

**Filing Date:** September 2, 2020

**Hearing Date:** October 20, 2020

**File:** A-2020-0080

**Owner/  
Applicant:** Bharj Inc. – Harpreet Bhons

**Address:** 7 Sun Pac Boulevard

**Ward:** 8

**Contact:** Shelby Swinfield, Planner I, Development

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**Recommendations:**

That application A-2020-0080 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice;
2. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

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**Background:**

Existing Zoning:

The property is zoned "Industrial Four – Special Section 1548 (M4-1548)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit the construction of a 112 square metre mezzanine in Units 6 and 7 while providing 81 parking spaces whereas the by-law requires a minimum of 98 parking spaces.

## **Current Situation:**

### **1. Conforms to the Intent of the Official Plan**

The subject property is designated as “Industrial” in the Official Plan and “Industrial” in the Gore Industrial North Plan (Area 14). The requested variance does not have significant implications within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance is considered to maintain the intent of the Official Plan.

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

The property is zoned “Industrial Four – Special Section 1548 (M4-1548)” according to By-law 270-2004, as amended. The requested variance is to permit the construction of a 112 square metre mezzanine in Units 6 and 7 while providing 81 parking spaces whereas the by-law requires a minimum of 98 parking spaces.

The intent of the by-law in requiring a minimum number of parking spaces to be provided is to ensure that sufficient parking is provided for all of the industrial/commercial units on the site. The applicant has submitted a Parking Justification Study which has been reviewed by Transportation Planning staff. It is not anticipated that the additional floor area to be added to the existing unit will negatively impact the supply of parking on the site. Subject to the recommended conditions of approval, the requested variance is considered to maintain the intent of the Zoning By-law.

### **3. Desirable for the Appropriate Development of the Land**

The requested variance is required to permit the installation of a 105.4 square metre (1,134.5 square foot) mezzanine within an existing unit in the industrial/commercial plaza. The applicant has provided a Parking Justification Report, the findings of which have been reviewed and accepted by Transportation Planning staff. It is not anticipated, based on the findings of the Parking Justification Report, that the addition of the mezzanine within the existing unit will negatively impact the flow or supply of parking on the site.

A condition of approval is recommended that the requirement for parking for any combination of uses permitted in the “M4-1548” zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces. This condition is intended to ensure that, should the parking requirement for the site increase for any reason (e.g. the addition of a new use, or additional floor area to existing units), the parking situation can be reevaluated by staff to determine its appropriateness.

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 is intended to facilitate the addition of a mezzanine within an

existing unit in the commercial/industrial plaza. This addition of floor area within an existing unit is not anticipated to have an impact on the supply of parking. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

*Shelby Swinfield*

Shelby Swinfield, Planner I, Development