

**Application for Minor Variance**Section 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-2024-0104  
**Property Address:** 71 Rosedale Avenue West, Unit 5A  
**Legal Description:** Chinguacousy Con 1, WHS Part Lot 7, Plan BR4, Block 16, Lots A to C, RP 43R12043, PT, Part 2, Ward 10  
**Agent:** Jonabelle Ceremuga  
**Owner(s):** Storage Vault Canada Inc.  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, May 21, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit 106 parking spaces, whereas the by-law requires 206 parking spaces.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, May 16, 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](mailto: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, May 16, 2024**, by emailing [coa@brampton.ca](mailto: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.

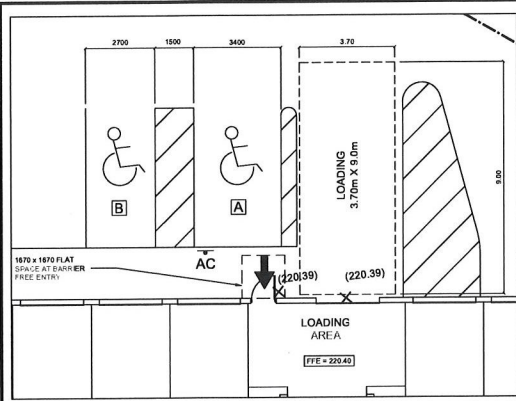
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information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

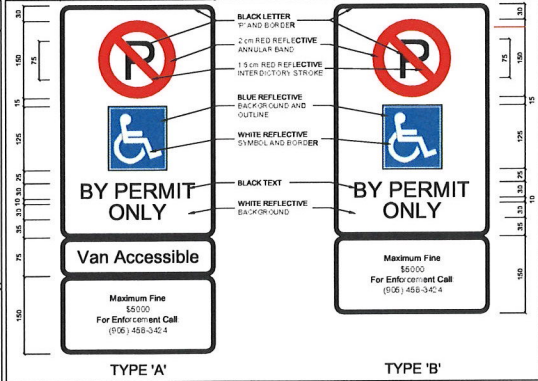
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 8th day of May 2024

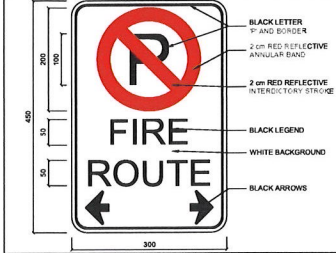
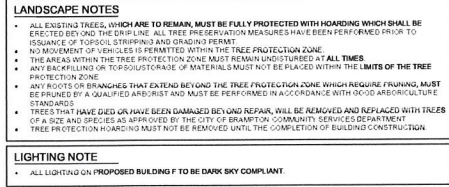
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



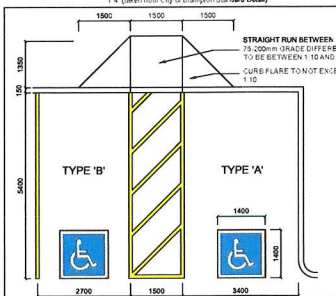
ENLARGED BUILDING 'F' ENTRY  
1:100



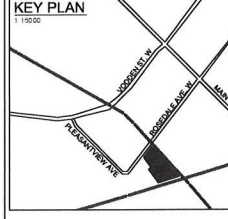
ACCESSIBLE PARKING SIGNS  
1:15 (taken from 'Accessible Parking' in the City of Brampton)



FIRE ROUTE SIGN  
1:4 (taken from City of Brampton Signage Detail)



ACCESSIBLE PARKING SPACES  
1:75 (taken from 'Accessible Parking' in the City of Brampton)



BOUNDARY INFORMATION TAKEN FROM SURVEYORS REAL PROPERTY REPORT  
PART OF LOT 7 CONCESSION 1 (WHS) (TOWNSHIP OF CHINDEN/CITY OF BRAMPTON) LOTS A, B AND C (BLOCK 16) CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEELE)  
AS PREPARED BY: BARICH GRONKIE SURVEYING LTD.

CHANGES TO PARKING SPACES

REQUIRED PARKING	81
SPACES REQUIRED FOR DEMOLITION BUILDING 'F'	4
SPACES REQUIRED FOR BUILDING 'F'	19
ADJUSTED PARKING TOTAL	99
PROPOSED PARKING	81
SPACES ADDED WITH BUILDING 'F'	21
ADJUSTED PARKING TOTAL	106

SITE STATISTICS

ZONING: M1 (INDUSTRIAL ONE)	20,450.45 m <sup>2</sup> (2,021,277 ft <sup>2</sup> )
EXISTING NET SITE AREA	20,450.45 m <sup>2</sup> (2,021,277 ft <sup>2</sup> )
COVERAGE EXISTING	9,118.41 m <sup>2</sup> 44.6%
PROPOSED	10,741.79 m <sup>2</sup> 52.5%
LOT USAGE MAXIMUM (ON SITE AREA)	200%
PROPOSED	52.5%
LANDSCAPED AREA PROPOSED	2.84%

AREA CALCULATIONS

EXISTING	BLDG AREA	G.F.A.
BUILDING A	1,114.78 m <sup>2</sup> (11,999 ft <sup>2</sup> )	1,114.78 m <sup>2</sup> (11,999 ft <sup>2</sup> )
BUILDING B	849.64 m <sup>2</sup> (9,148 ft <sup>2</sup> )	849.64 m <sup>2</sup> (9,148 ft <sup>2</sup> )
BUILDING C	6,766.37 m <sup>2</sup> (72,823 ft <sup>2</sup> )	6,766.37 m <sup>2</sup> (72,823 ft <sup>2</sup> )
BUILDING D	1,248.00 m <sup>2</sup> (13,333 ft <sup>2</sup> )	1,248.00 m <sup>2</sup> (13,333 ft <sup>2</sup> )
BUILDING E	248.00 m <sup>2</sup> (2,664 ft <sup>2</sup> )	248.00 m <sup>2</sup> (2,664 ft <sup>2</sup> )
TOTAL EXISTING	8,957.79 m <sup>2</sup> (96,213 ft <sup>2</sup> )	8,957.79 m <sup>2</sup> (96,213 ft <sup>2</sup> )
PROPOSED		
BUILDING F	1,792.96 m <sup>2</sup> (19,299 ft <sup>2</sup> )	1,792.96 m <sup>2</sup> (19,299 ft <sup>2</sup> )
TOTAL	10,741.79 m <sup>2</sup> (117,449 ft <sup>2</sup> )	10,741.79 m <sup>2</sup> (117,449 ft <sup>2</sup> )

TO BE DEMOLISHED BUILDING 'F' 303 1 m<sup>2</sup>

AREAS BY OCCUPANCY

BUILDING	UNITS	AREA	PARKING REQUIRED
EXISTING BUILDING A	INDUSTRIAL	1,114.78 m <sup>2</sup>	82.42 m <sup>2</sup> X
BUILDING B	COMMERCIAL	849.64 m <sup>2</sup>	248.00 m <sup>2</sup> X
BUILDING C	OFFICE	6,766.37 m <sup>2</sup>	755.65 m <sup>2</sup> X
BUILDING D	SELF-STORAGE	1,248.00 m <sup>2</sup>	50.01 m <sup>2</sup> X
BUILDING E	SELF-STORAGE	248.00 m <sup>2</sup>	248.00 m <sup>2</sup> X
BUILDING F	DEMOLISHED		
BUILDING G	OFFICE	248.00 m <sup>2</sup>	248.00 m <sup>2</sup> X
PROPOSED BUILDING F	OFFICE	1,792.96 m <sup>2</sup>	248.00 m <sup>2</sup> X
TOTAL		10,772.75 m <sup>2</sup>	147

PARKING REQUIRED 147 PROVIDED 156

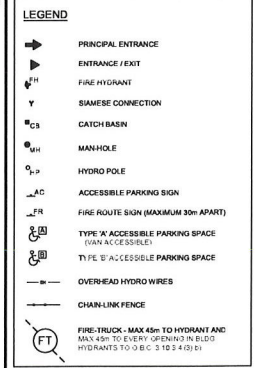
LOADING REQUIRED 3 PROVIDED 3  
3.7m x 9.0m SPACE

#	ISSUED FOR	DATE
1	ISSUED FOR PRELIMINARY REVIEW	15/03/19
2	ISSUED FOR PRELIMINARY REVIEW	27/01/20
3	ISSUED FOR REVIEW	28/01/20
4	ISSUED FOR REVIEW	24/03/21
5	UPDATED FOR SURVEY	03/08/21
6	UPDATED FOR SHEET SIZE	04/08/21
7	UPDATED PARKING COUNT	08/08/21
8	UPDATED BUILDING 'F' LAYOUT	24/08/21
9	UPDATED BUILDING 'F' LAYOUT	31/08/21
10	UPDATED SITE PLAN	07/10/21
11	UPDATED FOR CITY COMMENTS	18/12/21
12	ISSUED FOR COORDINATION	10/11/23
13	ISSUED FOR SITE PLAN APPROVAL	15/11/23

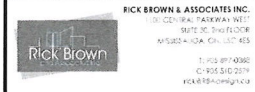
© COPYRIGHT NOTES:  
ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT.  
REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. THESE DRAWINGS AND DOCUMENTS MAY NOT BE USED FOR ANY OTHER PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH THEY WERE PREPARED.

GENERAL NOTES:  
1. DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.  
2. THIS IS A METRIC DRAWING.  
3. LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
4. SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW.  
5. ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE).

PRELIMINARY NOT FOR CONSTRUCTION



MUNICIPAL FILE NO: PRE-2020-0018B

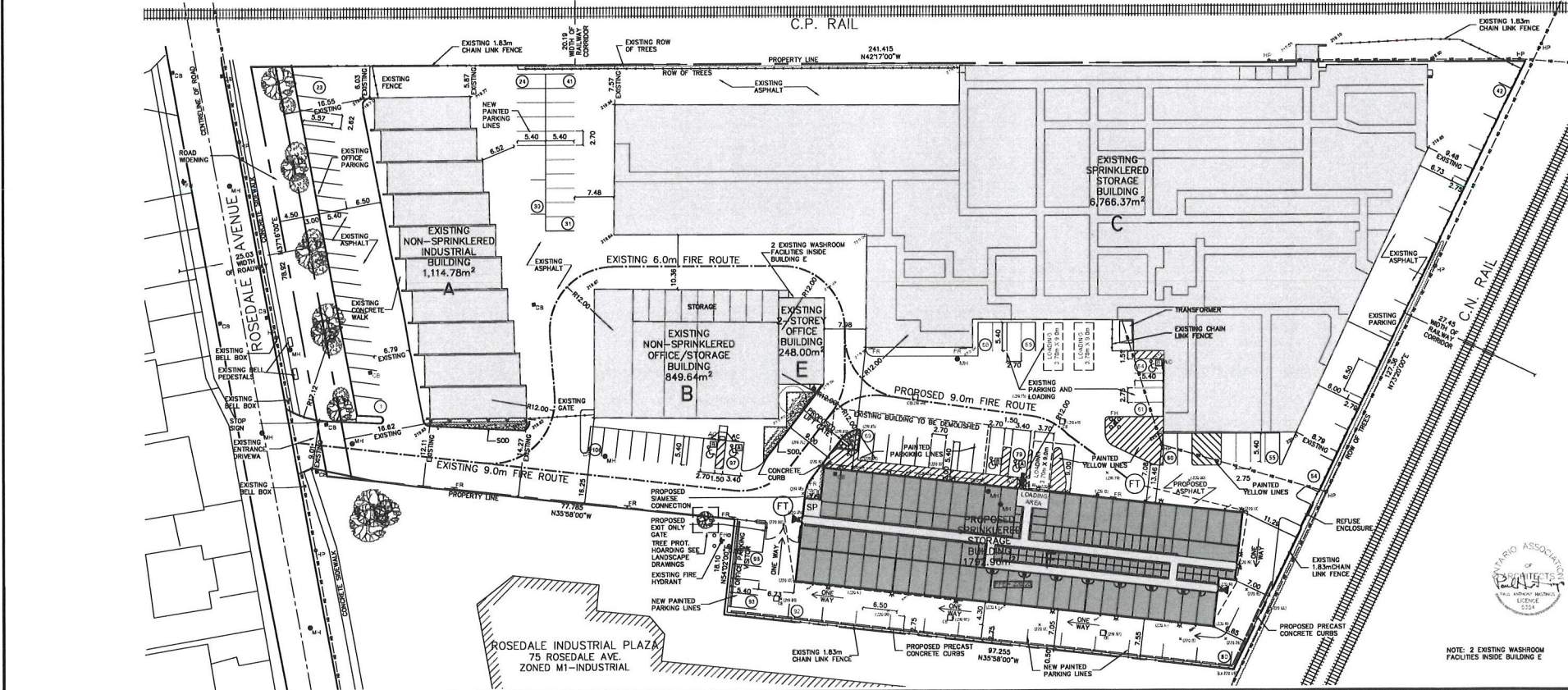


CLIENT NAME & ADDRESS:  
ACCESS PROPERTY DEVELOPMENT  
100 GANAGAN ROAD  
SCARBOROUGH, ON

PROJECT NAME & ADDRESS:  
PROPOSED SELF-STORAGE  
71 ROSDALE AVENUE WEST,  
BRAMPTON, ON

SCALE: 1:400 DATE: MAR. 6, 2019 DRAWN BY: M.S./M.A. JOB NO.: 23003

DRAWING TITLE: PROPOSED SITE PLAN  
DRAWING NO.: SP-1



NOTE: 2 EXISTING WASHROOM FACILITIES INSIDE BUILDING E

November 15, 2023 8:49:31 AM  
S:\Projects\Current Projects\15-000000000 - 1477 Rosedale\15-000000000 - 1477 Rosedale SPA.dwg