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**May 14, 2012**

VAUGHAN COMMITTEE  
OF ADJUSTMENT

**ADDENDUM  
AGENDA ITEM**

**#15**

COMMITTEE OF ADJUSTMENT

**DATE:** May 9, 2012  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Daniel Woolfson, Development Planning Department  
**MEETING DATE:** May 17, 2012  
**OWNER:** Euro Estates Inc.  
**FILE(S):** A138/12

**Location:** Southwest corner of Major Mackenzie Drive and Vellore Avenue, Vaughan  
**Proposal:** The Owner is requesting permission to construct a retail commercial plaza with the following variances:

	Variance	Proposed	Required
1	Minimum front yard setback to Building "B" (Vellore Avenue)	3.4m	11.0m
2	Minimum rear yard setback to Building "D" (Via Sant' Agostino)	3.3m	11.0m
3	Minimum exterior side yard setback to Buildings "A" and "D" (Major Mackenzie Drive)	3.2m	11.0m
4	Minimum exterior side yard setback to Building "C" (Euro Place)	3.4m	11.0m
5	Minimum exterior side yard setback to building "B" (Vellore Avenue)	6.6m	11.0m
6	Encroachment of canopy supported by piers	Permit a canopy supported by piers, attached to Building "A", to project into the exterior side yard by up to 2.0m	A canopy supported by piers is not permitted to encroach into the exterior side yard (Building "A")
7	Minimum setback from a residential zone along: Vellore Avenue Euro Place Via Sant' Agostino	15.9m 12.9m 12.8m	22.5m
8	Minimum parking supply	4.5 parking spaces per 100m <sup>2</sup> of GFA (104 parking spaces)	6.0 parking spaces per 100m <sup>2</sup> of GFA (158 parking spaces)

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9	Maximum driveway access aisle (Major Mackenzie Drive)	8.6m	7.5m
10	Minimum landscape strip along: Major Mackenzie Drive Vellore Avenue Euro Place Via Sant' Agostino	1.6m to 3.2m  3.4m 3.0m 3.0m	6.0m
11	Office Use	Permit an office use on the second storey of Building "A" (with a GFA of 339.51m <sup>2</sup> , for the sole use of the property management/owner of property	Office uses shall be permitted only on the ground floor

**Official Plan:**

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay designation by in-effect OPA #600 (Vellore Urban Village 1). The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which is subject to approval from the Ontario Municipal Board. The proposal conforms to the policies of the Official Plan.

**Comments:**

The Owner submitted a concurrent Site Development Application (File DA.11.030), which was reviewed by the Development Planning Department and approved by Vaughan Council on April 17, 2012.

Variances #1 to #5 and #7 to #10 are required to facilitate the proposal as approved by Vaughan Council.

The Owner has also amended the original proposal to include a second storey office use in Building 'A', which is reserved for the exclusive use of the property management team and/or the Owner of the property. The total GFA of the Office Use addition to Building 'A' is 339.51m<sup>2</sup>.

Variances #6 and #11 are required to facilitate the second storey office use in Building 'A'.

The Development Planning Department has reviewed the revised changes and considers the second storey office use to be appropriate and desirable for the development of the subject lands.

As well, the increase in GFA for the Office Use in Building 'A' requires 20 additional total parking spaces based on the parking calculation of 6.0 parking spaces per 100m<sup>2</sup> of GFA, which yields a total parking supply required by Zoning By-law 1-88 of 158 parking spaces. The Owner submitted a revised parking study and justification report by BA Group on April 16, 2012. The revised report was submitted in support of the new parking requirement required for the Office Use. The Development/Transportation Engineering Department reviewed the revised report and considered the total parking supply of 104 parking spaces, based on the parking calculation of 4.5 parking spaces per 100m<sup>2</sup> of GFA, to be

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adequate.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:** The Development Planning Department supports Minor Variance Application A138/12.

**Condition(s):** None.

**memorandum**