



STAFF REPORT
Committee of Adjustment
Application

Date: June 13, 2019

To: Chair and Committee Members of the Committee of Adjustment, Etobicoke York District

From: Neil Cresswell, Director, Community Planning, Etobicoke York District

Ward: 5 (York South-Weston)

File No: A0275/19EYK

Address: 7-15 Ingram Drive

Application to be heard: Thursday, June 20, 2019

RECOMMENDATIONS

Should Committee choose to approve this application, Planning staff recommend that the following condition be imposed:

1. The self storage warehouse shall be constructed substantially in accordance with the Site Plan submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

APPLICATION

To permit a self storage warehouse.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 60.20.20.10.(1), By-law 569-2013

A self storage warehouse is not listed as a permitted use in an E Zone.

COMMENTS

The subject property is designated *Employment Areas* on Land Use Map 17 of the Toronto Official Plan and *Core Employment Areas* in Official Plan Amendment 231.

Section 4.6 of the Official Plan states that "*Employment Areas* are places for business and economic activities vital to Toronto's economy and future economic prospects". Uses permitted in *Core Employment Areas* are set out in Policy 4.6.1 of OPA 231 and include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems and vertical agriculture.

Additional uses including small-scale restaurants, catering facilities, courier services, banks and copy shops are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted, as set out in Policy 4.6.1 of OPA 231.

The subject site is zoned Employment Industrial (E) under the City of Toronto Zoning By-law No. 569-2013. The objective of the Zoning By-law is to establish specific standards as to how land is developed.

The application is to permit a self storage warehouse, which is not a permitted use in the E zone. The site was subject to a similar Minor Variance Application (File No. A505/14EYK), which was heard at the October 2, 2014 Committee of Adjustment Hearing. The previous application sought the exact same variance requested in this application, in addition to variances relating to hard surfaces in the front yard and parking spaces located in the front yard. The Committee of Adjustment approved the three requested variances with a condition tying approval to the plans submitted as a part of the application.

As part of this current Minor Variance application, the applicant is requesting the same variance as previously approved, to permit a self storage use in an E zone. The plans differ from the initial application, as they show individual metal storage units in the southwestern portion of the subject site. The previously approved plans show a third building in the approximate location of the metal storage units. Planning staff are of the opinion that these individual metal storage units, shown on the plans in the current application, are currently on the site, which suggests that the applicant did not construct in accordance with the plans approved as part of the previous Minor Variance application.

Planning staff have discussed the application with the applicant and the applicant has advised that they are seeking approval of the use without a condition which ties approval of the use to the plans submitted with the application. The applicant has also indicated that they intend to expand the use in the future, however plans submitted as part of this application do not show this expansion.

As the self storage warehouse use is not a permitted use in the Employment Industrial zone, Planning staff are of the opinion that any expansion of the non-permitted use should be reviewed by staff in order to determine the appropriateness of the expansion in the *Employment Area* and to identify any concerns as they relate to other City Divisions. In addition, Planning staff cannot support expansion of a non-permitted use on this site without reviewing the plans relating to any such expansion, in order to ensure that new development within *Employment Areas* maintains the intent and purpose of Official Plan *Employment Areas* policies.

As noted, the applicant has previous Committee approval for the use being requested in this application, provided that the use be constructed substantially in accordance with the plans submitted as part of the previous application.

In order to ensure Planning staff and other relevant City Divisions have the opportunity to review any future expansion plans, Planning staff recommend that, should Committee approve this Minor Variance application, the following condition be imposed:

1. The self storage warehouse shall be constructed substantially in accordance with the Site Plan submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

CONTACT

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SIGNATURE

For: 
Neil Cresswell, MCIP, RPP
Director, Community Planning, Etobicoke York District

