

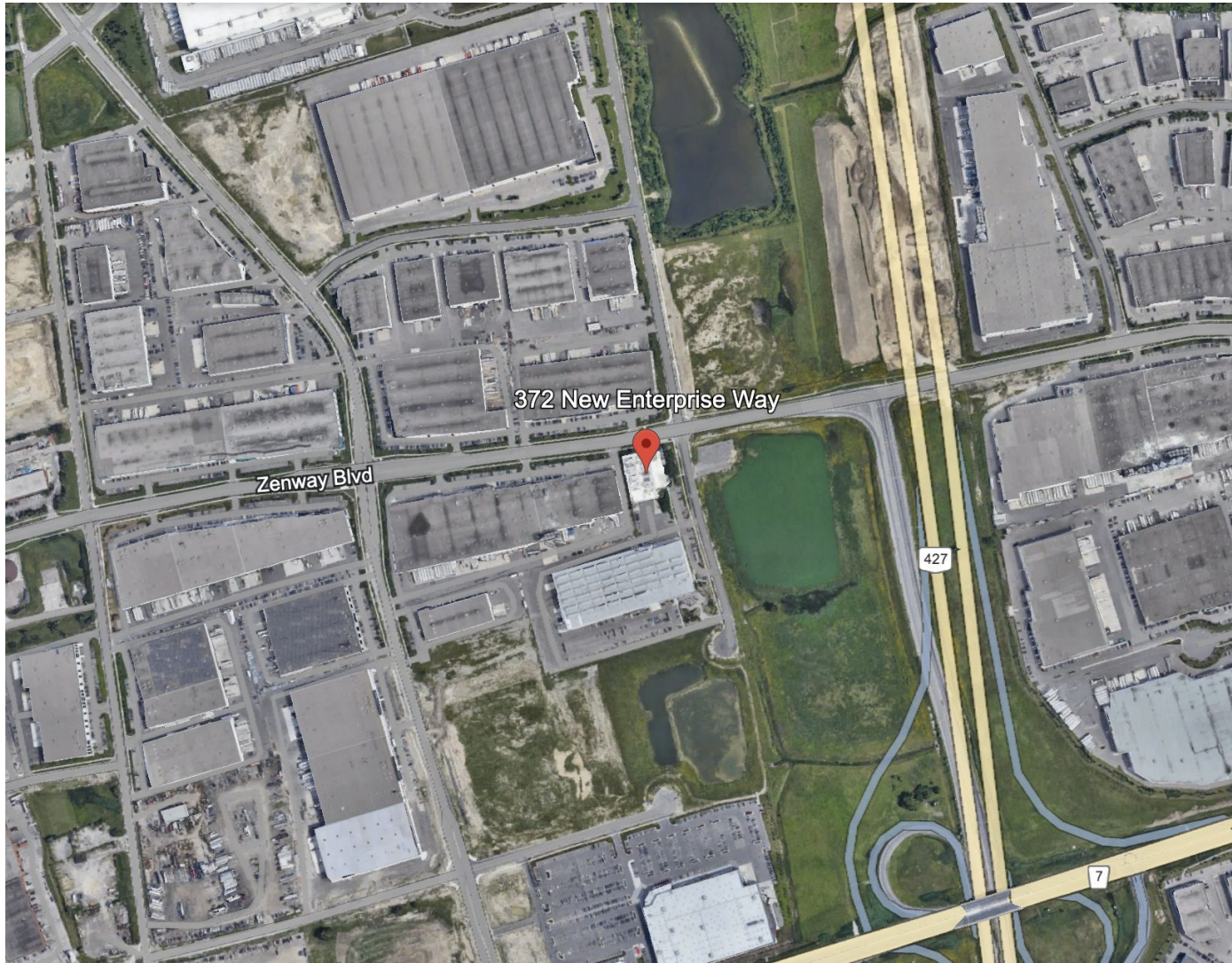
# 372 New Enterprise Way, Vaughan

Minor Variance Application

A038/24

September 12, 2024

# LOCATION: 370 NEW ENTERPRISE WAY



# SUBJECT SITE

## **Current Use**

low-rise industrial building used for warehousing 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





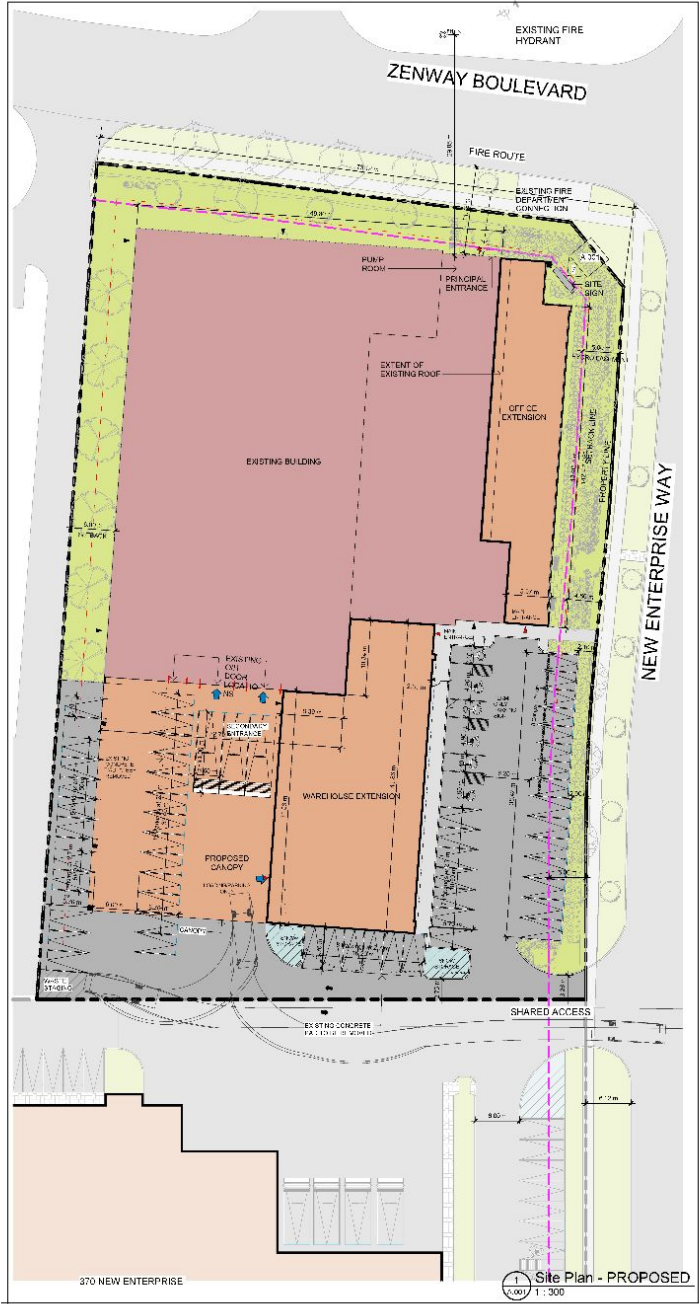
# PROPOSAL



# REQUESTED VARIANCES

<b>Zoning By-law 001-2021 Provision</b>	<b>Requirement</b>	<b>Requested Variance</b>
Minimum Parking Spaces	114	58
Minimum Landscape Strip Width	3 m	2 m
Maximum Lot Coverage	60%	61.2%
Minimum Driveway Width for Two Traffic Aisles	6 m	2.75 m
Minimum Width of a Loading Space Driveway Aisle	6 m	2.75 m

# SITE PLAN





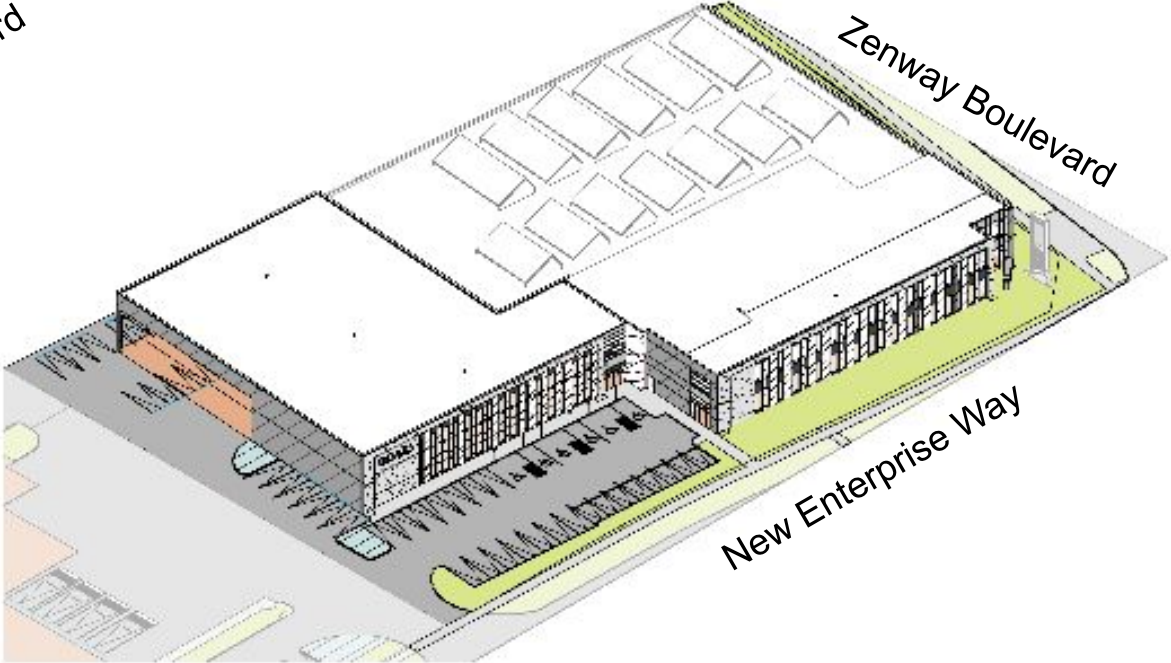
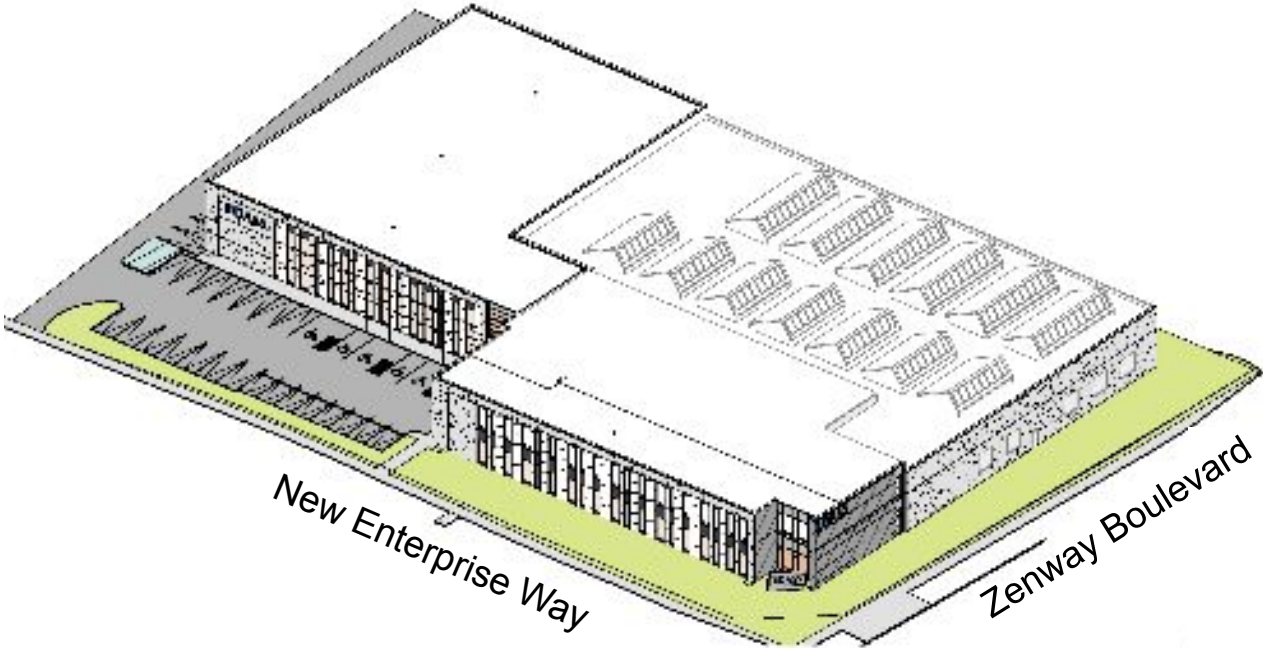
# FLOOR PLANS



## BUILDING AREA SUMMARY



# 3D 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!