

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: July 18, 2024
Applicant: Zelinka Priamo Ltd.
Location: CONC 8 Lot 11 municipally known as 8585 Hwy 27
File No.(s): A103/24

Zoning Classification:

The subject lands are zoned NC, Neighbourhood Commercial Zone –and subject to the provisions of Exception 14.462 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Loading facilities for the Subject Lands shall be permitted in the areas shown as "Loading Area" on Schedule E-833. [14.462.3 #2]	To permit the loading facility to be in the area as shown in submitted site plan.
2	Parking for the Subject Lands shall be provided on the basis of 6.0 spaces per 100 sq.m. of gross floor area for the shopping centre. 684 parking spaces are required for the shopping centre. [14.462.3 #1]	To permit a minimum of 525 parking spaces for the shopping centre. (not including mezzanine areas).
3	Maximum Gross Floor Area of the Neighbourhood Commercial Plaza shall be 10,754 sq. m. [14.462.2 #3]	To permit a maximum gross floor area of the Neighbourhood Commercial Plaza of 11,384.0 square metres (not including mezzanine areas).

The subject lands are currently zoned *C4 Neighbourhood Commercial* subject to *Exception 9(750)* under By-law 1-88 as amended.

	Zoning By-law 1-88	Variance requested
4	Loading facilities for the Subject Lands shall be permitted in the areas shown as "Loading Area" on Schedule E-833. [9(750) ci]	To permit the loading facility to be in the area as shown in submitted site plan.
5	Parking for the Subject Lands shall be provided on the basis of 6.0 spaces per 100 sq.m. of gross floor area for the shopping centre. 684 parking spaces are required for the shopping centre. [9(750) bi]	To permit a minimum of 525 parking spaces for the shopping centre. (not including mezzanine areas).
6	Maximum Gross Floor Area of the Neighbourhood Commercial Plaza shall be 10,754 sq. m. [9(750) aiii]	To permit a maximum gross floor area of the Neighbourhood Commercial Plaza of 11,384.0 square metres (not including mezzanine areas).
7	The required minimum front yard setback shall not be less than 11.0 metres. [Zone Requirement Table Schedule A]	To permit a minimum front yard setback of 10.24 metres.

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. 21-120706 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Nov 03, 2021
Building Permit No. 16-000338 for Tent - New, Issue Date: Feb 18, 2016

Building Permit No. 19-000366 for Tent - New, Issue Date: Apr 12, 2019
Building Permit No. 17-000495 for Tent - New, Issue Date: Mar 08, 2017
Building Permit No. 22-109798 for Tent - New, Issue Date: (Not Yet Issued)

Other Comments:

Zoning By-law 01-2021	
1	The minimum dimensions of horizontal bicycle parking spaces shall be 1.8 metres in length X 0.6 metres in width X 1.0 metres vertical clearance. The minimum width of an aisle providing access to bicycle parking space shall be 1.75 metres. We acknowledge that the proposal complies with the minimum required number of long term and short term bicycle parking spaces but the dimensions cannot be confirmed until we receive additional plans showing the dimensions of all bicycle parking spaces and access aisles.

General Comments	
1	The subject lands have been determined to be transitioned and therefore subject to by-law 1-88. A review under 001 – 2021 has been completed out an abundance of caution.
8	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
9	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.