



## Report Committee of Adjustment

**Filing Date:** July 6, 2022  
**Hearing Date:** August 2, 2022  
**File:** A-2022-0212  
**Owner/  
Applicant:** METRUS (TERRA) PROPERTIES INC.  
**Address:** 18 KENVIEW BOULEVARD  
**Ward:** WARD 8  
**Contact:** François Hémon-Morneau, Planner III

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### **Recommendation:**

That application A-2022-0212 be deferred to the next available Committee of Adjustment hearing date.

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### **Background:**

#### Existing Zoning:

The property is currently zoned 'Highway Commercial Two (HC2-2686)' & 'Industrial One (M1-2616)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686 whereas the by-law does not permit the uses on lands zoned HC2-2686;
2. To permit an exterior side yard setback of 22.80m abutting Steeles Avenue whereas the by-law requires a minimum exterior side yard setback of 32.0m abutting Steeles Avenue;
3. To permit a 1.55m wide landscaped open space strip abutting Steeles Avenue, except at approved driveway locations, whereas the by-law requires a minimum 9.0m wide landscaped open space strip abutting Steeles Avenue, except at approved driveway locations;
4. To permit a 4.35m wide landscaped open space strip abutting Kenview Boulevard except at approved driveway locations, whereas the by-law requires a minimum 4.5m wide landscaped open space strip abutting Kenview Boulevard, except at approved driveway locations;

5. To permit a 0.0m landscaped open space abutting the rear lot line whereas the by-law requires a minimum 3.0m wide continuous landscaped strip abutting the rear lot line;
6. To permit a 4.05m wide landscaped open space strip abutting Catstleview Drive and Daylight Triangle, except at driveway locations, whereas the by-law requires a minimum 6.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
7. To permit a 1.55m wide landscaped open space strip abutting Steeles Ave, except at driveway locations, whereas the by-law requires a minimum 6.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
8. To permit a 4.05m wide landscaped open space strip abutting Castlview Drive and Daylight Triangle, except at driveway locations, whereas the by law requires a minimum 9.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
9. To provide 138 parking spaces on site whereas the by-law requires a minimum of 146 parking spaces.

**Current Situation:**

The minor variance application is submitted to facilitate the future development of an 11,029.85 sq. m (118,724 sq. ft.) industrial warehouse building related to an ongoing Site Plan Approval application (SPA-2022-0058). Variances 3 and 7 are requested in relation to the proposed width of the required landscaped open space strip abutting Steeles Avenue. The landscape reductions are primarily due to the required conveyance of land to the Region of Peel for the purpose of a future road widening and reserve.

In an effort to diminish the potential impacts to the streetscape and reductions to the amount of landscaping on site, staff recommend that green bays with additional trees be implemented in lieu of approximately 6 parking spaces abutting the Steeles Avenue frontage. Staff have discussed these recommended changes with the applicant. Given that these alterations will result in a further reduction to the total provided number of parking spaces on site impacting variance 9, staff recommend the application be deferred. A deferral of the application to the next available Committee of Adjustment hearing will allow sufficient time for the applicant to revise the site plan to include the green bays and for updated public notifications to be distributed as per *Planning Act* requirements.

Respectfully Submitted,

*François Hémon-Morneau*

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