

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** January 20, 2023

**Name of Owner:** Project Aim Programs

**Location:** 36 Atkinson Avenue

**File No.(s):** A304/22

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**Proposed Variance(s) (By-law 001-2021):**  
None

**By-Law Requirement(s) (By-law 001-2021):**  
None

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

1. To permit a minimum of 92 parking spaces.
2. To permit a minimum accessible parking space length of 5.4 m.
3. To permit a parking space length of 5.7 m.

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

4. A minimum 113 parking spaces is required.
5. A minimum accessible parking space length of 6 m is required. [3.8]
6. A parking space length of 6 m is required. [Definitions]

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owner is requesting permission to reduce the required length for a barrier free (accessible) and standard parking space, as well as the total amount of parking spaces to facilitate Minor Site Development Application File DA.22.012. The standard parking space length reductions are sought for 22 new spaces proposed north and west of the building. The barrier free reduction is sought to reconfigure the existing barrier free spaces to the south of the building. File DA.22.012 seeks to amend the approved Site Plan Application (File DA.18.096) and propose minor site alterations (i.e., parking spaces, curbs, parking lines, trees) to account for the growing needs of the daycare on-site. Development Planning confirms DA.22.012 has been reviewed by City staff, who have signed off on the proposed changes. Delegated approval by the Director of Development Planning will be issued once the deficiencies in zoning have been resolved.

Development Planning has no objection to the Variances, as the reductions are minimal and does not impact how the site operates. It should be noted the Variances above only apply to By-law 1-88, as it does not reflect the up-to-date parking studies conducted and standards established in Comprehensive Zoning By-law 001-2021. The Transportation Division of Development Engineering confirms that reducing the accessible parking space length to 5.4 m will not impact the functionality of these spaces nor conflict with the *Accessibility for Ontarians with Disabilities Act* standards.

In support of this minor variance application, the Owner has submitted an Arborist Letter, prepared by Kuntz Forestry Consulting Inc., dated October 4, 2022. Urban Design staff reviewed the proposed changes and are generally satisfied.

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