

370 New Enterprise Way, Vaughan

Minor Variance Application

A037/24

September 12, 2024

LOCATION: 370 NEW ENTERPRISE WAY



SUBJECT SITE

Current Use

low-rise industrial building used for metal manufacturing and office purposes

Vaughan Official Plan

General Employment

- Located in Huntington Business Park

Zoning By-Law Designation

Prestige Employment Zone (Exception 897)



SITE CONTEXT



SURROUNDING CONTEXT



PROPOSAL

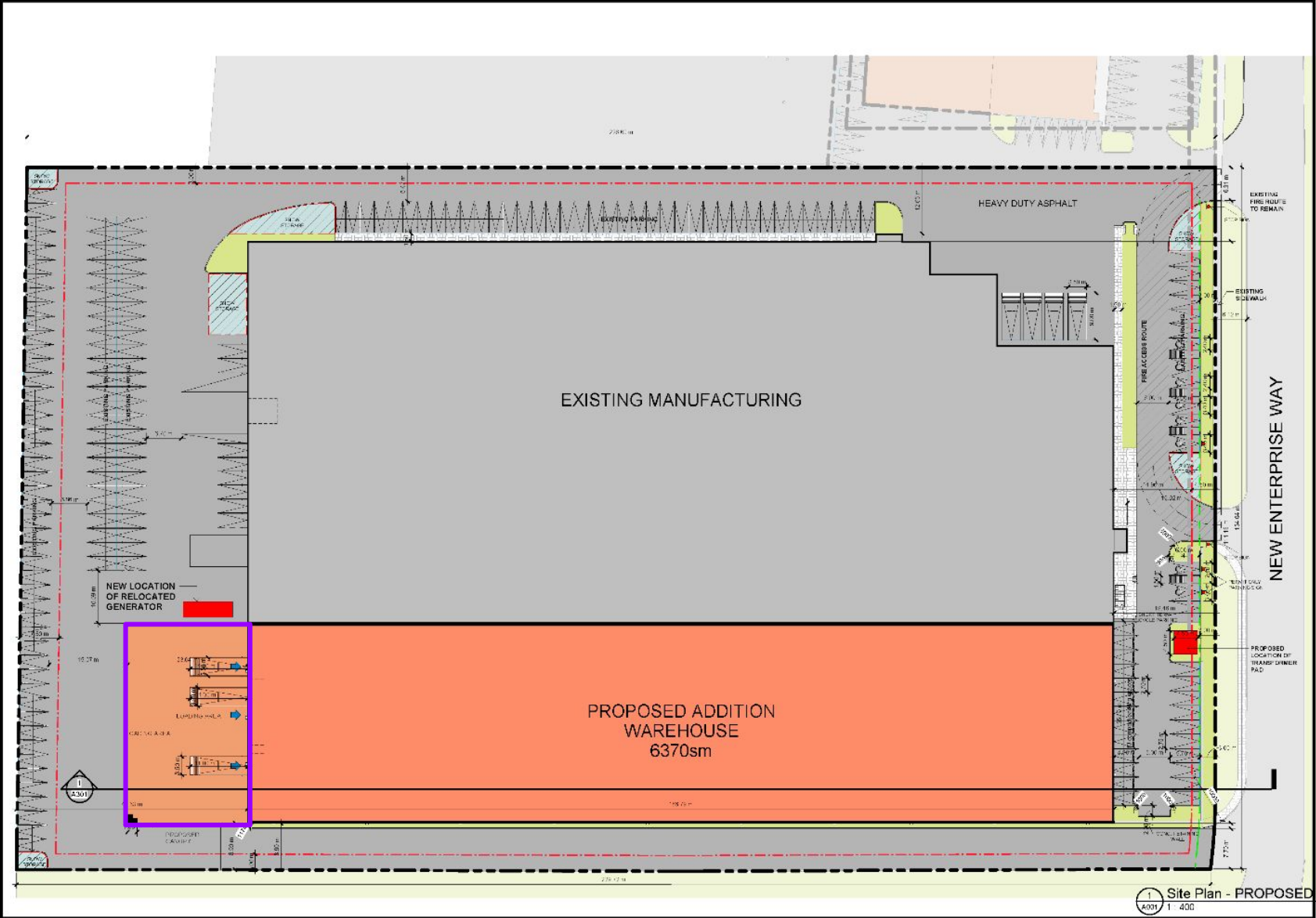
BATORY
Urban Planning & Project Management



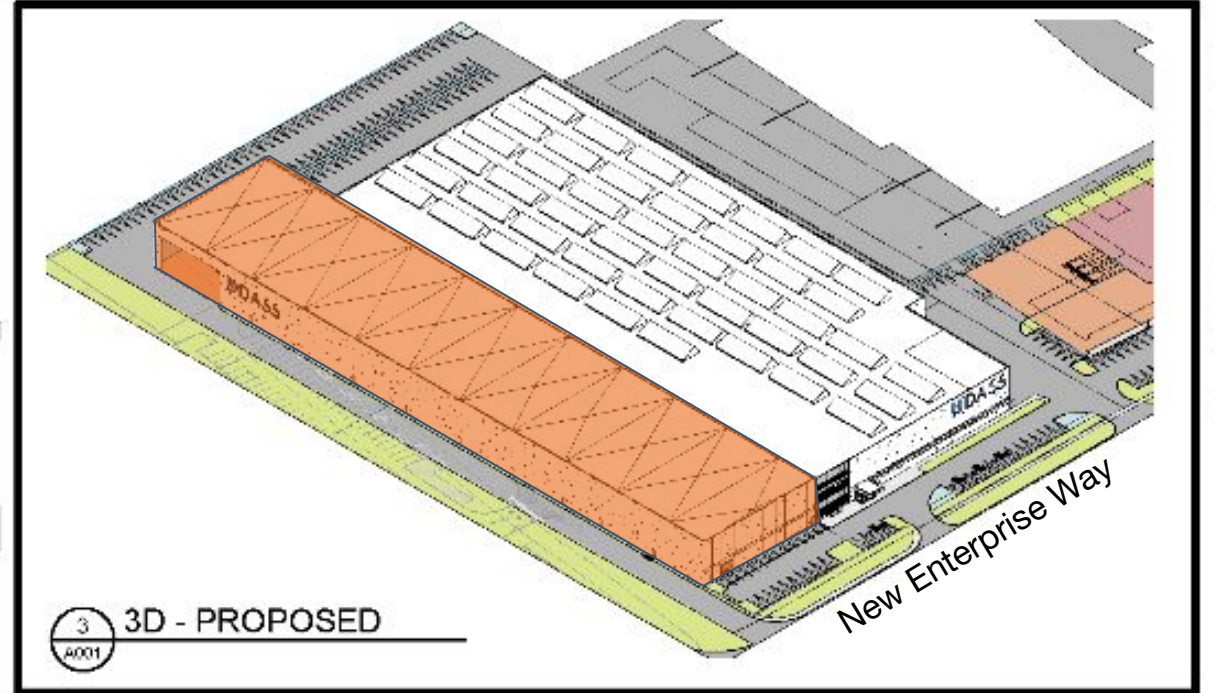
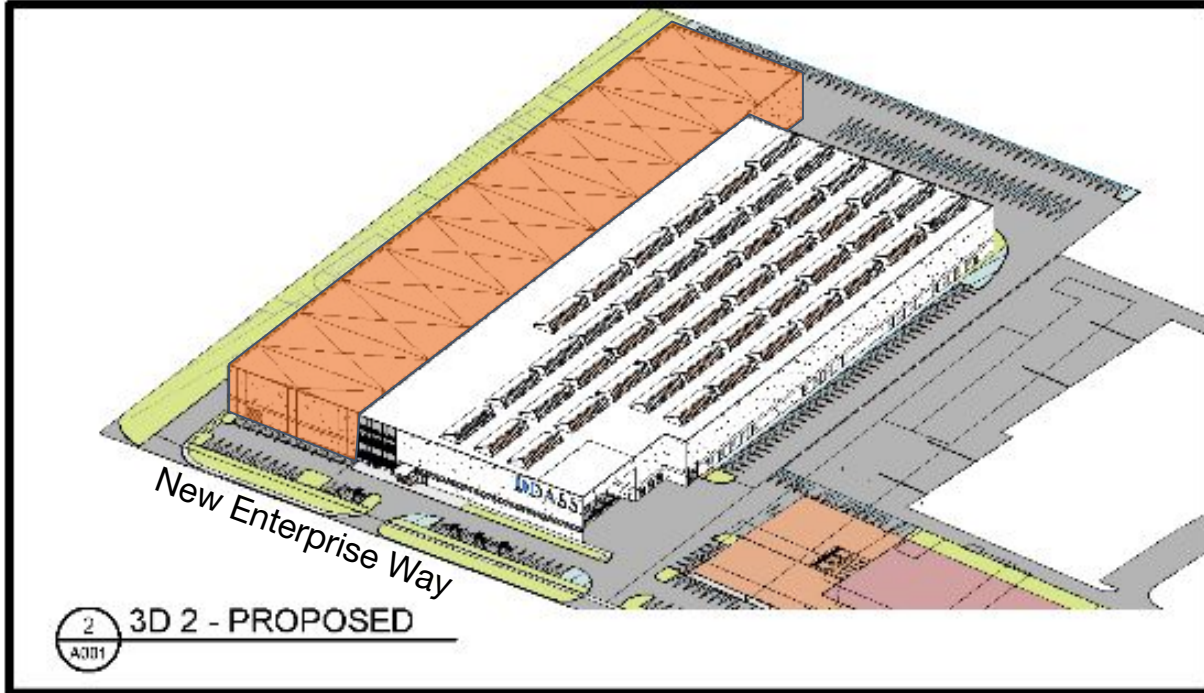
REQUESTED VARIANCES

Zoning By-law 001-2021 Provision	Requirement	Requested Variance
Minimum Parking Spaces	268	181
Maximum Lot Coverage	60.0%	61.4%
Minimum Landscaping	5%	3.1%

SITE PLAN



MASSING



CONCLUSION



- The Minor Variance application responds to the City of Vaughan Official Plan and Zoning By-Law 001-2021
- Reflects prevailing building setbacks, height, and landscaping pattern
- Meets the four tests of Section 45(1) under the *Planning Act*
- Represents good planning

THANK YOU!