

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) Ormstock Developments Limited

Address 1020 Lawrence Avenue West, Suite 300

Toronto, ON M6A 1C8

Phone # 416-787-1135

Fax # 416-787-8017

Email mtylman@rathcliffe.com

2. Name of Agent [None]

Address

Phone #

Fax #

Email

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

Notwithstanding Section 2424.2(b) of the Brampton Zoning By-Law, to apply the following minimum parking standards to this property:

(i) Reduce the minimum parking requirements for physician, dentist, or drugless practitioner's offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 12 square metres of gross commercial floor area or portion thereof to 1 space per 16 square metres of gross commercial floor area or portion thereof;

(ii) Reduce the minimum parking requirements for real estate offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 15 square metres of gross commercial floor area or portion thereof to 1 space per 30 square metres of gross commercial floor area or portion thereof;

(iii) Reduce the minimum parking requirements for all other offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 25 square metres of gross commercial floor area or portion thereof to 1 space per 30 square metres of gross commercial floor area or portion thereof; and

(iv) Apply a minimum parking requirement of 1 space per 23 square metres of gross commercial floor area or portion thereof to all ground floor Shopping Centre uses at the property, inclusive of any ground floor physician, dentist, drugless practitioner, real estate, or other offices as typically found in shopping centres.

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

See attached letter

5. Legal Description of the subject land:

Lot Number 296

Plan Number/Concession Number 43M-1979

Municipal Address 5-85 Montpelier Street, Brampton, ON

6. Dimension of subject land (in metric units)

Frontage 332.85 m

Depth ~81 m (minimum)

Area 2.95 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 ☐

Regional Road ☐

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.)

5	Montpelier St:	3 storey multi-tenant building with retail on ground floor and offices on second and third floors; 4,315 m² gross floor area; 14.2 m high
15	Montpelier St:	single-storey multi-tenant retail building; 625 m² gross floor area; 5.5 m high
25	Montpelier St:	single-storey freestanding daycare building; 561 m² gross floor area; 5.5 m high
35	Montpelier St:	single-storey freestanding retail bank (under construction); 340 m² gross floor area; 5.5 m high
45	Montpelier St:	single-storey freestanding retail bank; 308 m² gross floor area; 5.5 m high
65	Montpelier St:	single-storey multi-tenant retail building; 1,107 m² gross floor area; 5.5 m high
75	Montpelier St:	single-storey medical building; 630 m² gross floor area; 9.2 m high
85	Montpelier St:	single-storey multi-tenant retail building; 749 m² gross floor area; 5.5 m high

PROPOSED BUILDINGS/STRUCTURES on the subject land:

27	Montpelier St: Site Plan (SPA2023-0034)	Approved single-storey daycare building; 450 m² gross floor area; 5.5 m high
55	Montpelier St: Site Plan (SPA2023-0034)	Approved single-storey multi-tenant retail building; 895 m² gross floor area; 5.5 m high
Construction of above two buildings is anticipated to commence in Spring 2024.		
Refer to Site Plan for dimensions and location of all buildings, and other details.		

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

(All measurements from exterior faces of buildings to outside of 0.3 m reserve)

Front yard setback	6.78 m (east)
Rear yard setback	4.96 m (west)
Side yard setback	4.50 m (south)
Side yard setback	6.41 m (north)

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: February 6, 2015

11. Existing uses of subject property: Service/Commercial Centre (Retail, Office, Medical, Restaurants, Daycare, etc.)

12. Proposed uses of subject property: Same as existing

13. Existing uses of abutting properties: East: Mississauga Road; South: Howard Stewart Road & EMS station beyond; West: Montpelier Street & residential beyond; North: Financial Drive & commercial beyond

14. Date of construction of all buildings & structures on subject land: Initial Construction: 2018
Additional Pad Buildings in 2021 & 2023/2024

15. Length of time the existing uses of the subject property have been continued: 5 years (since original 2018 development)

16. (a) What water supply is existing/proposed?

Municipal☒

Well☐

Other (specify) _____
- (b) What sewage disposal is/will be provided?

Municipal☒

Septic☐

Other (specify) _____
- (c) What storm drainage system is existing/proposed?

Sewers☒

Ditches☐

Swales☐

Other (specify) _____

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 # A17-039 Decision Approved
File # _____ Decision _____
File # _____ Decision _____

Relief _____
Relief _____
Relief _____

1. To permit a Day Nursery;
2. To permit a building height of 1 storey for Building F within 30 metres of the intersection of Financial Drive and Mississauga Road;
3. To permit retaining walls to be located within the minimum required landscaped open space strip along Montpelier Street;
4. To permit a minimum landscaped open space width of 2.4m (7.87 ft.) at the daylight triangle at Montpelier Street and Howard Stewart Road;
5. To permit a minimum landscaped open space width of 2.8m (9.19 ft.) on Howard Stewart Road.



Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF _____ Toronto _____

THIS 7th DAY OF December, 2023.

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, Michael Tylman, OF THE City _____ OF _____ Toronto _____

IN THE Province _____ OF _____ Ontario _____ 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 15th DAY OF

December, 2023.



A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026



Signature of Applicant or Authorized Agent

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 Dec. 15, 2023

Date Application Deemed Complete by the Municipality Dec 15, 2023

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: _____

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

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

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 _____ day of _____, 20____.

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

(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: 5-85 Montpelier Street, Brampton, ON

I/We, Ornstock Developments Limited
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 7th day of December, **20**²³.

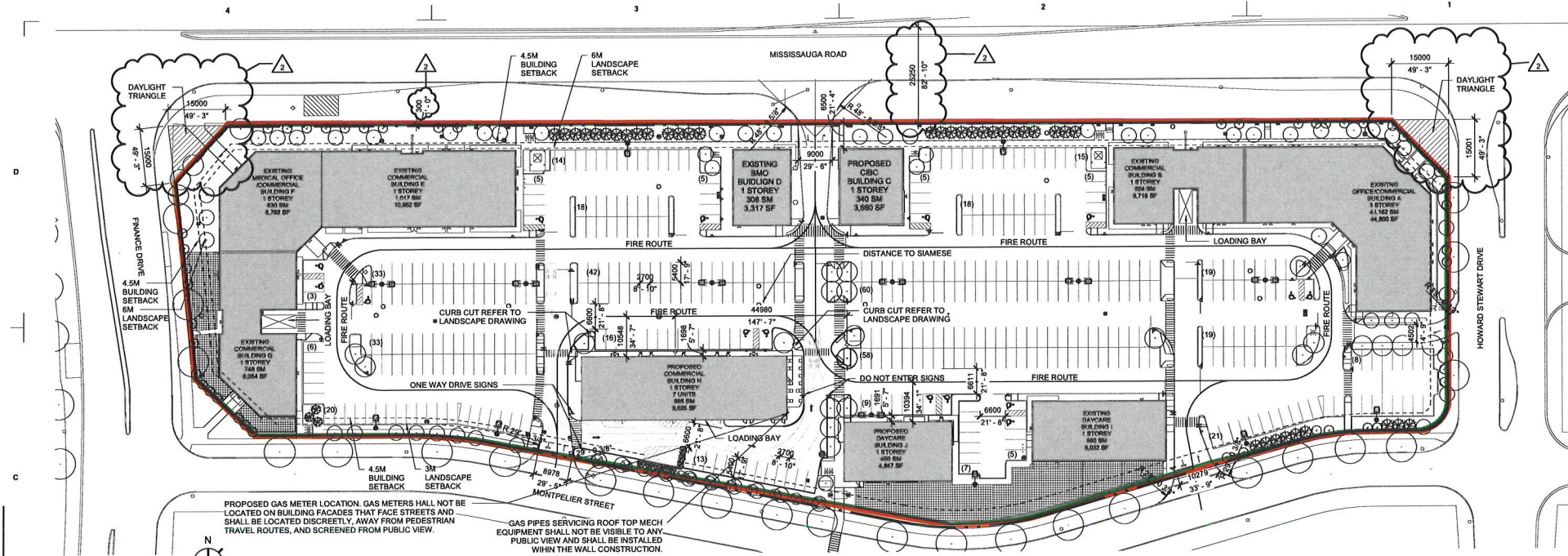

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Michael Tylman, President
(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

APPENDIX 1 - SITE PLAN



OVERALL SITE PLAN

SCALE: 1"=600'		
SITE STATISTICS		
<u>ZONING DESIGNATION</u>		OC -2424
<u>LOT AREA</u>		29,461sm (2.95ha)
<u>LOT FRONTAGE</u>		332.85m
<u>BUILDING INFORMATION:</u>		REQUIRED PROPOSED
<u>BASED ON ZONING BY-LAW 343-2013, SECTION 2424.2</u>		
BUILDING COVERAGE:	N/A	24% (6,960sm)
BUILDING DENSITY:	N/A	33% (9,735sm)
BUILDING FRONTAGE:	50%	58.6% (195.09m)
FRONT YARD SETBACK:	4.5m	6.5m
REAR/SIDE YARD SETBACK:	4.5m	4.5m
GENERAL LANDSCAPE BUFFER:	3.0m	3.0m
MISSISSAUGA RD. :	6.0m	6.8m
FINANCIAL DR.:	6.0m	6.0m
<u>GROSS FLOOR AREA</u>		<u>AREA(sm)</u> <u>AREA (sf)</u>
<u>BASED ON ZONING BY-LAW 270-2004, SECTION 5</u>		
GENERAL OFFICE:	2,476sm (26,648sf)	
MEDICAL OFFICE:	1,459sm (15,704sf)	
COMMERCIAL:	5,433sm (58,478sf)	
TOTAL:	9,367sm (100,830sf)	
<u>EXISTING BUILDINGS</u>		
<u>BUILDING A</u>		
No. OF STOREYS:	3	
HEIGHT:	14.20m	
TOTAL GROSS FLOOR AREA (BYLAW):	4,162sm	
TOTAL DEDUCTABLE AREA:	153 sm (Excluded from GFA above)	
<u>LEVEL 1</u>		
MEDICAL OFFICE SPACE:	224sm (17%)	
COMMERCIAL SPACE:	1,095sm (83%)	
COMMON AREA:	124sm (Included in Commercial area)	
<u>LEVEL 2 & 3</u>		
MEDICAL OFFICE SPACE:	215sm (8%)	
GENERAL OFFICE SPACE:	2,476sm (92%)	
COMMON AREA:	200 (Included in General area)	
<u>BUILDING B</u>		
No. OF STOREYS:	1	
HEIGHT:	5.5m	
TOTAL GROSS FLOOR AREA (BYLAW):	562sm	
TOTAL DEDUCTABLE AREA:	63sm (Excluded in Commercial area)	

BUILDING D	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	308sm
TOTAL DEDUCTABLE AREA:	0sm
BUILDING E	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	991sm
TOTAL DEDUCTABLE AREA:	26sm (Excluded from GFA above)
MEDICAL OFFICE SPACE:	390sm (39%)
COMMERCIAL SPACE:	601sm (61%)
COMMON AREA:	26sm (Excluded in Commercial area)
BUILDING F	
No. OF STOREYS:	2
HEIGHT:	9.20m
TOTAL GROSS FLOOR AREA (BYLAW):	630sm
TOTAL DEDUCTABLE AREA:	0sm
MEDICAL OFFICE SPACE:	630sm (100%)
COMMERCIAL SPACE:	0sm (0%)
COMMON AREA:	0sm
BUILDING G	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	681sm
TOTAL DEDUCTABLE AREA:	68sm (Excl. from Commercial)
BUILDING I	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	552sm
TOTAL DEDUCTABLE AREA:	9sm (Excl. from Commercial)
PROPOSED CURRENT BUILDING	
BUILDING C	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	340sm
TOTAL DEDUCTABLE AREA:	0sm

FUTURE SITE BUILDINGS	
BUILDING H	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	850sm
TOTAL DEDUCTABLE AREA:	45sm (Excl. from Commercial)
BUILDING J	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	445sm
TOTAL DEDUCTABLE AREA:	5sm (Excl. from Commercial)
TOTAL EXISTING BUILDINGS:	8,050sm
TOTAL PROPOSED BUILDINGS:	1,685sm
TOTAL	9,735sm
PARKING STATISTICS	
PARKING SPACE RATES:	
GEN. OFFICE PARKING RATES	1/ 25sm
ZONING BY-LAW 343-2013, SECTION 2424.2(b).i	
MED. OFFICE PARKING RATES	1/ 12sm
ZONING BY-LAW 343-2013, SECTION 2424.2(b).i	
COMM. PARKING RATES	1/ 23sm
ZONING BY-LAW 343-2013, SECTION 2424.2(b).ii	
PARKING SPACE STANDARD DIMENSIONS	
STALL DIMENSION	5.4m x 2.7m
ZONING BY-LAW 270-2004, SECTION 6.17.1 (a)	
DRIVE AISLE WIDTH	6.6m & 6.0m
ZONING BY-LAW 270-2004, SECTION 6.17.2 (d)	
PARKING SPACES:	REQUIRED PROPOSED
GENERAL OFFICE:	99 99
MEDICAL OFFICE:	122 122
COMMERCIAL:	236 236
TOTAL SPACES:	457 457
NET PARKING SPACES (BUILDING J PROPOSAL)	
CURRENT PARKING LAYOUT:	39
NEW PARKING LAYOUT:	21
NET PARKING SPACES:	-18

ACCESSIBLE PARKING SPACES:		REQUIRED	PROPOSED
TYPE "A" (50%):	5	7	
TYPE "B"(50%):	5	8	
TOTAL:	10	15	
LOADING SPACE RATES			
OFFICE RATE (2,350sm - 11,6000sm):	1 space		
ZONING BY-LAW (204-2010)(259-2020)			
COMMERCIAL RATE (2,350sm - 7,450sm):	2 spaces		
ZONING BY-LAW (204-2010)(259-2020)			
LOADING SPACES	REQUIRED	PROPOSED	
TOTAL:	3 spaces	3 spaces	
LOADING SPACE DIMENSION (SECTION 6.20.2(a))			
A LOADING SPACE SHALL BE A RECTANGULAR AREA MEASURING NOT LESS THAN 3.5m WIDTH AND 9m LENGTH			
ACCESSIBLE PARKING SPACE RATES			
ACCESSIBLE PARKING SPACE RATES			
TRAFFIC BY-LAW 93-93, SECTION 48 (4.d)	2 + 2% Total		
ACCESSIBLE PARKING SPACE STANDARD DIMENSIONS			
TYPE A DIMENSION			5.4m x 3.4m
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a) i			
TYPE B DIMENSION			5.4m x 2.4m
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a) ii			
ACCESS AISLE DIMENSION			1.5m
ZONING BY-LAW 270-2004, SECTION 6.17.8			
BICYCLE PARKING SPACE RATES			
OFFICE BICYCLE PARKING RATES			1/250sm
ZONING BY-LAW 343-2013, SECTION 2424.2(m). i			
COMMERCIAL BICYCLE PARKING RATES			1/1000sm
ZONING BY-LAW 343-2013, SECTION 2424.2(m). ii			
BICYCLE PARKING SPACES:	REQUIRED	PROPOSED	
OFFICE:	10	12	
COMMERCIAL:	6	12	
TOTAL SPACES:	15	24	

powers brown architect ure

411 Richmond Street E,
Suite 206
Toronto, Ontario M5A 3S5
647.931.9787
www.powersbrown.com

PROJECT TITLE

5-85 Montpelier St, Brampton, ON

25 Montpelier St,
Brampton, ON L6Y 0C3

A PROJECT FOR

ORNSTOCK DEVELOPMENTS LIMITED

GENERAL NOTES

PROPOSED BUILDING FOOTPRINT

DESIGNATED AERIAL APPARATUS LANE - MINIMUM 26'-0"

NOT IN SCOPE

BUILDING ENTRANCE

PROPERTY LINE

SETBACK LINE

SIGN

FIRE HYDRANT

SIAMESE CONNECTION

Note: Plans will be signed for approval upon the receipt of clearances from City Legal and Finance.

Allan A. Parsons

CITY OF BRAMPTON
SITE PLAN
APPROVED

subject to an agreement subject to an agreement

On This 3 Day of October 2023

Allan Parsons, MCIP, RPP
Director, Development Services

City of Brampton Building Division Zoning Reviewed

2023/09/22
TPAYNE

CITY OF BRAMPTON
Engineering Services

Approved by Traffic Planning

By: A.B.

Date: 2023/09/24

CAMPUS KEY PLAN

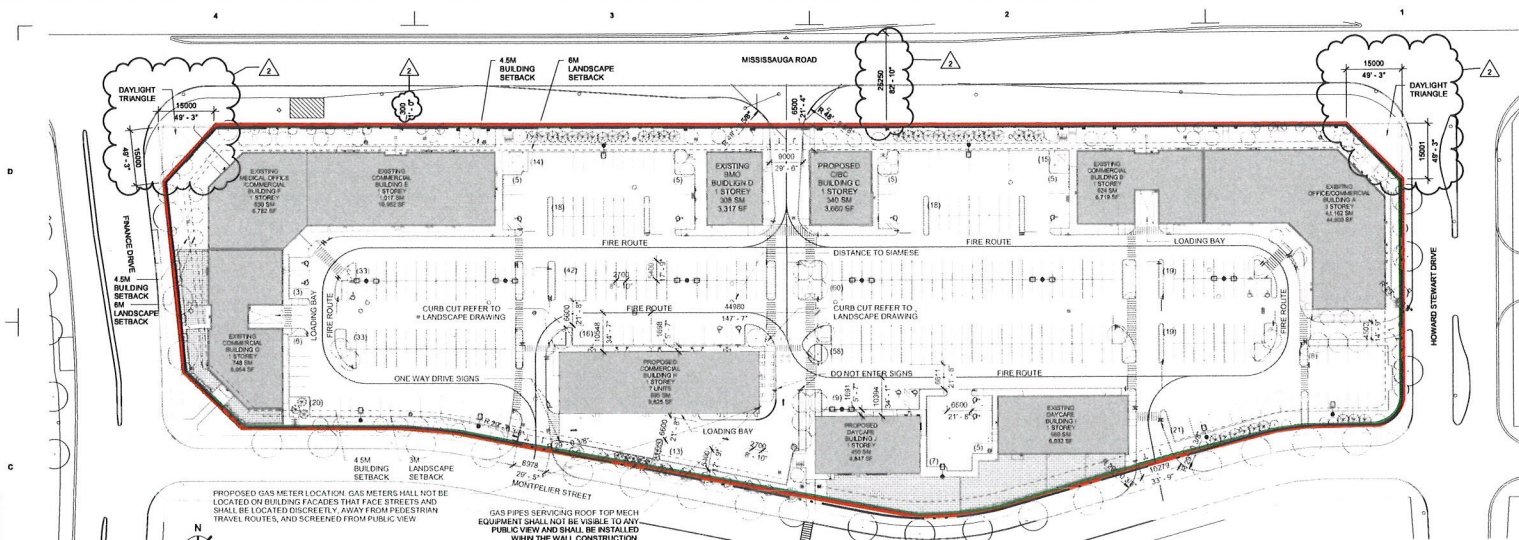
Δ	DATE	REVISION
1	03-21-2023	ISSUED FOR SITE PLAN APPLICATION
1	06-21-2023	REISSUE FOR SITE PLAN APPLICATION
2	08-22-2023	REISSUE FOR SITE PLAN APPLICATION

PROJECT NO: 225045
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
SHEET NAME

OVERALL SITE PLAN

SPA-2023-0034

SEAL	SHEET NUMBER
	AS101



OVERALL SITE PLAN

SCALE: 1:1000			
SITE STATISTICS			
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<u>LOT FRONTAGE</u>		332.85m	
BUILDING INFORMATION:		REQUIRED	PROPOSED
BASED ON ZONING BY-LAW 343-2013, SECTION 2424.2			
BUILDING COVERAGE:		N/A	24% (6,960sm)
BUILDING DENSITY:		N/A	33% (9,735sm)
BUILDING FRONTAGE:		50%	58.6% (195.09m)
FRONT YARD SETBACK:		4.5m	6.5m
REAR/SIDE YARD SETBACK:		4.5m	4.5m
GENERAL LANDSCAPE BUFFER:		3.0m	3.0m
MISSISSAUGA RD.:		6.0m	6.8m
FINANCIAL DR.:		6.0m	6.0m
GROSS FLOOR AREA		AREA(sm)	AREA (sf)
BASED ON ZONING BY-LAW 270-2004, SECTION 5			
GENERAL OFFICE:		2,476sm (26,648sf)	
MEDICAL OFFICE:		1,438sm (15,704sf)	
COMMERCIAL:		5,433sm (58,478sf)	
TOTAL:		9,367sm (100,830sf)	
<u>EXISTING BUILDINGS</u>			
<u>BUILDING A</u>			
No. OF STOREYS:		3	
HEIGHT:		14.20m	
TOTAL GROSS FLOOR AREA (BYLAW):		4,162sm	
TOTAL DEDUCTABLE AREA:		153 sm (Excluded from GFA above)	
LEVEL 1			
MEDICAL OFFICE SPACE:		224sm (17%)	
COMMERCIAL SPACE:		1,095sm (83%)	
COMMON AREA:		124sm (Included in Commercial area)	
LEVEL 2 & 3			
MEDICAL OFFICE SPACE:		215sm (8%)	
GENERAL OFFICE SPACE:		2,476sm (92%)	
COMMON AREA:		200 (Included in General area)	
<u>BUILDING B</u>			
No. OF STOREYS:		1	
HEIGHT:		5.5m	
TOTAL GROSS FLOOR AREA (BYLAW):		562sm	
TOTAL DEDUCTABLE AREA:		63sm (Excluded in Commercial area)	

BUILDING D	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	308sqm
TOTAL DEDUCTABLE AREA:	0sqm
BUILDING E	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	991sqm
TOTAL DEDUCTABLE AREA:	26sqm (Excluded from GFA above)
MEDICAL OFFICE SPACE:	390sqm (39%)
COMMERCIAL SPACE:	601sqm (61%)
COMMON AREA:	26sqm (Excluded in Commercial area)
BUILDING F	
No. OF STOREYS:	2
HEIGHT:	9.20m
TOTAL GROSS FLOOR AREA (BYLAW):	630sqm
TOTAL DEDUCTABLE AREA:	0sqm
MEDICAL OFFICE SPACE:	630sqm (100%)
COMMERCIAL SPACE:	0sqm (0%)
COMMON AREA:	
BUILDING G	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	681sqm
TOTAL DEDUCTABLE AREA:	68sqm (Excl. from Commercial)
BUILDING I	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	652sqm
TOTAL DEDUCTABLE AREA:	9sqm (Excl. from Commercial)
PROPOSED CURRENT BUILDING	
BUILDING C	
No. OF STOREYS:	1
HEIGHT:	5.5m
TOTAL GROSS FLOOR AREA (BYLAW):	340sqm
TOTAL DEDUCTABLE AREA:	0sqm

FUTURE SITE BUILDINGS			
BUILDING H			
No. OF STOREYS:	1		
HEIGHT:	5.5m		
TOTAL GROSS FLOOR AREA (BYLAW):	850sqm		
TOTAL DEDUCTABLE AREA:	45sqm	(Excl. from Commercial)	
BUILDING J			
No. OF STOREYS:	1		
HEIGHT:	5.5m		
TOTAL GROSS FLOOR AREA (BYLAW):	445sqm		
TOTAL DEDUCTABLE AREA:	5sqm	(Excl. from Commercial)	
TOTAL EXISTING BUILDINGS:	8,050sqm		
TOTAL PROPOSED BUILDINGS:	1,485sqm		
TOTAL	9,735sqm		
PARKING STATISTICS			
PARKING SPACE RATES:			
GEN. OFFICE PARKING RATES			1/ 25sqm
ZONING BY-LAW 343-2013, SECTION 2424.2(b.i)			
MED. OFFICE PARKING RATES			1/ 12sqm
ZONING BY-LAW 343-2013, SECTION 2424.2(b.i)			
COMM. PARKING RATES			1/ 23sqm
ZONING BY-LAW 343-2013, SECTION 2424.2(b.ii)			
PARKING SPACE STANDARD DIMENSIONS			
STALL DIMENSION			5.4m x 2.7m
ZONING BY-LAW 270-2004, SECTION 6.17.1 (a)			
DRIVE AISLE WIDTH			6.6m & 6.0m
ZONING BY-LAW 270-2004, SECTION 6.17.2 (d)			
PARKING SPACES:		REQUIRED	PROPOSED
GENERAL OFFICE:	99		99
MEDICAL OFFICE:	122		122
COMMERCIAL:	236		236
TOTAL SPACES:	457		457
NET PARKING SPACES (BUILDING J PROPOSAL)			
CURRENT PARKING LAYOUT:		39	
NEW PARKING LAYOUT:		21	

ACCESSIBLE PARKING SPACES:		
	REQUIRED	PROPOSED
TYPE "A" (50%):	5	7
TYPE "B" (50%):	5	8
TOTAL:	10	15
LOADING SPACE RATES		
OFFICE RATE (2,350sqm - 11,600sqm):		1 space
ZONING BY-LAW (204-2010)(259-2020)		
COMMERCIAL RATE (2,350sqm - 7,450sqm):		2 spaces
ZONING BY-LAW (204-2010)(259-2020)		
LOADING SPACES		
	REQUIRED	PROPOSED
TOTAL:	3 spaces	3 spaces
LOADING SPACE DIMENSION (SECTION 6.20.2(a))		
A LOADING SPACE SHALL BE A RECTANGULAR AREA MEASURING NOT LESS THAN 3.5m WIDTH AND 9m LENGTH		
ACCESSIBLE PARKING SPACE RATES		
ACCESSIBLE PARKING SPACE RATES		2 + 2% Total
TRAFFIC BY-LAW 93-93, SECTION 48 (4.d)		
ACCESSIBLE PARKING SPACE STANDARD DIMENSIONS		
TYPE A DIMENSION		5.4m x 3.4m
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a.i)		
TYPE B DIMENSION		5.4m x 2.4m
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a.ii)		
ACCESS AISLE DIMENSION		1.5m
ZONING BY-LAW 270-2004, SECTION 6.17.8		
BICYCLE PARKING SPACE RATES		
OFFICE BICYCLE PARKING RATES		1/250sqm
ZONING BY-LAW 343-2013, SECTION 2424.2(m).i		
COMMERCIAL BICYCLE PARKING RATES		1/1000sqm
ZONING BY-LAW 343-2013, SECTION 2424.2(m).ii		
BICYCLE PARKING SPACES:		
	REQUIRED	PROPOSED
OFFICE:	10	12
COMMERCIAL:	6	12
TOTAL SPACES:	15	24

powers brown architect

411 Richmond Street E.
Suite 209
Toronto, Ontario M5A 3S5
416 931 9787
www.powersbrown.com

PROJECT TITLE

5-85 Montpelier St, Brampton, ON

25 Montpelier St,
Brampton, ON L6Y 0C3

A PROJECT FOR

ORNSTOCK DEVELOPMENTS LIMITED

GENERAL NOTES

PROPOSED BUILDING FOOTPRINT

DESIGNATED AERIAL APPARATUS LANE - MINIMUM 30'-0"

NOT IN SCOPE

BUILDING ENTRANCE

PROPERTY LINE

SETBACK LINE

SIGN

FIRE HYDRANT

SHAMEE CONNECTION

Note: Plans will be signed for approval upon the receipt of clearances from City Legal and Finance.

Allen A. Parsons
Director, Development Services

City of Brampton
Planning Division
Zoning Reviewed

2023/09/22
TPAYNE

CITY OF BRAMPTON
Planning Section

Approved by Traffic Planning

By: A.B.
Rev: 2023/09/24

CAMPUS KEY PLAN

Δ	DATE	REVISION
1	05-21-2023	ISSUED FOR SITE PLAN APPLICATION
2	06-21-2023	REISSUE FOR SITE PLAN APPLICATION
3	08-22-2023	REISSUE FOR SITE PLAN APPLICATION

PROJECT NO: 22545
DRAWN BY: AUTHOR
CHECKED BY: CHECKER

SHEET NAME

OVERALL SITE PLAN

SPA-2023-0034

SEAL	SHEET NUMBER
	AS101

Minor Variance Application

Lot 296 Plan 43M-1979
5-85 Montpelier Street, Brampton, ON – “Riverview Commons”
Applicant & Owner: Ornstock Developments Limited
Date: December 7, 2023

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

Riverview Commons is a typical open shopping centre containing a mix of retail, service, restaurant, medical office, and daycare uses distributed among a handful of single-storey buildings. However, the property also has one 3-storey building at the south end (5 Montpelier Street), that consists of typical shopping centre uses on the ground floor and professional offices on the second and third floor. A site plan of Riverview Commons is attached as Appendix 1.

This property is zoned OC-2424. This is a special section zoning that applies only to this property. Section 2424 of the Brampton Zoning By-Law was passed in 2013 to stipulate specific zoning parameters that apply to this property. A copy of Section 2424 is attached as Appendix 3.

Section 2424.2(b) deals with minimum parking requirements for this property:

2424.2	Shall be subject to the following requirements and restrictions:
a)	The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line:
b)	Notwithstanding Section 20.3, the following minimum parking standards shall apply:
i).	Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses;
ii).	All other Commercial metres of gross commercial floor area Uses or portion thereof: 1 parking space for each 23 square

By contrast, Section 20.3 of the Zoning By-Law stipulates the minimum parking requirements for all properties in Brampton which do not have a special section zoning with provisions that override the minimum parking requirements. The reason this property is subject to the special parking requirements of Section 2424 is because of the presence of both a single-storey shopping centre and a multi-storey office building on the property, which is not a situation specifically addressed in Section 20.3.

In 2013, when Section 2424 was passed for this property, the following were the minimum parking requirements for office and shopping centre uses in Section 20.3 of the Zoning By-Law (passed in 2004 through Comprehensive Zoning By-Law 270-2004):

Office	Physician, dentist, or drugless practitioner's office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof Real estate office: 1 parking space for each 15 square metres of gross commercial floor area or portion thereof Other office: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof
--------	--

Shopping Centre having a gross leasable commercial floor area of less than 2000 square metres	1 parking space for each 23 square metres of gross commercial floor area or portion thereof for the entire shopping centre if uses of restaurants, taverns, and medical offices occupy less than 10% of total of gross commercial floor area; otherwise, 1 parking space for each 23 square metres of gross commercial floor area or portion thereof for areas other than restaurants, taverns, and medical offices plus the parking spaces required for restaurants, taverns, and medical offices
Shopping Centre having a gross leasable commercial floor area of 2000 square metres or more	1 parking space for each 19 square metres of gross commercial floor area or portion thereof

Section 20.3 of the Zoning By-Law 270-2004 was subsequently amended in 2020 through By-Law 259-2020 in order to **“modernize parking standards”**.

259-2020	To amend Zoning By-law 270-2004, as amended – to modernize parking standards	Amending
----------	--	----------

The amened minimum parking requirements for office and shopping centre uses under By-Law 259-2020 are now as follows:

Office	Physician, dentist, or drugless practitioner's office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof; Other office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof.
Shopping Centre	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

It was decided by the City in 2020 that the previous minimum parking requirements in Section 20.3 for certain uses (including offices and shopping centres) were excessive, and they were therefore reduced. However, in passing this by-law to amend Section 20.3, the City neglected to also amend other Sections in the Zoning By-law (including Section 2424) which overrode the minimum parking requirements of Section 20.3. As a result, the parking requirements in Section 2424 were never similarly modernized, and this property is therefore now subject to excessive minimum parking requirements compared to all other similar properties in the City of Brampton that do not have special section zonings which “hardwire” their minimum parking requirements. That includes Lionhead Marketplace (zoned C2-2440), which is located immediately to the north of Riverview Commons and which has a very similar mix of shopping centre uses (other than a professional office building), but has modernized minimum parking requirements as per Section 20.3.

Riverview Commons was originally planned in 2017 to provide parking in accordance with the pre-modernized minimum parking requirements as set out in Section 2424. The original Site Plan for Riverview Commons (SP-16-017) provided 468 parking spaces based on a calculated requirement of 465 parking spaces in accordance with Section 2424. A subsequent Amended Site Plan (SPA-2023-0034) now provides 457 parking spaces based on a calculated requirement of 457 parking spaces, still in accordance with pre-modernized Section 2424. However, because the actual parking requirements under Section 2424 are dependent on the future amount of medical and real estate office space at the property, certain assumptions had to be made in calculating the amount of required parking.

As vacant office space at this property is being leased up, the actual proportion of medical and real estate office space is beginning to exceed the original assumptions, which will eventually lead to required parking spaces that exceed the amount actually provided.

In light of the above, when the final two buildings at this property are constructed in 2024 and the remaining vacant office units are eventually leased out, it is anticipated that there will be a shortfall of at least 4 parking spaces at the property, based on the pre-modernized minimum parking requirements set out in Section 2424 (461 required; 457 provided). However, if the minimum parking requirements in Section 2424 were modernized in the same manner that By-law 259-2020 modernized the minimum parking requirements of Section 20.3, then the property would have a surplus of as many as 80 parking spaces (377 required; 457 provided).

In order to address the anticipated future shortfall of parking spaces at this property, a minor variance is being requested to reduce the minimum required parking spaces by modernizing the parking requirements for this property, in the same manner that they have already been modernized at all other properties in the City of Brampton through By-law 259-2020. In particular, the following relief is requested from the minimum parking requirements currently set out in Section 2424:

- (i) **Reduce the minimum parking requirements for physician, dentist, or drugless practitioner's offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 12 square metres of gross commercial floor area or portion thereof to 1 space per 16 square metres of gross commercial floor area or portion thereof;**
- (ii) **Reduce the minimum parking requirements for real estate offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 15 square metres of gross commercial floor area or portion thereof to 1 space per 30 square metres of gross commercial floor area or portion thereof;**
- (iii) **Reduce the minimum parking requirements for all other offices on the second and third floors of the three-storey office building located at 5 Montpelier Street from 1 space per 25 square metres of gross commercial floor area or portion thereof to 1 space per 30 square metres of gross commercial floor area or portion thereof; and**
- (iv) **Apply a minimum parking requirement of 1 space per 23 square metres of gross commercial floor area or portion thereof to all ground floor Shopping Centre uses at the property, inclusive of any ground floor physician, dentist, drugless practitioner, real estate, or other offices as typically found in shopping centres.**

Here are the definitions of Commercial Use, Office, and Shopping Centre from Section 5.0 of the Zoning By-Law:

COMMERCIAL USE shall mean the use of land, building or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.

OFFICE shall mean any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a community club.

SHOPPING CENTRE shall mean the premises upon which a group of at least five separate commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

Appendix 2 contains a detailed tenant-by-tenant calculation of minimum required parking spaces for current and anticipated future tenancies based on the existing wording of Section 2424, compared to the required parking spaces if Section 2424 were modernized in the same manner as Section 20.3.

APPENDIX 2 - PARKING REQUIREMENTS BY TENANT

Riverview Commons (5-85 Montpeller Street, Brampton)
Calculation of Minimum Parking Requirements
12/7/2023

Notes: Current Site Plan has 457 Parking Spaces

Areas indicated are Gross Floor Area (measured in accordance with BOMA Standards) and do not include any gross-ups for common, non-leasable areas (such as garbage/electrical/sprinkler rooms, lobby, hallways, etc.)

"Medical Office" means medical uses (physician, dentist, or drugless practitioner) in second/third floor office units

"Medical S.C." means medical uses in ground-floor shopping centre units

Tenants in E103, E105/F101, and A215 have "split" uses; only a portion of these spaces are used for medical purposes with the balance used for retail or lab purposes

TOTAL:		97198	9030.0			19.7	458.7	24.2	373.7
Unit	GFA (sf)	GFA (m²)	Tenant	Use	Classification	Section 24.2.4(a) Parking Ratio (1/x sm)	Section 24.2.4(b) Req'd. Parking (spaces)	Section 20.3.1 Parking Ratio (1/x sm)	Section 20.3.1 Req'd. Parking (spaces)
A101	1288	119.7	Pearl Wellness	Aesthetics Salon	Shopping Centre	23	5.2	23	5.2
A102	1290	119.8	Pedi N Nails	Nail Salon	Shopping Centre	23	5.2	23	5.2
A103	1099	102.1	The Woods	Cannabis	Shopping Centre	23	4.4	23	4.4
A104	2557	237.6	Kang Dentistry	Dentist	Medical S.C.	12	19.8	23	10.3
A105	917	85.2	IDNTY	Aesthetics Salon	Shopping Centre	23	3.7	23	3.7
A106	892	82.9	Vacant		Shopping Centre	23	3.6	23	3.6
A107	2219	206.2	Vacant		Shopping Centre	23	9.0	23	9.0
A108	1302	121.0	Libas Collection	Clothing	Shopping Centre	23	5.3	23	5.3
A109	1334	123.9	Vape 123	Vape	Shopping Centre	23	5.4	23	5.4
B101	1814	166.5	Student Biryani	Restaurant	Shopping Centre	23	7.3	23	7.3
B102	1571	146.0	Pizza Pizza	Restaurant	Shopping Centre	23	6.3	23	6.3
B103	1324	123.0	Grill N' Chik	Restaurant	Shopping Centre	23	5.3	23	5.3
B104	1286	119.5	BarBurrillo	Restaurant	Shopping Centre	23	5.2	23	5.2
D101	3315	308.0	BMO	Bank	Shopping Centre	23	13.4	23	13.4
E101	2627	244.1	F45	Fitness	Shopping Centre	23	10.6	23	10.6
E102	1289	119.8	Kumon	Tutoring	Shopping Centre	23	5.2	23	5.2
E103	294	27.3	Focus Optometry	Optometrist	Medical S.C.	12	2.3	23	1.2
E104	1348	125.2	Focus Optometry	Glasses Sales	Shopping Centre	23	5.4	23	5.4
E104	2569	238.7	Dentistry on Mississauga	Dentist	Medical S.C.	12	19.9	23	10.4
E105 & F101	6309	586.1	Medical Office Clinic & Pharmacy	Medical Office	Medical S.C.	12	48.8	23	25.5
E105 & F101	3000	276.7	Medical Office Clinic & Pharmacy	Pharmacy & Other	Shopping Centre	23	12.1	23	12.1
G101	1286	119.5	Cookies By Design	Cookies Sales	Shopping Centre	23	5.2	23	5.2
G102	1968	182.8	Village Shawarma	Restaurant	Shopping Centre	23	7.9	23	7.9
G103	4067	377.8	Datang Bistro	Restaurant	Shopping Centre	23	16.4	23	16.4
H01	5979	555.5	SimplySmart Childcare	Daycare	Shopping Centre	23	24.2	23	24.2
A201	878	81.4	Solution 4 Professionals	Marketing	General Office	25	3.3	30	2.7
A202-A203	1703	158.2	Savre Max Real Estate	Realtor	Real Estate Office	15	10.5	30	5.3
A204	1293	120.1	Hemelle Signature Realty	Realtor	Real Estate Office	16	8.0	30	4.0
A205-A206	1684	173.2	BITTS	Training	General Office	25	6.9	30	5.8
A207	769	71.4	Marahar Law	Law	General Office	25	2.9	30	2.4
A208	757	70.3	ID My Designs	Interior Design	General Office	25	2.6	30	2.3
A209	583	54.2	Vertical Immigration	Immigration Consulting	General Office	25	2.2	30	1.8
A210	592	55.0	Mahal Law	Law	General Office	25	2.2	30	1.8
A211	1281	119.0	Zia Autism	Autism Therapy	General Office	25	4.8	30	4.0
A212	1286	119.5	Century 21 Realty	Realtor	Real Estate Office	15	8.0	30	4.0
A213-A214	1348	125.2	Sonia Sidhu MP	Politics	General Office	25	5.0	30	4.2
A215	350	32.5	Denturist	Denturist	Medical Office	12	2.7	16	2.0
A215	600	55.7	Denturist	Denturist Lab	General Office	25	2.2	30	1.9
A301	878	81.6	Team Baweja	Realtor	Real Estate Office	15	5.4	30	2.7
A302	951	88.4	Vacant		General Office	25	3.6	30	2.9
A303	752	69.9	Vacant		General Office	25	2.6	30	2.3
A304-A305	2573	239.0	Sunrise Financial	Financial Services	General Office	25	9.8	30	8.0
A306-A308	1963	182.4	Region of Peel OSDCP	Dentist	Medical Office	12	15.2	16	11.4
A309-A312	3742	347.6	ReMax Millennium	Realtor	Real Estate Office	15	23.2	30	11.6
A313	756	70.2	Vacant		General Office	25	2.8	30	2.3
A314	592	55.0	Vacant		General Office	25	2.2	30	1.8
A315	946	87.9	Sonia Bagri	Law	General Office	25	3.5	30	2.9
C101	3660	340.0	CIBC	Bank	Shopping Centre	23	14.8	23	14.8
H101	1666	154.8	Restaurant TBD	Restaurant	Shopping Centre	23	6.7	23	6.7
H102	1210	112.4	Restaurant TBD	Restaurant	Shopping Centre	23	4.9	23	4.9
H103	923	85.7	Restaurant TBD	Restaurant	Shopping Centre	23	3.7	23	3.7
H104	1210	112.4	Restaurant TBD	Restaurant	Shopping Centre	23	4.9	23	4.9
H105	1216	113.0	Restaurant TBD	Restaurant	Shopping Centre	23	4.9	23	4.9
H106	1216	113.0	Restaurant TBD	Restaurant	Shopping Centre	23	4.9	23	4.9
H107	1649	171.8	Restaurant TBD	Restaurant	Shopping Centre	23	7.5	23	7.5
J101	4847	450.3	SimplySmart Daycare	Daycare	Shopping Centre	23	19.6	23	19.6

EXISTING

MINIMUM PARKING REQUIRED PER 2424.2(b) ("hardwired" rates)				
Classification	Ratio (1/x m ²)	Area (sq)	Total Parking	Total parking (rounded up)
Medical Office	12	214.9	17.9	18
Medical S.C.	12	1089.7	90.8	91
Real Estate Office	15	827	55.1	56
General Office	25	1415.8	56.7	57
Shopping Centre	23	5482.6	238.2	239
Total	19.6	9030	458.7	461

2424 2 Shall be subject to the following requirements and restrictions:

b) Notwithstanding Section 20.3, the following minimum parking standards shall apply:

i). Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, druggist practitioner's office, or parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general business) uses.

ii). All other 1 parking space for each 23 square
Commercial metres of gross commercial floor are
Uses or portion thereof;

PROPOSED

MINIMUM PARKING REQUIRED PER 20.3.1 ("modernized" rates)					
Classification	Ratio (1/x m ²)	Area (sqm)	Total Parking	Total Parking (rounded up)	
Medical Office	16	214.9	13.4	14	
Medical S.C.	23	1089.7	47.4	48	
Real Estate Office	30	827	27.6	28	
General Office	30	1415.8	47.1	48	
Shopping Centre	23	5482.6	238.2	239	
Total	24.0	9030	373.7	377	

20.3 Parking Spaces

20.3.1 Minimum parking spaces are required in accordance with the following requirements:

Office	<p>Physician, dentist, or drugless practitioner's office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof;</p> <p>Other office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof.</p>
Shopping Centre	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

UNDER CONSTRUCTION

[illegible]

APPENDIX 3 - ZONING BY-LAW SECTION 2424



Brampton

Zoning By-Law Office Consolidation

(343-2013)

2424 The lands designated OC – 2424 on Schedule A to this by-law:

2424.1 Shall only be used for the following purposes:

- a) an office;
- b) a retail establishment having no outdoor storage;
- c) a bank, trust company, or finance company;
- d) a tavern;
- e) a service shop;
- f) a personal service shop, but excluding a massage or body rub parlour;
- g) a dry-cleaning and laundry distribution station;
- h) a laundromat;
- i) a printing or copying establishment;
- j) a commercial, technical or recreational school;
- k) a place of commercial recreation;
- l) a community club;
- m) a health or fitness centre;
- n) a custom workshop;
- o) an animal hospital;
- p) a dining room restaurant, a take-out restaurant, a convenience restaurant;
- q) an art gallery;
- r) a convenience store;
- s) a specialty grocery store;
- t) public uses owned or leased by a public authority;
- u) purposes accessory to the other permitted uses;

- v) The following purposes shall not be permitted:
 - i) An adult entertainment parlour;
 - ii) An adult video store;
 - iii) An amusement arcade;
 - iv) A stand-alone parking lot;
 - v) A taxi or bus station; and,
 - vi) A motor vehicle parts or boat parts sales establishment; and,
- w) A drive through facility shall not be permitted.

2424.2 Shall be subject to the following requirements and restrictions:

a) The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;

b) Notwithstanding Section 20.3, the following minimum parking standards shall apply:

- | | | |
|------|-----------------|---|
| i). | Office: | 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses; |
| ii). | All other | 1 parking space for each 23 square |
| | Commercial Uses | metres of gross commercial floor area or portion thereof; |

- c) Minimum front yard - 4.5 metres;
- d) Minimum exterior side yard depth – 4.5 metres;
- e) Minimum rear yard depth – 4.5 metres;
- f) Notwithstanding Sections 2424.2.d), 2424.2.e), and 2424.2.f) to the contrary, the minimum setback to a lot

line abutting a daylight or visibility triangle shall be 3.0 metres;

- g) The maximum canopy encroachment into the minimum front yard, minimum exterior side yard, and minimum rear yard shall be 2.5 metres;
- h) The maximum canopy encroachment into the minimum setback abutting a daylight or visibility triangle specified in 2424.2.g) shall be 1.0 metres;
- i) Minimum Landscaped Open Space, except at approved access locations:
 - a) 6.0 metres along Mississauga Road and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes; and,
 - b) 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- j) Maximum building height:
 - 4 storeys, which may be increased to 5 storeys for that portion of a building located within 45 metres from Mississauga Road;
- k) Minimum Building Height
 - i) 2 storeys within 30 metres of the intersection of a public street and Mississauga Road; and,
 - ii) 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;
- l) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- m) Bicycle parking space rate:
 - i) 1 per 250 square metres of gross floor area for office uses; and,
 - ii) 1 per 1,000 square metres of gross floor area for uses in 2424.1.b) to s), inclusive;

- n) Minimum Building Frontage:
 - i) 50% of the buildable length of the lot line along Mississauga Road;
- o) No stand-alone-telecommunication facilities are permitted;
- p) For the purposes of this by-law, lands north of Howard Stewart Road, not owned by a Public Authority, shall be deemed to be one lot;
- q) For the purposes of this by-law, lands south of Howard Stewart Road not owned by a Public Authority shall be deemed to be one lot; and,
- r) For the purposes of this section, Specialty Grocery Store shall mean a building or place where goods or materials are sold or kept for sale to the general public and occupying premises having a gross commercial floor area of less than eighteen hundred (1,800) square metres, and of which may also be engaged in the business of selling groceries, meat, fruit and vegetables to the general public provided that the area devoted to the sales of these foods does not exceed 929.0 square metres. Unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, or a garden centre sales establishment.

Zoning Non-compliance Checklist

A-2023-0404

File No.
A-2022-

Applicant: Ornstock Developments Limited
Address: 85 Montpelier Street
Zoning: OC section 2424
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	<p>To reduce the minimum parking requirements for physician, dentist or drugless practitioner's offices to 1 space per 16 square metres of gfa.for the second and third storey only.</p> <p>To reduce the minimum parking requirements for real estate offices to 1 space per 30 square metres of gross floor area for the second and third storey only.</p> <p>To reduce the minimum parking requirements for all other offices to 1 space per 30 square metres of gross floor area for the second and third storey only.</p> <p>To reduce minimum parking requirement for all other uses including physician, dentist, drugless practitioner, real estate, and all other offices on the ground floor to 1 space per 23 square metres for the ground floor only.</p>	<p>Whereas the by-law requires a parking rate of 1 space per 12 square metres.</p> <p>Whereas the by-law requires a parking rate of 1 space per 15 square metres.</p> <p>Whereas the by-law requires a parking rate of 1 space per 25 square metres.</p> <p>Whereas the by-law requires 1 space per 12 square metres of gfa for physician, dentist or drugless parctitioner's office, or 1 space for each 15 square metres of gfa for real estate office, or 1 space per 25 square metres of gfa or portion thereof for other office uses.</p>	
DRIVEWAY			
ACCESSORY STRUCTURE			

ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

__October 20, 2023_____
Date