

200 Dufferin Street: Application for amendment to MPS/LUB

April 8, 2019

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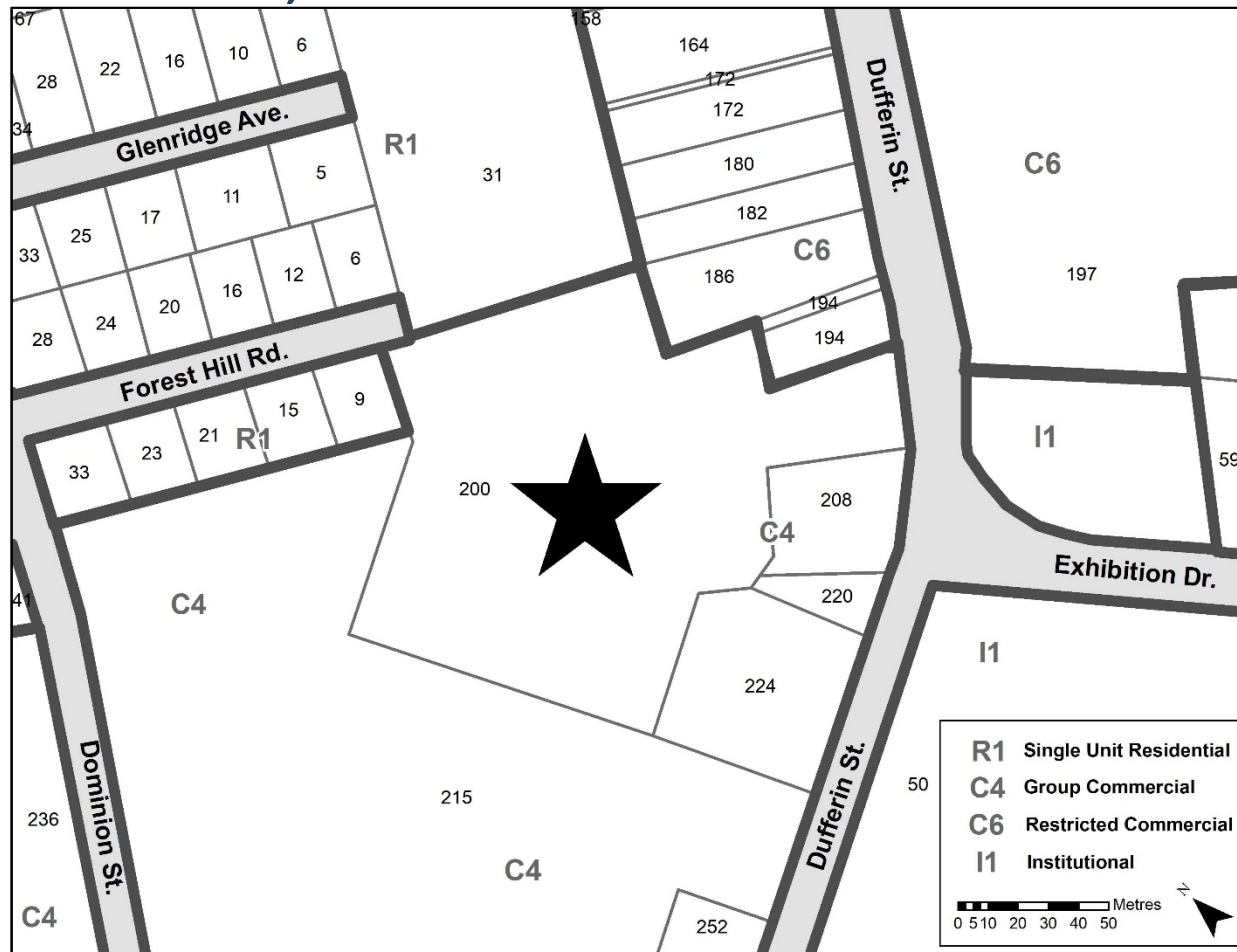
Application

- Enable a self-storage facility at 200 Dufferin Street



Surrounding Zoning and Land Use

- Single unit and multi unit residential, institutional, and commercial uses



Current and Proposed Use

- Current zone: Group Commercial (C4) Zone
- Current use: warehouse and gym
- Proposed use: self-storage facility and gym
- Use would be permitted through site plan approval in the Group Commercial (C4) Zone, at the subject property.

Site Plan Approval Process

- Would occur if MPS/LUB amendments are in place
- Site layout details would be analyzed
 - Development Officer considers criteria in LUB
- Notification to property owners within 30m of property
 - No public process
- Most proposed changes planned for interior plus a fence

Public Participation Meeting

- Held on March 13 at 6:00pm in Council Chambers
- 1 member of the public attended and the applicant was present
- Concerns were received via email regarding inconsistency with nearby uses, driveway access and traffic congestion

- MPS applicable objective statements:
 - Minimize conflict between land uses
 - Mix compatible land uses
 - Encourage compact development

- MPS implementation policies
 - IM-1: MPS amendment required when LUB conflicts with MPS
 - IM-2: LUB amendments consistent with MPS
 - Group Commercial (C4) Zone permits widest variety of uses
 - IM-3: proposed use has been identified

- IM-6:
 - Compatible with adjacent uses due to wide variety of commercial uses
 - Adequate servicing and no changes anticipated
 - Adequate road network as Dufferin Street is arterial intended for high traffic
 - Use does not pose risk of environmental damage

Recommendation

- Council give first consideration to the amendments to the Municipal Planning Strategy and Land Use By-law for 200 Dufferin Street
- Council schedule a Public Hearing during the regularly scheduled Council meeting on May 13, 2019.