

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Bill Kiru, Acting Director of Development Planning

Date: February 4, 2021

Name of Owner: 1191621 Ontario Inc.

Location: 90 Snidercroft Road

File No.(s): A161/20

Proposed Variance(s):

1. To permit a maximum lot coverage of 53.55%.

By-Law Requirement(s):

1. Maximum 20% of lot coverage is permitted

Official Plan:

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

Comments:

The Owner is requesting to permit an addition to an existing employment building with the above noted variances.

The subject property is located within an established built-up employment area and is adjacent to Highway 407. Through the issuance of previous Building Permits (No. 83-1098, 84-2997 and 85-2582) and Site Development Application File DA.99.080, the existing employment building on-site was erected prior to the enactment of the current Zoning By-law 1-88 and complied with the maximum permitted lot coverage of 50% at that time (Zoning By-law 2523).

A related Site Development Application File DA.20.043 is currently undergoing a review process with the Development Planning Department for a proposed gross floor area ('GFA') addition of 833.61m² (Units 2, 3, 4, & 5) to the existing GFA of 9,893.92m², for a total building GFA of 10,727.53m². Development Planning staff are of the opinion that the proposed addition is minor, given an increase of approximately 4.16%. The addition has no impact on the street as the addition is internal to the lot and does not require any additional variances.

The Development Planning Department 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(s).

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. The related Site Development File DA.20.043 be approved to the satisfaction of the Development Planning Department.

Comments Prepared by:

Roberto Simbana, Planner I

Margaret Holyday, Senior Planner