



Report Committee of Adjustment

Filing Date: October 18, 2023
Hearing Date: November 12, 2024

File: A-2023-0333

**Owner/
Applicant:** LI CHEN

Address: 705 Remembrance Road

Ward: WARD 6

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2023-0333 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the owner shall submit a site plan application to facilitate the proposed work;
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

The subject lands are located on the southwest corner of McLaughlin Road and Remembrance Road. The Minor Variance application is submitted to facilitate the future development of a 559.80 sq. m two-storey retail and office building. The overall development is currently under review through pre-consultation file number PRE-2022-0170.

The subject lands are part of a larger development which has prompted several Committee of Adjustment applications seeking approval of access easements, building setback, reduced number of parking spaces, and landscape strip. The Committee of Adjustment applications pertaining to the subject property and adjacent property are listed below with the Notice of Decisions provided in Appendix A.

Application No.	Address	Decision	Description
B19-005	675, 685, 695, and 705 Remembrance Road	Approved with conditions	The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement in excess of 21 years. The effect of the application is to <u>establish easements for access and passage</u> along and upon all driveways and vehicular passageways and entrances and exits in favour of the neighbouring property legally described as Block 132 on Registered Plan 43M-1969. (Concurrent Consent Application B19-006)
B19-006	625, 635, 645, 655 and 665 Remembrance Road	Approved with conditions	The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement in excess of 21 years. The effect of the application is to <u>establish easement for access and passage</u> along and upon all driveways and vehicular passageways and entrances and exits in favour of the neighbouring property legally described as Block 133 on Registered Plan 43M-1969. (Concurrent Consent Application B19-005)
A17-122	695, 705, 675, 685 Remembrance Road	Approved with conditions	<p>The applicant is requesting the following variances:</p> <ol style="list-style-type: none"> 1. To permit a minimum building setback of 2.5m (8.20 ft.) to Remembrance Road whereas the by-law requires a minimum setback of 3.0m (9.84 ft.); 2. To permit a minimum of 30 parking spaces whereas the by-law requires a minimum of 52 parking spaces; 3. To permit a car wash with 6 stacking spaces whereas the by-law requires a minimum of 10 stacking spaces; 4. To permit a landscape strip abutting an interior lot line having a width of 0.0m whereas the by-law requires a landscape strip abutting an interior lot line having a minimum width of 1.5m (4.92 ft.); 5. To permit a driveway width of 1.3m (4.27 ft.) whereas the by-law requires a minimum driveway width of 6.0m (19.68 ft.) for two- way traffic; 6. To permit a landscape strip abutting McLaughlin Road having a width of 2.6m (8.53 ft.) whereas the by-law requires a landscape strip having a minimum width of 3.0m (9.84 ft.); 7. To permit retaining walls within a landscaped open space area along Remembrance Road whereas the by-law does not permit retaining walls within a landscaped open space area.

A17-123	625, 635, 645, 655, 665 Remembrance Road	Approved with conditions	<p>The applicant is requesting the following variances:</p> <ol style="list-style-type: none"> 1. To permit a minimum building setback of 2.0m (6.56 ft.) to Remembrance Road whereas the by-law requires a minimum setback of 3.0m (9.84 ft.); 2. To permit a minimum of 133 parking spaces whereas the by-law requires a minimum of 151 parking spaces; 3. To permit a landscape strip abutting an interior lot line having a width of 0.0m whereas the by-law requires a landscape strip abutting an interior lot line having a minimum width of 1.5m (4.92 ft.); 4. To permit a landscape strip abutting the rear lot line having a width of 2.0m (6.56 ft.) whereas the by-law requires a landscape strip abutting a rear lot line having a minimum width of 3.0m (9.84 ft.).
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Existing Zoning:

The property is zoned 'Commercial One (C1-1104)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a total of 44 parking spaces, whereas the by-law requires a minimum 62 parking spaces.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Residential' in the Official Plan, 'Convenience Retail' in the Mount Pleasant Secondary Plan (Area 51), and 'Convenience Retail Commercial' in the Mount Pleasant Sub Area 51-2 Block Plan.

The 'Residential' Official Plan designation permits predominantly residential land uses and may also include uses permitted in the Commercial and Institutional and Public Uses designations of this plan such as convenience retail uses (Section 4.2.1.1).

The subject lands are further designated 'Convenience Retail' in the Mount Pleasant Secondary Plan (Area 51). Section 5.3.4.1 of the Mount Pleasant Secondary Plan provides that lands designated as Convenience Retail shall permit the range of uses and be developed in accordance with the Local Retail policies and other relevant policies of the Official Plan. Section 4.3.5 of the Official Plan provides that Local Retail centers consist of Convenience Retail sites which are usually located in residential areas to serve the shopping needs of the community and permit uses such as small scale retail stores, supermarkets or specialty stores, restaurants, service establishments, etc.

Moreover, the subject lands are designated as 'Convenience Retail Commercial' in the Mount Pleasant Sub Area 51-2 Block Plan. One of the objectives of the Block Plan is to create a transit-oriented, walkable, urban, and higher density community. The layout of commercial Blocks should depart from the typical suburban, car-oriented, non-descript model and achieve integration with the surrounding neighbourhood fabric.

As per the Regionally-Approved Brampton Plan, the subject property is designated the following:

- Community Areas – Schedule 1A
- Mixed Use, North West Brampton Development Area – Schedule 2
- Designated Greenfield Area – Schedule 5

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

Community Areas reflect locations where people live, shop, work and play, including a mix of new and existing residential, commercial, and residential-serving institutional areas of Brampton, with the amenities, including parks and open spaces, they need for day-to-day living within a 15-minute walk or bicycle ride from their home. Community Areas will provide flexibility to allow for a mix of building types based on their location in the City Structure to achieve the objectives of Brampton Plan. The planning of Community Areas will be guided by the applicable Secondary Plan.

The Mixed-Use designation concentrates a diversity of functions, a higher density of development, a greater degree of mixed-uses, and higher level of transit connectivity. A range of uses may be permitted within the Mixed Use designation including residential, commercial, institutional, office, restaurant and service uses, etc.

The requested variance to permit a reduced number of parking spaces is to facilitate a second storey building addition and is not anticipated to affect the primary commercial function of the property. The proposed variance seeks to facilitate a two-storey retail and office building at the northeast corner of the subject lands. Subject to the recommended conditions of approval, the requested variance is not considered to have significant impacts within the context of the Official Plan and Secondary Plan policies and is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is currently zoned 'Commercial One,' Special Section 1104 (C1-1104), according to By-law 270-2004, as amended.

The variance is requested to permit a total of 40 parking spaces, whereas the by-law requires a minimum 62 parking spaces. The intent of regulating minimum parking requirements for service commercial properties is to ensure that the site can accommodate the parking demand generated by the permitted uses on the property.

The variance is requested as a result of the proposed second storey building addition requiring additional parking due to the increased gross floor area. A parking justification study prepared by CGE Transportation Consulting, dated July 29, 2024, was submitted as part of the minor variance application (Appendix B). City staff reviewed the parking study and found it to be satisfactory. The study concluded that 44 parking spaces adequately accommodate the parking demands of the proposed development. Furthermore, the proposed reduction represents approximately 35% of the overall parking requirement for the site and is not anticipated to negatively impact the function of the site. Therefore, subject to the recommended conditions of approval, the variance is considered to maintain the intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit the proposed site conditions for 44 parking spaces whereas the by-law requires a minimum of 62 parking spaces for the subject property. The site design and proposed second storey building addition to the northeast corner of the site results in a reduced number of parking spaces. Moreover, approximately 509.70 sq. m. of the building's gross floor area is proposed for retail and office uses. Through the review of the aforementioned parking study, Traffic staff are of the opinion that the vehicle parking for the users of the site (employees and guests) can be sufficiently accommodated with the 44 parking spaces shown on the provided site plan. A condition is recommended that site plan approval be obtained to ensure that a technical review of the functionality of the site, landscaping requirements, and urban design guidelines are achieved. The overall development is currently under review through pre-consultation file number PRE-2022-0170. Subject to the recommended conditions of approval, the variance is considered to be desirable for the appropriate for the development of the land.

4. Minor in Nature

While the proposed parking reduction is greater than 10% of the overall parking requirement for the property, the proposed variance is not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. Through the review of the Traffic/ Parking study submitted by CGE Transportation Consulting, Traffic Staff find that sufficient parking will be provided for both staff and visitors for the proposed retail and office building. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I

Appendix A – Previous Committee of Adjustment Decisions



Notice of Decision

Committee of Adjustment

APPLICATION NO. B19-005
Ward # 6

PLANNING ACT - PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY R-CHAD INVESTMENT INC.

The applicant(s) request(s) consent to the grant of easements in excess of 21 years over Block 133, Plan 43M-1969, City of Brampton, Regional Municipality of Peel. The land is located at 675, 685, 695 and 705 Remembrance Road. The land is designated "Residential" in the Official Plan and "Low/Medium Density Residential" in the Secondary Plan. The lands are zoned "Commercial One -1104 (C1-1104)". It is proposed that easements be established for parking, as well as access and passage along and upon all driveways, sidewalks or walkways, vehicular passageways, parking areas, entrances and exits in favour of the neighbouring property legally described as Block 132 on Registered Plan 43M-1969.

THE REQUEST IS HEREBY APPROVED, THIS DECISION:

IF **APPROVED**: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY R. Crouch SECONDED BY: R. Nurse

DATED THIS 16th day of APRIL, 2019

Signature of Chair of Meeting

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2119.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

An appeal form is available on the OMB website at <http://elto.gov.on.ca/> or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is \$125 for the primary appeal and \$25 for each related appeal. Cheques are to be made payable to the Minister of Finance. **TURN TO PAGE TWO (2) FOR THE Local Planning Appeal Tribunal APPEAL DATE.**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	YES	File Number: C02W16.002
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY R-CHAD INVESTMENT INC.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

- A. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given.
1. That the requested reciprocal parking, pedestrian and vehicular access easements to be established on the two parcels shall be registered on title in favour of the respective lots, to the satisfaction of the Director of Development Services. The mutual parking, pedestrian and vehicular access easements shall be in perpetuity over the lands described as Block 132, Plan 43M-1969; Brampton, PIN No. 14251-2998 (LT) and Block 133, Plan 43M-1969; Brampton, PIN No. 14251-2999 (LT) for the purpose of parking, pedestrian and vehicular access to and from McLaughlin Road, Remembrance Road and Clinton Street, and across the respective properties, and the wording of which is to be to the satisfaction of the City Solicitor, the Commissioner of Public Works and Engineering, and the Commissioner of Planning and Development Services Department. The easement documents shall contain wording to the satisfaction of the City Solicitor that the owner waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such access arrangements;
 2. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
 3. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.

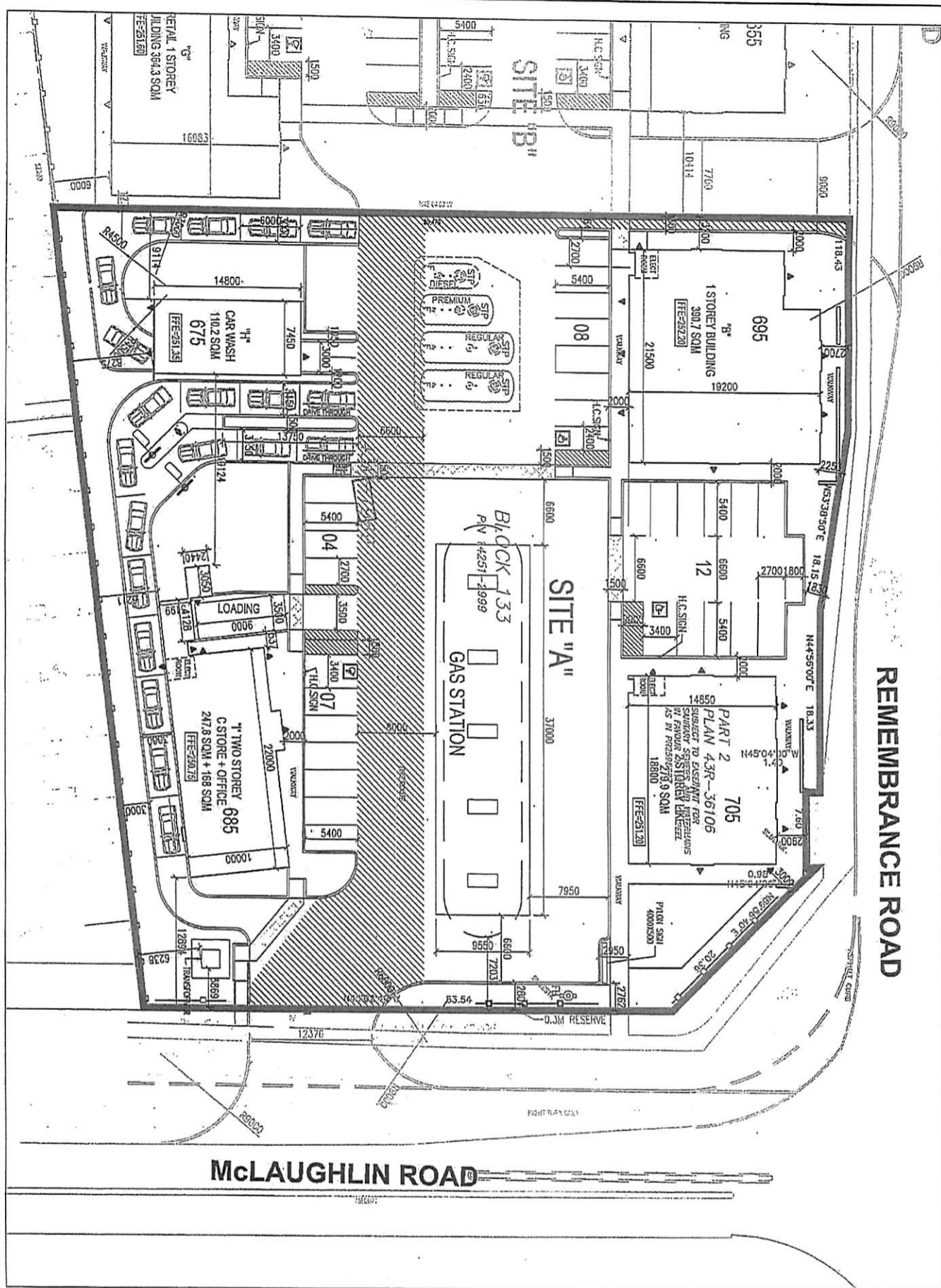
REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.
2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

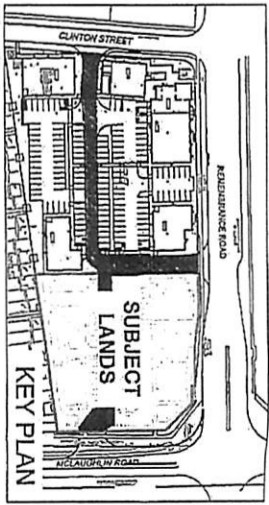
LAST DATE FOR FILING AN APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL MAY 8, 2019

DATE OF MAILING APRIL 18, 2019



REMEMBRANCE ROAD

McLAUGHLIN ROAD



EASEMENT CREATION & TRANSFER SKETCH -

R-CHAD GENERAL CONTRACTING INC. SITE 'A'

REMEMBRANCE ROAD
BLOCK 133, 43M-1969
CITY OF BRAMPTON, REGION OF PEELE

Subject Lands

Access Easement to Site 'B'



Scale 1:500
March 17, 2017



GLENN SCHNARR & ASSOCIATES INC.
Urban & Regional Planning, Land Development Consultants
2050 AVENUE CAVENDISH, SUITE 202
MISSISSAUGA, ONTARIO L4X 1A4
TEL: 905.545.4545 FAX: 905.545.4544 WWW.GSAC.CO



PLANNING ACT - PROVISIONAL CONSENT

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IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY **R. Crouch** SECONDED BY: **R. Nurse**

DATED THIS 16th day of APRIL, 2019

Signature of Chair of Meeting

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

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The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	YES	File Number:	C02W16.002
Zoning By-law Amendment:	NO	File Number:	
Minor Variance:	NO	File Number:	

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY R-CHAD PROPERTIES INC.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

- A. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given.
1. That the requested reciprocal parking, pedestrian and vehicular access easements to be established on the two parcels shall be registered on title in favour of the respective lots, to the satisfaction of the Director of Development Services. The mutual parking, pedestrian and vehicular access easements shall be in perpetuity over the lands described as Block 132, Plan 43M-1969; Brampton, PIN No. 14251-2998 (LT) and Block 133, Plan 43M-1969; Brampton, PIN No. 14251-2999 (LT) for the purpose of parking, pedestrian and vehicular access to and from McLaughlin Road, Remembrance Road and Clinton Street, and across the respective properties, and the wording of which is to be to the satisfaction of the City Solicitor, the Commissioner of Public Works and Engineering, and the Commissioner of Planning and Development Services Department. The easement documents shall contain wording to the satisfaction of the City Solicitor that the owner waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such access arrangements;
 2. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
 3. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.

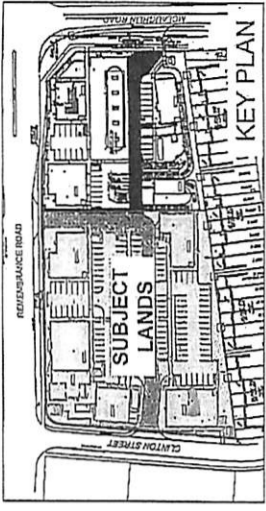
REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.
2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

LAST DATE FOR FILING AN APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL MAY 8, 2019

DATE OF MAILING APRIL 18, 2019



**EASEMENT CREATION AND
TRANSFER SKETCH -
R-CHAD PROPERTIES INC.
SITE 'B'**

REMEMBRANCE ROAD
BLOCK 132, 43M-1989
CITY OF BRAMPTON, REGION OF PEEL

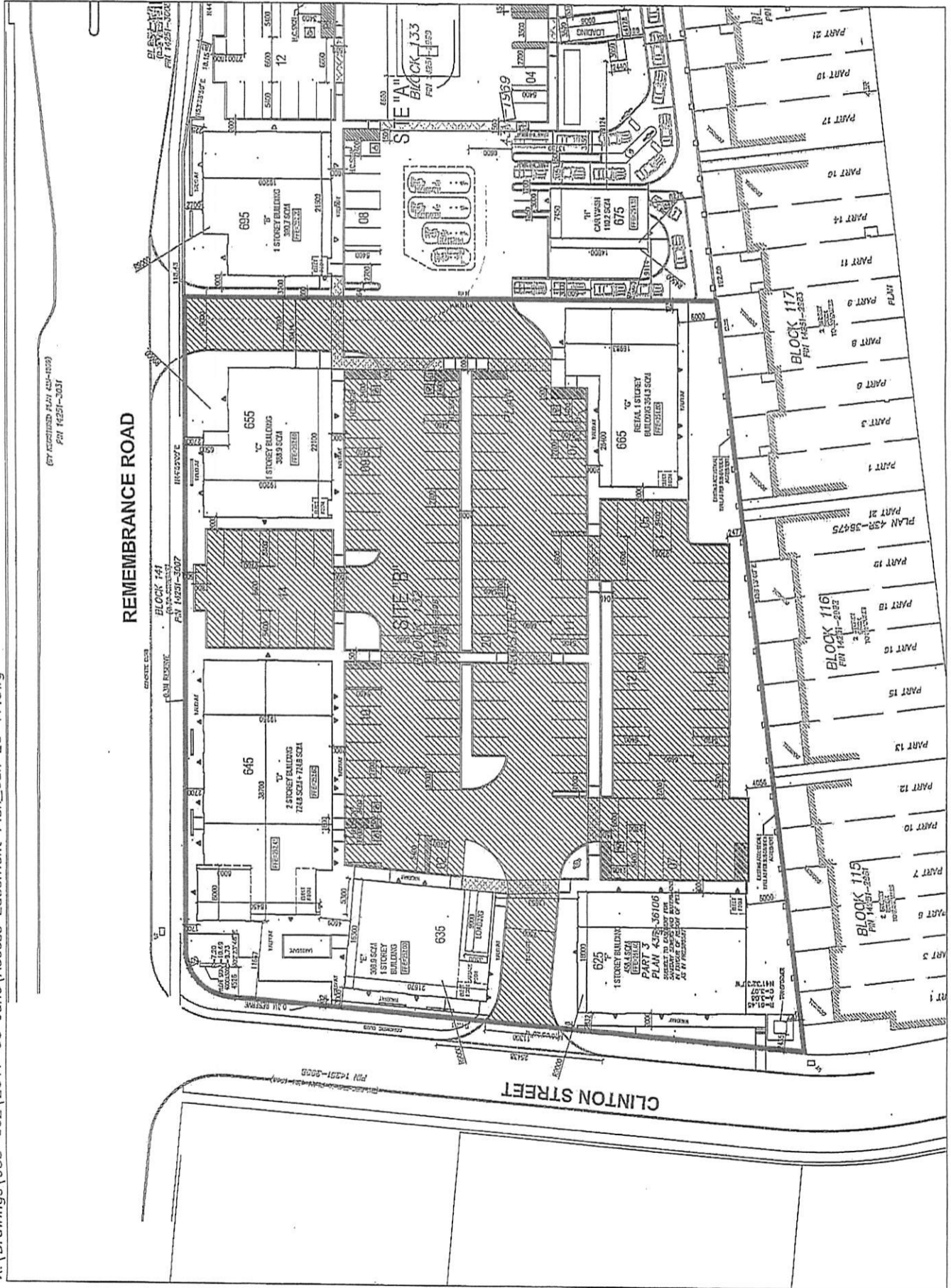
— Subject Lands

▨ Access Easement to Site 'A'



Scale 1:750
June 20, 2017

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNING, LAND DEVELOPMENT CONSULTANTS
250 EASTERN AVENUE, SUITE 200
MISSISSAUGA, ONTARIO L4X 1L4
TEL (905) 569-8888 FAX (905) 569-8894 www.gsd.ca





FILE NUMBER A17-122

HEARING DATE AUGUST 1, 2017

APPLICATION MADE BY R-CHAD INVESMENT INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

- 1. To permit a minimum building setback of 2.5m (8.20 ft.) to Remembrance Road;
- 2. To permit a minimum of 30 parking spaces;
- 3. To permit a car wash with 6 stacking spaces;
- 4. To permit a landscape strip abutting an interior lot line having a width of 0.0m;
- 5. To permit a driveway width of 1.3m (4.27 ft.);
- 6. To permit a landscape strip abutting McLaughlin Road having a width of 2.6m (8.53 ft.);
- 7. To permit retaining walls within a landscaped open space area along Remembrance Road.

(695, 705, 675, 685 REMEMBRANCE ROAD – BLK. 133, PLAN 43M-1969)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:



- 1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
- 2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

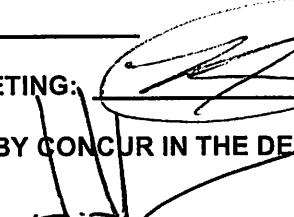
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER

MEMBER

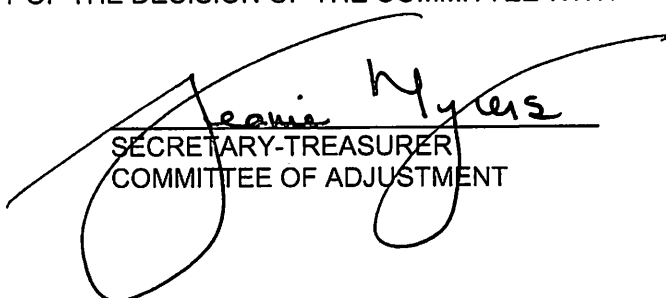

MEMBER
H. Nurse
MEMBER


MEMBER

DATED THIS 1ST DAY OF AUGUST, 2017

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 21, 2017

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

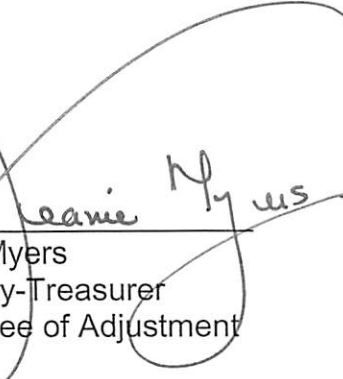
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

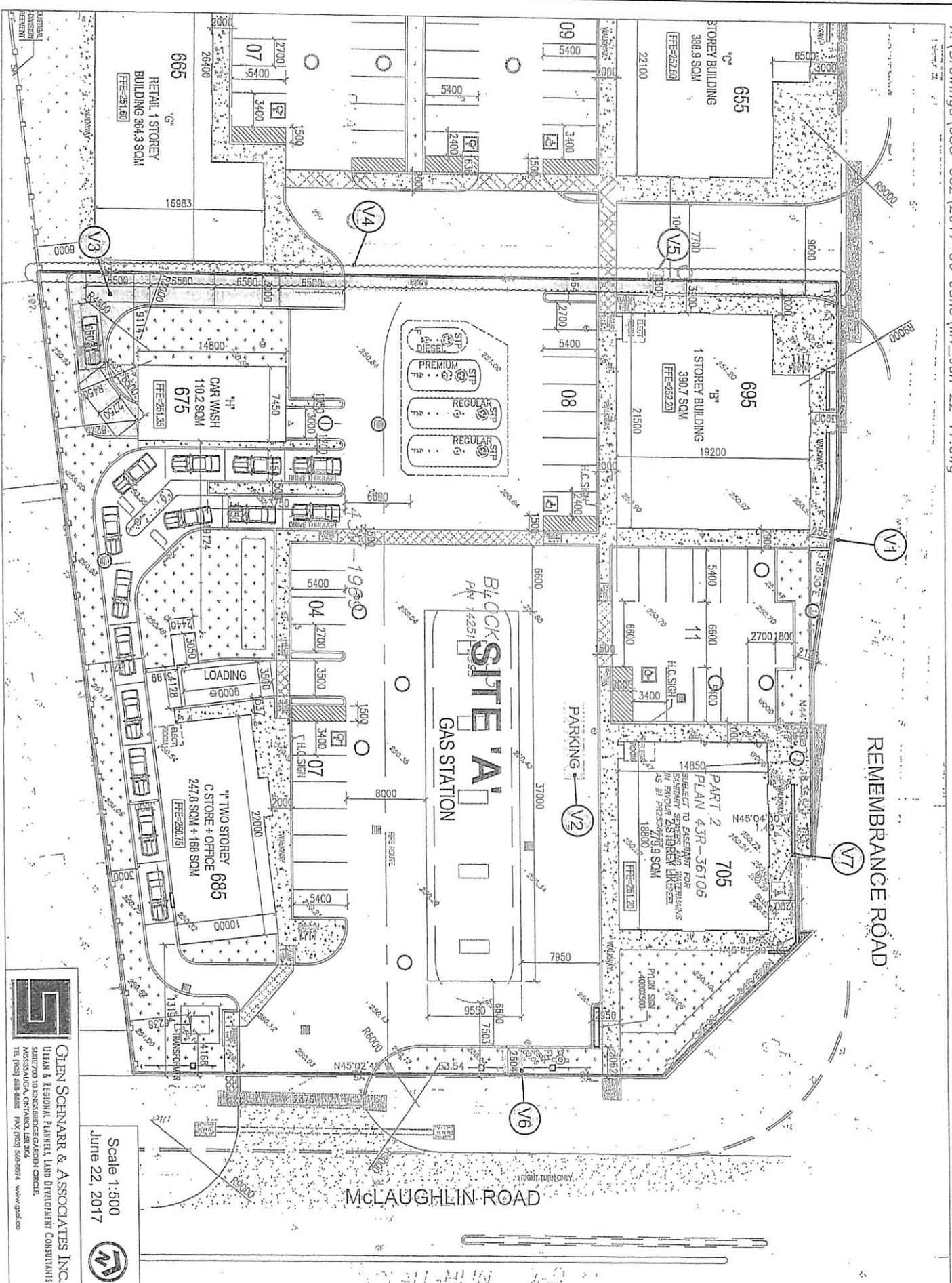
APPLICATION NO: **A17-122**

DATED: **AUGUST 1, 2017**

Conditions:

1. That the owner finalize site plan approval (SP16-019.000), execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services within 180 days of the date of the Committee's decision, or as extended at the discretion of the Director of Development Services upon receipt of a written request for extension from the owner;
2. That the requirement for parking for any combination of uses permitted in the "Commercial One – Section 1104 (C1-1104)" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and that shall not exceed 52 parking spaces.
3. The extent of the variances shall be restricted to the location as depicted in the sketch attached to the Public Notice; and,
4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



REMEMBRANCE ROAD
 BLOCK 133, 43M-1969
 CITY OF BRAMPTON, REGION OF PEEEL

Subject Lands

Existing Development Statistics

Site Area: ±1.52ha (3.76ac)
 Area for Site 'A': ±0.58ha (1.43ac)

Required Variances:

- V1: To permit a minimum building setback of 2.5 metres to Remembrance Road, whereas the Zoning By-law requires a minimum setback of 3.0m.
- V2: To permit a minimum of 30 parking spaces, whereas the Zoning By-law requires a minimum of 52 parking spaces.
- V3: To permit a car wash with 6 stacking spaces, whereas the Zoning By-law requires a minimum of 10 stacking spaces.
- V4: To permit a landscape strip abutting an interior lot line having a width of 0.0m, whereas the Zoning By-law requires a landscape strip abutting an interior lot line having a minimum width of 1.5m.
- V5: To permit a driveway width of 1.3m, whereas the Zoning By-law requires a minimum driveway width of 6.0m for two-way traffic.
- V6: To permit a landscape strip abutting McLaughlin Road having a width of 2.6 m, whereas the Zoning By-law requires a landscape strip having a minimum width of 3.0m.
- V7: To permit retaining walls within the landscaped open space areas abutting Remembrance Road whereas the Zoning By-law does not allow retaining walls in landscaped open space areas.

Scale 1:500
 June 22, 2017

GLEN SCHNARR & ASSOCIATES INC.
 Urban & Regional Planner, Land Development Consultants
 SUITE 700 TO RIVERSIDE GARDEN CIRCLE
 MISSISSAUGA, ONTARIO, L4X 3C4
 TEL: (905) 565-8888 FAX: (905) 566-8874 www.gscad.com



BRAMPTON
Flower City

Notice of Decision

Committee of Adjustment

FILE NUMBER A17-123

HEARING DATE AUGUST 1, 2017

APPLICATION MADE BY R-CHAD PROPERTIES INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

- 1. To permit a minimum building setback of 2.0m (6.56 ft.) to Remembrance Road;
- 2. To permit a minimum of 133 parking spaces;
- 3. To permit a landscape strip abutting an interior lot line having a width of 0.0m;
- 4. To permit a landscape strip abutting the rear lot line having a width of 2.0m (6.56 ft.).

(625, 635, 645, 655, 665 REMEMBRANCE ROAD – BLK. 132, PLAN 43M-1969)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS (APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

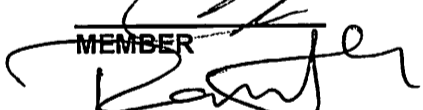
- 1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
- 2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

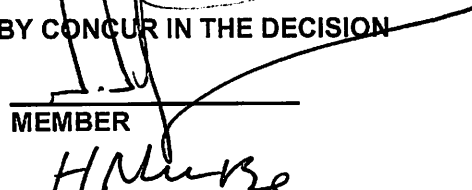
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.


MOVED BY: R. Nurse SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER

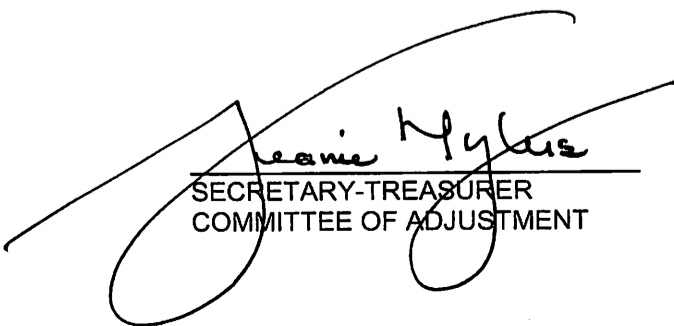

MEMBER


MEMBER

DATED THIS 1ST DAY OF AUGUST, 2017

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 21, 2017

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

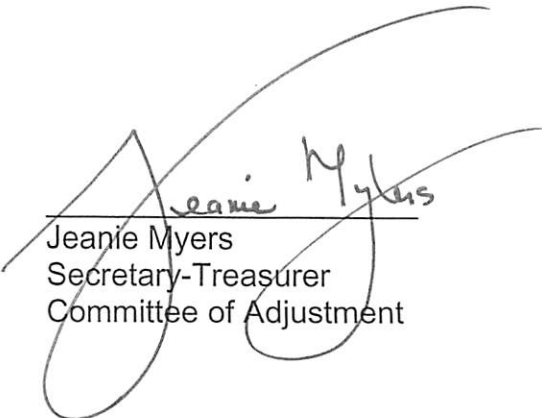
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

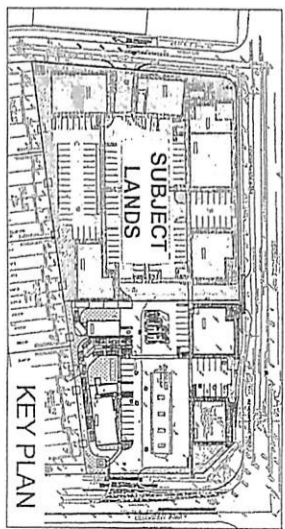
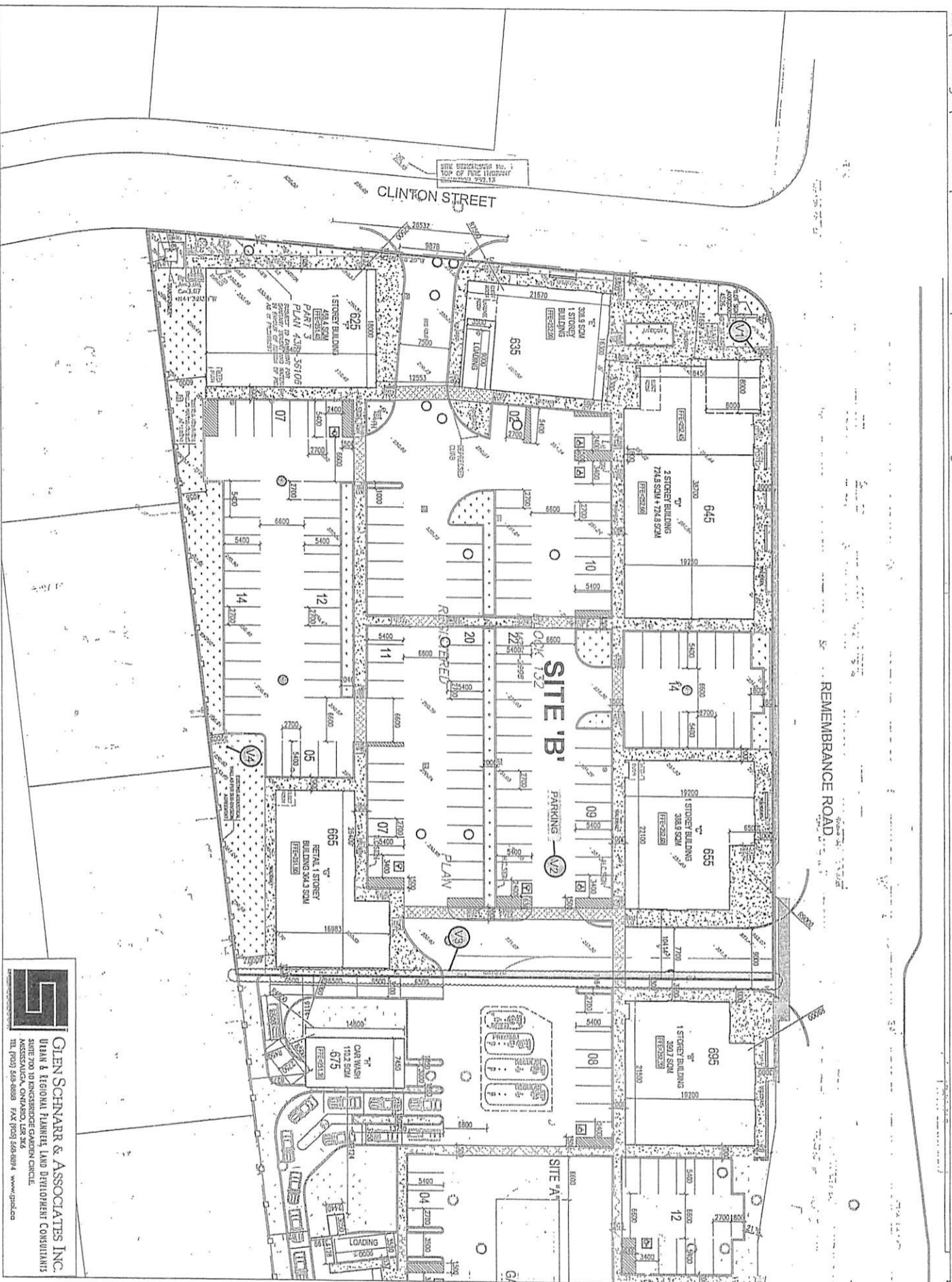
APPLICATION NO: **A17-123**

DATED: **AUGUST 1, 2017**

Conditions:

1. That the owner finalize site plan approval (SP16-019.000), execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services within 180 days of the date of the Committee's decision, or as extended at the discretion of the Director of Development Services upon receipt of a written request for extension from the owner;
2. That the requirement for parking for any combination of uses permitted in the "Commercial One – Section 1104 (C1-1104)" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and that shall not exceed 151 parking spaces.
3. The extent of the variances shall be restricted to the location as depicted in the sketch attached to the Public Notice; and,
4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



**MINOR VARIANCE SKETCH -
R-CHAD PROPERTIES INC.
SITE 'B'**

REMEMBRANCE ROAD
BLOCK 132, 43M-1969
CITY OF BRAMPTON, REGION OF PEEL

■ Subject Lands

Existing Development Statistics

Site Area: ±1.52ha (3.76ac)
Area for Site 'B': ±0.93ha (2.30ac)

Required Variances:

- V1: To permit a minimum building setback of 2.0 metres to Remembrance road, whereas the Zoning By-law requires a minimum setback of 3.0m.
- V2: To permit a minimum of 133 parking spaces, whereas the Zoning By-law requires a minimum of 151 parking spaces.
- V3: To permit a landscape strip abutting an interior lot line having a width of 0.0m, whereas the Zoning By-law requires a landscape strip abutting an interior lot line having a minimum width of 1.5m.
- V4: To permit a landscape strip abutting the rear lot line having a width of 2.0 m, whereas the Zoning By-law requires a landscape strip abutting a rear lot line having a minimum width of 3.0m.

GLEN SCHNARK & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 BINGEMORE GARDEN CIRCLE
MISSISSAUGA, ONTARIO, L5R 3K6
TEL (905) 249-8888 FAX (905) 568-8884 www.gsd.ca

Scale 1:750
June 22, 2017



**Appendix B – Parking Justification Study prepared by CGE Transportation Consulting, dated
July 29, 2024**



July 29, 2024

Antrix Architects Inc.
1109 Britannia Road East
Mississauga, ON L4W 3X1

Attention: Mr. Shashank Chitale, B. Arch, OAA

**Re: Parking Justification Study
675, 685, 695, and 705 Remembrance Road
Proposed Commercial Building Addition
City of Brampton**

CGE Consulting has been retained to provide a Parking Justification Study in support of a Committee of Adjustment application, for the proposed commercial development located in the south-west quadrant of the Remembrance Road / Bramtrail Gate and McLaughlin Road intersection, municipally known as 675, 685, 695, and 705 Remembrance Road, in the City of Brampton.

1.0 INTRODUCTION

The subject site is generally bounded by Remembrance Road to the north, McLaughlin Road to the east, existing low-density residential uses to the south, and existing commercial uses to the west. The location of the subject site is illustrated in Figure 1.

The building in this application is 705 Remembrance Road, and it is proposed to be a general retail and office. Buildings at 675, 685 and 695 are fully occupied with tenants.

1.1 Previous Committee of Adjustment Decision

A Committee of Adjustment application was previously submitted to the City (hearing date August 1, 2017). The committee subsequently approved to permit a minimum of 30 parking spaces, subject to the following conditions:

“That the requirement for parking for any combination of uses permitted in the “Commercial One – Section 1104 (C1-1104)” zone be calculated at the applicable parking rate in accordance with the Zoning By-law and that shall not exceed 52 parking spaces.”

The revised development proposal will require more than 52 parking spaces, and therefore, the previously approved variance is no longer valid.

1.2 Revised Development Proposal

The previously approved site plan consists of 4 individual buildings plus a centrally located gas bar. Based on the current version of the site plan, an additional storey is being proposed for building 705 (from a single storey to 2 storey building). There are no modifications proposed for the general layout of the site as well as the floor area of the remaining buildings.

It is anticipated that the parking characteristics of building #705 will be very similar to the existing fully operational buildings #685 and #695, which comprises of a Tim Hortons, a general convenience store, a dental office, pharmacy and a real estate office (Royal LePage).

There are a total of 20 parking spaces on-site including disabled spaces, 8 for #695 and 12 for #685.

The current development proposal is summarized in **Table 1**.

Table 1: Current Development Proposal

Buildings	Land Uses	Size	Status
675	Motor Vehicle Washing Establishment	120.9 m ²	Fully occupied & operational
685	General Retail and Office	415.8 m ²	Fully occupied & operational
695	General Retail	382.0 m ²	Fully occupied & operational
705	General Retail and Office	509.7 m²	Future Building
	Gas Bar	8 fuel pumps	Fully operational
Total GFA (without Motor Vehicle Washing Establishment)		1,307.5 m ²	-

A total of 44 parking spaces are proposed, including 3 accessible parking spaces (1 per building except for building 675 for the motor vehicle washing establishment).

It is to be noted that there is a proposed transit stop located directly in front of building #705. The owner has contributed a cash lump sum of seven thousand dollars (\$7,000) towards the Brampton Transit's annual Shelter Program for a new transit shelter and related infrastructure to be installed on the concrete shelter pad directly in front of the proposed building.

The proposed office for #705 will be the same as the existing buildings #685 and #695.

It is to be noted that the current site only has 20 parking spaces and with the addition of building #705, there will be 22 extra parking spaces, which increases the overall parking supply rate.

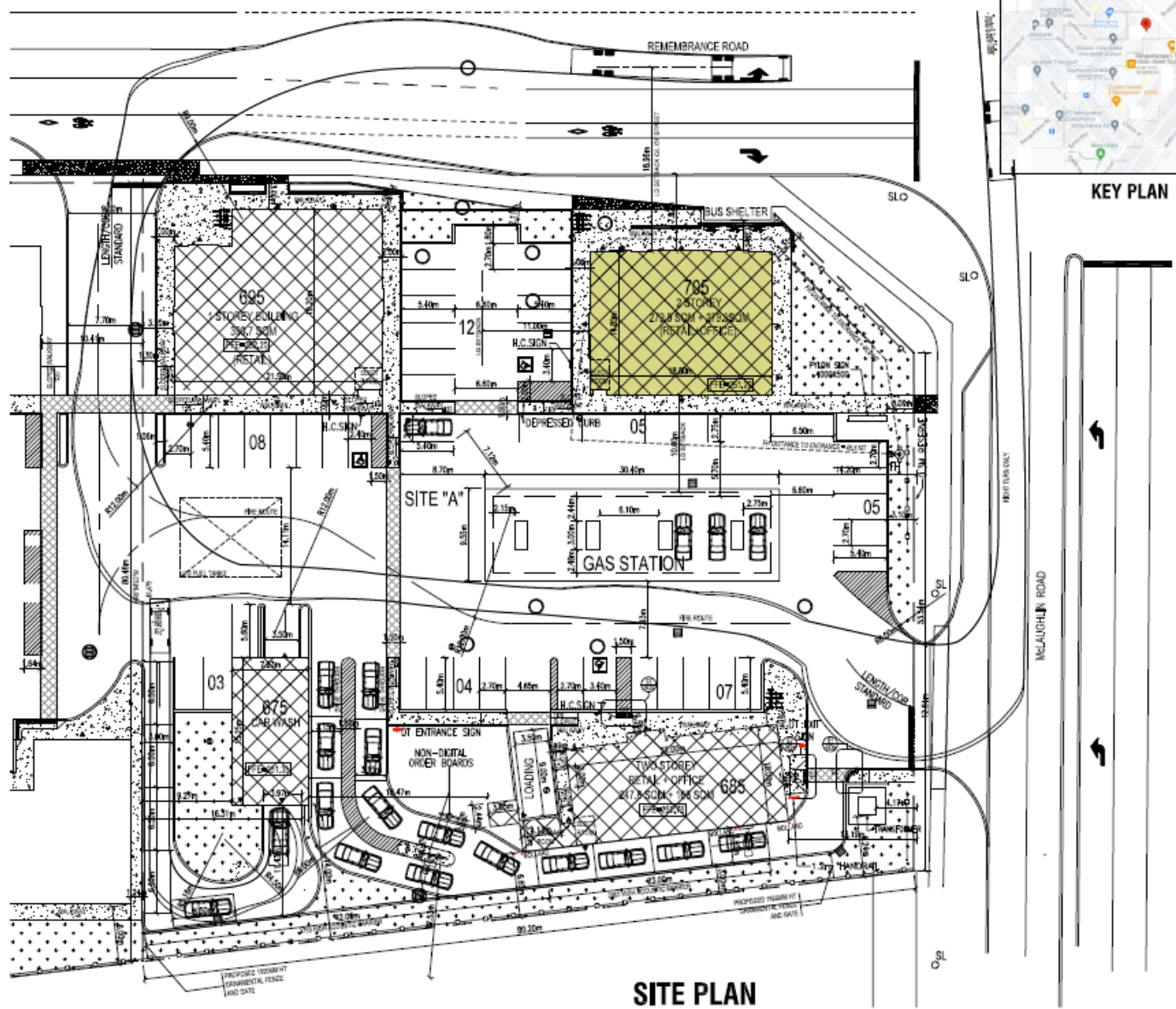
The revised site plan is shown in Figure 2.

Figure 1: Site Location



Source: Google Maps

Figure 2: Existing Site Plan



2.0 PARKING ASSESSMENT

2.1 Zoning By-law Parking Requirements

In according to the City’s Zoning By-law, the applicable parking rates for the subject development proposal are summarized below:

- Shopping Centre: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof; and,
- Motor Vehicle Washing Establishment: 5 parking spaces.

Detailed calculations are provided in Table 2.

Table 2: ZBL Vehicle Parking Requirements

Land Use	GFA	Parking Requirements	
		Rates	Spaces
Shopping Centre	1,307.5 m ²	1 parking space for each 23 m ² of GFA	57 spaces
Motor Vehicle Washing Establishment	-	5 parking spaces	5 spaces
Site Total			62 spaces

The proposed development will require 62 parking spaces. Based on the information illustrated on the site plan, a total of 44 parking spaces will be provided to accommodate the development proposal.

2.2 Parking Demand Surveys

To review the true parking demand at the subject site, parking observations were undertaken at the subject site on:

- Saturday, July 27, 2024 – from 10:00 AM to 2:00 PM, in 30 minutes intervals; and,
- Thursday, July 25, 2024 – from 10:00 AM to 7:00 PM, in 30 minutes intervals.

Details of the parking demand surveys are provided in Table 3.

675, 685, 695 and 705 Remembrance Road, City of Brampton

Table 3: Existing Parking Demand Surveys

<i>Date Time</i>	<i><u>Thursday, 2024-07-25</u></i>		<i><u>Saturday, 2024-07-27</u></i>	
	<i>Parking Demand</i>	<i>Utilization (%)</i>	<i>Parking Demand</i>	<i>Utilization (%)</i>
10:00 AM	13	65%	12	60%
10:30 AM	13	65%	10	50%
11:00 AM	14	70%	10	50%
11:30 AM	15	75%	12	60%
12 noon	13	65%	9	45%
12:30 PM	11	55%	11	55%
1:00 PM	12	60%	9	45%
1:30 PM	9	45%	7	35%
2:00 PM	12	60%	8	40%
2:30pm	11	55%		
3:00 PM	13	65%		
3:30 PM	8	40%		
4:00 PM	8	40%		
4:30 PM	10	50%		
5:00 PM	13	65%		
5:30 PM	11	55%		
6:00 PM	11	55%		
6:30 PM	10	50%		
7:00 PM	9	45%		

The results are summarized below:

- Thursday, July 25, 2024: 15 spaces or 75% utilization
- Saturday, July 27, 2024: 12 spaces or 60% utilization
- The total square footage for buildings #685 and #695 is $415.8+382.0=797.8$ sq.m.
- The peak utilization would be 1 space / 53.2 square meters.

2.3 Parking Demand Forecast

Based on the parking demand surveys undertaken at the subject site, the estimated future parking for the subject development proposal is provided in Table 4.

Table 4: Estimated Future Parking Demand

Land Use	GFA	Parking Requirements	
		Rates	Spaces
Shopping Centre	1,307.5 m ²	1 parking space for each 53.2 m ² of GFA (as per the maximum observed parking rate)	25 spaces
Motor Vehicle Washing Establishment	-	5 parking spaces (as per the parking rate stipulated in the Zoning By-law)	5 spaces
Site Total			30 spaces

The proposed development is expected to generate a total parking demand of 30 spaces, including 25 spaces for the general retail and office floor area plus 5 spaces for the motor vehicle washing establishment.

Based on the results from the parking demand surveys, the proposed parking supply of 44 spaces can adequately accommodate the expected parking demand generated from the development proposal.

2.4 Carpool & Shared Parking

As part of the City's on-going transportation demand management, it is recommended that the business owners of the units support and promote carpool services among the employees to reduce automobile reliance.

3.0 TRANSPORTATION DEMAND MANAGEMENT

3.1 TDM Objectives

The TDM Plan is the application of programs, policies, and supportive infrastructure, designed to encourage shifting travel behavior and the long-term use of sustainable travel options, including walking, cycling, transit and/or carpool.

The key objective of the TDM Plan is to reduce vehicle reliance, particularly the number of single occupancy vehicles. It can be achieved by considering the following:

- Encourage the use of active transportation (i.e. walking and cycling) by providing convenience pedestrian connectivity and provide long-term and short-term bicycle parking spaces.

675, 685, 695 and 705 Remembrance Road, City of Brampton

- Promote transit usage by providing transit information (i.e. maps and schedules) and consideration of providing pre-loaded fare card to employees.
- Encourage employees to consider joining the local/regional carpool programs by providing dedicated carpool parking spaces; and,
- Implement parking management by reducing the overall parking supply.

3.2 TDM Strategies

Based upon a detailed review of the existing site plan, the recommended site specific TDM strategies are summarized in Table 3.

Table 3: Recommended Site Specific TDM Strategies

Incentive	Description	Cost Estimation	Implementation Schedule
Carpool Incentive	Dedicate a portion of parking spaces for low-emitting vehicles or carpooling/ridesharing.	TBD	To be considered
	Consider creating and promoting an internal carpool program.	TBD	To be considered
	Consider implementing an Emergency Ride Home program (i.e. provide reimbursement for transportation used during unplanned events and emergencies).	TBD	To be considered
	Consider running a carpool promotional campaign.	TBD	To be considered
Transit Incentive	Where possible, consider installing a transit information screen at building entrance to provide real-time transit information.	TBD	To be considered
	Encourage new tenant/owner to provide new employees with transit information package and encourage employees to explore alternative modes of transportation.	TBD	To be considered
	Provide convenient, high-quality, and accessible pedestrian connections oriented towards adjacent transit stop facilities.	Included as part of the existing site plan	
	Encourage new tenant/owner to provide a pre-loaded fare card to all new employees.	TBD	To be considered
Cycling Incentive	Consider providing additional short-term bicycle spaces.	TBD	To be considered
	Consider providing additional long-term bicycle spaces (locate inside the building if feasible).	TBD	To be considered
	Where possible, consider providing shower and change facilities.	TBD	To be considered
	Where possible, consider installing 1 bicycle repair station.	TBD	To be considered
	Encourage new tenant/owner to provide new employees with bicycle information package including information on local routes.	TBD	To be considered

675, 685, 695 and 705 Remembrance Road, City of Brampton

Walking Incentive	Provide safe pedestrian-scale connections from the Site to the surrounding public street network.	Included as part of the existing site plan
	Maintain on-site pedestrian facilities to enable year-round pedestrian access and usage.	Included as part of the existing site plan
	Enhance the quality of the public realm through provision of pedestrian-scale landscaping and appropriate sidewalk widths.	Included as part of the existing site plan

4.0 CONCLUSION & RECOMMENDATION

The key findings are summarized below:

- The existing parking supply for buildings #685 and #695 is 20 spaces. The car wash spaces, and gas fuelling stations are not included.
- With the addition of building #705, there will be a total of 44 parking spaces, which significantly increases the current parking supply / ratios as per the total GFA.
- The peak parking demand observed at the existing site is summarized below:
 - Thursday, July 25, 2024: 15 spaces or 75% utilization
 - Saturday, July 27, 2024: 12 spaces or 60% utilization
- The proposed development is expected to generate a total parking demand of 30 spaces, including 25 spaces for the general retail and office floor area plus 5 spaces for the motor vehicle washing establishment.

Based on the results from the parking demand surveys, the proposed parking supply of 44 spaces can adequately accommodate the expected parking demand generated from the development proposal.

Should you have any questions regarding this study, please do not hesitate to contact the undersigned.

Yours truly,

CGE TRANSPORTATION CONSULTING



Casey Ge, P.Eng.
President