

Memorandum to the City of Markham Committee of Adjustment

August 17, 2018

File: A/112/18
Address: 15 Allstate Parkway Markham
Applicant: Groundswell Urban Planners Inc. (Lucila Sandoval)
Owner: ACC Parkway Nominee Inc.
Hearing Date: Wednesday August 29, 2018

The following comments are provided on behalf of the West Team. The applicant is requesting relief from the requirements of By-law 165-80 as amended to permit:

a) Amending By-law 293-88, Section 1 a):

a maximum of four (4) restaurants with a total gross floor area not exceeding 529 m² (5,694 ft²), whereas the By-law permits one (1) restaurant with a gross floor area not exceeding 529 m² (5,694 ft²); as it relates to a proposed restaurant addition to an existing building within an office campus.

COMMENTS

PUBLIC INPUT SUMMARY

No written submissions were received as of August 17, 2018. It is noted that additional information may be received after writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

Zoning Preliminary Review (ZPR) not undertaken

The applicant has not submitted a Zoning Preliminary Review (ZPR) As a result, the variance has not been confirmed. It is the owner's responsibility to ensure that the application accurately reflects identifies all the variances to the Zoning By-law required. If the variance application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

Conclusion

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:


Rick Cefaratti, MCIP, RPP, Planner II, West District

REVIEWED BY:


David Miller, MCIP, RPP, Development Manager, West District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/112/18

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report prepared by Venoth Engineering Ltd. and dated May 22, 2018, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. That the maximum total Gross Floor Area for restaurants does not exceed 530 m².
4. That Secretary-Treasurer receive written confirmation from the Toronto and Region Conservation Authority that the outstanding TRCA Planning Services review fee has been paid.

CONDITIONS PREPARED BY:

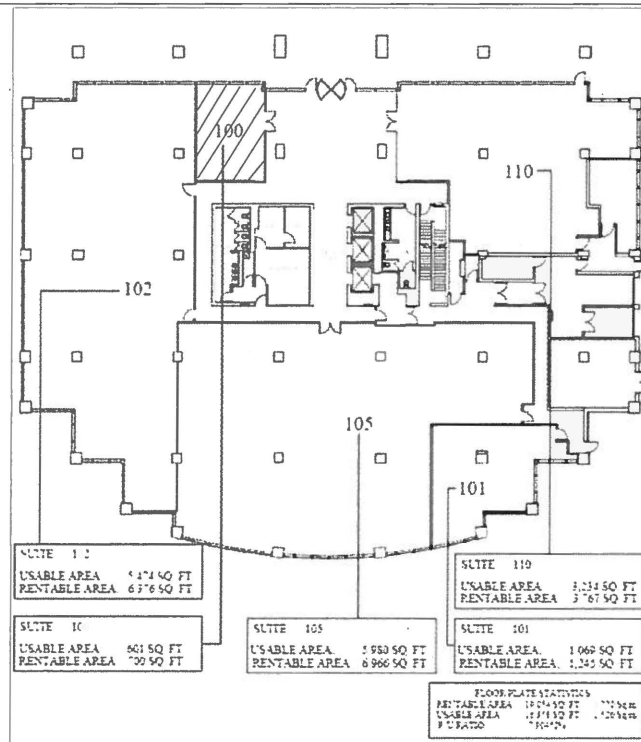


Rick Cefaratti, MCIP, RPP, Planner II, West District

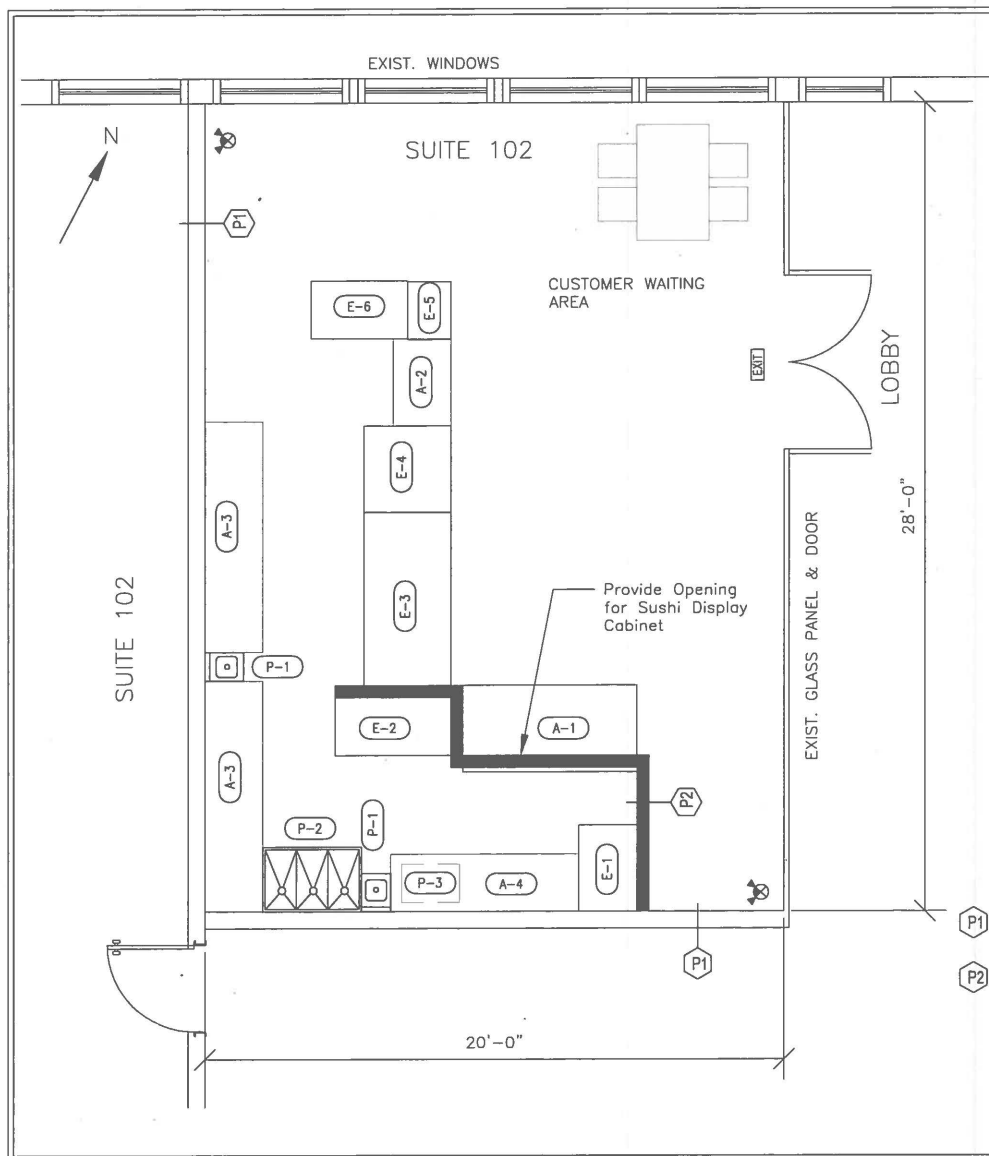
File Path: Amanda\File\ 18 241476 \Documents\District Team Comments Memo



15 ALLSTATE PARKWAY



01	Building Permit	VJ	23/05/2018
No.	Issued To	By	Date
Project Name/Address:			
BIBAB EXPRESS 15 Allstate Parkway, Suite 100 Markham, Ontario			
Title: SITE PLAN			
VENOTH ENGINEERING LTD 28 Romac Drive, Scarborough Ontario, M1C 5H1			
Engineer: VJ		Designer: Venoth	
DWG. #: A1	Date:	Scale:	
	22-05-2018	NTS	



EQUIPMENT SCHEDULE

EQUIP. NO.	DESCRIPTION
(E-1)	FREEZER, 24"x36"
(E-2)	COOLER, 24"x48"
(E-3)	BIBIMBAP COOLER, 36"x72"
(E-4)	HOT TABLE, 36"x36"
(E-5)	POP COOLER, 18"x24"
(E-6)	SUSHI COOLER, 24"x40"
(P-1)	HAND SINK
(P-2)	3 - COMPARTMENT SINK
(P-3)	GREASE INTERCEPTOR, 15 GPM
(A-1)	SUSHI DISPLAY, 36"x72"
(A-2)	CASH COUNTER, 36"x24"
(A-3)	WORK TABLE, 96"x24"
(A-4)	WORK TABLE, 78"x24"

WALL TYPE

EXISTING WALL TO BE PAINTED INSIDE ONLY
 NEW, 7'-6" HIGH WALL, 4", 20 GA METAL STUD
 @ 16" CENTER WITH 1/2" DRY WALL ON BOTH
 SIDES AND PAINTED.

LEGEND

- EMERGENCY LIGHTS WITH BATTERY BACKUP
 EXIT SIGN AS PER OBC



01	Building Permit	VJ	23/05/2018
No.	Issued To	By	Date
Project Name/Address:			
BIBAB EXPRESS			
15 Allstate Parkway, Suite 100			
Markham, Ontario			
Title:			
FLOOR PLAN			
VENOTH ENGINEERING LTD			
28 Romac Drive, Scarborough			
Ontario, M1C 5H1			
Engineer: VJ		Designer: Venoth	
DWG. #:	Date:	Scale:	
A2	22-05-2018	1/4"=1'-0"	