

FILE NUMBER:

A-2023-0410

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Kaneff Properties Limited

Address 8501 Mississauga Road

Brampton, ON L6Y 5G8

Phone # 905-454-0221

Fax #

Email ntersigni@kaneff.com

2. Name of Agent Kevin Freeman

Address 8501 Mississauga Road

Brampton, ON L6Y 5G8

Phone # 416-578-2328

Fax #

Email kfreeman@kaneff.com

3. Nature and extent of relief applied for (variances requested):

To permit the outdoor storage of a nitrogen tank to be used by the existing research and development lab.

4. Why is it not possible to comply with the provisions of the by-law?

The by-law does not permit outdoor storage.

5. Legal Description of the subject land:

Lot Number Part of Lot 14

Plan Number/Concession Number Concession 4, W.H.S

Municipal Address 7500 & 7510 Financial Drive

6. Dimension of subject land (in metric units)

Frontage 175 metres

Depth 225 metres

Area 3.92 ha

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

The site is currently under construction for a new research and development lab and four storey office building.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The site is currently under construction for a new research and development lab and four storey office building.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	20.5 metres
Rear yard setback	12+ metres
Side yard setback	50+ metres
Side yard setback	50+ metres

PROPOSED

Front yard setback	20.5 metres
Rear yard setback	12+ metres
Side yard setback	50+ metres
Side yard setback	50+ metres

10. Date of Acquisition of subject land: 1991

11. Existing uses of subject property: Research and Development Lab, Office

12. Proposed uses of subject property: Research and Development Lab, Office

13. Existing uses of abutting properties: Office, Golf course

14. Date of construction of all buildings & structures on subject land: 2023

15. Length of time the existing uses of the subject property have been continued: 1 year

16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

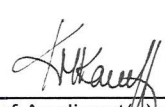
Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	A-2021-0172	Decision	Approved	Relief	_____
File #	A-2021-0173	Decision	Approved	Relief	_____
File #	_____	Decision	_____	Relief	_____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton _____

THIS _____ 20 _____ DAY OF _____ November _____, 20 23 _____.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, ~~Kristina Kaner~~ Kevin Freeman, OF THE _____ City _____ OF _____ Brampton _____

IN THE _____ Region _____ OF _____ Peel _____ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

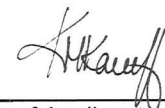
DECLARED BEFORE ME AT THE

City _____ OF _____ Brampton _____


IN THE _____ Region _____ OF _____

Peel _____ THIS _____ 21 18 _____ DAY OF _____

December
November _____, 20 23 _____.



Signature of Applicant or Authorized Agent



Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality

Dec 18, 2023

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 7500 & 7510 Financial Drive

I/We, Kristina Kaneff
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Kevin Freeman
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 21 day of November, **20**23.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Kristina Kaneff
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 7500 & 7510 Financial Drive

I/We, Kristina Kaneff
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21 day of November, **20**23.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Kristina Kaneff
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



December 7, 2023

The Corporation of the City of Brampton
City Clerk's Office
2 Wellington Street West
Brampton, ON L6Y 4R2

Attn: Secretary-Treasurer, Committee of Adjustment

Re: Applications to the Committee of Adjustment - Minor Variance

7500 & 7510 Financial Drive
Part of Lot 13, Concession 4, W.H.S.
Ward: 6

Please find enclosed a completed application form and minor variance request for our property located at 0 Financial Drive. The following minor variance is required to facilitate relief from Sections 2911.2 (18) of the by-law:

1. To permit the outdoor storage of a nitrogen tank whereas outside storage is not permitted.

The nitrogen tank is proposed to be located at grade on a concrete pad at the south-west corner of the new research and development lab that is currently under construction. The nitrogen tank and concrete pad will occupy four surplus parking spaces and will be protected by bollards, a 1.8-metre-high chain link fence with lockable fence door, and a walkway that will extend around the perimeter of the concrete pad. The nitrogen tank has a height of 3.02 metres and a width of 2.59 metres.

Property Description & Background:

The subject property is 3.92 hectares in total area and has a frontage of approximately 75 metres along Financial Drive. The subject property is currently under construction and will serve as the headquarters for MDA, a Canadian space and technology company.

A site plan application for the subject property was approved on October 12, 2021, under City File: SPA-2021-0042 to permit the construction of a research and development lab and four storey office building. The site is currently under construction and is on schedule to be completed in early 2024.

Policy & Zoning:

- Official Plan: The property is designated "Office" in the Official Plan according to Schedule A - General Land Use Designations.
- Secondary Plan: The property is designated "Office Centre" according to Schedule SP40(a) of the Bram West Secondary Plan.



- Block Plan: The lands are designated "Future Business/Prestige Industrial" according to the Block Plan for Sub Area 40-2.
- Zoning: The lands are zoned "Office Commercial - Section 2911 (OC-2911)", according to By-law 270-2004, as amended.

Submission:

The following items are included with the submission:

- A completed copy of the Minor Variance Application form including Owner's Authorization
- A copy of a site plan identifying the extent of the variance requested; and,
- A cheque in the amount of \$2,838.00

Do not hesitate to contact the undersigned should you have any questions or require anything further.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Freeman'.

Kevin Freeman, MCIP, RPP

Director of Planning and Development
Kaneff Group
kfreeman@kaneff.com

PERMA-CYL® 5500 MP/VHP

HIGH CAPACITY MICROBULK STORAGE SYSTEM

The innovative Perma-Cyl® 5500 MicroBulk Storage System is the latest addition to the Perma-Cyl product line of fast fill onsite MicroBulk storage vessels. Designed for configuration to any LIN, LAR or LOX gas or liquid application, the Perma-Cyl 5500 system comes in MP and VHP operating pressures. Both of these versions are engineered to supply up to 5000 SCFH to satisfy the most demanding gas applications. With our industry-exclusive *configure to order* plumbing, you can build your own Perma-Cyl 5500 system to meet your business plan and your customer's requirements.

The Perma-Cyl 5500 system comes with many of the standard Perma-Cyl features including the FlexFill™ Piping Option and the dual safety tree. Additionally, this model comes with a standard dual-fin external PB vaporizer and an optional side-mounted vaporizer rated at 3500 SCFH. This package optimizes the platform for high capacity/high flow applications.

When filled with the Orca™ MicroBulk Delivery System, the Perma-Cyl 5500 storage system is designed for a safe automatic shut-off with no filling losses under normal operating conditions. The Perma-Cyl series is designed to store liquefied gas contents for long periods of time without venting, limiting product losses during periods with little or no use.

PRODUCT HIGHLIGHTS

- Fast, accurate fills
 - Automatic fill shut-off works with Orca delivery system
 - FlexFill™ top and bottom fill piping standard
 - Large fill piping provides up to 45 GPM fill rate
- Cyl-Tel® Liquid Level Gauge
 - Digital and accurate
 - Built-in user-selectable scales
 - Telemetry ready for OnSite® and DataOnline®
- Easy to use instruments and controls
 - Located at user height
 - Dual safeties and rupture disc with diverter valve (standard)
 - ½" FPT bottom withdrawal port (standard on MP model only)
 - Isolation valves for regulator and liquid level gauge
 - Vacuum thermocouple (standard)
- Long life, low maintenance
 - Stainless steel piping, outer top head and bottom plate
 - Heavy-duty galvanized pallet base standard
 - High performance epoxy enamel finish (outer shell)
- Application ready*
 - Choice of configurations to meet customer needs
 - Choice of options to meet your requirements
 - On-board high efficiency pressure-builder vaporizer supports up to 5000 SCFH gas supply with fast pressure recovery
 - Service: LIN, LAR, LOX
- Easy economical installation
 - Ships upright
 - No crane required
 - Indoors or outdoors (local codes permitting)

* See MicroBulk Systems Product Catalog (P/N 11926802) for ordering information.



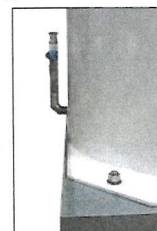
Perma-Cyl 5500 VHP Model
Patents: 6,128,908 • 2,354,488

PRODUCT OPTIONS

- Analog liquid level gauge (replaces Cyl-Tel® Liquid Level Gauge)
- Cyl-Tel gauge with blank face for DataOnline® system
- VJ withdrawal valve (½" male bayonet – left or right orientation, MP model only)*
- Phase line tees with isolation valves for remote telemetry
- Bulk 1½" CGA fill fitting
- 3500 SCFH mounted vaporizer**
- 5000 SCFH free standing Thermax® vaporizer**

* Built to order option only – allow for longer delivery time.

** Process vaporizers do not come standard. Customer must specify either the 3500 SCFH hang on style, the 5000 SCFH stand alone, or the vaporizer can be supplied by the customer.



Perma-Cyl 5500 MP Model with VJ withdrawal valve - left orientation



Innovation. Experience. Performance.®

PERMA-CYL® 5500 MP/VHP

HIGH CAPACITY MICROBULK STORAGE SYSTEM

CAPACITIES	Perma-Cyl 5500 MP		Perma-Cyl 5500 VHP	
Gross Volume	5510 liters	1456 gal	5434 liters	1435 gal
Net Volume	5262 liters	1390 gal	5110 liters	1350 gal
Gas Storage Capacity (@ 1 Atm & 68° F / 20° C)*				
Oxygen	159,400 scf	4514 Nm ³	154,900 scf	4386 Nm ³
Nitrogen	128,700 scf	3644 Nm ³	125,000 scf	3540 Nm ³
Argon	156,200 scf	4423 Nm ³	151,700 scf	4296 Nm ³
GENERAL SPECIFICATIONS				
MAWP	250 psig	17.2 barg	500 psig	34.5 barg
Operating Pressure / Relief Valve Settings	LP & MP		MP, HP & VHP	
Overall Height w/ Piping & Lab Base	119 in	302 cm	119 in	302 cm
Width w/ Lab Base (MP - w/ VJ withdrawal)	88 x 102 in	224 x 259 cm	86 x 102 in	218 x 259 cm
Tank Diameter	80 in	203 cm	80 in	203 cm
Tare Weight w/ Pallet Base & 3500 SCFH Vap	6800 lbs	3084 kg	9100 lbs	4128 kg
PERFORMANCE				
Normal Evaporation Rate (% per day)**				
Nitrogen		.70%		
Oxygen & Argon		.43%		
Gas Supply Rate (Onboard Vaporizer)***		3500 SCFH	99 Nm ³ H	
Gas Supply Rate (Standalone Vaporizer)****		5000 SCFH	141 Nm ³ H	
CONSTRUCTION				
Design & Manufacturing Code	ASME Sec.VIII Div. 1			
Outer Vessel - Shell	Painted Carbon Steel			
Outer Vessel - Head & Plate	Stainless Steel			
Vaporizer (Onboard)	Aluminum			

Footnotes: Specifications subject to change without prior notice.
*Values are based on net capacity at 0 psig (0 barg). See the inside back cover of the MicroBulk Systems Product Catalog (P/N 11926802) for conversion densities and Chart's Tank Sizing App.
**Values are based on gross volume.
***Eight hours continuous flow @ 70°F with LN₂ down to 20% contents level with a maximum falloff in tank operating pressure of 15 psig (1 barg), and a minimum exit gas temperature of 6°F.
****Eight hours continuous flow @ 70°F with LN₂ down to 20% contents level with a maximum falloff in tank operating pressure of 30 psig (2 barg).

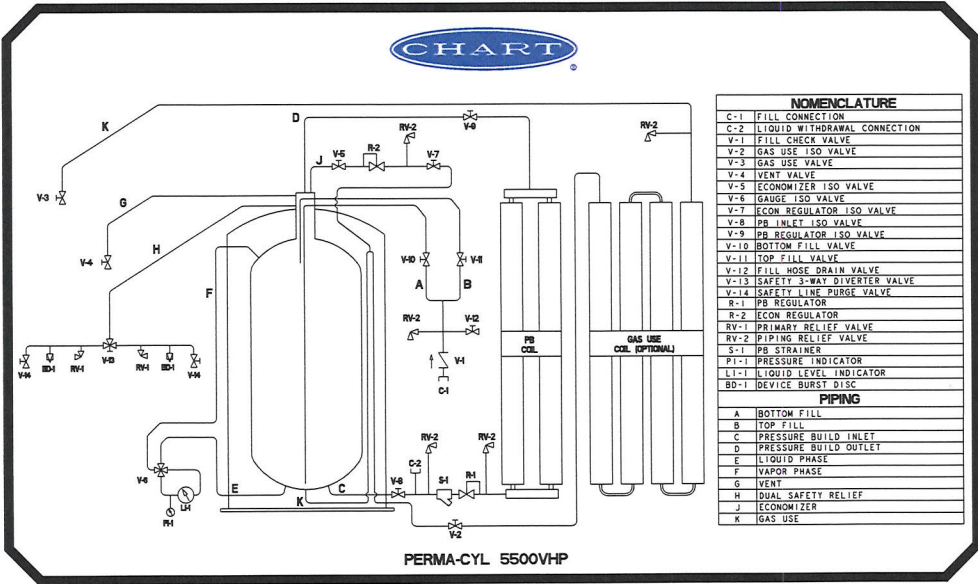


Photo shows the OPTIONAL 3500 SCFH hang on process vaporizer. (Needs to be specified when ordered.)

Chart Inc.
U.S.: 800-400-4683
Worldwide: 952-758-4484



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P/N 20888307
www.chartindustries.com

Project
PROJECT GLEN - NEW OFFICE
AND R&D LAB BUILDINGOFFICE:
7500 FINANCIAL DR.,
BRAMPTON
ON L6Y 6K7LAB:
7510 FINANCIAL DR.,
BRAMPTON
ON L6Y 6L1Prepared For
Kaneff Properties Limited400 University Avenue Suite 2200
Toronto, ON, M5G 1S5
t +1 (416) 203 9993

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In Association with:
Cavalieri & Associates
Project Managers
2145 Dundas Drive Suite 14
Mississauga, ON L5L 4L9

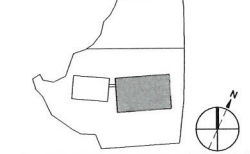
Read Jones Christoffersen Ltd.
Structural Engineers
100 University Ave, North Tower, Suite 400,
Toronto, ON, M5G 1Y8

The HIDI Group
Mechanical & Electrical Engineers
155 Gordon Baker Road Suite
200 Toronto, ON, M2H 3B5

Crozier Consulting Engineers
Civil Engineers
2805 Main Point Drive, Suite
100 Mississauga, ON, L5B 8P4

Baker Turner Inc.
Landscape
8001 Markham Rd.
Brampton, ON L6Y 5G8

Key Plan



Professional Seals

No.	Description	Date
1	FOR SD SUBMISSION	2021 03 19
2	FOR DD SUBMISSION	2021 05 07
3	FOR 50% CD SUBMISSION	2021 06 04
4	FOR 90% CD SUBMISSION	2021 06 25
5	FOR BUILDING PERMIT & TENDER	2021 07 16
6	FOR ADDENDUM NO. 1	2021 07 27
7	FOR BUILDING PERMIT	2021 07 30
8	FOR ADDENDUM NO. 2	2021 08 04
9	FOR ADDENDUM NO. 4	2021 08 19
10	FOR ADDENDUM NO. 7	2021 09 29
11	ISSUED FOR CONSTRUCTION	2022 09 16
12	FOR S1-32	2022 10 31
13	FOR S1-32 Rev. 1	2022 11 22
14	FOR S1-46	2023 08 01
15	FOR S1-51 Rev. 1	2023 11 29

Project No: SPA-2021-0042

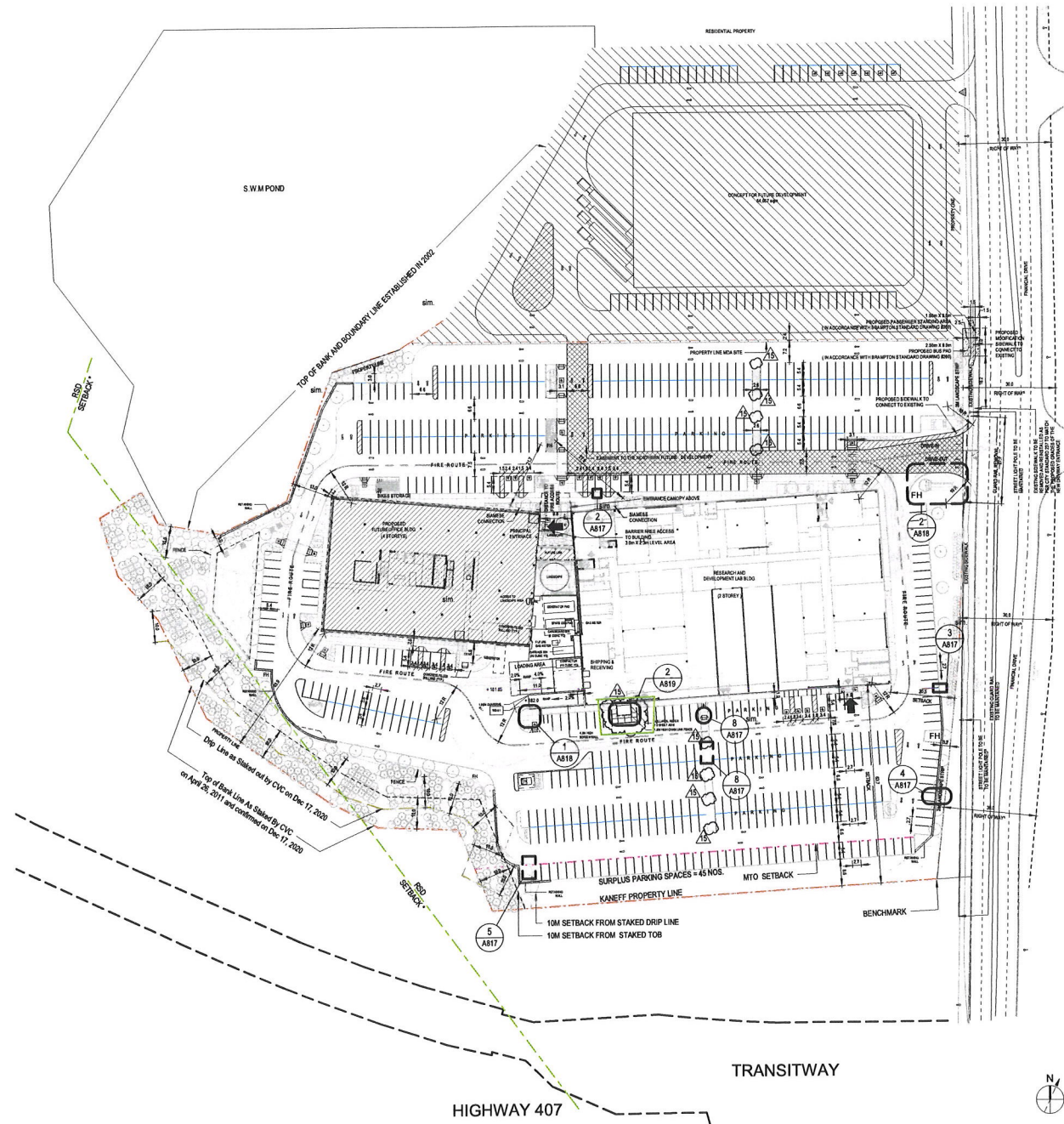
Sheet Title

SITE PLAN

Original drawing is A1. Do not scale contents of this drawing.

Sheet Number

A002

1 SITE PLAN
SCALE: 1:7502 SITE AREA
SCALE: 1:2000

Area Schedule (Lot Area)		
Name	Area (SQM)	Area (Ha)
PROJECT SITE	39153.26 m ²	3.92 hectare
FUTURE SITE	13541.34 m ²	1.35 hectare
Overall Site	52694.61 m ²	5.27 hectare

Area Schedule (Gross Building Floor Area) - Lab		
LEVEL	AREA (SQM)	AREA (SQF)
2ND FLOOR	2923.29 m ²	31466.00 ft ²
3RD FLOOR	2923.29 m ²	31466.01 ft ²
4TH FLOOR	2923.29 m ²	31466.01 ft ²
GROUND FLOOR	2970.04 m ²	31969.24 ft ²
GROUND LEVEL	52694.61 m ²	567200.02 ft ²
L1 GROUND FLOOR	6106.06 m ²	65725.06 ft ²
L2 MEZZANINE	1079.84 m ²	11623.25 ft ²
GRAND TOTAL	71620.40 m ²	770915.59 ft ²

Parking Schedule (SD)	
Description	Count
A. Proposed Parking	
Barrier-Free Type A - Van Accessible	7
Barrier-Free Type B	8
Regular	535
	550
B. MTO Setback Parking	
Regular	45
	45
C. MOTORCYCLE PARKING	
	2
	2
	597

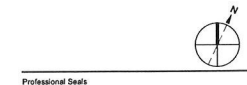
**A minimum of 600 parking spaces to be provided on the approved site plan following any required revisions to the plan by the City of Brampton.

NOTES:
1. THE GROSS BUILDING AREA DOES NOT INCLUDE MEP ROOMS, STAIRS, ELEVATORS & MECHANICAL PENTHOUSE
2. AREA SUMMARY IS PRELIMINARY FOR INFORMATION PURPOSES ONLY AND TO BE VERIFIED. NOT TO BE USED FOR LEASING & CONSTRUCTION
3. THE APPROVED SITE PLAN MAY BE SUBJECT TO AN EASEMENT REQUIRED BY THE CITY OF BRAMPTON FOR VEHICULAR ACCESS FROM THE NORTHERN DEVELOPMENT SITE TO FINANCIAL DR.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE LANDSCAPE ELEMENTS.



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100 University Ave, North Tower, Suite 400,
Toronto, ON, M5S 1A9
The HDI Group
Mechanical & Electrical Engineers
185 Dundas Street East, Suite 200
Toronto, ON, M5T 1G5
Crozier Consulting Engineers
Civil Engineers
2800 High Point Drive, Suite
100 Mississauga, ON L4X 9P4
Baker Turner Inc.
Landscape
8001 Macleod Rd.
Brampton, ON L6Y 5G8
Key Plan



Professional Seals

No.	Description	Date
1	FOR S1-40	2023.03.13
2	FOR S1-51	2023.10.17
3	FOR S1-51 Rev. 1	2023.11.29

Project No: SPA-2021-0042

Sheet Title

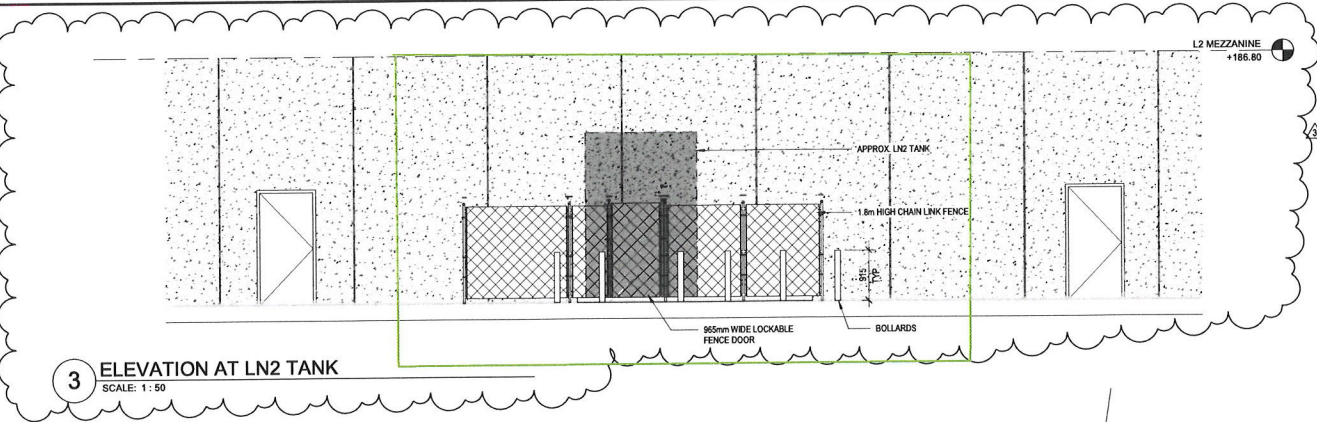
ENLARGED PLAN -
GENERATOR PADS

Original drawing is A1. Do not scale contents of this drawing.

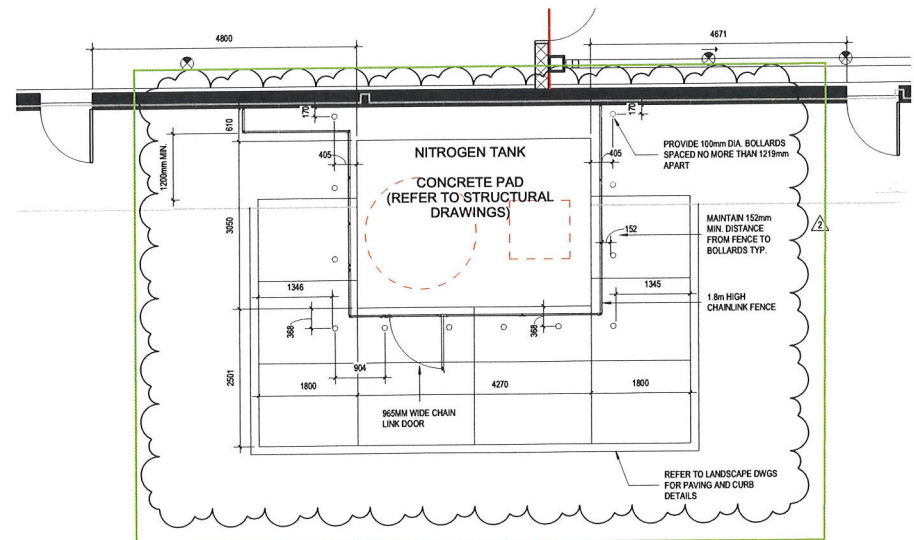
Sheet Number

A819

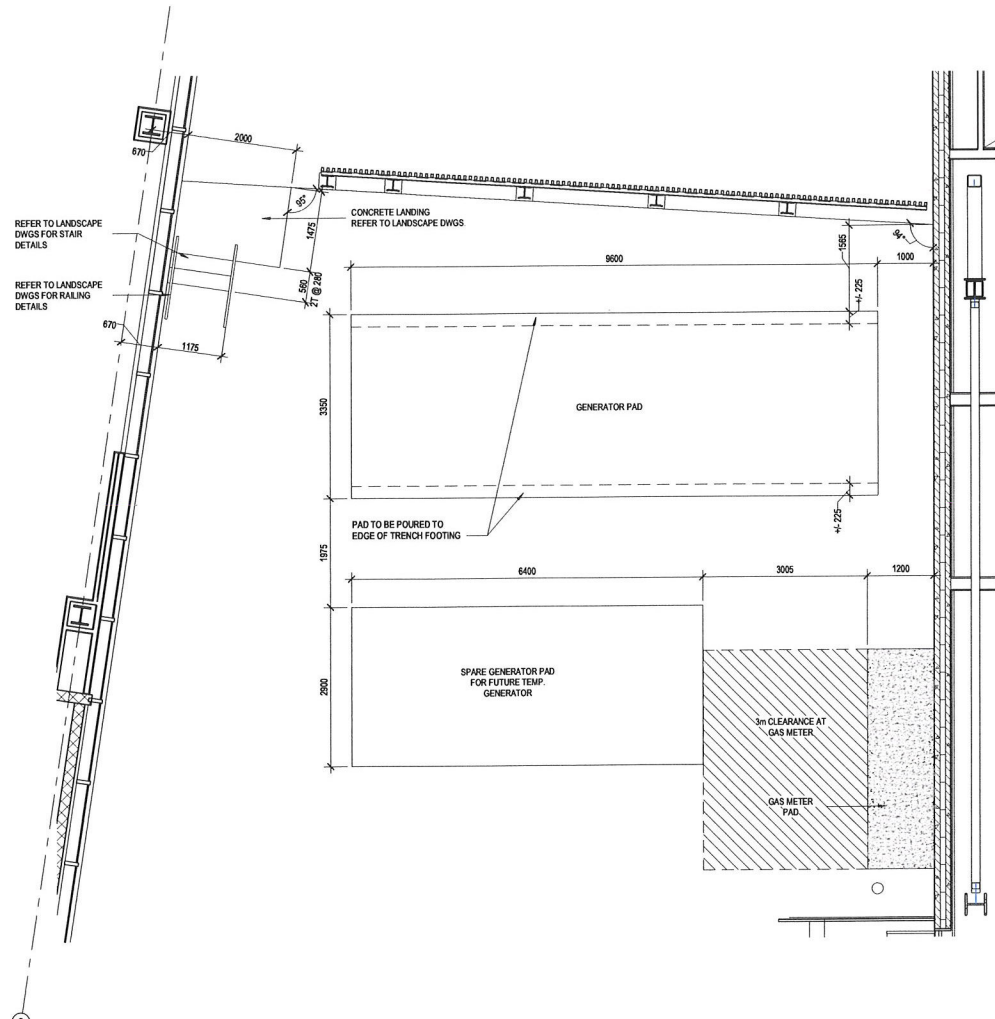
3 ELEVATION AT LN2 TANK
SCALE: 1 : 50



2 LN2 TANK PAD
SCALE: 1 : 50



1 LEVEL 1 - ENLARGED PLAN GENERATOR PADS
SCALE: 1 : 50



Zoning Non-compliance Checklist

File No.
A-2022-

Applicant: Kaneff Properties Limited
Address: 7500 & 7510 Financial Drive
Zoning: OC section 2911
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
OUTDOOR STORAGE	To permit the outside storage of a nitrogen tank in the interior side yard.	Whereas the by-law does not permit outside storage.	
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

December 14, 2023
Date