

Adriana MacPherson

Subject: FW: A109/22 Vaughan - Engineering - Complete With Conditions (MACPHERA)

-----Original Message-----

From: Ian Reynolds <Ian.Reynolds@vaughan.ca>

Sent: June-09-22 3:44 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Cc: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>

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Please note that Vaughan - Engineering process is now complete for a COA folder with the following details:

File No: A109/22

Type: Minor Variance - Industrial/Employment, Commercial

Address: 8700 Dufferin St Bldg D

Comments

:According to the parking review, By-law 001-2021 requires 314 spaces while considering the shared parking reduction and car-pool parking reduction. The proposed parking supply of 300 spaces would have a 14 space deficiency. Although the proxy surveys in the parking study are not acceptable for the proposed parking reduction, the provided TDM toolkit shows that the proposed TDM measures would grant a 5.6% parking reduction (up to 16 spaces). Based on the above, Transportation Engineering staff can support the proposed parking reduction.

Transportation Engineering has no objection to the proposed loading areas (two existing loading area with size 3.5mx9m and a type B loading size 3.5mx11m), as the new additional office GFA 1098.97 sq.m. would require 1 Type B loading space.

The Development Engineering (DE) Department does not object to variance application A109/22 subject to the following condition:

Conditions:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.003) from the Development Engineering (DE) Department.