

1 LEGAL SURVEY
SCALE: N.T.S.
SURVEY ORIGINALLY PREPARED FOR 8500 KEELE STREET
SANGMAN YEON SURVEYING INC.

Name of Practice: hj ARCHITECTS INC 85 FOREST GROVE COURT AURORA, ONTARIO L3X 2L6 TEL: 416.887.6771 EMAIL: joanne.ying@hjarch.ca	
Name of Project: SOUTH BUILDING - PROPOSED ACCESSORY RETAIL SALES MINOR VARIANCE APPLICATION	
Location: 8500 KEELE STREET, SOUTH BUILDING CONCORD, ONTARIO L4K 2A6	
Item	Ontario Building Code Data Matrix Parts 3 or 9 Building Code Reference References are to Division B unless noted [A] for Division A or [C] for Division C.
1	Project Description: (SOUTH BLDG) <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> 11.1 to 11.4 <input type="checkbox"/> 3.17.1.1(1a) <input type="checkbox"/> 1.1.2. [A] & 9.10.1.3. <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration
2	Major Occupancy(s) (GROUP F, DIVISION 2 (MEDIUM HAZARD INDUSTRIAL), GROUP D, BUSINESS AND PERSONAL SERVICES & GROUP E (MERCANTILE)) 3.1.2.1.(1) 9.10.2.
3	Building Area (m ²) Existing 7,896m ² New Total 7,896m ² 1.4.1.2. [A] 1.4.1.2. [A]
4	Gross Area Existing 8,336m ² New Total 8,336m ² 1.4.1.2. [A] 1.4.1.2. [A]
5	Number of Storeys Above grade 1 STOREY Below grade 1.4.1.2. [A]&3.2.1.1. 1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access 1/3 3.2.2.10. & 3.2.5. 9.10.20.
7	Building Classification (GROUP F, DIVISION 2 UP TO 4 STOREYS, INCREASED AREA, SPRINKLERED) (GROUP D, UP TO 2 STOREYS, SPRINKLERED) 3.2.2.20. -83 9.10.2.
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input checked="" type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required 3.2.2.20. -83 9.10.8.2. 3.2.1.5. 3.2.2.17. INDEX INDEX
9	Standpipe required EXISTING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9. N/A
10	Fire Alarm required EXISTING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4. 9.10.18.
11	Water Service/Supply is Adequate EXISTING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7. N/A
12	High Building EXISTING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6. N/A
13	Construction Restrictions <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Both 3.2.2.20. -83 9.10.6.
14	Mezzanine(s) Area m ² 440m ² 3.2.1.1.(3)-(8) 9.10.4.1.
15	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building (SOUTH BLDG) 3.1.1.7. 9.9.1.3.
	FLOOR LEVEL / AREA OCCUPANCY LOAD (PERSONS) GROUND FLOOR / MERCHANDISE (PROPOSED) GROUP E 750 PERSONS GROUND FLOOR / WAREHOUSE (EXISTING) GROUP F-2 48 PERSONS GROUND FLR & MEZZANINE FLR / OFFICE (EXISTING) GROUP D 18 PERSONS (Additional floor areas continued on last page)

Item	Ontario Building Code Data Matrix Parts 3 or 9		Building Code Reference	
	Yes	No (Explain)	References are to Division B unless noted [A] for Division A or [C] for Division C.	
16	<input checked="" type="checkbox"/>	<input type="checkbox"/> UNIVERSAL WASHROOM	3.8.	9.5.2.
17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.2.2.20. -83 & 3.2.1.4.	9.10.8. 9.10.9.
			EXISTING TO REMAIN	

3 ONTARIO BUILDING CODE DATA MATRIX
SCALE: N.T.S.

GENERAL NOTE:

- ALL DIMENSIONS GIVEN IN METRIC (UNLESS OTHERWISE NOTED).
- ALL CONSTRUCTION TO COMPLY WITH MUNICIPAL BY-LAWS AND ONTARIO CODE.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTIONS.
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- THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR CO-ORDINATION OF PLUMBING, MECHANICAL AND ELECTRICAL IN PROCEEDING WITH WORK ON PLANS.
- PLUMBING, MECHANICAL AND ELECTRICAL SUB-CONTRACTORS TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM APPROPRIATE AUTHORITIES BEFORE PROCEEDING WITH WORK.

DATA & STATISTICS

ZONING	USE	PARKING REQUIREMENT (BASED ON ZONING BY-LAW 1-88)	PARKING REQUIREMENT (BASED ON COMPREHENSIVE ZONING BY-LAW 001-2021)	GROSS FLOOR AREA	REQUIRED (BY-LAW 1-88)	REQUIRED (COMPREHENSIVE BY-LAW)	PROVIDED
EM1 & EM2 (EMPLOYMENT AREA ZONES)							
EXISTING USE - GROUP F, DIVISION 2 & GROUP D NORTH BUILDING - GROUP F, DIVISION 2 & GROUP D SOUTH BUILDING - GROUP F, DIVISION 2 & GROUP D	SOUTH BUILDING	1.5 PARKING SPACES PER 100 m ² OF GFA	0.5 PARKING SPACES PER 100 m ² OF GFA	5,405 m ²	82	27	49
PROPOSED ADDITIONAL USE (SOUTH BUILDING) - GROUP E	EMPLOYMENT USE	2.0 PARKING SPACES PER 100 m ² OF GFA	3.0 PARKING SPACES PER 100 m ² OF GFA	697 m ²	14	21	21
SITE AREA - 36,248 m ² (390,170 ft ²)	ACCESSORY OFFICE USE	6.0 PARKING SPACES PER 100 m ² OF GFA	3.5 PARKING SPACES PER 100 m ² OF GFA	1,304 m ² (AREA IN EXCESS OF MAX ACCESSORY RETAIL FLOOR AREA OF 930 m ²)	79	46	79
BUILDING HEIGHTS NORTH BUILDING - 6.92 m SOUTH BUILDING - 5.56 m	ACCESSORY RETAIL USE	1.0 PARKING SPACES PER 100 m ² OF GFA	0.5 PARKING SPACES PER 100 m ² OF GFA	11,585 m ²	116	58	116
GROSS FLOOR AREAS NORTH BUILDING 11,585 m ² (124,700 ft ²) WAREHOUSE 10,650 m ² (114,636 ft ²) OFFICE 935 m ² (10,064 ft ²) SOUTH BUILDING 8,336 m ² (89,728 ft ²) WAREHOUSE 5,405 m ² (58,177 ft ²) OFFICE 697 m ² (7,500 ft ²) PROPOSED ACCESSORY RETAIL 2,234 m ² (24,051 ft ²)	NORTH BUILDING	TOTAL PARKING REQUIRED			291	152	265
TOTAL GROSS FLOOR AREAS (NORTH BUILDING & SOUTH BUILDING) 19,921 m ² (214,428 ft ²)							
BUILDING AREAS NORTH BUILDING 10,650 m ² (114,636 ft ²) SOUTH BUILDING 7,896 m ² (84,992 ft ²)	LOADING SPACES	REQUIRED 4	PROVIDED 9				
TOTAL BUILDING AREAS 18,546 m ² (199,628 ft ²)	LANDSCAPE AREA(5%)	GROSS LOT AREA 36,248 m ²	REQUIRED 1,812 m ²	PROVIDED 4,202 m ² (11.6%)			

INCLUDING 8 ACCESSIBLE PARKING SPACES (4 TYPE A & 4 TYPE B)

DRAWINGS ISSUED FOR MINOR VARIANCE PERMIT APPLICATION

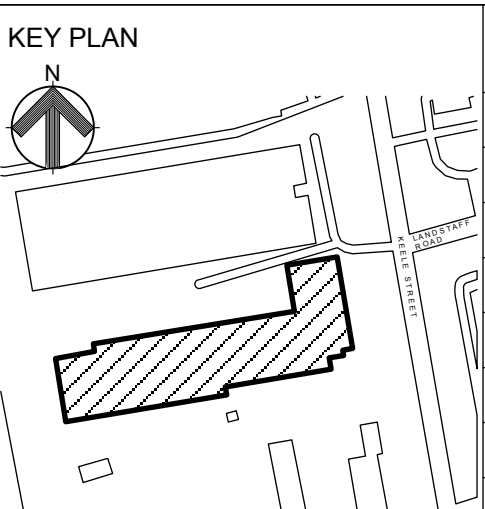
- SK - 01 LEGAL SURVEY & PROJECT STATISTICS
- SK - 02 OVERALL SITE PLAN
- SK - 03 GROUND FLOOR & PARTIAL MEZZANINE PLAN (SOUTH BUILDING)



2 BLOW UP BUILDING PLANS
SCALE: N.T.S.
SITE PLAN ORIGINALLY PREPARED FOR 8500 KEELE STREET
HNB ARCHITECTS INC.

hj architects inc.
85 forest grove court
aurora, ontario
l3x 2l6

416.628.2168
416.887.6771
info@hjarch.ca



REVISION / ISSUED TO:			GENERAL NOTES:
NO.	DATE	BY	
1.	ISSUED TO MINOR VARIANCE APPLICATION	07/28/21	-Contractors to verify all site dimensions and report any discrepancies before commencing with work. -Dimensions shall take precedence over scale. -No variation of modification to work shall be implemented without prior written approval. -All plans, specifications and work is subject to Department of Labour, Fire Department and Building Department approval. -All previous issues of this drawing are superseded. -All prints of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.
2.	ISSUED TO PLANNER REVIEW	10/19/21	

OWNER	RPIC REALTY HOLDING 8500 keele street vaughan, ontario l4k 2a6
ARCHITECTURAL	hj architects inc. 85 forest grove court aurora, ontario l3x 2l6
STRUCTURAL	

MECHANICAL	
ELECTRICAL	
SPRINKLER	

STAMP:

PROJECT NO.		DRAWN BY:	JY	CHECKED BY:	JY	APPROVED:	JY
PROJECT NAME	STORAGE / RACK WAREHOUSE + ACCESSORY RETAIL SALES	SCALE	AS NOTED				
DRAWING TITLE	LEGAL PROPERTY SURVEY & PROJECT STATISTICS	DRAWING NUMBER	SK - 01				

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Re: REVIEWED MINOR VARIANCE APPLICATION - FILE A199/21 - 8500 KEELE STREET

Steven Pham <spham@westonconsulting.com>

Wed 2021-11-03 10:58 AM

To: Christine Vigneault <Christine.Vigneault@vaughan.ca>

Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Kevin Bechard <kbechard@westonconsulting.com>; Farzana Khan <Farzana.Khan@vaughan.ca>; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Christopher.Cosentino@vaughan.ca <Christopher.Cosentino@vaughan.ca>

Good morning Christine,

Please find attached the signed Acknowledgement form.

We would like to note that under the newly enacted Comprehensive Zoning By-Law, there is no deficiency in the number of required parking spaces as it relates to this application. We've outlined the revised parking requirements below in accordance with the Nov 1 zoning comments:

Use	Parking Requirement (based on Zoning By-Law 1-88)	Parking Requirement (based on Comprehensive Zoning By-Law 001-2021)	Gross Floor Area	Required (By-Law 1-88)	Required (Comprehensive By-Law)	Prov
South Building						
Employment Use	1.5 parking spaces per 100 m ² of GFA	0.5 parking spaces per 100 m ² of GFA (see warehousing & distribution facility)	5,405m ²	82	27	49
Accessory Office Use	2.0 parking spaces per 100 m ² of GFA	3.0 parking spaces per 100 m ² of GFA	697m ²	14	21	21
Accessory Retail Use	6.0 parking spaces per 100 m ² of GFA	3.5 parking spaces per 100 m ² of GFA	1304 m ² (area in excess of max accessory retail floor area of 930m ²)	79	46	79
North Building						
Single Use Warehouse	1.0 parking spaces per 100 m ² of GFA	0.5 parking spaces per 100 m ² of GFA	10,650 m ²	107	53	88
Accessory Office Use	3.5 parking spaces per 100m ² of GFA	3.0 parking spaces per 100 m ² of GFA	935m ²	33	28	28
Total Parking Required:				315	175	265

Under the CZBL, the Site Plan proposes an excess of 90 parking spaces. As a result, we do not believe that a parking study is a reasonable requirement.

We respectfully request that the application proceed to the Nov 18 hearing date.

Kind regards,

STEVEN PHAM, HBSc, MScPI
PLANNER

VAUGHAN 905.738.8080 x312
TORONTO 416.640.9917 x312
WESTONCONSULTING.COM



From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: November 3, 2021 9:51 AM
To: Steven Pham <spham@westonconsulting.com>; Kevin Bechard <kbechard@westonconsulting.com>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: FW: REVIEWED MINOR VARIANCE APPLICATION - FILE A199/21 - 8500 KEELE STREET

To proceed to the November 18 hearing, we require that you complete and return the Zoning Review Complete – Acknowledgment Form (attached).

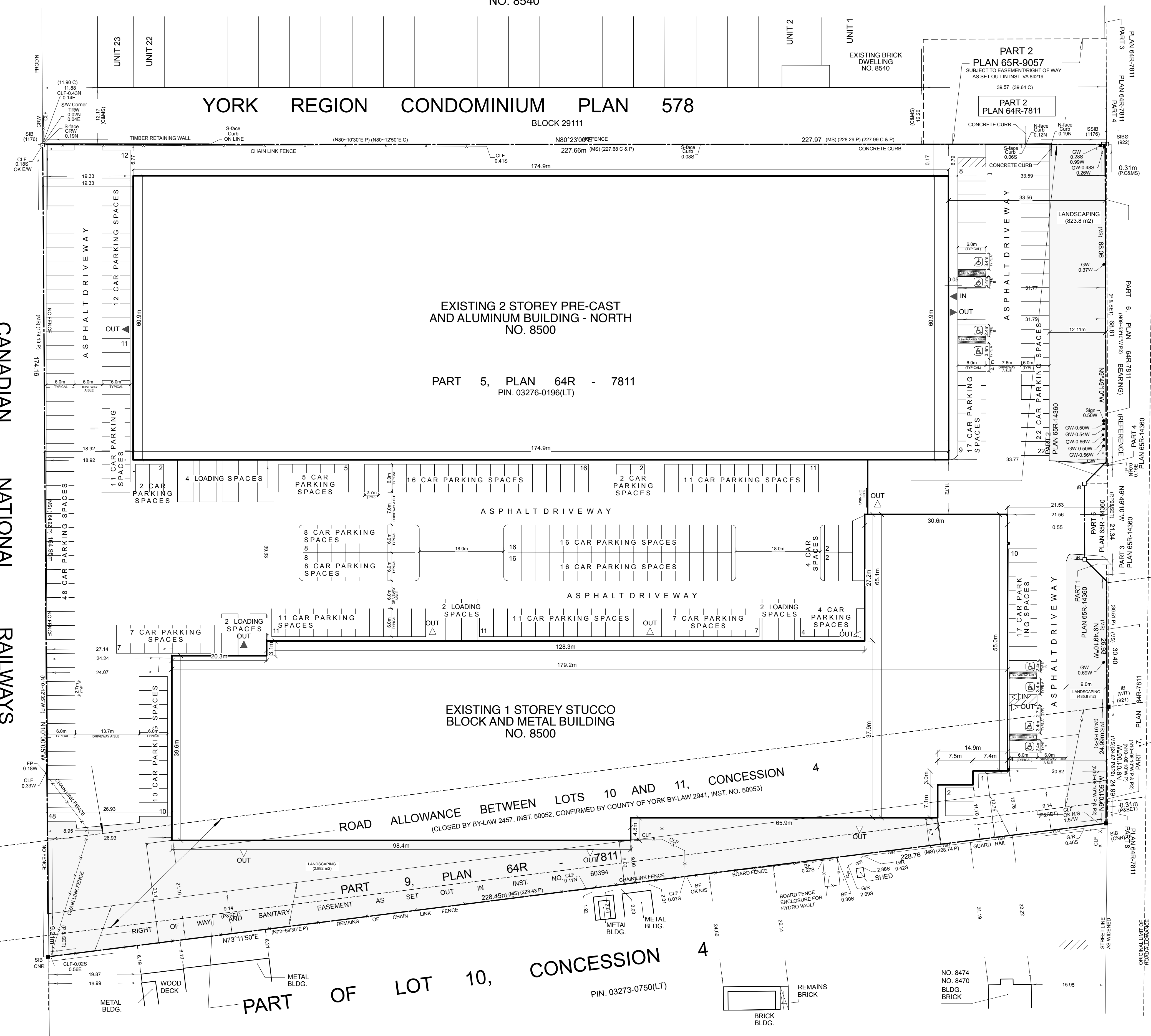
If you do not agree with the variances confirmed, we cannot proceed to a hearing date without confirmation of variances (this is a requirement to complete your submission). I just realized that you have not completed this step yet.

Christine

Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment
905-832-2281, ext. 8332 | christine.vigneault@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

EXISTING 1 STOREY BRICK INDUSTRIAL BUILDING
NO. 8540



DATA & STATISTICS

GROSS FLOOR AREAS	
NORTH BUILDING	11,585 m ² (124,700 ft ²)
WAREHOUSE	10,650 m ² (114,636 ft ²)
OFFICE	935 m ² (10,064 ft ²)
SOUTH BUILDING	
WAREHOUSE	8,336 m ² (89,728 ft ²)
OFFICE	5,405 m ² (58,177 ft ²)
PROPOSED	697 m ² (7,500 ft ²)
ACCESSORY RETAIL	2,234 m ² (24,051 ft ²)

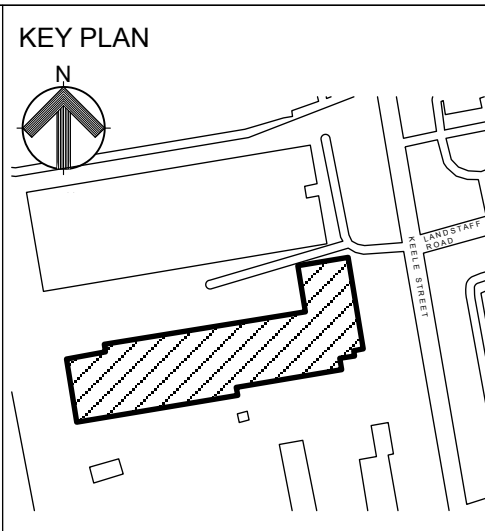
PARKING SPACE PROVIDED: 265 PARKING SPACES INCLUDING 8 ACCESSIBLE PARKING SPACES (4 TYPE A & 4 TYPE B)

	LANDSCAPING AREA
	4,202 m ² (11.6%)

PART OF LOT 11, CONCESSION 4

1 OVERALL SITE PLAN
SCALE: 1:450
SURVEY ORIGINALLY PREPARED FOR 8500 KEELE STREET
SANGMAN YEON SURVEYING INC.

hj architects inc.
85 forest cove court
aurora, ontario
l3x 2l6
416.628.2168
416.887.6771
info@hjarch.ca



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NO.	ISSUED TO	DATE	BY
1.	ISSUED TO MINOR VARIANCE APPLICATION	07/28/21	JY
2.	ISSUED TO PLANNER REVIEW	10/19/21	JY

GENERAL NOTES:

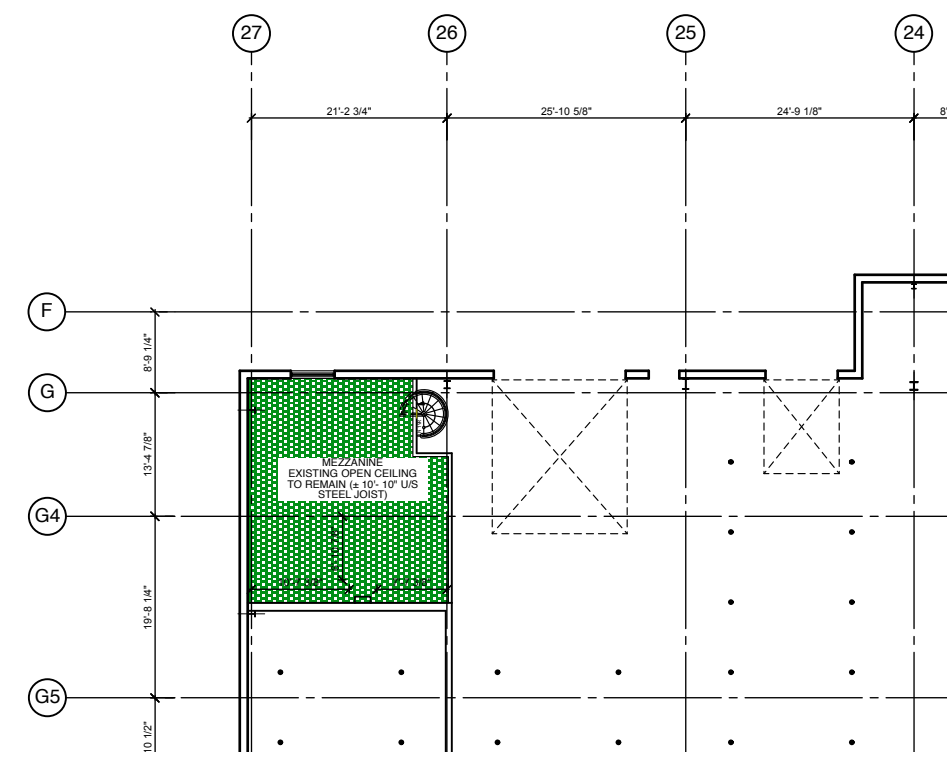
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- All prints of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.

OWNER	RPIC REALTY HOLDING 8500 keele street vaughan, ontario l4k 2a5	MECHANICAL
ARCHITECTURAL	hj architects inc. 85 forest cove court aurora, ontario l3x 2l6	ELECTRICAL
STRUCTURAL		SPRINKLER

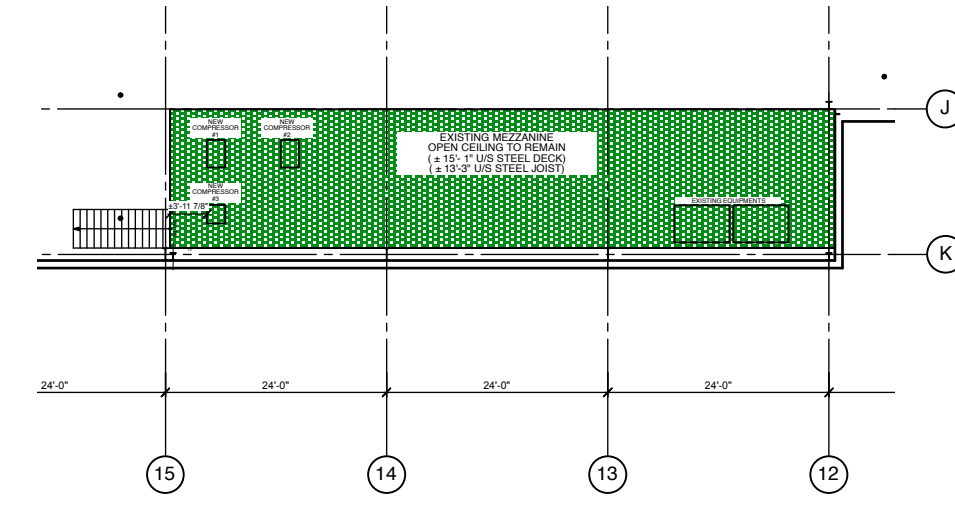


PROJECT NO.		DRAWN BY:	JY	CHECKED BY:	JY	APPROVED:	JY
PROJECT NAME	STORAGE / RACK WAREHOUSE + ACCESSORY RETAIL SALES	SCALE	1 : 450				
DRAWING TITLE	OVERALL SITE PLAN	DRAWING NUMBER	SK - 02				

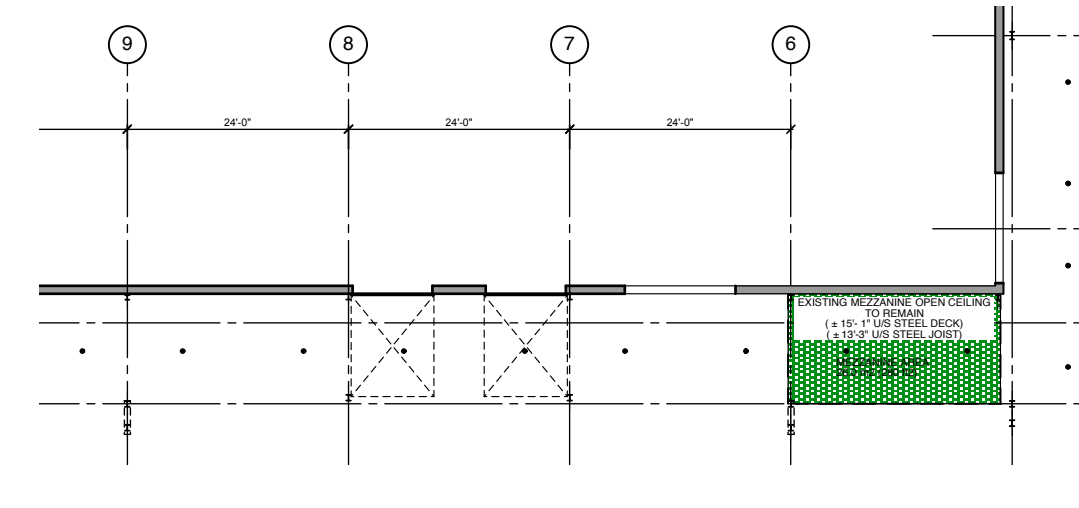
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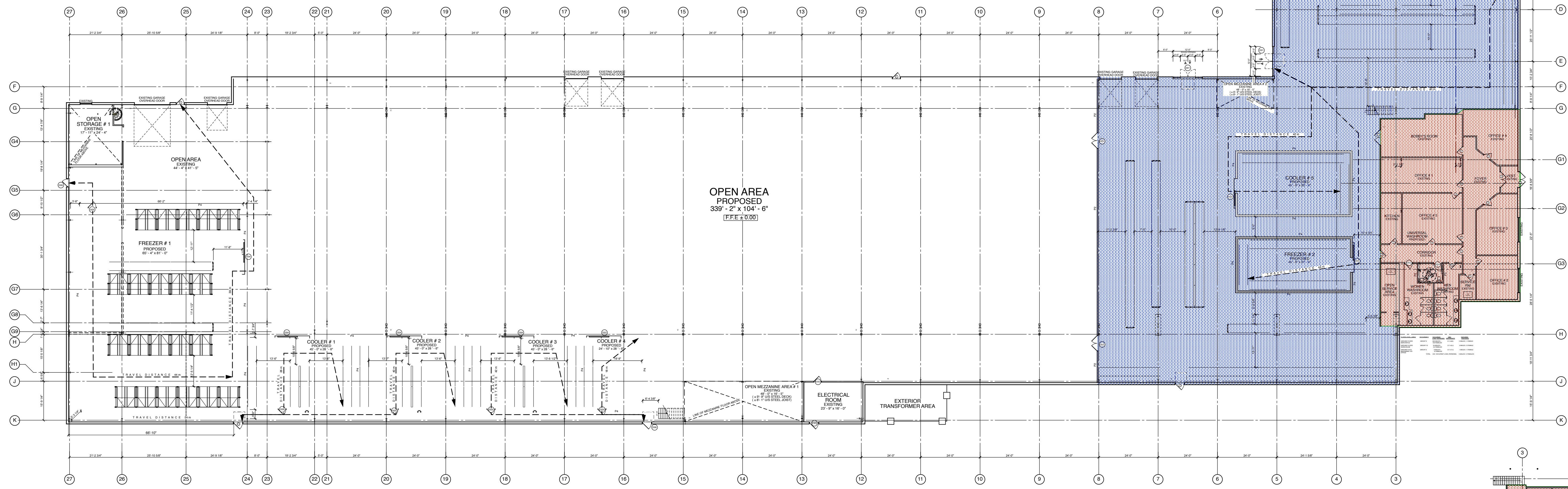
5 OPEN MEZZANINE FLOOR PLAN
SCALE: 1:250
AREA: 509 f² (47.3 m²)



4 OPEN MEZZANINE FLOOR PLAN
SCALE: 1:250
AREA: 1,087 f² (101.0 m²)



3 OPEN MEZZANINE FLOOR PLAN (NO STAIR ACCESS)
SCALE: 1:250
AREA: 280 f² (26.0 m²)



1 GROUND FLOOR PLAN
SCALE: 1:250
FLOOR AREA: 84,992 f² (7,896 m²)
EXISTING OFFICE AREA: 4,635 f² (431 m²)
PROPOSED RETAIL AREA: 24,051 f² (2,234 m²)
WAREHOUSE AREA: 56,306 f² (5,231 m²)

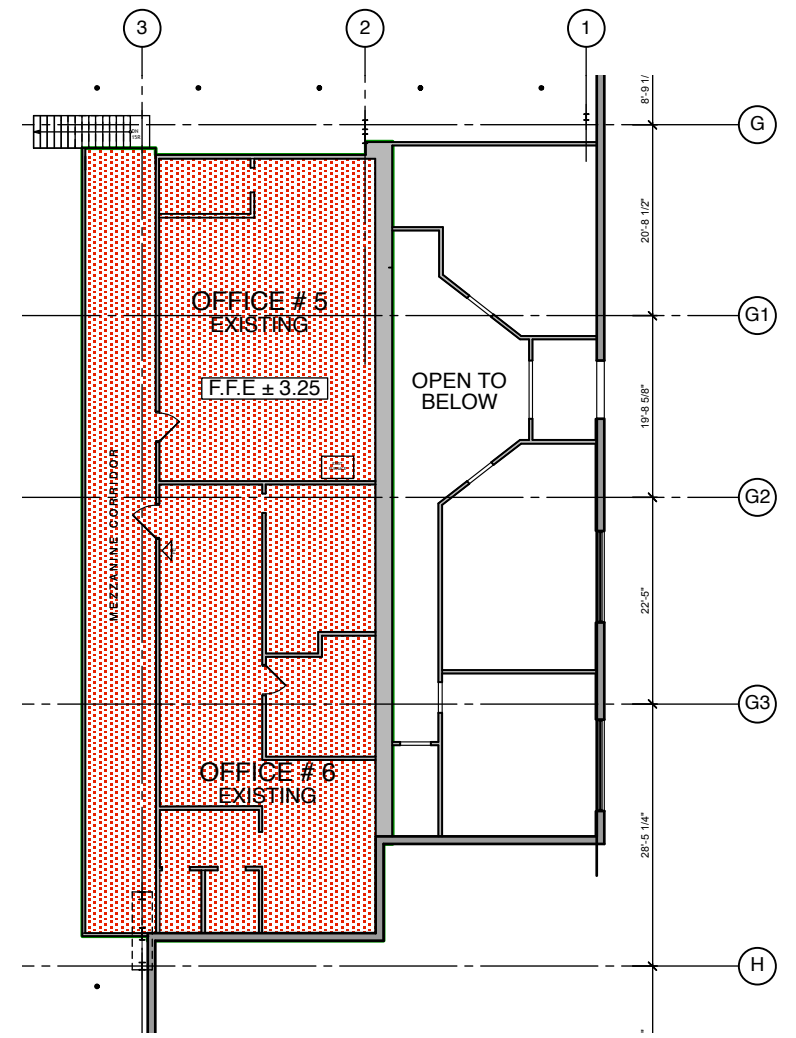
OCCUPANCY COLOR LEGEND

- ACCESSORY RETAIL
- WAREHOUSE
- OFFICE INCLUDING MEZZANINE
- MEZZANINE (WAREHOUSE)

- GENERAL NOTE:**
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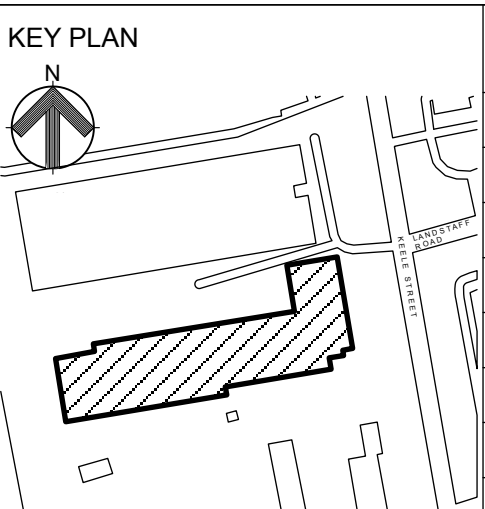
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- PLUMBING, MECHANICAL AND ELECTRICAL SUB-CONTRACTORS TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM APPROPRIATE AUTHORITIES BEFORE PROCEEDING WITH WORK.

2 EXISTING ENCLOSED MEZZANINE FLOOR PLAN
SCALE: 1:250
EXISTING OFFICE AREA 2,859 f² (266 m²)



hj architects inc.
85 forest crove court
aurora, ontario
l3x 2l6

416.628.2168
416.887.6771
info@hjarch.ca

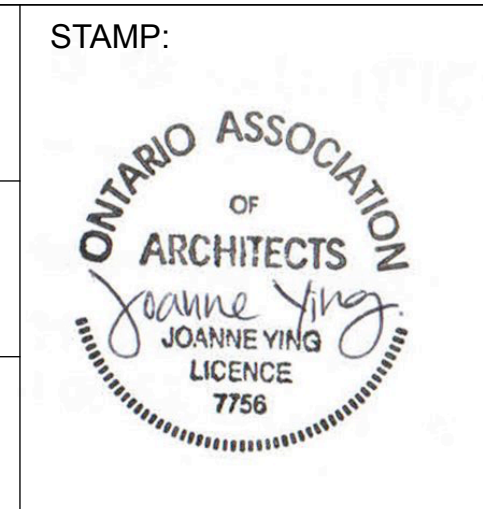


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NO.	ISSUED TO	DATE	BY
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2.	ISSUED TO PLANNER REVIEW	10/19/21	JY

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ARCHITECTURAL	hj architects inc. 85 forest crove court aurora, ontario l3x 2l6	ELECTRICAL
STRUCTURAL		SPRINKLER



PROJECT NO.	
PROJECT NAME	STORAGE / RACK WAREHOUSE + ACCESSORY RETAIL SALES 8500 KEELE STREET, SOUTH BUILDING, VAUGHAN ON, L4K 2A6
DRAWING TITLE	GROUND FLOOR PLAN & PARTIAL MEZZANINE FLOOR PLANS

DRAWN BY:	CHECKED BY:	APPROVED:
JY	JY	JY
SCALE	AS NOTED	
DRAWING NUMBER	SK - 03	

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