

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: March 17, 2025

Name of Owner: Lino D'Uva – 440 Hanlan Road Ltd.

Location: 440 Hanlan Road (Part 2, 65R-4138 and Parts 1 and 2, 65R-9175)

File No.(s): A147/24

Proposed Variance(s):

1. To permit a minimum of **70 parking spaces** for a Manufacturing and processing facility and accessory office use.

By-Law 001-2021 Requirement(s):

1. The minimum number of parking spaces required for a Manufacturing and processing facility and accessory office use is **109 parking spaces**.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:

The Owner seeks relief to permit an industrial addition to connect two existing industrial buildings with the above noted variance.

The Subject Lands currently consist of two low rise industrial buildings comprising of a total Gross Floor Area ("GFA") of 7,025 m². The proposed GFA addition of 1,780 m² and site alterations will increase the total minimum parking requirement to 109 spaces, whereas the remaining site can provide 70 parking spaces. Transportation Engineering staff have reviewed the submitted parking study prepared by CGE Transportation Consulting, and do not anticipate any negative transportation maneuverability or parking impacts incurred by the proposed building addition.

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