

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-28/21
Location: 698-702 Woolwich Street
Hearing Date: May 13, 2021
Owner: Avila Investments Ltd.
Agent: Astrid Clos, Astrid J. Clos Planning
Official Plan Designation: Mixed Office/Commercial
Zoning: Specialized Service Commercial (SC.1-10) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a medical clinic, medical office, pharmacy and personal service establishment as additional permitted uses.

By-Law Requirements: The By-law permits a variety of uses in the SC.1-1 Zone, but does not permit a medical clinic, medical office, pharmacy or personal service establishment.

Due to minor variance decision file A-105/07, a financial establishment and vehicle establishment have been permitted as additional uses.

Staff Recommendation

Approval with Condition

Recommended Condition

Planning Services

1. That the medical clinic, medical office and pharmacy uses be limited to a maximum Gross Floor Area of 400 square metres per use for the property.
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Comments

Planning Services

The subject lands are designated "Mixed Office/Commercial" in the Official Plan. Lands within the "Mixed Office/Commercial" land use designation are intended to accommodate a variety of small-scale commercial, office and mixed-uses including residential. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, convenience commercial, retail commercial and personal service uses that serve the needs of the surrounding neighbourhoods

are specifically promoted. Permitted uses within this land use designation include: convenience commercial and small-scale retail commercial, small-scale office, personal service and detached, semi-detached, townhouses and apartments. The applicant is seeking relief from the By-Law requirements to permit a medical clinic, medical office, pharmacy and personal service establishment as additional permitted uses. These uses are permitted in the Mixed Office/Commercial land use designation. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Service Commercial" (SC.1-10) according to Zoning By-law (1995)-14864, as amended. The "Specialized Service Commercial" (SC.1-10) Zone was created to recognize existing uses when the 1995 Zoning By-law was approved. The "Specialized Service Commercial" (SC.1-10) Zone permits a variety of uses that have a service and retail focus including: restaurant, take-out restaurant, liquor store, convenience store, laundry and dry-cleaning establishment, gas bar, car wash, vehicle parts or service station, hotel, recreation centre, commercial entertainment and retail sales of electronics. Staff note that all of the requested uses are permitted in the standard "Service Commercial" (SC) Zone. A medical clinic is permitted as a stand-alone use and a medical office, personal service establishment and pharmacy are all permitted uses if located in a mall. The requested variance is considered to meet the general intent and purpose of the Zoning By-law.

A minor variance application was approved to add Financial Establishment and Vehicle Establishment as permitted uses in 2007. In discussion with the applicant, Planning staff understand that the owner has been unable to find tenants for the permitted uses. A site plan was approved in 2011, however, only the first phase of the site has been developed as a Tim Horton's on the front portion of the site. Two additional buildings shown on the approved site plan have not yet been built.

Planning staff have reviewed the proposed additional uses of medical clinic, medical office, pharmacy and personal service establishment and are of the opinion that the proposed additional uses are compatible with the existing permitted uses on the subject lands and are desirable for the lands and neighbourhood. Staff are recommending that the medical clinic, medical office and pharmacy uses be limited to 400 square metres in size to be consistent with the permitted uses (small-scale retail and small-scale office) in the Mixed Office/Commercial land use designation.

The requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is considered desirable for the appropriate development of the lands and is considered to be minor in nature.

Staff recommend approval of the application subject to the condition noted above.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law to permit a medical clinic, medical office, pharmacy and personal service establishment as additional permitted uses.

We agree with recommendations made by the Planning and Building staff.

Building Services

This property is located in the Specialized Service Commercial (SC.1-10) Zone. The applicant is proposing to construct a 511 square metre single-storey service commercial building at the rear of the lot. A variance from 6.4.3.1.10.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a medical clinic, medical office, pharmacy and personal service establishment as additional permitted uses.

Comments from the Public

None

Contact Information

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