

Filing Date: August 6, 2021
Hearing Date: September 14, 2021

File: B-2021-0017, A-2021-0174, A-2021-0175

**Owner/
Applicant:** WICKLOW HOLDINGS LIMITED

Address: 8050 Torbram Road, 155 and 157 East Drive

Ward: WARD 7

Contact: François Hémon-Morneau, Planner I

Recommendations:

That applications B-2021-0017, A-2021-0174, and A-2021-0175 be deferred no later than the last hearing of 2021.

Proposal:

The applicant is requesting to sever the subject property to create two separate land parcels, each occupied by existing industrial buildings. Both parcels of land are subject to a number of proposed variances to permit reductions in the required number of parking spaces and loading space, minimum lot width, minimum interior side yard width, minimum rear yard depth, minimum landscaped open space, minimum drive aisle width and to permit ancillary commercial uses in an industrial zone. The variances are requested to bring existing site conditions of newly created lots into conformity.

Background:

- **Official Plan:** The subject property is designated 'Business Corridor' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5);
- **Zoning By-law:** The subject property is zoned 'Industrial Two (M2)' according to By-Law 270-2004, as amended.

Requested Severance:

The applicant is requesting the following severance:

B-2021-0017:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.95 hectares (4.82 acres). The proposed severed lot has a frontage of

approximately 40.21 metres (131.92 feet), a depth of approximately 96.09 metres (315.26 feet), and an area of approximately 5,827.5 square metres (0.58 hectares). The effect of the application is to create a new lot (Parcel B) while retaining **Parcel A**, each lot occupied by existing industrial buildings that will remain.

A-2021-0174 Requested Variance (Parcel A – Retained Lot):

The applicant is requesting the following variances associated with the proposed retained lot under consent application B-2021-0017:

1. To permit a minimum lot width of 11 metres whereas the by-law requires a minimum lot width of 30 metres;
2. To permit an interior side yard setback of 2.0m (6.56 ft.) whereas the by-law requires a minimum interior side yard setback of 4.0m (13.12 ft.);
3. To permit 0.0m of landscaped open space along the lot line abutting Torbram Road whereas the by-law requires a minimum 3.0m (9.84 ft.) wide landscaped open space strip along any lot line abutting a street;
4. To provide 83 parking spaces on site whereas the by-law requires a minimum of 88 parking;
5. To permit an ancillary commercial use (office) not as part of an industrial mall whereas the by-law only permits ancillary commercial uses in an industrial mall;
6. To permit a parking aisle width of 6.2m (20.34 ft.) whereas the by law requires a minimum parking aisle width of 6.6m (21.65 ft.).

A-2021-0175 Requested Variance (Parcel B – Severed Lot):

The applicant is requesting the following variances associated with the proposed severed lot under consent application B-2021-0017:

1. To permit an interior side yard setback of 2.0m (6.56 ft.) whereas the by-law requires a minimum interior side yard setback of 4.0m (13.12 ft.);
2. To permit a rear yard setback of 0.0m whereas the by-law requires a minimum rear yard setback of 7.0m (22.97 ft.);
3. To permit 0 loading spaces whereas the by-law requires a minimum of 2 loading spaces;
4. To permit an ancillary commercial use (restaurant) not as part of an industrial mall whereas the by-law only permits ancillary commercial uses in an industrial mall.

Current Situation:

Staff has reviewed the information provided by the applicant and have identified Engineering, Building, and Traffic related issues which require additional information to be provided. Upon review of the submission materials, it has been identified that comprehensive servicing drawings including any existing or proposed easements are required to support the applications. Staff are also

requesting that a maintenance easement be proposed for the portion of the building that is subject to a 0.0m rear yard setback to facilitate access to the rear of the building. Furthermore, additional information is being requested to support the variances relating to the removal of loading spaces, parking space reduction, and a swept path analysis for the reduced drive aisle width.

Staff recommend that the application be deferred no later than the last hearing of 2021 to allow time for the applicant to provide this information and for staff to review and provide a recommendation.

Respectfully Submitted,

François Hémon-Morneau

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