

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Mauro Peverini, Director of Development Planning

Date: February 19, 2018

Name of Owner: Major Weston Centres Limited

Location: 3600 Major Mackenzie Drive

File No.(s): B021/18 - *Revised*

**ADDENDUM
AGENDA ITEM****5****COMMITTEE OF ADJUSTMENT****Proposal:**

The Owner has submitted Consent Application File B021/18 to sever and convey a 6,455.96 m² portion of the subject lands for the purpose of creating a new lot, and to retain the remaining 71,027.27 m² for commercial use. Easements for access, utilities, and servicing between the severed and retained lands are also being sought.

Official Plan:

VOP 2010: 'Mid-Rise Mixed-Use' with a maximum height of 6-storeys and a Floor Space Index (FSI) of 2 times the area of the lot, subject to the area-specific policies of Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road, and located within a 'Primary Intensification Corridor'.

Comments:

The Owner is proposing to sever the subject lands to create a new lot and associated access, utility and servicing easements to facilitate the future development of a 4-storey self-storage facility on the severed lands. The Owner has submitted an Official Plan Amendment (File OP.18.010), Zoning By-law Amendment (File Z.18.017) and Site Development Application (File DA.18.031) to permit the proposed self-storage facility. Files OP.18.010, Z.18.017 and DA.18.031 were approved by the Committee of the Whole on February 5, 2019, and the decision was ratified by Council on February 12, 2019. The related implementing documents are subject to an appeal period of 20 days.

The Development Planning Department has no objection to the proposed severance as it facilitates the development approved through Files OP.18.010, Z.18.017 and DA.18.031, and is of the opinion that the requested severance maintains the intent of VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c. P.13*.

Recommendation:

The Development Planning Department recommends approval of the application subject to the condition below:

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended:

1. That the implementing OPA no. 35 and by-law for Official Plan Amendment File OP.18.010 and Zoning By-law Amendment File Z.18.017 be in full-force and effect.

Comments Prepared by:

Chris Cosentino, Planner I
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