2 Bramkay Street

Proposed Industrial Addition

Committee of Adjustment Meeting

Minor Variance Application

A-2023-0244

October 24, 2023

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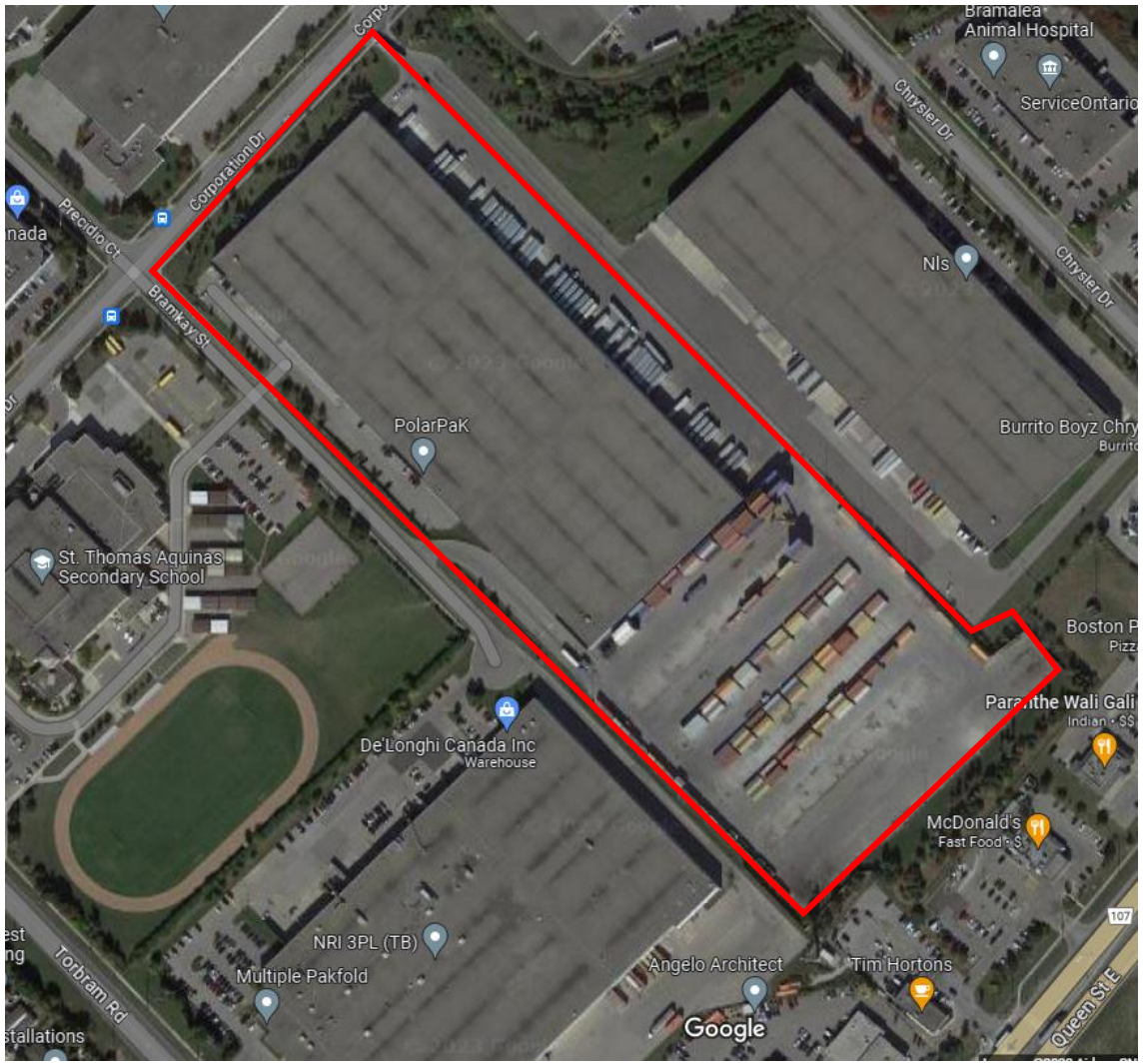
SUBJECT SITE AND CONTEXT AREA



Source: Google Maps, 2023

- Total Area: 103,993 m^2
- Existing warehouse building
- South side of Coronation Boulevard, east of Torbram Road, north of Queen Street East, west of Chrysler Drive.
- Surroundings:
  - North: Warehousing;
  - West: St. Thomas Aquinas S.S.; warehousing
  - East: Warehousing; and
  - South: Commercial; warehousing

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PROPOSED BUILDING ADDITION

1. Increase of 22,367m^2 GFA, which includes 278.7 m^2 of office space. Height of addition is 14 metres for majority of addition, with a maximum height of 15 metres at the main entrance. Total area of warehouse to be 59,829 m$^{2.}$
2. Addition of 37 loading docks and 203 parking spaces. Total number of loading spaces is 79 and total number of parking spaces is 296.

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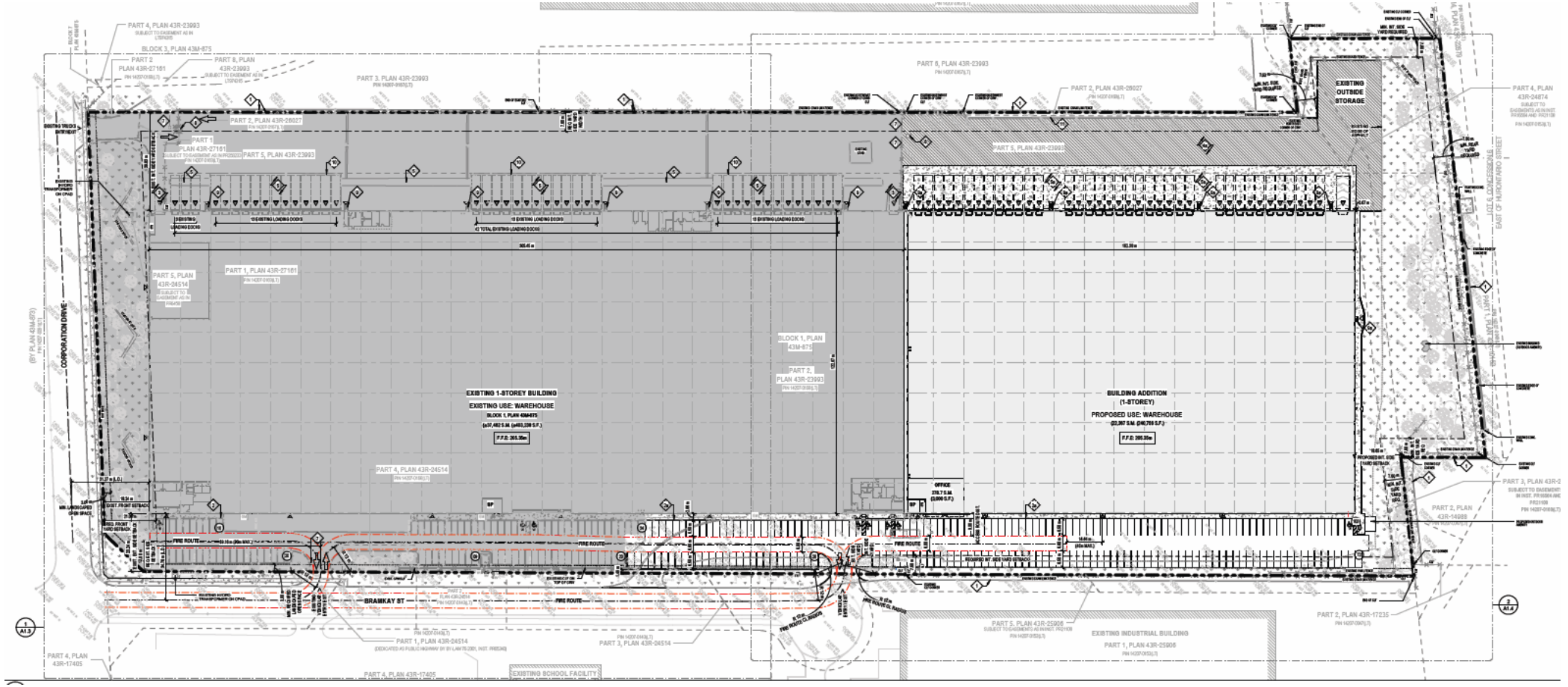
PROPOSED BUILDING ADDITION



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PROPOSED MINOR VARIANCE – Parking

- Variance to Zoning By-law #207-2004 Provision 30.5
  - Industrial Building: 20,000 m² or more, 168 spaces plus 1 parking space per 170 m² of GFA or portion thereof that is over 20,000 m².
    - Required parking spaces: 403
    - Proposed parking spaces: 296
    - Proposed minor variance is to permit a rate of 1 space per 205m^2 of building GFA for the Subject Site.

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PARKING STUDY – GHD Limited

- Parking Study prepared by GHD
  - The existing site generates a demand for 21 parking spaces (1 space per 1,783.90 m² of GFA)
  - 6 industrial proxy sites all within vicinity of subject site were assessed
  - The average observed parking rate, which considered the total GFA of all buildings and the sum of all the peak parking demands resulted in an average demand of 1 parking space per 403.30 m²
- Proposed reduction will adequately service the anticipated future needs of the development
- Proposed 296 parking spaces is sufficient for the existing and proposal warehouse addition.

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PROPOSED MINOR VARIANCE – Front Yard Setback

- Per Zoning By-law Exception 366, the required front yard setback is 21 metres for a building greater than 12.0 metres, but no greater than 15.0 metres in height.
- The existing building has a maximum height of 11.7 metres. The required front yard setback is for a building of this height is 18 metres. The existing front yard setback is 18.24 metres.
- Due to the height of the addition, the total building height will exceed 12 metres, and thus, 21 metre front yard setback is technically required.

- However, the additional height it located away from the front yard, and the existing relationship between the front yard setback and height of the building along the front lot line is maintained.

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SUMMARY

1. Are the variances in keeping with the general intent and purpose of the Official Plan?
    - As noted above, the existing relationship between the front yard setback and building height at the front lot line is maintained and conforms with the Design policies of the Official Plan for Industrial development (4.4.2.22).
    - In addition, the proposed parking reduction also conforms to Section 4.4.2.22 i) as it minimizes the impact of parking areas.

2. Are the proposed variances in keeping with the general intent and purpose of the Zoning Bylaw?
    - The intent of the front yard setback provision is to ensure an appropriate relationship between the public realm and the built form massing. The existing relationship is maintained and meets the intent of the Zoning By-law.
    - The intent of the parking requirements is to ensure sufficient parking is provided to service the site. Per the Parking Study provided, more than sufficient parking is being provided to service the development.

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SUMMARY

3. Are the proposed variances desirable for the appropriate development or use of the land?
    - The variances are desirable as they facilitate the efficient and orderly development of the land.

4. Are the variances minor in nature?
    - The variances are minor in nature as they have no negative impacts on the public or adjacent developments.

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QUESTIONS?

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