



BOUSFIELDS INC.

April 2, 2018

Committee of Adjustment – Etobicoke York District
City of Toronto
399 The West Mall
Toronto, Ontario
M9C 2Y2

Dear Sirs and Mesdames:

Re: 164 Evans Avenue - Minor Variance Application

We are the planning consultants for 2074039 Ontario Limited, owner of 164 Evans Avenue.

The property is currently occupied by Cool Brewery, which is an active employment use brewing beer at the northeast corner of Islington and Evans. The owner is seeking an Access to Cannabis for Medical Purposes Regulations (ACMPR) license for a Medical Marijuana Production Facility (MMPF), which would be located on the second floor at the northwest corner of the building as indicated on the attached survey. The facility floor plan is also provided for the 91 square metre (980 square feet) facility.

The subject site is zoned E – Employment in By-law 569-2013, which permits and MMPF. However, clause 150.60.40.1 requires that a lot with an MMPF must be separated from a Residential zoned lot by at least 70 metres. In this instance, the lot the the immediate east is zoned RT and therefore a minor variance is required.

Given the small size of the facility and the location approximately 45 metres away from, and opposite the existing brewery building, it is my opinion that the use meets the four tests and would be supportable by variance. The applicant is comfortable with a condition of approval which would fix the location of the MMPF.

The purposed of the separation distance is in relation to the MOE D6 guidelines with respect to impacts from industrial facilities. In this instance, the size and location of the facility are such that there would be no impact. Furthermore, the requirements of the federal licensing program in respect to ventilation, are such that there can be no odour emanating from the building in order to obtain the license.

Lastly, the proposed facility would be very small at 980 square feet and will have no growing area at all. The facility will be used entirely for the refining into oils for distribution to licensed producers. A variance for a larger MMPF, which included growing area, was granted by the Scarborough Committee of Adjustment at 123 Crockford in 2017 (see attached).

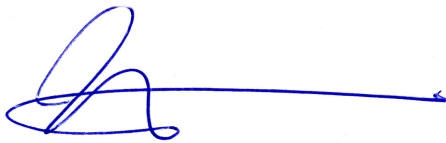
It is my opinion that the proposed MMPF meets the four tests of Section 45(1) of the Planning Act as it conforms to the Employment Area designation of the Official Plan; maintains the intent and purpose of the Zoning By-law, which is to provide for appropriate separation in order to mitigate any potential impacts; is desirable for the appropriate use of the facility; and, is minor, given its small size and the nature of the use, which does not include any growing area.

In support of the application, please find the following PDF attachments:

- completed and signed application form;
- Signed Preliminary Project Review Waiver Form;
- Survey, prepared by KRCMAR;
- Survey indicating location of the MMPF;
- Floor plan of the proposed MMPF; and,
- 123 Crockford Road CofA decision.

Should you require any additional information, please do not hesitate to contact me at our office at 416-947-9744.

Yours truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP