



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A286/22  
260 Woodbridge Ave, Woodbridge**

**FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment**

<b>ITEM NUMBER: 6.16</b>	<b>CITY WARD #: 2</b>
<b>APPLICANT:</b>	City Park (Woodbridge Gates North) Inc.
<b>AGENT:</b>	John Zipay & Associate c/o John Zipay
<b>PROPERTY:</b>	260 Woodbridge Ave Woodbridge ON L4L 2T2
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Residential," Volume 2, Section 11.11 Woodbridge Centre Secondary Plan
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.17.108.
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit the construction of a proposed mid-rise multi-unit residential building and to facilitate related site development application DA.17.108.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned WMS Main Street Mixed-Use – Woodbridge Zone under By-law 001-2021 as amended.**

**The subject lands are zoned RA3, Apartment Residential Zone, and subject to the provisions of Exception 9(1516) under Zoning By-law 1-88, as amended.**

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1	The minimum parking requirement shall be 120 spaces, which includes a minimum of 21 spaces for visitor parking. [Exception 9(1516) ai]	To permit a minimum of 111 parking spaces, including a minimum of 20 visitor parking spaces.
2	Standard parking spaces shall measure a minimum of 2.7 m width x 6.0 m length. [Section 2.0, Definitions of Parking Space]	To permit minimum parking space dimensions of 2.4 m width x 4.8 m length for a maximum of 12 standard parking spaces.

**APPLICATION ADJOURNED TO THE JANUARY 26, 2023 HEARING TO  
ACCOMMODATE STATUTORY PUBLIC NOTICE.**