



April 1, 2024

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

RECEIVED

By Christine Vigneault at 9:42 am, Apr 02, 2024

RE: Minor Variance – 225 Bradwick Drive – Committee File: A022/24, Owner: 225 Bradwick Drive Inc.

Mainline Planning Services Inc. is retained by 225 Bradwick Drive Inc. ('the owner') to act as their agent with respect to the above-referenced matter.

Executive Summary

I have reviewed staff's report and add my considered and professional planning opinion to theirs that:

- ✓ the proposal is minor and meets the 4 tests required by the Planning Act;
- ✓ the variance to permit a reduced landscape strip is 'technical' as the buffers were permitted by site plan approval in 1978 and your approval will acknowledge this condition in the By-law;
- ✓ the variance to permit the existing office use in unit 1 will comply with the general intent and purpose of the By-law occupying only 3% of the total building GFA whereas 'accessory offices' are permitted up to 49% of total building GFA.
- ✓ The proposal is minor as office is permitted 'accessory' to businesses and the technical variance needed to recognize the existing buffer width will NOT cause an adverse impact on Bradwick Drive or adjacent properties that is otherwise contemplated by the By-law.

It is important to note that **this variance is required by Council as a condition of condominium conversion approval**. The condominium approval process does NOT contemplate development, only a change in the 'legal description' of this property to permit the sale of business units located within the subject building pursuant to the Condominium Act.

The Proposal

1. A variance to permit an existing office use in unit 1, whereas City of Vaughan Zoning By-law 001-2021 Section 11.2.1 (Table 11-2) does not list Office as permitted.
2. A variance to allow an existing legal not conforming minimum 0.5m wide landscaping strip abutting the street line, whereas City of Vaughan Zoning By-law 001-2021 Section 11.2.2 (Table 11-3) requires a minimum 3.0m landscaping strip.

The Four Tests

1. The Variances are Minor in Nature.

It is my considered and professional planning opinion that **the proposal is minor in nature**. The variance is 'technical' and simply acknowledges an existing site condition of the property and therefore will not cause an adverse impact on adjacent properties that is otherwise contemplated by the By-law.

2. The Proposal is Desirable for the Appropriate Development of Land, Building and Structure:

It is my considered and professional planning opinion **that proposal is desirable for the appropriate development of land and building** for the following reasons.

- ✓ The proposal is desirable to the owner and business tenants who require final condominium conversion approvals to complete 'Purchase and Sales Agreements'.
- ✓ The proposal is desirable to the community as stable jobs will be provided at this location by businesses invested in property ownership.

- ✓ The proposal is desirable to the City of Vaughan and its ratepayers as condominium conversion will enhance the tax base and provide added revenues needed to provide the high quality of services expected by its citizens.

3. The Proposal Maintains the General Intent and Purpose of the Official Plan.

It is my considered and professional planning opinion that **the proposal maintains the intent and purpose of the Official Plan** for this employment property.

4. The Proposal Maintains the General Intent and Purpose of the Zoning By-law.

It is my considered and professional planning opinion that **the proposal maintains the intent and purpose of the By-law** for the reasons expressed in items 1 and 2.

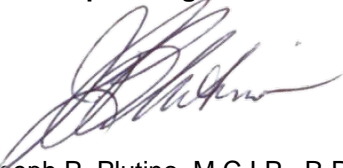
Conclusion

It is our considered and professional planning opinion that the Committee's approval of this proposal is justified for the following reasons.

- ✓ The proposal is technical in nature to recognize an existing legal non-conforming condition.
- ✓ The proposal is minor and meets the four tests under Section 45(1) of the Planning Act.
- ✓ The proposal conforms with The Growth Plan.
- ✓ The proposal is consistent with the Provincial Policy Statement.

Thank you in advance for your assistance in processing this minor variance application. If you require anything further, please do not hesitate to contact the undersigned or Nicholas Malta at 905-893-0046 or by email at nmalta@mainlineplanning.com.

Sincerely,
mainline planning services inc.



Joseph P. Plutino, M.C.I.P., R.P.P.

cc: client