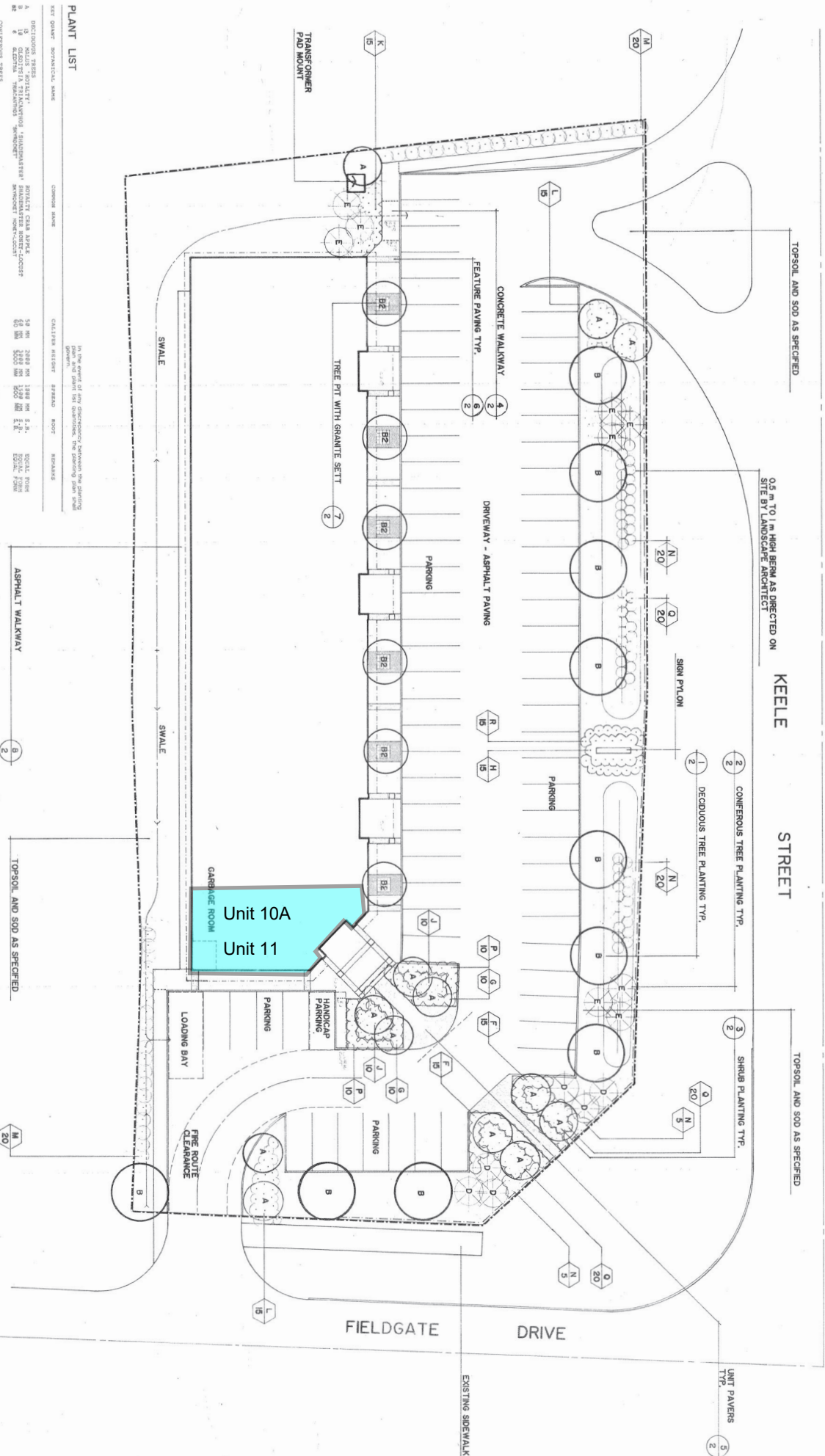
COMMERCIAL RETAIL DEVELOPMENT
KEELE ST. & FIELDGATE DR.
VAUGHAN, ONTARIO

PROJECT NO. 881-159

DATE JAN. 1969

STK

1 of 2

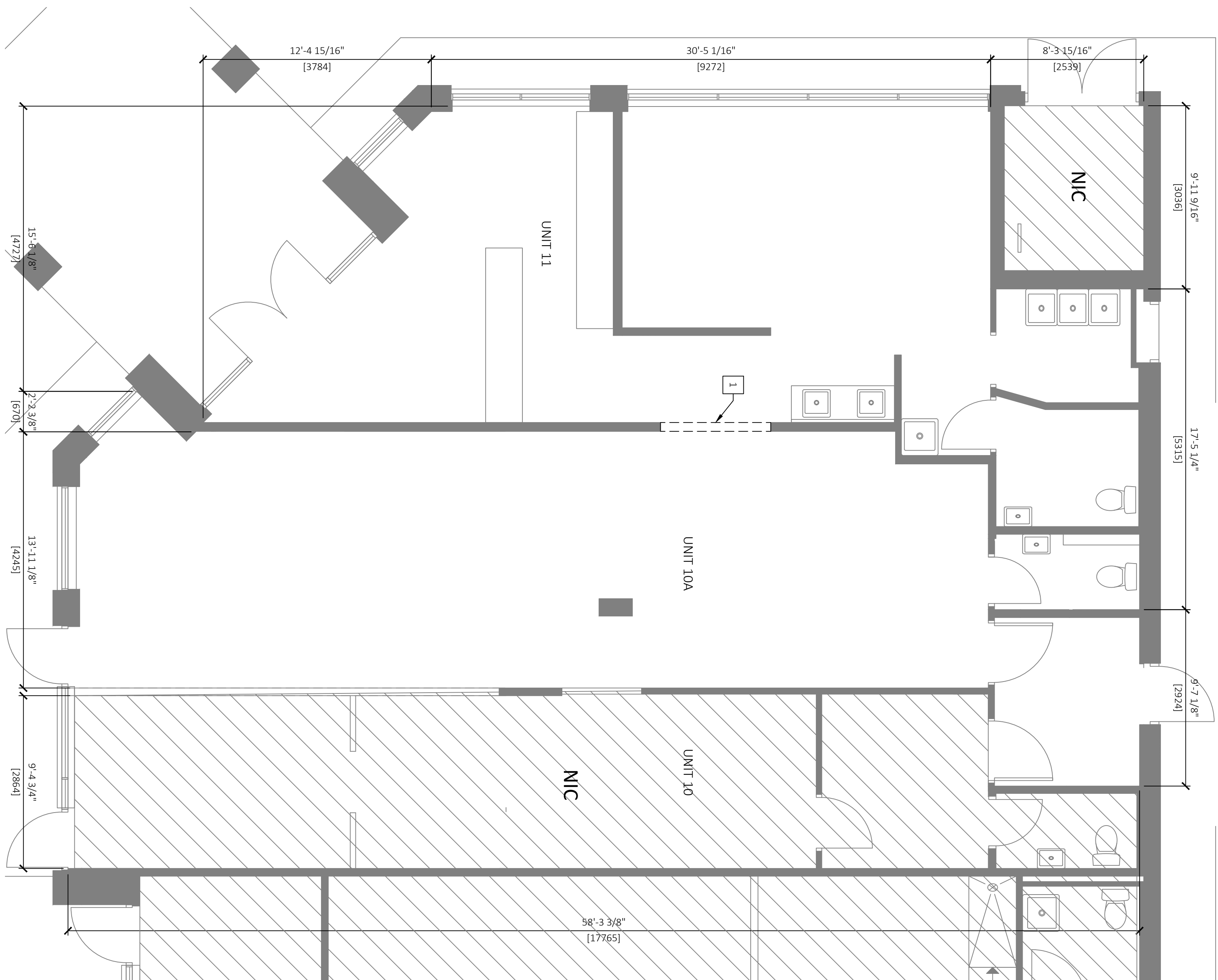


PLANT LIST

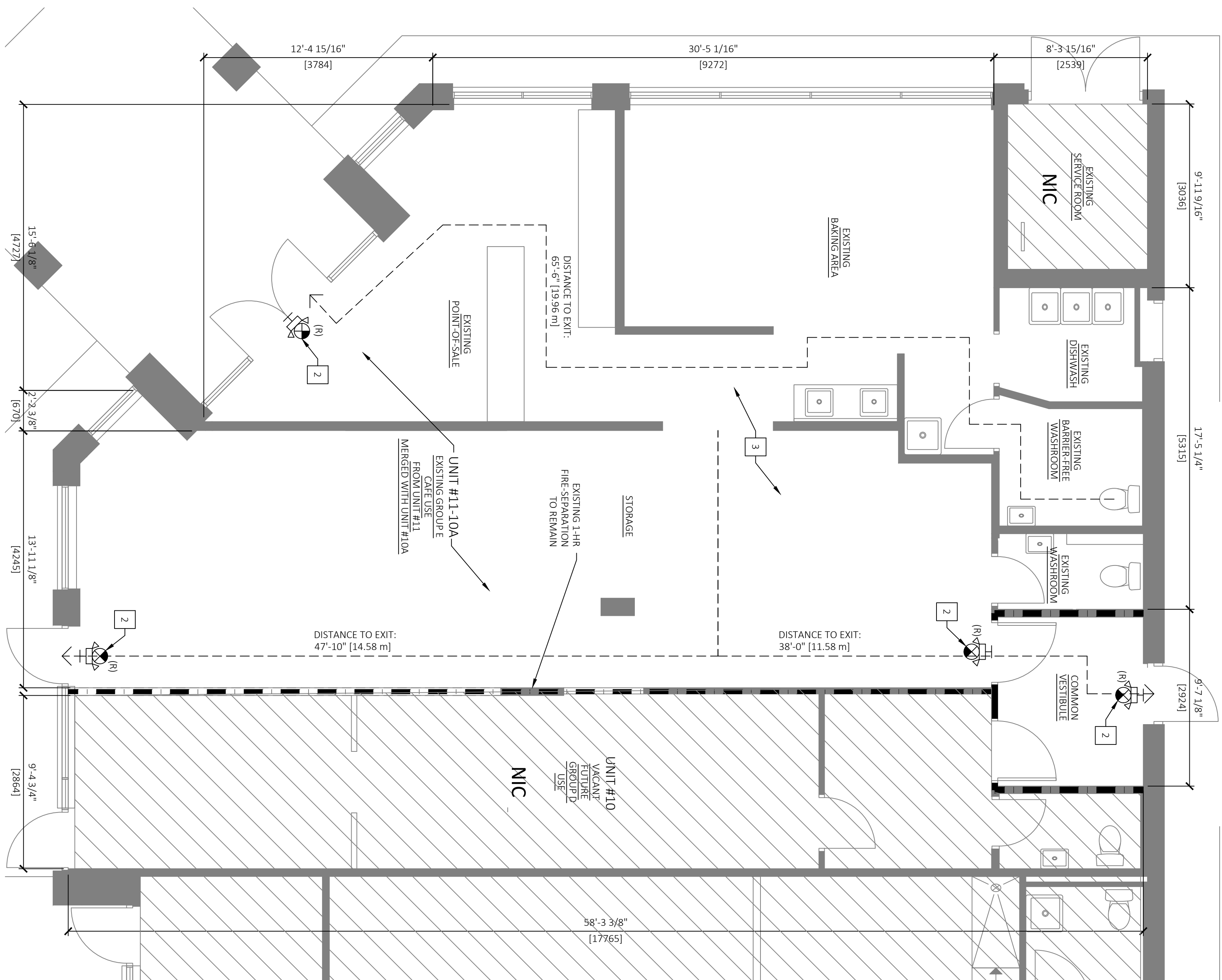
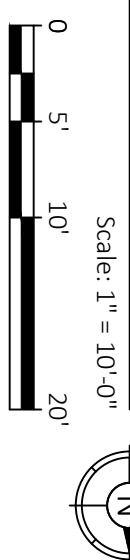
In the event of any discrepancy between the planting plan and plant list quantities, the planting plan shall govern.

ENCLAVE	SPONTANEOUS	CONSCIOUS	WILLING	COERCED	FORCED	RECOGNIZED
1	INDIGENOUS TRIBES					
2	1	2	3	4	5	6
A	1	2	3	4	5	6
B	1	2	3	4	5	6
C	1	2	3	4	5	6
D	1	2	3	4	5	6
E	1	2	3	4	5	6
F	1	2	3	4	5	6
G	1	2	3	4	5	6
H	1	2	3	4	5	6
I	1	2	3	4	5	6
J	1	2	3	4	5	6
K	1	2	3	4	5	6
L	1	2	3	4	5	6
M	1	2	3	4	5	6
N	1	2	3	4	5	6
O	1	2	3	4	5	6
P	1	2	3	4	5	6
Q	1	2	3	4	5	6
R	1	2	3	4	5	6
S	1	2	3	4	5	6
T	1	2	3	4	5	6
U	1	2	3	4	5	6
V	1	2	3	4	5	6
W	1	2	3	4	5	6
X	1	2	3	4	5	6
Y	1	2	3	4	5	6
Z	1	2	3	4	5	6

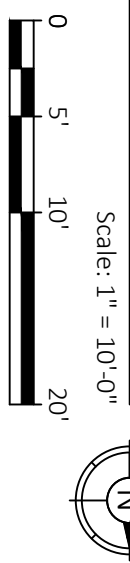
NOTE:
PLANT ALL SHRUBS AND
CONIFEROUS TREES IN A
CONTINUOUS PLANTING BED
ADJUST BED SIZE TO SUIT
PLANT QUANTITY.



ENLARGED DEMOLITION FLOOR PLAN - LEVEL 01



ENLARGED FLOOR PLAN - LEVEL 01



KEYNOTES	
NO	DESCRIPTION
1	CUT NEW 8" BT HT OPENING IN EXISTING NON-LOAD BEARING STUD PARTITION, PROVIDE DUCT TULI HT 3.5" S/5" METAL STUDS (#652155-18, N/A)H 1.4" 4" EACH SIDE OF OPENING AND METAL TRUCK RUNNER HEADER, PATCH GIP BD WALL SCANS, FLOOR FINISHES AND CEILING PERIMETER TRACK ASBLT.
2	COMBINATION EXIT SIGN & EMERGENCY LIGHTING W/ BATTERY PACK, GREEN PHOTOGRAPH RUNNING GIANA TYPE TO ISO 384-1 (AND ISO 701. (N) = NEW FEATURE, MINIMUM 30 MINUTES SELF-CONTAINED EMERGENCY LIGHTING UNITS (N) #3222 2 NO. 44", EMERGENCY LIGHTING EQUIPMENT" CONNECTED TO REDDIT ELECTRICAL CIRCUIT
3	EXISTING GENERAL LIGHTING TO REMAIN.

GENERAL NOTES	
NO	DESCRIPTION
1	ARCHITECT'S SCORE IS LIMITED TO THE SUITE DEMISING WORK ONLY. FUTURE PERMIT REQUIRED FOR TENANT FIT-OUT.
2	EXISTING CONDITIONS TO REMAIN, UNLESS NOTED OTHERWISE.
3	EXISTING BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM.
4	EXISTING BUILDING DOES NOT HAVE A SPRINKLER SYSTEM.
5	SEE MECHANICAL DWG FOR HVAC, PLUMBING, AND PORTABLE FIRE EXTINGUISHERS.
6	PROVIDE ULC LISTED RECESSED DEVICES AND ULC LISTED FIRE STOP AT MECHANICAL AND ELECTRICAL PENETRATIONS AT PROPOSED FIRE RATED WALLS.
7	DOOR HARDWARE MUST BE KEPT TO THE BASE BUILDING STANDARD MASTER KEYING SYSTEM COORDINATED WITH THE LANDLORD'S LOCKSMITH. PROVIDE LOCKSET AND KEY CYLINDER COMPATIBLE WITH MASTER KEY SYSTEM.
8	ELECTRICAL WORK TO COMPLY WITH ONTARIO ELECTRICAL SAFETY CODE (ESA), OBTAIN SEPARATE ESA PERMIT.

Nicholas Jay Architect

Building Design & Permit Drawings

900 Mount Pleasant Road
Suite 1201
Toronto, ON M4P 3J9

T 647.518.3470
nick@njarchitect.ca
www.njarchitect.ca

INTERIOR ALTERATIONS TO COMBINE
UNITS 11 & 10A AT AN EXISTING
COMMERCIAL PLAZA BUILDING

9505 KEELE STREET
UNITS 11 & 10A
MAPLE (VAUGHAN), ON

PROJECT NUMBER: 20SG1	PAPER: ARCH D (24"x36")
REV: ISSUED FOR:	DATE:
- PERMIT	JANUARY 11, 2021

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SEAL:

TITLE:

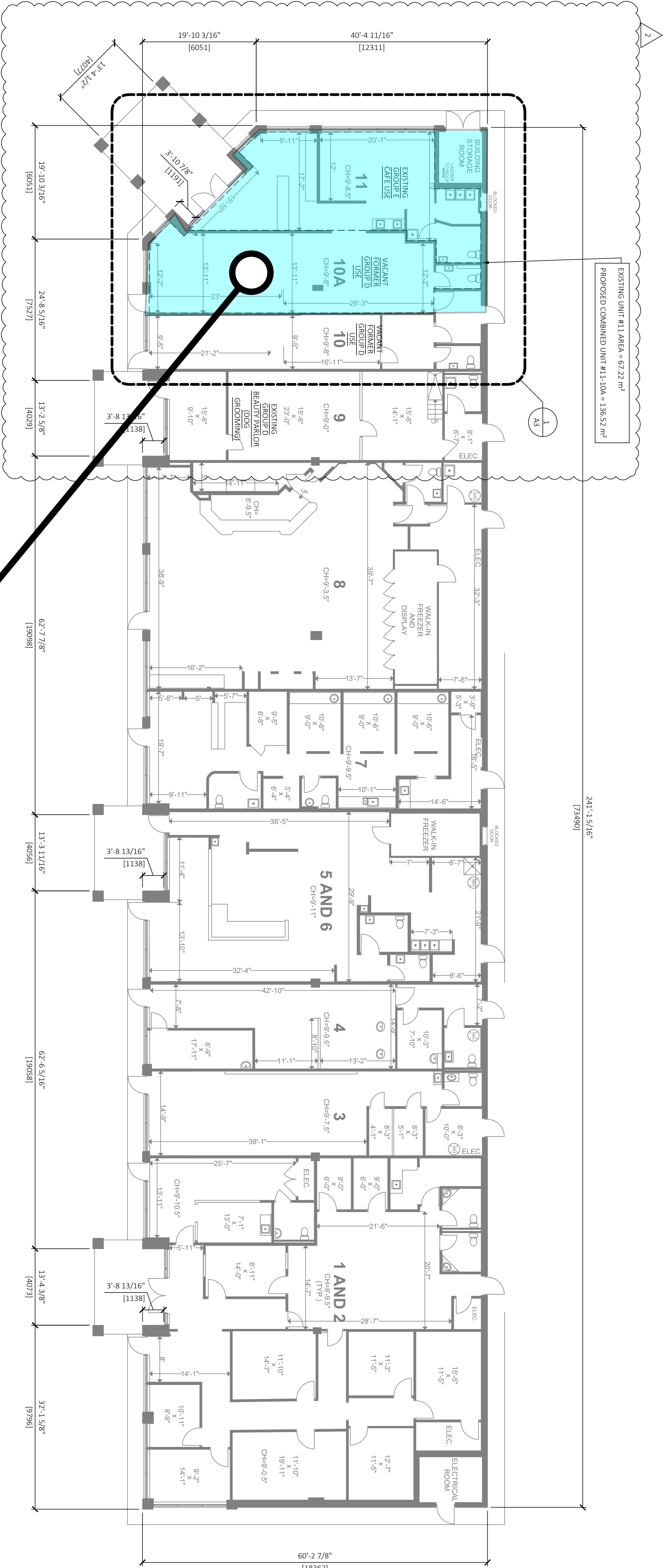
ENLARGED FLOOR PLANS

DRAWING

A3

February 3, 2021

To permit a Take-Out Eating Establishment with a maximum gross floor area of 137 square metres.



GENERAL NOTES	
NO	DESCRIPTION
1	EXISTING CONDITIONS FOR REFERENCE ONLY. SEE DWG A3 FOR AREA OF WORK.

GENERAL NOTES

NO	DESCRIPTION
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EXISTING CONDITIONS FOR REFERENCE ONLY. SEE DWG A3 FOR AREA OF WORK.

Nicholas Jay Architect
Building Design & Permit Drawings

Building Design & Permit Drawings

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www.njarchitect.ca

Suite 1201
 Toronto, ON M4P 3J9
mick@njarchitect.ca
www.njarchitect.ca

www.njarchitect.com

INTERIOR ALTERATIONS FOR TENANT
SUITE DEMISING AT AN EXISTING
BUSINESS PLAZA BUILDING
9505 KEELE STREET
UNITS 10 & 10A
MAPLE (VAUGHAN), ON

PROJECT NUMBER: 2066	PAPER: ARCH D (24"x36")
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REV:	ISSUED FOR:	DATE:
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1	PERMIT REVISION #1 JANUARY 6 2021

2	PERMIT REVISION #2	FEBRUARY 2, 2021
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SEAL



TTL:

EXISTING
BUILDING
KEY PLAN

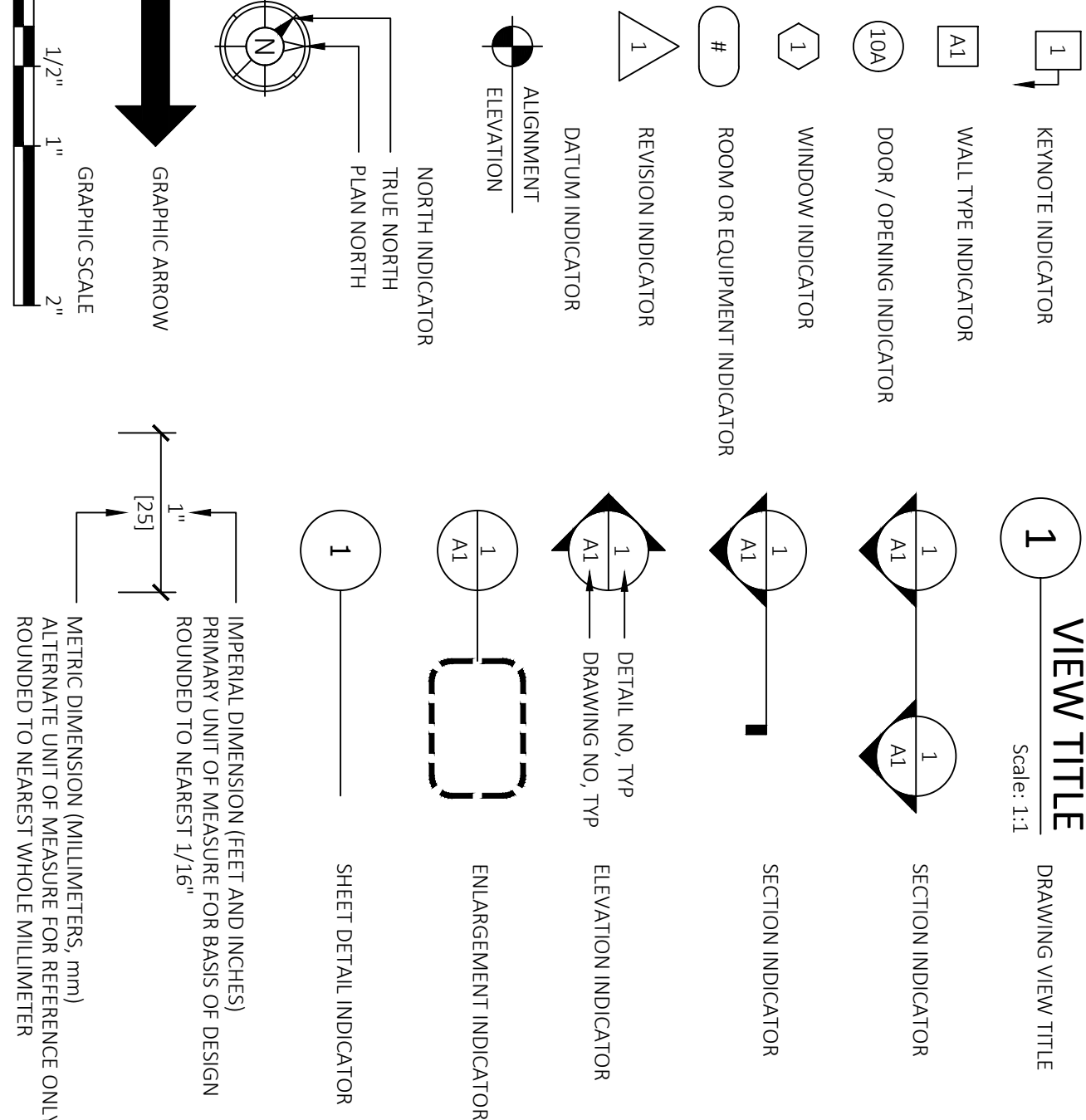
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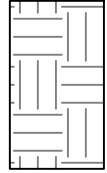
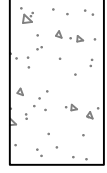
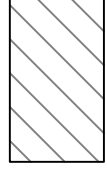
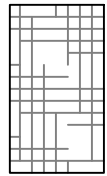
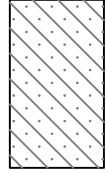
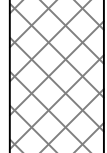
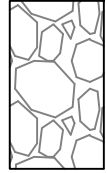
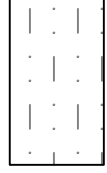
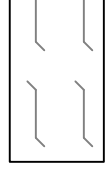
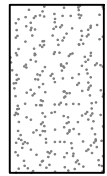
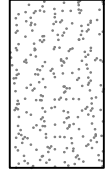
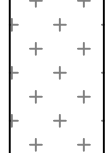

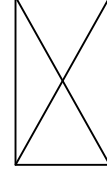
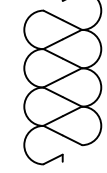

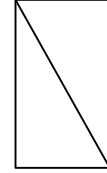
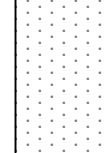
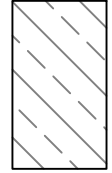
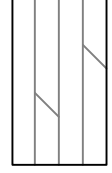
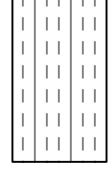
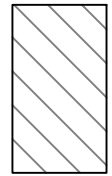
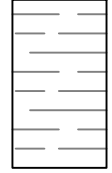
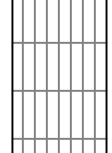
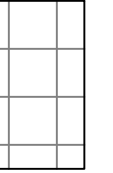

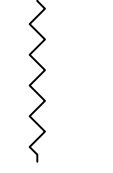

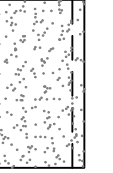

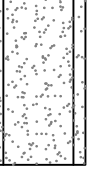

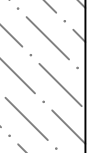
ARCHITECTURAL ABBREVIATIONS

SYMBOLS		HI	
&	AND	H	HIGH / HEIGHT
@	AT	HM	HOLLOW METAL
#	NUMBER / POUND(S)	HOHZ	HORIZONTAL
	PARALLEL	HR	HOURS
%	PERCENT	ID	INTERIOR DESIGN / INSIDE DIAMETER
±	PLUS-OR-MINUS	IN	INCH / INCHES
z	DIAMETER	INSUL	INSULATION
∅	ALMOST EQUAL	INT	INTERIOR
=	ANGLE	JKL	
∠	CENTER LINE	JNT	JOINT
Δ	DELTA	K	K-SHAPE
#	NOT EQUAL	L	L-SHAPE / ANGLE / LONG / LENGTH
x²	SQUARED	LT	LIGHT
x³	CUBED	M	
A		MAX	MAXIMUM
ACC	ACCESSIBLE	MECH	MECHANICAL
ACT	ACOUSTICAL CEILING TILE	MEL	MELAMINE
ADJ	ADJACENT	MFR	MANUFACTURED / MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MNM	MINIMUM / MINUTE(S)
ALUM	ALUMINUM	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MSO	MASONRY OPENING
ARCH	ARCHITECT / ARCHITECTURAL	MTD	MOUNTED
B		MTL	METAL
B/	BOTTOM OF	MUL	MULLION
BD	BOARD	N	
BF	BARRIER-FREE	N	NEW
BLK	BLOCK / BLOCKING	N/A	NOT APPLICABLE
BM	BEAM	NIC	NOT IN CONTRACT
BTB	BACK-TO-BACK	NO	NUMBER
BTM	BOTTOM	NOM	NOMINAL
C		NTS	NOT TO SCALE
C	CHANNEL	O	
CAB	CABINET	OC	ON CENTER
CIV	CIVIL	OD	OUTSIDE DIAMETER
CJ	CONTROL JOINT	OH	OPPOSITE HAND
CL	CENTERLINE	OPNG	OPENING
CLNG	CELING	OPP	OPPOSITE
CLR	CLEAR	PO	
CMU	CONCRETE MASONRY UNIT	PERP	PERPENDICULAR
COL	COLUMN	PL	PLATE
COMM	COMMUNICATIONS	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLB	PLUMBING
CONT	CONTINUOUS	PLYWD	PLYWOOD
CTR	CENTER	PT	PANT
D		Q	EQUIPMENT
D	DEMOLISH	R	
DBL	DOUBLE	R	RELOCATE
DTL	DETAIL	RAD	RADIUS
DIA	DIAMETER	REF	REFERENCE
DING	DIAGONAL	REQ	REQUIRED
DIM	DIMENSION	RO	ROUGH OPENING
DN	DOWN	S	
DWG	DRAWING	S	SALVAGE / SALVAGED
E		SCHED	SCHEDULE
E	EXISTING	SCW	SOLID CORE WOOD
EJ	EACH	SECT	SECTION
EJ	EXPANSION JOINT	SIM	SIMILAR
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRICAL	SO	SQUARE
EM	EMERGENCY	STD	STANDARD
EQ	EQUAL	STL	STEEL
EXST	EXISTING	SS	STAINLESS STEEL
EXP	EXPOSED	STRUC	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
F		T	
F	FLUTURE	T	T-SHAPE / PERPENDICULAR
F/	FACE OF	T&B	TOP AND BOTTOM
FON	FOUNDATION	T&G	TONGUE AND GROOVE
FF	FINISHED FLOOR	THK	THICK
FG	FINISHED GRADE	TRR	TEMPERATURE RISE RATING
FIN	FINISH / FINISHED	Typ	TYPICAL
FL	FLOOR	UV	
FPR	FIRE PROTECTION RATING	UNLESS NOTED OTHERWISE	
FRR	FIRE-RESISTANCE RATING	VAR	VARIABLES
FRT	FIRE RETARDANT TREATED	VERT	VERTICAL
FT	FOOT / FEET	VIF	VERTIFY IN FIELD
FTG	FOOTING	W	
FUR	FURRING	W	WIDE / WIDTH
FURN	FURNITURE	W/	WITH
G		WO	WITHOUT
GA	GAUGE	WD	WOOD
GC	GENERAL CONTRACTOR	WT	WEIGHT
GL	GLASS / GLAZING	XYZ	
GND	GROUND	X	X-SHAPE / CROSS
GR	GRADE	Y	Y-SHAPE
GYP	GYPSUM	Z	Z-SHAPE
GWB	GYPSUM WALLBOARD		

ARCHITECTURAL GRAPHIC SYMBOLS



ARCHITECTURAL MATERIAL SYMBOLS

EARTHWORK		CONCRETE		MASONRY	
	EARTH		CAST-IN-PLACE CONCRETE		BRICK
	ROCK		PRECAST CONCRETE		CONCRETE MASONRY UNIT
METAL		WOOD		INSULATION	
	COARSE FILL		CEMENTITIOUS TOPPING		CUT STONE MASONRY
	FINE FILL		GROUT		CFS STONE OR MASONRY
	STEEL		WOOD FRAMING		BATT INSULATION
	ALUMINUM		WOOD BLOCKING		SPRAY APPLIED INSULATION
	ORNAMENTAL METAL NOTED GLAZING		SHEATHING		RIGID INSULATION
	GENERIC METAL		HARDWOOD		FIRE SAVING
FINISHES		ACUSTICAL		MINI-BLINDS	
	GLASS BLOCK		GYPSUM BOARD		CURTAINS
	PLASTIC		PLASTER		RESILIENT MATERIAL
	ACUSTICAL CEILING TILE		CARPET		TITLE

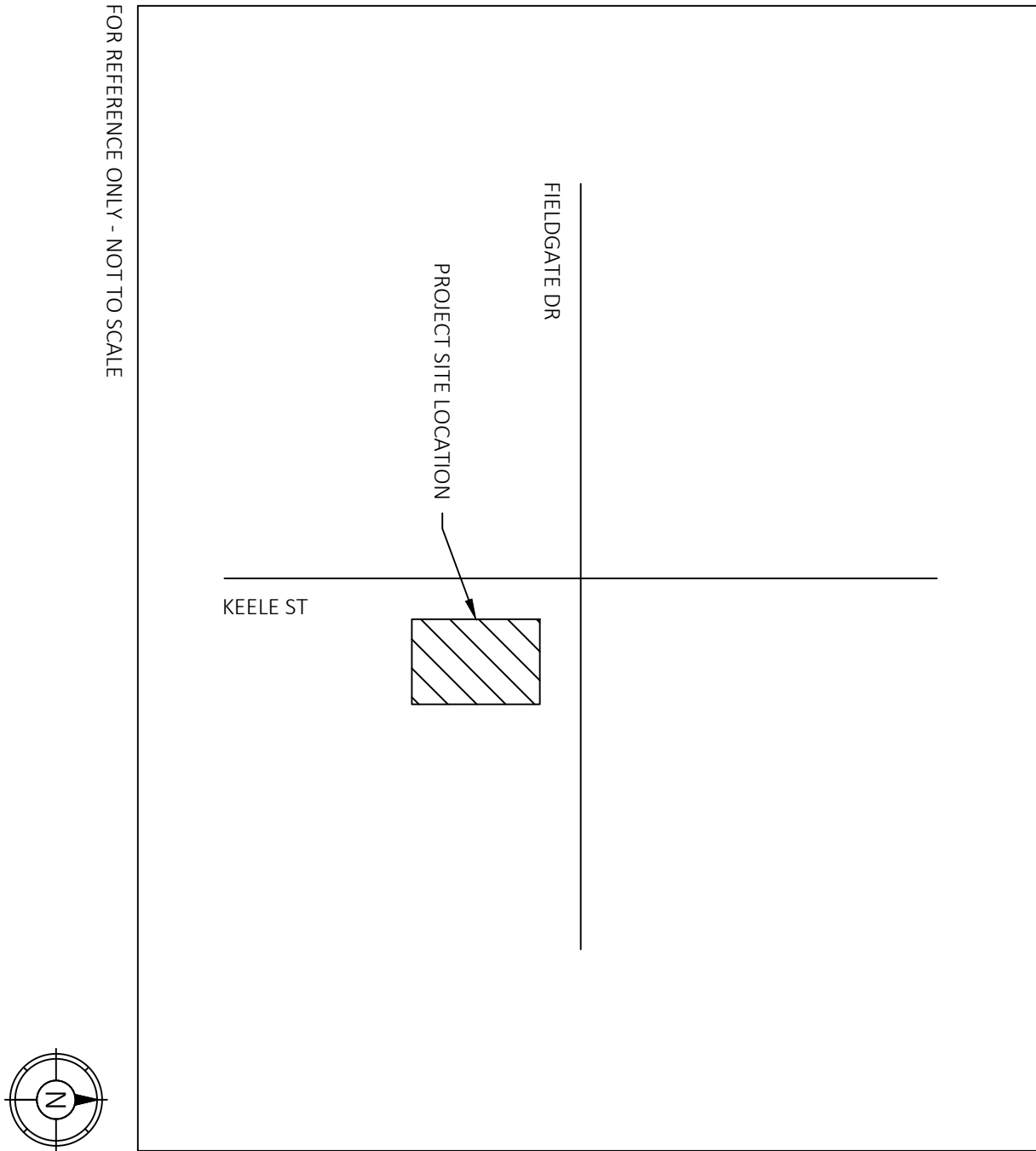
ARCHITECTURAL GENERAL NOTES

1. ARCHITECTURAL CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND THE ARCHITECT'S SPECIFICATIONS MANUAL.
2. CONTRACT DOCUMENTS AND PERMIT DOCUMENTS WILL BE PROVIDED IN ELECTRONIC PDF FILE FORMAT ONLY. CONTRACT DOCUMENTS WILL BE PROVIDED IN PRINTED FORMAT ONLY. THE ARCHITECT'S SPECIFICATIONS WILL BE REQUIRED FOR THE CONTRACTOR'S FIELD AND OFFICE OPERATIONS FOR THE DURATION OF THE WORK.
3. REVIEW FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS.
4. DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS. INQUIRE WITH ARCHITECT FOR ADDITIONAL DIMENSIONS WHERE NECESSARY.
5. ARCHITECTURAL GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS, AND MATERIAL SYMBOLS ON THIS DRAWING SHEET MAY BE SUPPLEMENTED WITH ADDITIONAL INFORMATION ON EACH ADDITIONAL DRAWING SHEET OR IN THE SPECIFICATIONS.

ONTARIO BUILDING CODE (OBC) DATA MATRIX

LINE	OBC DATA MATRIX - PART 11 - EXISTING BUILDING RENOVATION	REF
11.00	OBC VERSION: O. REG. 332/J12 LATEST AMENDMENT: O. REG. 209/20	N/A
11.01	PROJECT TYPE: SCOPE OF WORK: DESCRIPTION: COMBINE UNITS 11 AND 10A	[A] 11.2.
11.02	MAJOR OCCUPANCY CLASSIFICATION: USE: UNIT #11-10A = EXISTING CAFÉ FROM UNIT #11 EXPANDS INTO UNIT #10A	3.1.2.1(I)
11.03	SUPERIMPOSED MAJOR OCCUPANCES: BUILDING AREA & GROSS AREA (m²): APPLIES: NO N/A DESCRIPTION: PROPOSED COMBINED UNIT 11-10A OTHER EXISTING UNITS	3.2.2.7. [A] 1.4.1.2 & 3.2.1.1
11.04	BUILDING GROSS AREA (m²) EXIST m² NEW m² TOTAL m²	1315 0 1315
11.05	BUILDING HEIGHT: HEIGHT ABOVE GRADE (m) STOREYS ABOVE GRADE STOREYS BELOW GRADE STREET(S): 2	4.267 1 0
11.06	FIREFIGHTING ACCESS:	3.2.2.10 & 3.2.5.
11.07	BUILDING SITE:	T11.2.1.1 B-N.
11.08	EXISTING BUILDING CLASSIFICATION: CHANGE IN MAJOR OCCUPANCY: CONSTRUCTION INDEX: 5 FLOORS OVER BASEMENT: N/A OTHER FLOORS: ROOF: TYPE OF CONSTRUCTION: NON-COMBUSTIBLE	T11.2.1.1 K. T11.2.1.1A T11.2.1.1B T11.2.1.1C T11.2.1.1D T11.2.1.1E T11.2.1.1F T11.2.1.1G T11.2.1.1H T11.2.1.1I T11.2.1.1J T11.2.1.1K T11.2.1.1L T11.2.1.1M T11.2.1.1N T11.2.1.1O T11.2.1.1P T11.2.1.1Q T11.2.1.1R T11.2.1.1S T11.2.1.1T T11.2.1.1U T11.2.1.1V T11.2.1.1W T11.2.1.1X T11.2.1.1Y T11.2.1.1Z T11.2.1.1AA T11.2.1.1AB T11.2.1.1AC T11.2.1.1AD T11.2.1.1AE T11.2.1.1AF T11.2.1.1AG T11.2.1.1AH T11.2.1.1AI T11.2.1.1AJ T11.2.1.1AK T11.2.1.1AL T11.2.1.1AM T11.2.1.1AN T11.2.1.1AO T11.2.1.1AP T11.2.1.1AQ T11.2.1.1AR T11.2.1.1AS T11.2.1.1AT T11.2.1.1AU T11.2.1.1AV T11.2.1.1AW T11.2.1.1AX T11.2.1.1AY T11.2.1.1AZ T11.2.1.1BA T11.2.1.1BB T11.2.1.1BC T11.2.1.1BD T11.2.1.1BE T11.2.1.1BF T11.2.1.1BG T11.2.1.1BH T11.2.1.1BI T11.2.1.1BJ T11.2.1.1BK T11.2.1.1BL T11.2.1.1BM T11.2.1.1BN T11.2.1.1BO T11.2.1.1BP T11.2.1.1BQ T11.2.1.1BR T11.2.1.1BS T11.2.1.1BT T11.2.1.1BU T11.2.1.1BV T11.2.1.1BW T11.2.1.1BX T11.2.1.1BY T11.2.1.1BZ T11.2.1.1CA T11.2.1.1CB T11.2.1.1CC T11.2.1.1CD T11.2.1.1CE T11.2.1.1CF T11.2.1.1CG T11.2.1.1CH T11.2.1.1CI T11.2.1.1CJ T11.2.1.1CK T11.2.1.1CL T11.2.1.1CM T11.2.1.1CN T11.2.1.1CO T11.2.1.1CP T11.2.1.1CQ T11.2.1.1CR T11.2.1.1CS T11.2.1.1CT T11.2.1.1CU T11.2.1.1CV T11.2.1.1CW T11.2.1.1CX T11.2.1.1CY T11.2.1.1CZ T11.2.1.1DA T11.2.1.1DB T11.2.1.1DC T11.2.1.1DD T11.2.1.1DE T11.2.1.1DF T11.2.1.1DG T11.2.1.1DH T11.2.1.1DI T11.2.1.1DJ T11.2.1.1DK T11.2.1.1DL T11.2.1.1DM T11.2.1.1DN T11.2.1.1DO T11.2.1.1DP T11.2.1.1DQ T11.2.1.1DR T11.2.1.1DS T11.2.1.1DT T11.2.1.1DU T11.2.1.1DV T11.2.1.1DW T11.2.1.1DX T11.2.1.1DY T11.2.1.1DZ T11.2.1.1EA T11.2.1.1EB T11.2.1.1EC T11.2.1.1ED T11.2.1.1EE T11.2.1.1EF T11.2.1.1EG T11.2.1.1EH T11.2.1.1EI T11.2.1.1EJ T11.2.1.1EK T11.2.1.1EL T11.2.1.1EM T11.2.1.1EN T11.2.1.1EO T11.2.1.1EP T11.2.1.1EQ T11.2.1.1ER T11.2.1.1ES T11.2.1.1ET T11.2.1.1EU T11.2.1.1EV T11.2.1.1EW T11.2.1.1EX T11.2.1.1EY T11.2.1.1EZ T11.2.1.1FA T11.2.1.1FB T11.2.1.1FC T11.2.1.1FD T11.2.1.1FE T11.2.1.1FF T11.2.1.1FG T11.2.1.1FH T11.2.1.1FI T11.2.1.1FJ T11.2.1.1FK T11.2.1.1FL T11.2.1.1FM T11.2.1.1FN T11.2.1.1FO T11.2.1.1FP T11.2.1.1FQ T11.2.1.1FR T11.2.1.1FS T11.2.1.1FT T11.2.1.1FU T11.2.1.1FV T11.2.1.1FW T11.2.1.1FX T11.2.1.1FY T11.2.1.1FZ T11.2.1.1GA T11.2.1.1GB T11.2.1.1GC T11.2.1.1GD T11.2.1.1GE T11.2.1.1GF T11.2.1.1GG T11.2.1.1GH T11.2.1.1GI T11.2.1.1GJ T11.2.1.1GK T11.2.1.1GL T11.2.1.1GM T11.2.1.1GN T11.2.1.1GO T11.2.1.1GP T11.2.1.1GQ T11.2.1.1GR T11.2.1.1GS T11.2.1.1GT T11.2.1.1GU T11.2.1.1GV T11.2.1.1GW T11.2.1.1GX T11.2.1.1GY T11.2.1.1GZ T11.2.1.1HA T11.2.1.1HB T11.2.1.1HC T11.2.1.1HD T11.2.1.1HE T11.2.1.1HF T11.2.1.1HG T11.2.1.1HH T11.2.1.1HI T11.2.1.1HJ T11.2.1.1HK T11.2.1.1HL T11.2.1.1HM T11.2.1.1HN T11.2.1.1HO T11.2.1.1HP T11.2.1.1HQ T11.2.1.1HR T11.2.1.1HS T11.2.1.1HT T11.2.1.1HU T11.2.1.1HV T11.2.1.1HW T11.2.1.1HX T11.2.1.1HY T11.2.1.1HZ T11.2.1.1IA T11.2.1.1IB T11.2.1.1IC T11.2.1.1ID T11.2.1.1IE T11.2.1.1IF T11.2.1.1IG T11.2.1.1IH T11.2.1.1II T11.2.1.1IJ T11.2.1.1IK T11.2.1.1IL T11.2.1.1IM T11.2.1.1IN T11.2.1.1IO T11.2.1.1IP T11.2.1.1IQ T11.2.1.1IR T11.2.1.1IS T11.2.1.1IT T11.2.1.1IU T11.2.1.1IV T11.2.1.1IW T11.2.1.1IX T11.2.1.1IY T11.2.1.1IZ T11.2.1.1JA T11.2.1.1JB T11.2.1.1JC T11.2.1.1JD T11.2.1.1JE T11.2.1.1JF T11.2.1.1JG T11.2.1.1JH T11.2.1.1JI T11.2.1.1JJ T11.2.1.1JK T11.2.1.1JL T11.2.1.1JM T11.2.1.1JN T11.2.1.1JO T11.2.1.1JP T11.2.1.1JQ T11.2.1.1JR T11.2.1.1JS T11.2.1.1JT T11.2.1.1JU T11.2.1.1JV T1

SITE LOCATION PLAN



ARCHITECTURAL DRAWING SHEET INDEX

DRAWING	TITLE
A1	ARCHITECTURAL GENERAL NOTES
A2	EXISTING BUILDING KEY PLAN
A3	ENLARGED FLOOR PLANS
SPEC	SEE ARCHITECT'S SPECIFICATIONS MANUAL FOR ADDITIONAL INFORMATION

[illegible]

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
- MTO – Located outside of MTO permit control area

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: A023-21 - REQUEST FOR REVISED COMMENTS - 9505 Keele Street, Maple (FULL CIRCULATION)

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: March-19-21 10:32 AM

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

Subject: [External] RE: A023-21 - REQUEST FOR REVISED COMMENTS - 9505 Keele Street, Maple (FULL CIRCULATION)

Hello Lenore,

This site is not within MTO permit control area and MTO has no concerns.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Providence, Lenore

Subject: FW: A023-21 - REQUEST FOR REVISED COMMENTS - 9505 Keele Street, Maple (FULL CIRCULATION)

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

Sent: March-12-21 1:53 PM

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

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

Subject: [External] RE: A023-21 - REQUEST FOR REVISED COMMENTS - 9505 Keele Street, Maple (FULL CIRCULATION)

Good afternoon Lenore,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca