

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** December 02, 2022  
**Name of Owner:** Bowes Road Industrial LP  
**Location:** 311 Bowes Road  
**File No.(s):** A300/22

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

1. To permit a minimum landscape strip width of 1.5 m along a lot line which abuts a street line (Bowes Road).
2. To permit a minimum landscape strip width of 0.0 m along a lot line which abuts a street line (Rivermede Road).
3. To permit a minimum of 4.0% of landscaped open space.

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

1. A minimum landscape strip width of 3.0 m along a lot line which abuts a street line (Bowes Road) is required. [Section 11.2.2]
2. A minimum landscape strip width of 3.0 m along a lot line which abuts a street line (Rivermede Road) is required. [Section 11.2.2]
3. A minimum of 5% of landscaped open space is required. [Section 11.2.2]

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

4. To permit a minimum landscape strip width of 1.5 m along a lot line which abuts a street line (Bowes Road).
5. To permit a minimum landscape strip width of 0.0 m along a lot line which abuts a street line (Rivermede Road).
6. To permit a minimum of 4.0% of landscaped open space.

**By-law Requirement(s) (By-law 1-88)**

7. A minimum landscape strip width of 3.0 m along a lot line which abuts a street line (Bowes Road) is required. [Section 6.1.6]
8. A minimum landscape strip width of 3.0 m along a lot line which abuts a street line (Rivermede Road) is required. [Section 6.1.6]
9. A minimum of 5% of landscaped open space is required. [Section 6.1.6]

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

**Comments:**

The Owner is requesting permission to reduce the landscape strip width on two (2) street lines and reduce the required landscaped open space for two existing multi-unit employment buildings with above noted variances.

On Tuesday, November 22, 2022, Vaughan Council conditionally approved Draft Plan of Condominium (Standard) File 19CDM-22V004 to establish condominium tenure for the two existing employment buildings on-site. As noted in the Development Planning recommendation report to the Committee of the Whole, the buildings were built in 1975, and the reliefs being requested under both By-laws are to recognize existing site conditions. No changes are being proposed.

Development Planning staff acknowledges the landscape strips cannot be widened without effecting parking on-site. There is additional landscaped open space between the lot and the two roads, which lessens the perceptible impacts a reduced landscape strip may otherwise cause to a streetscape. There is approximately 7.2 metres between the west lot line and travelled portion of Bowes Road and at least 6.3 metres between Rivermede Road and the south lot line. As the site has operated for over 35 years in its current configuration and utilizes existing infrastructure, and there is landscaped space within the road allowances, Development Planning does not object to the proposed variances.

The Development Planning Department is of the opinion that the requested Variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-laws, and are 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:

None

**Comments Prepared by:**

Roberto Simbana, Planner I

David Harding, Senior Planner