

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 8, 2024
Name of Owner: York Region Standard Condominium Corp. No. 1169
Location: 9973 Keele Street
File No.(s): A150/24

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

1. To permit a minimum of 5.0 visitor parking spaces.

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

1. A minimum of 6.0 visitor spaces are required.

Official Plan:

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

Comments:

The Owner is seeking relief to permit a reduction to the required number of visitor parking spaces for the Subject Lands, with the above noted variances.

On January 14, 2010, the Committee of Adjustment approved Minor Variance Application, File A278/09, to permit a reduction in the number of visitor parking spaces on the Subject Lands under By-law 1-88, as amended. The application was approved for five (5) visitor parking spaces on-site, and three (3) spaces were to be accommodated off-site on 9929 Keele Street, the property immediately south of the Subject Lands. A permanent easement is registered on title permitting the Subject Lands to have visitor parking on 9929 Keele Street. The easement was included as a condition of approval for the minor variance, which was subsequently met. An active Site Development application to redevelop 9929 Keele Street, file DA.23.001, is currently under review with the Development Planning Department.

The minor variance application seeks a reduction of 1 visitor parking space under Comprehensive Zoning By-law 001-2021, as amended. The Owner is proposing to release the easement for the three (3) off-site parking spaces. A Parking Study prepared by LEA Consulting Ltd., dated August 2024, was submitted as part of Site Development application DA.23.001. The study concluded that the visitor parking demand at 9973 Keele Street can be accommodated entirely on-site. The Development Engineering Department has reviewed this application have no objections. The Development Planning Department has no objection to the proposed reduction of one (1) visitor parking space for the Subject Lands, as it may be considered minor in nature and there are alternative transportation methods available to accommodate additional visitors due to the location of the Subject Lands.

Accordingly, the Development Planning Department can support the requested variance 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 conditions of approval are recommended:

None.

Comments Prepared by:

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