



Report Committee of Adjustment

Filing Date: January 7th, 2025
Hearing Date: February 25th, 2025

File: A-2025-0001

Owner: 1515820 Ontario Inc.
Applicant: Prabhjot Kaur

Address: 171 & 173 Advance Blvd

Ward: 7

Contact: Marina Shafagh, Planner I, Development

Recommendations:

That application A-2025-0001 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. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
 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 applicant is the owner of unit 22 within the subject commercial plaza and intends to add a mezzanine floor to install new self-operating embroidery machines. Since the proposed mezzanine addition requires additional parking spaces in the plaza, the applicant is requesting a relief from the additional parking requirements outlined in By-law 270-2004 in order to facilitate the expansion of their business operations.

Existing Zoning:

The property is zoned 'Industrial 1, Special Section 2109 (M1-2109)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To allow 358 parking spaces to be provided onsite, Whereas the by-law requires 375 parking spaces to be provided on site.

Current Situation:

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

The property is designated 'Industrial' in the Official Plan 2006 and 'General Employment 1' in the Highway 410 and Steeles Secondary Plan (Area 5).

The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Employment' (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.

As per section 4.4.2 of the Official Plan 2006, these designations allow for a wide range of industrial uses, located in areas where they are unlikely to cause negative impacts on adjacent lands. Employment areas cover areas where a large number of people who live in Brampton, or commute from the surrounding region, work. The goal of these areas is to create productive and desirable places to attract and retain investment.

The requested variance is not considered to have significant impacts within the context of the Official Plan and the Secondary Plan. The nature and extent of the proposed variance 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 variances are requested to allow 358 parking spaces to be provided on-site, whereas the by-law requires 375 parking spaces to be provided on-site.

The intent of the by-law in regulating the minimum number of parking spaces on a property is to ensure sufficient parking is provided to accommodate the industrial uses. Traffic staff has reviewed the proposal and the submitted parking study and identified that there will be no negative impacts on the functionality of the site as a result of the proposed parking reduction. Subject to the recommended conditions of approval, the variance will maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The proposed variances are requested to provide 358 parking spaces, which is 17 spaces fewer than what the by-law requires. The reduced parking for this site has been justified through a parking study that was requested by the city's traffic staff. Following a review of the application and the aforementioned parking memo, traffic staff are of the opinion that the proposed 358 parking spaces will be sufficient to accommodate the parking needs of both employees and guests. Subject to the recommended conditions of approval, the proposed variance will be considered desirable and appropriate.

4. Minor in Nature

The proposed variances to reduce the number of parking are not anticipated to negatively impact the daily function or operation of the subject property or adjacent properties. The variance is not expected to generate significant adverse impacts on-site or off-site or limit the functionality of the site. Following the review of the submitted parking study, city's traffic staff have determined that sufficient parking will be provided for both staff and visitors to the commercial development. Subject to the recommended conditions of approval, the variance is considered minor in nature.

Respectfully Submitted,

Marina Shafagh

Marina Shafagh
Planner I, Development

Appendix A

