

**Filing Date:** August 16, 2021  
**Hearing Date:** September 14, 2021

**File:** A-2021-0187

**Owner/  
Applicant:** CRESTPOINT REAL ESTATE (FINANCIAL FRIVE) INC.

**Address:** 7525 & 7535 Financial Drive

**Ward:** 6

**Contact:** Xinyue (Jenny) Li, Planner 1

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#### **Recommendations:**

That application A-2021-0098 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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#### **Background:**

In September 2020 (City File: A-2020-0079), the Committee approved an application to permit outside storage of oversized motor vehicles (trucks and trailers) on the existing industrial sites. Committee approved the variance to allow the outside storage with one of the condition being that the applicant obtain approval of a limited Site Plan. At the time the parking study was included with the application, however, request for a parking variance was not included. In January 2021 (City File: PRE-2020-0156), a meeting was held to discuss the proposed modifications to the exterior paved lot to accommodate short term parking of trucks and trailers on site. Existing landscaping and curbs will be replaced by paved asphalt surface to facilitate parking of 11 trucks/trailers. In addition, a new screen wall will be constructed to hide the proposed parking area when viewed from the main roadway. Staff have identified at the pre consultation meeting that a minor variance application will be required to address the parking deficiency.

The applicant is now seeking a minor variance on the subject lands for parking deficiency.

Existing Zoning:

The property is zoned industrial M4-2757, according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit 147 parking spaces to be provided on the site whereas the by-law require 268 parking spaces to be provided on the site.

**Current Situation:**

1. Conforms to the Intent of the Official Plan

The property is designated 'industrial' in the City Official Plan and 'Prestige Residential' in the Bram West Secondary Plan (Area 40c). 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 of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned Industrial Four – 2757(M4-2757), according to By-law 270-2004, as amended. The requested variance is to permit 147 parking spaces to be provided on the site whereas the by-law require 268 parking spaces to be provided on the site.

The intent of the by-law in regulating the minimum number of parking spaces for industrial properties is to ensure that an adequate number of parking spaces is provided on-site to accommodate potential parking demand. The applicant has submitted a Parking Study which has been reviewed by Traffic Planning staff that demonstrated the existing 147 parking spaces on site will be sufficient for the uses.

Subject to the recommended conditions of approval, the variances are considered to maintain the general intent of the Zoning by-law.

3. Desirable for the Appropriate Development of the Land


The requested variance is to permit 147 parking spaces whereas the by-law requires 268 parking spaces. As part of the condition for the previous minor variance application (File: A-2020-0079) the applicant is required to submit a site plan application, which they have already consulted with the City. Any site implications will be addressed through the site plan process. Subject to the recommended conditions of approval, the

requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance of parking reduction will not negatively impact the existing conditions of the subject property and the adjacent properties. The proposed variances will bring the number of parking spaces provided on-site more in line with the actual parking demand for the existing industrial use property. Subject to the recommended conditions, the requested variances are considered to be minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Xinyue' or 'Jenny', written in a cursive style.

Xinyue (Jenny) Li,  
Planner I, Development Services