



ADDENDUM
AGENDA ITEM
6.19
COMMITTEE OF ADJUSTMENT

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March 31, 2022

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
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Attention: Christine Vigneault

Re: Zzen Developments Limited c/o Zzen Group
Minor Variance Applications
Part 1 Plan 65R-39179, Part of Block 2 Plan 65M 478
8405 Huntington Road
City of Vaughan, Regional Municipality of York

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of 1406979 Ontario Limited c/o Zzen Group (the "Owners") with respect to their above noted lands (the "Subject Lands"). On behalf of our client, we are pleased to submit the enclosed Minor Variance application.

The subject lands are municipally known as 8405 Huntington Road and legally known as Part 1 Plan 65R-39179, Part of Block 2 Plan 65M 478 being located on the east side of New Huntington Road, north of Keyes Court. The subject lands are designated Prestige Employment by the City of Vaughan Official Plan and currently zoned EM3 - Retail Warehouse Employment Area Zone of the City of Vaughan Zoning By-laws 1-88 and 01-2021.

The relief from Zoning By-law 1-88 is requested so that some of the provisions of Zoning By-law 01-2021 can be applied to the Subject Lands. A rationale for the requested relief is as follows:

Minor Variance Required:

1. **PARKING SPACE** - Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles;

WHEREAS

PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles.

2.0 DEFINITIONS

The general intent and purpose of the Official Plan and zoning by-law are to provide vehicle parking spaces that are of sufficient size and configuration to store vehicles. Allowing parking spaces to be slightly

shallower in depth will ensure the efficient layout of parking areas and reduce the amount of space required for parking areas. The City of Vaughan Review of Parking Standards Contained within The City of Vaughan's Comprehensive Zoning By-law: Final Report dated March 2010, prepared by IBI Group, (the "City Parking Study") suggests that a parking space depth of 5.7 metres is appropriate for the City of Vaughan. Further, the proposed parking space depth is the same as has been approved by the City through the recently approved by the City of Vaughan Comprehensive Zoning By-law 01-2021 (The "New City By-law") and will provide for contemporary parking space requirements. The requested parking space depth of 5.7 is a minor reduction from the required 6.0 metres, will have minimal impact and is desirable given that it will allow for a more efficient development of the lands.

2. For a warehousing use, a minimum parking requirement of 0.5 parking spaces per 100 square metres of GFA shall be required;

WHEREAS

For a warehousing use, a minimum parking requirement of 1 parking spaces per 100 square metres of GFA shall be required.

3.8 a) PARKING REQUIREMENTS

The general intent and purpose of the Official Plan and zoning by-law are to provide for the appropriate number of parking spaces to support employment uses. The City Parking Study assessed the parking utilization rates in employment areas in the City and indicates that due to low employee densities and infrequent visits from clientele, the industrial parking supply and peak occupancy ratios are considerably lower than for other land uses. Further, the study concludes that many industrial land uses, including warehouse uses, appear to provide a substantial excess in parking supply. The City parking Study further suggest that the warehouse use parking requirements in other jurisdictions are below the 1 parking space per 100 square metres of GFA required by By-law 1-88. Given the low utilization rate for parking in industrial areas, providing a lower parking supply will reduce the amount of land set aside for parking which will allow for a more efficient use of the land which is desirable. Further, the City has decided that a rate of 0.5 parking spaces per 100 square metres of gross floor area for a warehouse use is appropriate through Council's approval of Zoning By-law 01-2021. Allowing the parking rate of the New City By-law to apply to the Subject Lands is desirable given the development of the lands.

3. A strip of land not less than 3.0 metres in width shall be provided along a lot line which abuts the street line of a local or arterial road, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

WHEREAS

A strip of land not less than 9.0 metres in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.

6.8.3 b) LANDSCAPING REQUIREMENTS

The general intent and purpose of the Official Plan and zoning by-law are to provide for adequate space for landscaping abutting arterial roads. This variance is required in the instance that the City considers New Huntington Road to be an arterial road notwithstanding that the Official Plan classifies the road as a *Manor Collector* Road. The landscape strip treatment will be reviewed by City staff through the Site Plan Control review process and will ensure an appropriate interface along New Huntington Road. In addition to the landscape strip, street trees along New Huntington Road will also soften and enhance

the interface between the private site and public right of way. Further, reducing the size of the required landscape strip will provide a balance of allowing for a more efficient development of the lands for employment uses while still providing an appropriate landscape treatment along New Huntington Road. The proposed landscape strip width will be consistent with the standard permission found in the New City By-law. The impact of the reduced landscape strip abutting a street will be minor and will result in a desirable development of the lands.

Given the above it is our opinion that the proposed minor variances meet the intent and purpose of the Official Plan and zoning by-law, are minor in nature, are desirable and represent good planning.

In support of the proposed application for Minor Variance, please find enclosed the following materials in accordance with the City of Vaughan Minor Variance Application submission requirements:

1. One (1) copy of the completed Minor Variance Application Form;
2. One (1) cheque in the amount of \$3,671.00 payable to the City of Vaughan representing the Minor Variance Application Fee;
3. One (1) copy of Reference Plan 65R-29838 prepared by Schaeffer Dzaldov Bennett Ltd., dated March 19, 2007;
4. One (1) copy of the Site Plan prepared by Cusimano Architect, dated February 24, 2022;
5. One (1) copy of the Minor Variance Sketch prepared by KLM Planning Partners Inc.;

I trust that the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Robert Lavecchia B.U.R.Pl.

Senior Planner II

CC: Mr. Sam Speranza, Zzen Group of Companies