



Report Committee of Adjustment

Filing Date: March 3, 2021
Hearing Date: October 26, 2021
File: A-2021-0049
**Owner/
Applicant:** 2299004 ONTARIO INC
Address: 100 Kennedy Road South
Ward: WARD 3
Contact: François Hémon-Morneau, Planner I

Recommendation:

That application A-2021-0049 be deferred no later than the last meeting of March 2022.

Background:

Existing Zoning:

The property is currently zoned 'M1 Industrial, Special Section 3444', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To temporarily permit retail food warehouse for 3 years whereas the By-law does not permit the retail use;
2. To reduce the parking requirement to 123 parking spaces whereas the By-law requires 368 parking spaces for this use.

Current Situation:

The application was deferred at two separate Committee of Adjustment hearing due to a missing Parking Justification Study. Upon review of the application, it had been identified that a 245 parking space reduction were required to facilitate the proposed retail food warehouse use. Given that the proposed reduction is greater than 10% of the overall requirement, Staff requested that a Parking

Justification Study be submitted in support of the variance. The Parking Justification Study has not yet been submitted by the applicant. Staff recommend a further deferral of the application to allow sufficient 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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