AGENDA

JUNE 23, 2015
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS:
Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:
Dana Jenkins, Development Planner
David VanderBerg, Central Area Planner
Paul Aldunate, Central Area Planner
Jim McColl, Zoning Officer
Paul Snape, Director, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held May 26, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

B15-008 FIRST GULF BUSINESS PARK INC. PT. LOT 15, CONC. 2 EHS 59 FIRST GULF BOULEVARD WARD 3

B15-009 FIRST GULF BUSINESS PARK INC. PT. LOT 15, CONC. 2 EHS 543 STEELES AVENUE EAST WARD 3

Letter dated May 22, 2015 from Mr. Gregory Jones, First Gulf Corporation, advising of the withdrawal of consent applications B15-008 and B15-009.
NEW CONSENT APPLICATIONS

(1)

B15-012  BEPPINI & GUILIANA CEOLIN  PT. LOT 12, CONC. 9 ND
10343 MCVEAN DRIVE  WARD 10

The purpose of the application is to request consent to sever the rear portion of a parcel of land currently having a total area of approximately 3.91 hectares (9.67 acres). The proposed “severed” parcel has a width of approximately 61 metres (200.13 feet), a depth of approximately 420 metres (1377.95 feet) and an area of approximately 2.79 hectares (6.90 acres).

The effect of the application is to provide for a lot addition to the adjacent property to the south, legally described as Part of Lot 12, Concession 9 ND and currently owned by West Humber River Developments Inc. to facilitate future residential development.

NEW MINOR VARIANCE APPLICATIONS

(2)

A14-138  IKO INDUSTRIES LTD.  BLOCK D, PLAN 518
71 ORENDA ROAD  WARD 3

The applicant is proposing redevelopment of the property and is requesting the following variances:

1. To permit a 0.0 metre landscape strip abutting Kennedy Road whereas the by-law requires a minimum landscape strip of 3.0m (9.84 ft.) abutting a street;

2. To provide 164 parking spaces whereas the by-law requires a minimum of 257 parking spaces.

(3)

A15-097  QUINTESSA DEVELOPMENTS INC.  LOT 1, PLAN 43M-1972
18 YOUNG GARDEN CIRCLE  WARD 4

The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 7.12m (23.36 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).
(4)

A15-098  LINDA & BRUCE BRIGHT  LOT 98, PLAN 521
          6 MORPETH ROAD
          WARD 3

The applicants are proposing construction of a detached garage at the rear of the property and are requesting the following variances:

1. To permit a minimum driveway width of 2.43m (7.97 ft.) whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.);

2. To permit a 0.0 metre landscape strip adjacent to a side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) adjacent to a side lot line.

(5)

A15-099  RACHAEL & JEFFREY CHADWICK  PT. LOTS 6 & 7, PLAN 317
          140 MAIN STREET SOUTH
          WARD 3

The applicants are proposing an addition to the rear of the existing dwelling and the construction of a detached garage and are requesting the following variances:

1. To permit a detached garage having a gross floor area of 51.38 sq. m (553.05 sq. ft.) whereas the by-law permits a detached garage to a maximum size of 48 sq. m (516.67 sq. ft.);

2. To permit a detached garage having a building height of 5.54m (18.18 ft.) to the midpoint of a peaked roof whereas the by-law permits a maximum height of 4.5m (14.76 ft.).

(6)

A15-100  VAN DER GRAFF HOLDINGS INC.  BLOCK 4, PLAN 43M-643
          2 VAN DER GRAFF COURT
          WARD 8

The applicant is proposing an addition of a two-storey plant/office area to the existing building and is requesting the following variance:

1. To permit an exterior side yard setback of 5.0m (16.40 ft.) whereas the by-law requires a minimum setback of 7.6m (24.93 ft.).

(7)
The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a minimum lot width of 17.27m (56.66 ft.) whereas the by-law requires a minimum lot width of 18.5m (60.70 ft.).

The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a minimum lot width of 17.38m (57.02 ft.) whereas the by-law requires a minimum lot width of 18.5m (60.70 ft.).

The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a minimum lot width of 18.34m (60.17 ft.) whereas the by-law requires a minimum lot width of 18.5m (60.70 ft.).
The applicant is proposing an attached single car garage and is requesting the following variances:

1. To permit an interior side yard setback of 0.9m (2.95 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit a maximum lot coverage of 32% whereas the by-law permits a maximum lot coverage of 30%.

The applicant is requesting the following variance:

1. To increase the Gross Floor Area for Medical Office Use to a maximum of 500 square metres (5,381.95 square feet) whereas the by-law permits a maximum Gross Floor Area of 250 square metres (2,690.98 square feet) for Medical Office Use.

The applicant is proposing to use the second floor of the building as a private educational facility and is requesting the following variance:

1. To permit a Private Elementary School whereas the by-law does not permit the proposed use.
The applicant is proposing a restaurant and associated drive-through and is requesting the following variances:

1. To vary Schedule 'C' Section 3202 of the by-law to permit a building to be located outside the approved building envelope whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 3202;

2. To vary Schedule 'C' Section 3202 of the by-law to alter the location of the landscaped open space whereas the by-law requires compliance to Schedule 'C' Section 3202;

3. To provide 130 parking spaces whereas the by-law requires a minimum of 163 parking spaces.

(14)

The applicant is proposing to establish a retail business within an existing commercial building and is requesting the following variance:

1. To permit a retail establishment whereas the by-law only permits a retail establishment in conjunction with a service station or gas bar.