



B-2024-0012

August 16th 2024

Clara Vani
Secretary Treasurer, Committee of Adjustment
City of Brampton, Clerks Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

3455 Queen Street East

Files: Consent B-2024-0012, and Variance Files A-2024-0233 & A-2024-0034

Please find attached to this Parking Rationale & Cover Letter the following documents:

- Draft R-Plan 66-5-19
- Parts Summary, PIN Abstract 2024-08-16
- Proposed Severance Sketch 2024-08-15
- C101-SEV Proposed Servicing Plan for Severed Lot

The purpose of this application is to Sever and Create a Vacant Lot that will have a deficient frontage onto Auction Lane. The resultant Retained Lot will have a slightly deficient number of parking provided on-site for the Hyatt Hotel, but the Severed Lot will create easements for parking, and rights-of-way to ensure compliance with the Zoning Bylaw in practice.

The attached Draft R Plan and Parts Summary described the existing reciprocal easements for access, servicing, and rights of way for the shared drive aisle amongst both 3455 Queen St. E. (Subject Site) as well as 2 and 4 Auction Lane.

This Parts Summary and Draft R Plan further seek to ensure harmonious and orderly development by way of reciprocal agreements between the Transferring Parties of the Severed and Retained Lots, this includes partial private easements for Parking, Rights-of-Way, and Services for Sanitary and Stormwater.

The Severed Lot enjoys its own access from both Auction Lane, as well as from Queen St. E. via a right-of-way easement partially measured over the Retained Lands. The inverse is also true of the Retained Lot.

The Severed Lot Line also bisects the Retained Lot perfectly along the centre line of an existing as-built Parking Stall for ease of harmony. The Lot Line parking stall location creates a unique aisle width variance as a result, because the proposed Severed Lot line bisects the drive aisle in its own way.

Parking Rationale

Minor Variance File A18-055 was previously approved by the Committee of Adjustment to lower the overall Parking Requirements for the construction of a 6 Storey Hyatt Hotel and 2 Storey Office / Retail Building under SP17-123.000.

Today, the 2 Storey Building is now entirely Office, resulting in an even lower parking rate than previously understood for the Retail portion of this building under A18-055. Compliance is achieved via off-site parking easements in favour thereof.

1370 Hurontario St. Miss ON. L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

August 16th 2024

B-2024-0012, A-2024-0233 & A-2024-0034 Amendments

The Subject Variance & Consent Applications are therefore to be amended as follows:

RETAINED LANDS (HOTEL/RETAIL/OFFICE):

1. To permit 89 parking spaces, whereas the By-law requires 136 parking spaces (reduced to 119 under previous variance A18-055).
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required.
3. To permit a parking aisle width of 1.6 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.

SEVERED LANDS:

1. To permit a lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 50 metres.
2. To permit a parking aisle width of 5.18 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.
3. To permit a parking lot associated with the hotel/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

We trust the ensuing conditions of provisional consent will allow the relevant approval agencies the time and care to measure the appropriateness of this proposal for posterity and Orderly Development.

Yours very truly,

Nicholas H. Dell
Principal

Flower City



brampton.ca

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

APPLICATION NUMBER:

"B" - 2024-0012

The personal information collected on this form is collected pursuant to subsection 53(2) 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
Consent
(Please read instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) **Name of Owner/Applicant** 2514682 Ontario Inc. (print given and family names in full)

Address 14 Leone Lane Brampton Ontario L6P 0K9

Phone # 1-416-565-0205 **Fax #** NA

Email sgandhi905@hotmail.com

(b) **Name of Authorized Agent** Harper Dell & Associates Inc. c/o Nicholas H. Dell

Address 1370 Hurontario Street Mississauga Ontario L5G 3H4

Phone # 647-963-7375 **Fax #** NA

Email nick@harperdell.ca

2. **The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.**

Specify: Creation of New Lot w/ Reciprocal Easements

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.**

Unknown at this Time

4. **Description of the subject land ("subject land" means the land to be severed and retained):**

a) **Name of Street** Queen Street East **Number** 3455

b) **Concession No.** 7 **Lot(s)** 5

c) **Registered Plan No.** 43R34613 Parts 7 11 to 16 18 24 to 26 33 **Lot(s)** _____

d) **Reference Plan No.** Northern Division **Lot(s)** _____

e) **Assessment Roll No.** 10-12-0-002-13650-000 **Geographic or Former Township** Peel

5. **Are there any easements or restrictive covenants affecting the subject land?**

Yes **No**

Specify: Rights of Way, Servicing, Maintenance

6. Description of severed land: (in metric units)

a) Frontage 7716 m2 Depth _____ Area 1.413 Ha

b) Existing Use Vacant Lot Proposed Use Vacant Lot

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) Vacant Lot
(proposed) No Change

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 90.31m Depth _____ Area 6419m2

b) Existing Use Hyatt Hotel Proposed Use No Change

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) Existing 120 Room Hyatt Hotel
(proposed) No Change.

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>SC-1923</u>	<u>SC-1923</u>
Official Plans		
City of Brampton	<u>Airport Intermodal</u>	<u>Airport Intermodal</u>
Region of Peel	<u>Employment</u>	<u>Employment</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes No

File # C07E05.018 Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	C07E05.018	Approved

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act? Yes No

13. Is the subject land within an area of land designated under any Provincial Plan? Yes No

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton of Mississauga on this 14th day of June, 2024.

[Signature]
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:
 I have the authority to bind the Corporation

DECLARATION

I, Nicholas H. Dell, c/o Harper Dell & Associates Inc. of the City of Peel in the County/District/Regional Municipality of Mississauga Peel solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the Region of Peel in the City of Mississauga this 14th day of June, 2024.

[Signature]
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
Signature of a Commissioner, etc.
**Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton**

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division Expires September 20, 2026

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED June 14/24
Date Application Deemed Complete by the Municipality [initials]

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, 2514682 Ontario Inc.
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

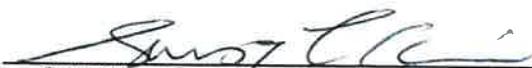
1. Signing and filing the application(s) on behalf of the undersigned;
1. Harper Dell & Associates Inc., c/o Nicholas H. Dell
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment,
2. _____
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. _____
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 11th day of June, 2024

X


(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)


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

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

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

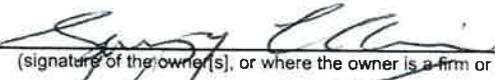
LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

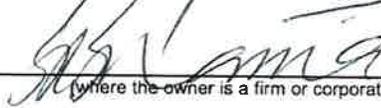
I/We, 2514682 Ontario Inc.

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 11th day of June, 2024.

 (SANTAY GANDHI) X
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)


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

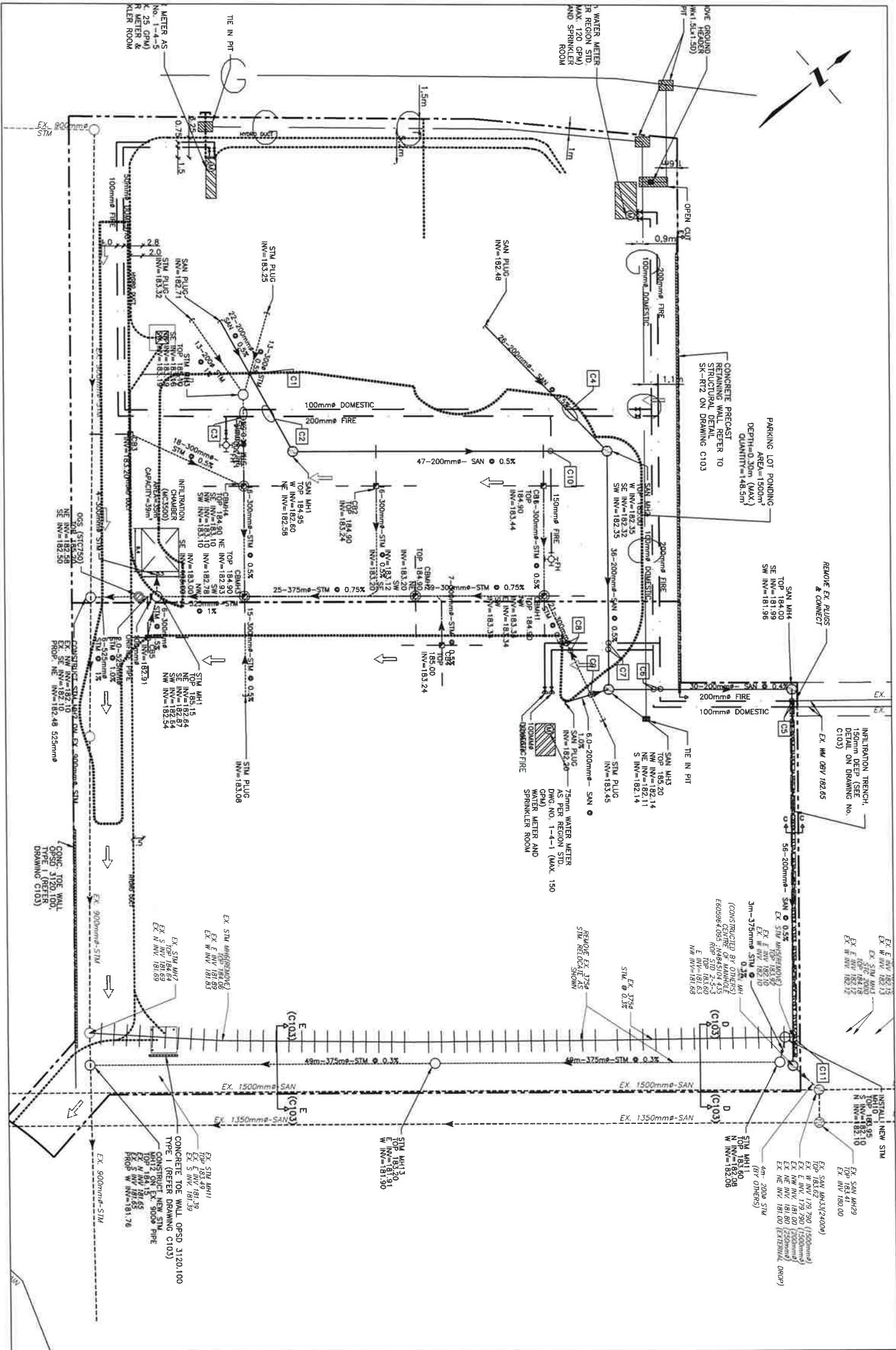
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed heret

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

Land Closed on: August 4, 2017

Occupancy Permit Granted: July 28 2022

Hyatt Opened: Aug 16, 2022



Site Plan 3455 Queen Street East, Brampton, ON	Harper Dell & Associates Inc. Planning, Parking, Zoning Land Development Consultants 1370 Hurontario St. Mississauga, ON, L5G 3G4		SP
	Date: May 14, 2024 Scale: 1:500		

PART SUMMARY

Location: Property referred to as 3455 Queen Street East
Part of Lot 5, Concession 7
Northern Division (Geographic Township of Toronto Gore, County of Peel)
City of Brampton
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: February 9, 2024

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5773
2	Part of the severed lands - Subject to easement in gross as in PR3548763	6392
3	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	287
5	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
6	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	300
7	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10
8	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
9	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
10	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
11	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
12	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Subject to easement in gross as in PR3548763	3
20	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	27
21	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	33
22	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	16
23	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	335
24	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 3, 4, 20 and 21 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6418 S.q.m.

Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 2, 5 to 19 (both inclusive), 22, 23 and 24 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716 S.q.m.

Frontage of Severed Lands: 9.08m (Minimum is 50 m)

TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923

David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

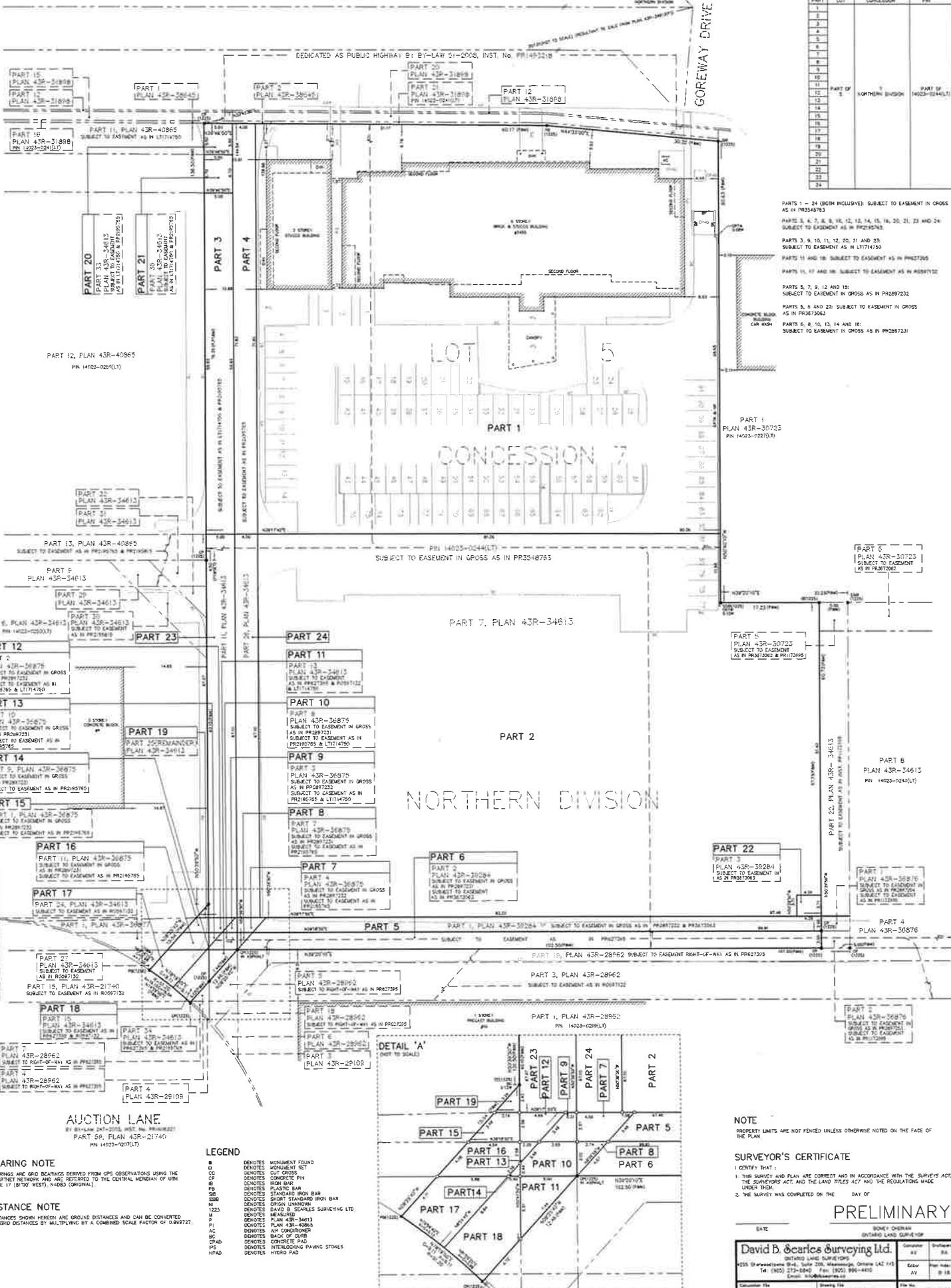
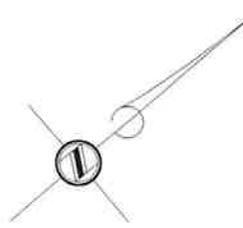
SCALE 1: 300

David B. Seales Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

QUEEN STREET EAST
(REGIONAL ROAD No 107)

PART 1 PLAN P-1899-250A
(SEE ORDER -IN-COUNCIL OC-1814/P, INST.No R0164808)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



SCHEDULE			
PART	LOT	CONCESSION	PN
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			

PARTS 1 - 24 (BOTH INCLUSIVE) SUBJECT TO EASEMENT IN GROSS AS IN PR3548783
 PARTS 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 20, 21, 23 AND 24 SUBJECT TO EASEMENT AS IN PR2145785
 PARTS 3, 9, 10, 11, 12, 20, 21 AND 23 SUBJECT TO EASEMENT AS IN LT1741350
 PARTS 11 AND 18 SUBJECT TO EASEMENT AS IN PR427395
 PARTS 11, 17 AND 18 SUBJECT TO EASEMENT AS IN W485732
 PARTS 5, 7, 9, 12 AND 15 SUBJECT TO EASEMENT IN GROSS AS IN PR2897232
 PARTS 5, 6 AND 22 SUBJECT TO EASEMENT IN GROSS AS IN PR3673063
 PARTS 6, 8, 10, 13, 14 AND 16 SUBJECT TO EASEMENT IN GROSS AS IN PR3587231

SUBJECT TO EASEMENT IN GROSS AS IN PR3548785

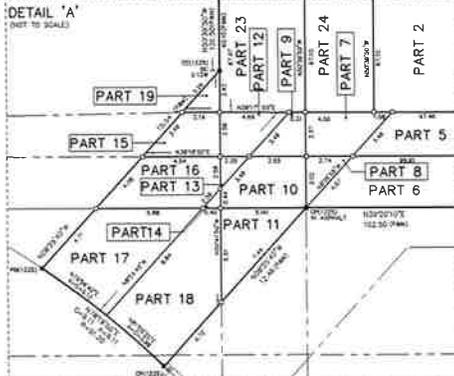
PART 7, PLAN 43R-34613

NORTHERN DIVISION

PART 15, PLAN 43R-28962 SUBJECT TO EASEMENT IN GROSS AS IN PR427395

PART 3, PLAN 43R-28962 SUBJECT TO EASEMENT AS IN W485732

PART 11, PLAN 43R-28962 PN 14023-029017



NOTE
PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

PRELIMINARY

DATE	BOBBI OBERMAN	ONTARIO LAND SURVEYOR
DAVID B. SEALES SURVEYING LTD.	CONCESSION 7	LOT 5
4555 Woodbine Ave., Unit 200, Markham, Ontario L4R 1A3	CONTR. NO.	PLAN NO.
TEL: (905) 273-8840 FAX: (905) 266-4400	CONTR. NO.	PLAN NO.
WWW.DBSURVEYING.COM	CONTR. NO.	PLAN NO.

BEARING NOTE
BEARINGS AND GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SHAPNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87°00' WEST), NAD83 (GRIGNA).

DISTANCE NOTE
DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727

- LEGEND**
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - DENOTES IRON CROSS
 - DENOTES CONCRETE PIN
 - DENOTES IRON BAR
 - DENOTES PLASTIC BAR
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES ORION UNKNOWN
 - DENOTES DAVID B. SEALES SURVEYING LTD. MEASURED
 - DENOTES PLAN 43R-34613
 - DENOTES PLAN 43R-40865
 - DENOTES AIR CONDITIONER
 - DENOTES BACK OF CURB
 - DENOTES CONCRETE PAD
 - DENOTES INTERLOCKING PAVING STONES
 - DENOTES HYDRO PAD

AUCTION LANE
81 BRIMLEY AVE. UNIT 101, WILLOWDALE
PART 50, PLAN 43R-21740
PN 14023-029017

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

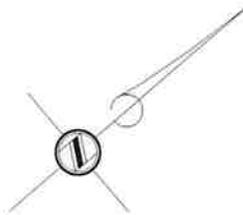
SCALE 1: 300

David B. Scarles Surveying Ltd.
CHARTERED LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

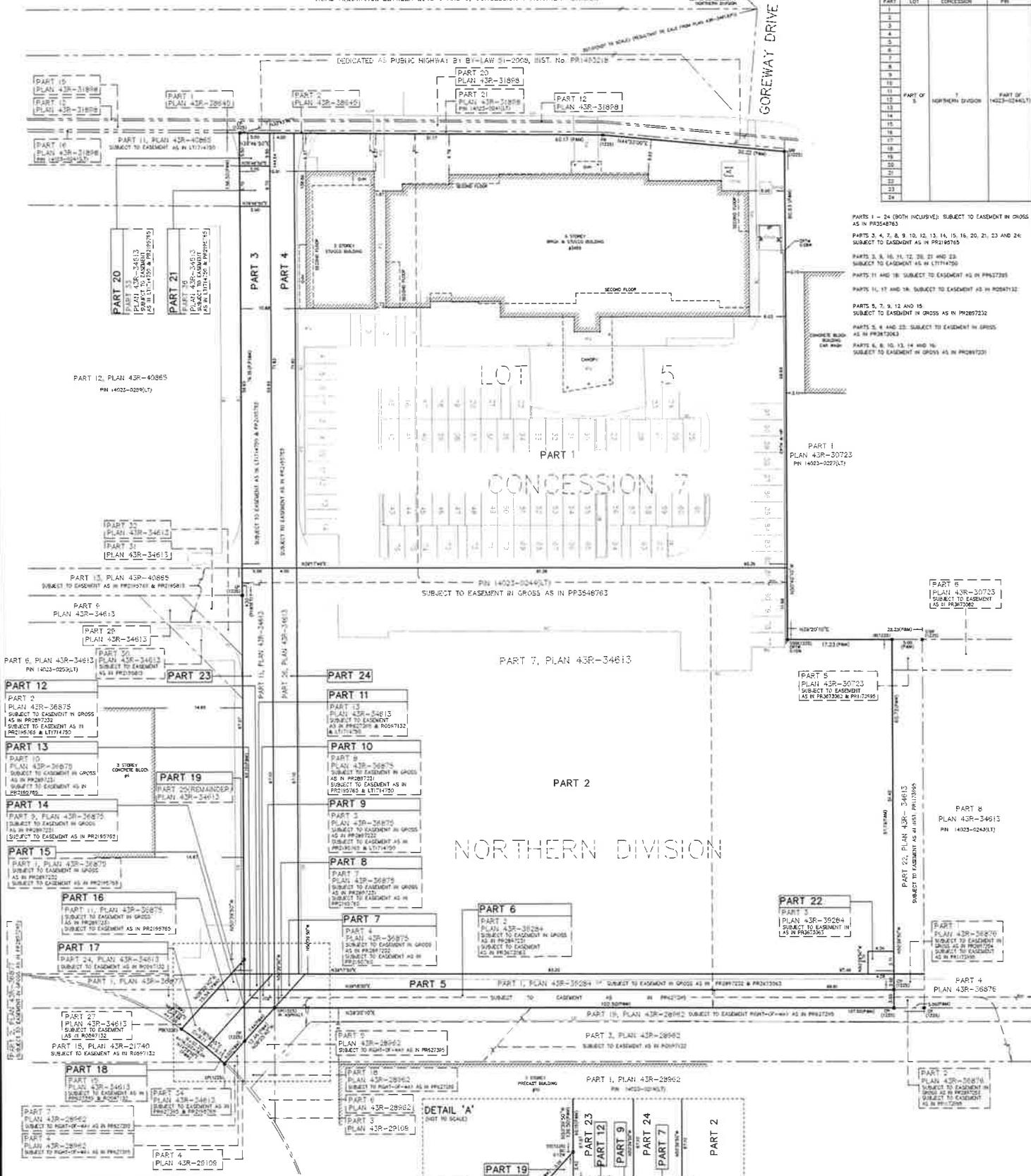
QUEEN STREET EAST
(REGIONAL ROAD No. 107)

PART 1 PLAN 43R-1899-250A
(SEE ORDER-IN-COUNSEL UC-1814/05; INST. No. R01164606)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



SCHEDULE		
PART	LOT	CONCESSION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		

PARTS 1 - 24 (BOTH INCLUSIVE) SUBJECT TO EASEMENT IN GROSS AS IN PR0548763
PARTS 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 20, 21, 23 AND 24 SUBJECT TO EASEMENT AS IN PR0195765
PARTS 3, 8, 16, 17, 18, 20, 21 AND 23 SUBJECT TO EASEMENT AS IN PR027285
PARTS 11, 17 AND 18 SUBJECT TO EASEMENT AS IN PR047132
PARTS 5, 7, 9, 12 AND 15 SUBJECT TO EASEMENT IN GROSS AS IN PR0297232
PARTS 2, 4 AND 22 SUBJECT TO EASEMENT IN GROSS AS IN PR027285
PARTS 6, 8, 10, 13, 14 AND 16 SUBJECT TO EASEMENT IN GROSS AS IN PR047132



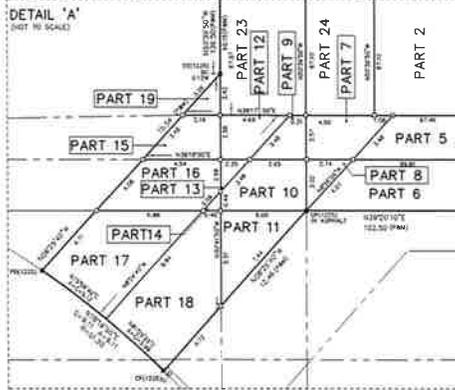
AUCTION LANE
BY BY-LAW 247-2003, INST. No. PR0162627
PART 58, PLAN 43R-21740
PN 14023-0270(LT)

BEARING NOTE
BEARINGS AND DISTANCES DERIVED FROM GPS OBSERVATIONS USING THE SHARPNET NETWORK, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (8100 WEST), 14083 (ORIGINAL)

DISTANCE NOTE
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999727

LEGEND

- CD NOTES MONUMENT FOUND
- CO NOTES MONUMENT SET
- CP NOTES CONCRETE PIN
- CS NOTES CONCRETE PIN
- CSB NOTES IRON BAR
- CSB NOTES STAINLESS STEEL IRON BAR
- CSB NOTES SHORT STAINLESS IRON BAR
- CSB NOTES BROWN IRONWOOD
- CSB NOTES DAVID B. SCARLES SURVEYING LTD.
- CSB NOTES MICRORIP
- CSB NOTES PLAN 43R-34613
- CSB NOTES PLAN 43R-34613
- CSB NOTES AIR CONDITIONER
- CSB NOTES BAG OF CURB
- CSB NOTES CONCRETE PAD
- CSB NOTES INTERLOCKING PAVING STONES
- CSB NOTES HYDRO PAD



NOTE
PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

PRELIMINARY

DATE _____

BOBET OVERMAN
CHARTERED LAND SURVEYOR

David B. Scarles Surveying Ltd.
CHARTERED LAND SURVEYORS
4235 Sheppard Avenue East, Suite 200, Markham, Ontario L4R 1Y5
Tel: (905) 273-8940 Fax: (905) 886-4414
Email: info@scarles.ca

Calculator	Drawn by
AV	AV
66-19CALC.DWG	66-5-19.DWG
66-5-19	

PART SUMMARY

Location: Property referred to as 3455 Queen Street East
Part of Lot 5, Concession 7
Northern Division (Geographic Township of Toronto Gore, County of Peel)
City of Brampton
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: February 9, 2024

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5773
2	Part of the severed lands - Subject to easement in gross as in PR3548763	6392
3	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	287
5	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
6	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	300
7	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10
8	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
9	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
10	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
11	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
12	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Subject to easement in gross as in PR3548763	3
20	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	27
21	Part of the retained lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	33
22	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	16
23	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	335
24	Part of the severed lands - Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 3, 4, 20 and 21 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6418 S.q.m.

Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 2, 5 to 19 (both inclusive), 22, 23 and 24 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716 S.q.m.

Frontage of Severed Lands: 9.08m (Minimum is 50 m)

TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923

David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO CORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

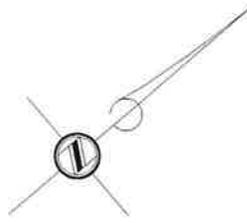
SCALE 1: 300

David B. Seales Surveying Ltd.
ONARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

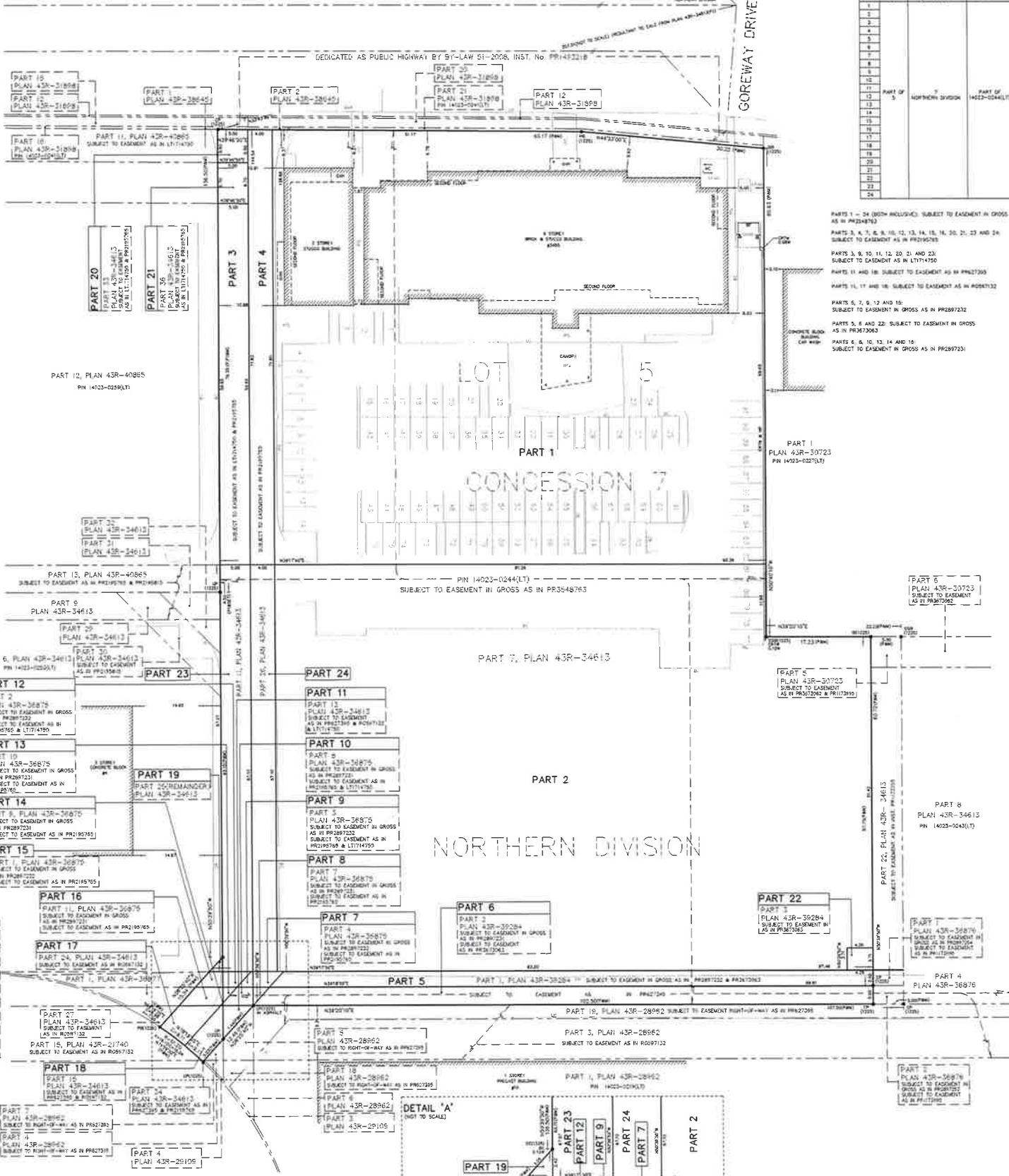
QUEEN STREET EAST
(REGIONAL ROAD NO. 107)

PART I PLAN P-1889-2504
(SEE ORDER -IN-COUNCIL 00-1814/97, INST. NO. R01164608)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



GOREWAY DRIVE

SCHEDULE			
PART	LOT	CONCESSION	TA
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			



PARTS 1 - 24 (BOTH INCLUSIVE) SUBJECT TO EASEMENT IN GROSS AS IN PR224875
PARTS 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 20, 21, 23 AND 24 SUBJECT TO EASEMENT AS IN PR292728
PARTS 5, 6, 10, 11, 12, 20, 21 AND 23 SUBJECT TO EASEMENT AS IN L1714750
PARTS 11 AND 18 SUBJECT TO EASEMENT AS IN PR272303
PARTS 11, 17 AND 18 SUBJECT TO EASEMENT AS IN PR272302
PARTS 5, 7, 9, 12 AND 15 SUBJECT TO EASEMENT IN GROSS AS IN PR289732
PARTS 5, 6 AND 22 SUBJECT TO EASEMENT AS IN PR272303
PARTS 4, 6, 16, 17, 14 AND 15 SUBJECT TO EASEMENT IN GROSS AS IN PR289725

AUCTION LANE
BY BY-LAW 247-2002, REG. NO. PR188227
PART 5B, PLAN 43P-21740
PH 14023-0210(LT)

BEARING NOTE
BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SHARPEST NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (EUTM WEST), NAD83 (ORIGINAL)

DISTANCE NOTE
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727

- LEGEND
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - DENOTES CUT CROSS
 - DENOTES CONCRETE PIN
 - DENOTES IRON BAR
 - DENOTES PLASTIC BAR
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON WINDOW
 - DENOTES DAVID B. SEALES SURVEYING LTD. MEASURED
 - DENOTES PLAN 43P-34613
 - DENOTES PLAN 43P-30806
 - DENOTES AIR CONDITIONER
 - DENOTES EAK OF CORE
 - DENOTES CONCRETE PAD
 - DENOTES HYDROCONCRETE PAVING STONES
 - DENOTES HYDRO PAD

NOTE
PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

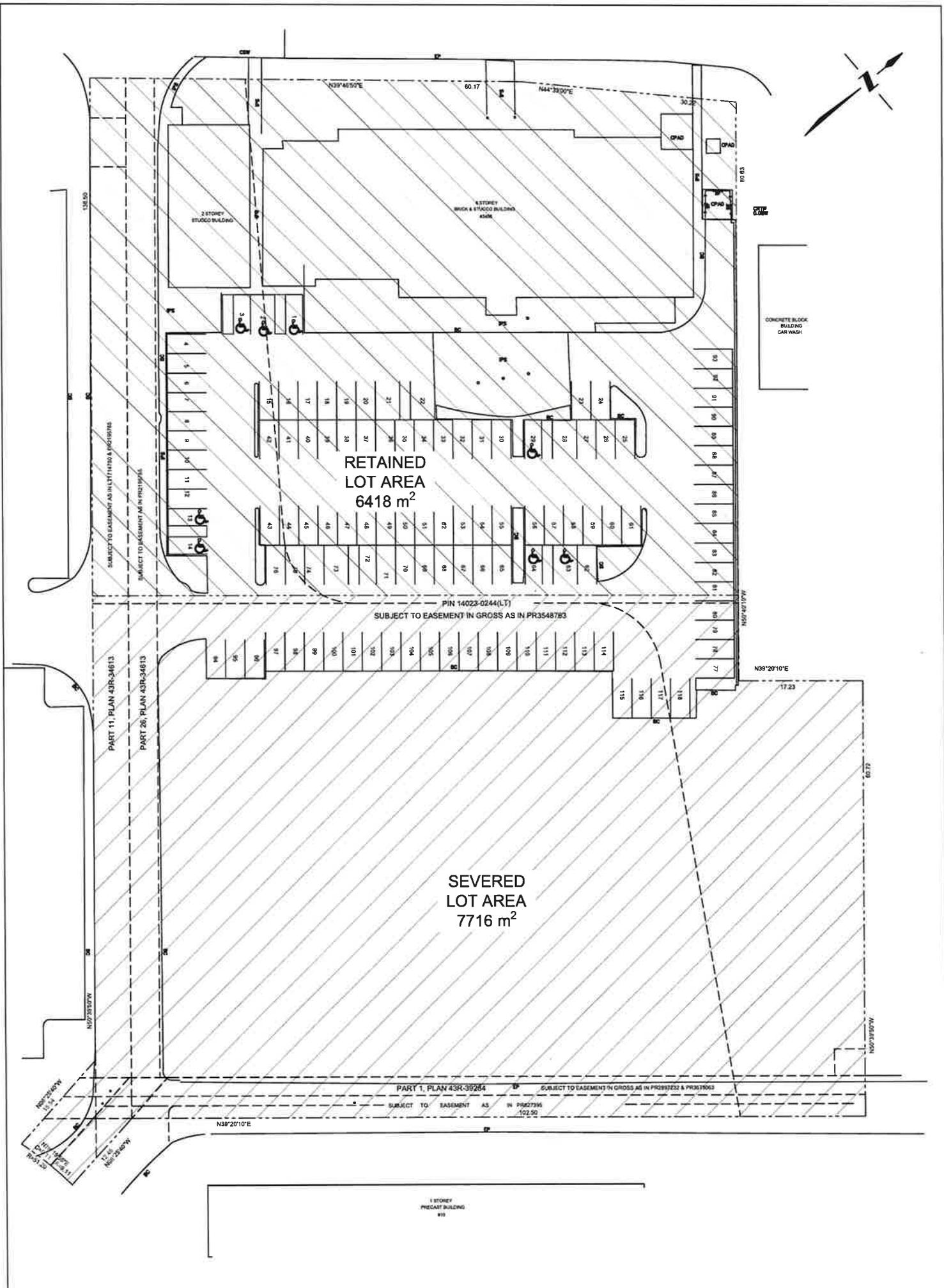
PRELIMINARY

DATE _____ SURVEY CHIEF _____
ONARIO LAND SURVEYOR

David B. Seales Surveying Ltd.
ONARIO LAND SURVEYORS

4255 Sheppard Avenue East, Suite 208, Markham, Ontario L4R 1H9
Tel: (905) 273-8840 Fax: (905) 800-4410
E-mail: info@seales.com

Calculation File: 66-15CALC.DWG Drawing File: 66-5-15.DWG File No: 66-5-19



Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m ²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m ²
Retained Lot Frontage	90.31 m
Hotel Parking	
Total Required Parking	120 Spaces
Total Parking Proposed	88 Spaces

- General Notes:**
1. Do Not Scale Drawings
 2. These Plans Are For Preliminary Design Purposes Only
 3. Site Plan Based Off of Plan of Subdivision By: David B. Searls Surveying Ltd.

Preliminary Site Plan
 3455 Queen Street East, Brampton, ON
 Proposed Severance Plan

Harper Dell & Associates Inc.
 Planning, Parking, Zoning
 Land Development Consultants
 1370 Hurontario St.
 Mississauga, ON, L5G 3G4

Date: March 7, 2024
Scale: 1:500



August 16th 2024

Clara Vani
Secretary Treasurer, Committee of Adjustment
City of Brampton, Clerks Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

3455 Queen Street East

Files: Consent B-2024-0012, and Variance Files A-2024-0233 & A-2024-0034

Please find attached to this Parking Rationale & Cover Letter the following documents:

- Draft R-Plan 66-5-19
- Parts Summary, PIN Abstract 2024-08-16
- Proposed Severance Sketch 2024-08-15
- C101-SEV Proposed Servicing Plan for Severed Lot

The purpose of this application is to Sever and Create a Vacant Lot that will have a deficient frontage onto Auction Lane. The resultant Retained Lot will have a slightly deficient number of parking provided on-site for the Hyatt Hotel, but the Severed Lot will create easements for parking, and rights-of-way to ensure compliance with the Zoning Bylaw in practice.

The attached Draft R Plan and Parts Summary described the existing reciprocal easements for access, servicing, and rights of way for the shared drive aisle amongst both 3455 Queen St. E. (Subject Site) as well as 2 and 4 Auction Lane.

This Parts Summary and Draft R Plan further seek to ensure harmonious and orderly development by way of reciprocal agreements between the Transferring Parties of the Severed and Retained Lots, this includes partial private easements for Parking, Rights-of-Way, and Services for Sanitary and Stormwater.

The Severed Lot enjoys its own access from both Auction Lane, as well as from Queen St. E. via a right-of-way easement partially measured over the Retained Lands. The inverse is also true of the Retained Lot.

The Severed Lot Line also bisects the Retained Lot perfectly along the centre line of an existing as-built Parking Stall for ease of harmony. The Lot Line parking stall location creates a unique aisle width variance as a result, because the proposed Severed Lot line bisects the drive aisle in its own way.

Parking Rationale

Minor Variance File A18-055 was previously approved by the Committee of Adjustment to lower the overall Parking Requirements for the construction of a 6 Storey Hyatt Hotel and 2 Storey Office / Retail Building under SP17-123.000.

Today, the 2 Storey Building is now entirely Office, resulting in an even lower parking rate than previously understood for the Retail portion of this building under A18-055. Compliance is achieved via off-site parking easements in favour thereof.

1370 Hurontario St. Miss ON. L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

B-2024-0012, A-2024-0233 & A-2024-0034 Amendments

The Subject Variance & Consent Applications are therefore to be amended as follows:

RETAINED LANDS (HOTEL/RETAIL/OFFICE):

1. To permit 89 parking spaces, whereas the By-law requires 136 parking spaces (reduced to 119 under previous variance A18-055).
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required.
3. To permit a parking aisle width of 1.6 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.

SEVERED LANDS:

1. To permit a lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 50 metres.
2. To permit a parking aisle width of 5.18 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.
3. To permit a parking lot associated with the hotel/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

We trust the ensuing conditions of provisional consent will allow the relevant approval agencies the time and care to measure the appropriateness of this proposal for posterity and Orderly Development.

Yours very truly,

Nicholas H. Dell
Principal

PART SUMMARY

Location: Property referred to as 3455 Queen Street East
Part of Lot 5, Concession 7
Northern Division (Geographic Township of Toronto Gore, County of Peel)
City of Brampton
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: August 16, 2024

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5574
2	Part of the retained lands - Proposed access easement in favour of severed land and subject to easement in gross as in PR3548763	287
3	Part of the retained lands - Proposed access easement in favour of severed land, subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	34
5	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	28
6	Part of the retained lands - Proposed access easement, proposed easement and subject to easement in gross as in PR3548763.	100
7	Part of the retained lands - Proposed easement and subject to easement in gross as in PR3548763.	76
8	Part of the retained lands - Proposed access easement and subject to easement in gross as in PR3548763.	10
9	Part of the retained lands - Proposed easement and Subject to easement in gross as in PR3548763.	10
10	Part of the retained lands - Proposed easement, proposed access easement and Subject to easement in gross as in PR3548763.	2
11	Part of the severed lands - Proposed easement and Subject to easement in gross as in PR3548763.	3
12	Part of the severed lands - Subject to easement in gross as in PR3548763.	5113
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763	3
20	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
21	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
22	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
23	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	336
24	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268
25	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
26	Part of the severed lands - Proposed access easement in favour of retained land, Proposed easement, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	2
27	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10

Note:

28	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
29	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	304
30	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
31	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	38
32	Part of the severed lands - Proposed easement, subject to easement as in PR3673063 and subject to easement in gross as in PR3548763.	12
33	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	4
34	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	1
35	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	270
36	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	29
37	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	65
38	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	29
39	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	369
40	Part of the severed lands - Proposed easement, proposed access easement and subject to easement in gross as in PR3548763.	73
41	Part of the severed lands - Proposed access easement and subject to easement in gross as in PR3548763.	402
42	Part of the severed lands - Proposed access easement, subject to right of way as in PR2195765 and PR627395 and subject to easement in gross as in PR3548763.	0.05

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6419 sq.m.
Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 11 to 41 (both inclusive) on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716 7722.95 sq.m.
Frontage of Severed Lands: 9.08m (Minimum is 50 m)

TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923
David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

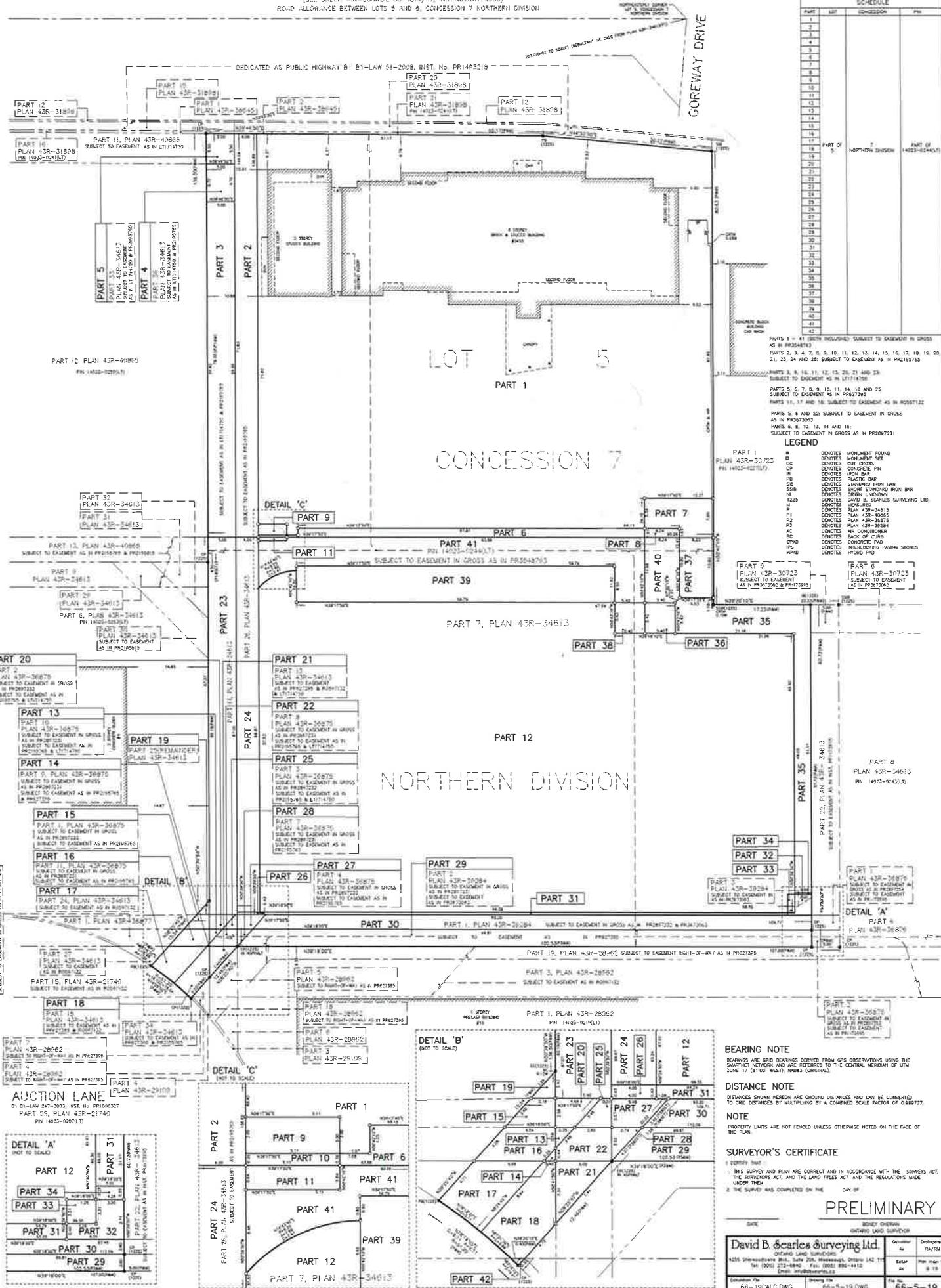
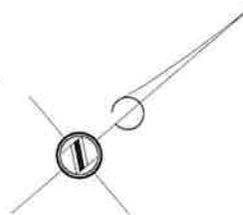
SCALE 1: 300

David B. Seales Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

QUEEN STREET EAST
(REGIONAL ROAD No 107)

PART 1 PLAN P-1899-2504
(SEE ORDER -N-2008(0), OC-1814/97, DIST No P01(44808))
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



SCHEDULE		
PART	LOT	CONCESSION
1	5	7
2	5	7
3	5	7
4	5	7
5	5	7
6	5	7
7	5	7
8	5	7
9	5	7
10	5	7
11	5	7
12	5	7
13	5	7
14	5	7
15	5	7
16	5	7
17	5	7
18	5	7
19	5	7
20	5	7
21	5	7
22	5	7
23	5	7
24	5	7
25	5	7
26	5	7
27	5	7
28	5	7
29	5	7
30	5	7
31	5	7
32	5	7
33	5	7
34	5	7
35	5	7
36	5	7
37	5	7
38	5	7
39	5	7
40	5	7
41	5	7
42	5	7

PARTS 1 - 41 (WITH HIGHLIGHTS) SUBJECT TO EASEMENT IN GROSS AS IN PR0248743
 PARTS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 AND 25: SUBJECT TO EASEMENT AS IN PR0219763
 PARTS 3, 8, 16, 17, 12, 13, 20, 21 AND 23: SUBJECT TO EASEMENT AS IN LTT1714759
 PARTS 5, 7, 8, 10, 11, 14, 18 AND 25: SUBJECT TO EASEMENT AS IN PR0273973
 PARTS 11, 17 AND 18: SUBJECT TO EASEMENT AS IN PR0297122
 PARTS 5, 6 AND 22: SUBJECT TO EASEMENT IN GROSS AS IN PR0295003
 PARTS 6, 8, 10, 13, 14 AND 16: SUBJECT TO EASEMENT IN GROSS AS IN PR0297231

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CUT CORNER
 - CONCRETE PIN
 - PLASTIC PIN
 - IRON BAR
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - ORIGIN UNKNOWN
 - DAVID B. SEALES SURVEYING LTD.
 - MEASURE
 - PLAN 43R-34613
 - PLAN 43R-40865
 - PLAN 43R-36875
 - PLAN 43R-30284
 - PLAN 43R-30284
 - AIR CONDITIONER
 - BACK OF CURB
 - CONCRETE PAD
 - INTERLOCKING PAVING STONES
 - CONCRETE

BEARING NOTE
 BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SHARPNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST) 10683 (GONSOUL).

DISTANCE NOTE
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727.

NOTE
 PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE

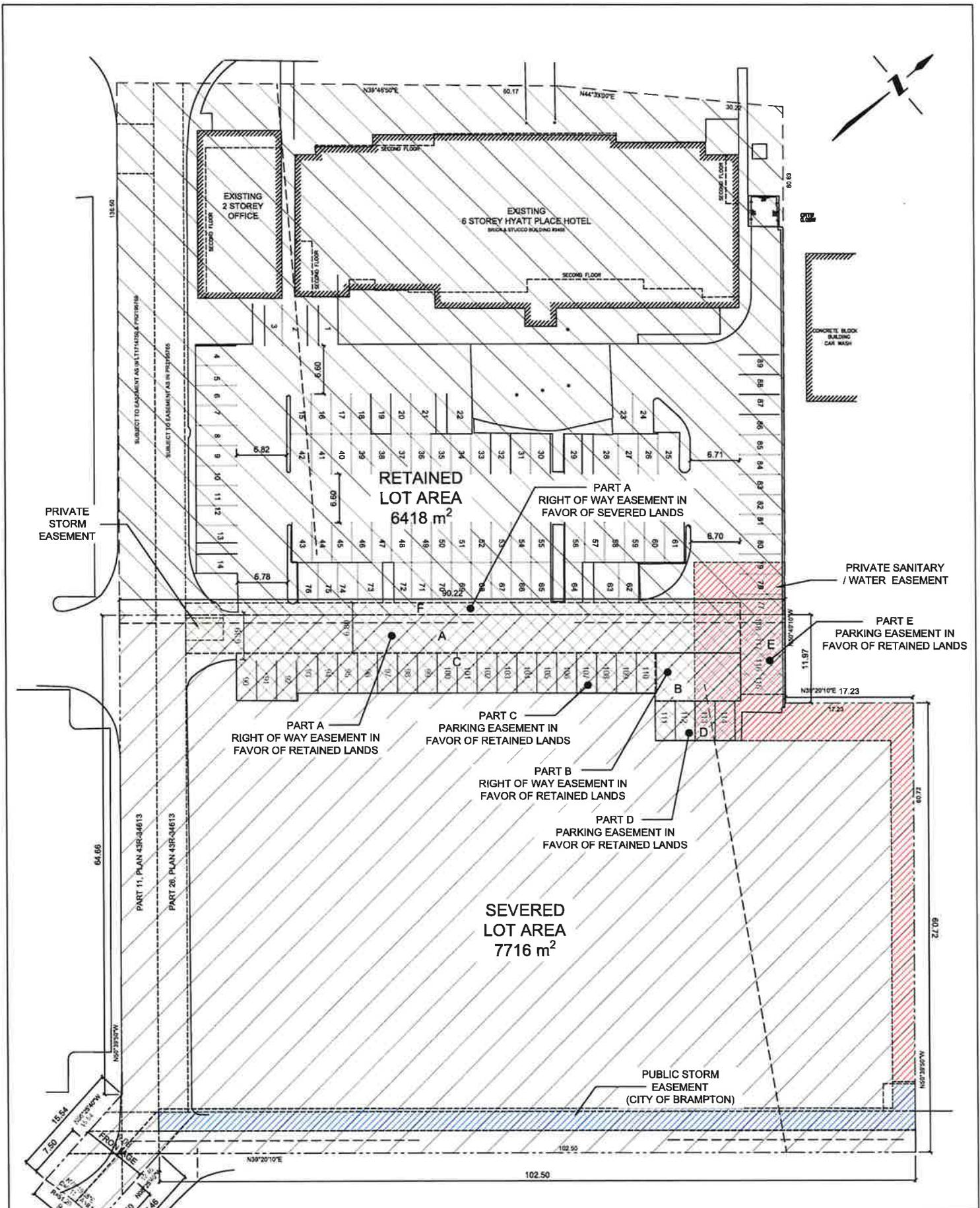
I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 20____.

PRELIMINARY

DATE _____

David B. Seales Surveying Ltd.
 ONTARIO LAND SURVEYORS
 4258 Sheppard Avenue East, Suite 205, Scarborough, Ontario M1S 1T5
 Tel: (905) 273-8842 Fax: (905) 886-4412 Email: david@dbseales.com

Customer: _____ Date: _____
 Surveyor: David B. Seales
 Plan No: 66-19CALC.DWG
 Drawing No: 66-5-19.DWG
 Page No: 66-5-19



Site Statistics	
Total Lot Area	1,413 ha
Zoning	SC x1923
Severed Lot Area	7716 m ²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m ²
Retained Lot Frontage	90.31 m
Existing GFA	
Office Gross Floor Area	414.17 sqm
Hotel Gross Floor Area	6591.22 sqm
Required Parking	
Office Required Parking (1 space / 25 sqm)	17 spaces
Hotel Gross Floor Area (1 space / per hotel room)	119 spaces
Office & Hotel Parking	
Total Required Parking	136 Spaces
Total Parking Proposed (Retained Lot)	89 Spaces
Total Parking Proposed (Severed Lot)	29 Spaces

- General Notes:**
- Do Not Scale Drawings
 - These Plans Are For Preliminary Design Purposes Only
 - Site Plan Based Off of Plan of Survey
By: David B. Searis Surveying Ltd.

<p>Preliminary Site Plan 3455 Queen Street East, Brampton, ON Proposed Severance Plan</p>	<p>Harper Dell & Associates Inc. Planning, Parking, Zoning Land Development Consultants 1370 Hurontario St. Mississauga, ON, L5G 3G4</p>	<p>Date: August 15, 2024</p>	<p>SP</p>
		<p>Scale: 1:500</p>	

June 15th 2024

Clara Vani
Secretary Treasurer, Committee of Adjustment
City of Brampton, Clerks Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

3455 Queen Street East

Files: Consent B __.24 Minor Variances A __.24 & A __.24

Please find attached to this Covering Letter the following documents:

- Consent Application Form
- Minor Variance Application Forms (Severed and Retained Lot)
- Draft R-Plan
- Parts Summary, PIN Abstract
- Proposed Severance Sketch
- Existing Servicing Plan Overlay on Proposed Severance Sketch

The purpose of this application is to create a New Severed Lot that will have deficient frontage on Auction Lane, and the resultant Retained Lot will have deficient parking for the existing Hyatt Hotel fronting onto Queen Street East.

There are currently no Development Plans for the Vacant Severed Lot.

The attached Draft R Plan and Parts Summary described the existing reciprocal easements for access, servicing, and rights of way. Furthermore, this application seeks to add and ensure harmonious and orderly development by way of reciprocal agreements between the Transferring Parties in perpetuity.

Below is a snippet of the proposed Site Stats submitted in favour of the subject application:

Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m ²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m ²
Retained Lot Frontage	90.31 m
Hotel Parking	
Total Required Parking	120 Spaces
Total Parking Proposed	88 Spaces

Should you have any questions please do not hesitate to contact the below;

Yours very truly,

Nicholas H. Dell
Principal

1370 Hurontario St. Miss ON. L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

Received / Revised

JUN 25 2024

Committee of Adjustment

The Hyatt Development Corporation

Site Plan (Phase 1)

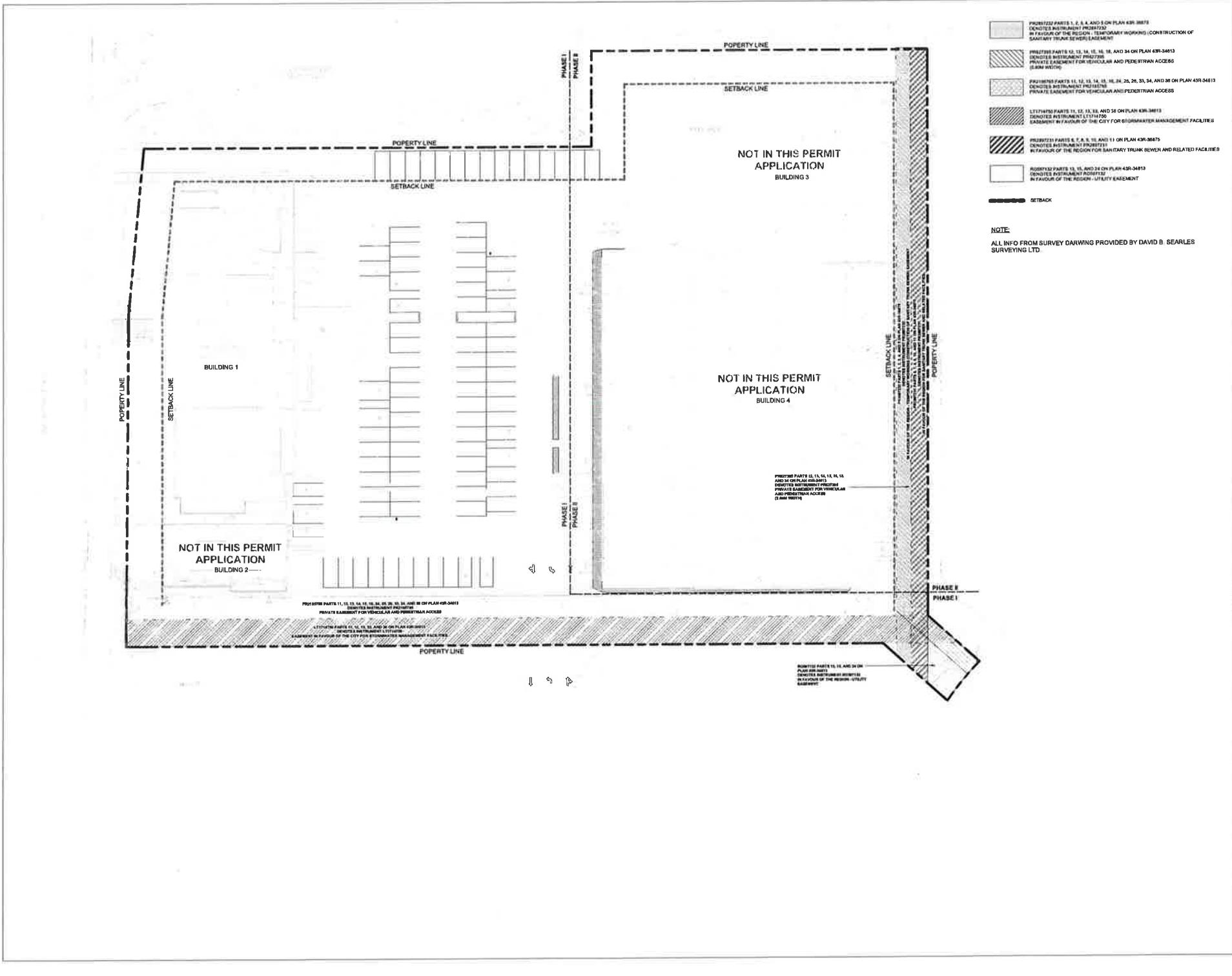
Room No.	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Notes
1	1,200	12,000	10	
2	1,500	15,000	10	
3	1,800	18,000	10	
4	2,100	21,000	10	
5	2,400	24,000	10	
6	2,700	27,000	10	
7	3,000	30,000	10	
8	3,300	33,000	10	
9	3,600	36,000	10	
10	3,900	39,000	10	
11	4,200	42,000	10	
12	4,500	45,000	10	
13	4,800	48,000	10	
14	5,100	51,000	10	
15	5,400	54,000	10	
16	5,700	57,000	10	
17	6,000	60,000	10	
18	6,300	63,000	10	
19	6,600	66,000	10	
20	6,900	69,000	10	
21	7,200	72,000	10	
22	7,500	75,000	10	
23	7,800	78,000	10	
24	8,100	81,000	10	
25	8,400	84,000	10	
26	8,700	87,000	10	
27	9,000	90,000	10	
28	9,300	93,000	10	
29	9,600	96,000	10	
30	9,900	99,000	10	
31	10,200	102,000	10	
32	10,500	105,000	10	
33	10,800	108,000	10	
34	11,100	111,000	10	
35	11,400	114,000	10	
36	11,700	117,000	10	
37	12,000	120,000	10	
38	12,300	123,000	10	
39	12,600	126,000	10	
40	12,900	129,000	10	
41	13,200	132,000	10	
42	13,500	135,000	10	
43	13,800	138,000	10	
44	14,100	141,000	10	
45	14,400	144,000	10	
46	14,700	147,000	10	
47	15,000	150,000	10	
48	15,300	153,000	10	
49	15,600	156,000	10	
50	15,900	159,000	10	
51	16,200	162,000	10	
52	16,500	165,000	10	
53	16,800	168,000	10	
54	17,100	171,000	10	
55	17,400	174,000	10	
56	17,700	177,000	10	
57	18,000	180,000	10	
58	18,300	183,000	10	
59	18,600	186,000	10	
60	18,900	189,000	10	
61	19,200	192,000	10	
62	19,500	195,000	10	
63	19,800	198,000	10	
64	20,100	201,000	10	
65	20,400	204,000	10	
66	20,700	207,000	10	
67	21,000	210,000	10	
68	21,300	213,000	10	
69	21,600	216,000	10	
70	21,900	219,000	10	
71	22,200	222,000	10	
72	22,500	225,000	10	
73	22,800	228,000	10	
74	23,100	231,000	10	
75	23,400	234,000	10	
76	23,700	237,000	10	
77	24,000	240,000	10	
78	24,300	243,000	10	
79	24,600	246,000	10	
80	24,900	249,000	10	
81	25,200	252,000	10	
82	25,500	255,000	10	
83	25,800	258,000	10	
84	26,100	261,000	10	
85	26,400	264,000	10	
86	26,700	267,000	10	
87	27,000	270,000	10	
88	27,300	273,000	10	
89	27,600	276,000	10	
90	27,900	279,000	10	
91	28,200	282,000	10	
92	28,500	285,000	10	
93	28,800	288,000	10	
94	29,100	291,000	10	
95	29,400	294,000	10	
96	29,700	297,000	10	
97	30,000	300,000	10	
98	30,300	306,000	10	
99	30,600	312,000	10	
100	30,900	318,000	10	

Site Plan (Phase 2)

Room No.	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Notes
101	1,200	12,000	10	
102	1,500	15,000	10	
103	1,800	18,000	10	
104	2,100	21,000	10	
105	2,400	24,000	10	
106	2,700	27,000	10	
107	3,000	30,000	10	
108	3,300	33,000	10	
109	3,600	36,000	10	
110	3,900	39,000	10	
111	4,200	42,000	10	
112	4,500	45,000	10	
113	4,800	48,000	10	
114	5,100	51,000	10	
115	5,400	54,000	10	
116	5,700	57,000	10	
117	6,000	60,000	10	
118	6,300	63,000	10	
119	6,600	66,000	10	
120	6,900	69,000	10	
121	7,200	72,000	10	
122	7,500	75,000	10	
123	7,800	78,000	10	
124	8,100	81,000	10	
125	8,400	84,000	10	
126	8,700	87,000	10	
127	9,000	90,000	10	
128	9,300	93,000	10	
129	9,600	96,000	10	
130	9,900	99,000	10	
131	10,200	102,000	10	
132	10,500	105,000	10	
133	10,800	108,000	10	
134	11,100	111,000	10	
135	11,400	114,000	10	
136	11,700	117,000	10	
137	12,000	120,000	10	
138	12,300	123,000	10	
139	12,600	126,000	10	
140	12,900	129,000	10	
141	13,200	132,000	10	
142	13,500	135,000	10	
143	13,800	138,000	10	
144	14,100	141,000	10	
145	14,400	144,000	10	
146	14,700	147,000	10	
147	15,000	150,000	10	
148	15,300	153,000	10	
149	15,600	156,000	10	
150	15,900	159,000	10	
151	16,200	162,000	10	
152	16,500	165,000	10	
153	16,800	168,000	10	
154	17,100	171,000	10	
155	17,400	174,000	10	
156	17,700	177,000	10	
157	18,000	180,000	10	
158	18,300	183,000	10	
159	18,600	186,000	10	
160	18,900	189,000	10	
161	19,200	192,000	10	
162	19,500	195,000	10	
163	19,800	198,000	10	
164	20,100	201,000	10	
165	20,400	204,000	10	
166	20,700	207,000	10	
167	21,000	210,000	10	
168	21,300	213,000	10	
169	21,600	216,000	10	
170	21,900	219,000	10	
171	22,200	222,000	10	
172	22,500	225,000	10	
173	22,800	228,000	10	
174	23,100	231,000	10	
175	23,400	234,000	10	
176	23,700	237,000	10	
177	24,000	240,000	10	
178	24,300	243,000	10	
179	24,600	246,000	10	
180	24,900	249,000	10	
181	25,200	252,000	10	
182	25,500	255,000	10	
183	25,800	258,000	10	
184	26,100	261,000	10	
185	26,400	264,000	10	
186	26,700	267,000	10	
187	27,000	270,000	10	
188	27,300	273,000	10	
189	27,600	276,000	10	
190	27,900	279,000	10	
191	28,200	282,000	10	
192	28,500	285,000	10	
193	28,800	288,000	10	
194	29,100	291,000	10	
195	29,400	294,000	10	
196	29,700	297,000	10	
197	30,000	300,000	10	
198	30,300	306,000	10	
199	30,600	312,000	10	
200	30,900	318,000	10	

Site Plan (Phase 3)

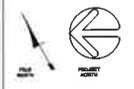
Room No.	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Notes
201	1,200	12,000	10	
202	1,500	15,000	10	
203	1,800	18,000	10	
204	2,100	21,000	10	
205	2,400	24,000	10	
206	2,700	27,000	10	
207	3,000	30,000	10	
208	3,300	33,000	10	
209	3,600	36,000	10	
210	3,900	39,000	10	
211	4,200	42,000	10	
212	4,500	45,000	10	
213	4,800	48,000	10	
214	5,100	51,000	10	
215	5,400	54,000	10	
216	5,700	57,000	10	
217	6,000	60,000	10	
218	6,300	63,000	10	
219	6,600	66,000	10	
220	6,900	69,000	10	
221	7,200	72,000	10	
222	7,500	75,000	10	
223	7,800	78,000	10	
224	8,100	81,000	10	
225	8,400	84,000	10	
226	8,700	87,000	10	
227	9,000	90,000	10	



Received / Revised

JUN 25 2024

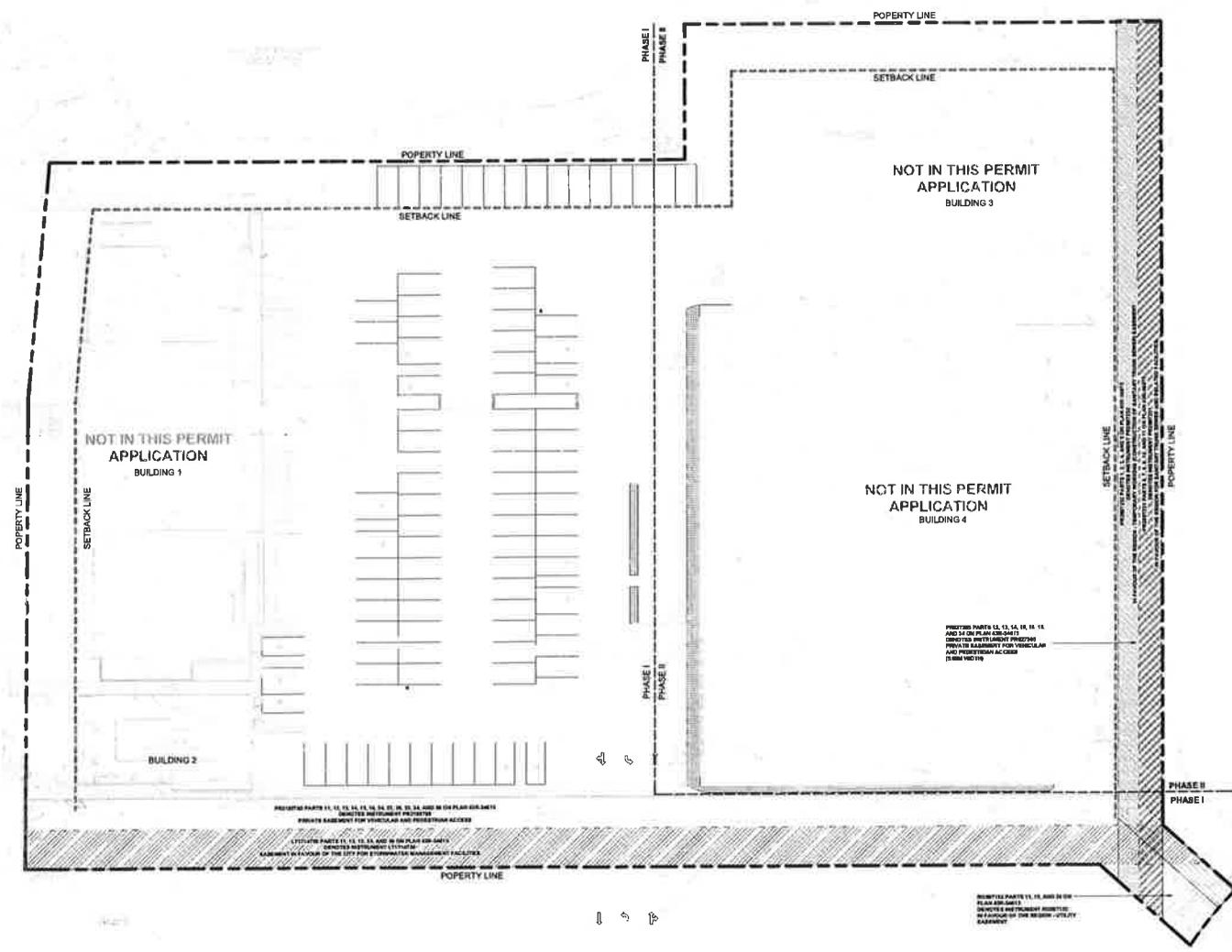
Committee of Adjustment



City File Number	PRE-17-064
City Site Plan File Number	SP17-523

PROJECT:
HYATT PLACE
TORONTO - BRAMPTON
(PART OF THE HYATT DEVELOPMENT BRAMPTON)
OWNER:
GRANDS GROUP OF COMPANIES

DATE:	2024
PROJECT NUMBER:	1702
SCALE:	AS SHOWN
DATE:	2024



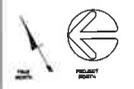
- PROPOSED PARTS 1, 3, 4, AND 5 ON PLAN 43R-33875
DENOTES INSTRUMENT PROPOSED IN FAVOUR OF THE REGION - TEMPORARY WORKING (CONSTRUCTION OF SANITARY TRUNK SEWER) EASEMENT
- PROPOSED PARTS 12, 13, 14, 15, 16, AND 34 ON PLAN 43R-34812
DENOTES INSTRUMENT PROPOSED PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS (5.0M WIDTH)
- PROPOSED PARTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, AND 30 ON PLAN 43R-34812
DENOTES INSTRUMENT PROPOSED PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS
- L17 (750 PARTS 11, 12, 13, 24, AND 26 ON PLAN 43R-34812)
DENOTES INSTRUMENT L17 (750 EASEMENT IN FAVOUR OF THE CITY FOR STORMWATER MANAGEMENT FACILITIES
- PROPOSED PARTS 6, 7, 8, 9, 10, AND 11 ON PLAN 43R-35877
DENOTES INSTRUMENT PROPOSED IN FAVOUR OF THE REGION FOR SANITARY TRUNK SEWER AND RELATED FACILITIES
- PROPOSED PARTS 11, 16, AND 34 ON PLAN 43R-34812
DENOTES INSTRUMENT PROPOSED IN FAVOUR OF THE REGION - UTILITY EASEMENT
- SETBACK

NOTE:
ALL INFO FROM SURVEY DRAWING PROVIDED BY DAVID B. SEARLES SURVEYING LTD.

Received / Revised

JUN 25 2024

Committee of Adjustment



CITY FILE NUMBER: PRE17 064
CITY SITE PLAN FILE NUMBER: SP17-123 0

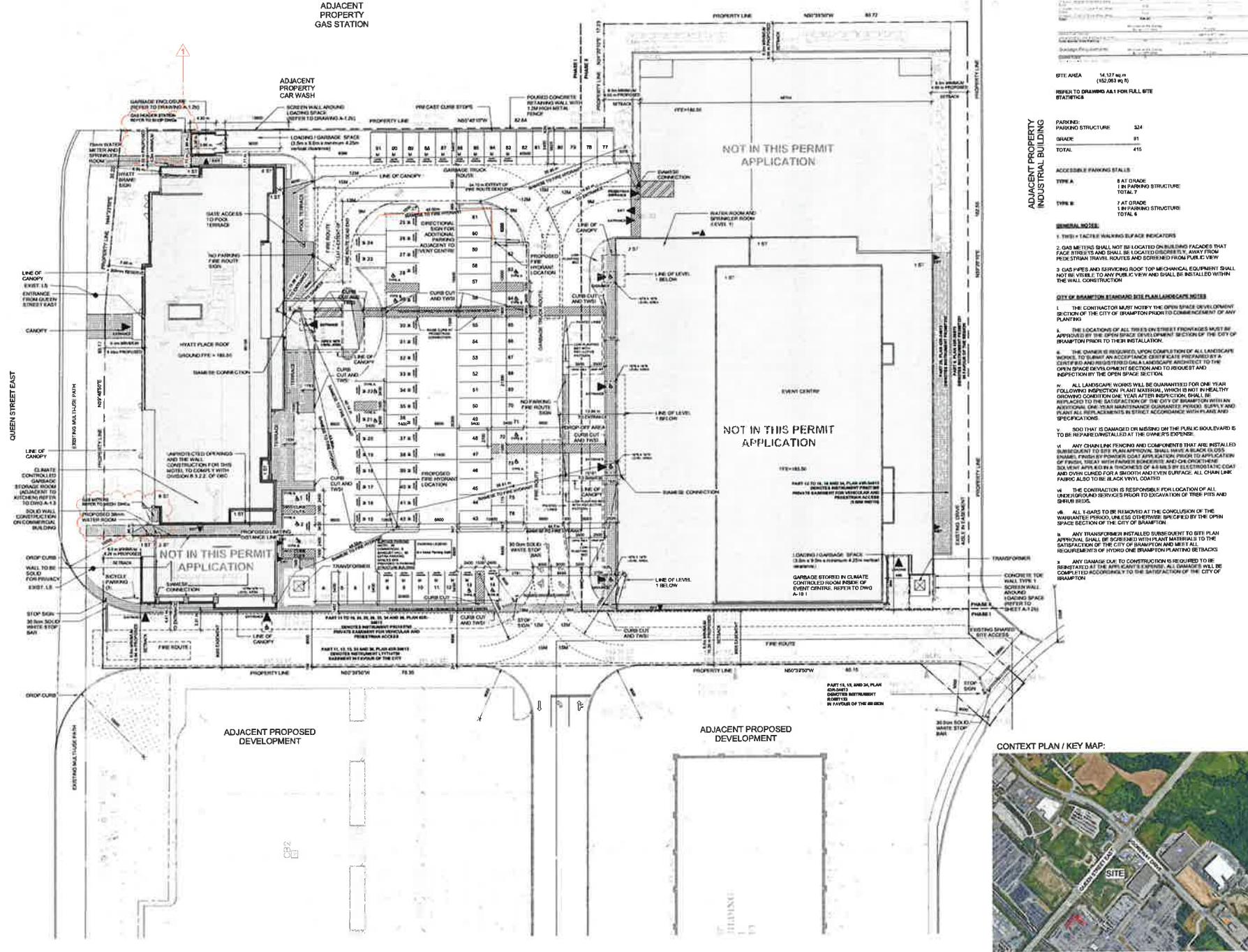
PROJECT:
HYATT PLACE
TORONTO - BRAMPTON
(PART OF THE HYATT DEVELOPMENT BRAMPTON)
OWNER:
GANDHI GROUP OF COMPANIES
3000 QUEEN STREET EAST
BRAMPTON, ONTARIO
N6Y 4K7
MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Drawn:
PROPERTY BOUNDARY PLAN
(Commercial)
PROJECT NUMBER: 17064
SCALE: AS SHOWN
DATE: 2023 05 15

ADJACENT PROPERTY
TIM HORTONS

ADJACENT
PROPERTY
GAS STATION

ADJACENT
PROPERTY
CAR WASH



ADJACENT PROPERTY
INDUSTRIAL BUILDING

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	2023-08-15	J. SMITH	M. JONES
2	REVISED	2023-09-01	J. SMITH	M. JONES
3	REVISED	2023-09-15	J. SMITH	M. JONES
4	REVISED	2023-10-01	J. SMITH	M. JONES
5	REVISED	2023-10-15	J. SMITH	M. JONES
6	REVISED	2023-11-01	J. SMITH	M. JONES
7	REVISED	2023-11-15	J. SMITH	M. JONES
8	REVISED	2023-12-01	J. SMITH	M. JONES
9	REVISED	2023-12-15	J. SMITH	M. JONES
10	REVISED	2024-01-01	J. SMITH	M. JONES

SITE AREA 14,127 sq ft
(142,063 sq ft)

REFER TO DRAWING A-1 FOR FULL SITE STATISTICS

PARKING	STRUCTURE	STALLS
PARKING	STRUCTURE	324
GRADE		91
TOTAL		415

ACCESSIBLE PARKING STALLS	TYPE	STALLS
TYPE A	8 AT GRADE	7
	1 IN PARKING STRUCTURE	0
TOTAL 7		
TYPE B	7 AT GRADE	7
	1 IN PARKING STRUCTURE	0
TOTAL 8		

- GENERAL NOTES:**
- THIS IS FACILITY WALKING SURFACE INDICATORS
 - GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETELY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW
 - GAS PIPES AND SERVING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION

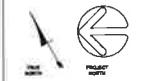
CITY OF BRAMPTON REGARDING SITE PLAN LANDSCAPE NOTES

- THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING
- THE LOCATIONS OF ALL TREE STREET FRONTSAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION
- THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED SOIL LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AND INSPECT BY THE OPEN SPACE SECTION
- ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. IF ANY MATERIAL, WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEED PERIOD. SEEDS, PLANT AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS
- SOIL THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE
- ANY CHAIN LINK FENCING AND EQUIPMENT THAT ARE INSTALLED SUBSEQUENT TO THIS PLAN APPROVAL, SHALL BE BLACK VINYL COATED. FINISH BY POWDER COAT APPLICATION PRIOR TO APPLICATION OF FINISH. SEEDS WITH FINISH BENEATH AND CAR CONCRETE. THE SOIL SHALL BE A MINIMUM OF 48 INCHES BY 48 INCHES. THE SOIL SHALL BE COVERED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO LOCATION OF TREES AND SHRUB BEDS
- ALL LEADS TO BE REMOVED AT THE CONCLUSION OF THE WORKS PERIOD. UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON
- ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIALS TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF THE CITY OF BRAMPTON PLANTING SPECIFICATIONS
- ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE RESTORED AT THE APPLICANT'S EXPENSE. ALL DAMAGE WILL BE COMPLETED ACCORDING TO THE SATISFACTION OF THE CITY OF BRAMPTON

onespace
one team one vision

onespace limited inc.
1000 SHEPPARD AVENUE EAST
SUITE 1000
BRAMPTON, ONTARIO L6Y 4R2
TEL: 905.874.8888
WWW.ONESPACE.COM

Received / Revised
JUN 25 2024
Committee of Adjustment



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	2023-08-15	J. SMITH	M. JONES
2	REVISED	2023-09-01	J. SMITH	M. JONES
3	REVISED	2023-09-15	J. SMITH	M. JONES
4	REVISED	2023-10-01	J. SMITH	M. JONES
5	REVISED	2023-10-15	J. SMITH	M. JONES
6	REVISED	2023-11-01	J. SMITH	M. JONES
7	REVISED	2023-11-15	J. SMITH	M. JONES
8	REVISED	2023-12-01	J. SMITH	M. JONES
9	REVISED	2023-12-15	J. SMITH	M. JONES
10	REVISED	2024-01-01	J. SMITH	M. JONES

CITY FILE NUMBER: PRE17-064
CITY SITE PLAN FILE NUMBER: SP17-123-0

PROJECT
HYATT PLACE
TORONTO - BRAMPTON
(PART OF THE HYATT DEVELOPMENT BRAMPTON)

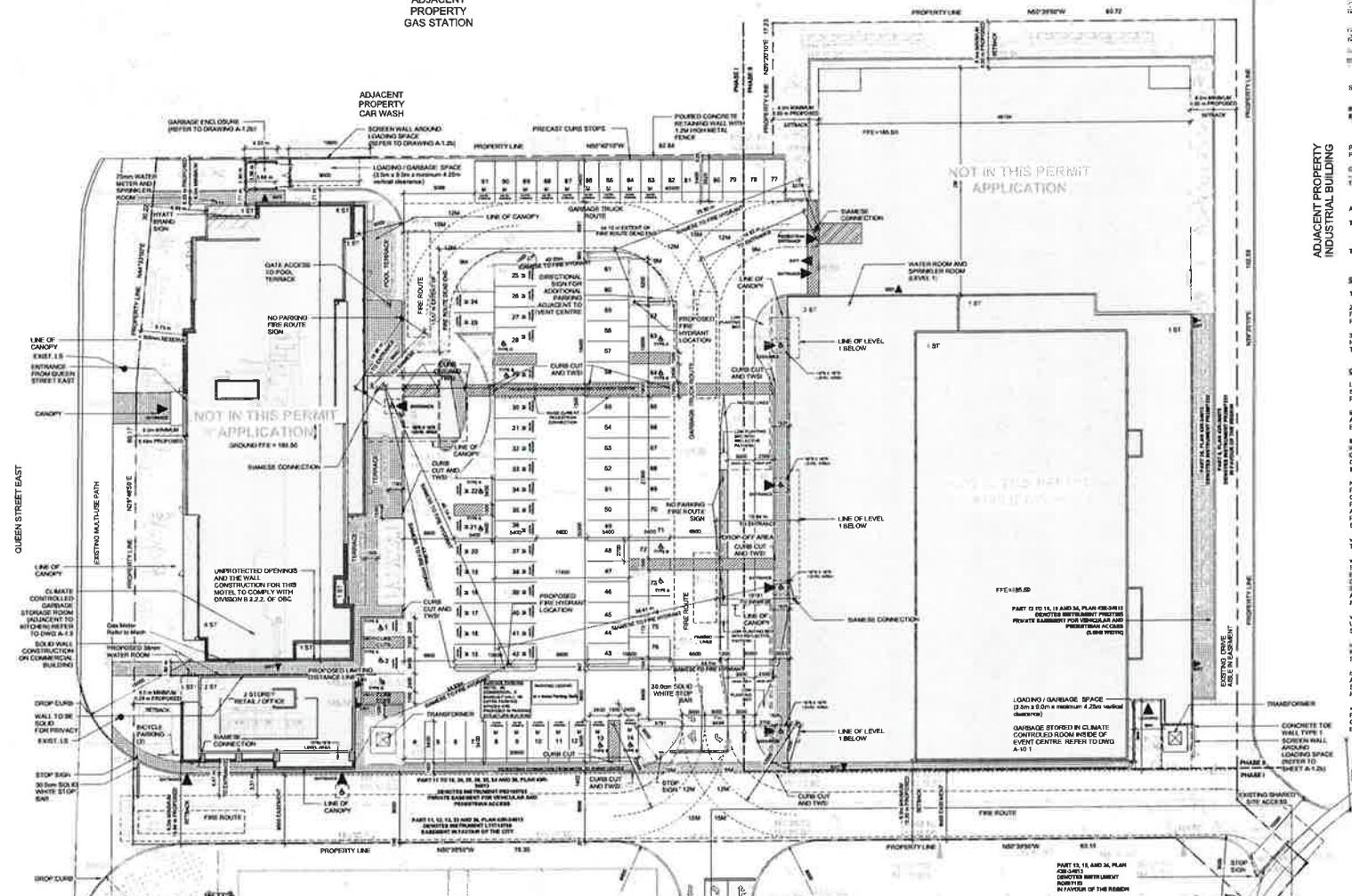
3400 QUEEN STREET EAST
BRAMPTON, ONTARIO
M6Y 1K6 (CORNER OF SANDHILL AVENUE)
MAY AND COMPANY INC.

DATE
SITE PLAN AND CONTEXT PLAN (A-1.2)

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	2023-08-15	J. SMITH	M. JONES
2	REVISED	2023-09-01	J. SMITH	M. JONES
3	REVISED	2023-09-15	J. SMITH	M. JONES
4	REVISED	2023-10-01	J. SMITH	M. JONES
5	REVISED	2023-10-15	J. SMITH	M. JONES
6	REVISED	2023-11-01	J. SMITH	M. JONES
7	REVISED	2023-11-15	J. SMITH	M. JONES
8	REVISED	2023-12-01	J. SMITH	M. JONES
9	REVISED	2023-12-15	J. SMITH	M. JONES
10	REVISED	2024-01-01	J. SMITH	M. JONES

ADJACENT PROPERTY
TIM HORTONS

ADJACENT
PROPERTY
GAS STATION



ADJACENT PROPERTY
INDUSTRIAL BUILDING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-06-05
2	REVISED PER PLAN COMMENTS	2024-06-05
3	REVISED PER PLAN COMMENTS	2024-06-05
4	REVISED PER PLAN COMMENTS	2024-06-05
5	REVISED PER PLAN COMMENTS	2024-06-05
6	REVISED PER PLAN COMMENTS	2024-06-05
7	REVISED PER PLAN COMMENTS	2024-06-05
8	REVISED PER PLAN COMMENTS	2024-06-05
9	REVISED PER PLAN COMMENTS	2024-06-05
10	REVISED PER PLAN COMMENTS	2024-06-05
11	REVISED PER PLAN COMMENTS	2024-06-05
12	REVISED PER PLAN COMMENTS	2024-06-05
13	REVISED PER PLAN COMMENTS	2024-06-05
14	REVISED PER PLAN COMMENTS	2024-06-05
15	REVISED PER PLAN COMMENTS	2024-06-05
16	REVISED PER PLAN COMMENTS	2024-06-05
17	REVISED PER PLAN COMMENTS	2024-06-05
18	REVISED PER PLAN COMMENTS	2024-06-05
19	REVISED PER PLAN COMMENTS	2024-06-05
20	REVISED PER PLAN COMMENTS	2024-06-05
21	REVISED PER PLAN COMMENTS	2024-06-05
22	REVISED PER PLAN COMMENTS	2024-06-05
23	REVISED PER PLAN COMMENTS	2024-06-05
24	REVISED PER PLAN COMMENTS	2024-06-05
25	REVISED PER PLAN COMMENTS	2024-06-05
26	REVISED PER PLAN COMMENTS	2024-06-05
27	REVISED PER PLAN COMMENTS	2024-06-05
28	REVISED PER PLAN COMMENTS	2024-06-05
29	REVISED PER PLAN COMMENTS	2024-06-05
30	REVISED PER PLAN COMMENTS	2024-06-05
31	REVISED PER PLAN COMMENTS	2024-06-05
32	REVISED PER PLAN COMMENTS	2024-06-05
33	REVISED PER PLAN COMMENTS	2024-06-05
34	REVISED PER PLAN COMMENTS	2024-06-05
35	REVISED PER PLAN COMMENTS	2024-06-05
36	REVISED PER PLAN COMMENTS	2024-06-05
37	REVISED PER PLAN COMMENTS	2024-06-05
38	REVISED PER PLAN COMMENTS	2024-06-05
39	REVISED PER PLAN COMMENTS	2024-06-05
40	REVISED PER PLAN COMMENTS	2024-06-05
41	REVISED PER PLAN COMMENTS	2024-06-05
42	REVISED PER PLAN COMMENTS	2024-06-05
43	REVISED PER PLAN COMMENTS	2024-06-05
44	REVISED PER PLAN COMMENTS	2024-06-05
45	REVISED PER PLAN COMMENTS	2024-06-05
46	REVISED PER PLAN COMMENTS	2024-06-05
47	REVISED PER PLAN COMMENTS	2024-06-05
48	REVISED PER PLAN COMMENTS	2024-06-05
49	REVISED PER PLAN COMMENTS	2024-06-05
50	REVISED PER PLAN COMMENTS	2024-06-05
51	REVISED PER PLAN COMMENTS	2024-06-05
52	REVISED PER PLAN COMMENTS	2024-06-05
53	REVISED PER PLAN COMMENTS	2024-06-05
54	REVISED PER PLAN COMMENTS	2024-06-05
55	REVISED PER PLAN COMMENTS	2024-06-05
56	REVISED PER PLAN COMMENTS	2024-06-05
57	REVISED PER PLAN COMMENTS	2024-06-05
58	REVISED PER PLAN COMMENTS	2024-06-05
59	REVISED PER PLAN COMMENTS	2024-06-05
60	REVISED PER PLAN COMMENTS	2024-06-05
61	REVISED PER PLAN COMMENTS	2024-06-05
62	REVISED PER PLAN COMMENTS	2024-06-05
63	REVISED PER PLAN COMMENTS	2024-06-05
64	REVISED PER PLAN COMMENTS	2024-06-05
65	REVISED PER PLAN COMMENTS	2024-06-05
66	REVISED PER PLAN COMMENTS	2024-06-05
67	REVISED PER PLAN COMMENTS	2024-06-05
68	REVISED PER PLAN COMMENTS	2024-06-05
69	REVISED PER PLAN COMMENTS	2024-06-05
70	REVISED PER PLAN COMMENTS	2024-06-05
71	REVISED PER PLAN COMMENTS	2024-06-05
72	REVISED PER PLAN COMMENTS	2024-06-05
73	REVISED PER PLAN COMMENTS	2024-06-05
74	REVISED PER PLAN COMMENTS	2024-06-05
75	REVISED PER PLAN COMMENTS	2024-06-05
76	REVISED PER PLAN COMMENTS	2024-06-05
77	REVISED PER PLAN COMMENTS	2024-06-05

SITE AREA 14,327 m² (1,020,000 sq ft)

REFER TO DRAWING A-1 FOR FULL SITE STATISTICS

PARKING: PARKING STRUCTURE 354
GRADE 87
TOTAL 441

ACCESSIBLE PARKING STALLS

TYPE A 6 AT GRADE
1 IN PARKING STRUCTURE

TYPE B 7 AT GRADE
1 IN PARKING STRUCTURE

- GENERAL NOTES:**
1. TACTILE WALKING SURFACE INDICATORS
 2. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.
 3. GAS PIPES AND SERVICE ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.

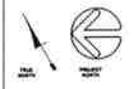
- CITY OF BRAMPTON STANDARDS SITE PLAN LANDSCAPE NOTES**
1. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
 2. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
 3. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A CERTIFIED AND REGISTERED GOLF COURSE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AND INSPECTION BY THE OPEN SPACE SECTION.
 4. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD. CLIPPS AND PLANT ALL REPLACEMENTS BY STREET ACCORDING WITH LANDSCAPE SPECIFICATIONS.
 5. ANY DAMAGE TO OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED AT THE OWNER'S EXPENSE.
 6. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS FINISH. FINISH BY POWDER COAT APPLICATION. PROVIDE COUPLED JOINTS OF FINISH TREAT WITH FINISHER'S SIGNATURE AND ON ONE TREE AND OVEN CURED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SERVICE BOLS.
 8. ALL TREES TO BE REMOVED AT THE CONCLUSION OF THE REMEDIATION WORKS ARE TO BE REPLACED AS SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
 9. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH AN MATERIALS TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SERVICES.
 10. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL DAMAGE WILL BE CORRECTED ACCORDING TO THE SATISFACTION OF THE CITY OF BRAMPTON.



Received / Revised

JUN 25 2024

Committee of Adjustment



CITY FILE NUMBER: PRE17-064
CITY SITE PLAN FILE NUMBER: 2024-122-S

PROJECT: HWY 10 EAST TORONTO - BRAMPTON
PART OF THE HWY 10 EAST DEVELOPMENT BRAMPTON
BY: GARDNER GROUP OF COMPANIES

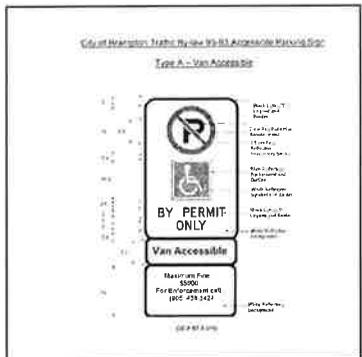
SITE PLAN AND CONTEXT PLAN (Comments)

PROJECT NUMBER: 2024-122-S
DATE: 2024-06-05
SCALE: AS SHOWN
DRAWN BY: [Name]

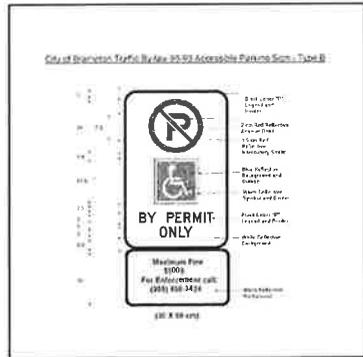




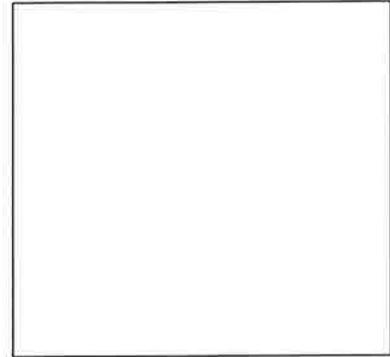
CITY OF BRAMPTON - PAVEMENT MARKING



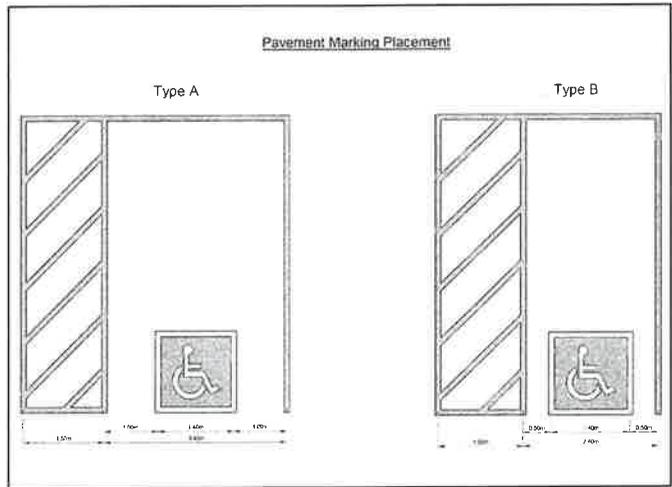
CITY OF BRAMPTON - ACCESSIBLE PARKING SIGN - TYPE A



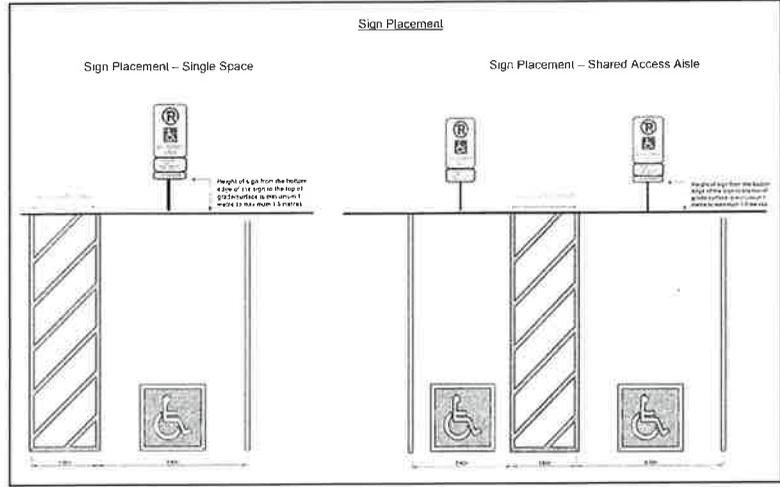
CITY OF BRAMPTON - ACCESSIBLE PARKING SIGN - TYPE B



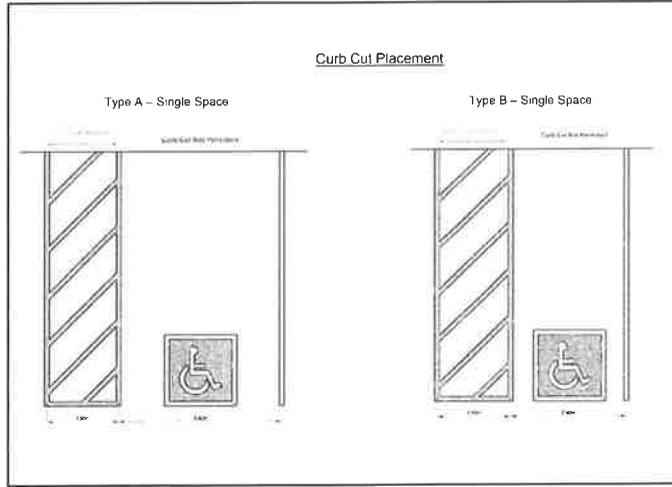
RESERVED



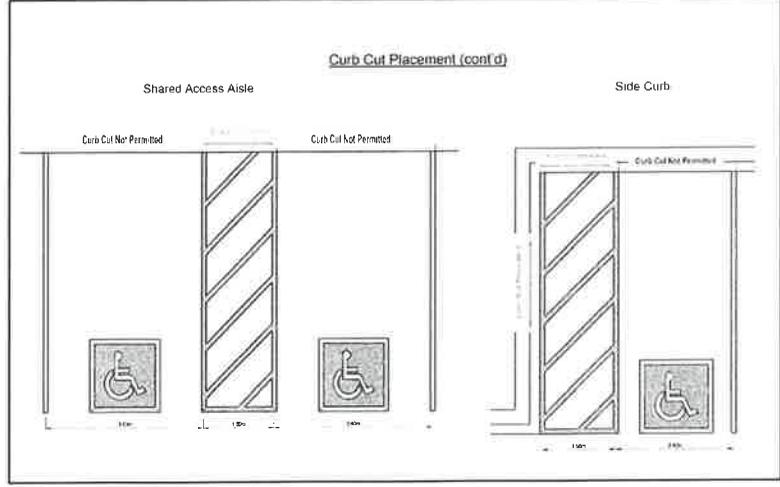
CITY OF BRAMPTON - PAVEMENT MARKING PLACEMENT



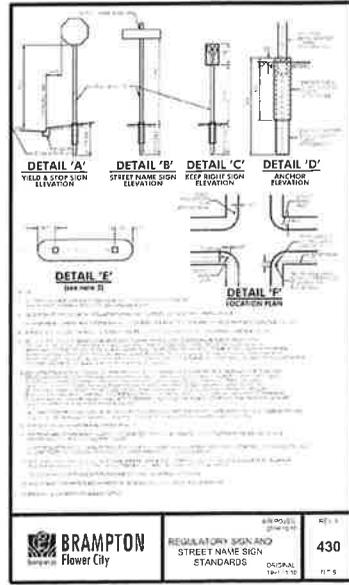
CITY OF BRAMPTON - SIGN PLACEMENT



CITY OF BRAMPTON - CURB CUT PLACEMENT



CITY OF BRAMPTON - CURB CUT PLACEMENT



CITY FILE NUMBER: PR17-564
CITY SITE PLAN FILE NUMBER: SP17-523 D

PROJECT:
HYATT PLACE
TORONTO - BRAMPTON
(PART OF THE HYATT
DEVELOPMENT (BRAMPTON))
CLIENT:
GANDHI GROUP OF COMPANIES
SIX SIX QUINCY STREET EAST
BRAMPTON, ONTARIO
M9A 1K1
DATE: 08/20/2024

PROJECT NUMBER:
17562
SCALE:
AS SHOWN

Received / Revised
JUN 25 2024
Committee of Adjustment



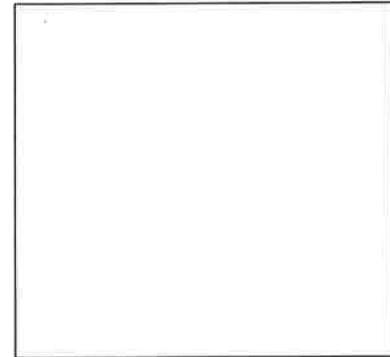
CITY OF BRAMPTON - PAVEMENT MARKING



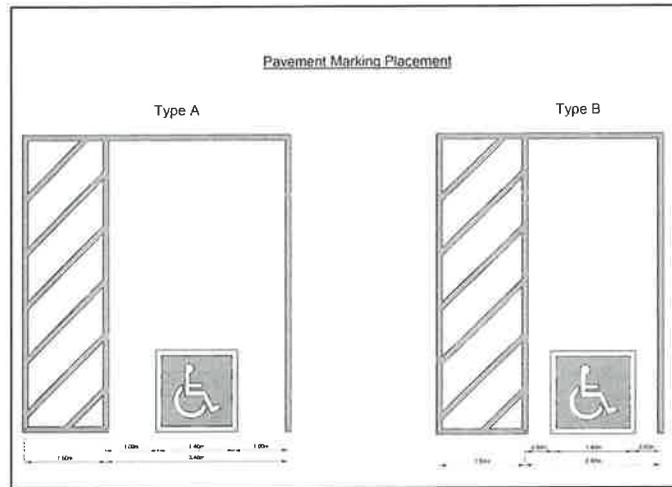
CITY OF BRAMPTON - ACCESSIBLE PARKING SIGN - TYPE A



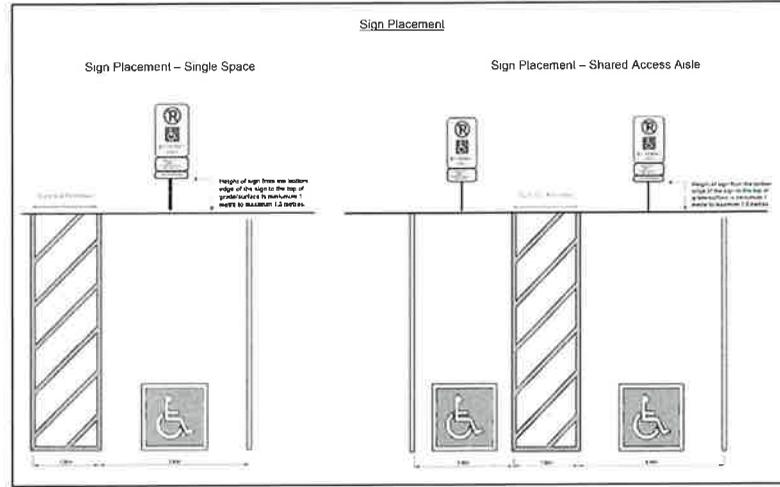
CITY OF BRAMPTON - ACCESSIBLE PARKING SIGN - TYPE B



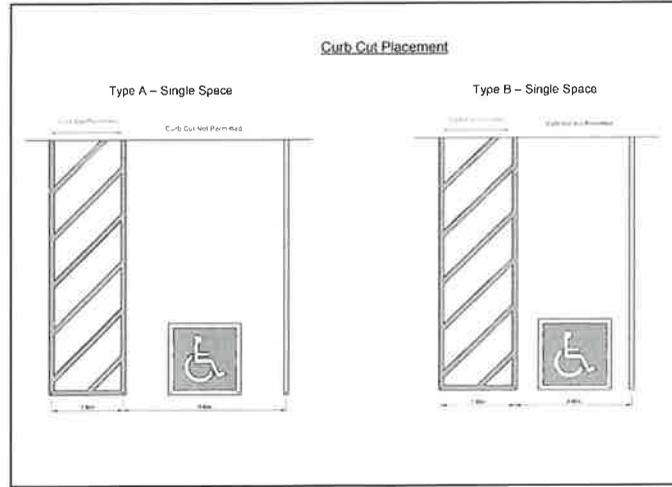
RESERVED



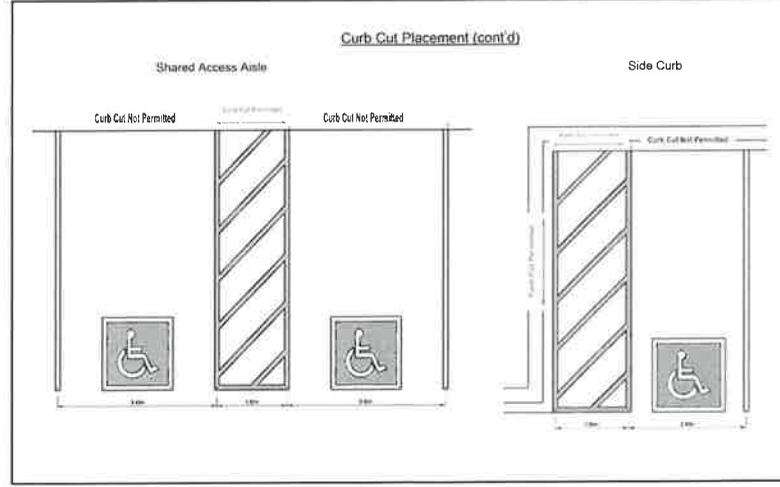
CITY OF BRAMPTON - PAVEMENT MARKING PLACEMENT



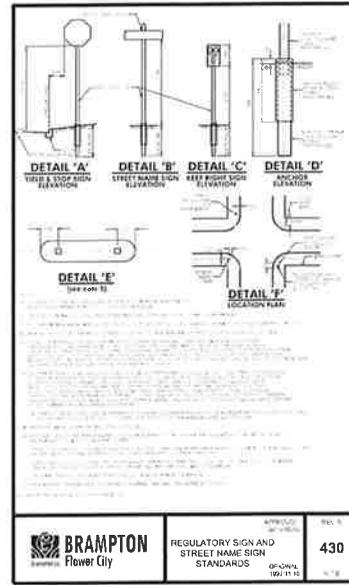
CITY OF BRAMPTON - SIGN PLACEMENT



CITY OF BRAMPTON - CURB CUT PLACEMENT



CITY OF BRAMPTON - CURB CUT PLACEMENT

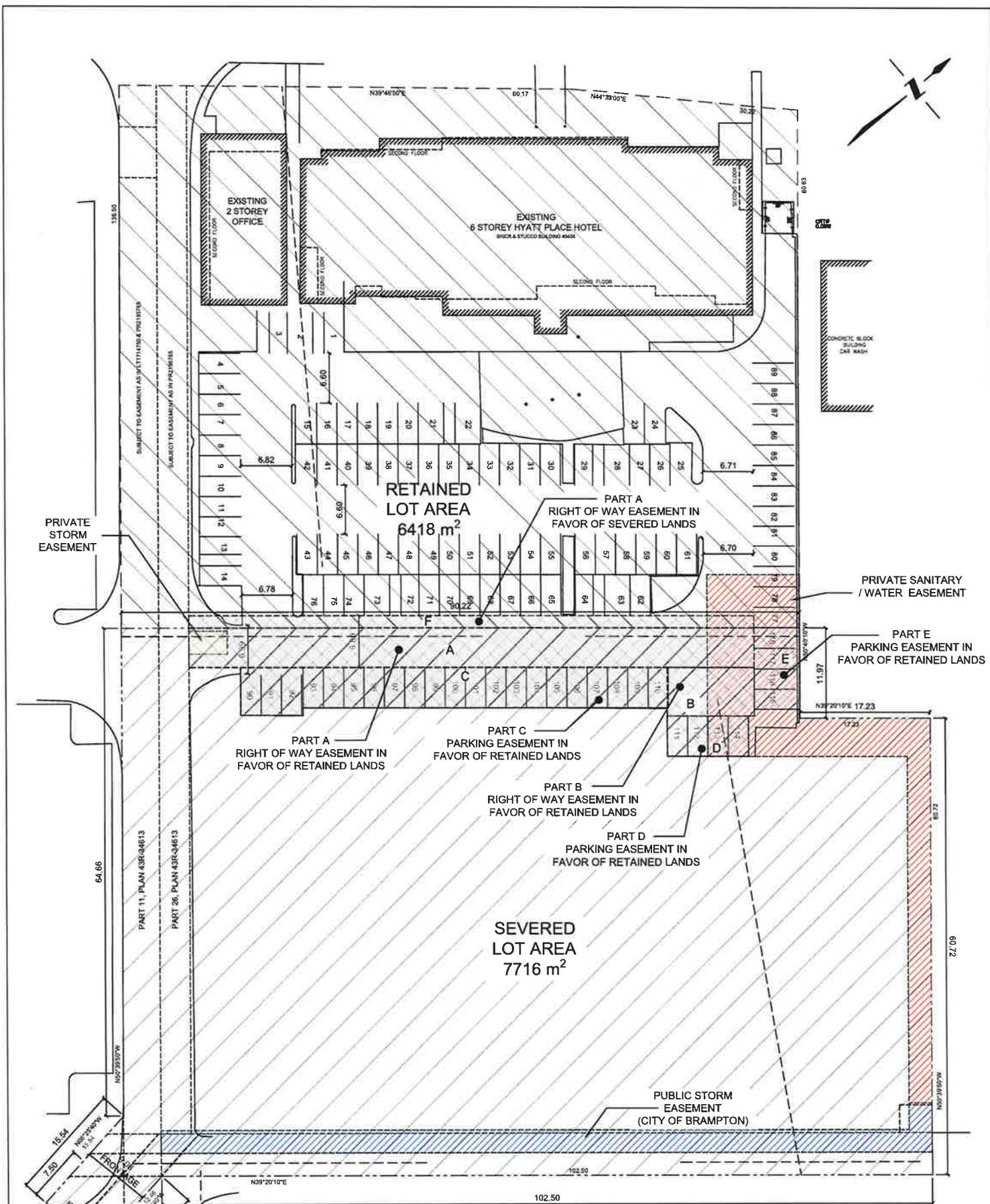


Received / Revised
JUN 25 2024
Committee of Adjustment

CITY FILE NUMBER: PRE 17 064
CITY SITE PLAN FILE NUMBER:
SP15-122-D

PROJECT:
HYATT PLACE
TORONTO - BRAMPTON
(PART OF THE HYATT
DEVELOPMENT BRAMPTON)
Client:
GANDER GROUP OF COMPANIES
3855 DIXIE STREET EAST
BRAMPTON, ONTARIO
L6R 1P5
248-888-8888
www.gander.com

DATE:
SITE DETAILS (Comments):
PROJECT NUMBER: 17064
SCALE: AS SHOWN
DATE: 2024-06-25
DRAWN BY: [Name]
CHECKED BY: [Name]



Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m ²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m ²
Retained Lot Frontage	90.31 m
Existing GFA	
Office Gross Floor Area	414.17 sqm
Hotel Gross Floor Area	6591.22 sqm
Required Parking	
Office Required Parking	17 spaces
(1 space / 25 sqm)	
Hotel Gross Floor Area	119 spaces
(1 space / per hotel room)	
Office & Hotel Parking	
Total Required Parking	136 Spaces
Total Parking Proposed (Retained Lot)	89 Spaces
Total Parking Proposed (Severed Lot)	29 Spaces

- General Notes:**
- Do Not Scale Drawings
 - These Plans Are For Preliminary Design Purposes Only
 - Site Plan Based Off of Plan of Survey
By: David B. Searts Surveying Ltd.

<p>Preliminary Site Plan 3455 Queen Street East, Brampton, ON Proposed Severance Plan</p>	<p>Harper Dell & Associates Inc. Planning, Parking, Zoning Land Development Consultants 1370 Hurontario St. Mississauga, ON, L5G 3G4</p>	<p>Date: August 15, 2024</p>	<p>SP</p>
		<p>Scale: 1:500</p>	

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

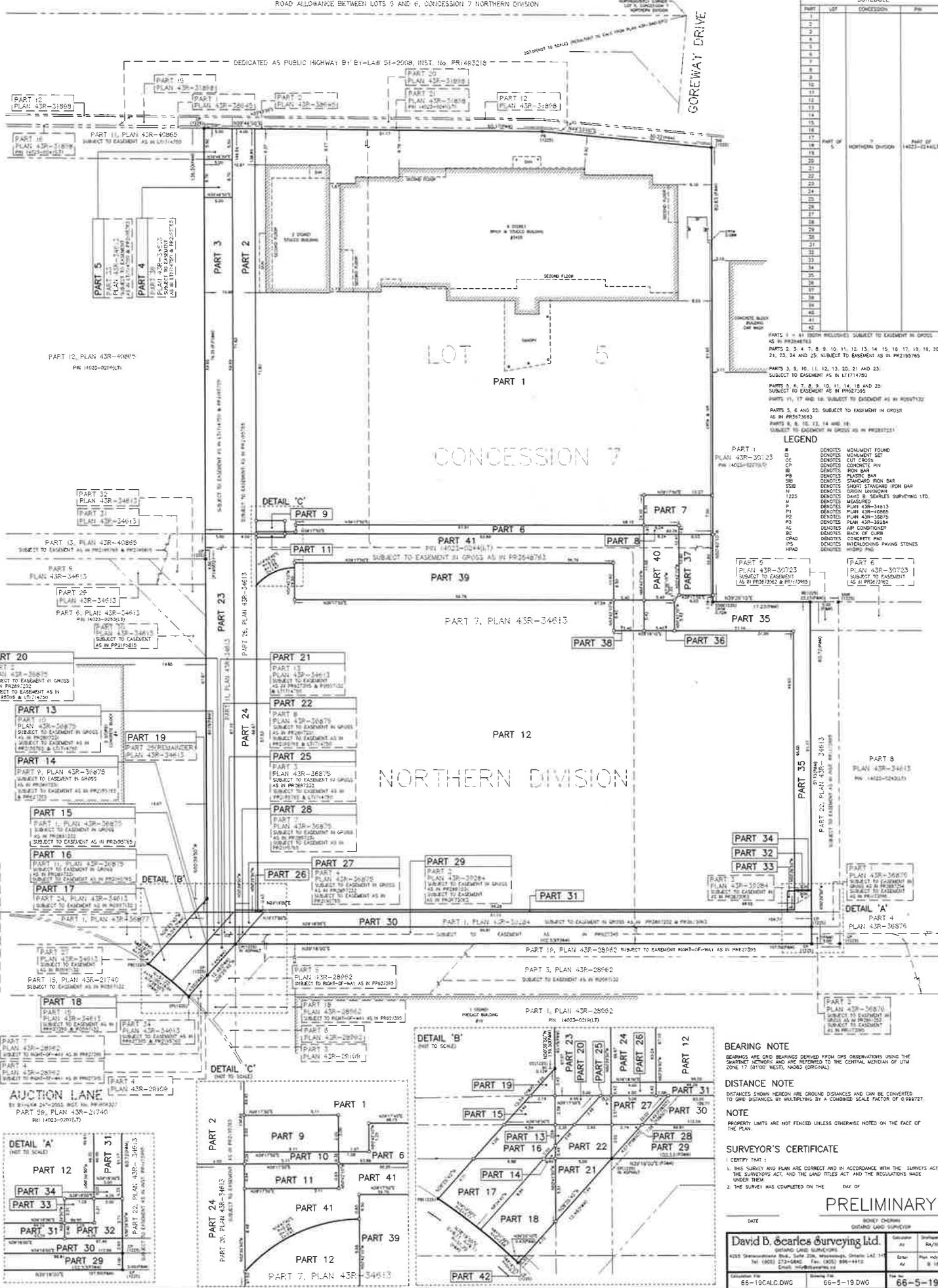
SCALE 1: 300

David B. Scarles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

QUEEN STREET EAST
(REGIONAL ROAD No.101)

PART 1 PLAN P-1859-200A
(SEE ORDER - IN-COUNCIL OC-1814/97, INST. No. R01484616)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION



PART	SET	CONCESSION	PLAN
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			

PARTS 1 - 41 (WITH EXCLUSIONS) SUBJECT TO EASEMENT IN GROSS AS IN PRE2048763
 PARTS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 AND 25: SUBJECT TO EASEMENT AS IN PRE2192765
 PARTS 3, 8, 10, 11, 12, 13, 20, 21 AND 23: SUBJECT TO EASEMENT AS IN LT1714790
 PARTS 5, 6, 7, 8, 9, 10, 11, 14, 18 AND 20: SUBJECT TO EASEMENT AS IN PRE27295
 PARTS 11, 17 AND 28: SUBJECT TO EASEMENT AS IN PRE27132
 PARTS 5, 6 AND 22: SUBJECT TO EASEMENT IN GROSS AS IN PRE273043
 PARTS 8, 9, 10, 23, 14 AND 31: SUBJECT TO EASEMENT IN GROSS AS IN PRE287211

- LEGEND**
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - DENOTES CUT CROSS
 - DENOTES CONCRETE PIN
 - DENOTES IRON BAR
 - DENOTES PLASTIC BAR
 - DENOTES STAKE/ IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES SHOWN ANCHORS
 - DENOTES DAVID B. SCARLES SURVEYING LTD. MEASURED
 - DENOTES PLAN 43R-40865
 - DENOTES PLAN 43R-38976
 - DENOTES PLAN 43R-38284
 - DENOTES AIR CONDITIONER
 - DENOTES BACK OF CURB
 - DENOTES CONCRETE PAV. INTERLOCKING PAVING STONES
 - DENOTES DRIVE PAV.

BEARING NOTE
 BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE QUANTREX NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (8100' WEST, NAD83) (ORIGINAL)

DISTANCE NOTE
 DISTANCES SHOWN ARE GRID DISTANCES AND CAN BE CONVERTED TO GROUND DISTANCES BY MULTIPLYING BY A COGNATE SCALE FACTOR OF 0.999727

NOTE
 PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____

PRELIMINARY

DATE _____

David B. Scarles Surveying Ltd.
 ONTARIO LAND SURVEYORS

66-19CALC.DWG 66-5-19 DWG 66-5-19

PART SUMMARY

Location: Property referred to as 3455 Queen Street East
Part of Lot 5, Concession 7
Northern Division (Geographic Township of Toronto Gore, County of Peel)
City of Brampton
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: August 16, 2024

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5574
2	Part of the retained lands - Proposed access easement in favour of severed land and subject to easement in gross as in PR3548763	287
3	Part of the retained lands - Proposed access easement in favour of severed land, subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	34
5	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	28
6	Part of the retained lands - Proposed access easement, proposed easement and subject to easement in gross as in PR3548763.	100
7	Part of the retained lands - Proposed easement and subject to easement in gross as in PR3548763.	76
8	Part of the retained lands - Proposed access easement and subject to easement in gross as in PR3548763.	10
9	Part of the retained lands - Proposed easement and Subject to easement in gross as in PR3548763.	10
10	Part of the retained lands - Proposed easement, proposed access easement and Subject to easement in gross as in PR3548763.	2
11	Part of the severed lands - Proposed easement and Subject to easement in gross as in PR3548763.	3
12	Part of the severed lands - Subject to easement in gross as in PR3548763.	5113
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763	3
20	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
21	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
22	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
23	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	336
24	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268
25	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
26	Part of the severed lands - Proposed access easement in favour of retained land, Proposed easement, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	2
27	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10

Note:

28	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
29	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	304
30	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
31	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	38
32	Part of the severed lands - Proposed easement, subject to easement as in PR3673063 and subject to easement in gross as in PR3548763.	12
33	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	4
34	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	1
35	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	270
36	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	29
37	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	65
38	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	29
39	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	369
40	Part of the severed lands - Proposed easement, proposed access easement and subject to easement in gross as in PR3548763.	73
41	Part of the severed lands - Proposed access easement and subject to easement in gross as in PR3548763.	402
42	Part of the severed lands - Proposed access easement, subject to right of way as in PR2195765 and PR627395 and subject to easement in gross as in PR3548763.	0.05

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6419 sq.m.
Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 11 to 41 (both inclusive) on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716.95 7722.95 sq.m.
Frontage of Severed Lands: 9.08m (Minimum is 50 m)

TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923
David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly

PART SUMMARY

Location: Property referred to as 3455 Queen Street East
Part of Lot 5, Concession 7
Northern Division (Geographic Township of Toronto Gore, County of Peel)
City of Brampton
Regional Municipality of Peel

File: 66-5-19

Client: 2514682 Ontario Inc

Date: November 27, 2023

Revision Date: August 16, 2024

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5574
2	Part of the retained lands - Proposed access easement in favour of severed land and subject to easement in gross as in PR3548763	287
3	Part of the retained lands - Proposed access easement in favour of severed land, subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	34
5	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	28
6	Part of the retained lands - Proposed access easement, proposed easement and subject to easement in gross as in PR3548763.	100
7	Part of the retained lands - Proposed easement and subject to easement in gross as in PR3548763.	76
8	Part of the retained lands - Proposed access easement and subject to easement in gross as in PR3548763.	10
9	Part of the retained lands - Proposed easement and Subject to easement in gross as in PR3548763.	10
10	Part of the retained lands - Proposed easement, proposed access easement and Subject to easement in gross as in PR3548763.	2
11	Part of the severed lands - Proposed easement and Subject to easement in gross as in PR3548763.	3
12	Part of the severed lands - Subject to easement in gross as in PR3548763.	5113
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763	3
20	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
21	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
22	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
23	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	336
24	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268
25	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
26	Part of the severed lands - Proposed access easement in favour of retained land, Proposed easement, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	2
27	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10

Note:

28	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
29	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	304
30	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
31	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	38
32	Part of the severed lands - Proposed easement, subject to easement as in PR3673063 and subject to easement in gross as in PR3548763.	12
33	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	4
34	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	1
35	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	270
36	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	29
37	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	65
38	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	29
39	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	369
40	Part of the severed lands - Proposed easement, proposed access easement and subject to easement in gross as in PR3548763.	73
41	Part of the severed lands - Proposed access easement and subject to easement in gross as in PR3548763.	402
42	Part of the severed lands - Proposed access easement, subject to right of way as in PR2195765 and PR627395 and subject to easement in gross as in PR3548763.	0.05

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 43R-XXXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6419 sq.m.
Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 11 to 41 (both inclusive) on Plan 43R-XXXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716 ± 7722.95 sq.m.
Frontage of Severed Lands: 9.08m (Minimum is 50 m)

TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923
David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly

**PROPOSED SEVERANCE FOR
3455 QUEEN ST EAST,
BRAMPTON, ONTARIO**

STORM WATER MANAGEMENT BRIEF

September 09,2024

Prepared by:

Jain

Jain Infrastructure Consultants Ltd.
7405 East Danbro Crescent, 2nd Floor
Mississauga, ON L5N 6P8
Tel: (905) 285-9900 X 225
Fax: (905) 567-5246

1.0 INTRODUCTION:

A severance application has been proposed for 3455 Queen St E., with a Hotel Building , parking lot which is already constructed as shown in Figure 1 below. The severed parcel was designed to contain a Banquet Hall and parking building which will be now be developed as a different land use.

A storm water management design brief is required to support the severance application as per city comments.

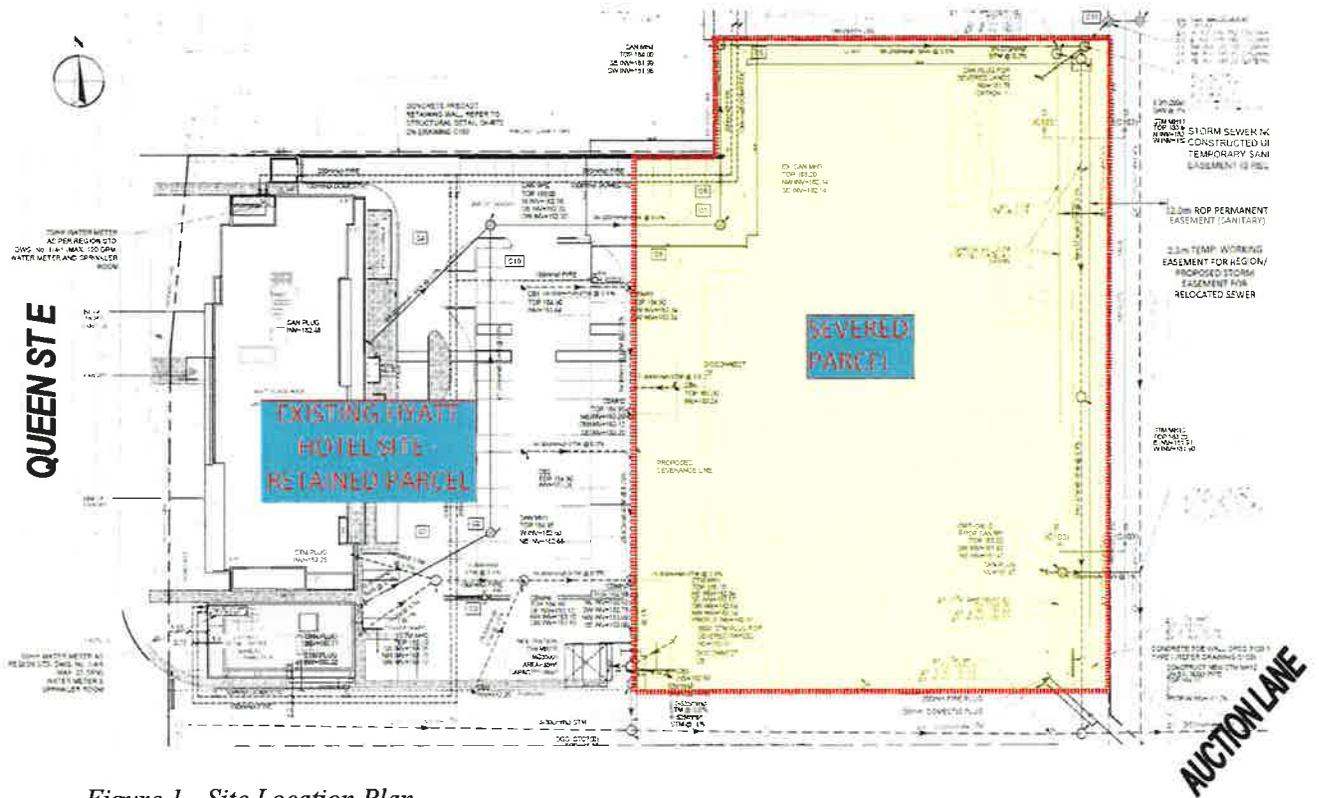


Figure 1 - Site Location Plan

The total site area is approximately 1.41 ha area. The severed parcel and retained parcel area is 0.77ha & 0.64ha respectively. The severed parcel was proposed to house the banquet hall(0.33ha) and parking building(0.15ha) which is expected to contain an equally sized building footprint. This would ensure that the original SWM design will not be effected by the proposed severance. Further details are provided in sections below. The original SWM Report is provided in Appendix B.

2.0 STORMWATER MANAGEMENT CRITERIA AND METHODOLOGY

The existing storm infrastructure was developed based on the following SWM criteria.

- **Water Quantity Control** - 100-year post-development peak flows to 2-year pre-development levels for all storms
- **Water Quality Control** - Long-term average removal of 80% of total suspended solids (TSS) on an annual loading basis from a minimum 90% of the runoff volume runoff leaving the site;
- **Water Balance Control** - Retain first 5mm from each rainfall through on-site infiltration, filtration, evapo-transpiration and rainwater reuse;

2.1 Storm Water Quantity Control:

- (a) Allowable discharge rate = 80.6 l/sec
- (b) Controlled Flow Rate = 46.0 l/sec

The runoff from the site has been overcontrolled with the help of an orifice pipe installed at Storm Manhole No. 1 (STMMH1). Orifice pipe will restrict the flow to 46.0 l/sec.

Required site storage was calculated at 428m³. The following storage capacities are available on site

Table 1– Onsite Detention Storage Capacity

No.	Type	Storage Capacity (m ³)	Status
1	Manholes/Pipes	31.3	Constructed
2	Parking lot Ponding	148.5	Constructed
3	Hotel Roof	58.0	Constructed
4	Banquet Hall Roof	157.6	Not Constructed
5	Parking Structure Roof	69.9	Not Constructed
	Total	465.3	

Items 4 & 5 are within the severed parcel and will be redesigned to provide the required storage while ensuring that the total controlled flow of 46.0 l/sec is not exceeded. Using the area ratio of retained and severed parcel, a pro rata flow of 25.12 l/sec will be allowed from the severed parcel.

2.2 Storm water Quality Controls

A stormceptor model STC-750 with a calculated 85% removal efficiency was provided for a total site area of 1.46 ha. The severed parcel will be contain the proposed building roof which will generate clean water and not compromise the overall efficiency of the installed OGS unit.

2.3 Water Balance:

Site volume requirements for water balance were calculated at 5mm rainfall depth for the total catchment areas.

Water balance volume required = 1.46 ha. x (5mm/1000) x 0.79 = 57.6m³
 Water balance volume provided:

- 1) Green Area: 1572 m² x (5mm/1000) = 7.8 m³
- 2) Paved Area: 6478 m² x (1mm/1000) = 6.5m³
- 3) Roof Area: 6546 m² x (1mm/1000) = 6.5m³
- 4) Infiltration Chamber: = 39m³
- 6) Total water balance provided for the site = 59.8 m³

The severed parcel will contain a similarly sized building roof. A revised water balance calculation will be provided in detailed design to confirm conformance to original design.

2.4 Minor System Drainage

Site storm network has been designed to convey 2-yr post development peak flows from the site including the severed parcel. The site storm network will be reanalyzed for site flows which are not expected to change as the severed parcel is expected to contain roughly the same impervious area percentage as assumed for previous design.

3.0 SITE SERVICE CONNECTIONS

The following existing and new connections will be provided for the site services.

STORM: The severed parcel is proposed to be connected to the existing STM MH1 as shown in Figure 2 and Drawing C101-SEV (Appendix A).

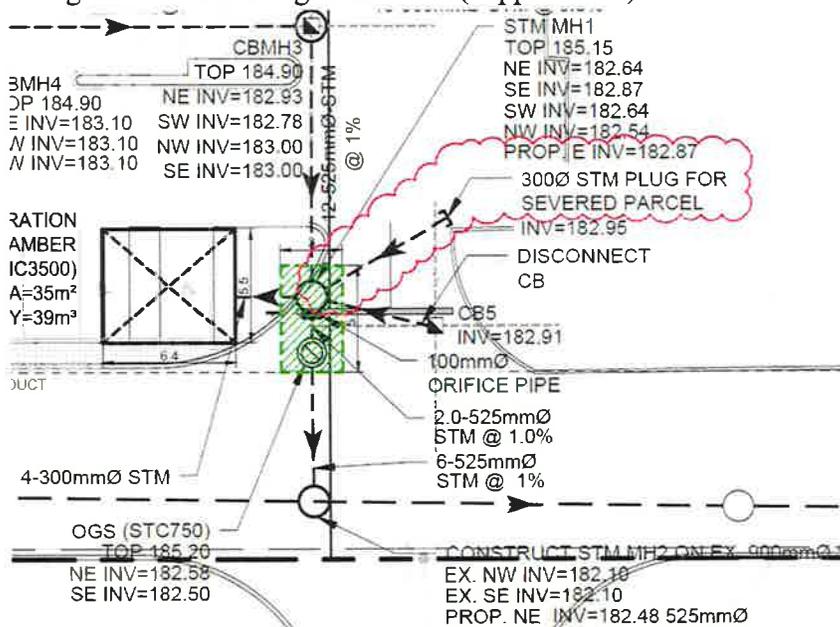


Figure 2- Proposed Storm Service Connection

SANITARY: The severed parcel is proposed to be connected to the existing sanitary control manhole as shown in Figure 3 and Drawing C101-SEV (Appendix A). Initial consultation with the Region has been carried out which shows that it would be preferred to use the existing control manhole as connection point (OPTION-1) . The other option (OPTION-2) would require a new connection to the 1350mm / 1500 mm dia trunk sewer pipes which is not allowed by the Region.

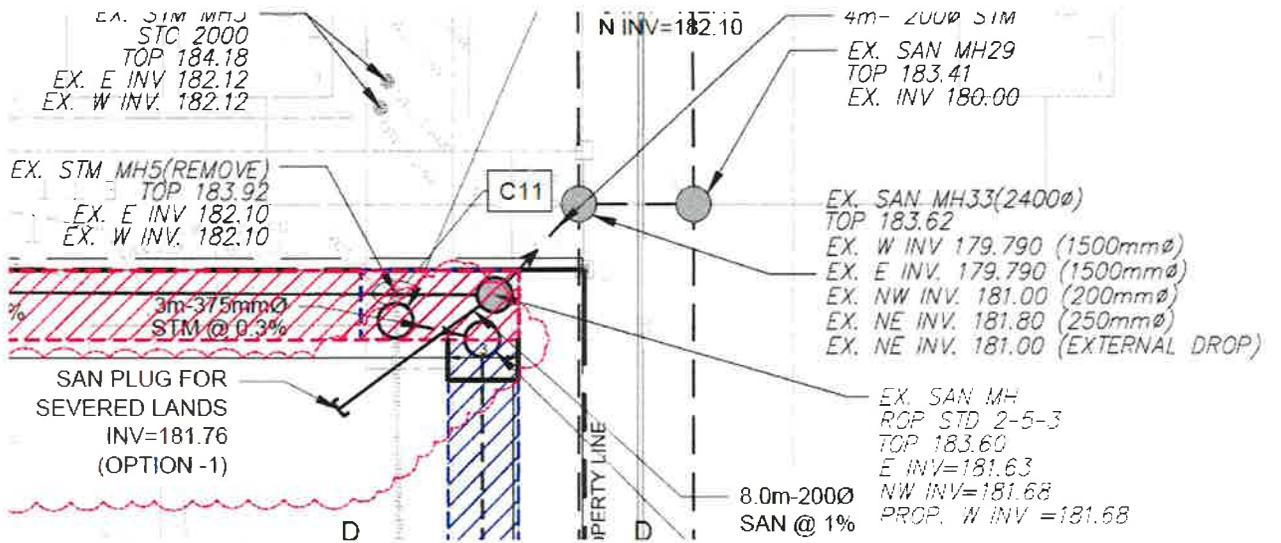


Figure 3- Proposed Sanitary Service Connection

WATER: A new water service is proposed to be installed from the existing 400mm dia. watermain on Auction Lane as shown in Figure 4 and Drawing C101-SEV (Appendix A)

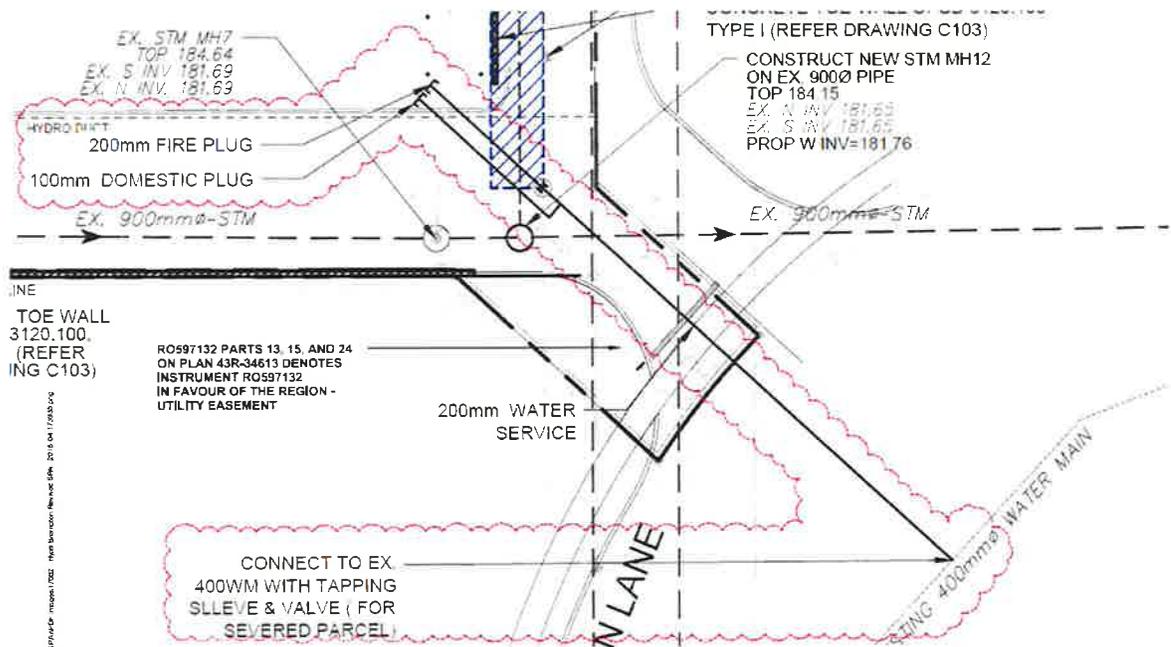


Figure 4- Proposed Water Service Connection

4.0 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

An erosion and sediment control strategy will be implemented during the construction to mitigate the transportation of silt from the site. The following measures should be implemented with regular inspection and maintenance,

- Temporary silt fencing around the perimeter of the grading activities;
- Designated construction vehicle access should be laid with 50mm size rip rap as a vibration pad for mud tracking control;
- Erosion control measures to be removed only after the site is substantially stabilized with sod, and at the direction of the consultant or city staff.

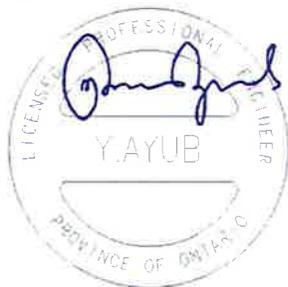
5.0 CONCLUSIONS AND RECOMMENDATIONS

- The severed parcel post development flows will be controlled to conform to the overall controlled through roof control as per previous design.
- Existing Quality control provision through OGS unit will be reanalyzed for removal efficiency and conformance with original design.
- Minor storm sewer network will be reanalyzed for carrying capacity and conformance with original design.
- Overland flow route through the site will be maintained to ensure that major overland flows are safely carried through the site.
- Erosion control such as installation of temporary silt fence, mud matt & rock check dams are recommended to minimize off-site sediment transport.

We trust you will find this submission complete and in order. Should you have any questions, please contact the undersigned.

Respectfully Submitted,

Jain Infrastructure Consultants Ltd.



Yasar Ayub , P.Eng
Project Manager
Sep 09,2024

Appendix A

Figures

Appendix B

Original SWM Report
Sep 12, 2018

STORMWATER MANAGEMENT REPORT
FOR
HYATT PLACE TORONTO-BRAMPTON
BRAMPTON, ONTARIO

SEPTEMBER 12, 2018

Prepared by:



Jain Infrastructure Consultants Ltd.
7405 East Danbro Crescent, 2nd Floor
Mississauga, ON L5N 6P8
Tel: (905) 285-9900 X 225
Fax: (905) 567-5246

1.0 INTRODUCTION:

The purpose of this report is to present the connections for sanitary sewage disposal, water distribution, storm drainage and appropriate measures to mitigate the impact of runoff with the proposed redevelopment. Adequacy of the pipe sizes to convey 2-year storm flows from the development is analysed for existing system and proposed network.

The subject site is located south of Queen Street East and north of Auction lane, Brampton as shown in Fig. 1.



Figure 1 - Site Location Plan

2.0 BACKGROUND OF THE PROJECT:

A legal and topographic survey has been prepared by David B. Searless Surveying Company dated August 26, 2016 which identifies the site as the part of Lot 5, Concession 7, Northern Division, City of Brampton.

The site has approximately 1.46 ha area, a vacant land covered with grass and trees. It is proposed to redevelop the site for construction of a hotel, a banquet hall, a parking structure and parking lot.

New buildings ground floor levels are proposed at 185.50m. The existing grades around the site are proposed to be matched at the boundary limits. Proposed site servicing, grading and storm drainage plans are submitted separately as full-size drawings with this report.

Potential stormwater management (SWM) strategies to mitigate any potential impacts per City of Brampton design guidelines are presented in the report. New site servicing requirements for sanitary and water supply will also be discussed in following sections.

2.1 EXISTING SERVICES:

The following municipal services will provide connections for the site:

- An existing 1350mm dia. sanitary sewer is located on the east site of property.
- An existing 400mm dia. watermain is located on Auction lane.
- An existing 900mm dia. storm sewer is located on south easement.

3.0 STORMWATER MANAGEMENT CRITERIA AND METHODOLOGY

The proposed development shall follow the respective criteria/guidelines of the City of Brampton. The criteria for small new developments (residential & non-residential) - total site area less than 5.0 ha are summarized below:

- **Water Quantity Control** - The required level of Control 100-year post-development peak flows to 2-year pre-development levels for all storms;
- **Water Quality Control** - long-term average removal of 80% of total suspended solids (TSS) on an annual loading basis from a minimum 90% of the runoff volume runoff leaving the site;
- **Water Balance Control** - Retain first 5mm from each rainfall through on-site infiltration, filtration, evapo-transpiration and rainwater reuse;

3.1 Storm Water Runoff Coefficients

Pre-development runoff coefficients are calculated based on existing site conditions shown in Figure DR101, Appendix A. Post development runoff coefficients are calculated as per proposed landuse as shown in Figure DR102, Appendix A. Calculations for pre-and post-development imperviousness are given in Appendix B and are summarized below:

Table 1 – Runoff Coefficients

Drainage Area (Hectare)	Runoff coefficient 'C' (Pre-development)	Runoff coefficient 'C' (Post-development)
4.16	0.25	0.79

3.2 Pre and Post Development Flow

Peak flow rates under the pre and post development conditions are computed using IDF curves and Rational Method. Detail calculations are attached in Appendix B and are summarized below:

Table 2 – Pre and Post Development Site Flows

Peak Flow	Return Period (yr.)	Flow (l/sec)
Pre-development	2	80.6
Post-Development	100	561.6

3.2.1 Pre and Post Development Flows to Queen Street R.O.W

As shown in Drawing DR101 & DR102, the area EX1 flowing towards Queen street has decreased in the proposed development. The pre and post development have been calculated in response to Region’s comments for 2-100 yr return periods and shown in Table 2.1 below.

Table 2.1 – Pre and Post Development Flows towards Queen Street

Stage	Catchment	Area (m ²)	Runoff Coefficient	Flows (l/sec)					
				2 - Years	5 - Years	10 - Years	25 - Years	50 - Years	100 - Years
Pre Development	EX1	1847	0.25	9.2	12.1	14.1	16.6	18.4	20.3
Post Development	EX1	527	0.25	2.9	3.8	4.5	5.3	5.8	6.4

4.3 Water Quantity Control

Allowable discharge rate is calculated as follows:

- (a) 2-yr Pre-development peak = 80.6 l/sec (Appendix B, Calculation Sheet B-1)
- (b) Allowable discharge rate = 80.6 l/sec
- (c) 100-yr Post development flow = 561.6 l/sec (Appendix B, Calculation Sheet 2)

4.3.1 Orifice Control:

The runoff from the site is controlled with the help of an orifice pipe installed at Storm Manhole No. 1 (STMMH1). Orifice Sizing Calculations attached in Table C5, Appendix C shows that a 100-mm dia. Orifice pipe will restrict the flow to 46.0 l/sec.

4.3.2 Roof Control

Flow will be detained on the roof by installing parabolic weirs, (Zurn Z105 Control Flo Roof Drain). Drain specs are attached in Appendix E. Proposed numbers of roof drains and limiting flow rates are calculated and summarized in Table 3.

Table 3– Roof Drains summary

Roof ID	Surface Area (m²)	Number of Drains	Flow (l/sec)
Hotel Roof	1313	3	3.75
Banquet Hall Roof	3300	6	5.00
Parking Structure Roof	1482	2	2.50

4.3.3 Storage for Quantity Control:

Storm events from 2-yr unto 100-yr indicates that maximum required amount of storage is 428m³. (Refer: Table C1, Appendix C)

Onsite detention storage is provided as roof retention, parking lot ponding and storage in manholes and pipes as shown in Drawing C102. Detention storage calculations are attached in Appendix C and summarized in Table 4 below:

Table 4– Onsite Detention Storage Capacity

Tag	Storage Capacity (m³)	Depth of Ponding (mm)
Manholes/Pipes	31.3	N/A
Parking lot Ponding	148.5	300
Hotel Roof	58.0	177
Banquet Hall Roof	157.6	145
Parking Structure Roof	69.9	141
Total	465.3	

The available onsite detention storage capacity (465.3m³) will exceed the required storage capacity (428 m³) as calculated in Table C1 Appendix C.

4.4 Storm water Quality Controls

Long term average removal of 80% of Total Suspended Solids (TSS) on an annual basis from 90% all runoff leaving the site is required. Quality control will be achieved by using soft landscape areas and oil/grit separator. Oil/grit separator’s overall TSS removal from runoff leaving the site is will be 85%. Details are presented in Appendix F. Removal of TSS in Green areas and roof is 100%. The overall TSS removal is 93.3%. The summary of total TSS is shown in Table 4 below:

Table 4– TSS removal

Surface	Treatment Method	Area (m3)	Effective TSS Removal	% Area of Site	Overall TSS Removal (%)
Green Area	Inherent	1575	100	10.8	10.8
Rooftop	Inherent	6546.9	100	44.8	44.8
Asphalt/Concrete	OGS	6478.7	85	44.4	37.7
Total		14600.6		100.0	93.5

4.5 Water Balance:

Site volume requirements for water balance is calculated at 5mm rainfall depth for catchment areas.

$$\text{Water balance volume required} = 1.46 \text{ ha.} \times (5\text{mm}/1000) \times 0.79 = 57.6\text{m}^3$$

Water balance volume provided:

- 1) Green Area: $1572 \text{ m}^2 \times (5\text{mm}/1000) = 7.8 \text{ m}^3$
- 2) Paved Area: $6478 \text{ m}^2 \times (1\text{mm}/1000) = 6.5\text{m}^3$
- 3) Roof Area: $6546 \text{ m}^2 \times (1\text{mm}/1000) = 6.5\text{m}^3$
- 4) Infiltration Chamber: $= 39\text{m}^3$
- 6) Total water balance provided for the site = 59.8 m^3

Storm Chamber specs are attached in Appendix G.

4.6 Minor System Drainage

Site storm network has been designed to convey 2-yr post development peak flows. Design calculations are provided in Appendix D and show on Drawing C101.

4.7 Major System Drainage

The overland flow will not impact the buildings since the grading of the site ensures storm flows greater than 100 years will be able to flow overland through the site without any impact to proposed buildings and adjacent site.

5.0 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

An erosion and sediment control strategy will be implemented during the construction to mitigate the transportation of silt from the site. Drawing C103 shows the silt fence and sediment control measures. The following measures should be implemented with regular inspection and maintenance,

The following measures should be implemented with regular inspection and maintenance,

- Temporary silt fencing around the perimeter of the grading activities;
- Designated construction vehicle access should be laid with 50mm size rip rap as a vibration pad for mud tracking control;
- Erosion control measures to be removed only after the site is substantially stabilized with sod, and at the direction of the consultant or city staff.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- The site post development flows will be controlled to less than pre development levels by orifice pipe and upstream temporary detention storage on roof and parking.
- Quality control will be achieved through soft landscaped areas and oil/grit separator.
- Minor storm sewer network has been designed to connect to existing sewers in accordance with city storm sewer design standards.
- Overland flow route through the site ensures that major overland flows are safely carried through the site.
- Erosion control such as installation of temporary silt fence, mud matt & rock check dams are recommended to minimize off-site sediment transport.

We trust you will find this submission complete and in order. Should you have any questions, please contact the undersigned.

Respectfully Submitted,

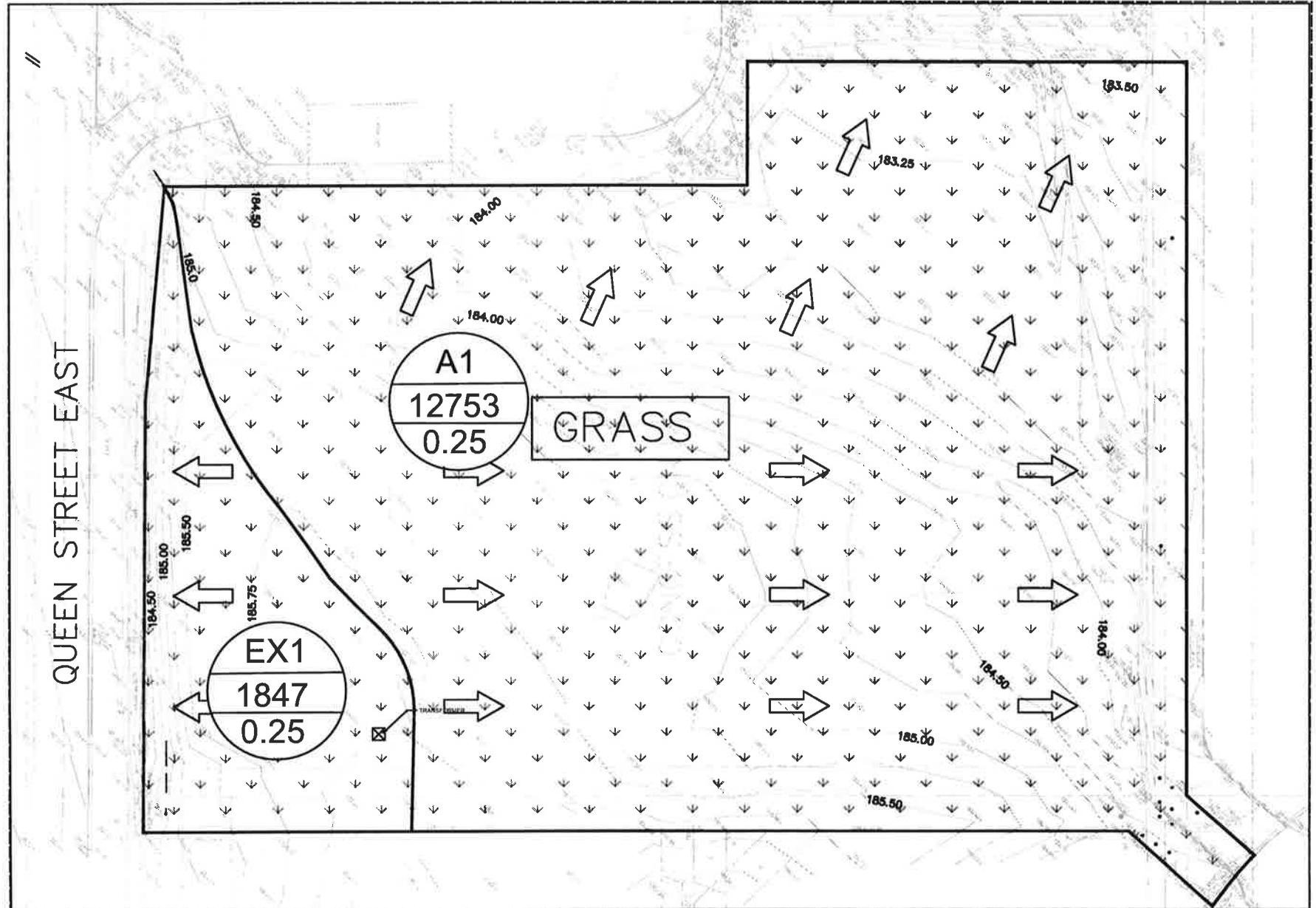
Jain Infrastructure Consultants Ltd.



Yasar Ayub , P.Eng
Project Manager
Sep12, 2018

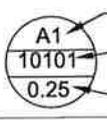
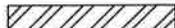
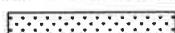
Appendix A

Figures

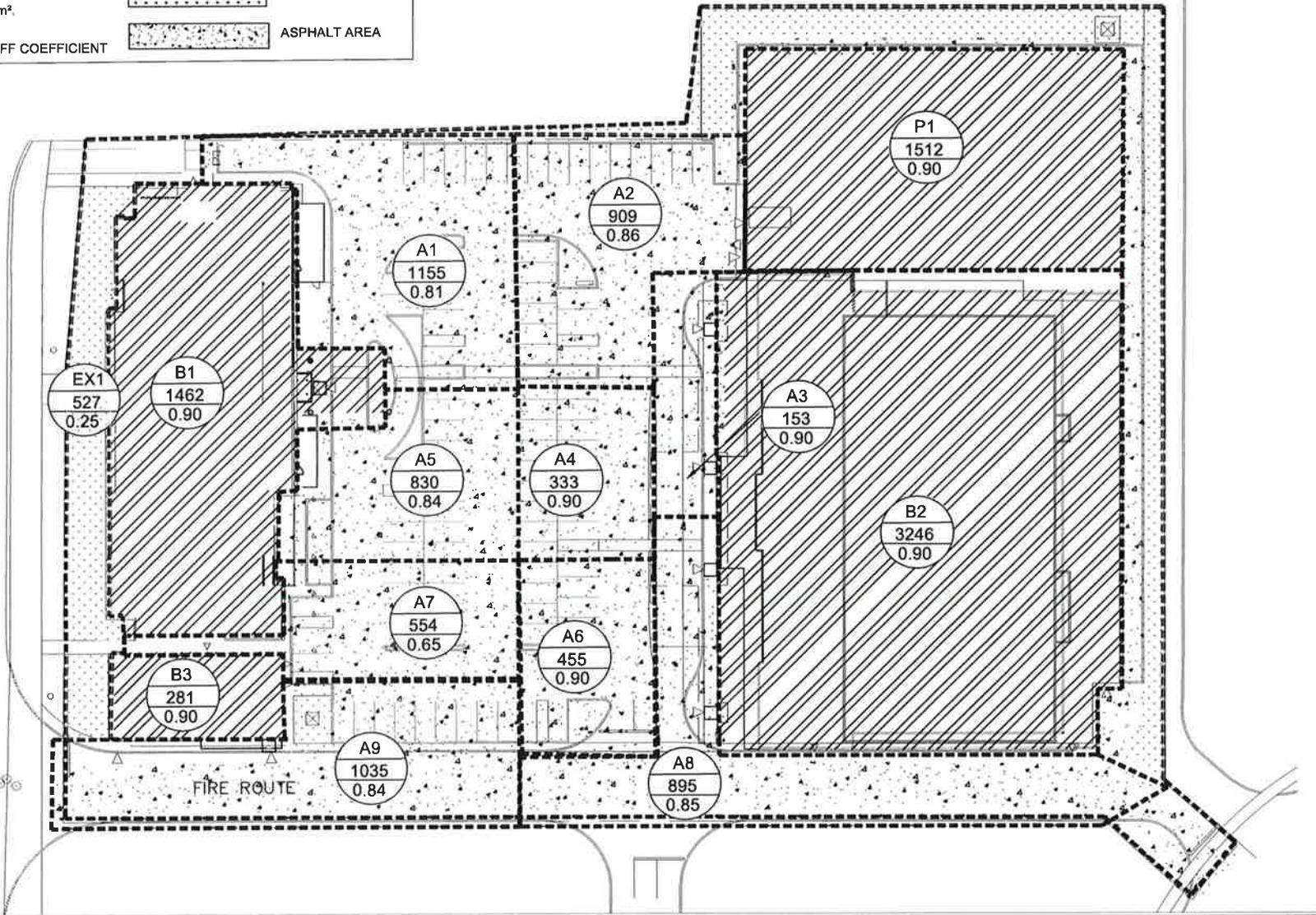


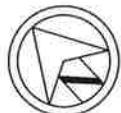
PROJECT: HYATT DEVELOPMENT BRAMPTON, ONTARIO	TITLE: PRE-DEVELOPMENT LANDUSE	 <small>7405 EAST DANBRO CRESENT, 2ND FLOOR MISSISSAUGA, ONTARIO, L5N 6P6 TEL. 905 285 9900, FAX 905 567 5246 Email : mail@jainconsultants.com</small>		DATE JUL 24, 2018	DR101
				SCALE N.T.S.	
				DWN. BY. A.Z.	
				PROJECT NO. 17256	

LEGEND

	AREA No.		BUILDING AREA
	AREA in m ² .		GRASS
	RUNOFF COEFFICIENT		ASPHALT AREA

QUEEN STREET EAST



PROJECT: HYATT DEVELOPMENT BRAMPTON, ON	TITLE: POST-DEVELOPMENT LANDUSE	 7405 EAST DANBRO CRESENT, 2ND FLOOR MISSISSAUGA, ONTARIO, L5N 6P8 TEL. 905 285 9900, FAX 905 567 5246 Email : mail@jainconsultants.com		DATE	Nov 29, 2017	DR102
	SACLE			N.T.S.		
DWN BY:	A.Z.					
PROJECT No.	17256					

Appendix B

Peak Flow Calculation

Calculation Sheet B-1

(Pre-development)

Project:	Hyatt Development, Brampton, ON
Project No.	17-256
Prepared by	Jain Infrastructure Consultants Ltd.
Date:	5/9/2018

PRE DEVELOPMENT RUNOFF COEFFICIENT

AREA TYPE	AREA (M ²)	RUNOFF COEFFICIENT	AREA x C
GREEN AREA	14600.00	0.25	3650.00

Σ AREA X R 3650.00

WEIGHTED AVERAGE "R" 0.25

AREA "A" (Hectares) 1.46

Rainfall intensity : $I = A \cdot t_c^B$ (mm/hr)

Where:

t_c = Time of concentration (hr)

$Q = 2.78ACI/1000$

Where:

Q = Volume of runoff (cubic meters per second)

A = Contributing Drainage Area (hectares)

I = rainfall intensity (mm/hr)

Return Period (Years)	2 -Years	5 -Years	10 -Years	25 -Years	50 -Years	100 -Years
A	22.1	29.9	35.1	41.6	46.5	51.3
B	-0.714	-0.701	-0.695	-0.691	-0.688	-0.686
t_c (mins)	10.00	10.00	10.00	10.00	10.00	10.00
I (mm/hr)*	79.43	104.99	121.93	143.48	159.52	175.36
Q (m ³ /sec)	0.08	0.11	0.12	0.15	0.16	0.18
Q (liters/sec)	80.6	106.5	123.7	145.6	161.9	177.9

Calculation Sheet B-2 (Post-development)

Project:	Hyatt Development, Brampton, ON
Project No.:	17-051
Company:	Jain Infrastructure Consultants Ltd.
Date:	5/9/2018

POST DEVELOPMENT RUNOFF COEFFICIENT

AREA TYPE	AREA (M ²)	RUNOFF COEFFICIENT	AREA x C
GREEN AREA	1749.00	0.25	437.25
ASPHALT	6368.00	0.90	5731.20
BUILDING	6483.00	0.90	5834.70

ΣAREA X R 12003.15

WEIGHTED AVERAGE "R" **0.79**

AREA "A" (Hectares) 1.46

Rainfall intensity : $I = A * t_c^B$ (mm/hr)

Where:

t_c = Time of concentration (hr)

$$Q = 2.78 A C I / 1000$$

Where:

Q = Volume of runoff (cubic meters per second)

A = Contributing Drainage Area (hectares)

I = rainfall intensity (mm/hr)

Return Period (Years)	2 -Years	5 -Years	10 -Years	25 -Years	50 -Years	100 -Years
A	22.1	29.9	35.1	41.6	46.5	51.3
B	-0.714	-0.701	-0.695	-0.691	-0.688	-0.686
t_c (mins)	10.00	10.00	10.00	10.00	10.00	10.00
I (mm/hr)*	79.43	104.99	121.93	143.48	159.52	175.36
Q (m³/sec)	0.25	0.34	0.39	0.46	0.51	0.56
Q (liters/sec)	254.4	336.2	390.5	459.5	510.9	561.6

Appendix C

Detention Storage & Orifice Sizing Calculations

On-Site Storage Calculator

Brampton

Project: Hyatt Place Toronto-Brampton

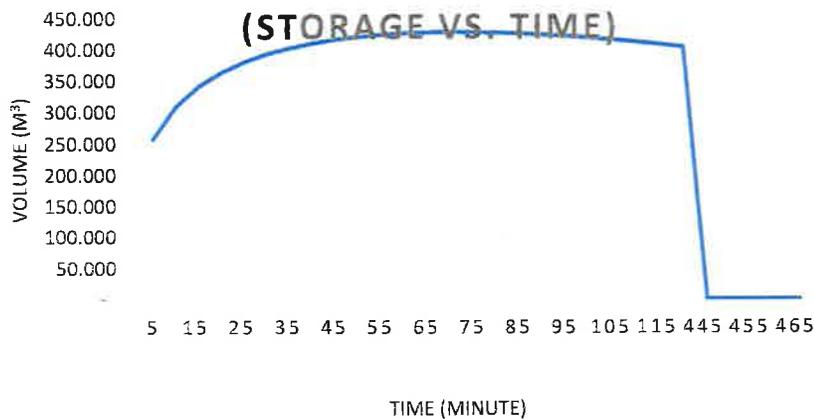
By: AZ

Table C1(Site)

Date: 9-May-18

$R =$	0.79	100 yr rainfall:	
$A =$	1.46 ha	$i_{100} = 51.3t_c^{-0.686}$ mm/hr	
$Q_{release} =$	0.046 m ³ /s		
	46.00 L/s		

T.C (min)	(mm/hr)	Q ₁₀₀ (m ³ /s)	Q _{stored} (m ³ /s)	Peak Volume (m ³)
5	282.121	0.904	0.858	257.365
10	175.359	0.562	0.516	309.499
15	132.779	0.425	0.379	341.469
20	108.999	0.349	0.303	363.865
25	93.528	0.300	0.254	380.481
30	82.532	0.264	0.218	393.164
35	74.250	0.238	0.192	402.969
40	67.751	0.217	0.171	410.560
45	62.492	0.200	0.154	416.388
50	58.135	0.186	0.140	420.772
55	54.455	0.174	0.128	423.947
60	51.300	0.164	0.118	426.094
65	48.559	0.156	0.110	427.354
70	46.152	0.148	0.102	427.839 ***
75	44.019	0.141	0.095	427.639
80	42.112	0.135	0.089	426.832
85	40.397	0.129	0.083	425.478
90	38.844	0.124	0.078	423.632
95	37.429	0.120	0.074	421.339
100	36.135	0.116	0.070	418.637
105	34.946	0.112	0.066	415.561
110	33.848	0.108	0.062	412.140
115	32.831	0.105	0.059	408.400
120	31.887	0.102	0.056	404.364
445	12.976	0.042	-	-



**On-Site Storage
Calculator**

Brampton

Project: Hyatt Place Toronto-Brampton

By: AZ

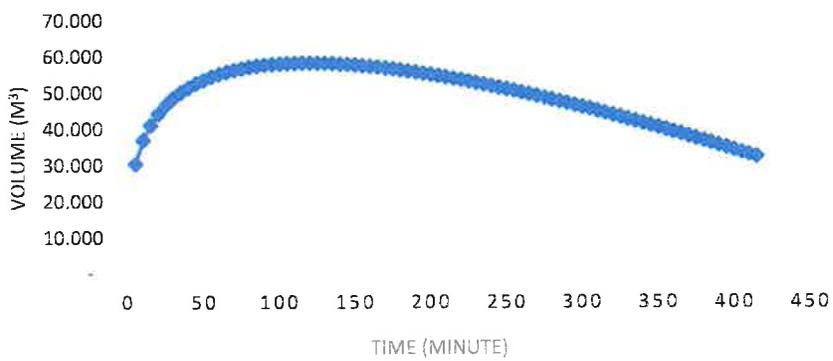
Table C2(Hotel Roof)

Date: 9-May-18

$R =$	0.90	100 yr rainfall:
$A =$	0.15 ha	$i_{100} = 51.3t_c^{-0.686} \text{ mm / hr}$
$Q_{\text{release}} =$	0.004 m ³ /s	
	3.75 L/s	

T.C (min)	i_{100} (mm/hr)	Q_{100} (m ³ /s)	Q_{stored} (m ³ /s)	Peak Volume (m ³)
5	282.121	0.105	0.101	30.233
10	175.359	0.065	0.061	36.732
15	132.779	0.049	0.045	40.900
20	108.999	0.040	0.037	43.961
25	93.528	0.035	0.031	46.353
30	82.532	0.031	0.027	48.291
35	74.250	0.028	0.024	49.895
40	67.751	0.025	0.021	51.244
45	62.492	0.023	0.019	52.389
50	58.135	0.022	0.018	53.367
55	54.455	0.020	0.016	54.205
60	51.300	0.019	0.015	54.924
65	48.559	0.018	0.014	55.540
70	46.152	0.017	0.013	56.067
75	44.019	0.016	0.013	56.515
80	42.112	0.016	0.012	56.893
85	40.397	0.015	0.011	57.207
90	38.844	0.014	0.011	57.464
95	37.429	0.014	0.010	57.670
100	36.135	0.013	0.010	57.828
105	34.946	0.013	0.009	57.943
110	33.848	0.013	0.009	58.019
115	32.831	0.012	0.008	58.057
120	31.887	0.012	0.008	58.061 ***
125	31.006	0.011	0.008	58.034

(STORAGE VS. TIME)



**On-Site Storage
Calculator**

Brampton

Project: Hyatt Place Toronto-Brampton

By: AZ

Table C3(Event Centre Roof)

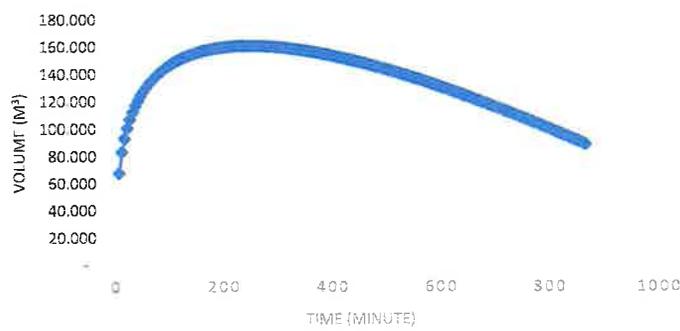
Date: 9-May-18

$R = 0.90$
 $A = 0.33 \text{ ha}$
 $Q_{\text{release}} = 0.005 \text{ m}^3/\text{s}$
 5.00 L/s

100 yr rainfall:
 $i_{100} = 51.3t_c^{-0.686} \text{ mm/hr}$

T.C (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (m^3/s)	Peak Volume (m^3)
5	282.121	0.230	0.225	67.457
10	175.359	0.143	0.138	82.724
15	132.779	0.108	0.103	92.864
20	108.999	0.089	0.084	100.568
25	93.528	0.076	0.071	106.803
30	82.532	0.067	0.062	112.038
35	74.250	0.060	0.055	116.540
40	67.751	0.055	0.050	120.480
45	62.492	0.051	0.046	123.972
50	58.135	0.047	0.042	127.096
55	54.455	0.044	0.039	129.913
60	51.300	0.042	0.037	132.468
65	48.559	0.040	0.035	134.798
70	46.152	0.038	0.033	136.930
75	44.019	0.036	0.031	138.889
80	42.112	0.034	0.029	140.693
85	40.397	0.033	0.028	142.358
90	38.844	0.032	0.027	143.898
95	37.429	0.030	0.025	145.324
100	36.135	0.029	0.024	146.646
105	34.946	0.028	0.023	147.873
110	33.848	0.028	0.023	149.013
115	32.831	0.027	0.022	150.071
120	31.887	0.026	0.021	151.054
125	31.006	0.025	0.020	151.967
130	30.183	0.025	0.020	152.815
135	29.412	0.024	0.019	153.602
140	28.687	0.023	0.018	154.331
145	28.005	0.023	0.018	155.006
150	27.361	0.022	0.017	155.631
155	26.752	0.022	0.017	156.207
160	26.176	0.021	0.016	156.738
165	25.629	0.021	0.016	157.226
170	25.110	0.020	0.015	157.673 ***
175	24.615	0.020	0.015	158.081
180	24.144	0.020	0.015	158.452

(STORAGE VS. TIME)



On-Site Storage Calculator

Project: Hyatt Place Toronto-Brampton

Brampton

By: AZ

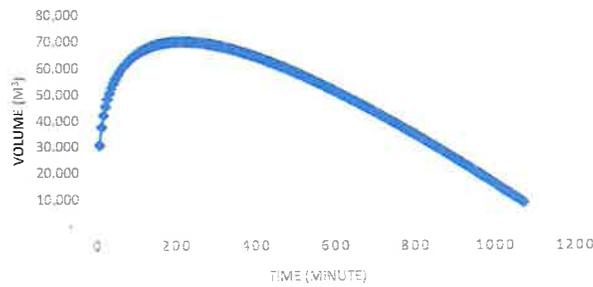
Table C4(Parking Structure Roof)

Date: 9-May-18

R =	0.90	100 yr rainfall:
A =	0.15 ha	$i_{100} = 51.3t_c^{-0.686} \text{ mm/hr}$
Q _{release} =	0.003 m ³ /s	
	2.50 L/s	

T.C (min)	i ₁₀₀ (mm/hr)	Q ₁₀₀ (m ³ /s)	Q _{stored} (m ³ /s)	Peak Volume (m ³)
5	282.121	0.105	0.102	30.608
10	175.359	0.065	0.062	37.482
15	132.779	0.049	0.047	42.025
20	108.999	0.040	0.038	45.461
25	93.528	0.035	0.032	48.228
30	82.532	0.031	0.028	50.541
35	74.250	0.028	0.025	52.520
40	67.751	0.025	0.023	54.244
45	62.492	0.023	0.021	55.764
50	58.135	0.022	0.019	57.117
55	54.455	0.020	0.018	58.330
60	51.300	0.019	0.017	59.424
65	48.559	0.018	0.015	60.415
70	46.152	0.017	0.015	61.317
75	44.019	0.016	0.014	62.140
80	42.112	0.016	0.013	62.893
85	40.397	0.015	0.012	63.582
90	38.844	0.014	0.012	64.214
95	37.429	0.014	0.011	64.795
100	36.135	0.013	0.011	65.328
105	34.946	0.013	0.010	65.818
110	33.848	0.013	0.010	66.269
115	32.831	0.012	0.010	66.682
120	31.887	0.012	0.009	67.061
125	31.006	0.011	0.009	67.409
130	30.183	0.011	0.009	67.726
135	29.412	0.011	0.008	68.016
140	28.687	0.011	0.008	68.280
145	28.005	0.010	0.008	68.519
150	27.361	0.010	0.008	68.735
155	26.752	0.010	0.007	68.929
160	26.176	0.010	0.007	69.103
165	25.629	0.009	0.007	69.257
170	25.110	0.009	0.007	69.392
175	24.615	0.009	0.007	69.510
180	24.144	0.009	0.006	69.610
185	23.695	0.009	0.006	69.695
190	23.265	0.009	0.006	69.765
195	22.854	0.008	0.006	69.819
200	22.461	0.008	0.006	69.860
205	22.083	0.008	0.006	69.887
210	21.721	0.008	0.006	69.902
215	21.374	0.008	0.005	69.904 ***
220	21.039	0.008	0.005	69.894
225	20.717	0.008	0.005	69.872

(STORAGE VS. TIME)



ORIFICE SIZING CALCULATION

Table C5

Jain Infrastructure Consultants Ltd.

Project: Hyatt Place Toronto-Brampton
Date: May 9, 2018

Location	HWL (m)	Orifice Inv. (m)	c	a (m ²)	g	Orifice dia. (m)	h (m)	Q (m ³ /sec)
STM MH1	185.2	182.64	0.82	0.0079	9.81	0.1	2.56	0.046

Orifice Flow Equation:

$$Q = ca\sqrt{2gh}$$

Where:

Q = Flow (m³/sec)

a = Orifice area (m²)

g = Gravitational Constant

h = Center line head (m)

Proposed Storage Calculator

Table C6

Project: Haytt Development,

Project No.: 17-256

By: AZ

Date: 30-Nov-17

CATCH BASIN/MH

Description	Length (m)	Width (m)	Height (m)	Volume (m ³)
CB1	0.6	0.6	1.5	0.54
CB2	0.6	0.6	1.5	0.54
CB3	0.6	0.6	1.5	0.54
CB4	0.6	0.6	1.5	0.54
CB5	0.6	0.6	1.5	0.54
CBMH1	1.2	1.2	1.28	1.84
CBMH2	1.2	1.2	1.42	2.04
CBMH3	1.2	1.2	1.62	2.33
STM MH1	1.2	1.2	2.56	3.69
CBMH4	1.2	1.2	1.48	2.13
TOTAL				14.74

PIPES

FROM MH	TO MH	Length (m)	DIA (m)	Volume (m ³)
CB1	CBMH1	19	0.3	1.34
CBMH1	CBMH2	19	0.3	1.34
CB4	CBMH2	8	0.3	0.57
CB2	Pipe	19	0.3	1.34
CBMH2	CBMH3	25	0.375	2.76
CB3	CBMH4	16	0.3	1.13
BLDG PLUG	CB	21	0.3	1.48
CBMH4	CBMH3	19	0.3	1.34
CB5	STM MH1	8	0.3	0.57
Parking Structure	CBMH1	21	0.3	1.48
Event Center	CBMH3	15	0.3	1.06
CBMH3	STM MH1	14	0.45	2.23
TOTAL				16.64

TOTAL VOLUME: 31.38 m3

Appendix D

Storm Drainage Design Sheet

CITY OF BRAMPTON
ENGINEERING DEPARTMENT
STORM SEWER DESIGN SHEET

HYATT DEVELOPMENT, BRAMPTON, ONTARIO

Jain Infrastructure Consultants Ltd.	
PREPARED BY:	H.A
FILE No.:	17-051
DATE PREPARED	09-May-18

DESIGN STORM: 2 YEAR RETURN	
R (2-YEAR):	$R=22.1(T)^{-0.714}$, R in mm/hr, T in Hours
Tc (start):	10.00 minutes

LOCATION	MANHOLES		A area (ha)	R runoff coeff.	A x R	ACC. A x R	Tc (min)	I (mm/hr)	q (2-YR) (l/s)	STORM SEWER DESIGN INFORMATION					TIME SECT. (min)	REMARKS
	FROM MH #	TO MH#								size (mm)	slope (%)	length (m)	Q full (l/s)	V full (m/s)		
Parking	CB1	CBMH1	0.116	0.81	0.09	0.09	10.00	79.43	20.66	300	0.50	16.00	68.37	0.96	0.28	100mm φ Orifice Pipe
Roof	Parking Structure	CBMH1	0.148	0.90	0.13	0.13	10.00	79.43	29.45	300	0.50	21.00	68.37	0.96	0.36	
Parking	CBMH1	CBMH2	0.091	0.86	0.08	0.31	10.28	77.90	66.07	300	0.75	19.00	83.74	1.18	0.27	
Parking	CB4	300mm φ Pipe	0.015	0.90	0.01	0.01	10.00	79.43	3.04	300	0.50	7.00	68.37	0.96	0.12	
Parking	CB2	375mm φ Pipe	0.083	0.84	0.07	0.07	10.00	79.43	15.40	300	0.50	16.00	68.37	0.96	0.28	
Parking	CBMH2	CBMH3	0.033	0.90	0.03	0.42	10.54	76.48	88.99	375	0.75	25.00	152	1.37	0.30	
Roof	Hotel	CBMH4	0.131	0.90	0.12	0.12	10.00	79.43	26.09	300	0.50	26.00	68	0.96	0.45	
Parking	CB3	CBMH4	0.104	0.84	0.09	0.09	10.00	79.43	19.20	300	0.50	19.00	68	0.96	0.33	
Parking	CBMH4	CBMH3	0.046	0.90	0.04	0.25	10.45	76.98	52.66	300	0.50	16.00	68	0.96	0.28	
Roof	Event Centre	CBMH3	0.326	0.90	0.29	0.29	10.00	79.43	64.77	300	0.50	15.00	68	0.96	0.26	
Parking	CBMH3	STM MH1	0.047	0.85	0.89	1.85	10.85	74.94	385.00	525	1.00	14.00	430	1.98	0.12	
Parking	CB5	STM MH1	0.090	0.85	0.08	0.08	10.00	79.43	16.80	300	0.50	6.00	68	0.96	0.10	
Parking	STM MH1	OGS	0.000	0.00	0.00	1.92	10.97	74.37	397.77	525	1.00	5.00	430	1.98	0.04	
Parking	OGS	STM MH2	0.000	0.00	0.00	1.92	11.01	74.16	396.68	525	1.00	3.00	430	1.98	0.03	

Appendix E
Flow Control Roof Drain



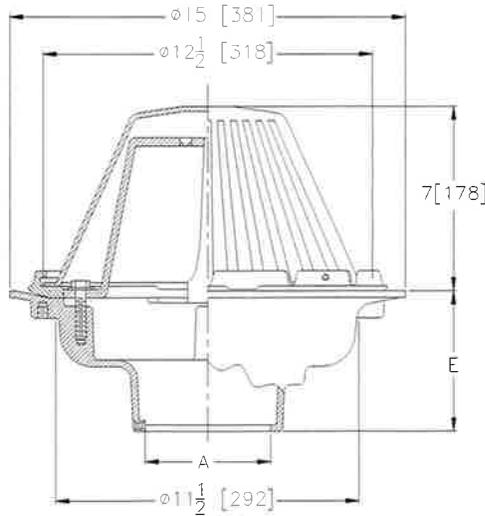
**Z-105
CONTROL-FLO ROOF DRAIN
w/Parabolic Weir**

SPECIFICATION SHEET

TAG _____



Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A Pipe Size Inches / [mm]	Approx. Wt. Lbs. / [kg]	Dome Open Area Sq. In. / [sq cm]
2 - 3 - 4 [51 - 76 - 102]	34 [15]	148 [955]

ENGINEERING SPECIFICATION: ZURN Z-105 "Control-Flo" roof drain for dead -level roof construction, Dura-Coated cast iron body. "Control-Flo" weir shall be linear functioning with integral membrane flashing clamp/gravel guard and Poly-Dome. All data shall be verified proportional to flow rates.

OPTIONS (Check/specify appropriate options)

PIPE SIZE

2,3,4 [50,75,100]
2,3,4 [50,75,100]
2,3,4 [50,75,100]
2,3,4 [50,75,100]

(Specify size/type) **OUTLET**

_____ IC Inside Caulk
_____ IP Threaded
_____ NH No-Hub
_____ NL Neo-Loc

E BODY HT. DIM.

5 1/4 [133]
3 3/4 [95]
5 1/4 [133]
4 5/8 [117]

PREFIXES

_____ Z- D.C.C.I. Body with Poly-Dome*
_____ ZA- D.C.C.I. Body with Aluminum Dome

SUFFIXES

_____ -A Waterproof Flange	_____ -EB Elevating Body Plate
_____ -AR Acid Resistant Epoxy Coated Finish	_____ -G Galvanized Cast Iron
_____ -C Underdeck Clamp	_____ -R Roof Sump Receiver
_____ -DP Top Set® Roof Deck Plate (Replaces both the -C and -R)	_____ -VP Vandal Proof Secured Top
_____ -DR Adjustable Drain Riser Extension Assembly 3-5/8" [92] to 7-1/4" [184]	_____ -90 90° Threaded Side Outlet Body
_____ -E Static Extension 1 [25] thru 4 [102] (Specify Ht.)	
_____ -EA Adjustable Extension Assembly 1 3/4 [44] thru 3 1/2 [89]	

REV. A DATE: 09/14/05 C.N. NO. 89837

DWG. NO. 63601 PRODUCT NO. Z-105

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

ZURN INDUSTRIES LIMITED ♦ 3544 Nashua Drive ♦ Mississauga, Ontario L4V 1L2 ♦ Phone: 905/405-8272 Fax: 905/405-1292
In the U.S.: ZURN INDUSTRIES, INC. ♦ SPECIFICATION DRAINAGE OPERATION ♦ 1801 Pittsburgh Ave. ♦ Erie, PA 16514
Phone: 814/455-0921 ♦ Fax: 814/454-7929 ♦ World Wide Web: www.zurn.com

Appendix F
Stormceptor Sizing Summary

Brief Stormceptor Sizing Report - Hyatt - Parking

Project Information & Location			
Project Name	Hyatt Place	Project Number	17-256
City	Brampton	State/ Province	Ontario
Country	Canada	Date	5/8/2018
Designer Information		EOR Information (optional)	
Name	Yasar Ayub	Name	
Company	RRL	Company	
Phone #	416-668-6367	Phone #	
Email	yasara@reinders.ca	Email	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Site Name	Hyatt - Parking
Target TSS Removal (%)	80
TSS Removal (%) Provided	85
Recommended Stormceptor Model	STC 750

The recommended Stormceptor Model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary		
Stormceptor Model	% TSS Removal Provided	% Runoff Volume Captured Provided
STC 300	77	95
STC 750	85	99
STC 1000	85	99
STC 1500	85	99
STC 2000	87	100
STC 3000	87	100
STC 4000	89	100
STC 5000	90	100
STC 6000	91	100
STC 9000	94	100
STC 10000	93	100
STC 14000	95	100
StormceptorMAX	Custom	Custom

Sizing Details			
Drainage Area		Water Quality Objective	
Total Area (ha)	1.46	TSS Removal (%)	80.0
Imperviousness %	79.0	Runoff Volume Capture (%)	90.00
Rainfall		Oil Spill Capture Volume (L)	
Station Name	TORONTO CENTRAL	Peak Conveyed Flow Rate (L/s)	41.00
State/Province	Ontario	Water Quality Flow Rate (L/s)	
Station ID #	0100	Up Stream Storage	
Years of Records	18	Storage (ha-m)	Discharge (cms)
Latitude	45°30'N	0.000	0.000
Longitude	90°30'W	0.045	0.040
		0.050	0.041
		0.055	0.041
Up Stream Flow Diversion			
		Max. Flow to Stormceptor (cms)	

Particle Size Distribution (PSD) The selected PSD defines TSS removal		
Fine Distribution		
Particle Diameter (microns)	Distribution %	Specific Gravity
20.0	20.0	1.30
60.0	20.0	1.80
150.0	20.0	2.20
400.0	20.0	2.65
2000.0	20.0	2.65

Notes
<ul style="list-style-type: none"> Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules. Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed. For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.

For Stormceptor Specifications and Drawings Please Visit:
<http://www.imbriumsystems.com/technical-specifications>

Appendix G
Storm Chamber

User Inputs

Chamber Model	MC-3500
Outlet Control Structure	Yes (Outlet)
Project Name	Brampton
Project Location	Toronto
Project Date	07/12/2017
Engineer	Abu Ziauddin
Measurement Type	Metric
Required Storage Volume	35 cubic meters
Stone Porosity	40%
Stone Above Chambers	305 mm.
Stone Foundation Depth	229 mm.
Average Cover Over Chambers	610 mm.
Design Constraint	Width
Design Constraint Dimension	15 meters

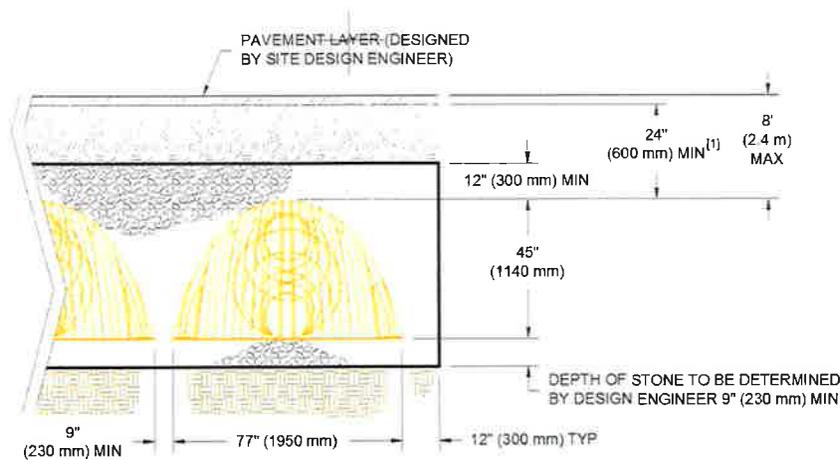
Results

System Volume and Bed Size

Installed Storage Volume	39 cubic meters
Storage Volume Per Chamber	5.0 cubic meters
Storage Volume Per End Cap	1.3 cubic meters
Number Of Chambers Required	4 each
Number Of End Caps Required	6 each
Rows/Chambers	1 row(s) of 2 chamber(s)
Leftover Rows/Chambers	2 row(s) of 1 chamber(s)
Maximum Length	7.20 meters
Maximum Width	7.12 meters
Approx. Bed Size Required	45 square meters

System Components

Amount Of Stone Required	60 cubic meters
Volume Of Excavation (Not Including Fill)	75 cubic meters
Non-woven Filter Fabric Required	139 square meters
Length Of Isolator Row	5.50 meters
Woven Isolator Row Fabric	18 square meters



[1] TO BOTTOM OF FLEXIBLE PAVEMENT FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm)

STORMTECH MC-3500 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



STORMTECH MC-3500 CHAMBER (not to scale)

Nominal Chamber Specifications

Size (L x W x H)
90" x 77" x 45"
2,286 mm x 1,956 mm x 1,143 mm

Chamber Storage
109.9 ft³ (3.11 m³)

Min. Installed Storage*
178.9 ft³ (5.06 m³)

Weight
134 lbs (60.8 kg)

Shipping
15 chambers/pallet
7 end caps/pallet
7 pallets/truck

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below chambers, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.

STORMTECH MC-3500 END CAP (not to scale)

Nominal End Cap Specifications

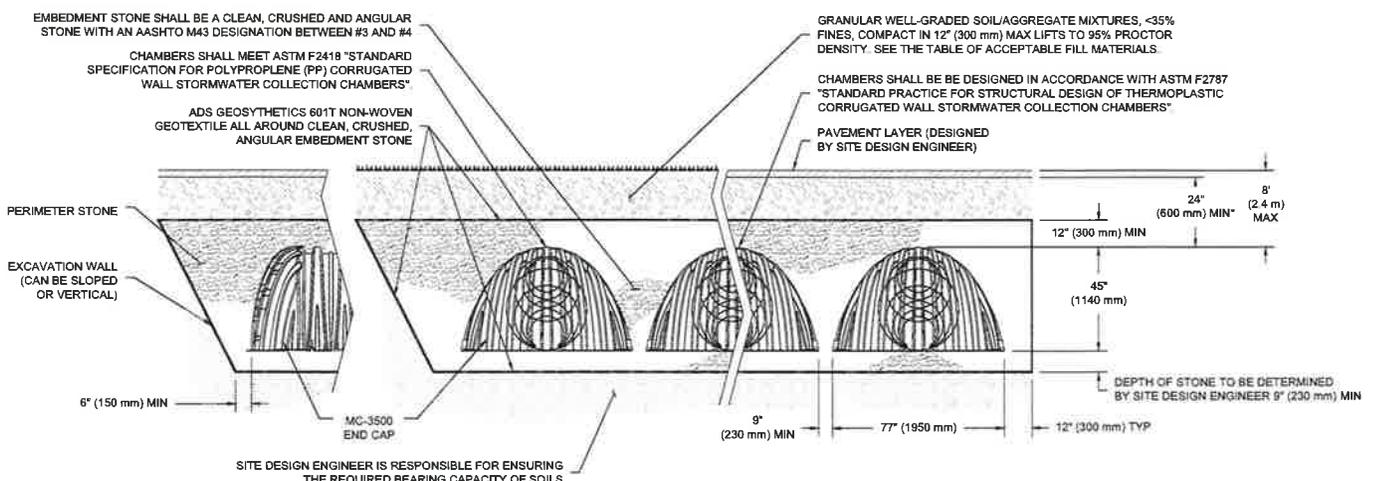
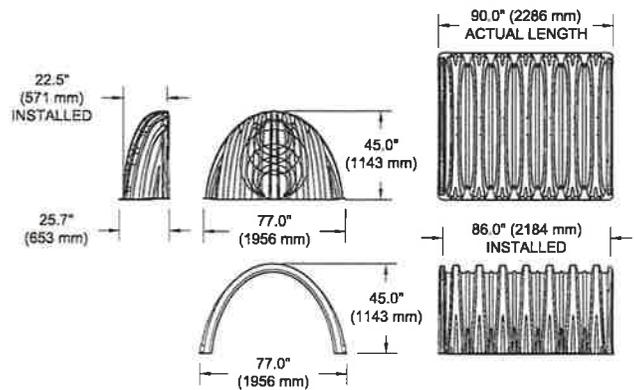
Size (L x W x H)
26.5" x 71" x 45.1"
673 mm x 1,803 mm x 1,145 mm

End Cap Storage
14.9 ft³ (1.30 m³)

Min. Installed Storage*
46.0 ft³ (1.30 m³)

Weight
49 lbs (22.2 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm).

MC-3500 CHAMBER SPECIFICATION

STORAGE VOLUME PER CHAMBER FT³ (M³)

	Bare Chamber Storage ft ³ (m ³)	Chamber and Stone Foundation Depth in. (mm)			
		9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	14.9 (.42)	46.0 (1.33)	47.7 (1.35)	49.4 (1.40)	51.1 (1.45)

Note: Assumes 9" (230 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds ³)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-3500 Chamber	9.1 (6.4)	9.7 (6.9)	10.4 (7.3)	11.1 (7.8)
MC-3500 End Cap	4.1 (2.9)	4.3 (3.0)	4.5 (3.2)	4.5 (3.2)
METRIC KILOGRAMS (m ³)	230 mm	300 mm	375 mm	450 mm
MC-3500 Chamber	8,220 (4.9)	8,831 (5.3)	9,443 (5.6)	10,054 (6.0)
MC-3500 End Cap	3,699 (2.2)	3,900 (2.3)	4,100 (2.5)	4,301 (2.6)

Note: Assumes 12" (300 mm) of stone above and 9" (230 mm) row spacing and 6" (150 mm) of perimeter stone in front of end caps.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

	Stone Foundation Depth			
	9" (230 mm)	12" (300 mm)	15" (375mm)	18" (450 mm)
MC-3500 Chamber	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
MC-3500 End Cap	4.1 (3.1)	4.2 (3.2)	4.4 (3.3)	4.5 (3.5)

Note: Assumes 9" (230 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.



Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech MC-3500 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™

Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
StormTech® is a registered trademark of StormTech, Inc.
© 2017 Advanced Drainage Systems, Inc. #S150909 09/17 CS