

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: September 16, 2022

Name of Owner: 169 Cityview Developments Inc.

Location: 169 Cityview Boulevard

File No.(s): A221/22

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

1. To permit the use of the Industrial Mall parking requirement for the purposes of calculating parking on the site.

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

1. The parking requirements are based on the individual uses within each unit of the multi-unit development.

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

2. To permit a minimum of 60 parking spaces on the subject lands.

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

2. A minimum of 67 parking spaces are required on the subject lands.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"

Comments:

The Owner is requesting relief to permit the construction of two multi-unit, single-storey industrial/commercial buildings with the above noted variances. Standard Condominium tenure is proposed for the site. The Owner has submitted Site Development Application DA.21.039 to facilitate the development, which is currently under review.

The Development Planning Department has no objection to Variance 1 to permit the 'Industrial Mall' parking requirements to be used for the site. The proposed Standard Condominium tenure will allow industrial and commercial tenants to lease the units individually, similar to a shopping mall. Parking requirements for the individual units cannot be determined at this time, as the tenancy for the building has not yet been established. Using the 'Industrial Mall' parking requirements for the site allows for a site wide calculation of parking requirements, as opposed to each unit needing a set number of spaces. The subject lands are zoned "EM1 - Prestige Employment Zone" by Zoning By-law 001-2021 which does not permit an 'Industrial Mall'. A recommendation from staff to permit the 'Industrial Mall' use within the EM1 Zone was adopted by Council on May 17, 2022 and is anticipated to go to a future Council Meeting for implementation as part of a general amendment. The proposed parking ratio will comply with Zoning By-law 001-2021 once the 'Industrial Mall' use is added to the EM1 Zone.

The Development Planning Department has no objection to Variance 2 given that the proposed parking ratio has been reviewed by the Transportation Engineering Division of the Development Engineering Department and is considered sufficient to serve the proposed uses.

In support of the application, the Owner has submitted an Arborist Report and Tree Protection Plan prepared by Canopy Consulting, dated July 11, 2022. The report inventoried six trees, two of which are proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

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, subject to the following condition:

Condition 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.21.039 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner I
David Harding, Senior Planner