

Filing Date: April, 7, 2021
Hearing Date: May 11, 2021

File: A-2021-0083

**Owner/
Applicant:** **Sri Ganesha Durga Hindu Temple**

Address: **28 MELANIE DRIVE, UNIT 1**

Ward: 7

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2021-0083 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice;
 2. That the requirement for parking for any combination of uses permitted in the “M1” zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 99 parking spaces;
 3. That the owner secure a building permit for a change of use within 90 days;
 4. That the existing parking spaces on the property remain unobstructed from any debris and outdoor storage;
 5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void;
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Background:

Existing Zoning:

The property is zoned ‘Industrial One (M1)’, *according to By-law 270-2004, as amended.*

Requested Variance:

The applicant is requesting the following variance:

1. To permit 69 parking space, whereas the By-law requires a minimum of 99 parking spaces.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Business Corridor' in the Official Plan and 'General Employment' in the Highway 410 and Steeles Secondary Plan (Area 5). The requested variance is not considered to have significant implications within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The applicant is requesting a variance to allow a reduction in the required parking from 99 spaces to 69 spaces. The intent of regulating minimum parking requirements for industrial properties is to ensure that the site can accommodate the parking demand generated by the permitted uses on the property. The applicant has submitted a Parking Justification Study which has been reviewed by Transportation Planning staff which demonstrated that the existing 69 parking spaces on site will be sufficient for the uses operating from each unit.

Staff recommend a condition of approval that the requirement for parking for any combination of uses permitted within the 'M1' zone shall not exceed 99 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is to permit 69 parking spaces whereas 99 are required. Currently on the site, some of the provided parking spaces are occupied by outdoor storage and debris, limiting some parking spaces from being used. A condition is recommended that the applicant removes any debris from parking spaces on the property to ensure that the existing parking spaces on the site can be used efficiently and remain unobstructed. Subject to the recommended conditions of approval, the variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Subject to the recommended conditions, the request to allow a reduction in required parking will have no adverse impacts to the subject property or to adjacent lands. It has been demonstrated through a submitted Parking Study that the existing parking on site will be sufficient to serve the use contemplated within this application. The requested variance is minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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