

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2023-0404
Property Address:	#5-85 Montpelier St.
Legal Description:	Plan 43M1979 Block 296, Ward 6
Agent:	
Owner(s):	Ornstock Developments Limited
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, February 20, 2024 at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

To permit parking to be calculated at a rate of 1 parking space for each 23 square metres of gross commercial floor area of portion thereof (in accordance with the parking rate in section 20.3.1 for a Shopping Centre), whereas special section 2424 of the by-law requires that: 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 metres of gross commercial floor area uses or portion thereof.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, February 15, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, February 15, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

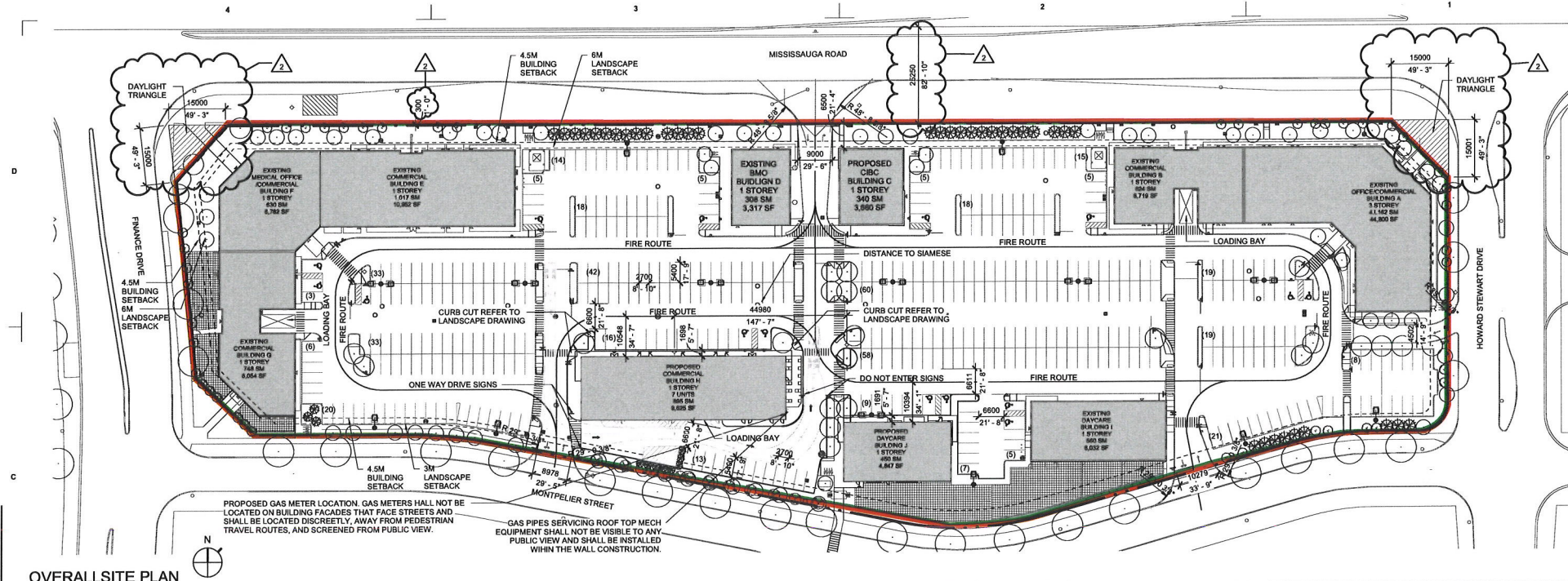
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of January 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



OVERALL SITE PLAN

SCALE: 1"=600'

SITE STATISTICS		
ZONING DESIGNATION	OC -2424	
LOT AREA	29,461sm (2.95ha)	
LOT FRONTAGE	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:	1,459sm (15,704sf)	
COMMERCIAL:	5,433sm (58,478sf)	
TOTAL:	9,367sm (100,830sf)	
EXISTING BUILDINGS		
BUILDING A		
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)	
BUILDING B		
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:		
TOTAL PROPOSED BUILDINGS:		8,050sm
TOTAL		1,685sm
		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 - 11,600sm):		
ZONING BY-LAW (204-2010)(259-2020)		1 space
COMMERCIAL RATE (2,350sm - 7,450sm):		
ZONING BY-LAW (204-2010)(259-2020)		2 spaces
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		
TRAFFIC BY-LAW 93-93, SECTION 48 (4.d)		
		2 + 2% Total
ACCESSIBLE PARKING SPACE STANDARD DIMENSIONS		
TYPE A DIMENSION		
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a) i		5.4m x 3.4m
TYPE B DIMENSION		
ZONING BY-LAW 270-2004, SECTION 6.17.7 (a) ii		5.4m x 2.4m
ACCESS AISLE DIMENSION		
ZONING BY-LAW 270-2004, SECTION 6.17.8		1.5m
BICYCLE PARKING SPACE RATES		
OFFICE BICYCLE PARKING RATES		
ZONING BY-LAW 343-2013, SECTION 2424.2.(m). i		1/250sm
COMMERCIAL BICYCLE PARKING RATES		
ZONING BY-LAW 343-2013, SECTION 2424.2.(m). ii		1/1000sm
BICYCLE PARKING SPACES:		
	REQUIRED	PROPOSED
OFFICE:	10	12
COMMERCIAL:	6	12
TOTAL SPACES:	15	24

powers
brown
archi
ecture

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
On This 31 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
Planning Services
Approved by Traffic Planning

By: A.B.
Date: 2023/09-24

CAMPUS KEY PLAN

Δ	DATE	REVISION
	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