

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: November 29, 2024

Name of Owner: Robert Zanetti – MDCA Enterprises Inc.

Location: 280 Nativio Street

File No.(s): A168/24

Proposed Variance(s):

1. To permit a minimum front yard of **4.0 m**
2. To permit a minimum rear yard of **6.0 m**.

By-Law 001-2021 Requirement(s):

1. The minimum front yard shall be **6.0 m**.
2. The minimum rear yard shall be **12.0 m**.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment", subject to Area Specific Policy 12.12 - Huntington Business Park of Volume 2.

Comments:

The Owner is seeking relief to permit one low-rise warehouse building with accessory office use components to be constructed on the Subject Lands with the above-noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to reduce the minimum front yard setback from 6.0 m to 4.0 m. Due to the proposed location of the building being angled away from the front lot line, the 4.0 m setback is only required from the property line to the southeast corner of the building, increasing to approximately 6.7 m at the southwest corner. The intent of the minimum front yard provision is to ensure adequate space for landscaping, access, and that the building is sufficiently setback to not impose on the public realm. The Owner has submitted a landscape plan detailing the proposed landscaping features and trees within the 3.0 m landscaping strip located in the front yard. Urban Design staff have reviewed the landscape plan and are satisfied with the proposed landscaping features along Nativio Street. As such, the reduced front yard setback maintains the general intent of the Zoning By-law and can be considered desirable for the appropriate development of the land.

The Development and Parks Planning Department has no objections to Variance 2 to reduce the minimum rear yard setback from 12.0 m to 6.0 m. Although the lot fronts onto Nativio Street, the proposed building entrances and surface parking areas face Huntington Road to the east while rear yard features such as garbage disposal and truck loading doors are proposed to be oriented toward the west interior side yard. The intent of the minimum rear yard setback in the General Employment Zone is to provide sufficient space for access and vehicular maneuverability. The proposed rear yard (north) allows for sufficient space for vehicular maneuverability and other functions such as snow storage. The west interior side yard will serve as the rear yard and maintains a 13.5 m setback. Development and Transportation Engineering staff are generally satisfied with the reduced rear yard setback. However, additional review of the site's functionality will be required to ensure adequate maneuverability of large trucks internal to the site. Any revisions to the building footprint required to improve the site's maneuverability will have to be made to the satisfaction of the Development Engineering Department and may require additional minor variance applications.

Accordingly, the Development and Parks Planning Department supports 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 and Parks Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Harry Zhao, Planner 1

Janany Nagulan, Senior Planner