



## STAFF REPORT

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

**Date:** August 7, 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:** August 29, 2024

### RECOMMENDATIONS

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

### APPLICATION

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To permit a vehicle rental establishment.

### CONTEXT

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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

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Community Planning staff have reviewed the application previously deferred from the July 18<sup>th</sup>, 2024, Committee of Adjustment hearing and continue to stand by the previously submitted Community Planning report dated July 2, 2024. Staff do not support using the Minor Variance process to permanently introduce a use that is not permitted under the Zoning By-law. The Municipal Comprehensive Review process is the appropriate mechanism for introducing a new use in the *Core Employment Area*.

Policy 2.2.4.14 of the Official Plan considers the introduction of sensitive and non-permitted uses into *Employment Areas* as a conversion of land use. Policy 2.2.4.14 further states that the removal of land from an *Employment Area* or the conversion from *Core Employment Areas* to *General Employment Areas* may only be permitted by way of a Municipal Comprehensive Review. In accordance with Policy 2.2.4.15, the conversion of land within an *Employment Area* through a City-initiated Municipal Comprehensive Review would enable Staff to comprehensively apply the policies of the Provincial Growth Plan (see Policy 2.2.4.16).

Lands suitable for *Employment Areas* within the City of Toronto are a finite resource and critical to the sustainable growth of the City's economy. The introduction of non-permitted uses in *Employment Areas* can negatively affect existing and future industries. Therefore, conversion requests submitted during a Municipal Comprehensive Review allow the City to request for information, including a Compatibility/Mitigation (C/M) Study, which allows the City to appropriately assess the proposed conversion as set out in Policy 2.2.4.17 The Minor Variance process does not allow for a comprehensive review of a non-permitted use in an *Employment Area*. Staff recommend that this Minor Variance application be refused.

## **CONTACT**

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## **SIGNATURE**

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