

To: Committee of Adjustment
From: Garrett Dvernichuk, Building Standards Department
Date: April 25, 2022
Applicant: Toronto District Christian High School
Location: CONC 8 Part of Lot 7
 PLAN 65R14720 Part 1 municipally known as 325 Woodbridge Avenue
File No.(s): A047/22

Zoning Classification:

The subject lands are zoned U – Utility Zone, R2A - Second Density Residential Zone, and I1 - General Institutional Zone and subject to the provisions of Exception 14.1087 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Retail use not permitted on the lot. [13.2, Table 13-2]	To permit a retail use accessory to the post-secondary school.
2	The change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space. [6.11.4, Table 6-17]	To permit no loading space to be provided.
3	A minimum of 1 long-term bicycle parking space shall be provided for the proposed change of use to a commercial use. [6.5.3, Table 6-8]	To permit no Long-term Bicycle Parking Space to be provided.
4	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [6.5.5 2.b.]	To permit a minimum setback of 1.75 m from a parking area.

The subject lands are zoned M3 – Transportation Industrial Zone, R2 - Residential Zone, and A – Agricultural Zone and subject to the provisions of Exception 9(1462) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
5	A "Retail Store" Shall be permitted on the lands zoned M3 Transportation Industrial Zone, subject to the following: <ul style="list-style-type: none"> operating as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and limited to a maximum gross floor area of 330 m². [9(1462) cii)] 	To permit the maximum gross floor area of the accessory Retail Store use to be 550m ² .
6	One (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 square metres. [3.9 a)]	To permit no loading space to be provided.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 21-133653 for Secondary School - Change in Use, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	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.

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