

**MINOR VARIANCE (A146/21)
PRESENTATION**

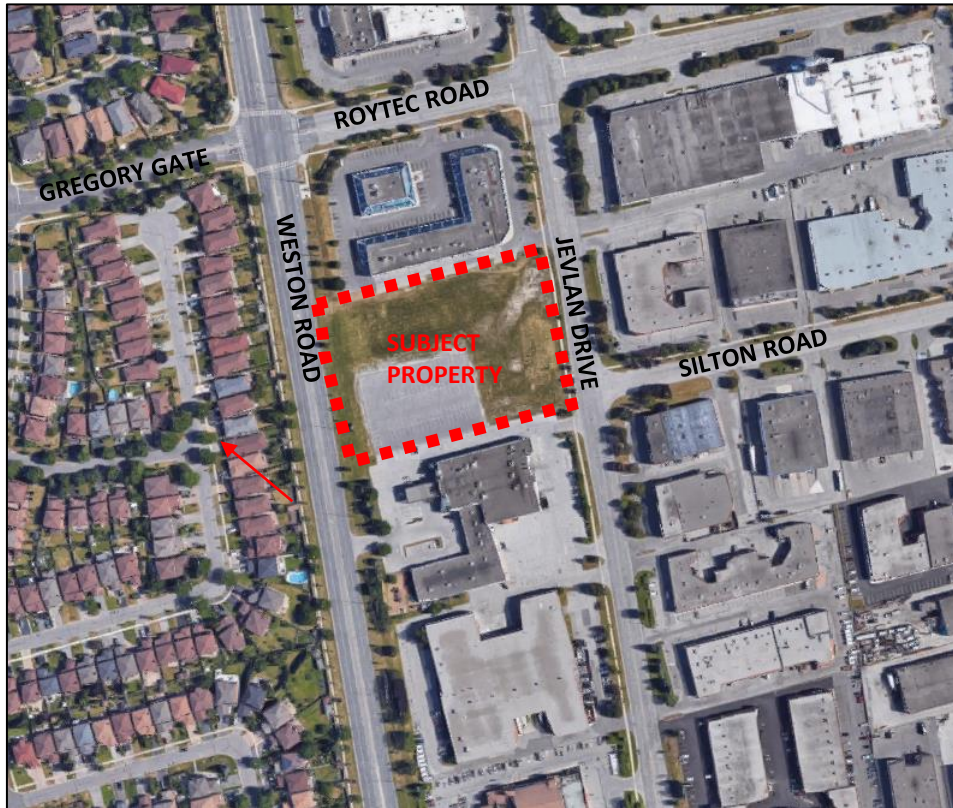
326 JEVLAN DRIVE

CITY OF VAUGHAN, ONTARIO

COMMITTEE OF ADJUSTMENT PUBLIC HEARING – AUGUST 12, 2021

Brutto Consulting

SITE LOCATION AND CONTEXT



The Subject Property is located at 326 Jevlan Drive and the nearest major intersection is Weston Road and Roytec Road. The property consists of a total land area of 13,232.04 sq. metres (3.27 acres) and has direct frontage onto both Weston Road and Jevlan Drive.

The property is situated within the “Employment Areas” overlay of the VOP 2010, and within the “Employment Commercial Mixed-Use” land use designation of the VOP 2010.

The Subject Property is square in shape and has a relatively flat topography.

The site is partially occupied by a parking accessory to the existing building south of the Subject Property.



VIEW OF SITE FROM WESTON ROAD

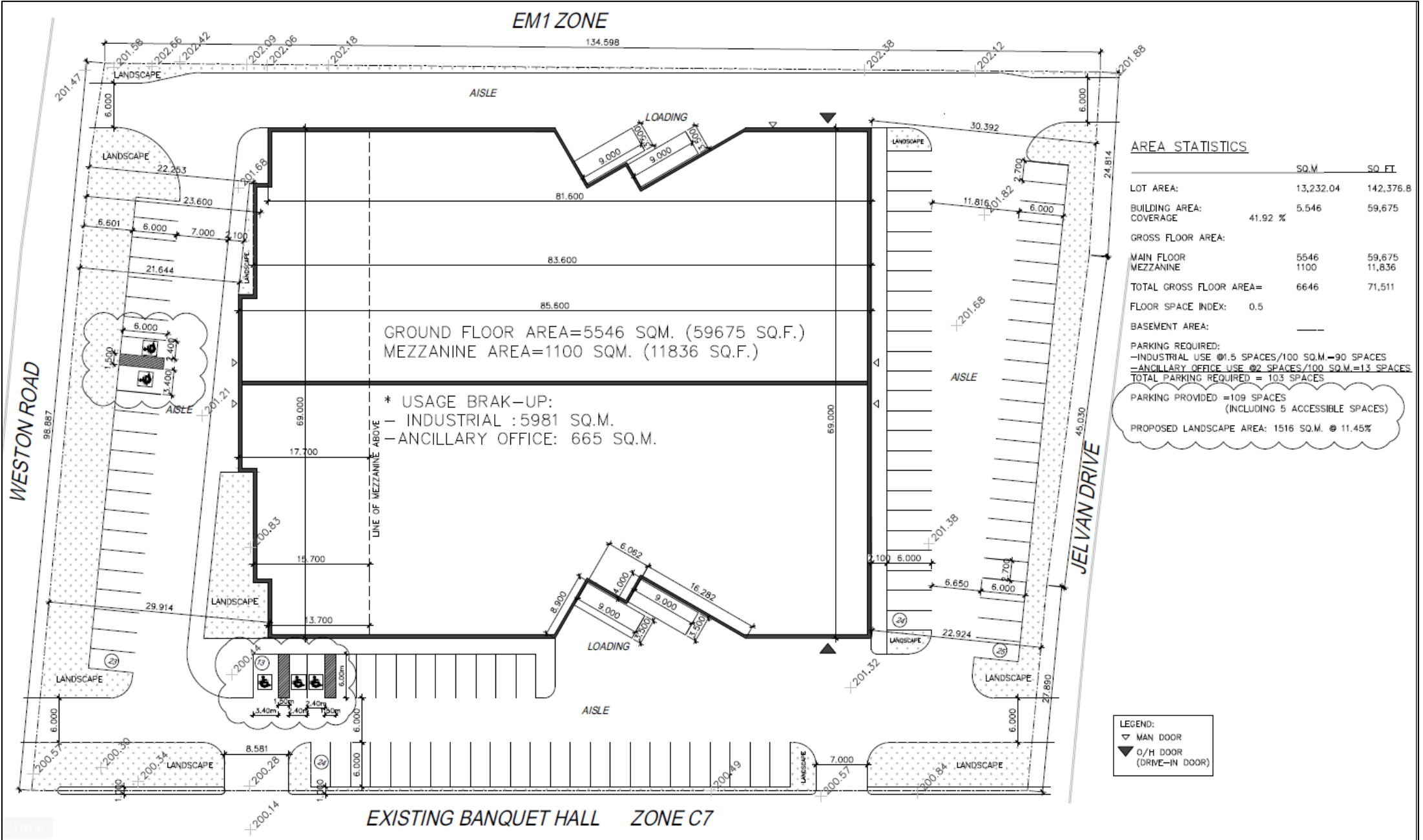


VIEW OF SITE FROM JEVLAN DRIVE



SITE PLAN AND BUILDING ELEVATIONS

EM1 ZONE



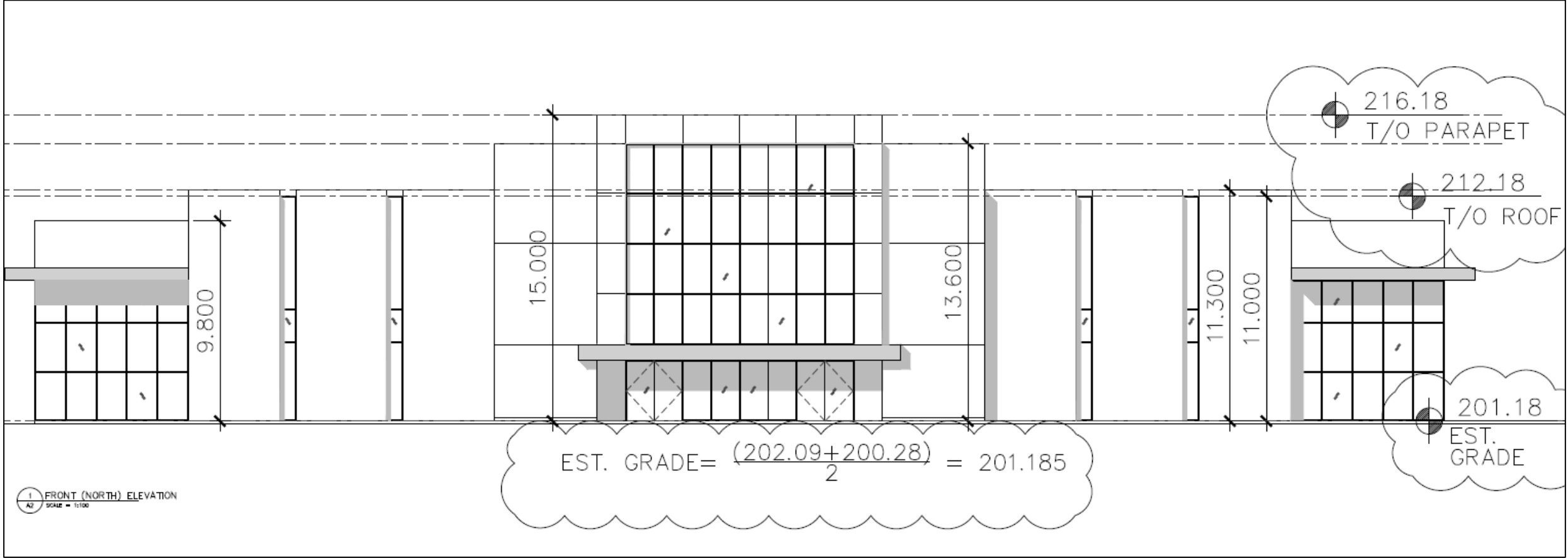
GROUND FLOOR AREA=5546 SQ.M. (59675 SQ.F.)
 MEZZANINE AREA=1100 SQ.M. (11836 SQ.F.)

* USAGE BRAK-UP:
 - INDUSTRIAL : 5981 SQ.M.
 - ANCILLARY OFFICE: 665 SQ.M.

AREA STATISTICS

	SQ.M	SQ. FT.
LOT AREA:	13,232.04	142,376.8
BUILDING AREA: COVERAGE	5,546 41.92 %	59,675
GROSS FLOOR AREA:		
MAIN FLOOR	5546	59,675
MEZZANINE	1100	11,836
TOTAL GROSS FLOOR AREA=	6646	71,511
FLOOR SPACE INDEX:	0.5	
BASEMENT AREA:	---	
PARKING REQUIRED:		
-INDUSTRIAL USE @1.5 SPACES/100 SQ.M.-90 SPACES		
-ANCILLARY OFFICE USE @2 SPACES/100 SQ.M.=13 SPACES		
TOTAL PARKING REQUIRED = 103 SPACES		
PARKING PROVIDED = 109 SPACES (INCLUDING 5 ACCESSIBLE SPACES)		
PROPOSED LANDSCAPE AREA: 1516 SQ.M. @ 11.45%		

LEGEND:
 ▽ MAN DOOR
 ▼ O/H DOOR
 (DRIVE-IN DOOR)

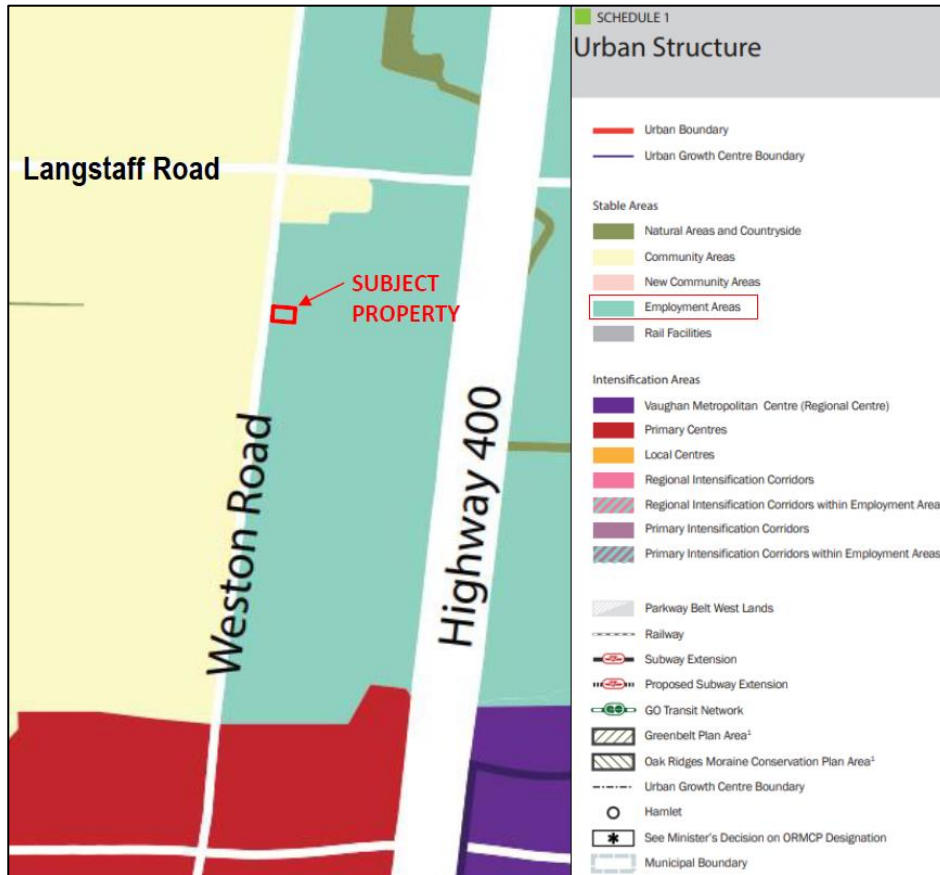


1 FRONT (NORTH) ELEVATION
A2 SCALE = 1:100



APPLICABLE LAND USE POLICIES

CITY OF VAUGHAN OFFICIAL PLAN (2010)



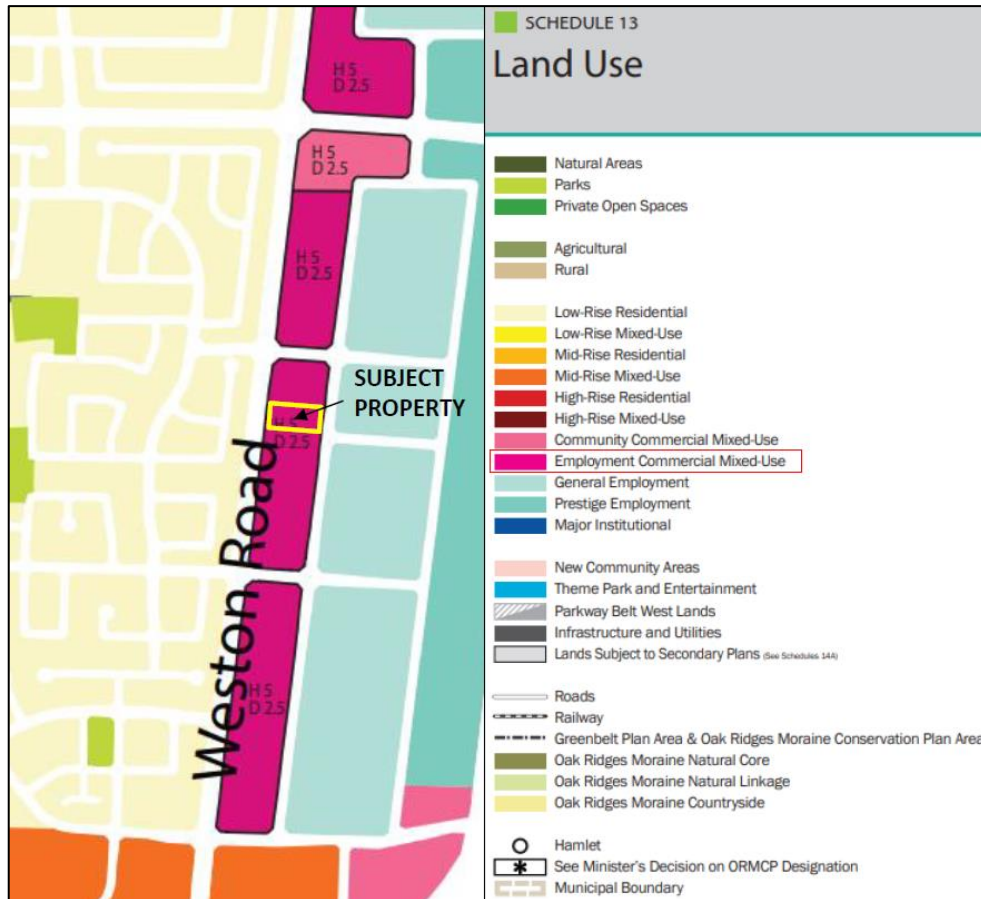
The property is located within the Urban Structure Map as “Employment Areas” on Schedule 1 of the City of Vaughan Official Plan (VOP 2010).

As per section 2.2.1.1.c) it is the policy of Council that the Urban Structure of the City maintains the stability of Employment Areas “for a variety of industrial, manufacturing, warehousing, small and medium-sized offices, *ancillary retail* uses and parks.”

Section 2.2.4.1 of the VOP 2010 further states that the planned function of Employment Areas is to supply land for economic activity related to industrial, manufacturing, warehousing, and office uses where appropriate. Limited retail uses may also be permitted to serve daily needs of surrounding businesses and employees.

The proposed industrial building with ancillary office use conforms to this policy direction and meets the general intent of Employment Areas.

CITY OF VAUGHAN OFFICIAL PLAN (2010)



The property is also designated as “Employment Commercial Mixed-Use” and is not located within an “Intensification Area” as identified on Schedules 1 and 13 of VOP 2010.

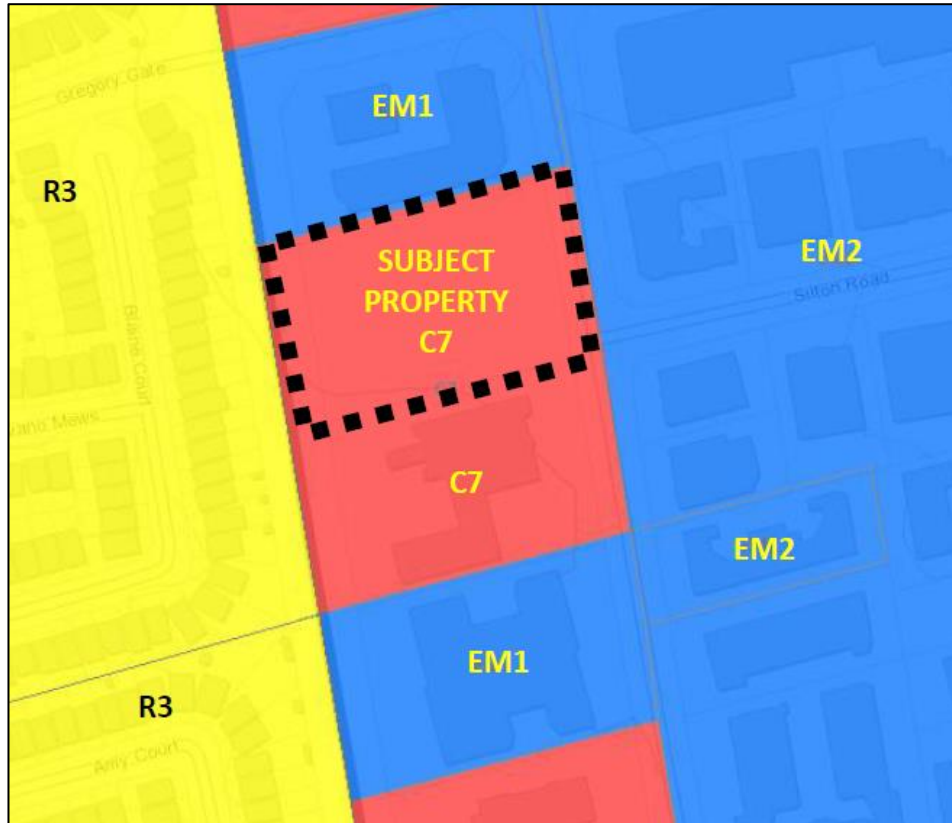
Policy 9.2.2.7.c.ii. of VOP 2010 permits, within “Non-Intensification Areas”, office uses to a maximum of 12,500 m², cultural and entertainment uses, retail uses; provided that no retail unit shall exceed a gross floor area of 3,500 m², and gas stations.

Employment Areas within the City of Vaughan primarily contain industrial uses which is the primary function of these areas as per Section 2.2.1 and 2.2.4 of the VOP 2010. The Official Plan requires Employment Areas to primarily be composed of uses related to industrial, manufacturing, warehousing, and ancillary office uses.

The site is also immediately adjacent to EM1 and EM2 sites with employment and office uses. The proposed development would not cause any negative impacts as its built-form and proposed uses are no different than those of the surrounding industrial and commercial sites.

As such, it is our opinion that the general intent and purpose of the Official Plan.

CITY OF VAUGHAN ZONING BY-LAW 1-88



The Subject Property is zoned “C7 Service Commercial Zone” (‘C7 Zone’), subject to Site-Specific Exception 9(462H) by Zoning By-law 1-88. The C7 Zone permits a range of office and retail uses, while the site-specific exception permits photography studio, gift store, party supply store and florist shop.

As part of this application, we are seeking to include “Employment Use” as well as the “General Provisions” for Employment Zones which are currently permitted in the adjacent EM1 and EM2 properties.