

6205 Airport Road, Mississauga, Ontario, L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824 orlandocorp.com

May 9, 2024

Clara Vani Interim Secretary-Treasurer, Committee of Adjustment City of Brampton 2 Wellington Street West Brampton ON L6Y 4R2

RE: Minor Variance Application 9445 Airport Rd SPA-2024-0003

Dear Ms. Vani,

Pala Holdings Limited (Orlando Corporation) owns the lands municipally known as 9445 Airport Road and we are seeking a minor variance for relief from the following site-specific Zoning Bylaw 1512 (225-2005) regulations:

- 1. Proposed Front Yard setback of 21.44m whereas 24.5m is required to the overhang and Proposed Front Yard setback of 24.29m whereas 25m is required to the building;
- 2. Proposed Side Yard setback of 25.46m whereas 30m is required;
- 3. Proposed Rear Yard setback of 11.82m whereas 20m is required;
- 4. Proposed Landscape buffer along Airport Road of 14.77m whereas 15m is required;
- 5. Proposed Landscape buffer along William's Parkway of 9.47m whereas 15m is required;
- 6. Proposed Outside storage (Truck Parking) on the East side of the site whereas Outside Storage of goods, materials and equipment, including overside motor vehicles is not permitted; and,
- 7. Proposed parking rate of 350 spaces whereas 883 spaces are required.

Through the Site Plan Application SPA-2024-0003 we are proposing to construct a new 48,548.90 square metre (522,576 sq ft) industrial building at the subject lands. The existing site-specific Zoning Bylaw 1512 (225-2005) provides regulations which were tailored for a specific user to the site, while the overall zoning designation is M4 Industrial. The existing building on site is in the process of be demolished as per the approved demolition permit. The requested variances will permit the construction of an industrial building that would meet the requirements of the M4 Industrial Zoning Designation, consistent with the neighbouring industrial buildings.



A TIS prepared by C.F. Crozier & Associates Inc. prepared in April 2024 has been circulated with the site plan application. The TIS supports the proposed reduction in parking supply, shows that the site will be providing a surplus of 180 parking spaces on the site based on information from surrogate sites analyzed throughout the Greater Toronto Area.

We believe that the minor variance application meets the four tests as prescribed under the Planning Act:

- 1. The proposed use of the subject lands is consistent with the City of Brampton Official Plan and furthers the objectives of the Employment Designation.
- 2. The proposed use of the subject lands is consistent with the designated M4-Industrial zoning as per the City of Brampton Zoning Bylaw.
- 3. The proposed use and variances would be consistent and compatible with the surrounding land uses. The reduction of parking is supported by the TIS prepared by C.F. Crozier & Associates Inc. prepared in April 2024, and the parking rate proposed is consistent with M4 zoning designations.
- 4. The proposed variances are minor in nature as the variances would meet the requirements under a typical M4 Industrial designation. Further, the City of Brampton is currently undergoing a review of their Zoning Bylaw which would allow for opportunities to remove the site-specific zoning designation on this property in the future.

The following plans and information have been provided in this submission for your review and circulation:

- Completed Committee of Adjustment Variance Application
- Application Fee Cheque in the amount of \$2,838.00
- Site Plan A1.0a, revised to May 6, 2024

If you require additional information or clarification, please contact me at 416.684.2049 or at <a href="mailto:rehkopfw@orlandocorp.com">rehkopfw@orlandocorp.com</a>.

Yours truly,

ORLANDO CORPORATION

Wyatt Rehkopf Development Manager

## Flower City



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

FILE NUMBER: A-2024-0171

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

	6205 Airpi	ort Rd Mississauga	a ON L4V1E3	poration)	
DL #	-			Fax#	
Phone # Email		rlandocorp.com		FdX #	
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Name of		Wyatt Rehkopf - De		ager	
Address	6205 Airp	ort Rd Mississaug	a ON L4V1E3		
Phone #	905-677-5480			Fax #	
Email	rehkopfw@o	riandocorp.com			
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	EXISTING BUILDING	S/STRUCTURES on t	the subject land: List all structures (dwelling, shed, gazebo, etc.)			
			Building to be demolished.			
	PROPOSED BUILDII	NGS/STRUCTURES o	n the subject land:			
	One new 48,548.9	90 sq m industrial b	puilding			
9.			ructures on or proposed for the subject lands: r and front lot lines in metric units)			
	EXISTING					
	Front yard setback Rear yard setback	25m 20m				
	Side yard setback		eater than 50m) to max of 30m whichever is more			
	Side yard setback	8m or 15% of lot line (if greater than 50m) to max of 30m whichever is more				
	PROPOSED Front yard setback	21.44m				
	Rear yard setback Side yard setback	11.8m 25.46m				
	Side yard setback	33.42m				
10.	Date of Acquisition	of subject land:	1991			
11.	Existing uses of sul	bject property:	Industrial			
12.	Proposed uses of s	ubject property:	Industrial			
13.	Existing uses of ab	utting properties:	Industrial			
14.	Date of construction	n of all buildings & st	ructures on subject land: 1980			
15.	Length of time the	existing uses of the s	ubject property have been continued: 1980 to Present			
16. (a)	What water supply Municipal ☑ Well	is existing/proposed?	Other (specify)			
(b)		esal is/will be provided	d? Other (specify)			
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(c)	Sewers Ditches Swales	ge system is existing/ 	Other (specify)			

17.	Is the subject prope subdivision or conse		of an application under the	ne Planning Act, for app	roval of a plan of
	Yes	No 🗸			
	If answer is yes, pro	vide details:	File #	Status	
18,	Has a pre-consultation	on application	been filed?		
	Yes 🔽	No 🗆			
19.	Has the subject prop	erty ever been	the subject of an applicat	ion for minor variance?	
	Yes	No 🗆	Unknown 🗸		
	If answer is yes, pro	vide details:			
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	Present Official Plan	n Designation:			
	Present Zoning By-	law Classificat	ion:		<u>i</u> _
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		said review a	are outlined on the attached	Checklist	
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λ	DAT	E RECEIVED_	May	6,0024	
	Date Applica Complete by the	tion Deemed Municipality		Jako	Revised 2022/02/17
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## **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

LOCATIO	ON OF THE SUBJECT LAND: 9445 Airport Road	
I/We,	Pala Holdings Limited	
	please print/type the	e full name of the owner(s)
the unde	rsigned, being the registered owner(s) of the	e subject lands, hereby authorize
Wyatt Rehk	opf	
	please print/type the full	name of the agent(s)
	application to the <b>City of Brampton C</b> on for <b>minor variance</b> with respect to the su	ommittee of Adjustment in the matter of an abject land.
Dated th	is 8 day of MA	, 20 <u>24</u> .
(sign	aure of the owner[s], or where the owner is a firm or	corporation, the signature of an officer of the owner.)

 ${\it NOTE:}\ \ \textit{If the owner is a firm or corporation, the corporate seal shall be affixed hereto.}$ 

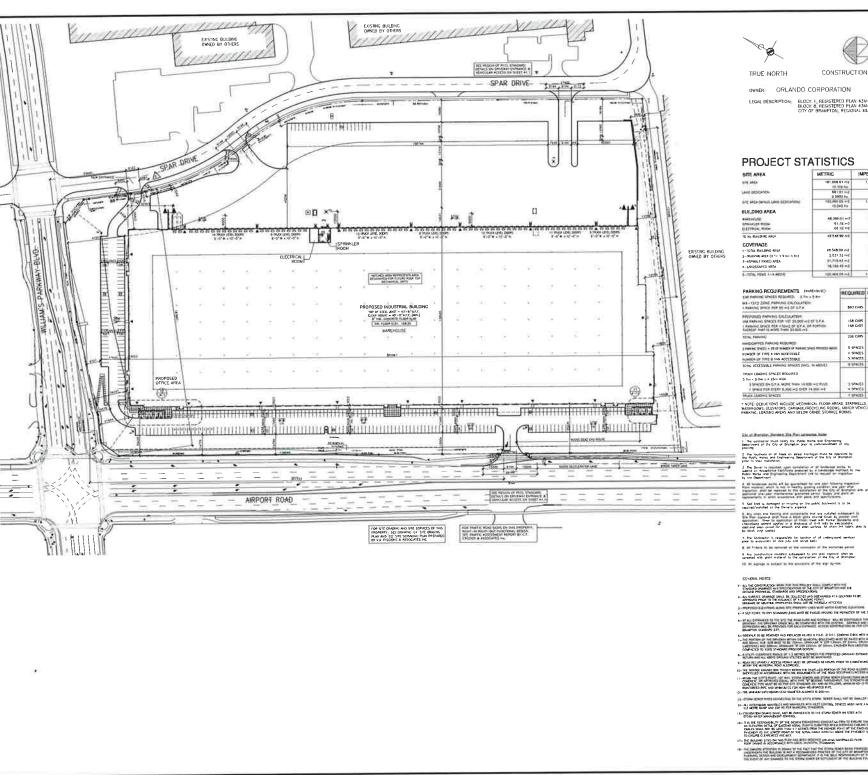
NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

### **PERMISSION TO ENTER**

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

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







OWNER ORLANDO CORPORATION

LEGAL DESCRIPTION BLOCK I. REGISTERED PLAN 43M-468 AND BLOCK B. REGISTERED PLAN 43M-469 CITY OF BRAMPTON. REGIONAL MUNICIPALITY OF PEEL

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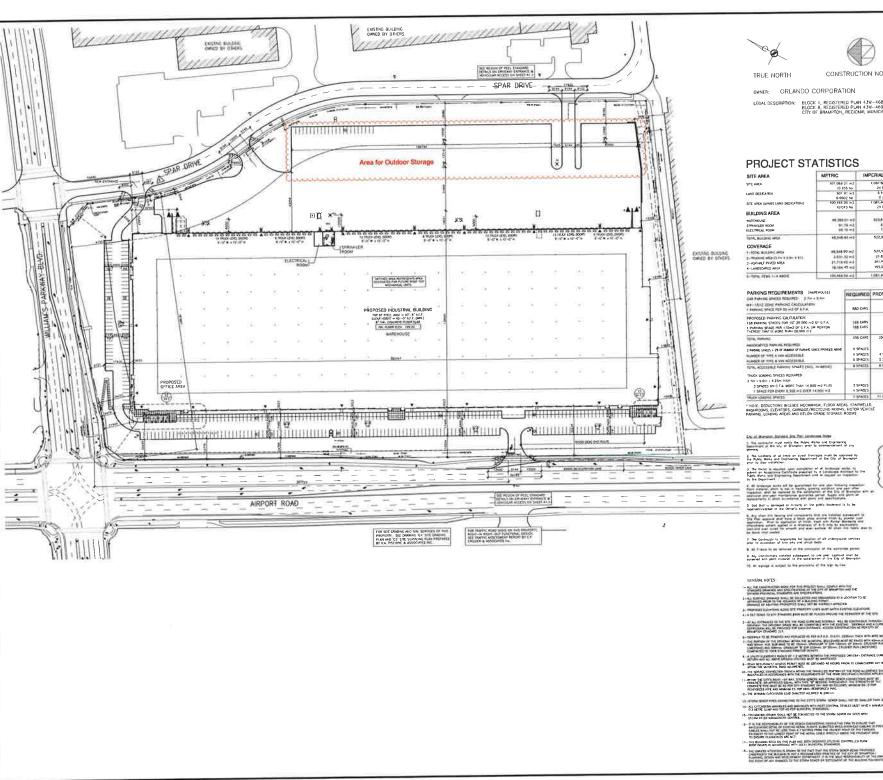
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-INDUSTRIAL SPEC BUILDING

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SITE PLAN APPLICATION NO SPA-2024-0003 A1.0a



OWNER: ORLANDO CORPORATION

LEGAL DESCRIPTION: BLOCK I, REGISTERED PLAN 43V-468 AND BLOCK B, REGISTERED PLAN 43W-469 CITY OF BRAMPTON, RECIONAL MUNICIPALITY OF PEEL



SITE PLAN LEGEND:

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KEY PLAN

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\* NOTE DEDUCTIONS INCLUDE MECHANICAL FLOOR AREAS STARWELLS WASHROOMS, ELEVATORS, CARBAGE/RECYCLING ROOMS, MOTOR VEHICLI PARKING, LUADING AREAS AND BELOW GRADE STORAGE ROOMS

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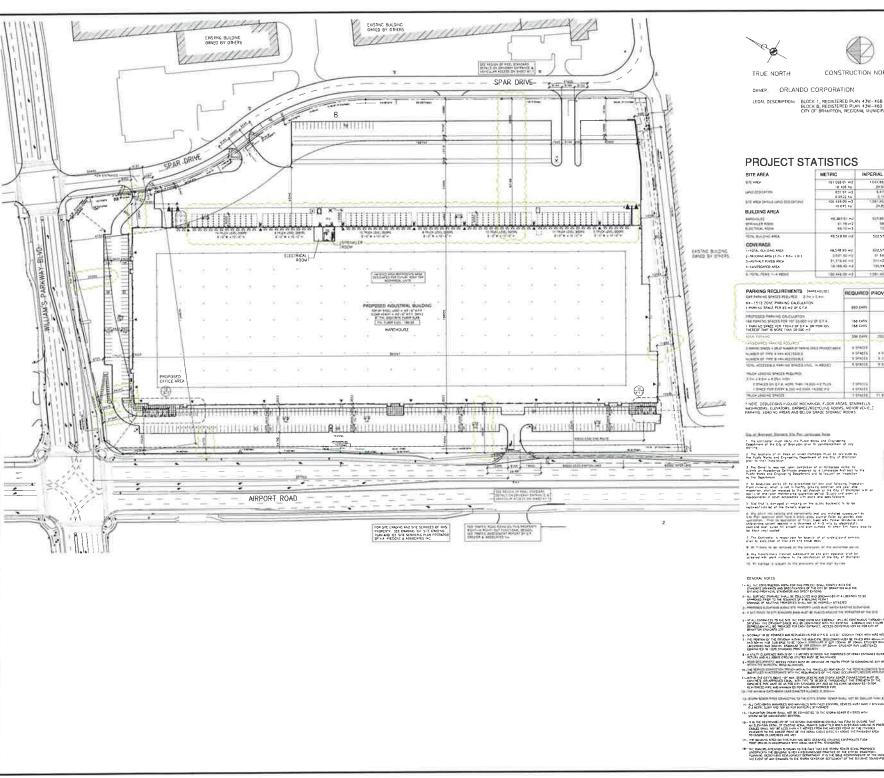




SITE PLAN APPLICATION NO SPA-2024-0003

A1.0a

REVISIONS / ISSUES







DWNEP ORLANDO CORPORATION

LEGAL DESCRIPTION: BLOCK 1, REGISTERED PLAN 43M-46B AND BLOCK B. REGISTERED PLAN 43M-469 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL



SITE PLAN LEGEND:

#### **KEY PLAN**

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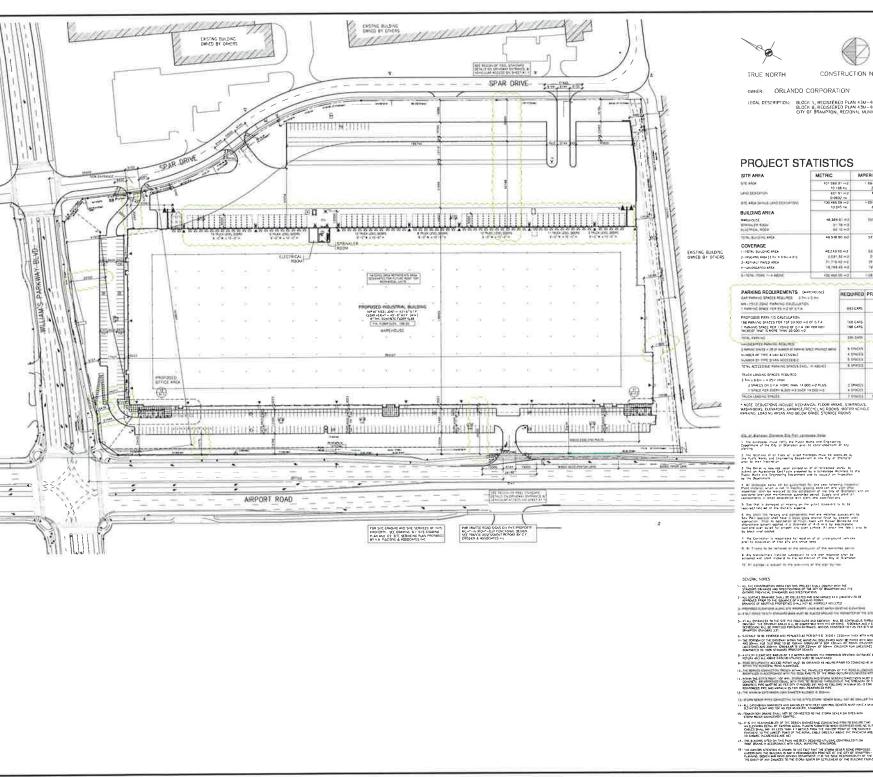
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-INDUSTRIAL SPEC BUILDING

S445 ARFORT ROAD BRAMPTON \$40 Ted

SITE PLAN YARD PAVED PERCENTAGE







OWNER ORLANDO CORPORATION

LEGAL DESCRIPTION BLOCK 1, RECISTERED PLAN 43M-46B AND BLOCK 8, RECISTERED PLAN 43M-469 CITY OF BRAWPTON, RECIONAL MUNICIPALITY OF PEEL

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#### **KEY PLAN**

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\* NOTE DEDUCTIONS INCLUDE MECHANICAL FLOOR AREAS, STARWELLS MASHROOMS, ELEVATORS, GARBIGE/RECYCLING ROOMS, WOTOR VEHICLE PARKING, LOADING AREAS AND BELOW GRADE STORAGE ROOMS.

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1750 UNO MXX: 202 PROJECT KAMBER JN20060

INDUSTRIAL SPEC BUILDING 8445 ARPORT ROAD BRAMPTON BALLY TITLE

SITE PLAN YARD PAVED PERCENTAGE A1.0a

# **Zoning Non-compliance Checklist**

File No.		
A-2024-	0171	29

Applicant:

Pala Holdings Limited (Orlando Corporation)

Address:

9445 Airport Rd.

Zoning:

M4 Section 1512

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit a front yard setback of 24.29 metres.	Whereas the by-law permits 25 metres.	1512.2
	To permit a minimum side yard setback of 25.46 metres.	Whereas the by-law permits a side yard setback of 30 metres.	1512.2
	To permit a rear yard setback of 11.82 metres.	Whereas 20 metres is required.	1512.2
OUTDOOR STORAGE	To permit outdoor storage (truck parking) on the east side of the site.	Whereas outdoor storage is not permitted.	1512.2
SIDE DOOR			
COVERAGE			
PARKING	To permit 350 parking spaces.	Whereas 883 spaces are required.	1512.2
DRIVEWAY			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE	To permit a landscape buffer along Airport Road of 14.77 metres.	Whereas 15 metres is required.	
	To permit a landscaped buffer along William's Parkway of 9.47 metres.	Whereas 15 metres is required.	
SCHEDULE 'C'			

Rose Bruno Reviewed by Zoning

May 15, 2024 Date