

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** November 13, 2023  
**Name of Owner:** Pineway Properties Inc.  
**Location:** 4535 Highway 7  
**File No.(s):** A159/23

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

1. To permit a minimum stacking space width of 3.35m.
2. To permit a minimum of 253 parking spaces.

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

1. The minimum required stacking space width is 3.5m.
2. The minimum number of required parking spaces for a shopping centre with a gross floor area of 4,426 m<sup>2</sup> is 266.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"

**Comments:**

The Subject Lands are part of the Pine Valley Centre shopping plaza. Within the plaza is a detached McDonald's Restaurant building. The Owner proposes to convert the restaurant's single-lane drive-thru to a dual lane. The Owner is requesting relief to permit a reduction in parking spaces and stacking space width to facilitate the proposed modifications to the site of the existing McDonald's Restaurant, with the above-noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed stacking space width. The stacking spaces meet the size requirements in By-law 001-2021 and have been reviewed by the Transportation Engineering Division of the Development Engineering Department and they have no concerns.

The Development Planning Department has no objection to Variance 2 for the proposed number of parking 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.

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-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department 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.22.034 be addressed to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner  
David Harding, Senior Planner