



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

**RECEIVED**  
**July 23, 2014**  
VAUGHAN COMMITTEE  
OF ADJUSTMENT

**DATE:** July 21, 2014  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Grant Uyeyama, Director of Development Planning  
Planning Department  
**MEETING DATE:** July 24, 2014  
**OWNER:** 1493130 Ontario Limited – c/o Stefan Wisniowski  
**FILE(S):** B039/14 & B040/14  
**RELATED FILE:** A179/14

**Location:** 67 Colossus Drive  
Ward 3, Vicinity of Weston Road and Highway #7

**Proposal:** The Owner has submitted consent application B039/14 to convey (Parcel D2) into the title of lands to the west (Parcel C). The lands to be severed and conveyed comply with the minimum lot area, and minimum lot frontage requirements as stipulated in By-law 1-88 once conveyed.

The owner has submitted Consent application B040/14 to extend an existing access easement in favour of Parcel E.

Approval of the proposed severance and conveyance would require the following variances:

Minor Variance Application A179/14

	Variance	Proposed	Required
1	Minimum number of parking spaces	4,022 parking spaces	4,093 parking spaces
2	Minimum landscape strip width	0m	3.0m
3	Maximum floor area (Parcel D1 only)	0.35 times the area of the lot	0.3 times the area of the lot

**Official Plan:** The subject lands are designated “Community Commercial Mixed-Use” and are within the required Secondary Plan Area for Weston Road and Highway #7 by the City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on February 3, 2014. The proposal conforms to the policies of the Official Plan.

**Comments:** Site Development File DA.13.111 was approved on June 24, 2014 to permit the re-development of Parcels D1 and D2. This approval acknowledges the requirement to sever Parcel D2 and merge on title with Parcel C and the above noted variances.

The Planning Department can support the proposed severance of Parcel D2 from Parcel D1, and conveyance to Parcel C to the west, which will meet the frontage and area requirements of Zoning By-law 1-88 once conveyed. The retained lands (Parcel D1) have frontage onto Famous Avenue which is permitted by site-specific zoning Exception 9(989).

**memorandum**

The proposed access easement is an extension of an existing easement located along the rear of the revised parcels providing shared access for Parcels C (including D2), D1 and E which can be supported.

Due to the site-specific definition of a lot, the consolidation of Parcel D2 with Parcel C requires that the maximum floor area of the retained lands (Parcel D1) be increased from 0.3 to 0.342 times the area of the lot. The total area of the retained Parcel D1 is 34,608.42 m<sup>2</sup> and the area of Building D1 (Target) is 11,814.4 resulting in a 0.042 percent increase in area on Parcel D1 only. The aggregate floor space area of the entire lot including all parcels is 0.25 times the area of the lot. The Planning Department cannot support Variance #3 as proposed, at 0.35 times the area of the lot which would permit an additional 298.547 m<sup>2</sup> of gross floor area. The Planning Department recommends 0.342 times the area of Parcel D1 resulting in 11,836.08 of gross floor area, consistent with the gross floor area Vaughan Council approved via Site Development File DA.13.111.

The increased maximum floor area applies only to the retained Parcel D1, which is a requirement of the proposed severance and will not result in additional gross floor area on the subject lands in its entirety.

The additional gross floor area (Building D2) requires 71 parking spaces. The Development/ Transportation Engineering Department have reviewed the parking study prepared by the BA group in support of this reduction and can support the results and conclusions. Accordingly, the Planning Department can support Variance #1.

The proposed minimum landscape strip width of 0 m, whereas Zoning By-law 1-88 requires 3m recognizes an existing condition on the lands along Famous Avenue and between the consolidated parcel to the west.

The Planning Department is of the opinion that the proposal meets the intent of the Official Plan and the consent criteria stipulated in Section 51(24) of the *Planning Act*.

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 consent applications B039/14 and B040/14. The Planning Department supports Minor Variance Application A179/14, as amended.

**Condition(s):**

**Report Prepared By:** Brandon Correia, Planner 1  
Christina Napoli, Senior Planner

**memorandum**