

# **CITY OF BRAMPTON**

## **COMMITTEE OF ADJUSTMENT**

### **APPLICATION FOR MINOR VARIANCE**

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**885 BOVAIRD DRIVE EAST**

**PD COMMERCIAL LAKELANDS INC.**

December 19, 2023

# SITE LOCATION MAP (AERIAL)

ADDRESS: 885 Bovaird Drive East

SITE AREA: 0.75 ha (7,584 m<sup>2</sup>)

FRONTAGES: 53m (173 ft) along Southlake Boulevard

118m (387ft) along Sea Lion Road

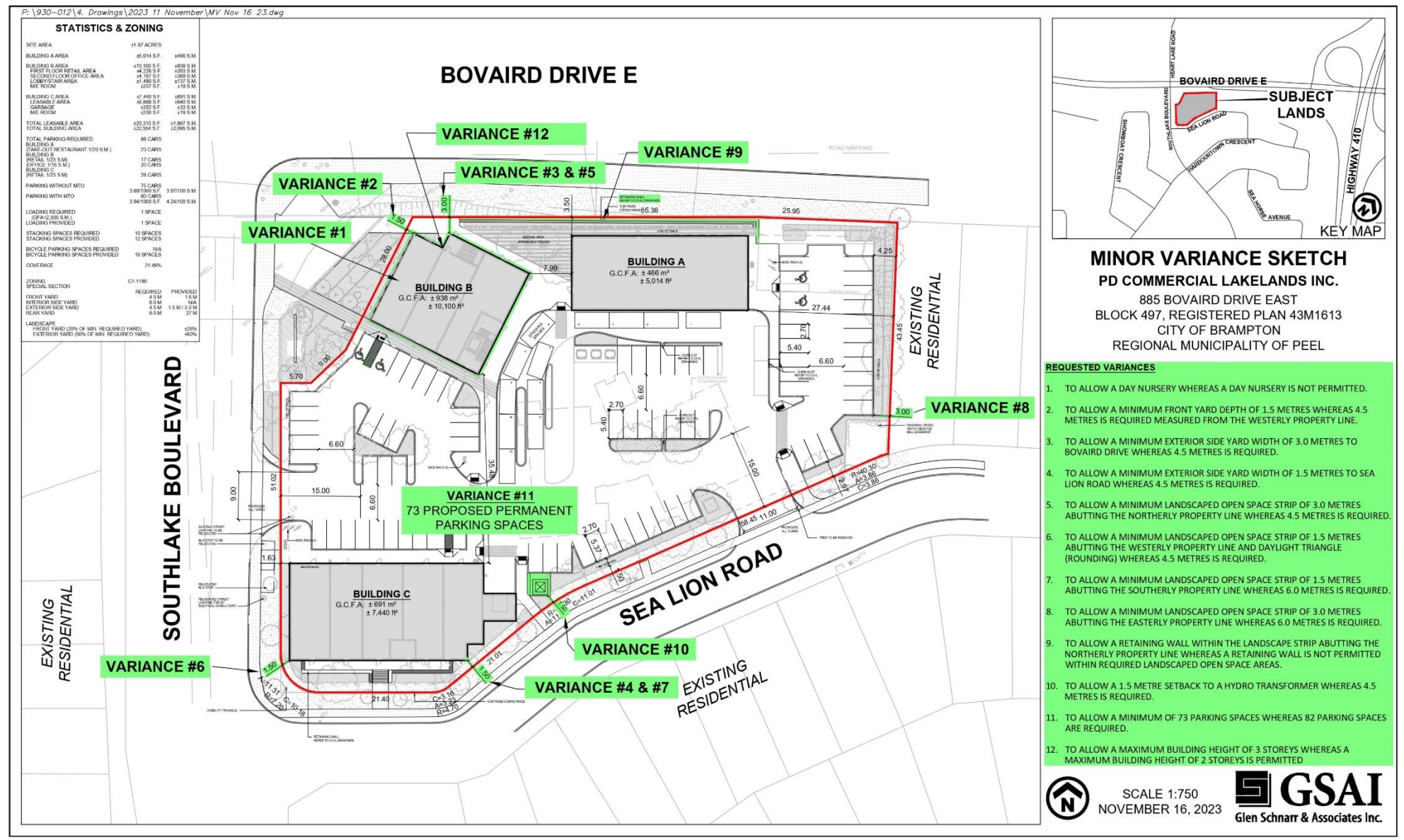
93m (298 ft) along Bovaird Drive East



SUBJECT SITE



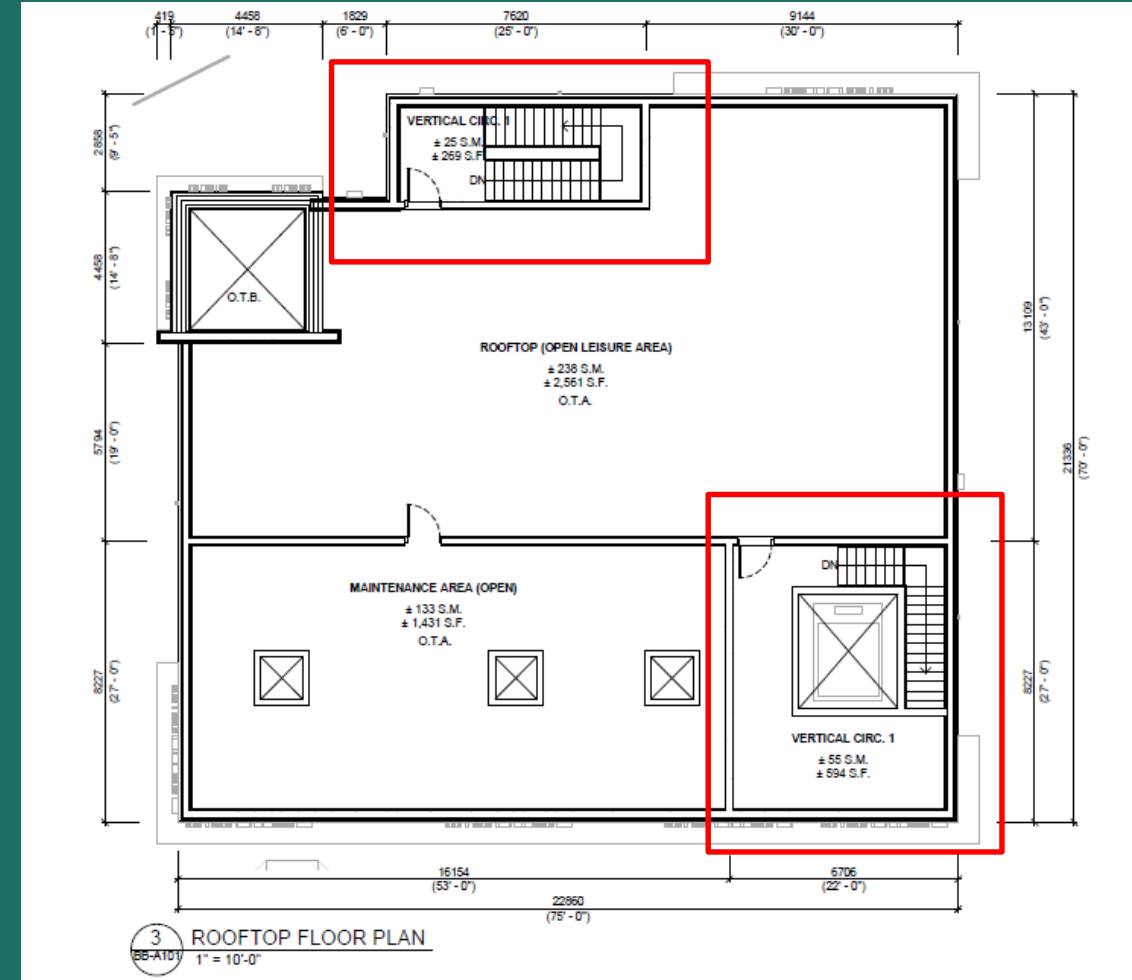
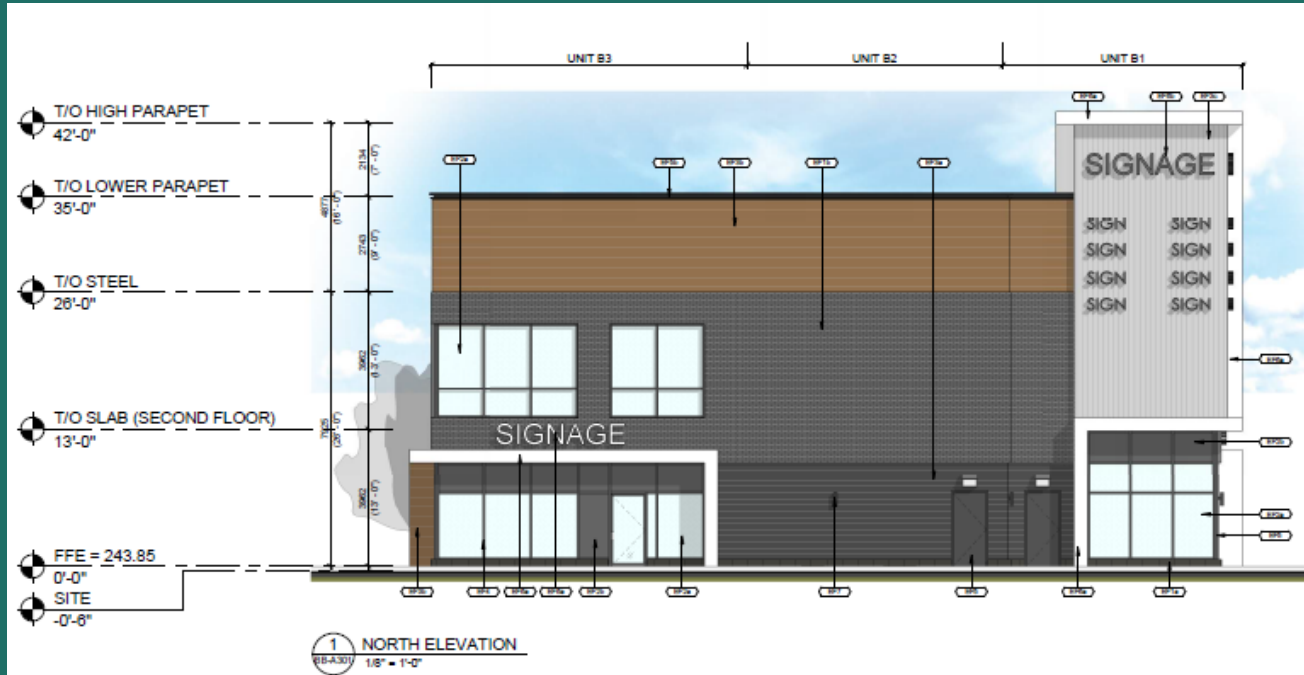
# PROPOSED DEVELOPMENT & VARIANCES



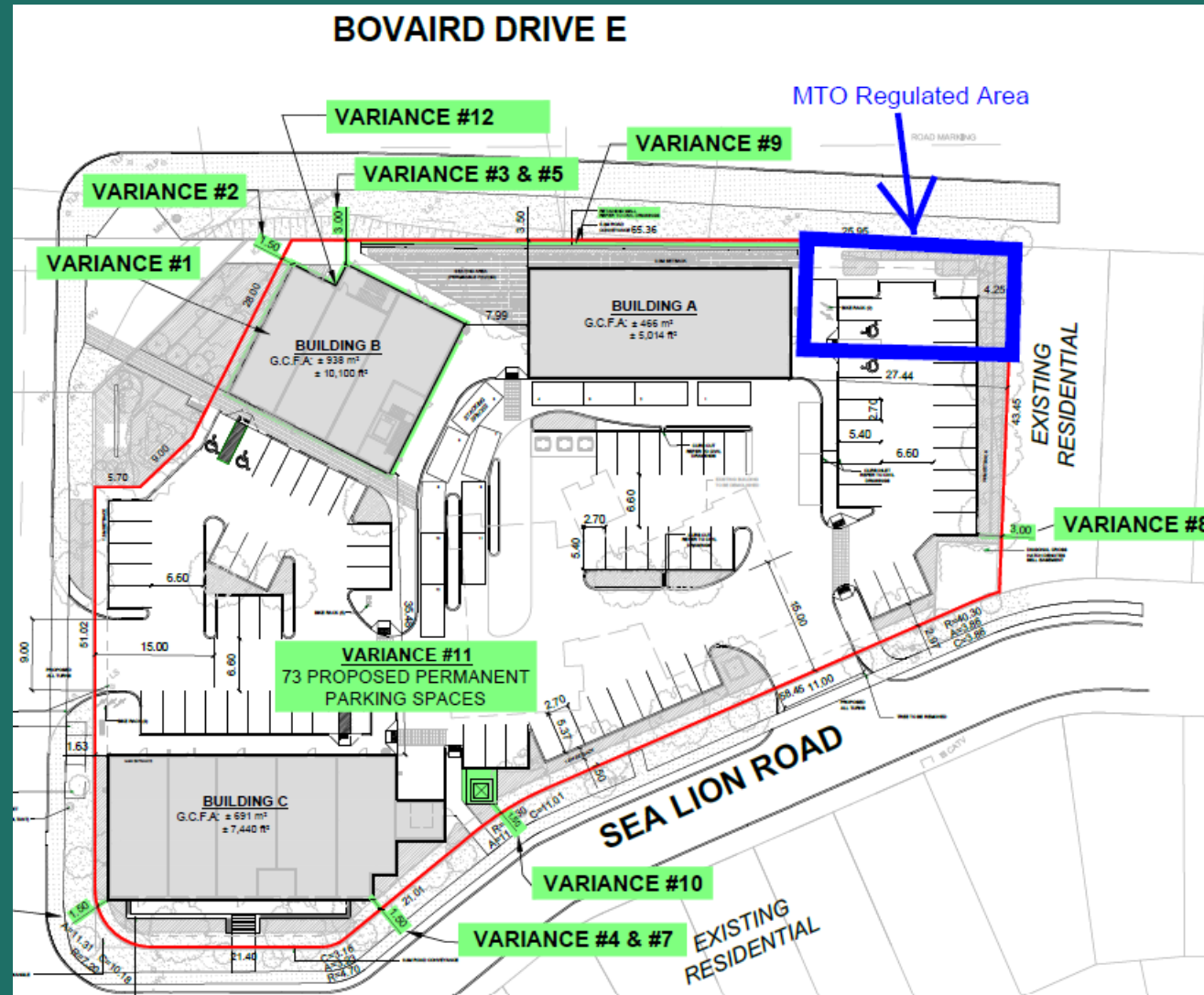
# VARIANCES REQUESTED

C1 – 1190 Zone	Zoning By-law Requirement	Variance Requested
Day nursery	Not permitted	To allow a day nursery
Min. Front yard depth	4.5 m	1.5 m
Min. exterior side yard width to Bovaird Drive	4.5 m to Bovaird Drive	3.0 m to Bovaird Drive
Min exterior side yard width to Sea Lion Road	4.5 m to Sea Lion Road	1.5 m to Sea Lion Road
Min. landscaped open space abutting the northerly property line	4.5 m	3.0 m
Min. distance abutting the westerly property line and daylight landscaped open space strip triangle (rounding)	4.5 m	1.5 m
Min. landscaped open space abutting the southernly property line	6.0 m	1.5 m
Min. landscaped open space abutting the easternly property line	6.0 m	3.0 m
To allow a retaining wall within the landscape strip	Not permitted	To allow the retaining wall along the northern landscape strip
Min. setback to a hydro transformer	4.5 m	1.5 m
Min. of 74 parking spaces	82 parking spaces	74 parking spaces
Max Height	2 Stories	3 stories

# Variance Justification — Use/Height

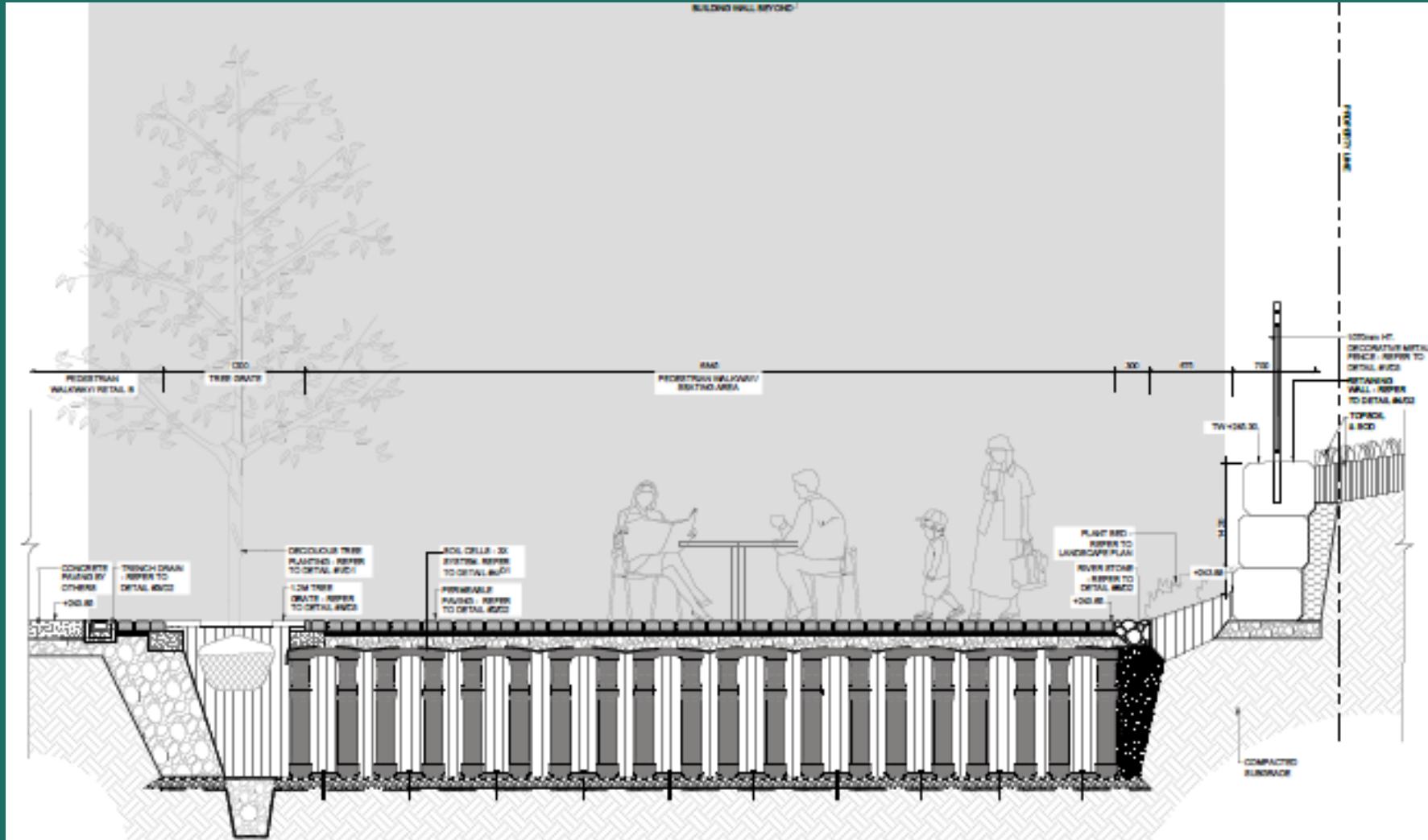


# Variance Justification — Parking

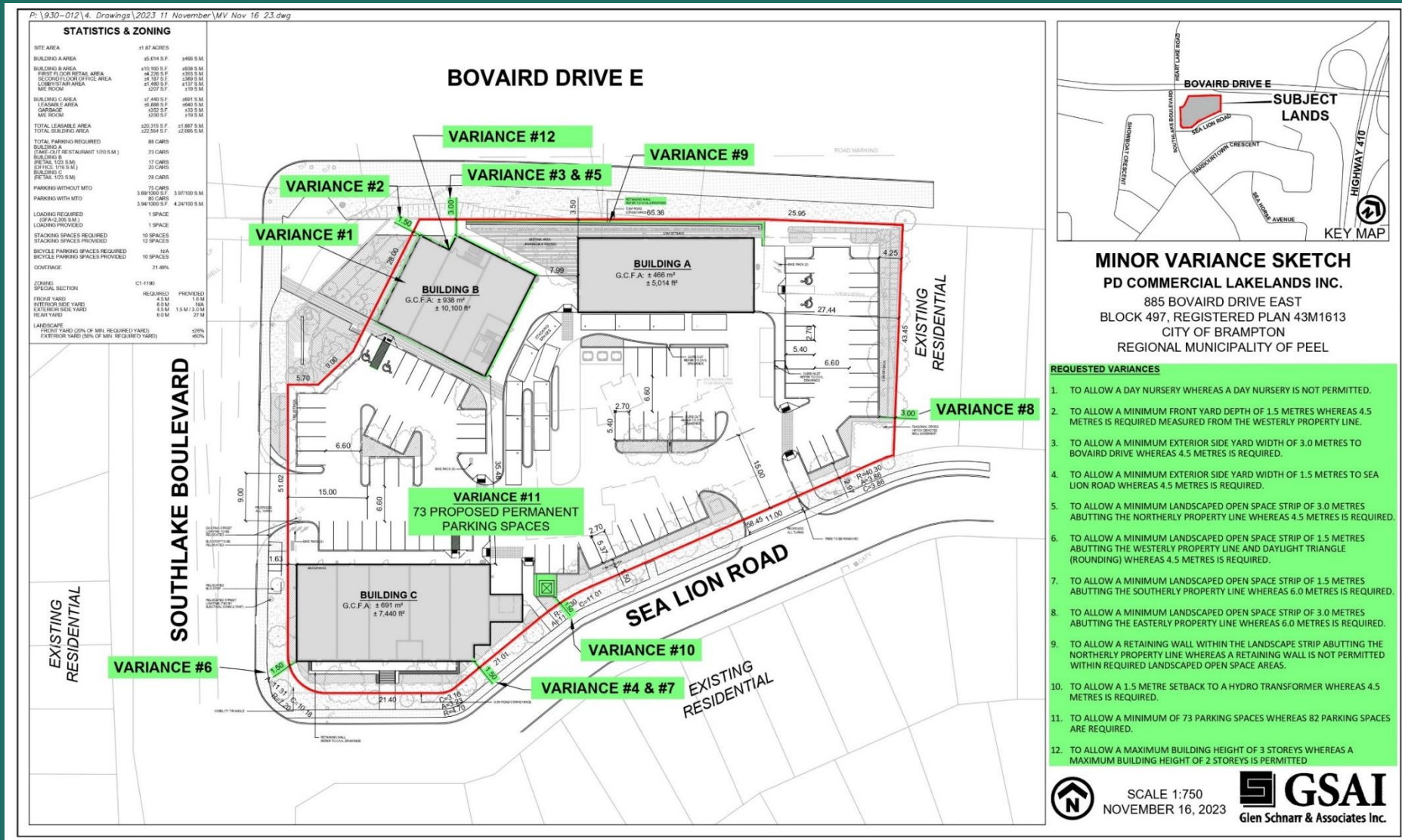




## Variance Justification — Retaining Wall



## Variance Justification – Setbacks





# THANK YOU

