



## Report Committee of Adjustment

**Filing Date:** September 13, 2024

**Hearing Date:** November 12, 2024

**File:** A-2024-0366

**Owner/  
Applicant:** Quadspring Inc. c/o Ramy Youssif  
Quadspring Inc.

**Address:** 9416 Highway 50

**Ward:** 10

**Contact:** Megan Fernandes, Assistant Development Planner

---

### **Recommendations:**

That application A-2024-0366 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. That the owner finalize site plan approval under City File SPA-2024-0071, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
  3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

### **Background:**

#### Existing Zoning:

The property is zoned 'Open Space (OS) and Highway Commercial One Special Section 2947 (HC1-2947)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit 79 parking spaces, whereas the by-law requires a minimum of 137 parking spaces.

## **Current Situation:**

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

The subject property is designated as 'Residential' in the Official Plan and is split designated in the BramEast Secondary Plan (Area 41) as 'Highway/Service Commercial' and 'Valleyland' for the northern portion of the lands to facilitate a 10 metre Toronto and Region Conservation Authority (TRCA) buffer.

The subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhoods' (Schedule 2 – Designations) in the Brampton Plan. 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.

The requested variance has no impact within the context of the policies of the Official Plan and Secondary Plan and maintains the general intent and purpose of the Official Plan.

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

The property is zoned 'Open Space (OS) and Highway Commercial One Special Section 2947 (HC1-2947)', according to By-law 270-2004, as amended.

This site is associated with Site Plan Application SPA-2020-0115. At the time of the previous site plan, there were no specific use established for the site and has since changed ownership. The current owner of the site is accommodating a Day Nursery tenant (Lulaboo Nursery) within proposed building A. As such, the owner submitted a Minor Site Plan Amendment Application (City File SPA-2024-0071) which contemplates an increase in the Total Gross Floor area for the proposed development from 1,430 sq.m to 3,170q.m. The by-law requires that parking be provided at a rate of 1 space for each 23 sq.m of gross commercial floor area or portion thereof. Based on the increased floor area (excluding mechanical room), a minimum 137 parking spaces are required whereas 73 parking spaces are proposed. The intent of the by-law in requiring a minimum number of parking spaces to be provided is to ensure that sufficient parking is provided for all commercial units on the site.

A Parking Justification Study was prepared by Crozier and Associates Inc. dated March 2024 and revised October 2024 was submitted with the associated Site Plan Application SPA-2024-0071. City Traffic staff reviewed and found the parking study to be satisfactory. The study concluded that 79 parking stalls adequately accommodate the parking demands of the proposed development (see Appendix B). Subject to the recommend conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

### **3. Desirable for the Appropriate Development of the Land**

The variances are requested to permit proposed site conditions for 79 parking spaces, whereas the by-law requires a minimum of 137 parking spaces for the subject property. Through the review of the site plan application and aforementioned parking study, staff are of the opinion that vehicle parking for

employees and guests can be sufficiently accommodated with the 79 parking stalls shown. A condition of approval is recommended that the owner finalize site plan approval under City File SPA-2024-0071, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services. Subject to the recommended conditions of approval, the variance is appropriate for the development of the land.

4. Minor in Nature

The proposed variance is not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. As confirmed by City traffic staff through their review of the Crozier and Associates parking analysis, sufficient parking will be provided for both staff and visitors of the industrial development. Subject to the recommended conditions of approval, the variance is considered minor in nature.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner