

To: Committee of Adjustment
From: Sarah Scauzillo, Building Standards Department
Date: June 16, 2023
Applicant: KLM Planning Partners Inc.
Location: 9810 Bathurst Street
 CONC 2 Part of Lot 17
File No.(s): B006/23

Zoning Classification:

The subject lands are zoned RM2 (H) and subject to the provisions of Exception 14.924 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Lot Frontage: The minimum Lot Frontage requirement for the severed lands is 30.0 meters. [Table 7-8] The minimum Lot Frontage requirement for the retained lands is 30.0 meters. [Table 7-8]	The proposed lot frontage of 286.0 meters for the severed lands complies with the minimum lot frontage requirement. The proposed lot frontage of 332.0 meters for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area: The minimum Lot Area requirement for the severed lands 46,000 m ² . [14.927] The minimum Lot Area requirement for the retained lands is 46,000 m ² . [14.927]	The proposed lot area of 19,800 m ² for the severed lands does not comply with the minimum lot area requirement. The proposed lot area of 25,500m ² for the retained lands does not comply with the minimum lot area requirement.
3	Lot Depth: There is no requirement for minimum lot depth for the severed lands and retained lands.	Not applicable.

The subject lands are zoned RA3(H) and subject to the provisions of Exception 9(1287) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
1	Lot Frontage: The minimum Lot Frontage requirement for the severed lands is 30.0 meters. [Schedule A] The minimum Lot Frontage requirement for the retained lands is 30.0 meters. [Schedule A]	The proposed lot frontage of 286.0 meters for the severed lands complies with the minimum lot frontage requirement. The proposed lot frontage of 332.0 meters for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area: The minimum Lot Area requirement for the severed lands is 46,000 m ² . [9(1287)] The minimum Lot Area requirement for the retained lands is 46,000 m ² . [9(1287)]	The proposed lot area of 19,800 m ² for the severed lands does not comply with the minimum lot area requirement. The proposed lot area of 25,500m ² for the retained lands does not comply with the minimum lot area requirement.
3	Lot Depth: There is no requirement for minimum lot depth for the severed lands and retained lands.	Not applicable.

Staff Comments:**Zoning By-law 001-2021**

1	Variances are not required for minimum lot area and frontage for both the severed and retained lands as exception 14.924 allows for the subject lands to be reviewed as a single lot for zoning conformity. A road allowance has been provided to the Region of York along Bathurst Street and therefore the minimum lot area is considered to be legal non-conforming in accordance with the subject lands identified on E-1415.
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Zoning By-law 1-88

2	Variances are not required for minimum lot area and frontage for both the severed and retained lands as exception 9(1287) allows for the subject lands to be reviewed as a single lot for zoning conformity. A road allowance has been provided to the Region of York along Bathurst Street and therefore the minimum lot area is considered to be legal non-conforming in accordance with the subject lands identified on E-1415.
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General Comments

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