



**COMMITTEE OF ADJUSTMENT  
REPORT SUMMARY  
MINOR VARIANCE APPLICATION  
A270/21**

<b>AGENDA ITEM NUMBER: 19</b>	<b>CITY WARD 4</b>
<b>APPLICANT:</b>	Steel Enterprise Corp.
<b>AGENT:</b>	Aviva Reimer
<b>PROPERTY:</b>	<b>2050 Steeles Avenue West, Unit 1, Vaughan</b>
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan ('VOP 2010'): "Employment Commercial Mixed-Use Areas"
<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the City's Zoning By-law is being requested to permit a Personal Service/Health and Fitness Centre within Unit 1.

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
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<b>RELATED DEVELOPMENT APPLICATIONS:</b> <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the City's Zoning By-law is being requested to permit a Personal Service/Health and Fitness Centre within Unit 1.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned EMU, Employment Commercial Mixed-Use Zone, under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.	To permit a maximum of 59% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

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

<b>HEARING INFORMATION</b>	
<b>DATE &amp; TIME OF HEARING:</b>	Thursday, January 20, 2022 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.	
<b>PUBLIC PARTICIPATION</b>	
You can watch a live stream of the hearing at <a href="http://Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>	
If you wish to speak to the Committee of Adjustment on an application please complete and submit a <a href="#">Public Deputation Form</a> to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> by <b>noon</b> on the last business day prior to the hearing.	
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 must be submitted by <b>noon</b> on the last business day <b>prior</b> to the day of the scheduled hearing. Written submissions can be emailed to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	
<a href="#">For more information, please visit the City of Vaughan website.</a>	

<b>INTRODUCTION</b>
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

## INTRODUCTION

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	January 5, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	January 4, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	As per Table 8-2 of By-law 01-2021, the maximum permitted percentage of GFA of permitted uses on a lot in the EMU zone subject to note (2) is 30%. The existing uses on the lot already exceed the maximum permitted 30% of the total GFA of the building.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING) COMMENTS

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 Standards Recommended Conditions of Approval:**

## DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule C for Development Planning Comments.

**Development Planning Recommended Conditions of Approval:** None

## DEVELOPMENT ENGINEERING COMMENTS

The Development Engineering (DE) Department does not object to variance application A270/21.

**Development Engineering Recommended Conditions of Approval:** None

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comments at this time

**PFH Recommended Conditions of Approval:**

None

## DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

**Development Finance Recommended Conditions of Approval:**

None

## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments or concerns

**BCLPS Recommended Conditions of Approval:**

None

## BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

**Building Inspection Recommended Conditions of Approval:**

## FIRE DEPARTMENT COMMENTS

No comments or concerns

**Fire Department Recommended Conditions of Approval:**

None

## SCHEDULES TO STAFF REPORT

*\*See Schedule for list of correspondence*

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Development Planning & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land

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

## IMPORTANT INFORMATION – PLEASE READ

**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 (**see condition chart above for contact**). 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.

## IMPORTANT INFORMATION – PLEASE READ

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

**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 OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) 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.

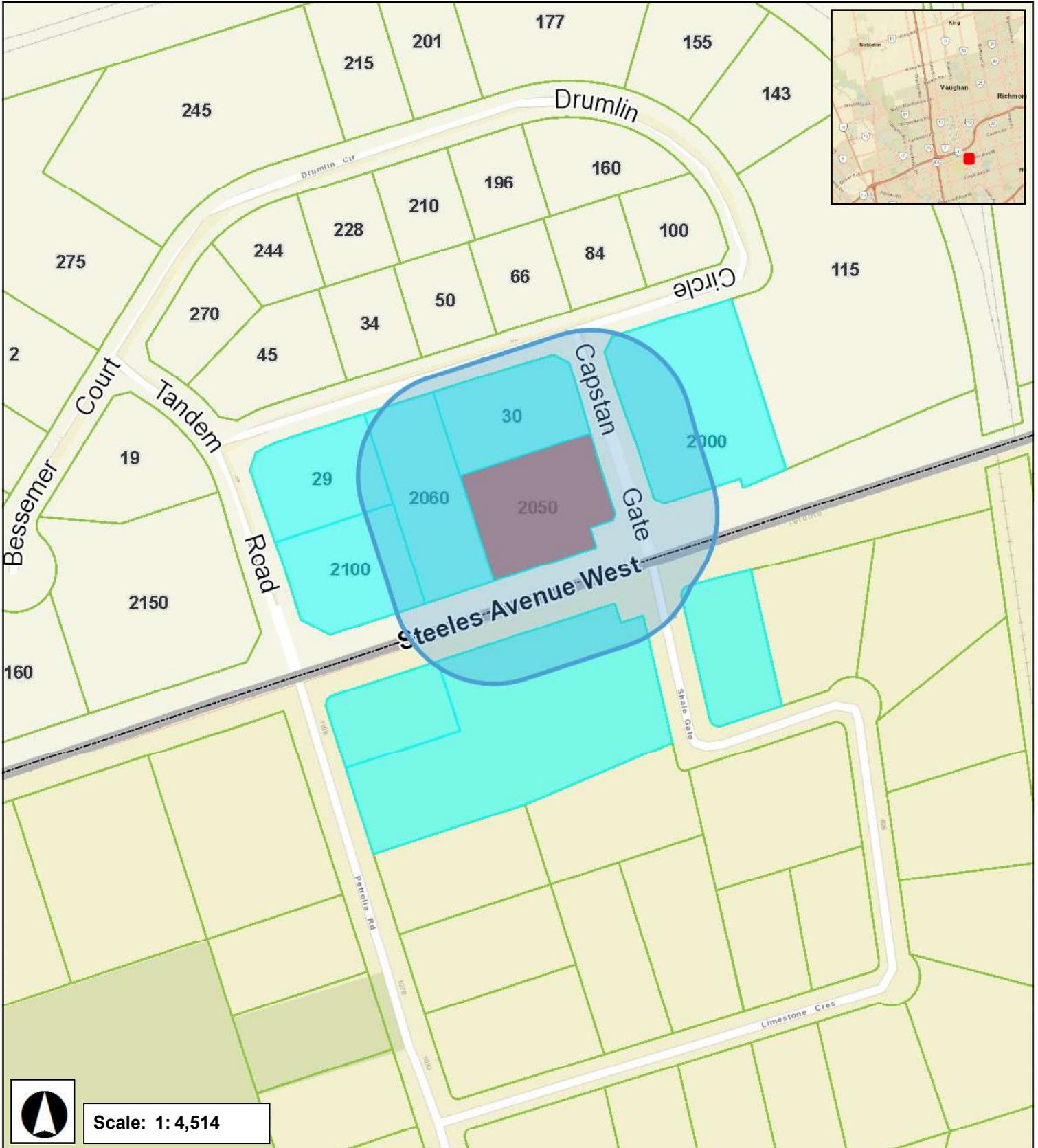
**SCHEDULE A: DRAWINGS & PLANS**



# LOCATION MAP - A270/21

2050 STEELES AVENUE WEST, UNIT 1

**Highway 7**



**A270/21**

EXISTING  
#2050  
MULTI-TENANT  
ONE-STOREY COMM.-IND. COMPLEX

UNIT #1

5" RAISED  
CONCRETE  
SIDEWALK

EXISTING PARKING

10 PARKING SPOTS BELONG TO UNIT#1

EXISTING PARKING

CAPSTAIN GATE

EXISTING SIDEWALK

STEELES AVENUE WEST

**INTERIOR ALTERATION**

FOR VIVE EXECUTIVE CONSULTING INC. OFFICE SPACE

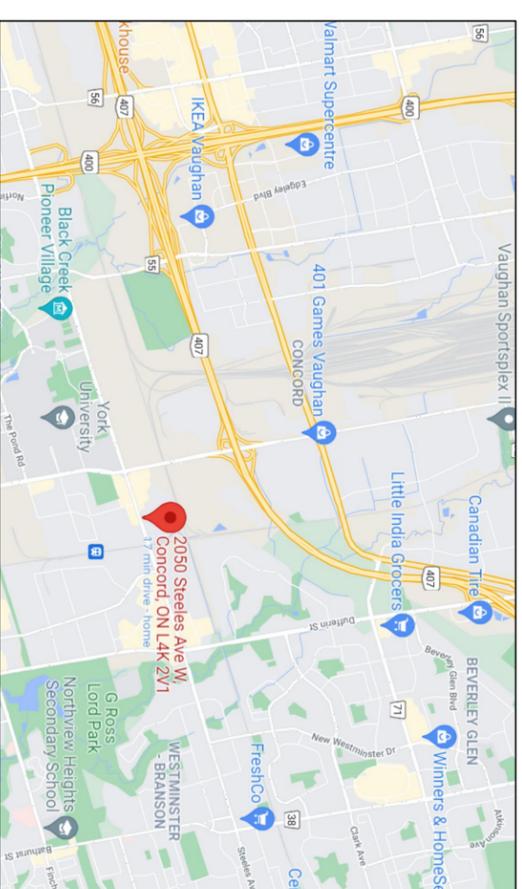
SERVICE: LIFE AND STYLE TRANSFORMATION

(The place that can help rebuild client's bodies, minds and spirits.

Hence why VIVE EXECUTIVE CONSULTING INC. has put together

a concept inclusive of fitness, physical therapy, world-class coaching

and beauty services—hair, aesthetics, cosmetology.)

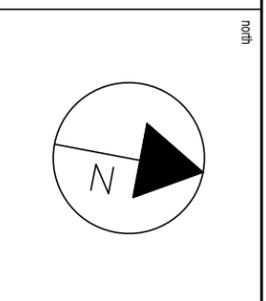


Rev #	Revision	Date
1	Issued for Permit	11-11-2021

drawn by	scale	drawing #	sheet title
J.G.	N/A	A1.1	KEY PLAN

project address	project name
UNIT #1 2050 STEELES AVENUE VAUGHAN, ONTARIO	INTERIOR ALTERATION

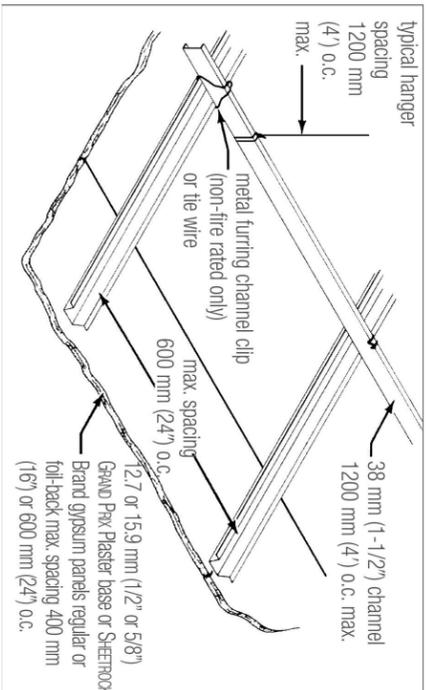
project name	sheet title
INTERIOR ALTERATION	KEY PLAN



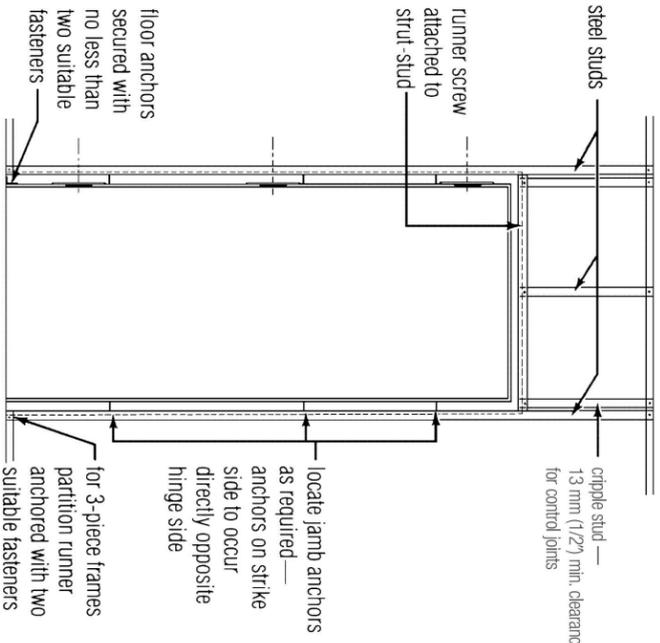
VVA ARCHITECTURE INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION APPEARING IN THESE DRAWINGS BEFORE PROCEEDING WITH WORK.  
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE PROJECT MANAGER BEFORE PROCEEDING. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
THIS DRAWING IS NOT TO BE SCALED.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER.

**V | J**  
architecture inc  
www.vjarchitecture.com  
647.627.0067 647.987.4904  
info@vjarchitecture.com

Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9
2	Major Occupancy(s): existing: GROUP D <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration	2.1.1 9.10.1.3
3	Building Area (m <sup>2</sup> ) Existing building +/-2090 Existing +/- 293 New 0 Total +/- 293	3.1.2.1.(1) 1.1.3.2 1.1.3.2 1.1.3.2
4	Gross Area Above grade exist. 1 Below grade 0	3.2.1.1 & 1.1.3.2 2.1.1.3
5	Number of Stories Above grade exist. 1 Below grade 0	3.2.2.10 & 3.2.5. 9.10.19
6	Number of Streets/Fire Fighter Access TWO	3.2.2.10 & 3.2.5. 9.10.4
7	Building Classification GROUP D	3.2.2.80 9.10.8
8	Sprinkler System Proposed <input checked="" type="checkbox"/> entire building EXISTING <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.17.2
11	Water Service/Supply is Adequate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
13	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.81 9.10.6
14	Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.81 9.10.6
15	Mezzanine(s) Area m <sup>2</sup> N/A Occupant load based on <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design Occupant Load: 18 Occupancy: Group D 7 persons (employees) 11 persons (clients)	3.2.1.1.(3)-(8) 3.1.17.1 9.10.4.1 9.9.1.3
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.7.4.7.(2) 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.8.2.1.(2)(b) 3.3.1.2. & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Listed Design No. or Description Vertical Assemblies FRR (Hours) Listed Design No. or Description Roof FRR (Hours) Listed Design No. or Description Mezzanine FRR (Hours) Listed Design No. or Description FRR of Supporting Members Non-combustible	9.10.8 9.10.9 SB-3 3.2.2.55 SB-3 N/A ULC 3.2.3.1.B 9.10.14
19	Spatial Separation – Construction of Exterior Walls Wall Area of EBF (m <sup>2</sup> ) L.D. (m) L/H or H/L Permitted Max. % of Openings Existing and Proposed % of Unprotected Openings FRR (Hours) Listed Design or Description	9.10.14
20	Plumbing Fixture Requirements Male/Female Count @ 50% / 50% Occupant Load Occupancy - Group D	OBC Table Number 3.7.4.7 2 2



3 SUSPENDED CEILING DETAIL  
A1.2 SCALE: NTS



4 WALL/DOOR DETAIL  
A1.2 SCALE: NTS

<b>EX</b>	EXISTING 10" CONCRETE BLOCK LOAD BEARING WALL MIN 1H FRR
<b>W4d</b>	SOUND INSULATED INTERIOR STUD PARTITION (NON LOAD-BEARING) 1/2" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" STEEL STUD @ 16" O.C. WITH BOTTOM TRACK AND TOP TRACK AND SOUND ATTENUATION BATTIS BETWEEN
<b>W4b</b>	SOUND INSULATED INTERIOR STUD PARTITION (NON LOAD-BEARING) 1/2" WATER RESISTANT GYPSUM BOARD ON WASHROOM SIDE 3 5/8" OR 6" STEEL STUD @ 16" O.C. WITH BOTTOM TRACK AND TOP TRACK AND SOUND ATTENUATION BATTIS BETWEEN 1/2" GYPSUM BOARD
<b>W4c</b>	1HR ULC No. W453 (NON LOAD-BEARING) 2 LAYERS OF 5/8" TYPEX GYPSUM BOARD 3 5/8" STEEL STUD @ 16" O.C. WITH BOTTOM TRACK AND TOP TRACK AND SOUND ATTENUATION BATTIS BETWEEN 1 LAYER OF 5/8" TYPEX GYPSUM BOARD
<b>EXC1</b>	EXISTING EXPOSED METAL DECK CEILING
<b>EX2</b>	EXISTING SUSPENDED GYPSUM BOARD CEILING
<b>C3</b>	NEW SUSPENDED GYPSUM BOARD CEILING: 1/2" GYPSUM BOARD ON METAL FURRING CHANNELS @ 24" O.C. ON ROLLED CHANNELS @ 4" O.C. AND SOUND ATTENUATION BATTIS BETWEEN
<b>C4</b>	NEW SUSPENDED WATER RESISTANT GYPSUM BOARD CEILING 1/2" WATER RESISTANT GYPSUM BOARD ON METAL FURRING CHANNELS @ 24" O.C. ON ROLLED CHANNELS @ 4" O.C. AND SOUND ATTENUATION BATTIS BETWEEN
<b>DOOR SCHEDULE</b>	
1	DOOR 26" X 96" X 1 3/8"
2	DOOR 34" X 96" X 1 3/8"
3	DOUBLE DOOR 48" X 96" X 1 3/8"
4	DOOR 38" X 96" X 1 3/8" W/ APPROVED SELF CLOSING DEVISE
5	DOOR 34" X 84" X 1 3/8" 45min FRR W/ APPROVED SELF CLOSING DEVISE
EX	EXISTING EXTERIOR DOOR 30" X 84" X 1 3/8"
EX1	RELOCATED EXISTING GLASS POCKET DOOR 68" X 96"
EX2	EXISTING GLASS POCKET DOOR 92" X 96"

2 SCHEDULES  
A1.2 SCALE: NTS

1 OBC MATRIX  
A1.2 SCALE: NTS

architect inc

www.viarchitecture.com  
647.627.0067 647.987.4904  
info@viarchitecture.com

drawn by

J.G.

scale:

N/A

drawing #

A1.2

project address

UNIT #1 2050 STEELES AVENUE  
VAUGHAN, ONTARIO

project name

INTERIOR ALTERATION

sheet title

KEY PLAN, OBC MATRIX,  
SCHEDULES

ser:

12/21/2021

PROVINCE OF ONTARIO

V.V. SAFONOV  
100098334

LICENSED PROFESSIONAL ENGINEER

12/21/2021

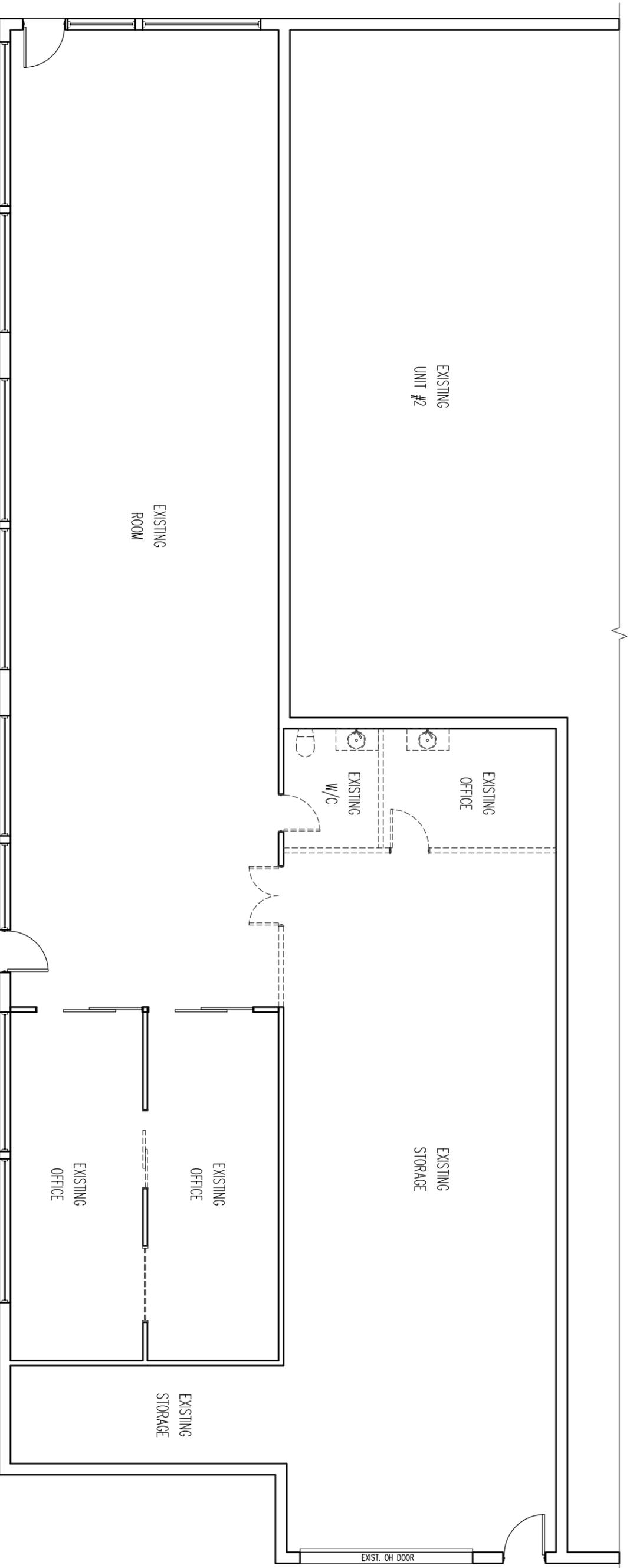
PROVINCE OF ONTARIO

noth

VIA ARCHITECTURE, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE PROJECT MANAGER BEFORE PROCEEDING. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED. FOR CONSTRUCTION UNLESS STATED BY THE ENGINEER.



**LEGEND**

- DEMOLITION LINE
- NEW WALL, REFER TO WALL SCHEDULE
- EXISTING WALL TO REMAIN
- 1 HR FIRE SEPARATION



**architecture inc**  
www.vjarchitecture.com  
647.627.0067 647.987.4904  
info@vjarchitecture.com

Rev #	Revision	Date	project address	project name	sheet title
1	Issued for Permit	11-11-2021	UNIT #1 2050 STEELES AVENUE VAUGHAN, ONTARIO	INTERIOR ALTERATION	DEMOLITION PLAN
drawn by	scale:	drawing #			
J.G.	1/8" = 1'-0"	A2.1			

ser:



north

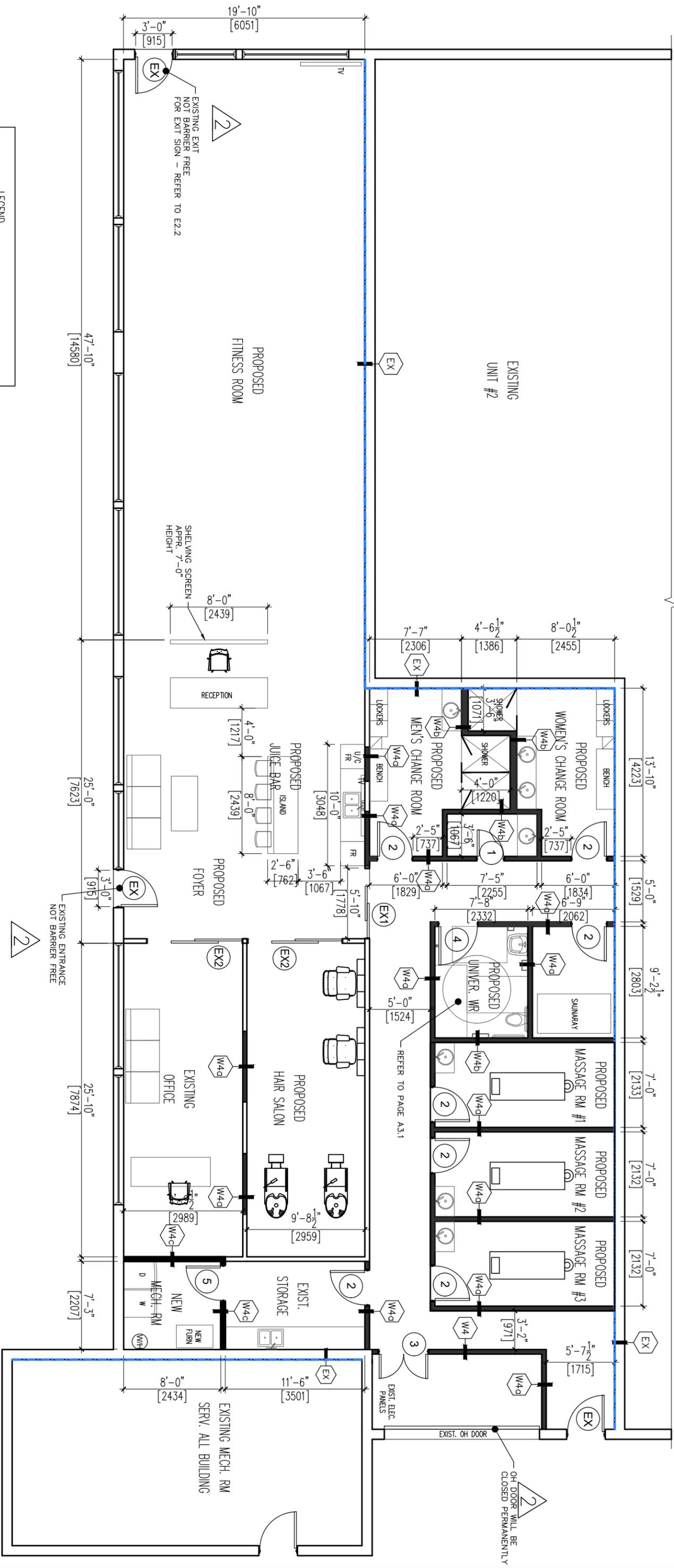


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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE PROJECT MANAGER BEFORE PROCEEDING TO THE NEXT WORK ITEM. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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**LEGEND**

- DEMOLITION LINE
- NEW WALL, REFER TO WALL SCHEDULE
- EXISTING WALL TO REMAIN
- 1 HR FIRE SEPARATION

**V | J**  
**architecture inc**  
 www.vjarchitecture.com  
 647.627.0067 647.987.4904  
 info@vjarchitecture.com

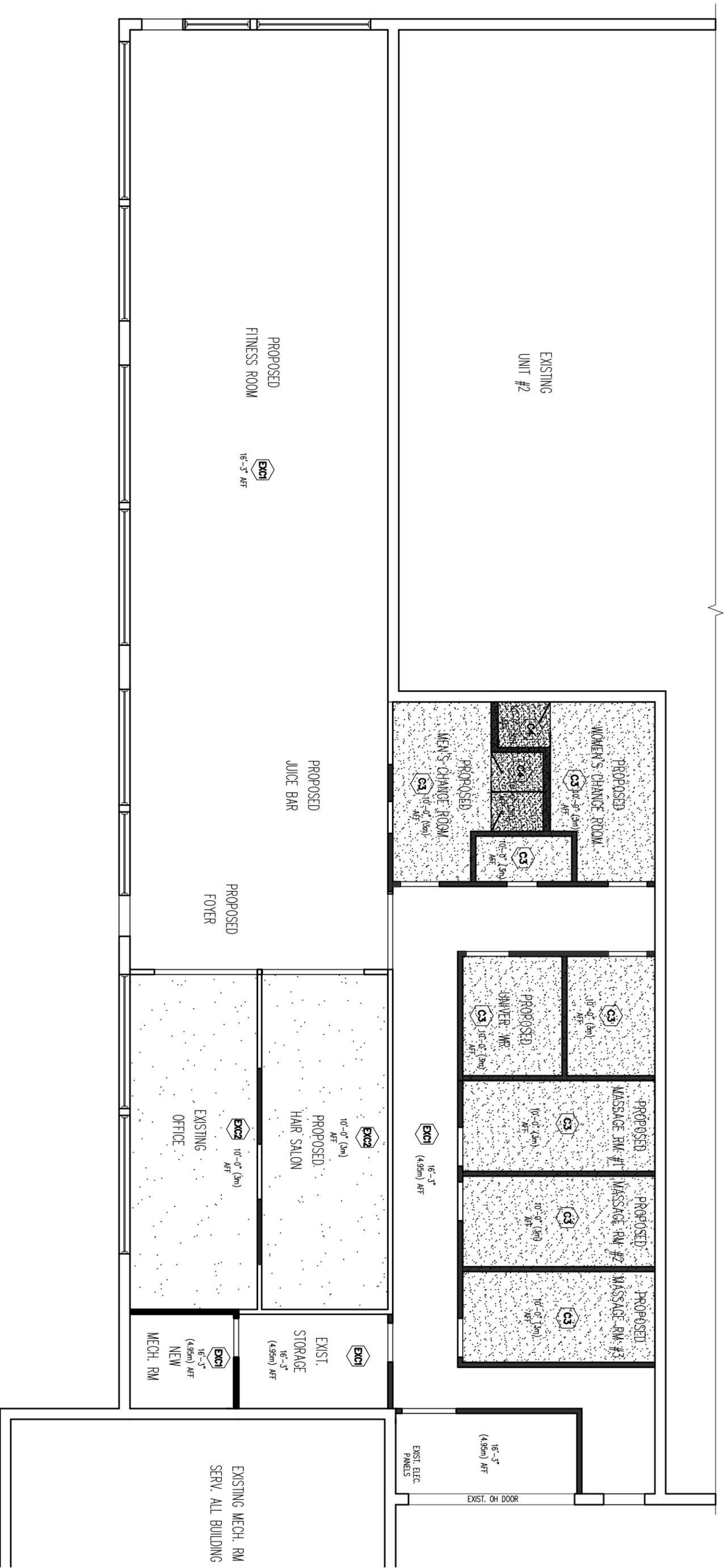
Rev #	Revision	Date
1	Issued for Permit	11-11-2021
2	Revised per city comments	16-12-2021

drawn by: J.G.  
 scale: 1/8" = 1'-0"  
 drawing #: A2.2

project address: **UNIT #1 2050 STEELES AVENUE VAUGHAN, ONTARIO**  
 project name: **INTERIOR ALTERATION**  
 sheet title: **PROPOSED FLOOR PLAN**



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	1	Issued for Permit	11-11-2021	UNIT #1 2050 STEELES AVENUE VAUGHAN, ONTARIO	PROPOSED REFLECTED CEILING PLAN	1/8" = 1'-0"	A2.3	J.G.
				project name				
				INTERIOR ALTERATION				

licensed professional engineer  
V.V. SAPDINDOV  
100089334  
12/21/2021  
PROVINCE OF ONTARIO

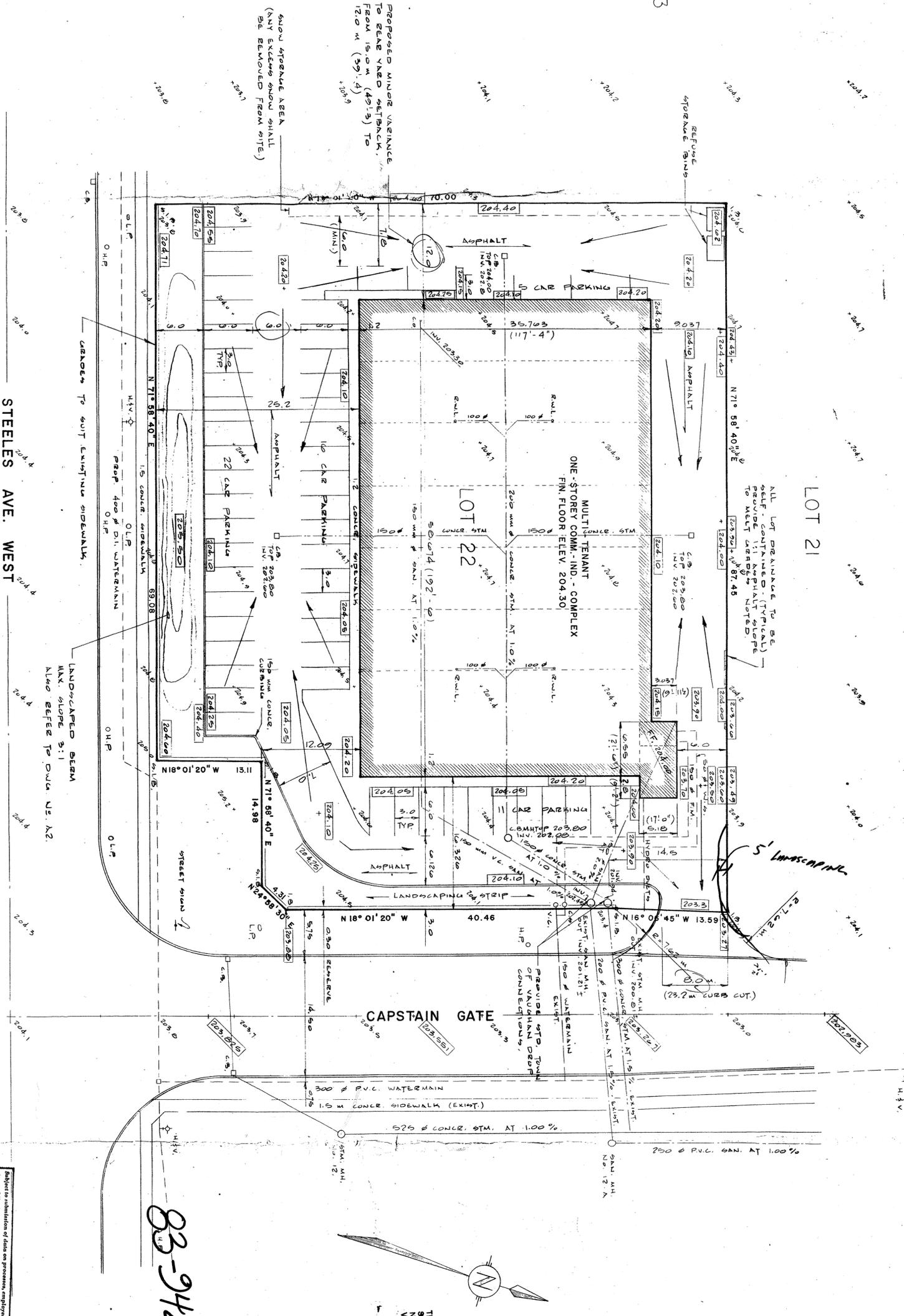
north

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 THIS DRAWING IS NOT TO BE SCALED.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER.

LOT 23

LOT 21

ALL LOT DRAINAGE TO BE SELF-CONTAINED (TYPICAL) PROVIDE 1% ASPHALT SLOPE TO MEET ABOVE NOTES



NOTES RE: ROOF DRAINAGE

- 1) THE BUILDING HAS BEEN DESIGNED TO STORE STORM WATER TO A DEPTH OF 100 MM.
- 2) ROOF AREA = 2149.10 m<sup>2</sup>  
 FLOW RATE = 57.0 GPM  
 VERTICAL LEADER = 80 MM Ø  
 HORIZONTAL STORM PIPE = 100 MM Ø (MIN. SLOPE = 1.0%)  
 (CALCULATIONS MADE USING MANHOLE FORMULA FOR UNIFORM FLOW IN SLOPING DRAIN, USING A VALUE OF 0.0145 FOR 'N'.  
 Q = C.I.A. × d × 4.72 × 1.44 × 2.72 C.F.S./Acce  
 MAX. ROOF DISCHARGE = 0.6 × 53 Acces × .32 Cfs  
 TOTAL DISCHARGE FROM LOT = 272.032 = 2.40 (0.000 cfs / 0.9)  
 TOTAL HEAD AT LAST PIPE RUN = 3.0 W. EFFECTIVE SLOPE = 20.0% - CHANGE = 200 C.F.S.

SITE PLAN

PLAN OF SURVEY OF LOT 22  
 REGISTERED PLAN NO. 65M-2157  
 TOWN OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION TAKEN FROM PLAN NO. 116-732  
 PREPARED BY  
 SCHAEFFER & REINTHALER LTD., ONT. LAND SURVEYOR

**SITE ANALYSIS**

LOT AREA	5927.47 m <sup>2</sup> (62,726.4 S.F.)
BLDG. COVERAGE	2132.75 m <sup>2</sup> (22,858.8 S.F.) - 35.6%
ASPHALT & WALKS	2922.0 m <sup>2</sup> (31,452.0 S.F.)
PARKING PROVIDED	54 CARS (33 REQ'D.)

**LEGEND**  
 DISTANCES & ELEVATIONS ON THIS PLAN ARE IN METERS.  
 DISTANCES IN BRACKETS ( ) ARE IN FEET.  
 204.5 - PROPOSED ELEVATION  
 204.5 - DIRECTION OF DRAINAGE

Subject to submission of data on proposed compliance etc. and final drawings before building is occupied.

**REVIEWED**  
 AS MEETING THE REQUIREMENTS OF THE BUILDING ACT AND THE REGULATIONS THEREUNDER.  
 JUN 7 1983  
 ENGINEER REVIEWED AND APPROVED  
 BOB REINHALER

83-942

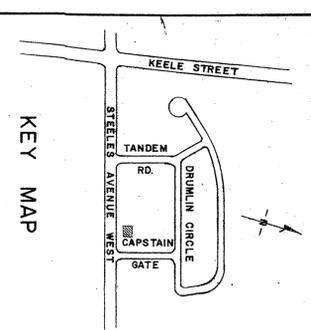
**NOTE**

A sketch of survey prepared by an Ontario Land Surveyor showing the location of the building(s) on the lot must be submitted to the Town of Vaughan Building Standards Department when construction of the building(s) reaches grade level.

The Building Permit is issued on the Express Condition that the Building shall be constructed in accordance with the Plan Noted, including of the Building Standards Department.  
 Received by

**ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE ONTARIO REG. 925/75 MADE UNDER THE BUILDING CODE ACT 1974.**

Part 2, Sub-section 2.4 of The Ontario Regulation 925/75 requires the Architect or Engineer or both to be responsible for the field review of the building(s) during the course of construction to ensure conformance to the design.



**TOWN OF VAUGHAN BUILDING & ZONING DEPARTMENT**  
 "PLANS EXAMINATION"  
 ZONING: R-1  
 BLDG. CODE: 1974  
 CHIEF OFFICIAL: [Signature]

**PLANCON DESIGN**  
 44 EMBURY DR.  
 GONGORA, ONT. M1H 1A1  
 PH: 416-663-2290

DATE	DESCRIPTION	REVISIONS	ENGINEER
5/31/83	FOR PER TOWN BEG. TR.		

PROJECT NAME: DOMCORP  
 PROPOSED COMM. - IND. - COMPLEX FOR BELLISARIO - BRESLIN

DRAWING TITLE: STEELES AVE  
 SITE PLAN

DATE: MAY 1983  
 SCALE: 1:250  
 DWG. NO.: AI

**SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS**

<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Recommend Approval/No Conditions

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** January 20, 2022  
**Name of Owner:** Steel Enterprise Corp.  
**Location:** 2050 Steeles Avenue W, Unit 1  
**File No.(s):** A270/21

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**Proposed Variance(s) (By-law 1-88):**

1. To permit a maximum of 59% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

**By-law Requirement(s) (By-law 1-88):**

1. The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Primary Intensification Corridors within Employment Areas" (Schedule 1) and "Employment Commercial Mixed-Use" (Schedule 13)

**Comments:**

The Owner is requesting permission to increase the maximum gross floor area ('GFA') of all uses (non-retail) to 59% as noted in the above variance.

The subject lands are designated "Employment Commercial Mixed-Use" and located within a Primary Intensification Corridor by the Vaughan Official Plan 2010 ('VOP 2010'), which permits a range of employment and commercial uses and requires a minimum of 30% of the total GFA of all uses on the Subject Lands to consist of uses other than retail.

The building contains 9 units which consist of 920 m<sup>2</sup> retail uses (including proposed use), 738.5 m<sup>2</sup> non-retail uses (employment uses), and 380.8 m<sup>2</sup> remains vacant. Presently, 36.2% (738.5 m<sup>2</sup>) of the uses on the Subject Lands consist of uses other than retail as defined by VOP 2010, therefore the addition of a personal service use in Unit 1 will still allow the Subject Lands to comply with VOP 2010.

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.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I  
Chris Cosentino, Senior Planner

**Date:** December 22<sup>nd</sup> , 2021

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A270-21**

**Related Files:**

**Applicant** Steel Enterprise Corp

**Location** 2050 Steeles Ave Unit 1

**Pravina Attwala**

---

**Subject:** FW: [External] RE: A270/21 (2050 STEELES AVENUE, UNIT 1) - REQUEST FOR COMMENTS

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

**Sent:** December-23-21 1:23 PM

**To:** Pravina Attwala <Pravina.Attwala@vaughan.ca>

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

**Subject:** [External] RE: A270/21 (2050 STEELES AVENUE, UNIT 1) - REQUEST FOR COMMENTS

Good afternoon Pravina,

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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)



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### 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

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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
None				