

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: June 9, 2022

Name of Owner: 2019625 Ontario Limited

Location: 233 Sweetriver Boulevard

File No.(s): A063/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a building not to be located within the required 3.5 m to 7 m build-to-zone for a proposed addition to Building C.
2. To permit a minimum ground floor height of 3.82 m for a proposed addition to Building C.
3. To permit waste storage not to be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone.

By-Law Requirement(s) (By-law 001-2021):

1. The proposed addition to Building C shall be located within the required 3.5 m to 7 m build-to-zone.
2. A minimum ground floor height of 4.5 metres is required for the proposed addition to Building C.
3. Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone.

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

4. To permit a minimum rear yard setback of 9.04 metres to Building C.
5. To permit a minimum landscape strip width of 4.46 metres abutting a street line.

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

4. A minimum rear yard setback of 15 metres is required to Building C.
5. A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use".

Comments:

The Owner is proposing to construct one (1) one-storey 411.74 m² addition to the existing Acura car dealership (Building A), and three (3) one-storey additions totaling 655.50 m² to the existing Hyundai car dealership (Building C). Building A does not require relief. Related Site Development Application DA.21.042 was submitted to facilitate the proposed additions.

The Development Planning Department has no objection to Variances 1 and 2 for the location and height of the proposed addition to Building C, as they have been reviewed by the Urban Design Division of the Development Planning Department as part of the Site Development Application process and are considered appropriate to facilitate the development. Development Planning recognizes that the location of the proposed addition is also appropriate given the lot configuration and the 0.69 m reduction for the ground floor height is considered minor in nature.

The Development Planning Department has no objection to Variance 3 for the proposed waste storage location as it has been reviewed by the Urban Design Division as part of the Site Development Application process and it is satisfied with the proposed waste storage located at the rear of Building B.

The Development Planning Department has no objection to Variance 4 for the proposed addition to Building C as the rear yard setback to Sweetriver Boulevard will not pose a significant visual impact to nor impact the function of the abutting uses. The proposed

rear yard setback of 9.04 m also maintains an appropriate area for access and drainage, and complies with By-law 001-2021.

The Development Planning Department has no objection to Variance 5 for the 4.46 m landscape strip as the reduction will provide an adequate buffer between the proposed parking areas and the abutting streets. The Urban Design Division of the Development Planning Department has also reviewed the minor variance application and has no objection to the reduction.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, 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:

1. That all comments on Site Development Application DA.21.042 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner