



Report Committee of Adjustment

Filing Date: September 13, 2024
Hearing Date: October 15, 2024

File: A-2024-0366

**Owner/
Applicant:** Quadspring Inc
Quadspring Inc. c/o Ramy Youssif

Address: 9416 Highway 50

Ward: 10

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0366 be deferred no later than the last hearing of December 2024.

Background:

Existing Zoning:

The property is zoned 'Open Space (OS) and Highway Commercial One Special Section 2947 (HC1-2947)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit 73 parking spaces, whereas the By-law requires a minimum of 137 parking spaces.

Current Situation:

The applicant is proposing to permit 73 parking spaces, whereas the By-law requires a minimum of 137 parking spaces.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for the proposed development is required prior to making a recommendation to the Committee of Adjustment. In reviewing the application, Traffic Services Staff have expressed concerns regarding the Parking Justification Study provided by the applicant in support

of the application. After reviewing the parking justification study it was identified that there would be insufficient parking onsite when the maximum amount of parking spaces were utilized.

City Staff have discussed the above noted matters with the applicant which will need to be addressed through a revised Site Plan and Parking Study. Therefore, Staff are recommending a deferral of the application to a meeting date no later than the last hearing of 2024 so that a revised parking study can be provided and to provide sufficient time for staff to review the revised parking study. Once the information has been provided, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner