

Filing Date: July 27, 2020

Hearing Date: March 4, 2021

File: A-2020-0051

**Owner/
Applicant:**

BURSCO LIMITED –Vladimir Rudenko

Address: 8 Tracey Boulevard

Ward: 8

Contact: Shelby Swinfield, Planner I, Development

Recommendation:

That Application A-2020-0051 be deferred no later than the last hearing of December 2021.

Background:

Existing Zoning:

The property is zoned "Service Commercial – Special Section 1604 (SC-1604)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

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.

Current Situation:

In association with the proposed parking reduction, the applicant will be required to submit a parking brief to justify the reduction as it is greater than 10% of the overall requirement for parking for the site.

Staff recommend a flexible deferral of the application in order to allow the above noted parking justification to be provided.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development