

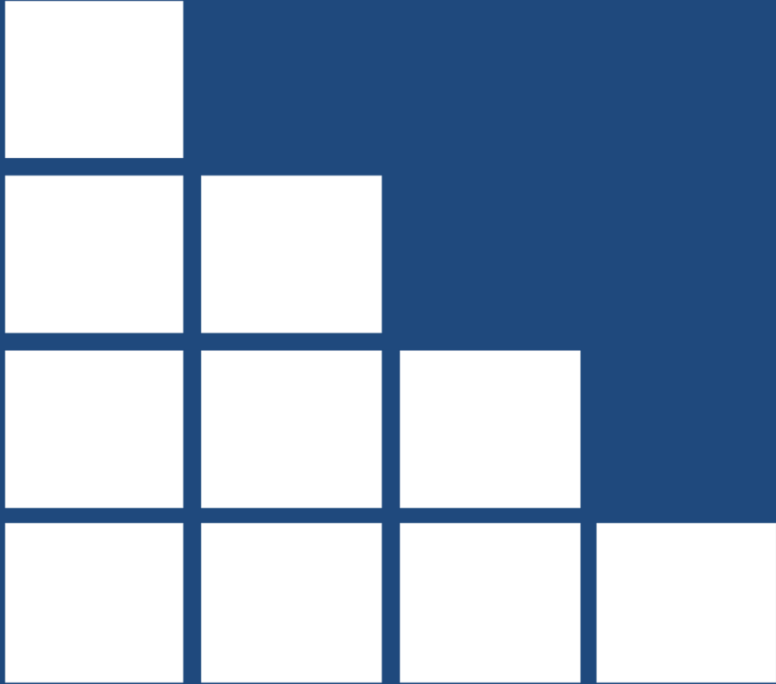
2 Bramkay Street

Proposed Industrial Addition

Committee of Adjustment Meeting
Minor Variance Application

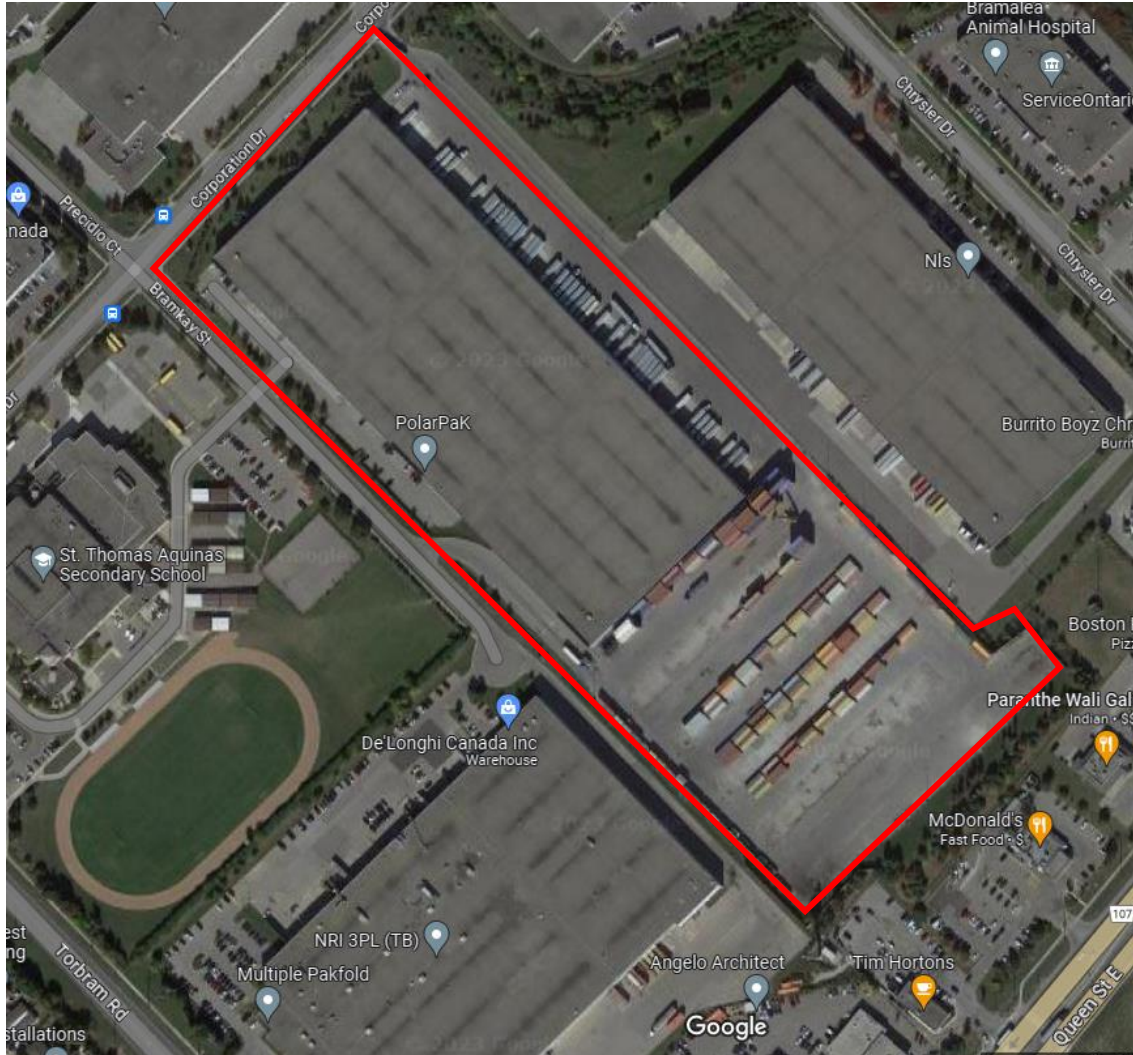
A-2023-0244

November 14, 2023



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SUBJECT SITE AND CONTEXT AREA



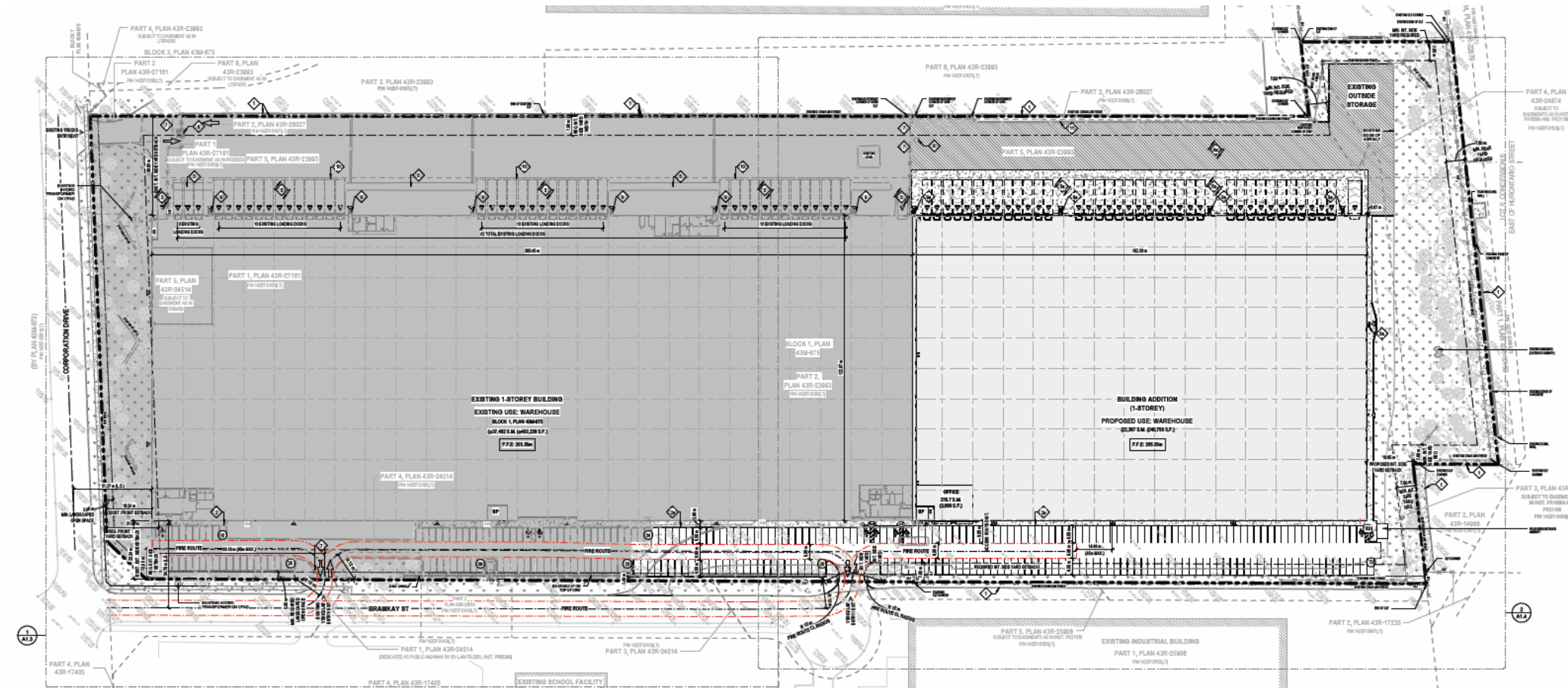
Source: Google Maps, 2023

- Total Area: 103,993 m²
- 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

PROPOSED BUILDING ADDITION

1. Increase of 22,367m² GFA, which includes 278.7 m² 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 m².
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.

PROPOSED BUILDING ADDITION



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 205m² of building GFA for the Subject Site.

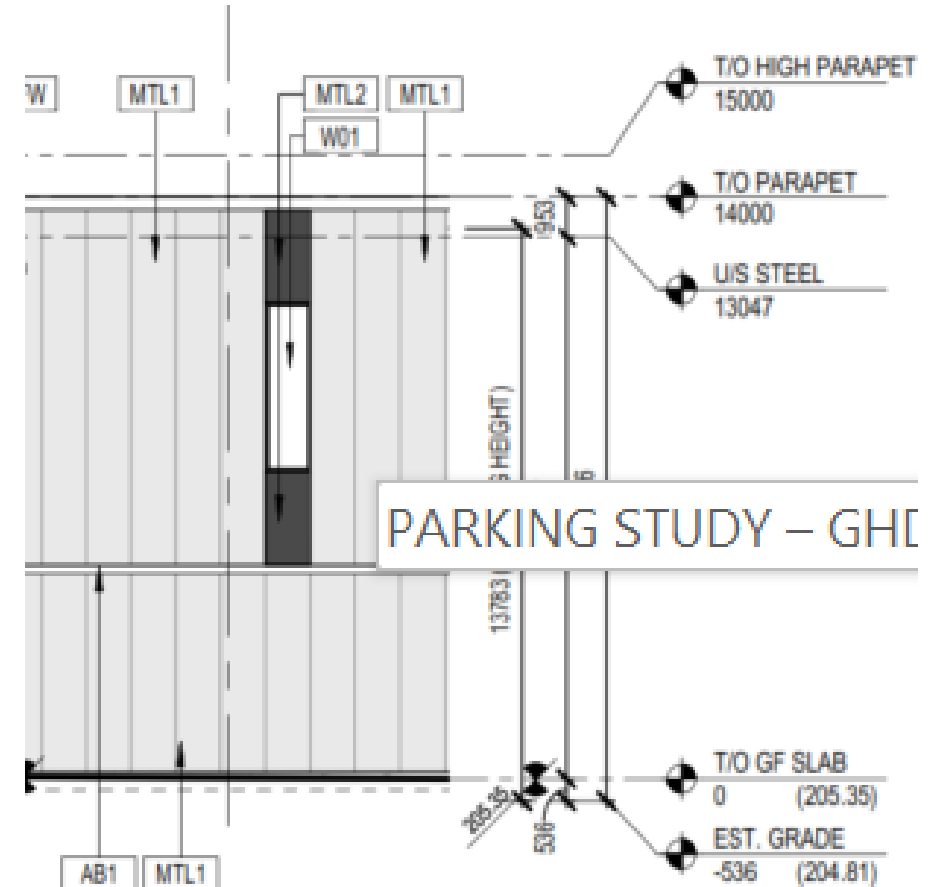
PARKING STUDY – GHD Limited

- 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.

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 is 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.

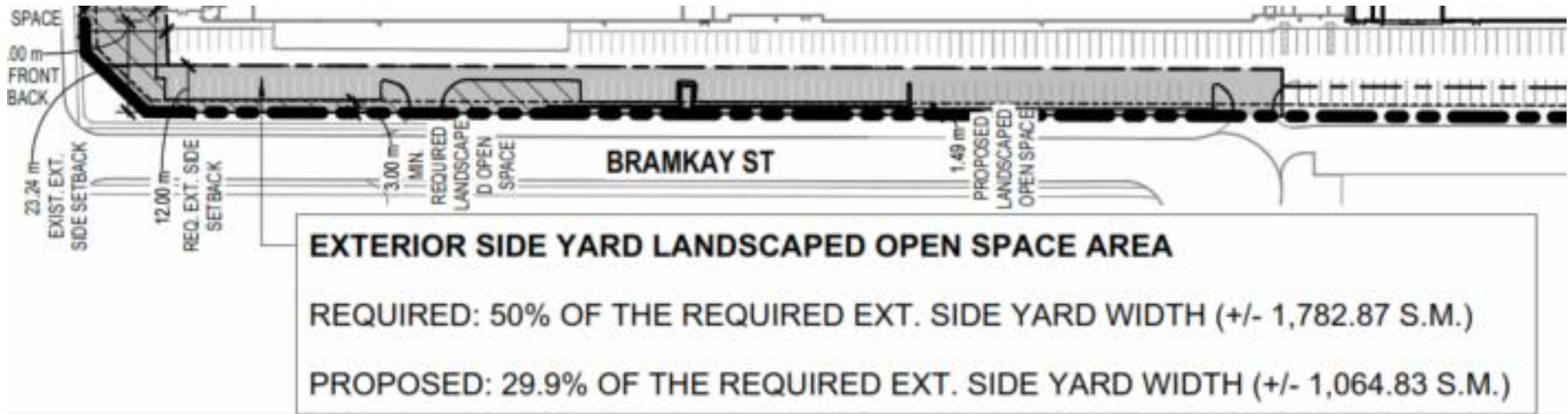
PROPOSED MINOR VARIANCE – Front Yard Setback



PROPOSED MINOR VARIANCE – Landscaped Open Space

- Per Zoning By-law Exception 366, the (g) Minimum Landscaped Open Space:
for a corner lot: 50 percent of the required exterior side yard width (12 metres)
- The proposed minimum landscaped open space within exterior side yard is 29.1%
- The change in landscaped open space is due to a relocation of the second access on Bramkay and the continuation of two rows of parking and aisle over where driveway used to be.
- While the landscaped open space is being reduced, the impact of this change is overall beneficial as the second access on Bramkay will no longer be used for tracker trailers and the access will be located further away from the school.
- The impact of less landscaped areas on the public realm is negligent as Bramkay is not a through street that is well used by pedestrians. There is also a generous grassed boulevard within the City's right-of-way.
- Front yard landscaped area is 95%

PROPOSED MINOR VARIANCE – Landscaped Open Space



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.
 - The proposed reduction to open landscaped space within the exterior side yard does not trigger non-compliance with the Official Plan. The variance maintains appropriate relationship between the development and the public realm and is consistent with the Design policies (4.4.2.22).

SUMMARY

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.
- The intent of the landscaped open space provision is to provide adequate landscaped area within the exterior side yard, which fronts the public realm. The zoning intent is met, as a sufficient landscaped buffer will remain, the front yard landscaped percentage is 95% and limited pedestrian traffic is expected along Bramkay.

SUMMARY

3. Are the proposed variances desirable for the appropriate development or use of the land?
 - All the variances are desirable as they facilitate the efficient and orderly development of the land. In many respects, the proposed addition will improve the relationship of the overall development to the surrounding area, by providing only the amount of parking required, and by redirecting truck traffic and optimizing parking area.
4. Are the variances minor in nature?
 - All the variances are minor in nature as they have no negative impacts on the public or adjacent developments.

QUESTIONS?

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