

**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-2024-0186  
**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,  
4<sup>th</sup> 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](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, 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](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, June 13, 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).

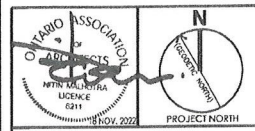
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 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](mailto:coa@brampton.ca)



**n Architecture Inc**  
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 E: info@narchitecture.com  
 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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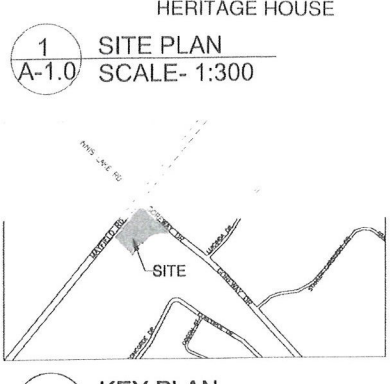
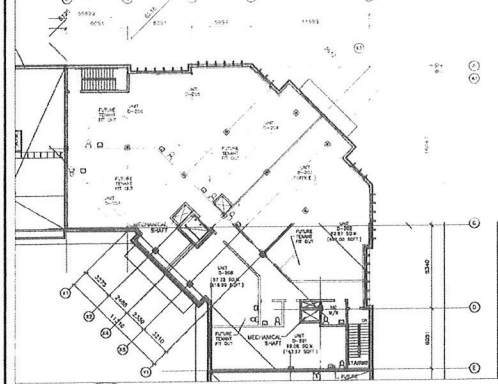
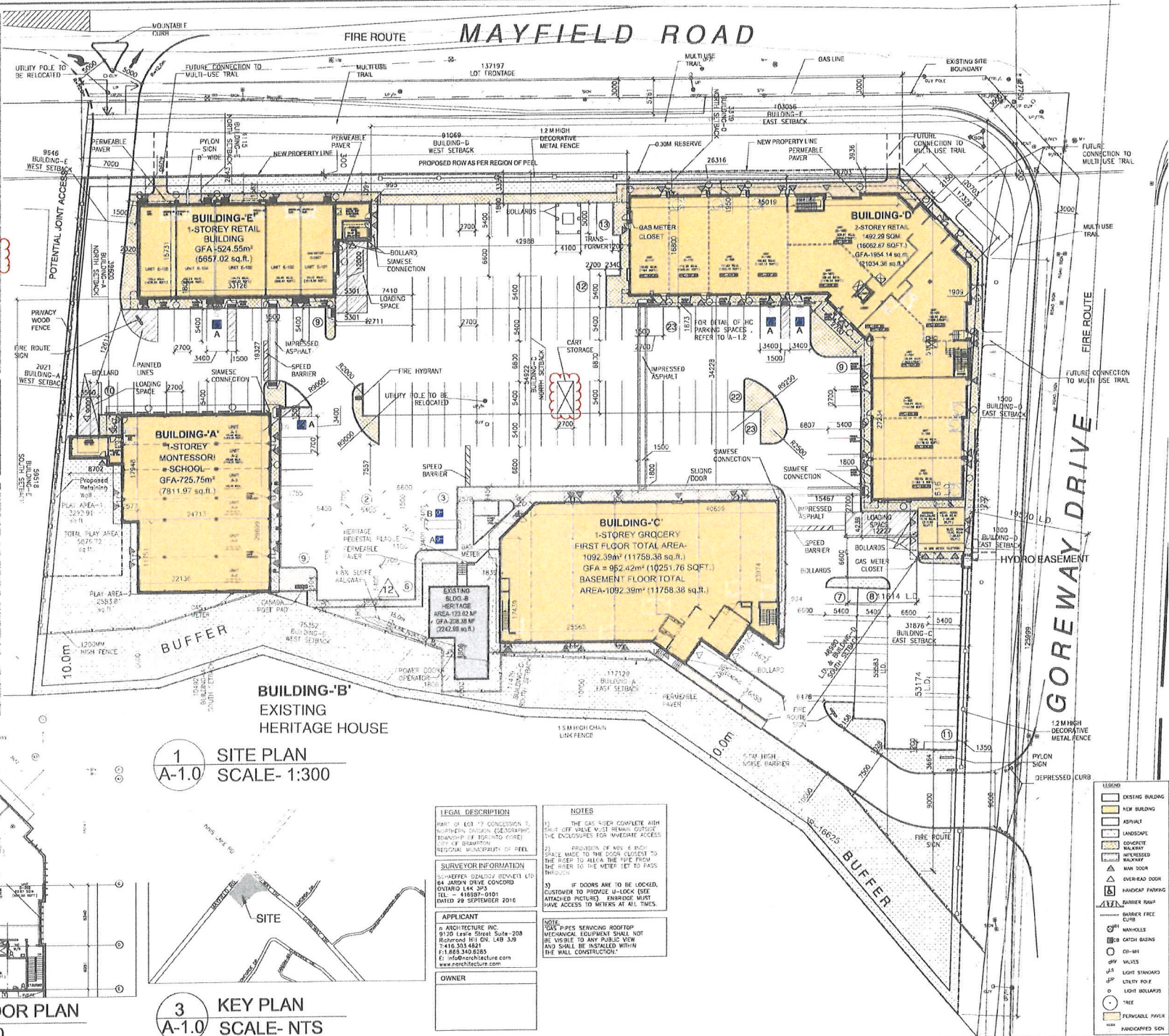
PROPOSED DEVELOPMENT  
**MAYFIELD ARCADEUM CENTER,**  
 6445, 6455, 6461, 6465 & 6475  
 MAYFIELD ROAD  
 BRAMPTON

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	14833.70 SQM	14833.70 SQM
MONTESSORI SCH-SCHOOL BLDG-A	2381.50 SQM	2381.50 SQM	2381.50 SQM
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-A	34.20 SQM	34.20 SQM	34.20 SQM
GARAGE ENCL. BLDG-A	33.00 SQM	33.00 SQM	33.00 SQM
HERITAGE BLDG-B (EXIST)	208.34 SQM	208.34 SQM	208.34 SQM
GROCERY STORE BLDG-C	552.42 SQM	552.42 SQM	552.42 SQM
COMMON AREA & MEDIA SHFT BLDG-C	113.59 SQM	113.59 SQM	113.59 SQM
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-C	32.30 SQM	32.30 SQM	32.30 SQM
GARAGE ENCL. BLDG-C	23.70 SQM	23.70 SQM	23.70 SQM
BASEMENT BLDG-C	1092.39 SQM	1092.39 SQM	1092.39 SQM
RETAIL BLDG-D	1924.14 SQM	1924.14 SQM	1924.14 SQM
FIRST FLOOR - COMMON AREA	121.30 SQM	121.30 SQM	121.30 SQM
SECOND FLOOR - COMMON AREA & MEDIA SHFT BLDG-D	147.16 SQM	147.16 SQM	147.16 SQM
MEDIA/ELEC. RM+GARAGE ENCL. BLDG-D	44.24 SQM	44.24 SQM	44.24 SQM
GAS METER BLDG-D	12.30 SQM	12.30 SQM	12.30 SQM
RETAIL BLDG-E	524.55 SQM	524.55 SQM	524.55 SQM
GAS METER BLDG-E	8.77 SQM	8.77 SQM	8.77 SQM
ELEC. RM+GARAGE ENCL. BLDG-E	27.99 SQM	27.99 SQM	27.99 SQM
<b>CARTAGE STORAGE</b>	<b>176.70 SQM</b>	<b>176.70 SQM</b>	<b>176.70 SQM</b>
TOTAL GFA (EXCLUDING BUILDING B)	4155.84+208.38(04) (EXIST) = 4364.24 SQM (10887.44 SQ.FT.)		
	3424.83+133.89(04) (EXIST) = 3558.72 SQM (9177.85 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 (29.97%)		
PAVED AREA	1189.97 SQM (8.13%)		
<b>PARKING CALCULATION</b>			
BUILDING-A	1 PER EMPLOYEE = 28 EMPLOYEE		
	1 PER 10 CHILDREN = 170 CHILDREN		
BUILDING-B	(1 PCN 19 SQM)	208.38	
BUILDING-C	(1 PCN 30 SQM)	653.42	
BUILDING-D	(1 PER 30 SQM)	1376.31	
BUILDING-E	(1 PER 30 SQM)	578.83	
BUILDING-F	(1 PER 30 SQM)	524.55	
TOTAL		168	16114(6)
<b>BUILDING - A SETBACK</b>			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	REQUIRED	PROVIDED	
EXTERIOR SIDE SETBACK (EAST)	REQUIRED	PROVIDED	
INTERIOR SIDE SETBACK (WEST)	REQUIRED	PROVIDED	
<b>BUILDING - C SETBACK</b>			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	REQUIRED	PROVIDED	
EXTERIOR SIDE SETBACK (EAST)	REQUIRED	PROVIDED	
INTERIOR SIDE SETBACK (WEST)	REQUIRED	PROVIDED	
<b>BUILDING - D SETBACK</b>			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	REQUIRED	PROVIDED	
EXTERIOR SIDE SETBACK (EAST)	REQUIRED	PROVIDED	
INTERIOR SIDE SETBACK (WEST)	REQUIRED	PROVIDED	
<b>BUILDING - E SETBACK</b>			
FRONT SETBACK (NORTH)	REQUIRED	PROVIDED	
REAR SETBACK (SOUTH)	REQUIRED	PROVIDED	
EXTERIOR SIDE SETBACK (EAST)	REQUIRED	PROVIDED	
INTERIOR SIDE SETBACK (WEST)	REQUIRED	PROVIDED	



**LEGAL DESCRIPTION**  
 PART OF LOT 19 CONVEYED TO NUTINA MALHOTRA (GEORGIAN BOUNDARY OF TORONTO CORE) OF THE BRAMPTON REGIONAL MUNICIPALITY OF PEEL

**SURVEYOR INFORMATION**  
 SURVEYED: 02/20/2016 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: 416.303.4821  
 F: 1.888.340.8285  
 E: info@narchitecture.com  
 www.narchitecture.com

**OWNER**

**NOTES**  
 1) THE GAS METER COMPLETE WITH SHUT OFF VALVE MUST REMAIN OUTSIDE THE ENCLOSURES FOR EMERGENCY ACCESS.  
 2) PROVISION OF ALL 4 HOV SPACES MADE TO THE ZONING CODEST TO THE RIVER TO ALLOW THE FIRE FROM THE RIVER TO THE METER SET TO PASS THROUGH.  
 3) IF DOORS ARE TO BE LOCKED, CUSTOMER TO PROVIDE A 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**

[Symbol]	EXISTING BUILDING
[Symbol]	NEW BUILDING
[Symbol]	ASPHALT
[Symbol]	LANDSCAPE
[Symbol]	CONCRETE
[Symbol]	IMPRESSIONED ASPHALT
[Symbol]	WALKWAY
[Symbol]	MAN DOOR
[Symbol]	OVERHEAD DOOR
[Symbol]	HANDICAP PARKING
[Symbol]	BARBER FREE CURB
[Symbol]	MANHOLE
[Symbol]	DRAIN
[Symbol]	WELL
[Symbol]	WATER
[Symbol]	UTILITY POLE
[Symbol]	LIGHT BOLLARDS
[Symbol]	TREE
[Symbol]	PERMEABLE PAVIL
[Symbol]	HANDICAP SIGN