



# COMITTEE OF ADJUSTMENT MEETING

350 HUNTER'S VALLEY ROAD

CITY OF VAUGHAN

FILE: A150/23

RELATED FILES: DA.21.028, AND Z.21.029

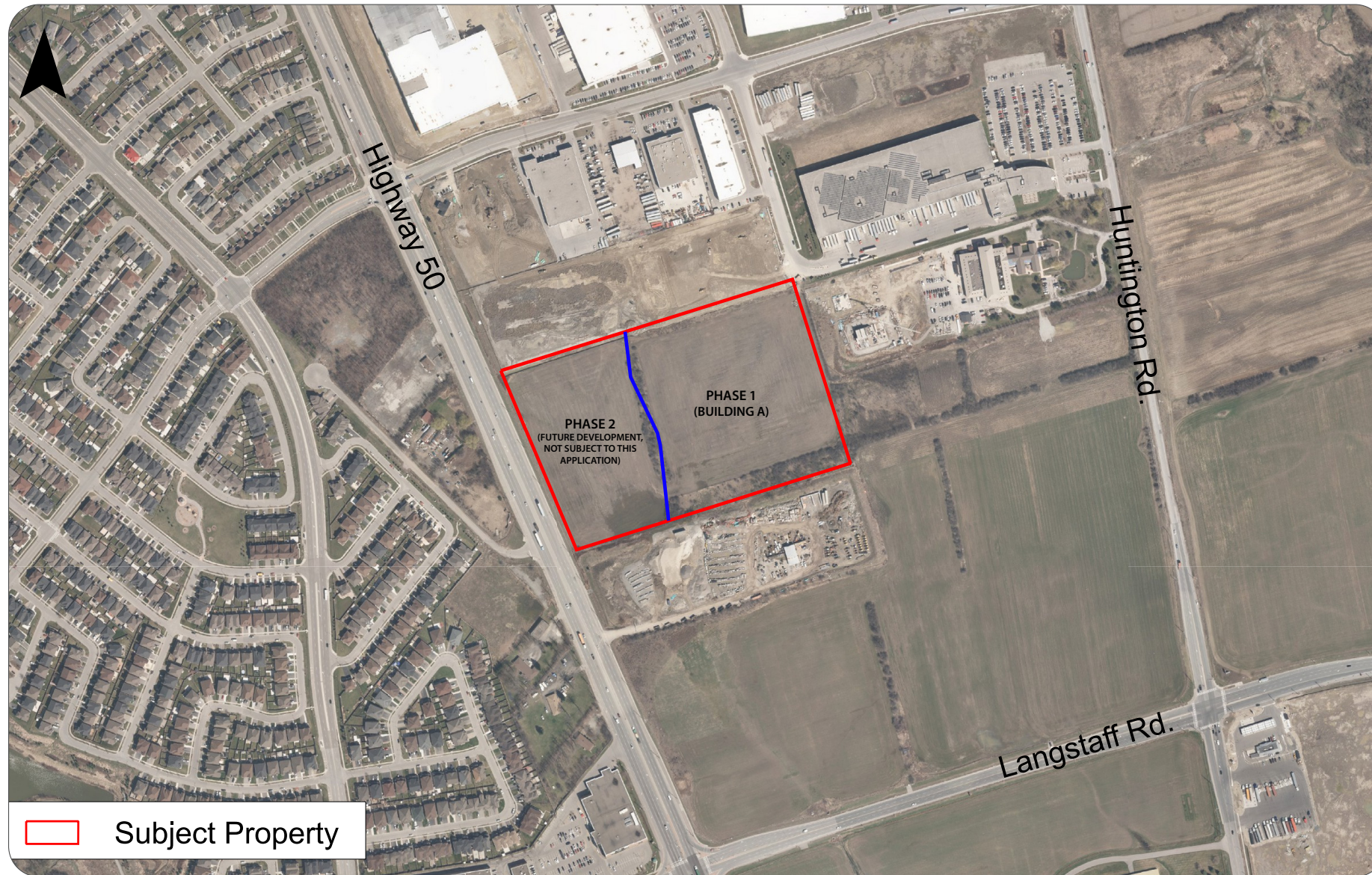
HIGHWAY 50 NOMINEE INC.

OCTOBER 19, 2023

**WESTON**  
CONSULTING



# SUBJECT PROPERTY



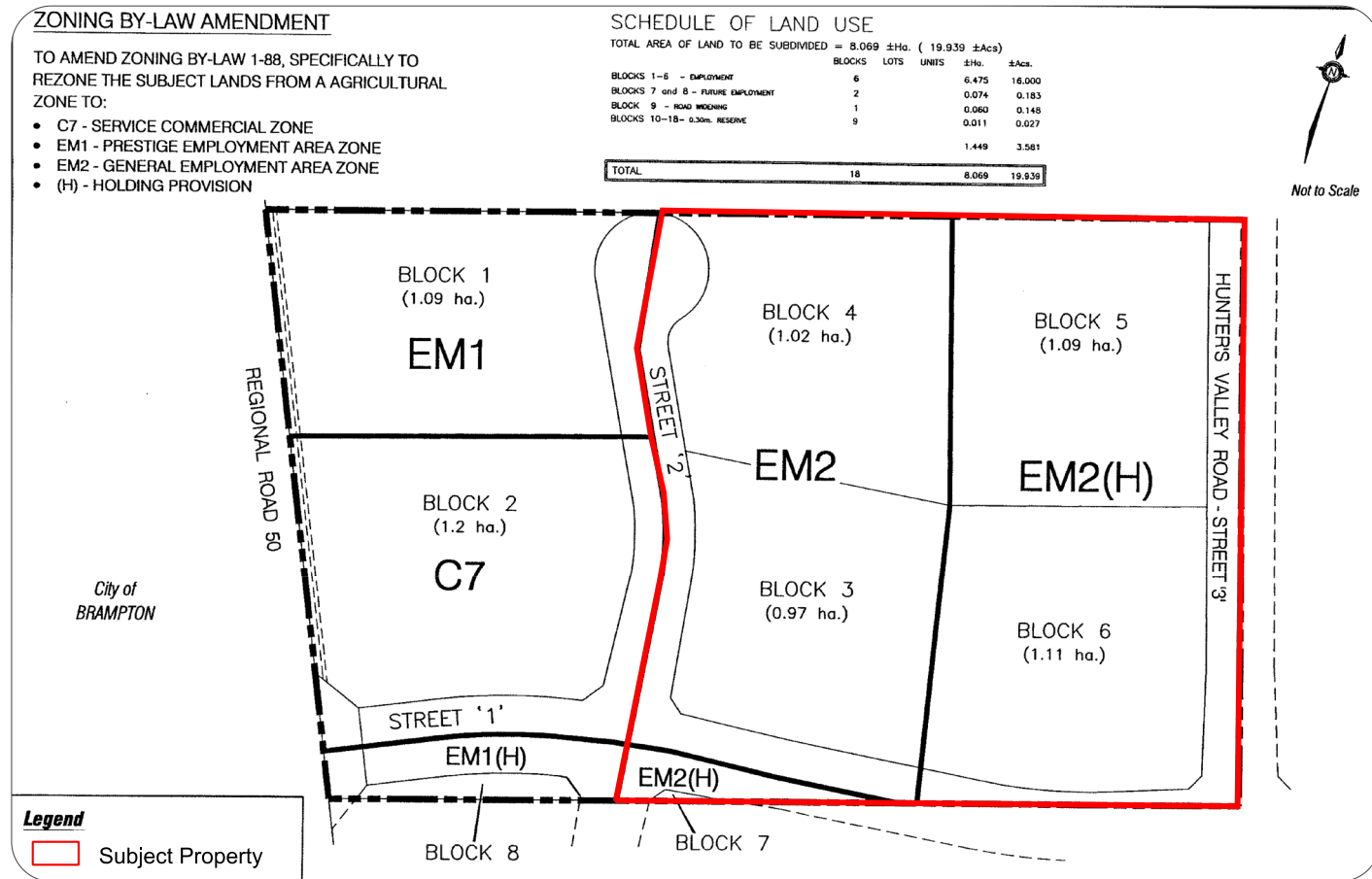
- **Site Area:** 77,678.02 m<sup>2</sup>
- **Phase 1 Area of Development:** 41,234.37 m<sup>2</sup>
- **Frontage:** 223.63 m
- **Depth:** 197.28 m
- **Location:** Within the Block 64 South Block Plan and north of Langstaff Road and south of Trade Valley Drive
- **Current Use:** Warehouse (currently under construction)

# LAND USE DESIGNATION

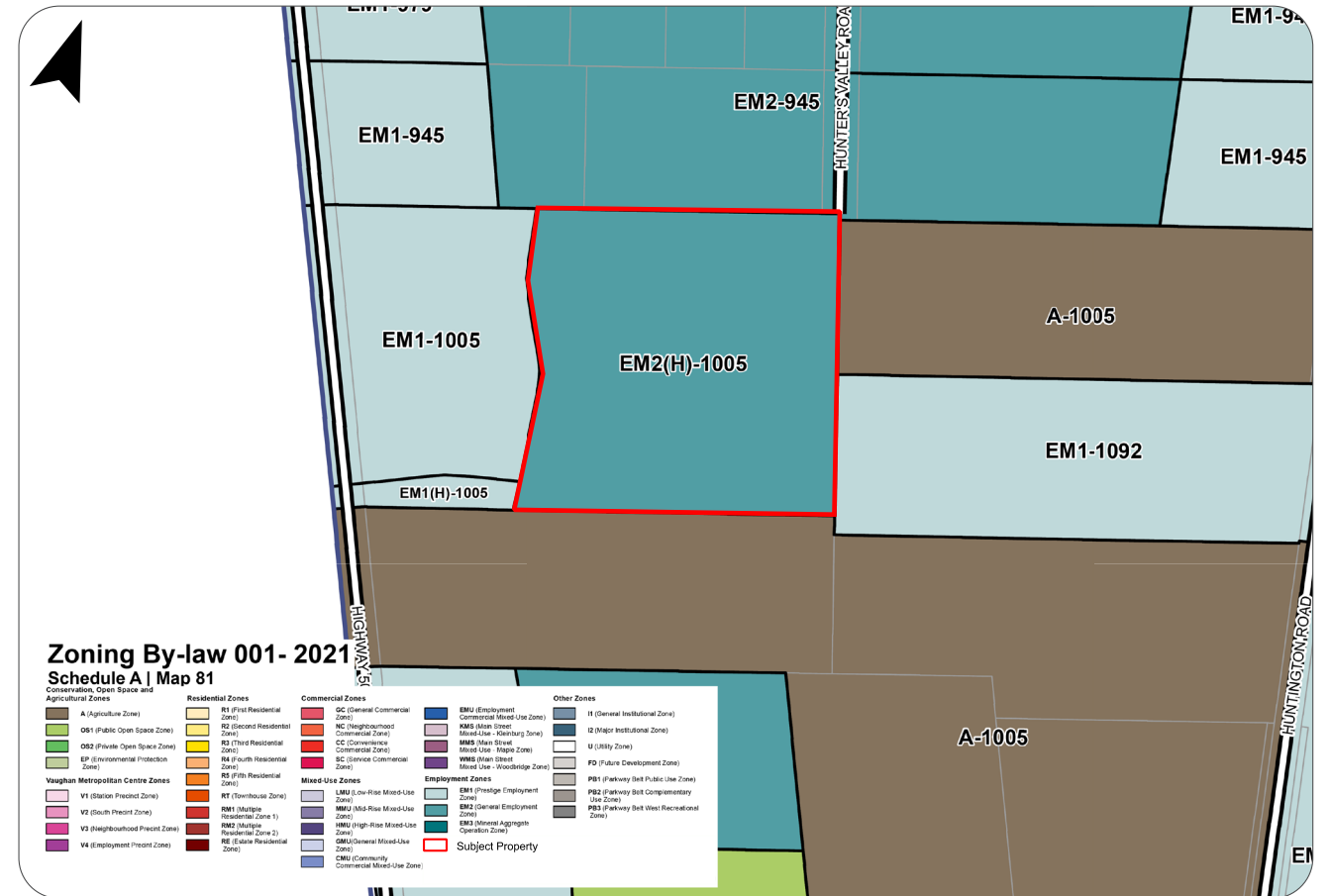


**Land use Designation:**  
Prestige Employment and  
General Employment

# ZONING



City of Vaughan Zoning By-law 1-88



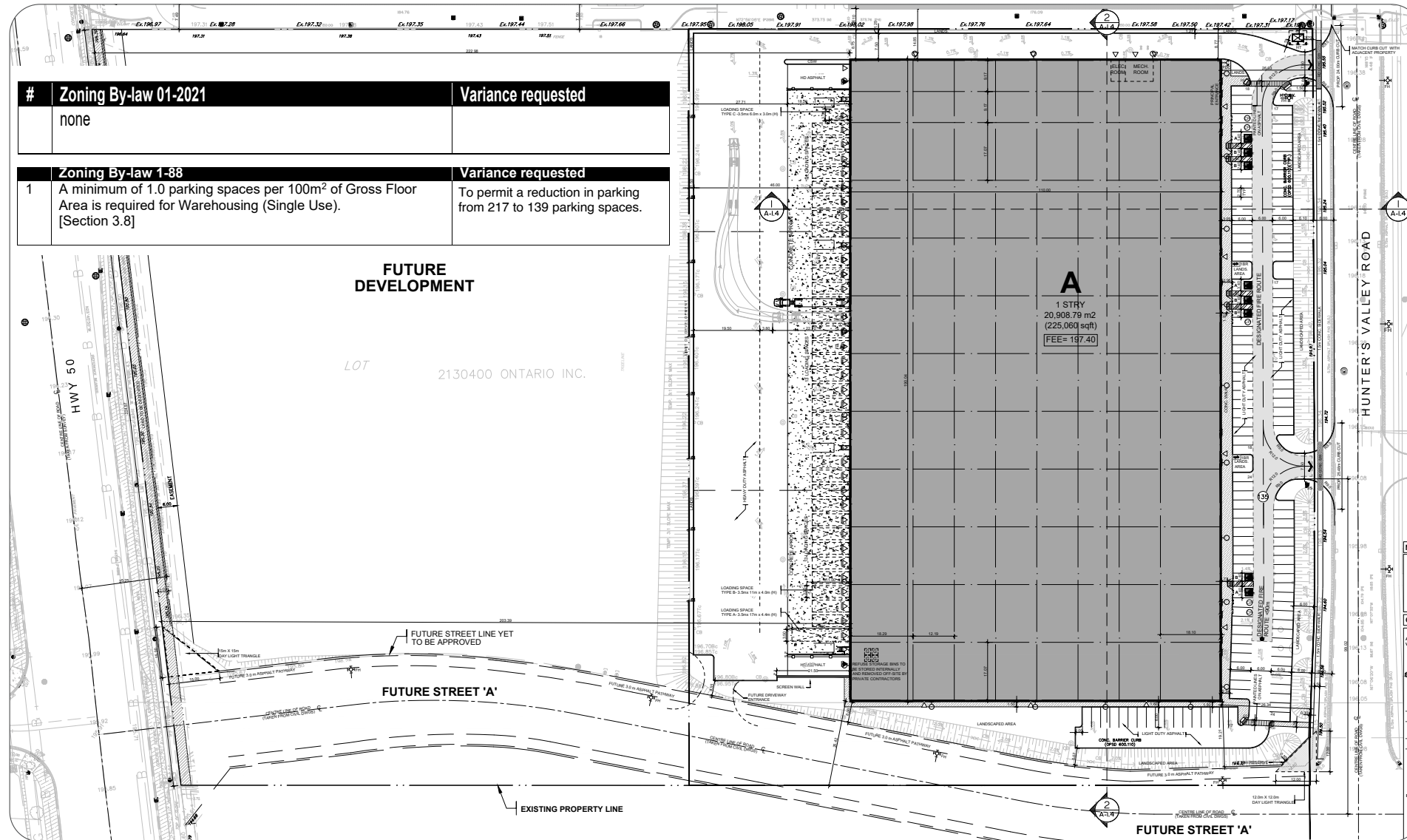
City of Vaughan Zoning By-law 01-2021

# PURPOSE OF APPLICATION

To seek relief from the City of Vaughan Zoning By-law 1-88 to permit a reduction in parking from 217 to 139 spaces, through the utilization of the new City of Vaughan Comprehensive Zoning By-law 001-2021 rates for both warehouse and accessory office use.

By-law 1-88	GFA (m2)	Spaces Required	Spaces Provided
Warehouse (1.0 space/100 m2 of GFA)	20,591.36	206	
Accessory Office (3.5 spaces/100m2 of GFA)	313.43	11	
Total		217	139
By-law 001-2021	GFA (m2)	Spaces Required	Spaces Provided
Warehouse (0.5 space/100 m2 of GFA)	20,591.36	103	
Accessory Office (3.0 spaces/100m2 of GFA)	313.43	9	
Total		112	139

# SITE PLAN



Site Plan Prepared by Baldassarra

# TEST FOR MINOR VARIANCE

- The variance requested maintains the general intent and purpose of the Official Plan;
- The variance requested maintains the general intent and purpose of the Zoning By-Law;
- The variance requested is desirable for the appropriate use of the land; and,
- The variance requested is minor in nature.

**Thank You**  
Comments & Questions?

Paul Tobia, Senior Planner  
Weston Consulting  
905-738-8080 (ext. 290)  
ptobia@westonconsulting.com

Mina Rahimi, Planner  
Weston Consulting  
905-738-8080 (ext. 339)  
mrahimi@westonconsulting.com

