

Filing Date: 24-Mar-2021

Hearing Date: 20-Apr-2021

Files: A-2021-0074, A-2021-0075, A-2021-0076, A-2021-0077

Owner/

Applicant: YELNIF HOLDINGS LTD – Contact Info: Erik Mirtsou
Jarrah Holdings LTD – Contact Info: Erik Mirtsou (A-2021-0075)

Address: 8 FINLEY RD, BRAMPTON, ON L6T1A9
11 Finley Rd, Brampton, ON L6T1B1
12 Finley Rd, Brampton ON L6T1A9
22 Finley Rd, Brampton ON L6T1A9

Ward: WARD 3

Contact: Nicholas Deibler, Planner 1, Development

Recommendations:

That applications A-2021-0074, A-2021-0075, A-2021-0076, A-2021-0077 are 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 Notice of Decision;
2. That the Owner finalize site plan approval under City File SPA-2020-0108, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

The subject site (8, 11, 12, and 22 Finley Rd) is a part of Site Plan Application SPA-2020-0108. The

purpose of this application is to facilitate the creation of additional car and truck parking spaces between all four properties, and to remove the existing driveway access to create two separate driveways for 11 Finley Rd. This application was deemed complete on July 29, 2020 and is in review. The subject site consists of four properties, and therefore four separate minor variance applications were required. However, the four properties function as one industrial complex, and for this reason the variances are being presented in one report.

Existing Zoning:

The properties are zoned Industrial Two (M2) – Special Section 168, according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. A-2021-0074: To permit a total number of 31 parking spaces whereas the by-law requires a minimum of 34.
2. A-2021-0075: To permit a total number of 55 parking spaces whereas the by-law requires a minimum of 118.
3. A-2021-0076: To permit a total number of 21 parking spaces whereas the by-law requires a minimum of 70.
4. A-2021-0077: To permit a total number of 138 parking spaces whereas the by-law requires a minimum of 143.

Current Situation:

1. Conforms to the Intent of the Official Plan

The subject site is designated 'Industrial' in the Official Plan (Schedule A), with the exception of 11 Finley Rd which is designated 'Business Corridor'. It is located within the 'Employment' lands in the Schedule 1, City Concept. The subject site is designated 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5). The requested variances have no impact on the policies of the Official Plan and the general intent and purpose of the Official Plan is maintained.

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

The properties are zoned Industrial Two (M2) which permits a wide range of industrial uses. The intent of the By-law in regulating the minimum number of parking spaces is to ensure that an adequate number of parking spaces is provided on-site to accommodate potential parking demand.

As part of the associated Site Plan application (SPA-2020-0108) parking provided on the subject site will be increasing from 175 parking spaces to 245 overall, and on each property from 22 parking spaces to 31 (8 Finley), 25 parking spaces to 55 (11 Finley), 11 parking spaces to 21 (12 Finley), and 117 parking spaces to 138 (22 Finley). No building expansion or change of use is being proposed. The increase in parking on the site will bring the site closer to conformity with the minimum parking requirements in the Zoning By-law.

The applicant, Candevcon Limited, has provided a parking study to determine the actual parking demand on-site (i.e. the four properties that make up the industrial complex). The parking study supports the reduction of required parking and has been approved by City Transportation Staff.

Subject to the recommended conditions being imposed, the variances conform to the intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances would permit a reduction from the Zoning By-law's minimum parking requirements on the subject site. Matters pertaining to the layout and screening of the additional parking will be addressed through the Site Plan review. Through the Site Plan application process the appropriate mechanisms to ensure that the properties continue to function as one industrial operation will be determined and put in place. The proposed variances are desirable for the appropriate development of the land.

4. Minor in Nature

The proposed minor variances will not negatively impact the existing conditions of the subject property and neighbouring properties. The proposed variances will bring the number of parking spaces provided on-site more in line with the actual parking demand, while still allowing the applicant to increase the parking supplied on site. Subject to the recommended conditions, the requested variances are considered to be minor in nature.

Respectfully Submitted,



Nicholas Deibler
Development Planner