



## Report Committee of Adjustment

**Filing Date:** July 28, 2023  
**Hearing Date:** October 24, 2023

**File:** A-2023-0244

**Owner/  
Applicant:** 2 Bramkay St Holdings ULC

**Address:** 2 Bramkay St

**Ward:** 8

**Contact:** Megan Fernandes, Planning Technician

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### **Recommendations:**

That application A-2023-0244 be deferred no later than the last hearing of November 2023.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Industrial M3A- Special Section 366 (M3A-366)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a front yard setback of 18.21 metres, whereas the bylaw requires a minimum front yard setback of 21.0 metres; and
2. To provide 296 parking spaces whereas the By-law requires a minimum of 403 parking spaces.

### **Current Situation:**

The applicant is requesting two variances in relation to a proposed addition on the subject property. The requested variances include: to permit a front yard setback of 18.21 metres, whereas the bylaw requires a minimum front yard setback of 21.0 metres; and to provide 296 parking spaces whereas the By-law requires a minimum of 404 parking spaces.

This application was previously deferred on at the August 22<sup>nd</sup> hearing and recommended a deferral to the last hearing of December 2023. During a review of the initial submission materials provided by the applicant and had determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. In reviewing the application, Traffic Services Staff had expressed concerns regarding the Parking Appraisal provided by the applicant in support of the application. The data provided for the warehouse proxy survey is insufficient. New data and proxy sites will be required.

Staff received the parking study provided by the applicant; however, Traffic staff have not had an opportunity to review the Parking Study provided for the Minor Variance application. Furthermore, the applicant has advised that an additional variance may be required regarding the exterior side yard landscaped area.

City Staff have discussed the above noted matters with the applicant which will need to be addressed. Therefore, Staff are recommending a deferral of the application to a meeting date no later than the last hearing of November 2023 so that the Parking Study and Terms of Reference can be reviewed by the City's Traffic Staff, and to determine if any additional variances are required as part of this application. Once the information has been reviewed, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician