



STAFF REPORT

1040 Martin Grove Road Unit 8 and 9 Committee of Adjustment Application

Date: July 2, 2024

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

From: Michael Mizzi, Director, Community Planning, Etobicoke York District

Ward: 1 (Etobicoke North)

File No: A0234/24EYK

Application to be heard: July 18, 2024

RECOMMENDATIONS

City Planning staff respectfully recommend that the Minor Variance application be refused.

APPLICATION

To permit a vehicle rental establishment.

CONTEXT

The subject property is located north of Dixon Road, on Martin Grove Road.

The subject property is designated *Core Employment Areas* on Map 14 of the Official Plan and zoned Employment Industrial (E) under city-wide Zoning By-law 569-2013.

COMMENTS

City Planning staff have reviewed the application and supporting materials. Based on this review, City Planning staff have determined that the application to permanently introduce a use which is not permitted under the Zoning By-law is not appropriate by way of a Minor Variance application. Rather, a Zoning By-law Amendment application is the appropriate planning application to conduct a comprehensive review of the proposed use and functions of the site.

The Official Plan acknowledges that *Core Employment Areas* are places for business and economic activities. Policy 4.6.1 of the Official Plan states that uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture. As outlined in 4.6.2 of the Official Plan, the following additional uses are permitted, provided that they are ancillary to and intend to service the *Core Employment*

Area in which they are located: parks, small-scale restaurants, catering facilities, and small-scale service uses, such as courier services, banks, and copy shops. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted.

The proposed vehicle dealership (vehicle car rental agency) establishment does not support the economic function of *Core Employment Areas*, which are to be protected and promoted exclusively for economic activity. Additionally, Policy 2.2.4.14 determines that the proposal to permit the vehicle dealership use is considered a conversion of *Employment Area* lands. Policy 2.2.4.15 requires that a conversion of land within an *Employment Area* only be permitted by way of a Municipal Comprehensive Review (MCR).

The introduction of non-permitted land uses' that trigger the conversion of *Employment Areas* can force industries to negatively alter their operations. Conversion requests are required to provide information to support their submission, inclusive of a Compatibility/Mitigation ("C/M") Study, allowing the City to appropriately assess the proposed conversion as set out in Policy 2.2.4.17. The onus of mitigation is usually financially significant and can lead to some business establishments choosing to relocate elsewhere within the City or to other municipalities. Requesting a non-permitted use in an *Employment Area* through a minor variance application does not provide this level of review and consultation.

Further, as per the applicant, the proposed vehicle dealership (vehicle car rental agency) would not be ancillary to any other use that serves this *Core Employment Area* as the proposed vehicle dealership (vehicle car rental agency) is intended to occupy the entirety of units 8 and 9. It is therefore important for City Planning staff to conduct a comprehensive review of the proposed use and functions of the site through a formal Zoning By-law Amendment application, as this is being the appropriate mechanism for a change in use on a site. For this reason, City Planning staff recommend that this Minor Variance application be refused.

CONTACT

Pavel Kopec Assistant Planner
Community Planning, Etobicoke York District
416-394-8016
Pavel.Kopec@toronto.ca

Travis Van Wyck, Assistant Planner
Official Plan & Legislation, Strategic Initiatives, Policy & Analysis
416-396-7434
Travis.VanWyck@toronto.ca

SIGNATURE

A handwritten signature in cursive script that reads "Ohi Izirein".

Signed by Ohi Izirein, MURP, MCIP, RPP, Manager, Community Planning, on behalf of
Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District