

# COMMITTEE OF ADJUSTMENT

HIGHWAY 50 NOMINEE INC.  
Part of Lots 11 and 12, Concession 10

City of Vaughan

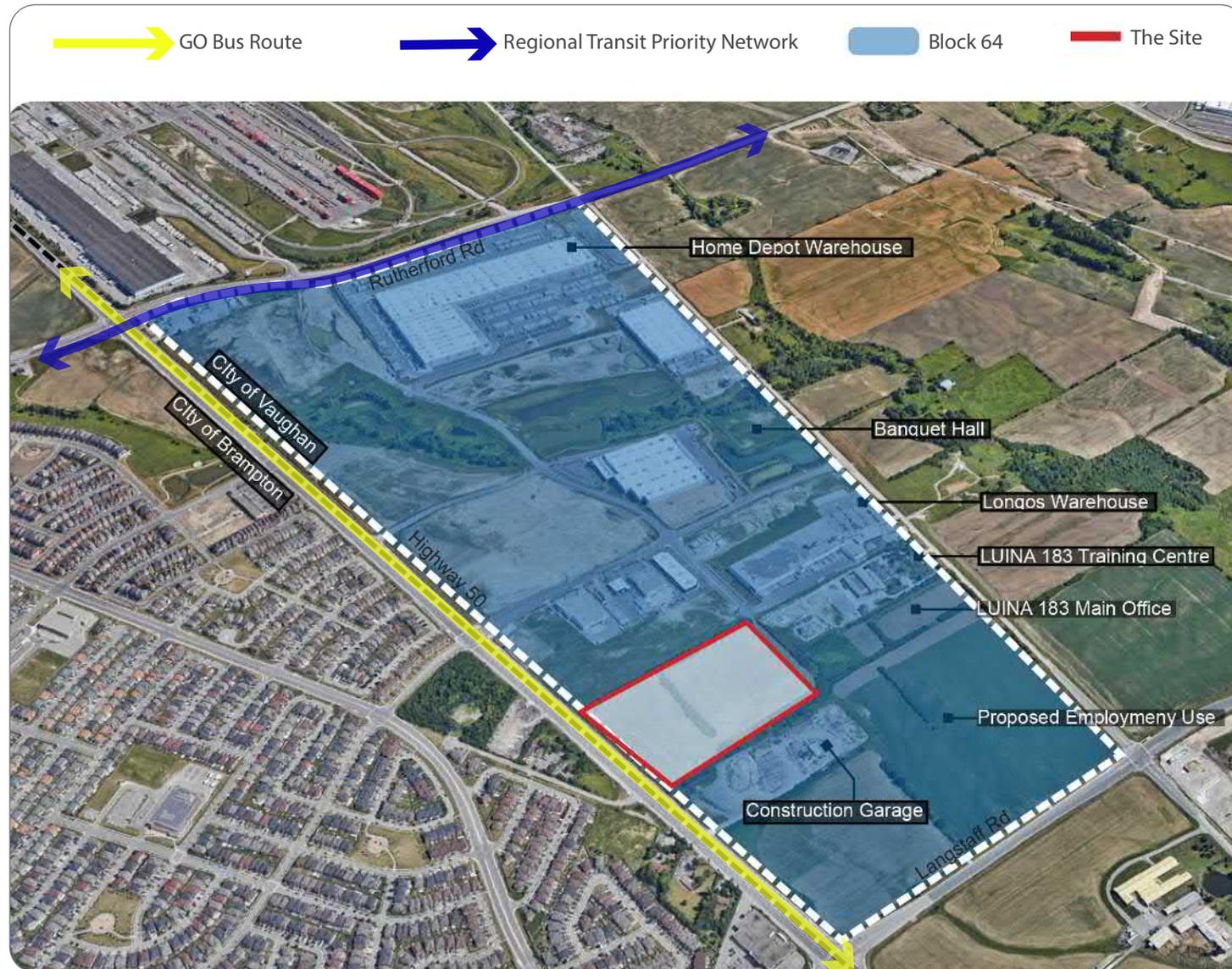
File Number: A159/22  
Related File Number: Z.21.054 and DA.21.063

July 07, 2022

WESTON  
CONSULTING



# DEVELOPMENT CONTEXT



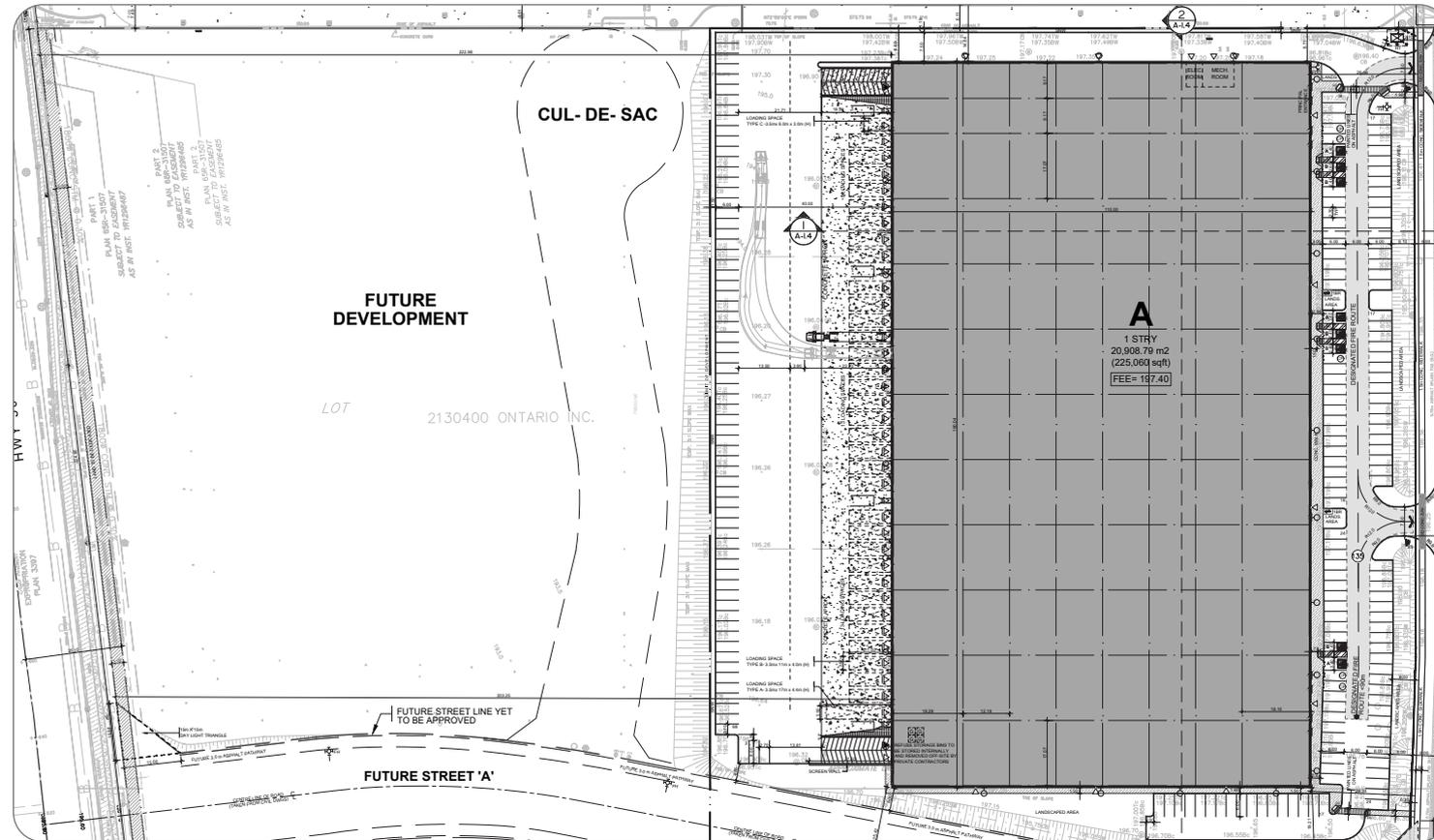
Surrounding Context of the Subject Property

- Site Area: 7.77 hectares
- Frontage to Highway 50: 225 metres
- The site is currently Vacant.
- A separate application has been submitted for the eastern portion of the property.

## Surrounding context:

- North: An industrial warehouse
- South: Vacant
- East: LiUNA Local 183 Training Centre and Head Office
- West: Established residential neighbourhoods
- Accessible to transportation routes and trail networks.

# SITE PLAN



Site Plan Prepared by Baldassarra Architects

Site Area: 77,678.13 m<sup>2</sup>

Building A: 20,908.79 m<sup>2</sup>

Building B: 17,881.10 m<sup>2</sup>

Total GFA: 38,789.89 m<sup>2</sup>

Site Coverage: 49.94%

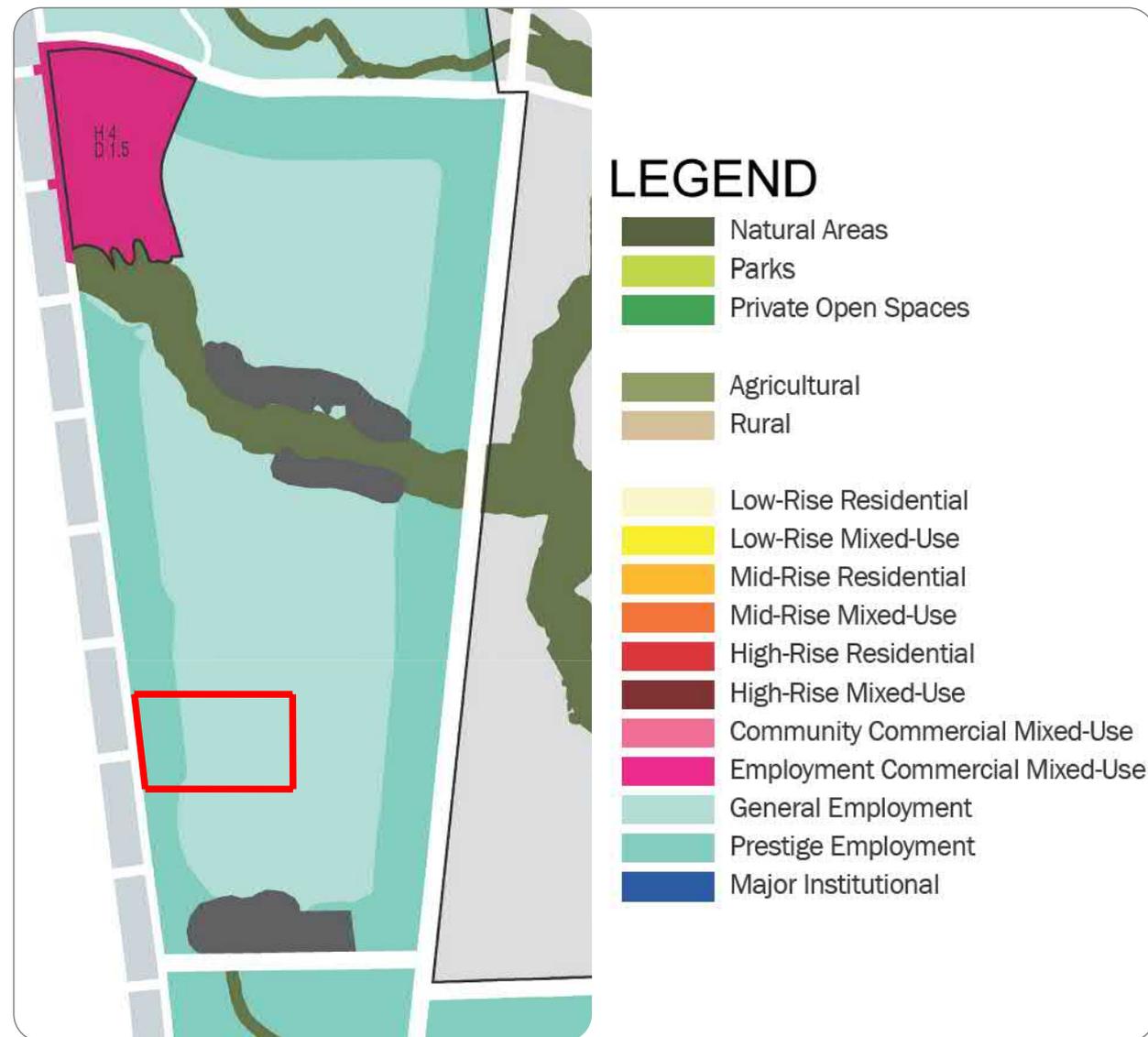
Landscape Area: 7,692.09 m<sup>2</sup>

Parking Spaces (Building A): 135

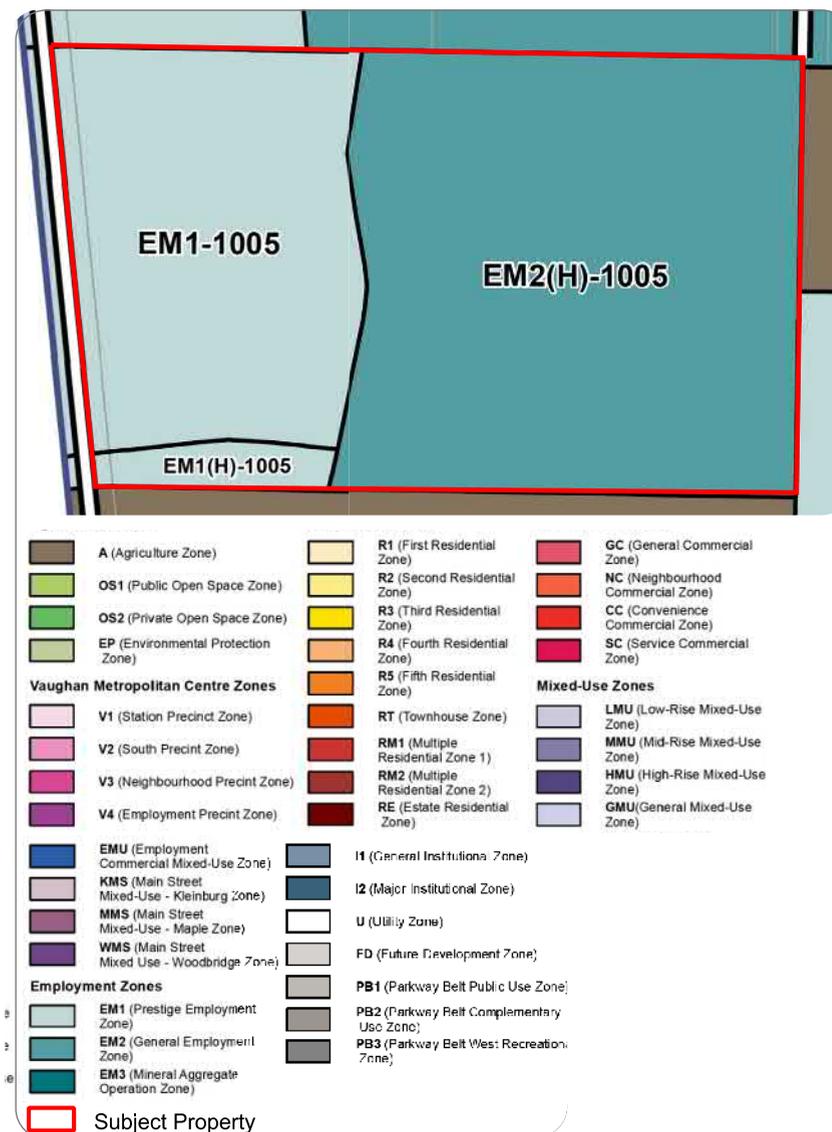
Parking Spaces (Building B): 163



# POLICY CONTEXT – OFFICIAL PLAN & ZONING BY-LAW



City of Vaughan Official Plan - Schedule 13 - Land Use



City of Vaughan Zoning By-law 001-2021 - Schedule A - Map 81

*Land Use Designation:*

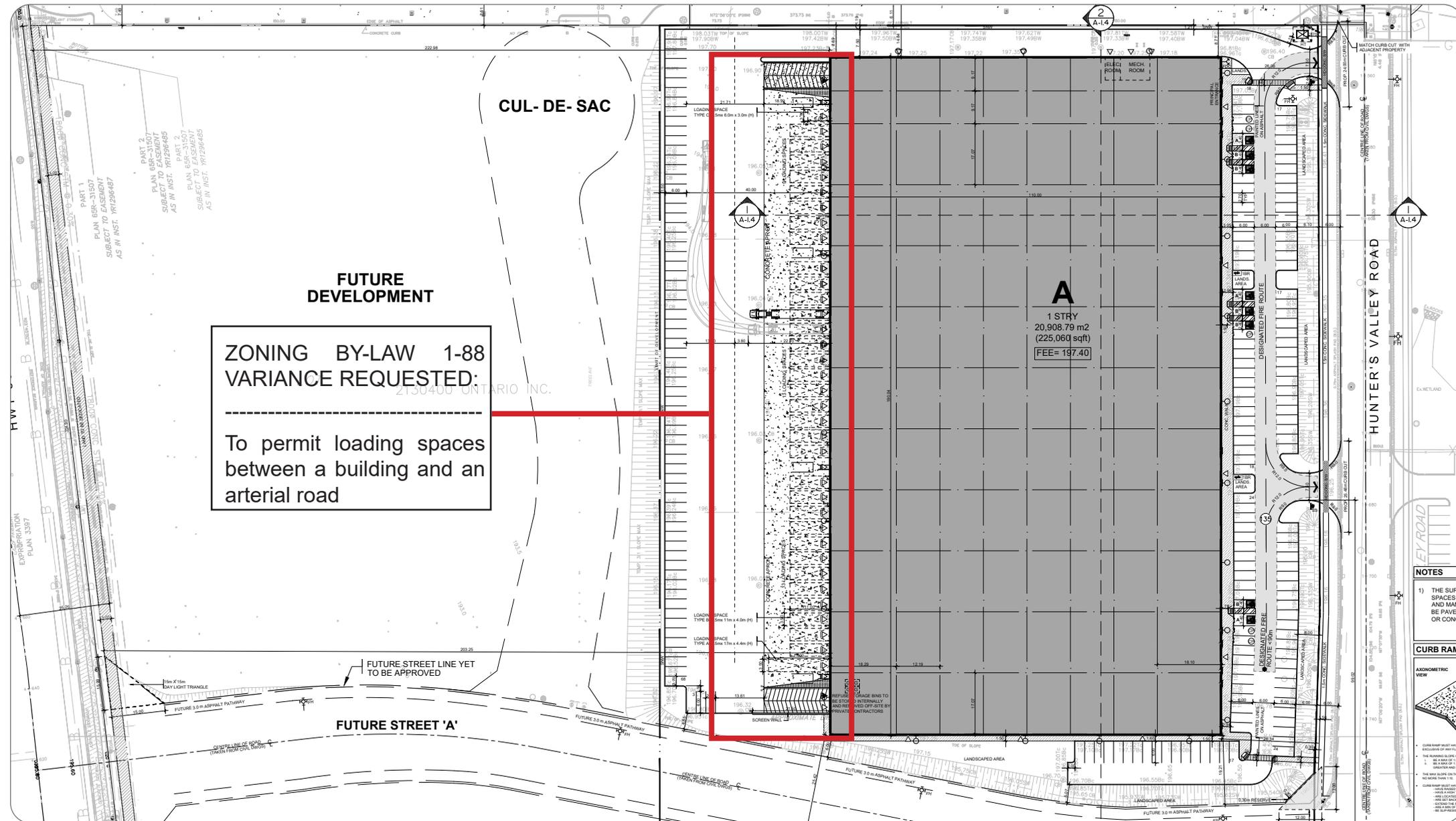
*‘General Employment’ permitting:*

- A full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution
- Accessory office and/or retail uses

*‘Prestige Employment’ permitting:*

- Industrial uses including manufacturing, warehousing, processing, and distribution uses
- Accessory office and/or retail uses

# REQUESTED VARIANCE MAP



# FOUR TESTS FOR MINOR VARIANCE

1. Maintains the General Intent and Purpose of the Official Plan.
2. Maintains the General Intent and Purpose of the Zoning By-law.
3. Desirable for the Appropriate Use of the Land.
4. Minor in Nature.

# Thank You

## Comments & Questions?