

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 20, 2023
Name of Owner: 3288212 Nova Scotia Ltd.
Location: 6100 Langstaff Road
File No.(s): A079/23

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

1. To permit a total of 75 parking spaces.
2. To permit a minimum of 3 loading spaces.

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

1. The number of parking spaces required is 146 spaces.
2. The minimum number of loading spaces required is 1 Type A, 3 Type B, and 1 Type C loading spaces.

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

3. To permit a total of 75 parking spaces.
4. To permit a minimum of 3 loading spaces.
5. To permit a maximum driveway width of 22.0 m which serves the movement of trucks to and from a loading space.

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

3. The number of parking spaces required is 259 spaces.
4. The minimum number of loading spaces required is 4 loading spaces.
5. A driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a maximum width of 13.5 m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment," Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan

Comments:

The Owner is requesting relief to permit the development of a 2-storey data processing centre with an ancillary office component, with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 3 and 4 for the proposed number of parking and loading spaces given that the proposed spaces have been reviewed by the Transportation Engineering Division of the Development Engineering Department and are considered sufficient to serve the proposed use.

The Development Planning Department has no objection to Variance 5 for the maximum driveway width to serve the movement of trucks to and from a loading space. The proposed driveway will provide vehicular access to the site for visitors and employees in addition to facilitating truck movement. The driveway has also been reviewed by the Transportation Engineering Division of the Development Engineering Department and they have no concerns.

In support of the application, the Owner has submitted an Arborist Report prepared by Morrison Hershfield, dated November 14, 2022, revised April 19, 2023. The revised report inventoried 144 trees, 117 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 conditions:

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That the applicant's solicitor consolidates 6100 Langstaff Road, owned by 3288212 Nova Scotia Ltd., together with Part of Lot 9, Concession 3 also owned by 3288212 Nova Scotia Ltd., together comprising of the subject lands for Minor Variance Application A079/23 and provide a letter confirming that the parcels have been merged and are no longer separately conveyable under Section 50 (3) or (5) of the Planning Act.
2. That all comments on Site Development Application DA.22.008 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner