

From: [Marina Messiha](#)
To: [Committee of Adjustment Mailbox](#)
Cc: [Harry Zhao](#); [Janany Nagulan](#)
Subject: A168/24 Vaughan - Engineering - Complete With Conditions (Christine Vigneault)
Date: Tuesday, December 3, 2024 11:48:53 AM

Please note that Vaughan - Engineering process is now complete for a COA folder with the following details:

File No: A168/24

Type: Minor Variance - Major Development

Address: 280 Nativio St

Comments: Development Engineering has reviewed the Minor Variance Application A168/24 for the proposed development, which includes a warehouse with two tenants and associated office space, with a potential future mezzanine. The application seeks relief to permit a minimum rear yard setback of 6.0 meters and a minimum front yard setback of 4.0 meters.

Development Engineering supports, in principle, the proposed building and the requested variances. However, it is noted that certain concerns related to Engineering and Transportation standards remain outstanding. While these concerns are typically addressed through the Site Plan Application process, the associated Site Plan Application (DA.22.040) has been closed. Consequently, these concerns must be addressed as part of this Minor Variance Application to ensure compliance with City Engineering and Transportation standards.

Development Engineering does not object to Minor Variance Application A168/24, subject to the satisfaction of the following conditions:

Conditions: Transportation

- 1) The Owner/Applicant removes the southernmost loading space; or
- 2) The Owner/Applicant shall ensure that the proposed loading operations will not impact Nativio Street by undertaking the following:
 - a) Having a qualified transportation engineer provide a revised design and configuration of the southernmost loading space maneuvering diagram which includes:
 - i) Analysis for a WB-20 design vehicle as per City guidelines; or justification and design specifications if using another design vehicle included in TAC GDGCR; and
 - ii) Analysis that the reverse-in movement of the southernmost loading space ensures that the site is self-sufficient (i.e. turning movement entirely within the subject site's property lines)
 - b) The Owner/Applicant shall register on title a restrictive covenant, to the satisfaction of the City, stipulating that the Owner/Applicant will not create a full-size Type B loading space in the southernmost loading dock. Furthermore, the restrictive covenant shall ensure a notation is included in all Tenant Agreements stipulating that the southernmost loading space shall only be used for deliveries using the maximum vehicle size as determined by condition 2) a).

Grading Plan

- 3) The Owner/Applicant shall ensure that the proposed development does not result in adverse impacts on adjacent properties due to surface water runoff. The property must be graded in accordance with the City's Engineering Design Standards to prevent surface water from the site from flowing onto neighboring properties.

The Owner/Applicant shall submit a detailed Grading Plan to Development Engineering (rex.bondad@vaughan.ca) for review and approval. During the review process, revisions may be required to align with the City's Engineering Design Standards. Approval of the Grading Plan will be

granted when all concerns are resolved to the satisfaction of Development Engineering.