



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0104

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)** StorageVault Canada Inc.
Address 100 Canadian Road
Toronto, ON
M1R 4Z5
Phone # _____ **Fax #** _____
Email fabrantes@accessstorage.ca

2. **Name of Agent** Jonabelle Ceremuga
Address 301 - 5045 South Service Road
Burlington, ON
L7L 5Y7
Phone # 416-939-2762 **Fax #** _____
Email jonabelle@corbettlandstrategies.ca

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

A Minor Variance application is required to seek relief with the parking deficiency. The proposed parking variance will facilitate the development of an additional self-storage building on the subject property. See attached cover letter for more details.

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

See attached cover letter.

5. **Legal Description of the subject land:**
Lot Number Part of Lot 7, Lots A, B and C
Plan Number/Concession Number Concession 1 WHS, Registered Plan BR-4
Municipal Address 71 Rosedale Avenue West, Brampton, ON

6. **Dimension of subject land (in metric units)**
Frontage 78.92
Depth 241.41
Area 2.04 ha

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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.)

See attached cover letter.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed 2 storey building referred to as "Building F" will have an area of approximately 1,792.6 sq.m and a total GFA of 3,585.92 sq.m.

- 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 16.55 m
 Rear yard setback 8.79 m
 Side yard setback 0 m
 Side yard setback 30.35 m

PROPOSED

Front yard setback 16.55 m
 Rear yard setback 6.85 m
 Side yard setback 0
 Side yard setback 7.55 m

10. Date of Acquisition of subject land: Unknown

11. Existing uses of subject property: Industrial Mall

12. Proposed uses of subject property: Industrial Mall

13. Existing uses of abutting properties: Single-detached residential located north, mixed use commercial/industrial plaza to the west.

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

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

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 # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Burlington _____

THIS 16 DAY OF February, 2024.

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, Jonabelle Ceremuga, OF THE Town OF Oakville

IN THE Region OF Halton 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 _____ Burlington _____

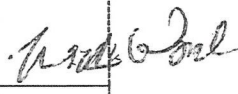
IN THE _____ Region _____ OF _____

Halton _____ THIS 16 DAY OF _____

February, 2024

NICHOLAS FRANCIS WOOD
A COMMISSIONER, ETC
PROVINCE OF ONTARIO

FOR CORBETT LAND STRATEGIES INC
EXPIRES MAY 25, 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 MARCH 22, 2024

Date Application Deemed Complete by the Municipality VL

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: 71 Rosedale Ave, Brampton, ON - L6X 1K4

I/We, StorageVault Canada Inc. o/a Access Storage Inc
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 16th day of February, **20**24.



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

Iqbal Khan - CFO

(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

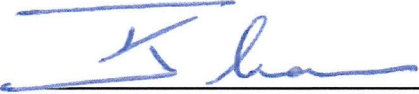
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 71 Rosedale Ave, Brampton, ON - L6X 1K4

I/We, StorageVault Canada Inc. o/a Access Storage Inc.
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 16th day of February, 2024.



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

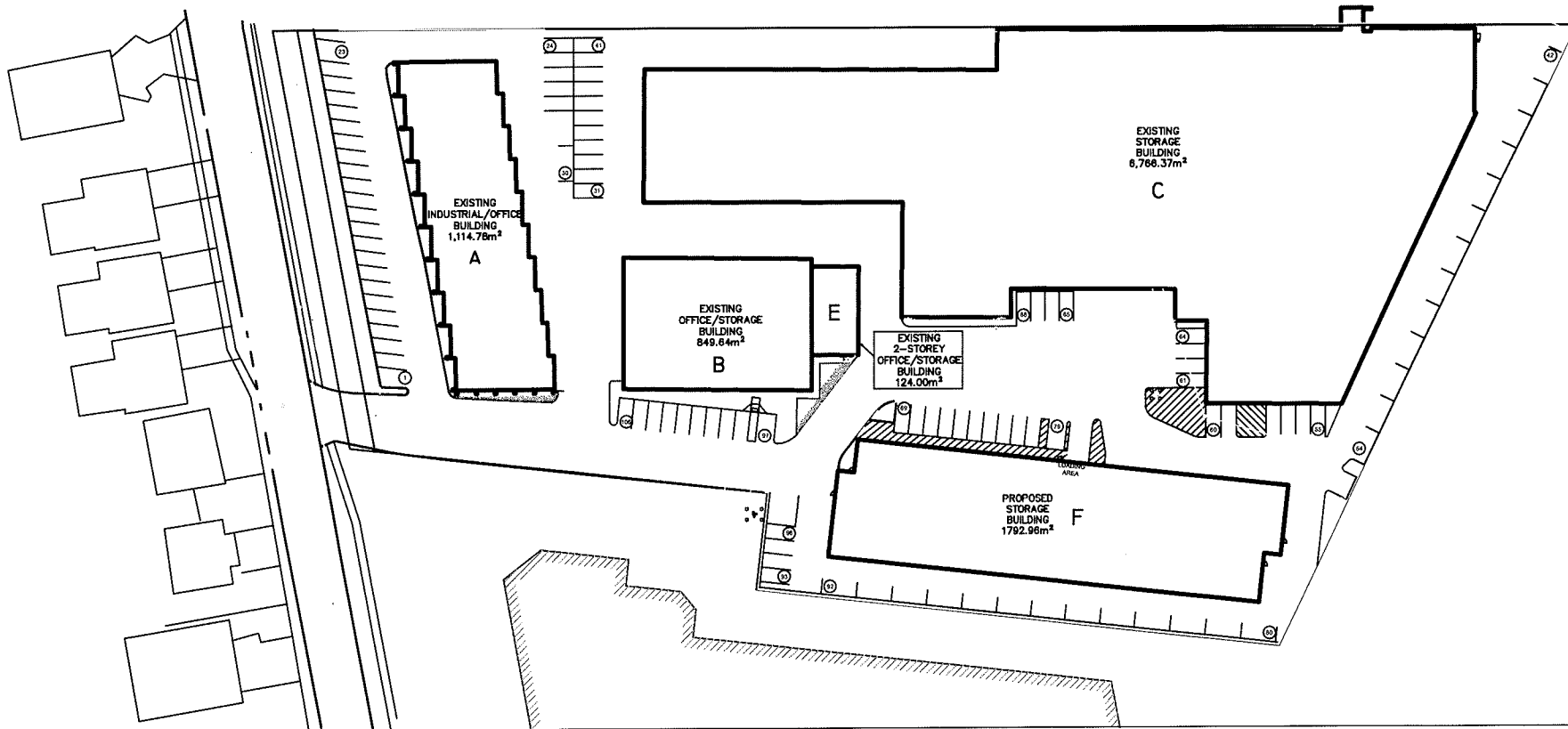
Iqbal Khan - CFO

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

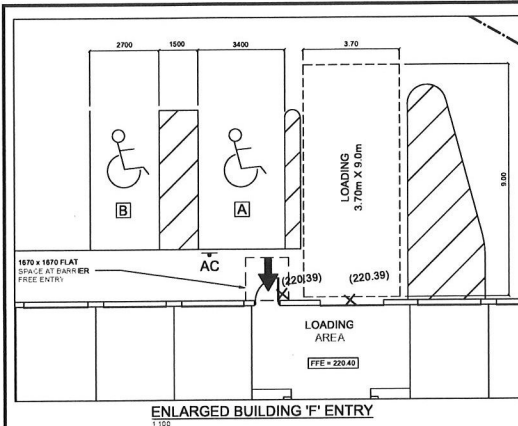
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

71 ROSEDALE AVENUE - PROPOSED PARKING



N.T.S.



ENLARGED BUILDING 'F' ENTRY
1:100



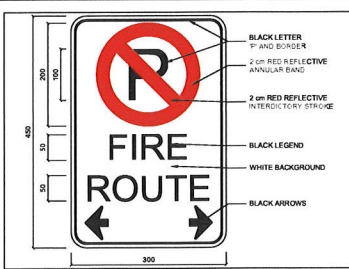
ACCESSIBLE PARKING SIGNS
1:5 (taken from 'Accessible Signs' in the City of Brampton)

LANDSCAPE NOTES

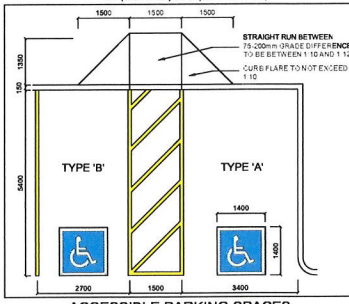
- ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE DRAIN LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO ISSUANCE OF TOPSOIL STRIPPING AND GRADING PERMIT.
- NO MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
- ANY BACKFILLING OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
- ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH S.O. 63/02 ARBORICULTURE STANDARDS.
- TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT.
- TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.

LIGHTING NOTE

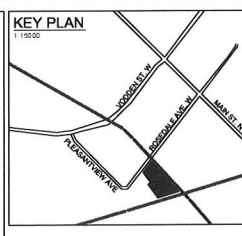
- ALL LIGHTING ON PROPOSED BUILDING 'F' TO BE DARK SKY COMPLIANT



FIRE ROUTE SIGN
1:4 (taken from 'City of Brampton Standard 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 CONVESSION 1 (WHS) (TOWNSHIP OF CINCINNATI) LOTS A, B AND C (BLOCK 16) REGISTERED PLAN BR-4 CITY OF BRAMPTON (REGIONAL MUNICIPALITY OF PEBL)

AS PREPARED BY: **BARICH GRENKIE SURVEYING LTD.**

SITE STATISTICS

JOHN'S M1 (INDUSTRIAL ONE)
EXISTING NET SITE AREA: 20,450.45 m² (200,127 SF)

COVERAGE	EXISTING		PROPOSED	
	AREA	%	AREA	%
LOT USAGE	1114.78	5.45%	1114.78	5.45%
LANDSCAPED AREA PROPOSED	2,244	11.0%	2,244	11.0%

AREA CALCULATIONS

EXISTING	BLDG AREA	G.F.A.
BUILDING A	1114.78 m ²	(11,999 SF)
BUILDING B	1485.61 m ²	(16,044 SF)
BUILDING C	8766.37 m ²	(94,102 SF)
BUILDING D	124.00 m ²	(1,333 SF)
BUILDING E	248.00 m ²	(2,657 SF)
BUILDING F	503.1 m ²	(5,406 SF)
TOTAL	11,928.06 m ²	(128,541 SF)

TO BE DEMOLISHED

EXISTING	BLDG AREA	G.F.A.
BUILDING G	862.42 m ²	(9,223 SF)
BUILDING H	246.00 m ²	(2,657 SF)
BUILDING I	750.65 m ²	(8,088 SF)
BUILDING J	50.91 m ²	(546 SF)
BUILDING K	2,726.56 m ²	(29,251 SF)
BUILDING L	248.00 m ²	(2,657 SF)
BUILDING M	248.00 m ²	(2,657 SF)
BUILDING N	248.00 m ²	(2,657 SF)
BUILDING O	248.00 m ²	(2,657 SF)
BUILDING P	248.00 m ²	(2,657 SF)
BUILDING Q	248.00 m ²	(2,657 SF)
BUILDING R	248.00 m ²	(2,657 SF)
BUILDING S	248.00 m ²	(2,657 SF)
BUILDING T	248.00 m ²	(2,657 SF)
BUILDING U	248.00 m ²	(2,657 SF)
BUILDING V	248.00 m ²	(2,657 SF)
BUILDING W	248.00 m ²	(2,657 SF)
BUILDING X	248.00 m ²	(2,657 SF)
BUILDING Y	248.00 m ²	(2,657 SF)
BUILDING Z	248.00 m ²	(2,657 SF)
TOTAL	10,772.75 m ²	(115,549 SF)

ADJUSTED PARKING TOTAL 98

PARKING REQUIRED FOR DEMOLITION BUILDING 'U' 18

REQUIRE SPACE FOR BUILDING 'F' 19

ADJUSTED PARKING TOTAL 98

PROPOSED PARKING 108

EXISTING PARKING SPACES ADDED WITH BUILDING 'F' 23

ADJUSTED PARKING TOTAL 108

ISSUED FOR

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/08/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING 'Y' LAYOUT	24/08/21
11	UPDATED BUILDING 'Y' LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	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.

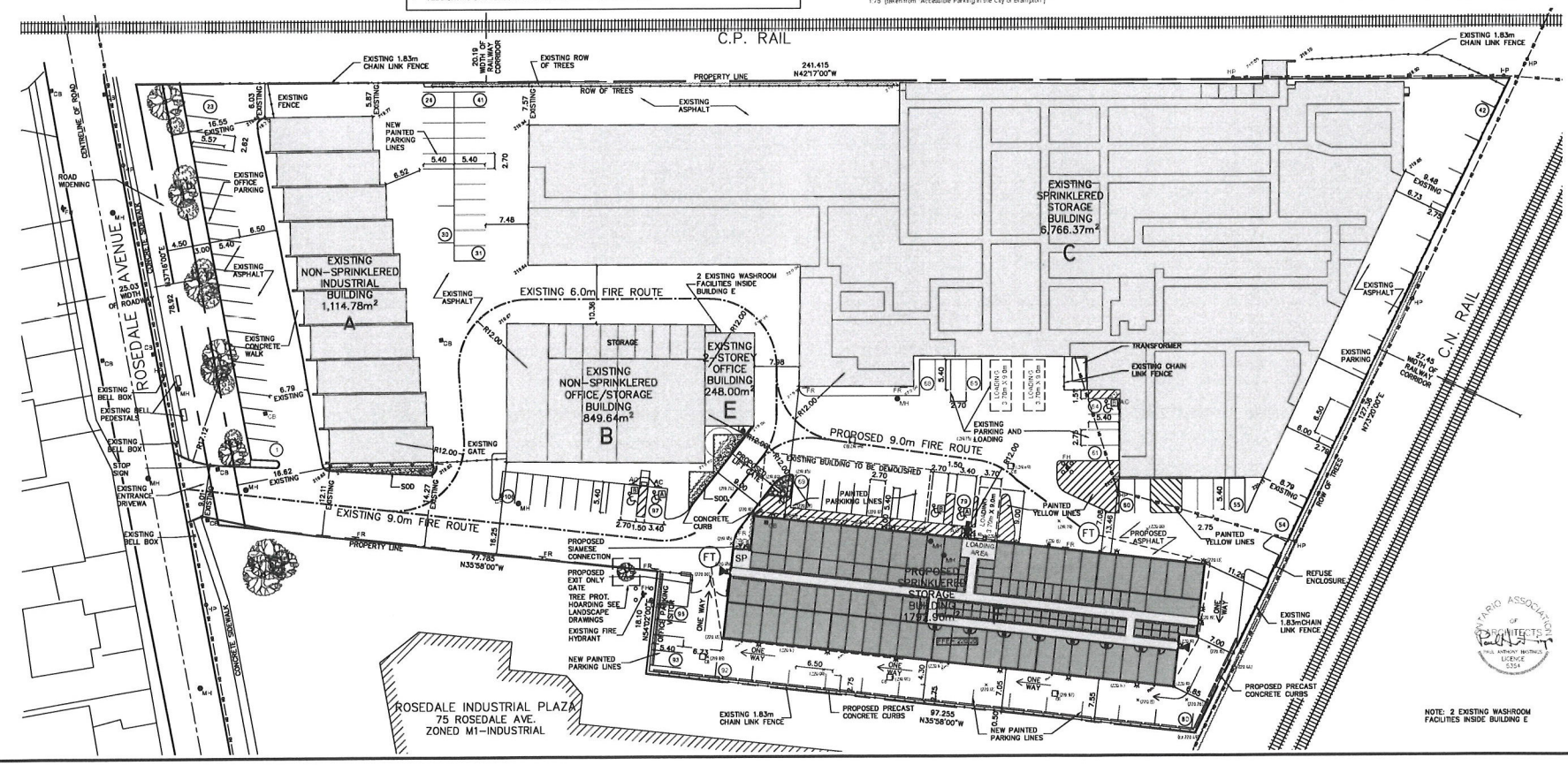
GENERAL NOTES:

- DO NOT SCALE THE DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
- THIS IS AN METRIC DRAWING
- LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION
- QUANTITY TAKE OFF DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW
- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- PRINCIPAL ENTRANCE
- ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMSE CONNECTION
- CATCH BASIN
- MAN HOLE
- HYDRO POLE
- ACCESSIBLE PARKING SIGN
- FIRE ROUTE SIGN (MAXIMUM 30m APART)
- TYPE 'A' ACCESSIBLE PARKING SPACE (VAN ACCESSIBLE)
- TYPE 'B' ACCESSIBLE PARKING SPACE
- OVERHEAD HYDRO WIRES
- CHAIN LINK FENCE
- FIRE TRUCK - MAX 45m TO HYDRANT AND MAX 45m TO EVERY OPENING IN BLDG. HYDRANTS TO O.B.C. 3.10.3.4.01.11



MUNICIPAL FILE NO. PRE-2020-0018B

PAUL HASTINGS Architect

RICK BROWN & ASSOCIATES INC.

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

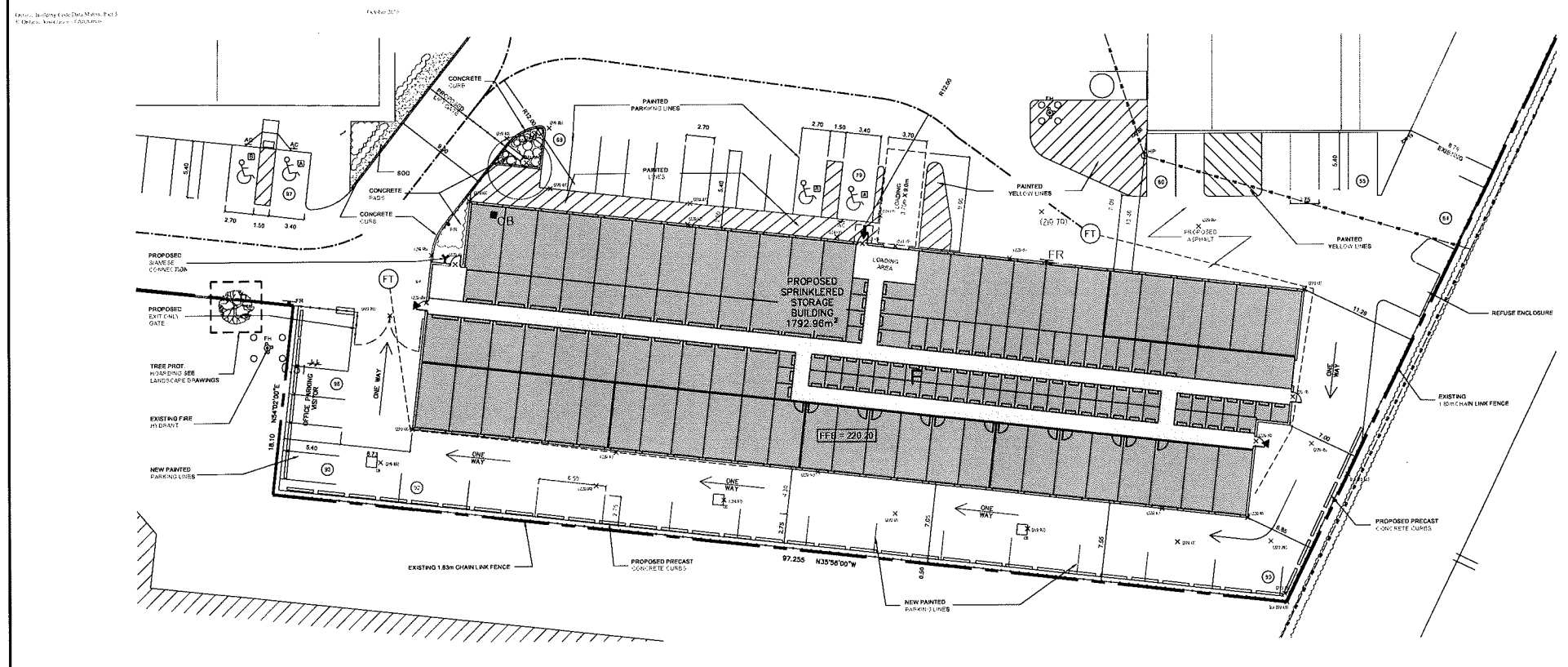
PROJECT NAME & ADDRESS: PROPOSED SELF-STORAGE, 71 ROSDALE AVENUE WEST, BRAMPTON, ON.

SCALE: 1:400 **DATE:** MAR. 6, 2019 **DRAWN BY:** M.G./M.A. **JOB No.:** 2303

DRAWING TITLE: PROPOSED SITE PLAN

DRAWING NO.: SP-1

Name of Practice:		3.05		3.16		3.22	
Name of Project:		3.06		3.17		3.20	
Location:		3.07		3.18		3.21	
Date:		3.08		3.19		3.23	
Ontario Building Code Data Matrix Part 3 Building Code Version: 2015 Project Type: New Addition/Renovation Occupancy: Warehouse Description: Self Storage Facility		Building Code Reference Building Code: 9411.12 Building Code Reference: 1121.14		Table 3.16: Fire Hazard Category Category: Low Reason: Low human occupancy, 1.1 Post-firewater storage		Table 3.22: Spacing Separation Separation: 3.0m Construction Type: Non-combustible Fire Resistance: 1.5h	
Table 3.03: Superimposed Mass Occupancy Description: Warehouse Existing: 0, New: 0, Total: 0		Table 3.09: Building Code Version Version: 2015		Table 3.10: Building Classification Classification: Group F, Division 2		Table 3.20: Fire Protection Requirements Fire Protection: None	
Table 3.04: Building Area (m²) Description: Building F Existing: 0, New: 1792.96, Total: 1792.96		Table 3.11: Sprinkler System System: Not Required		Table 3.12: Standpipe System System: Not Required		Table 3.21: Required Fire Resistance Ratings Rating: None	
Table 3.06: High Building Building Height: 0m		Table 3.13: Fire Alarm System System: Not Required		Table 3.14: Water Service / Supply in Addition Service: No		Table 3.23: Energy Efficiency Energy Efficiency: None	
Table 3.07: Building Height Height: 0m		Table 3.15: Construction Type Type: Combustible					



ISSUED FOR	DATE
ISSUED FOR PRELIMINARY REVIEW	13/03/19
ISSUED FOR PRELIMINARY REVIEW	27/01/20
ISSUED FOR REVIEW	28/01/20
SINGLE STORY BUILDING	24/03/21
UPDATED FOR SURVEY	03/08/21
UPDATED FOR SHEET SIZE	04/08/21
UPDATED PARKING COUNT	09/08/21
UPDATED BUILDING 'F' LAYOUT	24/08/21
UPDATED BUILDING 'F' LAYOUT	31/08/21
UPDATED SITE PLAN	07/10/21
UPDATED FOR CITY COMMENTS	16/11/21
ISSUED FOR COORDINATION	16/11/23
ISSUED FOR SITE PLAN APPROVAL	19/11/23

© COPYRIGHT NOTES:
 ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT.
 REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE WRITTEN 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

PAUL HASTINGS Architect

RICK BROWN & ASSOCIATES INC.
 100 CANADIAN ROAD
 SCARBOROUGH, ON
 M1B 4Y7
 TEL: 416-291-8800
 FAX: 416-291-8801
 WWW.RICKBROWN.COM

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

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

SCALE: 1:100
DATE: MAR. 6, 2019
DRAWN BY: M.G./J.M.A.
JOB NO.: 2303
DRAWING NO.: SP-2


November 15, 2023 10:57 AM
 C:\Projects\2020\2020-0018B\2023\10-11-23\Drawings\SP-2.dwg

#	ISSUED FOR	DATE
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/08/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING 'F' LAYOUT	24/08/21
11	UPDATED BUILDING 'F' LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	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 AN MEASUREMENT DRAWING.
 3. LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
 4. SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSSES ETC.) TO THE ARCHITECT FOR REVIEW.
 5. ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH THE LOCAL BUILDING CODE.

**PRELIMINARY
NOT FOR CONSTRUCTION**



MUNICIPAL FILE NO:
PRE-2020-0018B




RICK BROWN & ASSOCIATES INC.
 21 ROSEDALE AVENUE WEST, SUITE 201
 SCARBOROUGH, ONTARIO M1S 2R2
 TEL: 416-291-1234
 WWW.RICKBROWN.COM

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

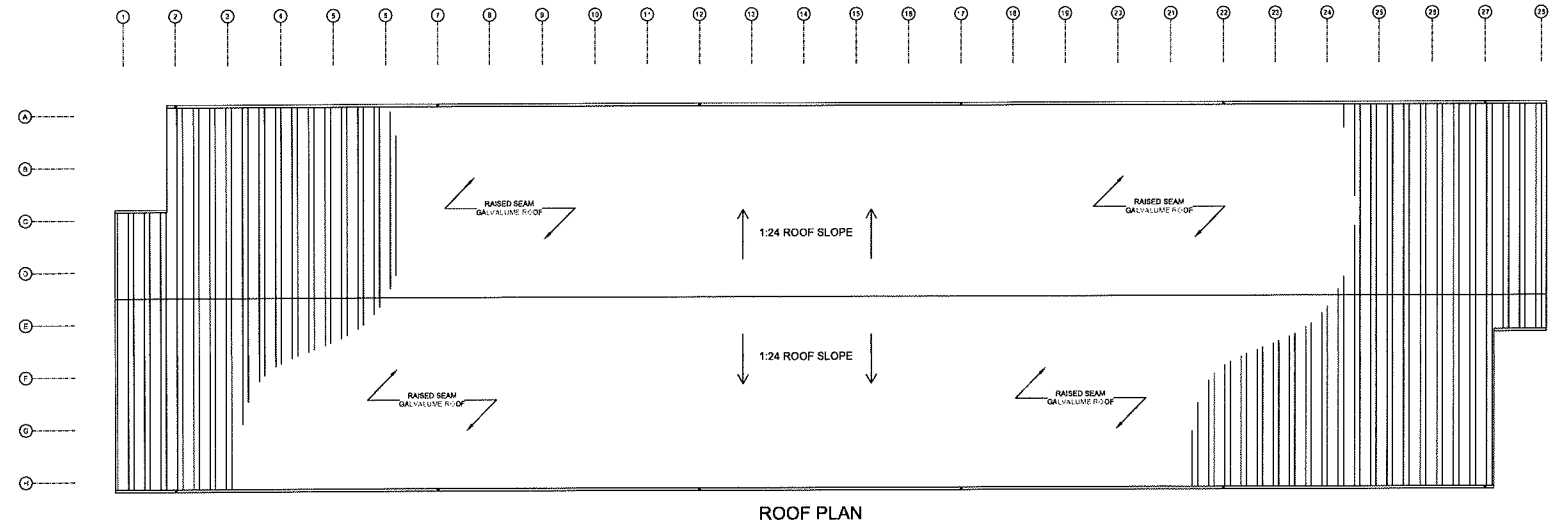


PROJECT NAME & ADDRESS
PROPOSED SELF-STORAGE
 21 ROSEDALE AVENUE WEST,
 SCARBOROUGH, ON

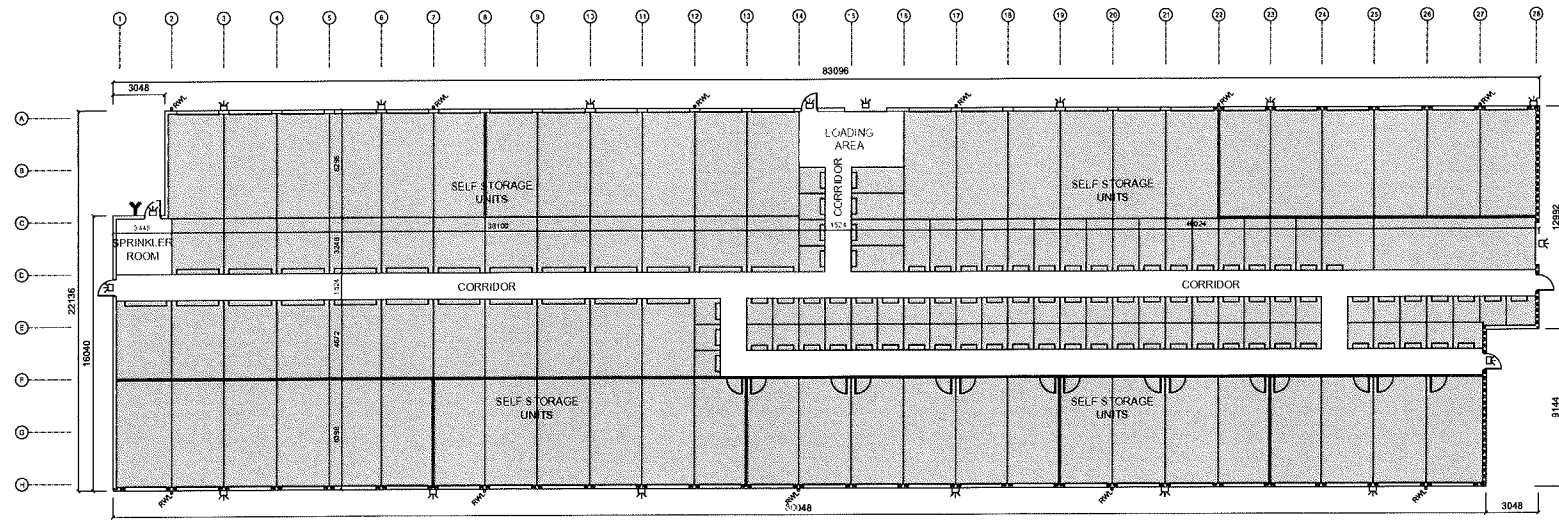


SCALE	DATE	DRAWN BY	JOB No.
1 : 100	MAY 8, 2019	M.G./M.A.	2303

DRAWING TITLE	DRAWING No.
PROPOSED PLANS AND ROOF PLAN	P-1



ROOF PLAN



FLOOR PLAN

NOTE: ALL LIGHTING ON BUILDING F TO BE DARK SKY COMPATIBLE FIXTURES.

#	ISSUED FOR	DATE
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/09/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING "X" LAYOUT	24/08/21
11	UPDATED BUILDING "Y" LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	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.

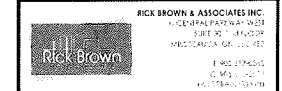
GENERAL NOTES:

- DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
- THIS IS AN METRIC DRAWING.
- LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
- SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW.
- 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 CANADIAN ROAD
SCARBOROUGH, ON



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

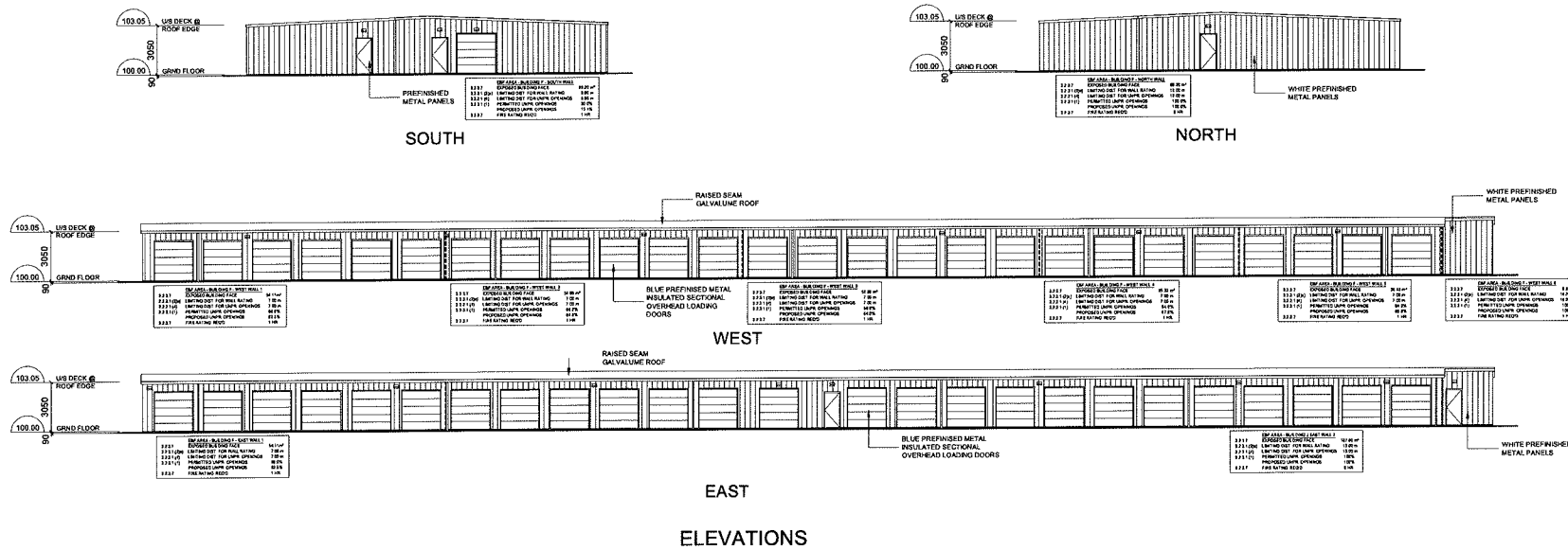


SCALE: 1:150 DATE: MAR. 6, 2019 DRAWN BY: M.S./M.A. JOB No.: 2303

DRAWING TITLE:
ELEVATIONS

DRAWING No.:
P-2

NOTE: ALL LIGHTING ON BUILDING TO BE DARK BKY COMPLIANT FIXTURES



#	ISSUED FOR	DATE
1	ISSUED FOR PRELIMINARY REVIEW	13/03/19
4	ISSUED FOR PRELIMINARY REVIEW	27/01/20
5	ISSUED FOR REVIEW	28/01/20
6	SINGLE STORY BUILDING	24/03/21
7	UPDATED FOR SURVEY	03/08/21
8	UPDATED FOR SHEET SIZE	04/08/21
9	UPDATED PARKING COUNT	09/08/21
10	UPDATED BUILDING 'F' LAYOUT	24/08/21
11	UPDATED BUILDING 'F' LAYOUT	31/08/21
12	UPDATED SITE PLAN	07/10/21
13	UPDATED FOR CITY COMMENTS	16/12/21
15	ISSUED FOR COORDINATION	10/11/23
16	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:

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

**PRELIMINARY
NOT FOR CONSTRUCTION**



MUNICIPAL FILE NO.: **PRE-2020-0018B**

PH PAUL HASTINGS Architect
 1115 PARKWAY CENTRAL, SUITE 200, UNIT 204
 100 BAYVIEW AVE. SUITE 1114
 TORONTO, ONTARIO M2H 3P9

Rick Brown RICK BROWN & ASSOCIATES INC.
 1130 CENTRAL PARKWAY WEST
 SUITE 401 DANFORTH
 MISSISSAUGA, ONT L4Y 4E3
 T 905.877.4288
 C 905.512.0277
 RICK.BROWN@rba.ca

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

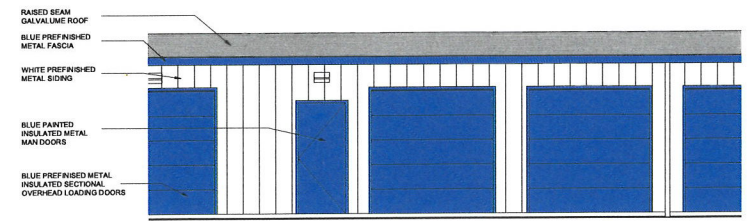


PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
 71 ROSEDALE AVENUE WEST,
 BRAMPTON, ON

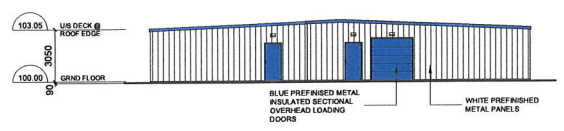


SCALE: 1:150 DATE: MAR. 8, 2019 DRAWN BY: M.S. / M.A. JOB No.: 2303

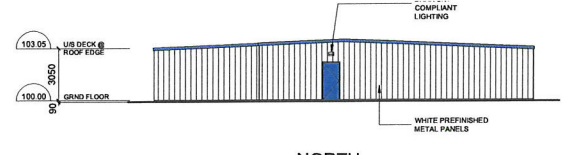
DRAWING TITLE: **ELEVATIONS & COLOURED ELEVATIONS** DRAWING No.: **P-2C**



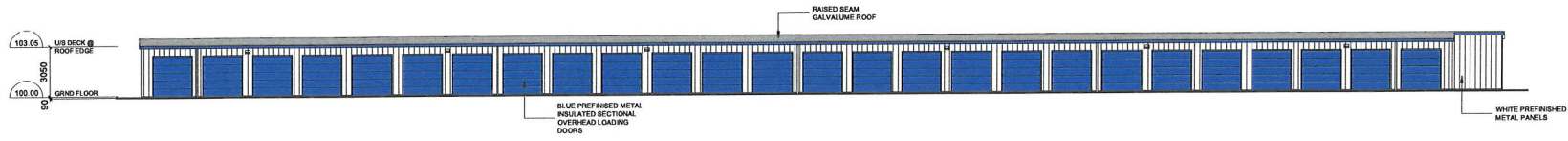
ENLARGED ELEVATION



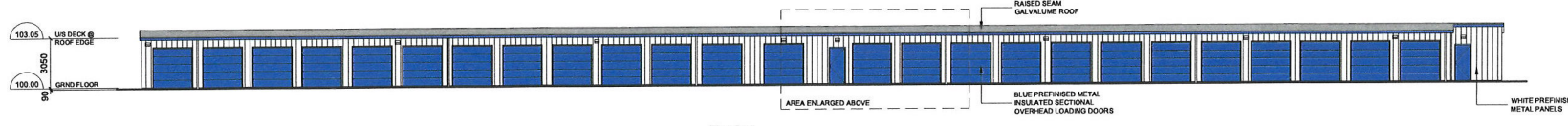
SOUTH



NORTH



WEST



EAST

COLOURED ELEVATIONS

NOTE: ALL LIGHTING ON BUILDING TO BE DARK SKY COMPLIANT FIXTURES

November 15, 2023 8:49:31 AM
 C:\ProgramData\Autodesk\LT23\Users\113066102304 - APD_Rawadell\SP4.dwg

Zoning Non-compliance Checklist

File No.
A-2024-0104

Applicant: Storage Vault Canada Inc.

Address: 71 Rosedale

Zoning: Industrial M1

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			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To permit 106 parking spaces	Whereas the By-law Requires 206 parking spaces	30.5
SCHEDULE "C"			

____AMANDA DICKIE____
Reviewed by Zoning

____MARCH 21.24____
Date