

Public Notice

Committee of Adjustment

APPLICATION # A-2020-0051 WARD #8

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:

Plan of Subdivision:	NO .	File Number:	
Application for Consent:	YES	File Number: B-2020-0010	

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.

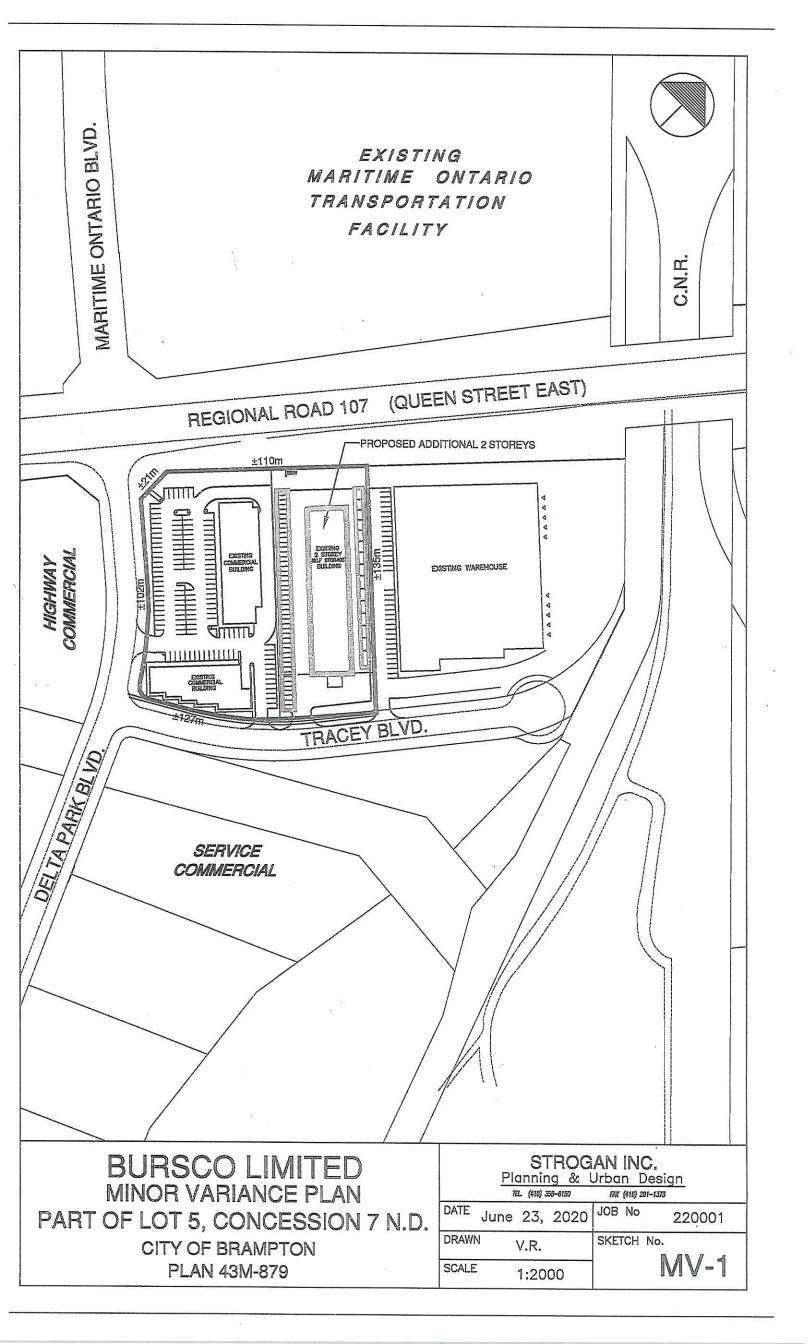
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 20th day of May, 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





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, May 27, 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, May 28, 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, May 28, 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.

520 Industrial Parkway South, Suite Aurora, ON, L4G6W8

Phone: 905-503-2563

www.nextrans.ca



April 23, 2021

Bursco Limited 6 Tracey Boulevard Brampton, ON L6T 5R9 4-2020-0051

Attention: Vladimir Rudenko

Re: Engineering Service - Parking Justification Study

6 Tracey Boulevard, City of Brampton

Our Project No. NT-21-062

1.0 INTRODUCTION

NexTrans Consulting Engineers (A Division of NextEng Consulting Group Inc.) was retained by Bursco Limited (the 'Client') to undertake a parking justification study in support of the Minor Variance Application (File # A-2020-0051) at the above noted property. The subject site is located southeast of the Queen Street East and Delta Park Boulevard intersection, municipally known as 6 Tracey Boulevard, in the City of Brampton (the 'City'). The location of the subject site is illustrated in Figure 1-1.



Figure 1-1: Subject Site Location

The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m² (43,391.15 ft²). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) storeys with 3,450m² (37,135.49 ft²) of storage warehouse space to the existing storage facility,

TRAFFIC & TRANSPORTATION | ROADS AND HIGHWAYS | URBAN DEVELOPMENT | ENVIRONMENTAL

resulting in a total GFA of 7,481m² (80,524.81 ft²), while maintaining the existing parking supply. The purpose of this parking study is to justify the proposed provision of 51 spaces to accommodate all uses on site.

The proposed site plan is depicted in Figure 1-2 and provided in full detail in Appendix A, whereas Table 1.1 summarizes the site plan statistics.

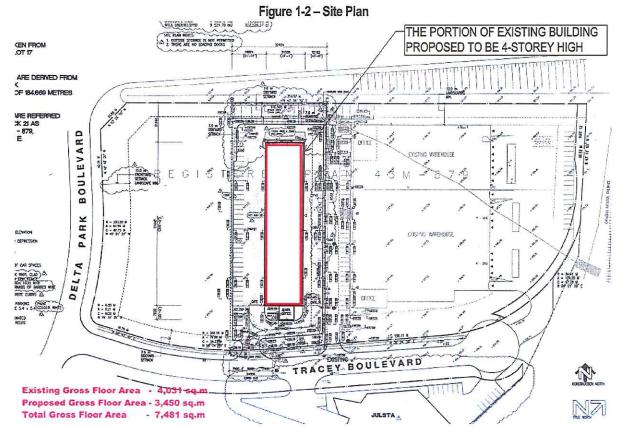


Table 1.1 – Site Statistics

	Land Use	Gross Floor Area (GFA) (m²)			
Polodica	warehouse	3740.70			
Existing	office	290.47			
Proposed	warehouse	3,450			
To	otal	7,481.17			

2.0 PARKING BY-LAW REQUIREMENTS

2.1 City of Brampton Zoning By-Law 270-2004

The subject site is currently under the City of Brampton Zoning By-Law 270-2004, and the subject lands are zoned as Service Commercial – Section 1604 (SC-Section 1604). The associated office gross floor area accounts for about 4% of the total gross floor area of the proposed development. As such, the parking rate of 78 spaces plus 1 space per 145m² GFA over 7,000m² is used to calculate the parking requirement as per table 30.5 of the Zoning By-law.

The technical parking requirement for the subject site is detailed in Table 2.1.

Table 2.1 - Vehicle Parking Requirements (Zoning By-law 2013-283)

Land Use	GFA (m²)	Parking Rate	Required Parking	Parking Provided	Surplus / Deficit
Warehouse	7,481.17	78 spaces plus 1 space per 145m ² GFA over 7,000m ²	82	51	-31

In accordance with the City parking provisions outlined in the City of Brampton Zoning By-law 270-2004, the site requires 82 vehicular parking spaces. The site provides a parking supply of 51 spaces. In comparing with the By-law requirements, the site has a deficit of 31 vehicular parking spaces.

3.0 PARKING UTILIZATION SURVEY & PARKING ASSESSMENT

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys to quantify the existing parking demand.

In addition to the subject site, a proxy site, 8901 Airport Road, was also surveyed. Located at the intersection of Airport Road and Nevets Road, approximately 500m from the subject site, 8901 Airport road is a five (5)-storey self-storage facility with 18,581m² (200,000 ft²) GFA, and has a parking supply of 34 spaces at a rate of 0.18 spaces per 100m². Given its proximity to the subject site and its land use, the parking demands of 8901 Airport Road can be considered comparable to that of the subject site, and therefore applicable to the parking analysis.

The survey methodologies (i.e., date and duration) were selected to reflect the anticipated peak operational parking demand for the proposed land use. The parking utilization surveys for the subject site and proxy site were conducted on Saturday, April 10, 2021 from 8:00 AM to 8:00 PM, and Sunday, April 11, 2021 from 8:00 AM 8:00 PM. The parking demand was recorded at 30-minute intervals.

The parking utilization survey results are summarized in Table 3.1 and Table 3.2 and illustrated in Figure 3-1.

Table 3.1 – Parking Utilization Survey Results (Saturday, April 10, 2021)

		6 Tracey Boulev	/ard		8901 Airport R	oad				
Time Period (starting)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)				
Supply		51 spaces		34 spaces						
GFA (m ²)		4,031.17			18,581					
8:00 AM	18	33	0.45	0	34	0.00				
8:30 AM	19	32	0.47	0	34	0.00				
9:00 AM	21	30	0.52	1	0.01					
9:30 AM	25	26	0.62	1	33	0.01				
10:00 AM	23	28	0.57	1	33	0.01				
10:30 AM	24	27	0.60	1	33	0.01				
11:00 AM	21	30	0.52	1	33	0.01				
11:30 AM	20	31	0.50	3	31	0.02				
12:00 PM	22	29	0.55	3	31	0.02				
12:30 PM	23	28	0.57	3	31	0.02				
1:00 PM	20	31	0.50	3	31	0.02				
1:30 PM	22	29	0.55	3	31	0.02				
2:00 PM	20	31	0.50	4	30	0.02				

Table 3.1 - Parking Utilization Survey Results (Saturday, April 10) (continued)

		6 Tracey Boulev	/ard		8901 Airport R	oad
Time Period (starting)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)
2:30 PM	20	31	0.50	4	30	0.02
3:00 PM	20	31	0.50	4	30	0.02
3:30 PM	20	31	0.50	5	29	0.03
4:00 AM	21	30	0.52	4	30	0.02
4:30 PM	21	30	0.52	2	32	0.01
5:00 PM	20	31	0.50	3	31	0.02
5:30 PM	19	32	0.47	4	30	0.02
6:00 PM	21	30	0.52	4	30	0.02
6:30 PM	19	32	0.47	1	33	0.01
7:00 PM	19	32	0.47	1	33	0.01
7:30 PM	18	33	0.45	1	33	0.01
8:00 PM	18	33	0.45	1	33	0.01
Max	25	26	0.33	5	29	0.03

		6 Tracey Boulev	vard		8901 Airport R	oad				
Time Period (starting)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)				
Supply		51 spaces			34 spaces					
GFA (m²)		4,031.17		18,581						
8:00 AM	19	32	0.47	0	34	0.00				
8:30 AM	19	32	0.47	1	33	0.01				
9:00 AM	19	32	0.47	1	33	0.01				
9:30 AM	19	32	0.47	1	33	0.01				
10:00 AM	19	32	0.47	1	33	0.01				
10:30 AM	22	29	0.55	1	33	0.01				
11:00 AM	20	31	0.50	1	33	0.01				
11:30 AM	20	31	0.50	2	32	0.01				
12:00 PM	20	31	0.50	2	32	0.01				
12:30 PM	20	31	0.50	4	30	0.02				
1:00 PM	21	30	0.52	3	31	0.02				
1:30 PM	22	29	0.55	2	32	0.01				
2:00 PM	22	29	0.55	3	31	0.02				
2:30 PM	21	30	0.52	3	31	0.02				
3:00 PM	21	30	0.52	2	32	0.01				
3:30 PM	21	30	0.52	2	32	0.01				
4:00 AM	20	31	0.50	1	33	0.01				
4:30 PM	20	31	0.50	1	33	0.01				
5:00 PM	19	32	0.47	1	33	0.01				

Table 3.2 - Parking Utilization Survey Results (Sunday, April 11) (continued)

		6 Tracey Boule	/ard	8901 Airport Road						
Time Period (starting)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)				
5:30 PM	19	32	0.47	1	33	0.01				
6:00 PM	20	31	0.50	1	33	0.01				
6:30 PM	20	31	0.50	1	33	0.01				
7:00 PM	20	31	0.50	0	34	0.00				
7:30 PM	19	32	0.47	0	34	0.00				
8:00 PM	19	32	0.47	0	34	0.00				
Max	22	29	0.29	4	30	0.02				

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m²), the peak utilization rates were determined to be 0.62 spaces per 100m² and 0.55 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m²), the peak utilization rates were determined to be 0.03 spaces per 100m² and 0.02 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development.

3.1. Future Parking Demand

The future parking demand was forecasted based on the existing peak utilization rate of 6 Tracey Boulevard determined from the survey. The peak utilization rate was applied to the proposed GFA to determine the future parking demand.

future parking demand = proposed GFA
$$\times$$
 existing peak utilization rate = 7,481.17 $m^2 \times 0.62$ spaces per $100m^2$ = 46.38 future parking demand = 47 spaces

Based on the observed peak utilization rate, the expected peak future demand is 47 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 4 parking spaces. <u>As such, it is Nextrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.</u>

4.0 TRANSPORTATION MODE ASSESSMENT

4.1. Transit Mode Assessment

Based on the study prepared by the Ministry of transportation of Ontario (MTO) entitled: 'Transit Supportive Guidelines', dated January 2012, transit users are generally willing to walk 400 meters to a local stop or 800 meters to a transit station. The subject site is situated in a transit supportive area with 5 bus stops located approximately a 3-minute walk to the subject site, which is within comfortable walking distance. The route services in the immediate area are described below and detailed route information is provided in **Appendix B**:

 1 / 1A Queen: The 1 / 1A Queen bus route travels generally in the east-west direction between Mount Pleasant GO Stations and Queen Street / Highway 50. This route operates from Monday to Sunday at a service frequency of approximately 5 minutes.

4.2. Active Transportation Mode Assessment

The area surrounding the subject site is serviced with dedicated walkways. Sidewalks are provided on one side of Delta Park Boulevard and Tracey Boulevard. The adjacent commercial and industrial areas provide sidewalk connectivity to the subject site. The sidewalk and transit provisions are illustrated in **Figure 4-1**.



Figure 4-1 - Sidewalk and Transit Provisions in Subject Area

The area surrounding the subject site offers ample transit and active transportation provisions, which can encourage travelers to utilize the alternative modes of transportation. Encouraging and promoting alternative modes of transportation results in a reduction in single occupant vehicles, and thus the traffic and parking demands of the proposed development.

5.0 CONCLUSION

The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m² (43,391.15 ft²). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) stories with 3,450m² (37,135.49 ft²) of storage warehouse space to the existing storage facility, resulting in a total GFA of 7,481m² (80,524.81 ft²), while maintaining the existing parking supply. The purpose of this parking justification study is to justify the provision of 51 vehicular parking for all uses on site with the proposed addition.

In accordance with the City of Brampton Zoning By-law 270-2004, the proposed development requires 82 parking spaces. In comparing with the By-law requirement, the proposed development has a shortfall of 31 parking spaces.

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys at the subject site. In addition to the subject site, a self-storage facility located at 8901 Airport road was a surveyed as a proxy site to observe the parking demand of a development with characteristics applicable to the subject site.

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m²), the peak utilization rates were determined to be 0.62 spaces per 100m² and 0.55 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m²), the peak utilization rates were determined to be 0.03 spaces per 100m² and 0.02 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development.

By forecasting the future parking demand using the observed peak utilization rate, the expected peak future demand is expected to be 46 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 5 parking spaces. As such, it is Nextrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

A Division of NextEng Consulting Group Inc.

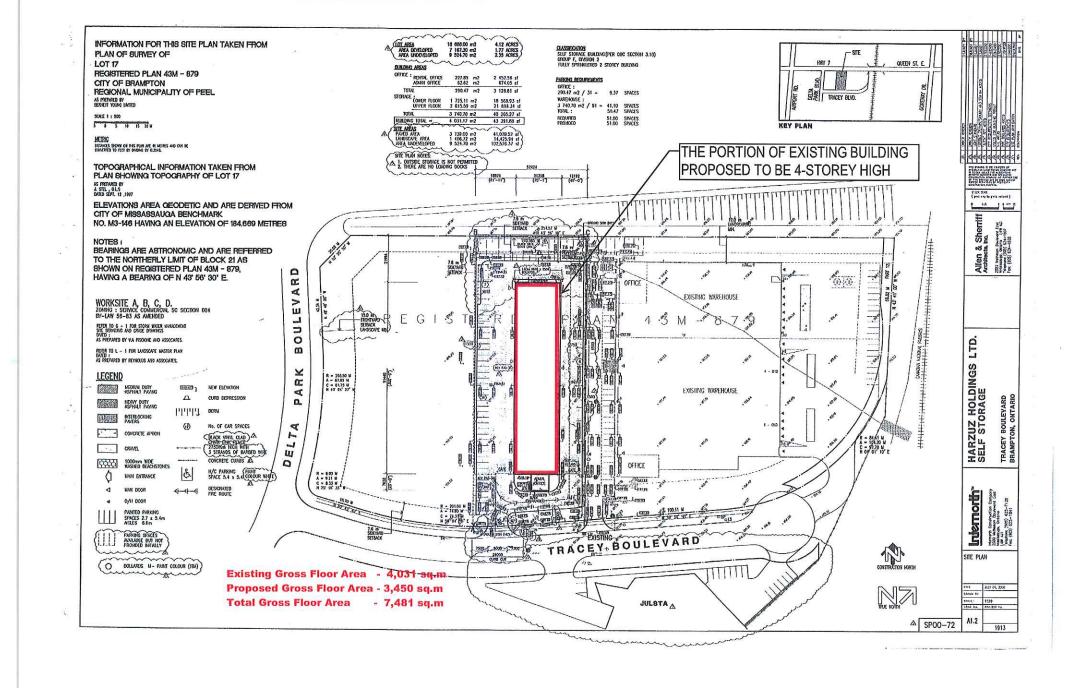
Prepared by:

Janus Mora, B.Eng Transportation Analyst Approved By:

Richard Pernicky, MITE

Principal

Appendix A – Proposed Site Plan



Appendix B – Transit Route Information

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1A	556	6:00	6:03	6:09	6:13	556		6:04	6:11	6:18 6:28	625	6:35 6:46	6:42	6:45 6:57	6:49 6:58	7:07	7:12	1	631	6:43	0.30	6:47	6:58	7:04	7:13	7:23	7:13		7:28	7:18	7:31	7:36	7:40	7:44
1A	6:16	6:21	6:24	6:30	6:34	6:17		6:25	6:32 6:40	6:39 6:49	6:46 656	656 7:07	7:03 7:14	7:07 7:18	7:10 7:19	7:28	7:33	1/		7:06	651	6:56 7:10	7:06 7:21	7:11 7:27	7:20 7:36	7:29 7:46	7:34 7:50		7:34 7:51	7:39	7-54	7:59	9:02	206
1A	634	6:39	6:42	6:48	6-52	6:38		6:46	653 658	7:00 7:07	7:07 7:14	7:17 7:25	7:24 7:32	7:28 7:36	7:31 7:37	7:46	751	1,4			7:12	7:17	7:27	7:32	7:41	750	755		7:55	2:00				
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1 1A	7:36	7:44	7:47	753	7:57	8.02		8:10	8:03 8:17	&11 8:24	8:18 8:31	8:29 8:40	8:36 8:47	8:40 8:51	&41 &54	8:49	854	1/4	8:16	8:27	2:14	&19 &31	8:29 8:42	8:35 8:47	8:44 8:57	8:52 9:06	857 9:10		2:57 9:11	9:02	914	9:18	9:21	9:25
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A	В	С	D	E	н	J	K	1 1 26	532	N 536	537	P 5.43	Q 549	Q	N	М	L 534	K 538	547	H 157	E	D	C 601	В	
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GO Station	Withams Plays	Mksksauga Rd & Oueen St	Chinguacousy Rd	Queen St & McLaughlin Rd	Downtown Teminal	Queen St & Kennedy Rd	185 Clark Blvd	Bramalea Teminal	Queen St & Torbran Rd	Alport Rd & Queen St	Auport Rd & Coventry Rd	Ebenerer Pd & The Gove Rd	Oueen St & Hwy 50	Queen St &	Alrport Rd &	Queen St & Torbram Rd	Bramalea	185 Clark Blvd	Queen St & Kennedy Rd	Downtown	, Queen St & McLaughlin Ed	Queen St & Ghi guacousy Rd	Mksksanga Rd & Queen St	Mississanga Rd & Williams Phwy	MountPlosant
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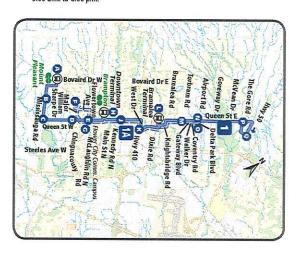


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Monday – Sunday Effective: March 2, 2020



STROGAN INC.

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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 Tracev 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 sq.m 7,000 sq.m)/145 sq.m = 3.3 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.

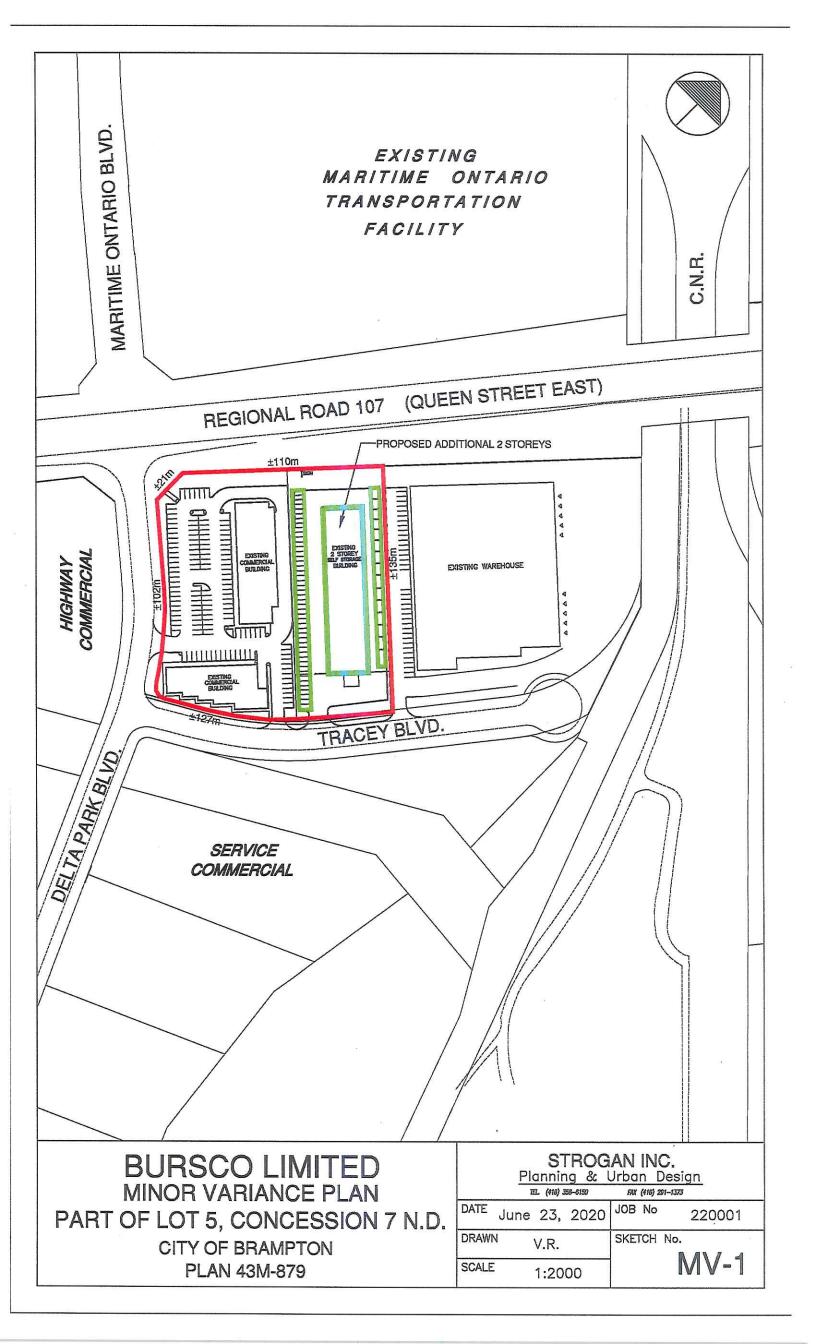
I trust that the enclosed information is sufficient, however, if you have any questions please do not hesitate to advise.

Yours truly,

Vladimir Rudenko, RPP

Agent

cc: Jay Burstein, Bursco Limited





FILE NUMBER: A -2020-0051

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION Minor Variance or Special Permission

(Please read Instructions)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

	The under	rsigned hereby applies to the ing Act, 1990, for relief as des	Committee of Adjustme scribed in this application	nt for the Cit n from By-La	ty of Brampton u aw 270-2004.	under section 45 of
1.	Name of Address	Owner(s) Bursco Limited 8 Tracey Boulevard, Bram	*			
	Phone # Email	905-791-7734 jay@sjmlogistics.com		Fax #	905-792-3150	
2.	Name of Address	Agent Vladimir Ruder 307 - 93 Lavinia Ave., Toror	10.000			
	Phone # Email	416-358-6150		Fax #	416-291-1373	-
3.	To constru	nd extent of relief applied fo act additional 2 floors on top of building height is 2 storeys.	r (variances requested the existing 2-storey se): If storage bu	ilding whereas t	he maximum
	-					
4.	Why is it The dema	not possible to comply with nd for self storage services in	the provisions of the this area exceeds the ca	by-law? apacity of the	existing buildin	g
		8				
5.	Lot Numb	scription of the subject land ber Part of Lot 5 lber/Concession Number I Address <u>6 Tracey Bouleva</u>	Plan 43M-	879, Conces	ssion 7 N.D.	
6.	Dimensio Frontage Depth Area	n of subject land (in metric 124 m 132 m 1.669 Ha (4.124 Ac)	units)			
7.	Provincia Municipal	o the subject land is by: I Highway I Road Maintained All Year ight-of-Way	X X	Seasonal Other Pub Water		

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.) Existing 2-storey Self Storage Building; Footprint Floor Area 2,015.58 sq.m including existing office and storage portions of the building. The total gross floor area of the existing building is 4,031.16 sq.m and includes: a two-storey storage portion of the building - 3,906.28 sq.m; a two-storey office - 124.89 sq.m
	PROPOSED BUILDINGS/STRUCTURES on the subject land: Two (2) additional stories on top of the existing storage portion of the building are being proposed. The total proposed gross floor area of the addition is ±3,900.00 sq.m
9.	Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)
	Assuming the severance is in place EXISTING Front yard setback Rear yard setback Side yard setback
	PROPOSED Front yard setback Rear yard setback Side yard setback
10.	Date of Acquisition of subject land: November 10th, 2000
11.	Existing uses of subject property: SERVICE COMMERCIAL
12.	Proposed uses of subject property: SERVICE COMMERCIAL
13.	Existing uses of abutting properties: INDUSTRIAL
14.	Date of construction of all buildings & structures on subject land: SELF STORAGE BUILDING - 2001 DELTA 7 CENTRE - 2008
15.	Length of time the existing uses of the subject property have been continued: 20 YEARS
16. (a)	What water supply is existing/proposed? Municipal X Other (specify) Well
(b)	What sewage disposal is/will be provided? Municipal
(c)	What storm drainage system is existing/proposed? Sewers X Ditches Other (specify) Swales

17.	Is the subject property the subject of an subdivision or consent?	application under the Planning Act, for approval of a plan of
	Yes No X	
	If answer is yes, provide details: File	#Status
18.	Has a pre-consultation application been f	iled?
	Yes X No	
19.	Has the subject property ever been the su	bject of an application for minor variance?
	Yes No	Unknown X
	If answer is yes, provide details:	
	File # Decision Decision	Relief
	File # Decision	ReliefRelief
*		V. Rudenlio
	~ 1	Signature of Applicant(s) or Authorized Agent
DATE	EDATTHE OF	Drawfon
THIS	DAY OF THE	, 20 <u>2D</u>
IF THIS A	PPLICATION IS SIGNED BY AN AGENT, S JECT LANDS, WRITTEN AUTHORIZATION	OLICITOR OR ANY PERSON OTHER THAN THE OWNER OF OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF
THE APP	LICANT IS A CORPORATION, THE APP ATION AND THE CORPORATION'S SEAL SI	LICATION SHALL BE SIGNED BY AN OFFICER OF THE
l,	Vladimir Rudenko	_, OF THE <u>City</u> OF <u>Toronto</u>
IN THE		
ALL OF T BELIEVING OATH.	HE ABOVE STATEMENTS ARE TRUE AND G IT TO BE TRUE AND KNOWING THAT IT	I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
DECLARE	D BEFORE ME AT THE	
	Ty OF DAG Motor	
IN THE	R OF	
$\rho_{\bullet \bullet}$	THIS 16Th DAY OF	V. Endonto
	110 ZO ZO	
	,20	Signature of Applicant or Authorized Agent Jeanie Cecilia Myers, a Commissioner, etc.,
$\langle \cdot \rangle$	A Commissioner etc.	Province of Ontario, for the Corporation of the
-	A South Missioner etc.	City of Brampton. Expires April 8, 2021.
	FOR OF	FICE USE ONLY
	Present Official Plan Designation:	
	Present Zoning By-law Classification:	SC-1604 '
	This application has been reviewed with res said review are outlin	pect to the variances required and the results of the ed on the attached checklist.
	Hothi S	JULY 28 2020
	Zoning Officer	Date
E	DATE RECEIVED 2.0	20-07-15 Revised 2020/01/07

STROGAN INC.

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

July 15, 2020

Committee of Adjustment

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

Attn:

Ms. Jeanie Myers

Secretary-Treasurer

Re:

MINOR VARIANCE APPLICATION

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:

Further to a pre-consultation and our digital submission of the subject Minor Variance Application on June 30th, 2020, we enclose herewith the following documents pursuant to the application:

- 1) One (1) fully completed original copy of the application form with an Authorization Letter and Permission to Enter signed by the property owner;
- 2) Twelve (12) prints of the Application Plan; and,
- 3) Application fee cheque in the amount of \$2,510.00 payable to the City of Brampton.

The purpose of the application is to permit the proposed construction of additional two floors on top of the existing self-storage building (Kee Storage Building) whereas the maximum permitted building height is 2 storeys. The proposed building expansion would address the existing demand for self-storage services in this area that exceeds the capacity of the existing building.

This Minor Variance Application is being submitted concurrently with an Application for Consent to create a separate lot on which the self-storage building is located. Accordingly, we respectfully request that this application be heard at the September 8th, 2020 Committee of Adjustment meeting.

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

Yours truly,

Vladimir Rudenko, RPP

Agent

cc: Jay Burstein, Bursco Limited

