

From: [Torres, Michael](#)
To: [Committee of Adjustment](#)
Cc: [Khan, Farzana](#)
Subject: Vaughan - Planning - Complete No Conditions (PROVIDEL)
Date: Wednesday, April 28, 2021 5:04:47 PM

Please note that Vaughan - Planning process is now complete for a COA folder with the following details:

File No: A061/21

Type: Minor Variance - Industrial/Employment, Commercial

Address: 100 Steeles Ave

Comments: The Owner is requesting permission to operate a Car Rental Service with no outside storage of vehicles in Unit #15A of an existing 5,569 sq.m. Gross Floor Area (GFA) commercial plaza with the above-noted variance. The "General Commercial Area" policies of in-effect Official Plan Amendment #210 ('OPA 210') permits existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices. The proposed use complies with the policies of in-effect OPA 210. The subject lands are zoned "C2 General Commercial Zone" which permits a Car Rental Service. However, the site-specific exception 9(731), restricts the permitted uses to a specific number of office and retail related uses, and does not include a Car Rental Service as a permitted use. Considering the proposed Car Rental Service use would be permitted as-of-right in a "C2" zone, the addition of the use in Unit #15A only representing 1.7% of the total GFA of the commercial plaza, and with the added restriction of no outside storage of vehicles associated with the use, the Development Planning Department considers the proposed variance minor in nature. 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.

Conditions: