

**To:** Committee of Adjustment  
**From:** Various Departments and Agencies  
**Date:** 24 January 2019  
**Name of Owner:** Kleinburg North Holdings Ltd.  
**Location:** 10483 Islington Avenue, Kleinburg  
**File No.(s):** **A207/18**

**ADDENDUM**  
**Item #**  
  
**7**

**Zoning Classification:**

The subject lands are zoned C11 Mainstreet Commercial, under By-law 1-88 as amended.

**Proposal:**

1. To permit a minimum of 15 parking spaces for an Eating Establishment.
2. To permit the cellar/basement to be used for bathrooms for the Eating Establishment.

**By-Law Requirements:**

1. A minimum of 46 parking spaces are required.
2. A cellar/basement shall be used for no other purpose than storage, mechanical and/or laundry facilities or parking.

**Public Comment(s):**

**Planning Comment(s):** Prepared by: Christopher Cosentino

**Official Plan:**

VOP 2010: "Mainstreet Commercial" by VOP 2010, specifically Volume 2, Section 12.2 - Kleinburg Core Area. The property is also located within the Kleinburg-Nashville Heritage Conservation District (Volume 2, Section 12.2).

**Comments:**

See attached report.

**Recommendation:**

The Development Planning Department recommends approval of the Application, subject to the conditions of approval issued by the Development Engineering Department and the condition below:

**Planning Condition(s):**

1. That the Owner shall enter into an agreement with the City of Vaughan to provide cash-in-lieu of nine (9) parking spaces, the value of which shall be calculated in accordance with the requirements of the Kleinburg cash-in-lieu Policy and By-law 159-2006.

**Engineering Comment(s):** Prepared by: Brad Steeves

The Development Engineering (DE) Department has reviewed proposed variance application (A207/18) and provides the following comment(s) listed below:

Based on By-law 1-88, the owner is required to provide a total of 46 parking spaces for the proposed eating establishment. Applying the proposed parking standards recommended in the IBI Parking Study, the required number of spaces for the initial application for this development (A081/18) dropped to 32 (24 spaces plus 8 for the mezzanine floor). The current application has removed the mezzanine seating area that was proposed with variance application A081/18 which subsequently reduces the required parking spaces by eight (8) to a grand total of 24 spaces as

\* Comments are based on the review of documentation supplied with this application.

per IBI. Accordingly, the Owner is proposing to provide a total of 15 spaces, which leaves a shortfall of 9 spaces. The Owner shall confirm cash-in-lieu requirements with the City's Development Planning Department as per City policy.

**Engineering Condition(s):**

Should the Committee of Adjustment wish to approve this application, then Development Engineering recommends that the following be conditions of approval:

1) The Owner shall provide an addendum letter to the most recent Parking Study prepared by nexTrans Consulting Engineers dated August 2018 confirming the removal of the mezzanine area and the current shortfall of nine (9) parking spaces as opposed to the original seven (7) spaces to be paid cash-in-lieu.

\*\*CIL condition removed as it is being requested by Planning

**By-Law and Compliance Comment(s):** Prepared by: Daniel Coats

There are no conditions associated with this application

**Bylaw Enforcement Condition(s):**

There are no conditions associated with this application

**Building Septic Comment(s):** Prepared by: Rui Sousa

There are no comments associated with this application

**Building Septic Condition(s):**

There are no conditions associated with this application

**Finance Comment(s):** Prepared by: Nelson Pereira

1. 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.

2. 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.

3. 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

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

**Finance Condition(s):**

There are no conditions associated with this application