

**To:** Committee of Adjustment

**From:** Garrett Dvernichuk, Building Standards Department

**Date:** July 15, 2021

**Applicant:** CITY OF VAUGHAN

**Location:** Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315

**File No.(s):** A142/21

**Zoning Classification:**

The subject lands are zoned EM1 - Prestige Employment Zone under By-law 1-88 as amended.

**Proposal:**

1. To permit the below grade underground parking garage accessory to a mixed-use development.
2. To permit the lands to be included as part of the Subject Lands as shown on Schedule "E-1376".

**By-Law Requirements:**

1. The proposed uses are not permitted within an EM1 Zone. [6.2.1]
2. The lands are not part of the Subject Lands as shown on Schedule "E-1376". [9(1248, Schedule "E-1376")]

**Staff Comments:**

**Other Comments:**

Please note the following:

This review applies only to the lands that are part of this application (Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315). Zoning comments have not been provided for those portions of the development on other parts of the lot.

A complete Zoning Review could not be completed based on the information submitted. The extent of this Zoning Review was limited to confirming the requested variances only.

This application is related to Development Approval file DA.18.050. Minor Variance Decision A106/18 (which was approved as part of the review of this development) is subject to a number of conditions. Please note that a Clearance Letter from the Committee of Adjustment is required to confirm that these conditions have been cleared in order to apply the granted variances from the zoning by-law.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

None

\* Comments are based on the review of documentation supplied with this application.