



Report Committee of Adjustment

Filing Date: October 31, 2024

Hearing Date: April 29, 2025

File: A-2024-0413

**Owner/
Applicant:** 1000340771 Ontario Inc
We Design Build Inc. c/o Haroon Malik

Address: 2084 Steeles Avenue East, Unit 3 & 4

Ward: 7

Contact: Megan Fernandes, Planner I

Recommendations:

That application A-2024-0413 be deferred no later than the last hearing of August 2025.

Background:

Existing Zoning:

The property is zoned 'Industrial 2 (M2)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use;
and
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

Current Situation:

The applicant is requesting two variances facilitate the development of a motor vehicle sales establishment use on the property.

This application was previously presented to Committee at the January 28, 2025 Committee of Adjustment Hearing. At the January 2025 hearing, the following two variances were requested:

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use;
and;
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 588 parking spaces to be provided on site.

The subject property is located an industrial plaza where in units are governed by a condominium corporation (PSCC 1124). As such, the applicant is required to provide approval from the Condominium Board to submit the application. This application was previously deferred by Committee to provide the applicant with sufficient time to obtain Condominium Board approval and provide a revised parking study.

The applicant provided City Staff with an approval letter from the Condominium Board Declarant in lieu of an approval letter from the Condominium Board. Staff advised the applicant that approval from the Condominium Board is required for the application to proceed.

Following a re-circulation of the application to staff, Zoning Staff were notified of another unit within the plaza currently in the process of obtaining appropriate licensing for a motor vehicle repair use. The inclusion of the additional business has increased the required parking of the site. Staff notified the applicant of the revised variance was assessed for the application and requested a revised parking study in regard to Variance 2.

At the time of the preparation of this report, City Staff have not received a revised parking study or the required Condominium Board Approval Authorization. Staff recommend deferring the application to the August 2025 meeting. This deferral will provide the applicant with sufficient time to address staff concerns regarding a revised parking study and authorization from the Condominium Board.

Respectfully Submitted,

Megan Fernandes

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