NOVEMBER 17, 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
Paul Aldunate, Central Area Planner
David Vanderberg, Central Area Planner
Lesley Dahonick, Plans Examiner, Zoning
Bernie Steiger, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held October 27, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-019  1435586 ONTARIO INC.
PT. LOT 5, CONC. 1 WHS
30 MCLAUGHLIN ROAD SOUTH
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 0.75 hectares (1.85 acres).
The effect of the application is to create a parcel of land at the southeast corner of the property, having frontage of approx. 37.20m (122.05 ft.), a depth of approx. 28.42m (93.24 ft.) and an area of approx. 0.19 hectares (0.47 acres). It is proposed that the severed land be used for future residential purposes to facilitate four (4) single detached dwellings (concurrent consent applications B15-020, B15-021 and B15-022).

(2)

B15-020  1435586 ONTARIO INC.
PT. LOT 5, CONC. 1 WHS
30 MCLAUGHLIN ROAD SOUTH
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 0.18 hectares (0.44 acres).

The effect of the application is to create a new lot having a frontage of approx. 15.70m (51.50 ft.), a depth of approx. 25.79m (97.74 ft.) and an area of approx. 0.04 hectares (0.09 acres). It is proposed that the new lot be used for future residential purposes (one single detached dwelling). Concurrent consent applications B15-019, B15-020 and B15-022.

(3)

B15-021  1435586 ONTARIO INC.
PT. LOT 5, CONC. 1 WHS
30 MCLAUGHLIN ROAD SOUTH
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 0.14 hectares (0.345 acres).

The effect of the application is to create a new lot having a frontage of approx. 12.52m (41.08 ft.), a depth of approx. 24.90m (81.69 ft.) and an area of approx. 0.04 hectares (0.09 acres). It is proposed that the new lot be used for future residential purposes (one single detached dwelling). Concurrent consent applications B15-019, B15-020 and B15-022.

(4)

B15-022  1435586 ONTARIO INC.
PT. LOT 5, CONC. 1 WHS
30 MCLAUGHLIN ROAD SOUTH
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 0.10 hectares (0.247 acres).

The effect of the application is to create a new lot having a frontage of approx. 8.98m (29.46 ft.), a depth of approx. 29.45m (96.62 ft.), and an area of approx. 0.05 hectares (0.12 acres). It is
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proposed that the new lot be used for future residential purposes (one single detached dwelling). Concurrent consent applications B15-019, B15-020 and B15-021.

(5)

B15-030 DWAYNE LINTON PT. LOT 90, PLAN M-112 30 & 32 MOUNT PLEASANT DRIVE WARD 2

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 1951.48 square metres (0.48 acres) comprising two lots that have merged on title. The severed lot has frontage on Mount Pleasant Drive of approx. 9.906 metres (32.50 feet), a depth of approx. 32.004 metres (105 feet) and an area of approx. 1040.13 square metres (0.26 acres).

The effect of the application is to re-establish the former boundary line between 30 and 32 Mount Pleasant Drive.

NEW MINOR VARIANCE APPLICATIONS

(6)

A12-023 45 RAILROAD STREET LIMITED LTS. 1-4, 16 & 17, PLAN BR-4 PTS. 1 & 2, PLAN 43R-32198 45 RAILROAD STREET WARD 1

The applicant is proposing development of the site and is requesting the following variances:

1. To permit a rear yard setback of 3m for the portion of the building 30m or less above grade whereas the by-law requires a minimum rear yard setback of 10m for the portion of the building 30m or less above grade;

2. To permit a rear yard setback of 6m for the portion of the building greater than 35m above grade whereas the by-law requires a minimum rear yard setback of 47m for the portion of the building greater than 35m above grade;

3. To permit an exterior side yard setback of 3.6m to the portion of the building greater than 13m above grade whereas the by-law requires a minimum of 8m for any portion of the building greater than 13m above grade;

4. To provide 504 parking spaces whereas the by-law requires a minimum of 575 parking spaces;
5. To permit a Day Nursery whereas the by-law does not permit the proposed use;

6. To permit a maximum building height of 94m whereas the by-law permits a maximum building height of 88m;

7. To permit a Floor Space Index of 5.2 whereas the by-law permits a Floor Space Index of 4.25;

8. To permit maximum lot coverage of 71.8% whereas the by-law permits a maximum lot coverage of 45%.

(7)

A15-175  EDDIE AMARAL  PT. LOT 5, CONC. 3 WHS
1453 QUEEN STREET WEST
WARD 4

The applicant is requesting the following variances:

1. To permit a Convenience Restaurant (café) whereas the by-law does not permit the proposed use;

2. To provide 15 parking spaces whereas the by-law requires a minimum of 33 parking spaces;

3. To permit an outdoor patio area in conjunction with the restaurant whereas the by-law does not permit an outdoor patio;

4. To Vary Schedule ‘C’ Section 206 of the by-law to permit an accessory structure (storage shed with roof cover) outside the approved building envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;

5. To permit outside storage (under the roof cover) whereas the by-law does not permit outside storage;

6. To Vary Schedule ‘C’ Section 206 of the by-law to permit paving outside the envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;

7. To Vary Schedule ‘C’ Section 206 of the by-law to permit a canopy in the patio area outside the approved building envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;
8. To permit two (2) oversized motor vehicles (firetruck and ambulance) to be stored/parked on the property whereas the by-law does not permit the storage/parking of oversized motor vehicles;

9. To permit a drive aisle width of 4.85m whereas the by-law requires a minimum drive aisle width of 6.0m.

(8)

A15-203 THE GREAT WEST LIFE ASSURANCE COMPANY AND LONDON LIFE INSURANCE COMPANY
PT. BLKS. G & H, PLAN 977
1 WOODSLEA ROAD
WARD 8

The applicant is requesting the following variance:

1. To permit a portion of the building (690.1 square metres) to be used for office purposes not accessory to the industrial use, whereas the by-law does not permit an office as a principal use.

(9)

A15-205 2231489 ONTARIO INC.
PT. BLOCK G, PLAN M-269
26 WESTWYN COURT
WARD 3

The applicant is proposing an expansion to the building and is requesting the following variances:

1. To permit a minimum rear yard setback of 2.22m (7.28 ft.) whereas the by-law requires a minimum rear yard setback of 7.0m (22.97 ft.);

2. To provide 49 parking spaces on site whereas the by-law requires a minimum of 68 parking spaces.

(10)

A15-206 CALLOWAY REIT (BRAMPORT) INC.
PT. LOTS 9 & 10, CONC. 6 EHS
9940-9980 AIRPORT ROAD
WARD 8

The applicant is requesting the following variance:

1. To permit a maximum of five (5) dining room restaurants whereas the by-law permits a maximum of two (2) dining room restaurants.
The applicants are requesting the following variances:

1. To permit an existing fence in the front yard having a maximum height of 1.35m (4.43 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.);

2. To permit an existing accessory structure (shed) in an exterior side yard having an exterior side yard setback of 0.3m (0.98 ft.) whereas an accessory structure is not permitted in an exterior side yard;

3. To permit a 0.3m (0.98 ft.) landscape strip adjacent to the side lot line whereas the by-law requires a minimum landscape strip of 0.6m (1.97 ft.) adjacent to the side lot line.

The applicants are requesting the following variances:

1. To permit the following commercial uses within the existing one storey dwelling to occupy 100% of the gross floor area:
   a. Animal Hospital;
   b. Art Gallery;
   c. Bank;
   d. Commercial School;
   e. Day Nursery;
   f. Dentist;
   g. Dry Cleaning and Laundry Distribution Station;
   h. Health/Fitness Centre;
   i. Laundromat;
   j. Office Use (including a Real Estate Office and Dental Office);
   k. Personal Service Shop (excluding a body art and/or tattoo parlour or massage or a body rub parlour;
   l. Physician;
   m. Real Estate Establishment;
   n. Retail Establishment (having no outside storage);
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o. Supermarket; and

2. To permit an existing accessory structure (storage shed) having a gross floor area of 17.43 sq. m. (187.62 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for any individual accessory structure;

3. To permit paving of the rear yard for the purposes of commercial parking whereas the by-law does not permit parking in the rear yard;

(13)

A15-210 DARSHAN KAUR GILL PT. LOT 17, CONC. 8 EHS PT. 1, PLAN 43R-1032 11937 GOREWAY DRIVE WARD 10

The applicant is requesting the following variances associated with a proposed Landscape Contracting business:

1. To allow a Home Occupation to occupy approximately 9.29 sq. m (100 sq. ft.) or 6% of the Gross Floor Area within an existing residential dwelling plus an additional 111.48 sq. m (1,199.96 sq. ft.) of Gross Floor Area within a proposed accessory structure for a combined total home occupation floor area of 120.77 sq. m (1,299.96 sq. ft.) or 63.6% of the floor area of the residential dwelling whereas the by-law limits the area associated with the Home Occupation to a maximum of 15% of the floor area of the dwelling;

2. To permit outside parking/storage of a maximum of 18 landscaping vehicles, trailers and oversized vehicles in association with the Home Occupation whereas the by-law does not permit outdoor storage/parking in association with a home occupation;

3. To permit a proposed accessory building (storage shed) having a gross floor area of 111.48 sq. m (1,199.96 sq. ft.) whereas the by-law permits a maximum of 23 sq. m (247.56 sq. ft.) for any individual accessory building;

4. To permit the accessory buildings combined gross floor area of 123.98 sq. m (1,334.50 sq. ft.) whereas the by-law permits the accessory buildings combined gross floor area of 40.0 sq. m (430.55 sq. ft.).
The applicant is requesting the following variances:

1. To permit a motor vehicle body shop whereas the by-law does not permit the use;
2. To permit a motor vehicle repair shop whereas the by-law does not permit the use;
3. To permit a motor vehicle sales/leasing establishment with an outdoor display area for a maximum of 5 vehicles, whereas the by-law does not permit the use or the outdoor storage/display area;
4. To permit two residential units with no additional parking whereas the by-law does not permit the residential use and requires 2 spaces for each unit.

The applicant is requesting the following variance:

1. To provide 66 parking spaces on site whereas the by-law requires a minimum of 128 parking spaces for a shopping centre with medical offices and restaurants occupying up to 40% of the total gross floor area. (NOTE: Previous variance granted to permit medical/restaurant uses to a maximum of 30% of the total GCFA).

The applicant is requesting the following variance:

1. To provide 1,364 parking spaces on site whereas the by-law requires a minimum of 1,617 parking spaces.