

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: March 11, 2024
Name of Owner: Highway 50 Self Storage Ltd.
Location: 8261 Highway 50
File No.(s): A160/22

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

1. To permit a minimum of 26 parking spaces on the site.
2. To permit one loading space dimensioned at 3.5 m wide X 9.0 m long X 4.2 m high.
3. To permit one Type B loading space.
4. To permit a short-term parking space to have a minimum setback of 2.8 m from the parking area.
5. To permit the waste storage to be located outside of the building in the front yard.
6. To permit a waste storage enclosure in the front yard.
7. To permit a waste storage area in the front yard that is not in a wholly enclosed detached building or structure and has no roof.
8. To permit the retaining walls at various heights between 1.0 m and 2.4 m to be setback 0.0 m from interior side and rear lot lines and 1.0m from front lot line.

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

1. A minimum of 68 parking spaces are required for the site.
2. A minimum of 1 Type A loading space dimensioned at 3.5 m wide X 17 m long X 4.4 m high and 3 Type B loading spaces dimensioned at 3.5 m wide X 11 m long X 4.0 m are required.
3. A minimum of 1 Type A and 3 Type B loading spaces are required.
4. A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area.
5. Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage.
6. A waste storage enclosure shall be prohibited in any part of a front yard and exterior side yard.
7. The waste storage area does not meet the definition of waste storage enclosure.
8. A retaining wall greater than 1.0 m in height shall be setback an equal distance to the height of the highest portion of the retaining wall.

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

9. To permit a minimum rear yard of 8.8 m.
10. To permit a minimum interior side yard of 3.73 m.
11. To permit a minimum of 26 parking spaces on the site.
12. To permit a minimum parking space length and an accessible parking space length of 5.7 m.
13. To permit one loading space on the site.
14. To permit loading and unloading to be located between a building and a street.
15. To permit a strip of land not less than 6.19 m in width to be provided along a lot line abutting a provincial highway or an arterial road.

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

9. A minimum rear yard of 12.0 m is required.
10. A minimum interior side yard of 6.0 m is required.
11. A minimum of 132 parking spaces are required for the site.
12. A minimum parking space length and a minimum accessible parking space length of 6.0 m is required.
13. A minimum of 4 loading spaces are required for the site.
14. Loading and unloading shall not be permitted between a building and a street.
15. A strip of land not less than 9.0 m in width shall be provided along a lot line abutting a provincial highway or an arterial road.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" within Volume 1, Schedule 13 – Land Use and Volume 2, Section 12.12 Huntington Business Park

Comments:

The Owner is requesting relief to permit the construction of a self-storage facility, with the above-noted variances. The Owner submitted Site Development Application File DA.18.078, which is currently under review, to facilitate the proposed development. As part of the City's review, the above-noted variances were identified to implement the development as proposed.

Development Planning Department staff has no objection to Variances 1, 11 and 12 for the proposed parking spaces. The proposed parking space length complies with the standards established by Zoning By-law 001-2021. The number of proposed parking spaces have been reviewed by the Transportation Engineering Division of the Development Engineering Department and are considered sufficient to serve the proposed self-storage facility use.

Development Planning Department staff has no objection to Variances 2, 3, 13 and 14 for the proposed loading space. The loading space is located within an enclosed front-facing loading area internal to the building. As the loading area is enclosed, only the 3 doors permitting access to the internal loading area will be visible from the street, not the loading area itself and the loading vehicles will not project beyond the front wall of the building. The size, location, and reduction to the amount of required loading spaces have been reviewed by the Transportation Engineering Division of the Development Engineering Department and are considered sufficient to serve the proposed use.

Development Planning Department staff has no objection to Variance 4 for the location of short-term bicycle parking given that the 0.2 m reduction to the required setback between the bicycle and vehicular parking areas is not anticipated to be perceptible, is minor in nature and is not anticipated to have any adverse impacts to the function of the site.

Development Planning Department staff has no objection to Variances 5, 6 and 7 for the proposed waste storage area. The Molok waste containers located in the front yard will not be visible from Highway 50 as they will be screened from view by the proposed retaining wall and landscaping. The armourstone retaining wall will stretch the entire length of the rear (east) and southern interior side lot line, and most of the length of the front (west) lot line. The retaining wall will be topped with a decorative chain link fence. A variety of deciduous trees will be located in the front yard between the retaining wall and the waste storage area. The Molok waste containers are located near the enclosed loading area which is a publicly accessible area. Locating the loading and waste storage activities near one another enhances functionality by consolidating the site's utilitarian activities. The waste storage area has also been approved by Waste Management through the Site Development Application process and is considered appropriate for the development.

Development Planning Department staff has no objection to Variance 8 for the proposed retaining wall. The retaining wall, as detailed in the above paragraph, will surround the development on three sides. The Development Engineering Department has reviewed the retaining wall through the Site Development Application process, has no concerns with the location of the retaining wall, and is satisfied that drainage within the site will be maintained.

Development Planning Department staff has no objection to Variances 9 and 10 for the proposed reduction to the rear and interior side yard setbacks. The proposed setbacks comply with the setback requirements of Zoning By-law 001-2021. The setbacks have been reviewed through the Site Development Application process, are considered appropriate for the development, and are not anticipated to have adverse impacts to the surrounding properties or streetscape.

Development Planning Department staff has no objection to Variance 15 for the reduced 6.19 m landscape strip. The landscape strip provides sufficient room for tree plantings along its length which, in conjunction with the proposed retaining wall, provides an adequate buffer between the proposed building and Highway 50. The Urban Design

Division of the Development Planning Department have also reviewed the minor variance application and have no objection.

Accordingly, Development Planning Department staff 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-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department staff recommends approval of the application, subject to the following condition:

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.18.078 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner