



Report Committee of Adjustment

Filing Date: October 23, 2024
Hearing Date: December 10, 2024

File: B-2024-0018, A-2024-0405 & A-2024-0406

**Owner/
Applicant:** Polco Investments Limited
Glen Schnarr & Associates Inc.

Address: 2250, 2280 and 2300 Queen Street East

Ward: WARD 8

Contact: Simran Sandhu, Planner I

Purpose:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.94 hectares (19400 square metres); together with a mutual access easement for shared driveway access. The proposed severed lot has a frontage of approximately 56.76 metres; a depth of approximately 124.73 metres and an area of approximately 1.01 hectares. The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access easement between the retained and severed lots. No new construction or site alteration is being contemplated.

Recommendations:

That applications **B-2024-0018, A-2024-0405 and A-2024-0406** be deferred no later than the last hearing of June 2025.

Background:

Consent application (B-2024-0018) and concurrent Minor Variance applications (A-2024-0405 and A-2024-0406) have been submitted to facilitate the severance of the subject property. The proposed severed lot has a frontage of approximately 56.76 metres; a depth of approximately 124.73 metres and an area of approximately 1.01 hectares. The scope of the submitted applications is to facilitate the creation of one (1) non-residential lot

(severed lot), from the existing lot (retained lot) to be under separate ownership and to establish a mutual access easement between the retained and severed lots. No new construction or site alteration is being contemplated.

- **Official Plan:** The subject property is designated as 'Business Corridor' in the Official Plan;
- **Brampton Plan:** The subject property is designated as 'Employment Areas' in Schedule 1A, 'Mixed-Use Employment' in Schedule 2 and located within a planned MTSA in the Regionally adopted Brampton Plan;
- **Secondary Plan:** The subject property is designated as 'Service Commercial' and special area 11 within the Airport Intermodal Secondary Plan (Area 4); and,
- **Zoning By-law:** The subject property is zoned 'Highway Commercial One, Special Section 256 (HC1-256)' according to By-law 270-2004, as amended.

Requested Variances:

A-2024-0405 – 2250 Queen Street East (Severed Lands)

The applicant is requesting the following variance(s) in conjunction with the proposed severed lot under Consent Application B-2024-0018:

1. To Vary Schedule 'C' – Section 256 to allow Lot A to have a lot width of 56.0m whereas the by-law requires Lot A to have a minimum lot width of 100m in accordance with Schedule 'C' – Section 256;
2. To vary Schedule 'C', Section 256 of the by-law to permit Building A to be located outside the area identified on the Schedule whereas the by-law requires that Building A to be located in accordance with the building footprint outline on Schedule 'C- Section 256;
3. To vary Schedule 'C', Section 256 of the by-law to permit Building A with a gross commercial floor area not exceeding 3,075 square metres whereas the by-law requires a gross commercial floor area for Building A shall not exceed 1,900 square metres in accordance with Schedule 'C- Section 256;
4. To Vary Schedule 'C' – Section 256 to allow on-site parking spaces and spaces for the storage of motor vehicles to be maintained outside the approved location whereas the by-law requires on-site parking spaces and spaces for the storage of motor vehicles to be developed and maintained in accordance with Schedule 'C' – Section 256;
5. To vary Schedule 'C', Section 256 of the by-law to allow a 2.6m wide landscape open space area to be provided and maintained along the westerly side lot line whereas the by-law requires a 3m wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256;

6. To allow angled parking space shall to a rectangular area measuring 1.9m in width and 4.35m in length Whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7m in width and 5.4m in length;
7. To allow a minimum parking aisle width of 4.2m Whereas the by-law requires a minimum parking aisle width 6.6m;
8. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4m wide landscape open space area to be provided and maintained along Highway Number 7, excepted for the driveway access points whereas the by-law requires that a 4.5m wide landscape open space area shall be provided and maintained along Highway Number 7, except for the driveway access points in accordance with Schedule 'C- Section 256; and,
9. To permit 1 loading space whereas the by-law requires 2 loading spaces.

A-2024-0406 – 22580 and 2300 Queen Street East (Retained Lands)

The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2024-0018:

1. To vary Schedule 'C', Section 256 of the by-law to permit Building B and Building C to be located outside the area identified on the Schedule whereas the by-law requires that Building B and Building C to be located in accordance with the building footprint outline on Schedule 'C- Section 256;
2. To vary Schedule 'C', Section 256 of the by-law to permit Building B with a gross commercial floor area not exceeding 2,840 square metres whereas the by-law requires a gross commercial floor area for Building B shall not exceed 1,400 square metres in accordance with Schedule 'C- Section 256;
3. To allow angled parking space shall to a rectangular area measuring 2.6m in width and 3.4m in length Whereas the by-law requires angled parking space shall to a rectangular area measuring 2.7m in width and 5.4m in length;
4. To allow 147 parking spaces to be provided on site Whereas the by-law requires 158 parking spaces to be provided on site;
5. To allow a minimum parking aisle width of 2.2m Whereas the by-law requires a minimum parking aisle width 6.6m;
6. To vary Schedule 'C', Section 256 of the by-law to allow a 4.4m wide landscape open space area to be provided and maintained along Highway Number 7, excepted for the driveway access points whereas the by-law requires that a 4.5m wide landscape open space area shall be provided and maintained along Highway Number 7, except for the driveway access points in accordance with Schedule 'C- Section 256;
7. To allow 1 loading space to be provided on site whereas the by-law requires 2 loading spaces to be provided on site;
8. To vary Schedule 'C', Section 256 of the by-law to allow a 0m wide landscape open space area to be provided and maintained along the easterly side lot line whereas the by-law requires a 3m wide landscape open space area shall be provided and maintained along side lot line in accordance with Schedule 'C- Section 256; and,

9. To Vary Schedule 'C' – Section 256 to allow on-site parking spaces and spaces for the storage of motor vehicles to be maintained outside the approved location whereas the by-law requires on-site parking spaces and spaces for the storage of motor vehicles to be developed and maintained in accordance with Schedule 'C' – Section 256.

Current Situation:

The Consent application (B-2024-0018) and Minor Variance applications (A-2024-0405 and A-2024-0406) have been submitted to facilitate the severance of the subject property to be held under separate ownership. In addition, a mutual access easement is contemplated and will comprise of an existing drive aisle. The access easement is to facilitate the necessary legal arrangements to enable sufficient access to both lots. The size of the requested access easement is approximately 750 square metres (0.075 hectares). Furthermore, no new construction or site alterations are contemplated.

Staff have reviewed the submission materials provided by the applicant and have determined that a servicing easement would be required. The application would need to be revised to include the servicing easement and how the applicant will provide separate services to the two parcels, specifically regarding the storm services. Further information on the servicing matters is required prior to making a recommendation to the Committee of Adjustment. The identified easement will also need to be included on the sketch attached to the public notices as per Planning Act requirements.

City Staff have discussed the above noted matters with the applicant which will need to be addressed through a revised proposal and severance sketch depicting necessary easements. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City staff.

Respectfully Submitted,



Simran Sandhu, Planner