



## Report Committee of Adjustment

**Filing Date:** March 22, 2024

**Hearing Date:** May 21, 2024

**File:** A-2024-0104

**Owner/  
Applicant:** STORAGE VAULT CANADA INC.

**Address:** 71 Rosedale Avenue West

**Ward:** WARD 1

**Contact:** Ellis Lewis, Planner I

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### Recommendations:

That application A-2024-0104 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. That the applicant finalize site plan approval under application # SPA-2023-0130, execute a site plan agreement and post any required securities to the satisfaction of the Director of Development Services; and
  3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### Background:

#### Existing Zoning:

The property is zoned 'Industrial One (M1)', according to By-law 270-2004, as amended.

### Requested Variance:

The applicant is requesting the following variance:

1. To permit 106 parking spaces, whereas the by-law requires 206 parking spaces.

### **Current Situation:**

#### 1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Central Area' in the Official Plan and 'General Employment 1' in the Brampton Flowertown Secondary Plan (Area 6). The subject site is located north of Queen Street where significant public investment has occurred, in an effort to revitalize the area. Some of the uses that are permitted within lands designated 'General Employment 1' include manufacturing, repairs and servicing, warehousing and the storage of goods, amongst many others. While being situated in the core of the City, the 'Central Area' is located near major transit and transportation infrastructure, providing simple access to services and resources that are utilized by residents. The requested variance is not considered to have significant impacts within the context of the Official Plan policies. The requested variance is not considered to maintain the general intent and purpose of the Official Plan.

#### 2. Maintains the General Intent and Purpose of the Zoning By-law

The requested variance is to permit 106 parking spaces on the site, whereas the by-law requires a minimum 206 parking spaces. The intent of the by-law in regulating minimum parking requirements is to ensure that the site can properly accommodate the parking demand generated by the permitted uses on the property.

The subject property is currently being reviewed as a Pre-Consultation Application (file # PRE-2023-0097), and a Site Plan application (SPA-2023-0130) will follow to review the proposal of the two-storey self-storage building. The site currently provides a total of 83 parking spaces for all uses on site. As part of the proposed development, the total parking supply will be increased by 23 parking space, totaling 106 parking spaces. The applicant has submitted a Parking Justification Study which has been reviewed by Transportation Planning Staff. The study provided rational as to why the requested 106 parking spaces will be sufficient on the site, for all its uses. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the zoning by-law.

#### 3. Desirable for the Appropriate Development of the Land

The variance seeks to reduce the amount of required parking spaces that should be required as per the Zoning By-law, by 100 parking spaces. The City's Traffic Services Staff have reviewed the Parking Justification Study that was submitted and it was deemed acceptable. The reduction in parking will assist in facilitating the construction of a new two-storey self-storage building with 3,585.92 square metres. (38,598.52 square feet) of gross floor area. One building on site will be demolished as a result. Due to the construction of the new structure, there is a proposal to have 106 vehicular parking spaces

for all uses on the site. The total gross floor area of the site will increase from 9,242.41 square metres (99,484.47 square feet) 12, 564.71 square metres. (135,245.41 square feet), once the new building is constructed. The Consultant Engineer conducted a Parking Utilization Survey which captured peak parking demand, under existing conditions. The peak parking demand for the self-storage unit was 22 cars and it was 30 vehicles for the rest of the site. Based on the existing self-storage GFA of 7,214.68 square metres (77,650.85 square metres), the peak utilization rate was 0.30 spaces per 100 square metres. The highest demand for parking on the entire site was 51 spaces, accounting for 61% of the existing parking supply of 83 spaces was utilized. The reduction in the amount of available parking spaces is not anticipated to generate negative impacts on-site or off-site. Should the variance be approved, the development will be subject to further technical analysis through the associated Site Plan approval process. A condition of approval has been included, stating that the owner finalize Site Plan approval under file # SPA-2023- 0130 and post any required financial securities and insurance to the satisfaction of the Director of Development Services. Subject to the recommended conditions, the requested variance is desirable for the appropriate development of the land.

#### 4. Minor in Nature

The requested variance is to permit 106 parking spaces on a self-storage site, whereas the by-law has a requirement for 206 parking spaces. With peak utilization rate for the self-storage buildings being at 0.30 parking spaces per 100 square metres, the Consultant Engineer believes that only 32 parking spaces will be required for the self-storage unit. This will be added to the existing peak parking demand for the rest of the site which is 30 spaces, amounting to only a need for 62 parking spaces. The applicant has stated that an additional 44 spaces will be provided. The variance is not anticipated to negatively affect the functionality of the site or adjacent properties. Subject to the recommended conditions of approval, the variances are considered minor in nature.

Respectfully Submitted,

*Ellis Lewis*

Ellis Lewis, Planner I

Appendix A:

