

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: September 11, 2024
Name of Owner: York Circle Holdings
Location: 1840 - 1900 Major Mackenzie Drive
File No.(s): A129/24

Proposed Variance(s) (By-law 001-2021):

1. To permit 0 (zero) long-term bicycle parking spaces.
2. To permit the provided short-term bicycle parking space to have a minimum setback of 0.81 m from a parking space.

By-Law Requirement(s) (By-law 001-2021):

1. A minimum of 1 (one) long term bicycle parking space is required.
2. A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area.

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

3. To permit a minimum of 6 m exterior side yard.

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

3. A minimum of 9 m exterior side yard is required

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Community Commercial Mixed-Use" by Volume 2, Section 12.3 Keele Valley Landfill Area

Comments:

The Owner is seeking relief to permit the construction of a multi-unit commercial building, known as Building E of the larger 'York Major Village' development, with the above noted variances. The related Site Development Application, File DA.24.026 is currently under review.

The Development Planning Department has no objections to Variances 1 and 2 for the bicycle parking on-site. The Bylaw requires one (1) long-term bicycle parking space to be provided wholly within the building where the principal use is located. Although there are no long-term bicycle spaces being provided within the building, a total of eight (8) bicycle parking spaces are provided outside of Building E. There is sufficient bicycle parking being provided outside of the building to adequately service the site. With respect to Variance 2, the intent of the setback requirement between the short-term bicycle parking and parking space is to ensure safe and adequate separation distance between the parking spaces. The Development Engineering Department has reviewed this application has no objections to either of these bicycle parking variances.

The Development Planning Department has no objection to Variance 3 for the 6 m exterior side yard. Various perennial plantings, shrubbery, and trees are being proposed to be planted between the building and adjacent asphalt walkway along McNaughton Road, which will help create a buffer for the reduced exterior side yard. Similar variances have also been previous approved for the three (3) other buildings existing multi-unit commercial buildings, which creates an established building line along the west side of the street. The proposed variance will allow for uniformity along the streetscape.

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 conditions:

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.24.026 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Alyssa Pangilinan, Planner 1
David Harding, Senior Planner