
Committee of Adjustment

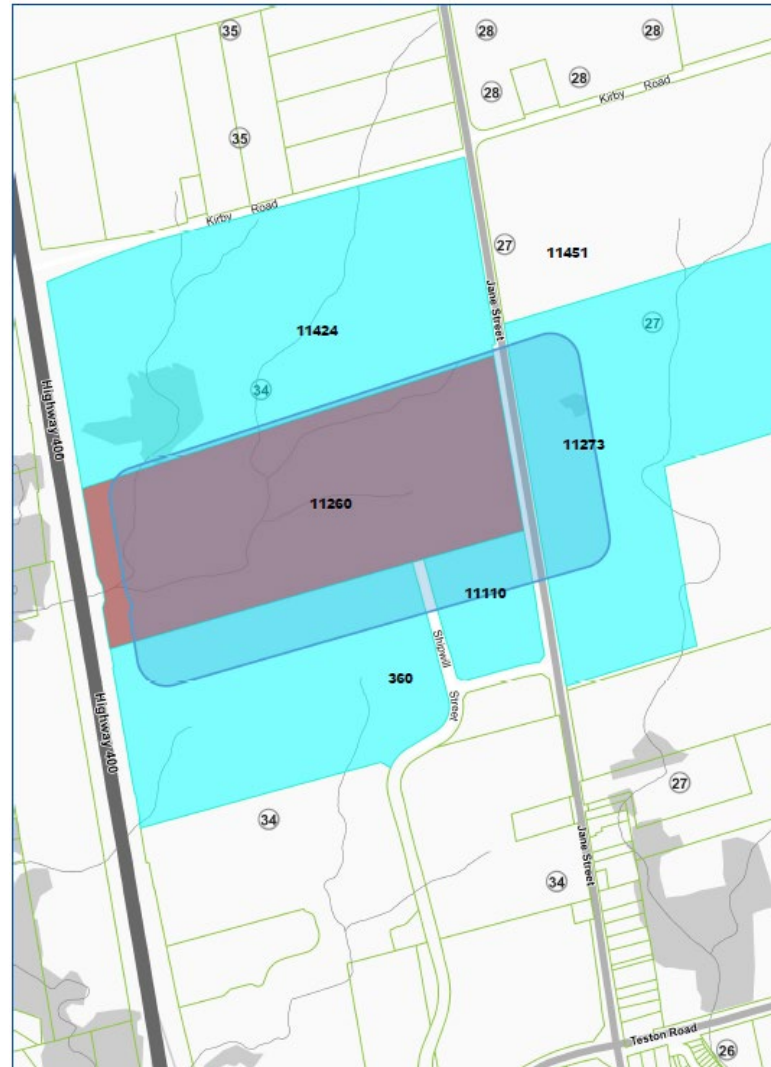
OPTrust Jane St. Trust (Jane Street Nominee Inc.)
Minor Variance Application A143/23
11260 Jane Street, City of Vaughan



Location & Context

Proposed employment buildings located within Block 34E.

Subject to Minister's Zoning Order (MZO) Ontario Regulation 156/22.



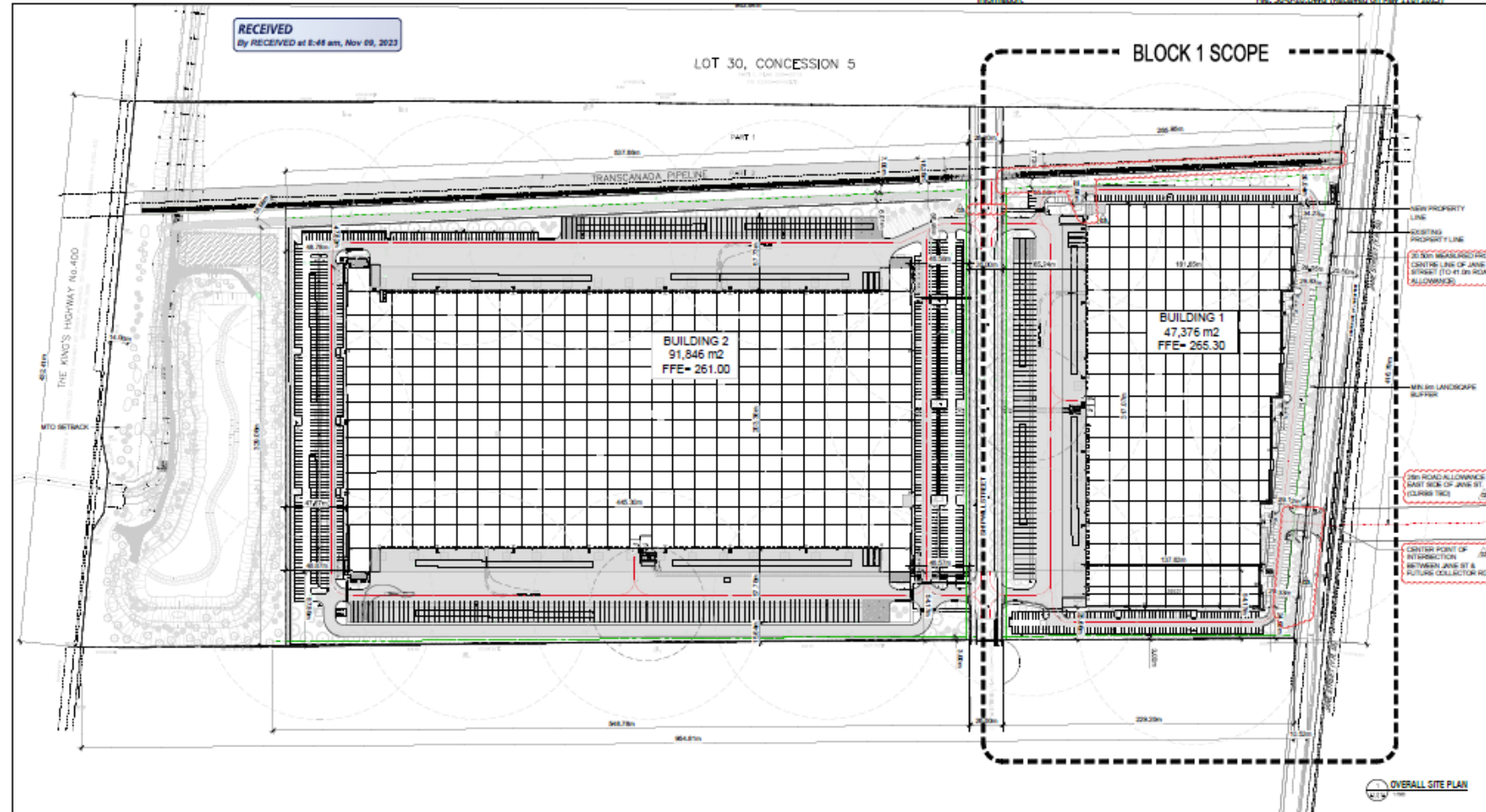
Proposed Site Plan Applications (DA.23.011 & DA.23.012)

Block 1

- GFA = +/-47,376m² (509,951ft²)
- Proposed Parking = 389

Block 2

- GFA = +/-91,846m² (988,623ft²)
- Proposed Parking = 784



Proposed Minor Variance

Zoning By-law 1-88	Variance Requested
A minimum of 1.5 parking spaces per 100 m ² of gross floor area devoted to the employment use plus 2.0 parking spaces per 100 m ² devoted to ancillary office use is required [Section 3.8 a)].	To permit a minimum of 0.5 parking spaces per 100 m ² of gross floor area devoted to a Warehouse use, 1.0 parking spaces per 100 m ² for an Employment Use, plus 3.0 parking spaces per 100 m ² devoted to ancillary office use.

The purpose of the requested Variance is to match the parking rate requirements under Zoning By-law 01-2021 (New Comprehensive Zoning By-law).

Development Engineering Does Not Object.

Thank You Questions and Comments

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