

Filing Date: July 27, 2020
Hearing Date: June 1, 2021

File: A-2020-0051

**Owner/
Applicant:** **BURSCO LIMITED**

Address: **6 TRACEY BOULEVARD**

Ward: 8

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2020-0051 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
 2. That a Basic Site Plan application shall be submitted within 60 days of the Committee's decision;
 3. That the requirement for parking for any combination of uses permitted within the 'SC-1604' zone shall not exceed 82 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

This application was initially considered by the Committee at its hearing of September 8, 2020, when a deferral was granted to allow the applicant to pursue a Pre-Consultation application with City staff related to the proposal. The application was considered again at the March 4th, 2021, where a deferral was granted to allow the applicant to finalize a related consent application and submit a parking brief to justify the proposed parking reduction. Since that time, the applicant has had a Pre-

Consultation meeting with City staff, completed the related consent application and has submitted a Parking Justification Study in support of the Minor Variance application.

The applicant is proposing to construct two (2) additional storeys to the existing two (2) storey self-storage portion of the building. The existing building has a gross floor area of 4,031 square metres and the proposed two storey addition will add 3,450 square metres for a total gross floor area of approximately 7,481 square metres. Variances are required to increase the maximum number of storeys and to permit a parking reduction.

Existing Zoning:

The property is zoned 'Service Commercial (SC-1604)', *according to By-law 270-2004, as amended.*

Requested Variances:

The applicant is requesting the following variances:

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:

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

The property is designated 'Business Corridor' in the Official Plan and 'Mixed Industrial Commercial' in the Airport Road/ Highway 7 Business Centre Secondary Plan (Area 37). The requested variance is not considered to have significant impacts within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variances are 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 property is zoned 'Service Commercial (SC-1604)', according to By-law 270-2004, as amended. The site-specific zone includes a special section prescribing a maximum building height of 2 storeys. The property is currently used as a self-storage facility with associated administrative office.

Variance 1 is 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. The intent of the By-law in regulating the maximum permitted number of storeys and building height is to ensure that there are no negative massing impacts on adjacent properties.

The proposal contemplates two additional storeys to the existing two storey self-storage portion of the building. The building currently has a height of approximately 8.2 metres (26.90 ft.) and the proposed addition would increase the total building height to approximately 15.9 metres (52.16 ft.). The addition will only occupy the existing footprint of the building. The proposal is considered to maintain the principles and scale as intended within the By-law. The height and massing is not anticipated to

negatively impact adjacent properties. Additionally, details associated with the appearance and design of the addition will be reviewed by staff at the Site Plan Approval process. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is to permit 51 parking spaces whereas the By-law requires a minimum of 82 parking spaces. The intent of the By-law in regulating minimum parking requirements is to ensure that the parking demand generated by the uses on a site can be accommodated on that site without creating adverse impacts for adjacent properties or the surrounding areas.

As a result of the proposed increased gross floor area, additional parking is required on site. The applicant has submitted a Parking Justification Study in support of this Minor Variance application. Transportation Planning staff have reviewed the Parking Justification study in conjunction with the proposal and have indicated no concerns. Given the nature of the self-storage use and the proposed its proposed expansion, staff do not anticipate adverse impacts related to the overall functioning of the site. A condition is recommended that the requirement for parking for any combination of uses permitted within the 'SC-1604' zone shall not exceed 82 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement. Subject to the recommended conditions, the requested variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances are the result of a proposed two (2) storey addition to the existing two (2) storey self-storage portion of the building. The variances will facilitate the building expansion and extend the self-storage facility to address current demands for the service.

The variance to permit two additional storeys to the building is not anticipated to have a negative massing impact on adjacent properties. The requested variance to reduce the required parking for this property will not create any adverse impacts to the functioning of the site or to adjacent properties within this area. Subject to the recommended conditions of approval, variances 1 and 2 are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variances will support an expansion of the existing self-storage business and allow a parking reduction. Given the nature of the self-storage use, the parking reduction and associated building addition are considered to be acceptable and will not create adverse on-site or off-site impacts. The variances are considered to be minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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