

**Filing Date:** June 14, 2024

**Hearing Date:** July 16, 2024

**File:** B-2024-0012, A-2024-0233 & A-2024-0234

**Owner/  
Applicant:**

**2514682 ONTARIO INC./ HARPER DELL & ASSOCIATES**

**Address:** 3455 Queen Street East

**Ward:** WARD 1

**Contact:** Rajvi Patel, Planner I

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### **Recommendations:**

That applications **B-2024-0012, A-2024-0233, and A-2024-0234** be deferred no later than the last hearing of October 2024.

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### **Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.413 hectares (3.49 acres), together with reciprocal easements for access, parking and servicing. The proposed severed lot has a frontage of approximately 9.08m (29.79 ft.), a depth of approximately 60.72m (199.21 ft.), and an area of approximately 7,716 sq. m (1.91 acres). The retained lands will continued to be occupied by a 6 storey motel building and a 2 storey retail/office building. No development is currently proposed for the severed lands.

### **Background:**

- **Official Plan:** The subject property is designated 'Business Corridor' and 'LBPIA Operating Area' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Mixed Employment Commercial' and 'Special Site Area 8' in the Airport Intermodal Secondary Plan (Area 4); and
- **Zoning By-law:** The subject property is zoned 'Service Commercial', Special Section 1923 (SC-1923) according to By-law 270-2004, as amended.

**Requested Variances:**

**A-2024-0233 – 3455 Queen Street East (Retained parcel)**

The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2024-0012:

1. To permit 88 parking spaces whereas the by-law requires 140 parking spaces;
2. To permit 30 required parking spaces on the severed lands to be used in conjunction with the hotel/retail/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required; and
3. To permit a parking aisle width of 1.6 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.

**A-2024-0234 – 3455 Queen Street East (Severed parcel)**

The applicant is requesting the following variance(s) in conjunction with the proposed severed lot under Consent Application B-2024-0012:

1. To permit a lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 50 metres;
2. To permit a parking aisle width of 5.18 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres; and
3. To permit a parking lot associated with the hotel/retail/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

**Current Situation:**

The severance application (B-2024-0012) and Minor Variance applications (A-2024-0233 and A-2024-0234) have been submitted to facilitate the severance of the subject property and establish reciprocal easements for access, parking, and servicing. The severed lot results in property dimensions that do not conform to the minimum Zoning By-law requirements. The existing hotel and retail/office buildings located on the retained lot will remain. The parking spaces located on retained lot will be used in conjunction with the parking spaces located on the severed lot. No new development is currently contemplated for the severed lands.

Staff are recommending a deferral of the application to a date no later than the last hearing of October 2024 to allow sufficient time for the applicant to provide further

information and for staff to review and provide additional feedback as necessary. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

*Rajvi Patel*

Rajvi Patel, Assistant Development Planner