



DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **BURSCO LIMITED** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 17, Plan 43M-879 municipally known as **6 TRACEY BOULEVARD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the by-law permits a maximum 2 storey building;
2. To permit 51 parking spaces whereas the by-law requires a minimum of 82 parking spaces.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: YES

File Number: _____
File Number: B-2020-0010

The Committee of Adjustment has appointed **TUESDAY, March 9, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

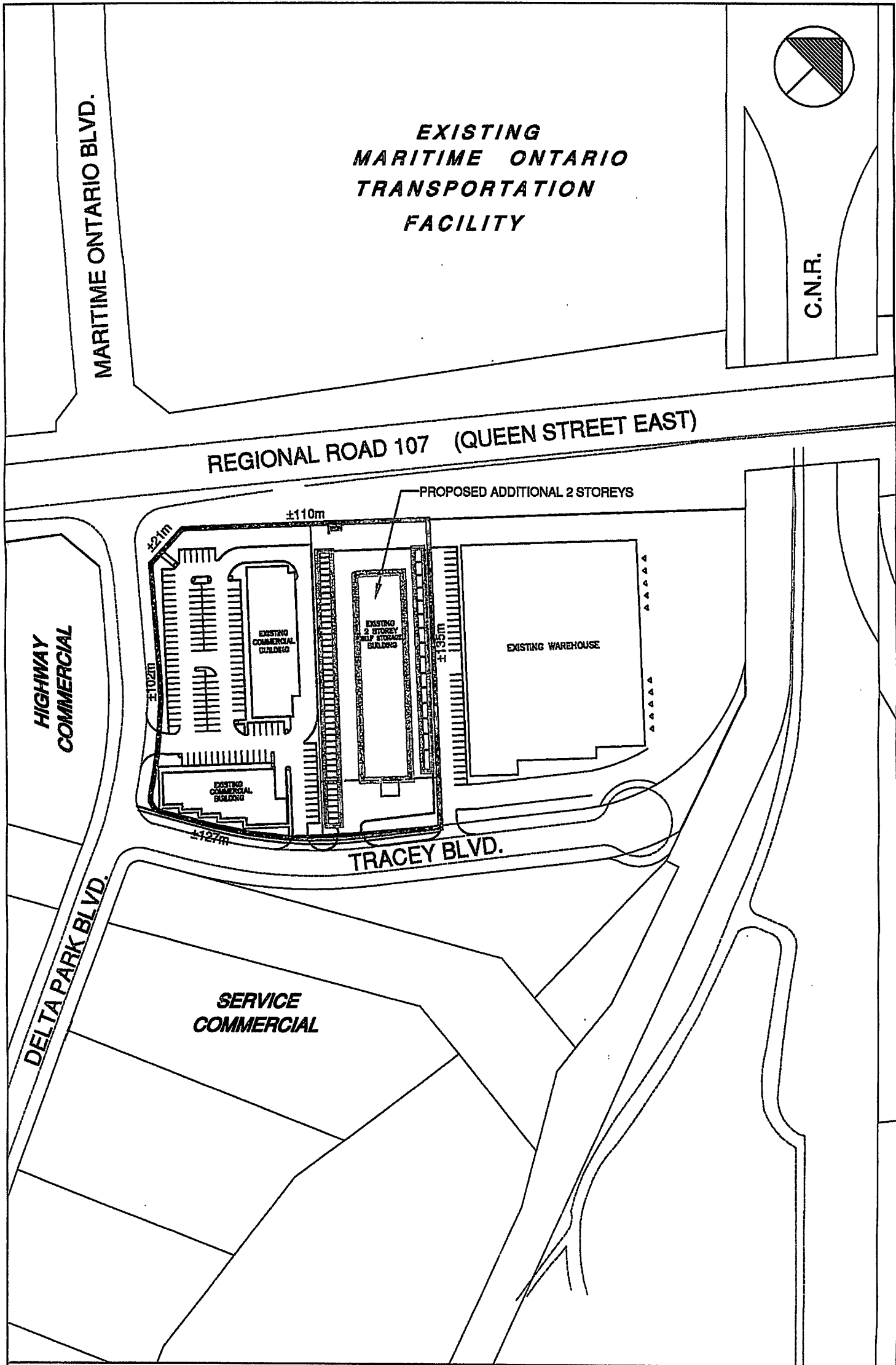
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 25th day of February, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



BURSCO LIMITED
MINOR VARIANCE PLAN
PART OF LOT 5, CONCESSION 7 N.D.
CITY OF BRAMPTON
PLAN 43M-879

STROGAN INC. Planning & Urban Design <small>Tel. (416) 359-6150 Fax (416) 291-1373</small>		
DATE	June 23, 2020	JOB No 220001
DRAWN	V.R.	SKETCH No. MV-1
SCALE	1:2000	



BRAMPTON

Flower City

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 4, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, March 5, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 5, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

STROGAN INC.

307 – 93 Lavinia Ave. | Toronto, ON | M6S 3H9 | vladimir.strogan@gmail.com | 1-416-358-6150

February 1, 2021

Committee of Adjustment

City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Attn: Ms. Jeanie Myers
Secretary-Treasurer

Re: **AMENDMENT TO MINOR VARIANCE APPLICATION A-2020-0051**

Bursco Limited
Part of Lot 5, Concession 7 N.D.
(6 Tracey Boulevard, Brampton,
Key Storage Building)
Assessment Roll No. 10-12-0-003-00100-0000

Dear Madam:

We request an amendment to the subject Minor Variance Application (File # A-2020-0051) related to the 6 Tracey Boulevard site. The requested amendment is to reflect the following second variance:

- To permit a reduction in parking requirement from eighty-two (82) parking spaces to fifty-one (51) parking spaces.

The application sketch has been also revised to address this amendment. Accordingly, we include twelve (12) prints of the revised application sketch. Please add this revised material to the original application file and put it on the agenda for the March 9, 2021 hearing.

In addition, we would like to confirm the following Gross Floor Areas (GFAs) that have been verified for parking calculation purposes:

- 1) The total GFA of the proposed and existing warehousing is 7,190.7 sq.m (3,740.7 sq.m of existing warehousing plus 3,450.0 sq.m of the proposed additional two floors).
- 2) The GFA of the associated office is 290.47 sq.m and it will remain the same.
- 3) Accordingly, the ultimate total GFA of the building will be 7,481.17 sq.m.

With respect to the on-site parking, it is proposed to provide 51 parking spaces, including 3 accessible spaces for the ultimate size of the self-storage facility. The required parking has been calculated based on zoning Section 30.5 Parking Spaces, Warehouse. The following calculations with the resulting required Parking of 82 parking spaces were reviewed and confirmed by the City Zoning in their e-mail of January 27, 2021.

- The associated office GFA is 3.9%, i.e., less than 15% of the total GFA of the building;
- The total GFA of the building is 7,481.17 sq.m (7,000 to 20,000 sq.m) - **78 parking spaces;**

- Based on the requirement of 1 parking space per 145 sq.m GFA that is over 7,000 sq.m, **additional 4 parking spaces** are required $(7,481.17 \text{ sq.m} - 7,000 \text{ sq.m})/145 \text{ sq.m} = 3.3 \text{ parking spaces}$.
- The required total parking space is 78 p.s. + 4 p.s. = **82 parking spaces**.

The justification of the proposed 51 parking spaces for this site lies in the nature of self-storage facilities. Individuals who use self-storage attend the site at various times and not on a regular basis to access their storage units. There is a lack of concentrated activity on the site and therefore a large number of vehicles are not expected to be present at any given time on site.

This parking size is proving to be sufficient as it is also consistent with parking provided for other existing self-storage sites in Brampton. For example, Dymon Storage at 8901 Airport Road (just south of Queen Street) is a massive 5-storey building with the total GFA of 18,581 sq.m (200,000 sq.ft), but they only have 34 parking spaces.

Another example is Safe Storage Depot located at 10370 Hurontario St. The one-storey self-storage facility occupies the site with an area of 1.5 Ha (3.7 Ac). The applicable Special Section 2011 (SS2011), Zoning By-law 270-2004 requires that the self-storage facility shall be subject to the minimum of 5 parking spaces.

Accordingly, we maintain that 51 parking spaces for the self-storage facility are adequate given the nature of self-storage facilities.

I trust that the enclosed information is sufficient, however, if you have any questions please do not hesitate to advise.

Yours truly,



Vladimir Rudenko, RPP
Agent

cc: Jay Burstein, Bursco Limited

EXISTING
MARITIME ONTARIO
TRANSPORTATION
FACILITY



C.N.R.

MARITIME ONTARIO BLVD.

REGIONAL ROAD 107 (QUEEN STREET EAST)

PROPOSED ADDITIONAL 2 STOREYS

±110m

±21m

±102m

±127m

±135m

EXISTING COMMERCIAL BUILDING

EXISTING 2 STOREY SELF STORAGE BUILDING

EXISTING WAREHOUSE

TRACEY BLVD.

HIGHWAY
COMMERCIAL

DELTA PARK BLVD.

SERVICE
COMMERCIAL

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Planning & Urban Design
TEL (416) 359-6150 FAX (416) 291-1373

DATE	June 23, 2020	JOB No	220001
DRAWN	V.R.	SKETCH No.	
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MV-1