



**RECEIVED**  
**March 25, 2014**  
 VAUGHAN COMMITTEE  
 OF ADJUSTMENT

**ADDENDUM**  
**AGENDA ITEM**  
**14**  
 COMMITTEE OF ADJUSTMENT

**DATE:** March 25, 2014 REVISED  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Grant Uyeyama, Director of Development Planning  
 Planning Department  
**MEETING DATE:** March 27, 2014  
**OWNER:** Roybridge Holdings Limited  
**FILE(S):** A065/14

**Location:** 201 Zenway Boulevard  
 Ward 2, Vicinity of Highway 27 and Highway 7

**Proposal:** The Owner is requesting permission to construct a 3,566 m<sup>2</sup> addition to an existing one-storey industrial/warehouse building with the following variances:

	Variance	Proposed	Required
1	Minimum number of parking spaces for the entire development	360	406
2	Minimum width of landscape strip along a lot line abutting a street	0.0 m	6.0 m

**Official Plan:** The subject lands are designated "Prestige Area" by in-effect OPA #450 (Employment Area), and "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, April 17, 2012) and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013, and February 3, 2014. The proposal conforms to the policies of the Official Plan.

**Comments:** The Owner has submitted a concurrent Site Development File DA.14.004 to facilitate the development of a 3,566 m<sup>2</sup> addition to an existing one-storey industrial/warehouse building.

The Owner has advised the Planning Department and Transportation Engineering Department that the parking space deficiency and landscape width deficiency will be temporary during the reconstruction of Zenway Boulevard. Once the reconstruction is complete and the detour lands are returned to the Owner, the Owner will have sufficient space on the property to accommodate the required landscape strip and parking spaces.

Accordingly, the 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 Planning Department supports Minor Variance Application A065/14, subject to the following condition:

**Condition(s):** That Site Development File DA.14.004 be approved by the Planning Department.

**Report Prepared By:** Gillian McGinnis, Planner 1

**memorandum**