

939 Warden Avenue, Committee of Adjustment Application

Date: January 25, 2019

To: Chair and Committee Members of the Committee of Adjustment, Scarborough Panel

From: Director, Community Planning, Scarborough District

Wards: 21

File Number: A0278/17SC

Hearing Date: January 30, 2019

SUMMARY

The applicant is proposing a one-storey addition to the east side of the existing warehouse building. The following variances are being requested:

By-law No. 24982:

- 1) Schedule "B" - Performance Standards - 991.Rear Yard Setback
The proposed rear yard setback is 4.97m.
Whereas the required rear yard setback is 7.5m.
- 2) Clause V - General Provisions - 7.2 Parking Rate
The proposed number of parking spaces is 19.
Whereas the required minimum number of parking spaces is 32.

RECOMMENDATIONS

Community Planning staff recommend that the Committee **defer** its consideration of application A0278/17SC.

COMMENTS

The subject property is located on the east side of Warden Avenue and north of Eglinton Avenue East. The property is designated *Employment Areas* in the Official Plan and *Core Employment Areas* under Official Plan Amendment (OPA) 231. The property is zoned Industrial (M) under the Employment Districts Zoning By-law Number 24982 (Golden Mile Employment District), as amended.

Planning staff recommend that the application be deferred to give the applicant the opportunity to address the concerns of Transportation Services staff regarding the substandard drive aisle width and the reduced of parking supply.

CONTACT

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SIGNATURE

Signed by Victor Gottwald, Community Planning Manager on behalf of Paul Zuliani, Director, Community Planning, Scarborough District.