

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-37/20
Location: 23 Wellington Street East (Units 8 and 9)
Hearing Date: August 13, 2020
Owner: 922444 Ontario Ltd.
Agent: Tony Varvaris
Official Plan Designation: Future Park Policy Area C
Zoning: Specialized Service Commercial (SC.1-2) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a 128 square metre retail establishment at 23 Wellington Road East, units 8 and 9.

By-Law Requirements: The By-law permits a variety of uses in the SC.1-2 zone, but does not permit a retail establishment.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Future Park Policy Area C" in the Downtown Secondary Plan (DSP), Schedule 11.1 of the Official Plan. The City intends to bring this area into the public park system during the planning horizon of the DSP while allowing legally existing uses to continue in the interim (Section 11.1.7.10.1). More specifically Section 11.1.7.10.5 recognizes the lands are used for commercial uses and permits existing and similar commercial uses to occur until the land is acquired by the City and required for the purposes of parkland development. The proposed retail use maintains the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Service Commercial" (SC.1-2) according to Zoning By-law (1995)-14864, as amended. The applicant is requesting a variance to the Zoning By-law to permit a new 128m² retail establishment (a

cannabis retail store) within units 8 and 9 of the commercial mall, where the Money Mart is currently located. The SC.1 zone permits a very limited range and specific type of retail uses and similar commercial uses such as a liquor store, convenience store, bake shop, florist and pharmacy. The proposed retail cannabis store is considered similar to some of the permitted commercial uses of the SC.1 Zone and will not have a significant impact to the established commercial plaza. Planning staff are of the opinion that the requested variance is minor in nature, desirable for the appropriate development of the lands and meets the general intent and purpose of the Zoning By-law.

Planning staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the request of seeking relief from the Zoning By-law requirements to permit a 128 square metre retail establishment at 23 Wellington Road East, units 8 and 9.

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

Building Services

This property is located in the Specialized Service Commercial (SC.1-2) Zone. The applicant is proposing to use units 8 and 9 of the existing commercial plaza as a 128 square metre retail establishment (cannabis retail). A variance from 6.4.3.1.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a 128 square metre retail establishment at 23 Wellington Road East, units 8 and 9.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

None

Contact Information

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