

# 325 Woodbridge Avenue (former Firehall)

File Number: A047.22

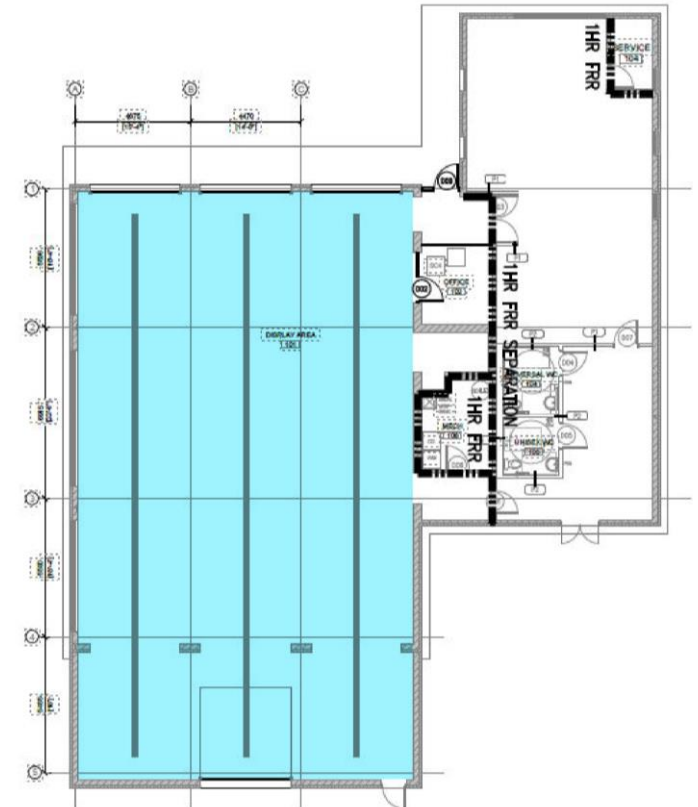


Toronto District Christian High School – Experiential Learning Centre

May 5, 2022 presentation by: Steven McIntyre, Malone Given Parsons Ltd.

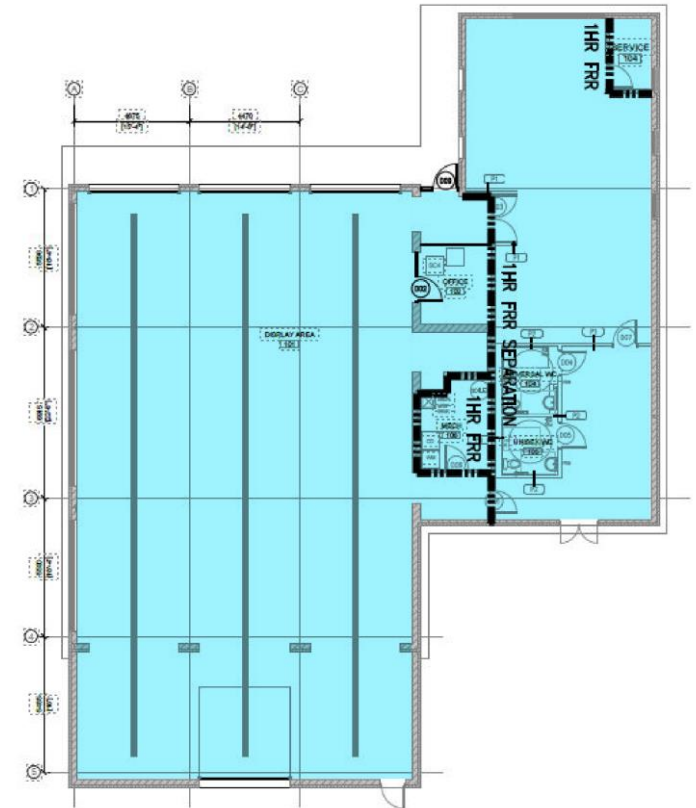
## File History

- TDCH Experiential Learning Centre proposes a thrift store run by students and open to the public in former firehall.
- September 2021 zoning approval for accessory commercial of 330m<sup>2</sup>.
- During Change of Use Permit, it was determined commercial area should extend to the firebreak walls.

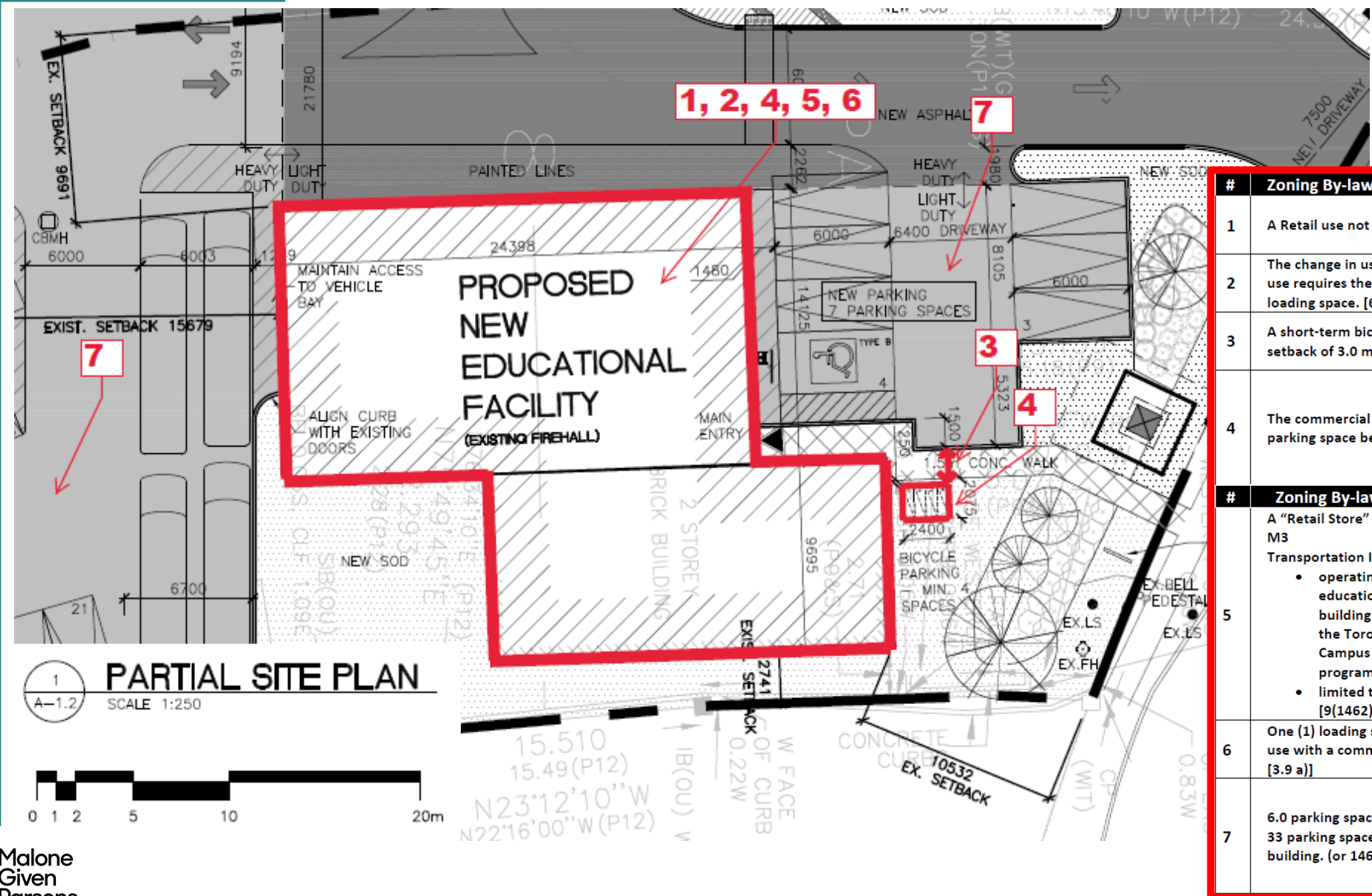


## Proposed Variance

1. To permit an accessory commercial use (was not carried into By-law 001-2021)
2. To increase permitted commercial floor area to 550 m<sup>2</sup>
3. To reduce the minimum amount of vehicle parking spaces required by 3 (By-law 1-88)
4. To permit no loading space be provided
5. To reduce separation distance between bicycle parking and vehicle parking
6. To permit an additional short-term bicycle parking space in lieu of the required long-term bicycle parking space



# Minor Variance Request



**PARTIAL SITE PLAN**  
SCALE 1:250

| # | 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 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.   |
| 4 | The commercial use requires one (1) long-term bicycle parking space be provided. [Table 6-8]  | To permit an additional short-term Bicycle Parking Space in lieu of the required (1) long-term bicycle parking space to be provided. |
| # | 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"> <li>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</li> <li>limited to a maximum gross floor area of 330 m<sup>2</sup>. [9(1462) cii]</li> </ul> | To permit the maximum gross floor area of the accessory Retail Store use to be 550m <sup>2</sup> .                                   |
| 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.   |
| 7 | 6.0 parking spaces per 100 sq.m GFA [3.8 a)], resulting in 33 parking spaces being required for the commercial building. (or 146 spaces across the entire campus)   | To permit a minimum of 30 vehicular parking spaces for the commercial building. (or 143 spaces across the entire campus)             |

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