

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-2024-0186
Property Address: 6461 Mayfield Road
Legal Description: PSCP 1137, Level 1, Unit 13, Ward 10
Agent: AREA, Architects Rash Eckler Associates Limited
Owner(s): MaxxWorth Leasing Ltd., Senjey Joshi
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, June 18, 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:

1. To permit a combined total gross commercial floor area of 4709.14 square metres, whereas the by-law permits a maximum combined total gross commercial floor area of 4344 square metres.

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, June 13, 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, June 13, 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.

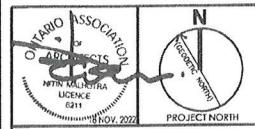
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of June 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



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 T: 416.256.9741
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 www.narchitecture.com



City of Brampton - Planning Division
 Excluded from Site Plan Control
 Site Plan Approval - Limited
 Description:
 Relocation of cart storage area.

Authorized by: Samanatha Datta Parua
 Name
 06/04/2023
 Date
 Signature

NOTE: APPLICANT IS TO CONFIRM IF ZONING AND/OR BUILDING PERMIT REVIEW ARE REQUIRED

No.	Date	Version	Dwn.
12.	2022 NOV. 16	WALKWAY TO BUILDING B REVISION 2	EY
11.	2022 OCT. 28	WALKWAY TO BUILDING B REVISION 1	EY
10.	2022 OCT. 07	WALKWAY TO BUILDING B REVISION	EY
9.	2022 JULY 24	ISSUED FOR LIMITED SITE PLAN APPLICATION	EY
8.	2020 SEP. 02	ISSUED FOR FINAL SPA	A.K.
7.	2020 JUL. 30	ISSUED FOR FINAL SPA	A.K.
6.	2020 MAR. 04	ISSUED FOR BUILDING PERMIT	A.K.
5.	2019 OCT. 03	ISSUED FOR BUILDING PERMIT	MG.
4.	2019 AUG. 19	ISSUED FOR SITE PLAN SUBMISSION 3	MG.
3.	2018 JULY 04	ISSUED FOR PRELIMINARY PRICING	MG.
2.	2018 FEB. 27	ISSUED FOR OPA AND IBA	FB.
1.	2016 NOV. 07	SENT TO CONSULTANTS FOR COORDINATION	ST.

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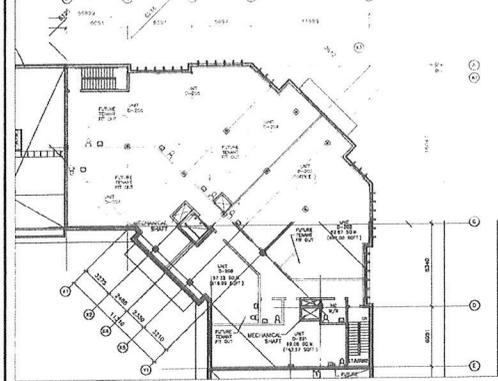
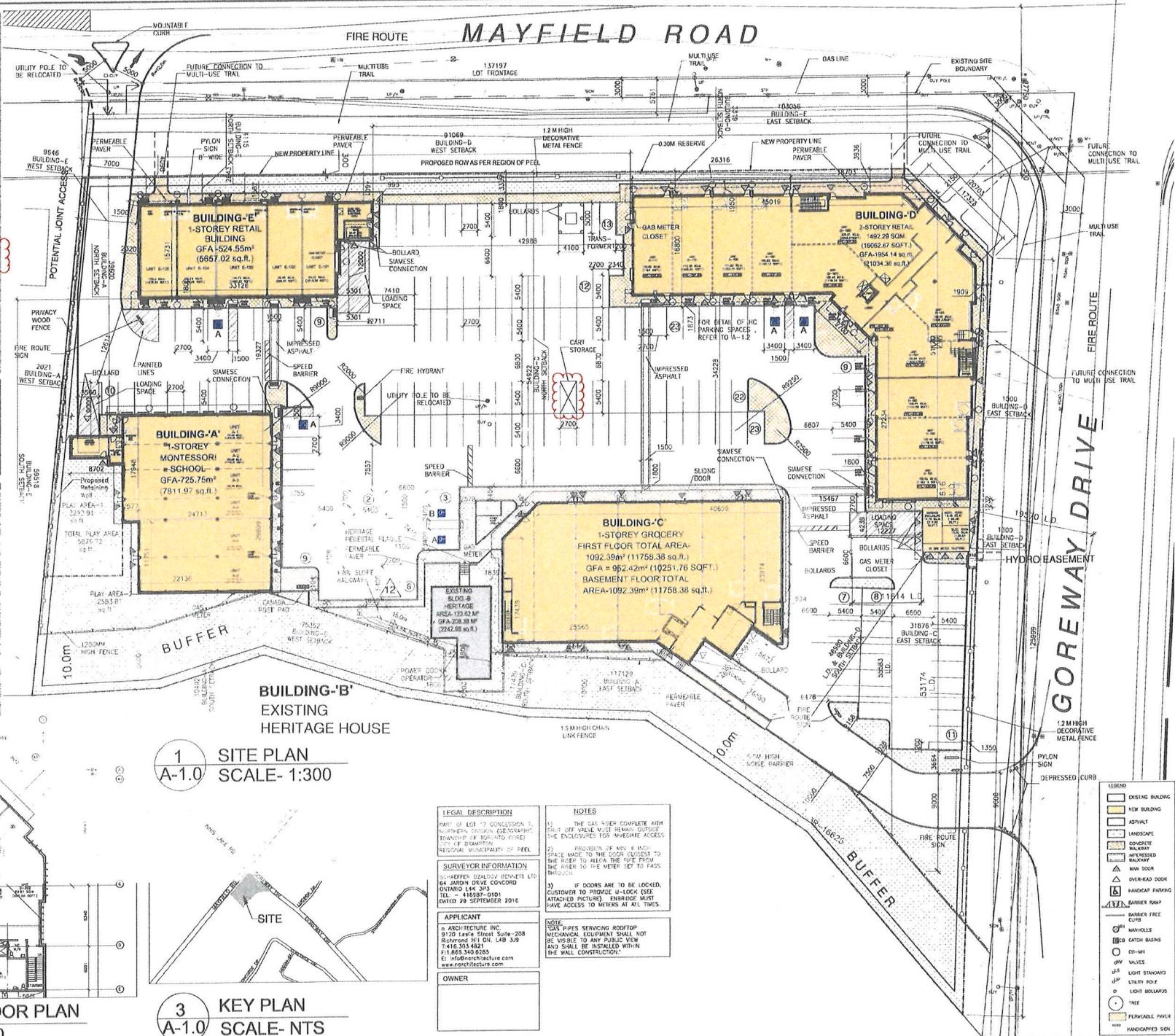
PROPOSED DEVELOPMENT
MAYFIELD ARCADEUM CENTER,
 6445, 6455, 6461, 6465 & 6475
 MAYFIELD ROAD
 BRAMPTON

DRAWING TITLE: SP19-040.000

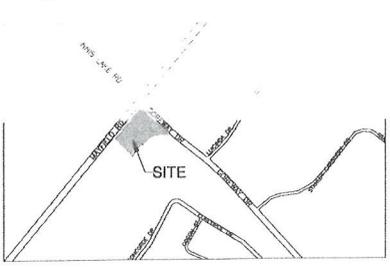
SITE PLAN

DRAWN BY: ST DATE: MAY 16 2016
 CHECKED BY: NM SCALE: AS NOTED
 PROJECT NO.: DRAWING NO.:
16-46 A-1.0

PROJECT STATISTICS		REQUIRED	PROVIDED
ADDRESS: 6401 MAYFIELD ROAD, BRAMPTON			
ZONING			
LOT AREA (sq ft)	14833.70 SQM (1381,260 sq ft)		
MONTESSORI SCH-SCHOOL BLDG-A	173.75 SQM		
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-A	34.20 SQM		
GARAGE ENCL. BLDG-A	33.00 SQM		
HERITAGE BLDG-B (EXIST)	208.34 SQM		
GROCERY STORE BLDG-C	552.42 SQM		
COMMON AREA & MEDIA SHFT BLDG-C	113.59 SQM		
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-C	32.38 SQM		
GARAGE ENCL. BLDG-C	23.75 SQM		
BASEMENT BLDG-C	1092.39 SQM		
RETAIL BLDG-D	1924.14 SQM		
FIRST FLOOR - COMMON AREA	121.30 SQM		
SECOND FLOOR - COMMON AREA & MEDIA SHFT BLDG-D	147.16 SQM		
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-D	44.24 SQM		
GAS METER BLDG-D	12.30 SQM		
RETAIL BLDG-E	524.55 SQM		
GAS METER BLDG-E	8.77 SQM		
ELEC. RM+GARAGE ENCL. BLDG-E	27.79 SQM		
CARPORT TOTAL AREA (EXIST)	4155.84 SQM (38904.50 SQ FT)		
TOTAL GFA (EXCLUDING BUILDING B)	4305.24 SQM (46474.50 SQ FT)		
TOTAL GFA (INCLUDING BUILDING B)	4504.12 SQM (48477.75 SQ FT)		
LOT FRONTAGE	120.58 M		
LOADING SPACE	4		
PARKING	168	168	
BUILDING-A HEIGHT	7.31 M		
BUILDING-C HEIGHT	7.31 M		
BUILDING-D HEIGHT	12.8 M		
BUILDING-E HEIGHT	7.31 M		
LANDSCAPE AREA	3070.75 SQM (33197 sq ft)		
PAVED AREA	1189.97 SQM (12838 sq ft)		
PARKING CALCULATION			
BUILDING-A	1 PER EMPLOYEE = 28 EMPLOYEE		
BUILDING-B	1 PER 10 CHILDREN = 170 CHILDREN		
BUILDING-C	(1 PER 30 SQM)	208.38	
BUILDING-D	(1 PER 30 SQM)	653.42	
BUILDING-E	(1 PER 30 SQM)	1736.31	
BUILDING-F	(1 PER 30 SQM)	578.83	
BUILDING-G	(1 PER 30 SQM)	524.55	
TOTAL		168	161140%
BUILDING - A SETBACK			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	21.00 M	15.00 M	
EXTERIOR SIDE SETBACK (EAST)	11.00 M	11.00 M	
INTERIOR SIDE SETBACK (WEST)	1.20 M		
BUILDING - C SETBACK			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	54.92 M	18.47 M	
EXTERIOR SIDE SETBACK (EAST)	1.87 M	1.87 M	
INTERIOR SIDE SETBACK (WEST)	15.25 M		
BUILDING - D SETBACK			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	2.31 M		
EXTERIOR SIDE SETBACK (EAST)	45.96 M	1.2 M	
INTERIOR SIDE SETBACK (WEST)	51.07 M		
BUILDING - E SETBACK			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	6.12 M	54.01 M	
EXTERIOR SIDE SETBACK (EAST)	7.03 M	7.03 M	
INTERIOR SIDE SETBACK (WEST)	6.4 M		



1 SITE PLAN
 A-1.0 SCALE- 1:300



2 SECOND FLOOR PLAN
 A-1.0 SCALE- 1:250

LEGAL DESCRIPTION
 PART OF LOT 14 CONVEYED TO NITIN MALHOTRA (GEORGIAN BOUNDARY OF TORONTO CORE) OF THE BRAMPTON REGIONAL MUNICIPALITY OF BRAMPTON

SURVEYOR INFORMATION
 SURVEYED: 02/02/2019 BY: ELO 64 JARDIN DRIVE CONCORD ONTARIO L4G 2G3
 TEL: 416-907-0101
 DATED: 28 SEPTEMBER 2016

APPLICANT
 n ARCHITECTURE INC
 9120 Leslie Street Suite-208
 Richmond Hill ON, L4B 3J9
 T: 416.256.9741
 F: 416.256.9741
 E: info@narchitecture.com
 www.narchitecture.com

OWNER

NOTES
 1) THE GAS METER COMPLETE WITH SHUT OFF VALVE MUST REMAIN OUTSIDE THE ENCLOSURES FOR IMMEDIATE ACCESS.
 2) PROVISION OF ALL 4 HOV SPACES MADE TO THE ZONING CODEST TO THE RIVER TO ALLOW THE HOV FROM THE RIVER TO THE METER SET TO PASS THROUGH.
 3) IF DOORS ARE TO BE LOCKED, CUSTOMER TO PROVIDE 4-LOCK (SEE ATTACHED PICTURE). ENTRANCE MUST HAVE ACCESS TO METERS AT ALL TIMES.

NOTE:
 GAS PIPES SERVING ROOFTOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.

LEGEND

	EXISTING BUILDING
	NEW BUILDING
	ASPHALT
	LANDSCAPE
	CONCRETE
	SIDEWALK
	DRIVEWAY
	MAN DOOR
	OVERHEAD DOOR
	HANDICAP PARKING
	BARRIER RAMP
	BARRIER FREE CURB
	MANHOLES
	CATCH BASINS
	DOWNSPOUT
	UTILITY
	LIGHT STANDARD
	UTILITY POLE
	LIGHT BOLLARDS
	TREE
	PERMEABLE PAVER
	HANDICAP SIGN