Report
Committee of Adjustment

Filing Date: May 26, 2022
Hearing Date: October 24, 2023

File: A-2022-0181

Owner/
Applicant: **Creditview Enterprises Inc. c/o MHBC Planning**

Address: **1577 Mayfield Road**

Ward: WARD 6

Contact: Charles Ng, Planner I

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Recommendations:

That application A-2022-0181 be deferred to the next available hearing date.

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Background:

The applicant has submitted a Minor Variance Application to permit a minimum of two stacking spaces per financial institution drive-thru and relief from parking requirements.

Existing Zoning:

The subject property is zoned 'Commercial 3', Special Section 2454 (C3-2454), according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To provide 473 parking spaces, whereas 530 parking spaces are required.

2. To provide 2 drive through stacking spaces for a financial institution, whereas the By-law requires 4 stacking spaces for a financial institution.

Current Situation:

This Minor Variance Application was submitted on May 26, 2022, in support of Site Plan Application SPA-2022-0033. This Minor Variance Application was presented to the Committee of Adjustment on September 12, 2023, at which time, was deferred to the October 24, 2023, Committee of Adjustment hearing.

Through the Site Plan Application review process for SPA-2022-0033, as well as the through this Minor Variance Application review, City Staff have identified additional variances that may be required to support the proposed development. These concerns were raised with the applicant on October 11, 2023, at which time, the applicant responded in support of a deferral.

Staff recommends that this minor variance application be deferred to the next available hearing date to allow sufficient time for the applicant to identify and address any requirements necessary to support the proposed development and, where required, include any additional variances necessary in this minor variance application.

Respectfully Submitted,

Charles Ng

Charles Ng, Planner I

Appendix A: