



STAFF REPORT
Committee of Adjustment
Application

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| Date: | Wednesday, June 10, 2015 |
| To: | Chair and Committee Members of the Committee of Adjustment Etobicoke York Panel |
| From: | Director, Community Planning, Etobicoke York District |
| Wards: | Ward 7 |
| Reference: | File No. A313/15EYK Address: 4601 Steeles Avenue West Application to be heard: Thursday, June 18, 2015 |

RECOMMENDATION

Planning staff recommend that the application be deferred until such time as a Site Plan Control application is submitted to the City.

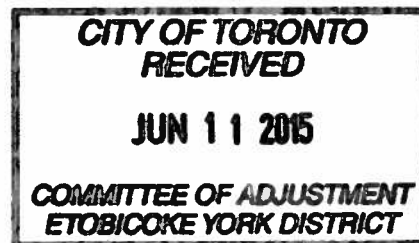
APPLICATION

The application is to make interior alterations to the existing banquet hall.

The following variances are being requested:

- Section 33(6)(b)(i), By-law 7625**
 A total of 344 parking spaces are required.
 A total of 155 parking spaces will be provided.

- Section 6A(2)a, By-law 7625**
 A minimum of 50% of the front yard shall be maintained as landscaping (585.7 m²).
 A total of 33% of the front yard will be maintained as landscaping (193.4 m²).



COMMENTS

The Toronto Official Plan designates the site as *Employment Areas*. The site is zoned Industrial-Commercial Holding Zone (MC(H)), under the former City of North York Zoning By-law No. 7625. The site is not subject to City-wide Zoning By-law No. 569-2013.

The applicant is proposing to expand the existing banquet hall by converting the eastern portion of the building, which was previously occupied by an automobile dealership, into additional banquet hall space. The Preliminary Project Review conducted by Toronto Building staff did not identify the requirement for a Site Plan Control Application. However, Planning staff have been advised by Toronto Building staff that the requirement for Site Plan Control will be identified through the building permit review process.

The applicant is seeking a minor variance from Former City of North York Zoning By-law No. 7625 to permit a parking deficiency on the site. Since parking arrangements/locations and landscaping are often modified through the Site Plan process, it is the opinion of staff that a review of the Site Plan Application should be underway before the application for a parking and landscaping deficiency is considered.

As such, it is recommended that the application be deferred until such time as a Site Plan Control application is submitted to the City.

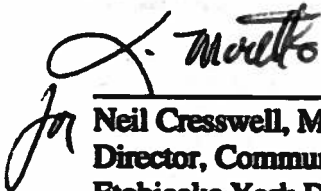
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