

Date: 2021-12-22

Subject: **Information Report – City-initiated Draft Zoning By-law Amendment to reduce the parking requirements (7, 11 and 15 Sun Pac Blvd.)**

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Report Number: Planning, Bld & Ec Dev-2022-044

Recommendations:

1. **THAT** the report titled “**Information Report – City-initiated Draft Zoning By-law Amendment to reduce the parking requirements (7, 11 and 15 Sun Pac Blvd.)**” to the Planning and Development Committee meeting of February 14, 2022, be received, and;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation.

Overview:

- **The subject property consists of three multi-unit industrial buildings with an existing parking area that is shared among the tenants.**
- **There are 26 industrial units and the existing parking supply is 77 spaces.**
- **In 2014, the Committee of Adjustments approved a minor variance for commercial uses in addition to what is already permitted within an industrial mall (A14-038). There was a minor complementary reduction provided to the parking standard.**

- **Additionally, there have been five (4) approved minor variances by the Committee of Adjustments, allowing a reduction in the required parking and approving the addition of a mezzanine, increasing the gross floor area (GFA). As a result, there is a parking deficiency.**
- **The City has initiated a Zoning By-law amendment to undertake a comprehensive review of the required parking standards, and all the land uses that have been approved through minor variances.**
- **Staff will report back to the Committee at a later date, with a recommendation report and results of the public meeting.**

Background:

The subject properties are located at 7, 11 and 15 Sun Pac Boulevard, which are located on the southeast corner of Sun Pac Boulevard and Williams Parkway, and are approximately 1.01 hectares in size. See Appendix A: Site Context and Appendix B: Site Image. There are three (3) industrial buildings, which contain 26 units, and 77 parking spaces. The parking spaces are part of the common elements of the condominium and are shared between all the units. See Appendix C: Site Plan

The subject properties were zoned and constructed as a one-storey industrial mall, although the actual height of the buildings can accommodate up to two storeys. Parking for the properties was calculated based on the permitted industrial uses, which have a lower parking standard than commercial uses.

In 2014, the Committee of Adjustments approved a minor variance to expand the range of permitted commercial uses, in addition to uses already permitted within an industrial mall (A14-038). The approved uses include:

- a) An Office;
- b) A Commercial, Technical or Recreational School;
- c) A Personal Service Shop;
- d) A Take-Out Restaurant;
- e) A manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop and a motor vehicle body shop as a principal or accessory use; and,
- f) A Printing Establishment.

The minor variance also prohibited the following uses:

- a) Medical office,
- b) Dental office;

- c) Drugless practitioner office; and,
- d) Body rub parlour or a massage parlour.

In addition, the minor variance approved a minimal reduction in the required parking spaces. See Appendix D: Minor Variance Summary.

In 2019 and 2020, five minor variance applications approved the construction of mezzanine additions, within five of the units, which also required a reduction in the number of parking spaces required.

Current Situation:

The subject property was zoned and developed for industrial uses, which have a lower parking standard than commercial uses. When the Committee of Adjustments granted the additional commercial uses in 2014, there was a complementary reduction given for the parking standards. However, the reduction was not enough to accommodate the quantities of commercial uses now permitted. Additionally, parking issue have also been exacerbated by the fact that many of the units have added floor area (second storey mezzanines) within the existing building. In combination, these factors have played a role in a number of subsequent minor variances that have been approved by the Committee of Adjustments, for the associated parking deficiencies.

As a result, the City has initiated a Zoning By-law amendment to undertake a more comprehensive approach to the parking deficiency. Through this process, staff will also review the need to restrict certain commercial uses that require higher parking standards, or limit any future floor area (mezzanine) additions that would continue to aggravate the parking issue. The condominium board has indicated that the condo declaration specifies that only the corner units are permitted to construct mezzanine additions.

Staff have discussed with the condominium board and management office the potential to add between 10-15 parking spaces along the Humberwest Parkway property line, if a portion of the landscaped area is removed. Although the additional parking would contribute to alleviate the parking concern, the condominium corporation would need to consent to the removal of the landscaped strip and construction of the parking area at their expense, prior to staff being able to account for this parking area in the draft zoning by-law. Staff will continue to engage the condominium corporation through this process.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

No other implications have been identified at this time.

Term of Council Priorities (2019-2022)

This report is consistent with the “A City of Opportunities” theme as it supports the creation of complete communities.

Living the Mosaic – Brampton 2040 Vision

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs and a rich range of activities for its residents.

Conclusion:

The City has initiated a draft Zoning By-law amendment that proposes to reduce the parking requirements for the existing industrial buildings, and to recognize the various commercial uses approved by the Committee of Adjustments. Although, minor variance applications have granted a reduction in the required parking for some of the units, there is a need to undertake an overall, comprehensive approach to the parking shortage on the entire property and addressing the parking requirement as a whole.

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Appendices:

Appendix A: Site Context

Appendix B: Site Image

Appendix C: Site Plan

Appendix D: Minor Variance Summary