

Flower City



brampton.ca

FILE NUMBER: A-2023-0333

The Personal Information collected on this form is collected pursuant to section 45 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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

- Name of Owner(s) LI CHEN

Address 705 REMEMBRANCE ROAD  
BRAMPTON, ON, L7A 5H2

Phone # 416 958 1575 Fax # \_\_\_\_\_

Email mirza.chaudhary@gmail.com
- Name of Agent SHASHANK CHITALE

Address 1109 BRITANNIA ROAD  
MISSISSAUGA L4W 3X1

Phone # 416 669 6964 Fax # \_\_\_\_\_

Email shashank.chitale@antix.ca
- Nature and extent of relief applied for (variances requested):  
PARKING DEFICIENCY
- Why is it not possible to comply with the provisions of the by-law?  
SITE RESTRICTIONS
- Legal Description of the subject land:  
Lot Number 16  
Plan Number/Concession Number 43M-1969  
Municipal Address 705 REMEMBRANCE ROAD
- Dimension of subject land (in metric units)  
Frontage 53.54 MT  
Depth 80.20 MT  
Area 0.578 HA
- Access to the subject land is by:

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

675 RENEURANCE ROAD - CARWASH  
685 RENEURANCE ROAD - RETAIL/OFFICE  
695 RENEURANCE ROAD - RETAIL.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

705 RENEURANCE RD (SECOND STOREY)  
G.F. ALREADY APPROVED

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

	675	685	695
EXISTING			
Front yard setback	-	13.10	2.55
Rear yard setback	14.0	6.65	-
Side yard setback	9.0	9.0	3.2
Side yard setback	9.2	-	10.7
PROPOSED		705	
Front yard setback	3.2		
Rear yard setback	-		
Side yard setback	10.7		
Side yard setback	14.5		

10. Date of Acquisition of subject land: August 31, 2020
11. Existing uses of subject property: COMMERCIAL
12. Proposed uses of subject property: COMMERCIAL
13. Existing uses of abutting properties: RESIDENTIAL ON SOUTH OF 695
14. Date of construction of all buildings & structures on subject land: 2020 TO 2023
15. Length of time the existing uses of the subject property have been continued: < ONE YEAR
16. (a) What water supply is existing/proposed?  
Municipal ☒ Well ☐ Other (specify) \_\_\_\_\_
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Septic ☐ Other (specify) \_\_\_\_\_
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Ditches ☐ Swales ☐ Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	A17-122	Decision	APPROVED	Relief	SETBACK, LANDSCAPE, PARKING
File #	/	Decision	/	Relief	/
File #	/	Decision	/	Relief	/

*[Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE REGION OF PEEL

THIS 10TH DAY OF OCTOBER, 2023

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Chen Li, OF THE City OF Markham  
IN THE Region OF York SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Mississauga

IN THE Region OF

Peel THIS 9th DAY OF

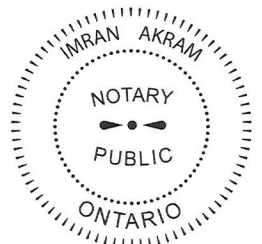
October, 2023.

*[Signature]*

A Commissioner etc.

*[Signature]*

Signature of Applicant or Authorized Agent



**IMRAN AKRAM**  
BARRISTER & SOLICITOR  
Notary Public, Ontario

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: C1-1104

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

*[Signature]*

Zoning Officer

2023-10-17

Date

DATE RECEIVED

Oct 18, 2023  
Clare

Revised 2023/01/12

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 705 Remembrance Road

I/We, Li Chen  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shashank Chitale  
please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for **minor variance** with respect to the subject land.

Dated this 9th day of October, 2023

[Signature]  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Li Chen  
(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 hereto.**



**PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 705 Remembrance Rd, Brampton

I/We, Li Chen  
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 9th day of October, 2023

[Signature]  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Li Chen  
(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 hereto.**

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

# Zoning Non-compliance Checklist

Received / Revised

File No.  
A-2024-0333

Applicant: Shashank Chitale  
Address: 705 Remembrance Rd  
Zoning: C1-1104  
By-law 270-2004, as amended

SEP 23 2024  
Committee of Adjustment

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
PARKING	To permit a total of 44 parking spaces,	whereas the by-law requires a minimum 62 parking spaces.	20.3.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar  
\_\_\_\_\_  
Reviewed by Zoning  
2024/09/23  
\_\_\_\_\_  
Date



Oct 10/2023

To,  
Planner  
City of Brampton

**Ref:** Second storey addition at 705 Remembrance Road, Brampton

The City of Brampton wanted this building to have two storeys as it was at the corner. The previous owner was not confident if he could find tenants so it was mutually decided to go for "Two Storey Like" building.

Present owner is willing to add an actual storey (offices) to this building. There is no change to the footprint/building area. We have prepared a Traffic impact Study in support of the required parking and submitted to the City as part of the Site Plan application

Thanking you

A handwritten signature in black ink, appearing to read "Shashank Chitale", is written over a circular stamp.

Shashank Chitale B-Arch, OAA  
Antrix Architects Inc.

AUG 12 2024

Committee of Adjustment



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 m²	Fully occupied & operational
685	General Retail and Office	415.8 m²	Fully occupied & operational
695	General Retail	382.0 m²	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 m²	-

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.



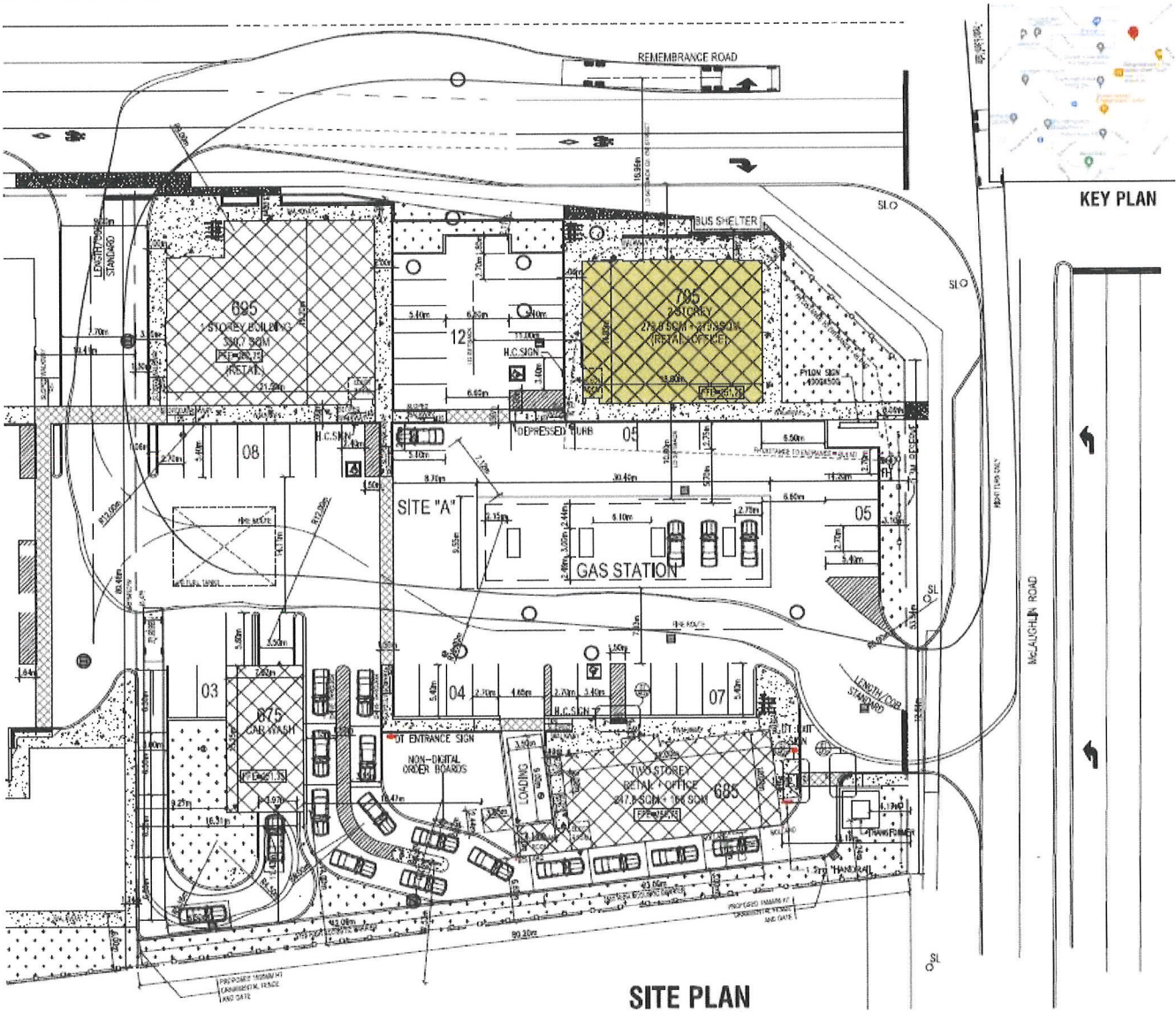
**Figure 1: Site Location**



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 m²	1 parking space for each 23 m² 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.

Table 3: Existing Parking Demand Surveys

Date Time	Thursday, 2024-07-25		Saturday, 2024-07-27	
	Parking Demand	Utilization (%)	Parking Demand	Utilization (%)
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 m²	1 parking space for each 53.2 m² 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.

- 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

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



LEGAL DESCRIPTION  
TOPOGRAPHIC DETAIL OF BLOCK 132 & 133  
PART OF LOT 16, CONCESSION 2, WEST OF HURONTARIO STREET,  
PARTS OF PLAN 436-33524  
REGIONAL OF PEEL

NOTE 1:  
NO CHANGE TO LOT COVERAGE  
NO CHANGE TO BUILDING AREA  
NO CHANGE TO LANDSCAPE COVERAGE  
NO CHANGE TO ANY SETTING  
NO CHANGE IN GFA FOR 695, 675 & 685

BUILDING STATISTICS

BUILDING	BUILDING AREA	GFA (ALL FLOORS)
705	279.8 SQM	1067.8 SQM (SEE NOTE 2)
695	390.7 SQM	382.0 SQM
675	129.9 SQM	129.9 SQM
685	247.8 SQM	415.5 SQM
TOTAL	1039.3 SQM	1428.4 SQM

NOTE 2: (BUILDING 705)  
GFA AS PER PREVIOUS BPA: 277.9 SQM  
GFA PROPOSED: 279.8 SQM  
GROUND FLOOR: 287.8 SQM  
SECOND FLOOR: 287.8 SQM  
TOTAL: 575.6 SQM  
CHANGE IN GFA FOR 695, 675 & 685

SITE STATISTICS

NET LOT AREA	8781.9 SQM
LOT COVERAGE	1039.3 SQM
BETIMBERS	REQUIRED 17.5% PROVIDED 2.2 M
NORTH	3.0 M
SOUTH	8.0 M
EAST	3.0 M
WEST	3.0 M
LANDSCAPE BUFFER	REQUIRED 3.0 M PROVIDED 2.8 M
McLAUGHLIN ROAD	1.0 M
REMEMBRANCE ROAD	1.0 M
ADJOINING LOT	1.0 M
SCOTT	3.0 M
MAX. HEIGHT OF THE BUILDINGS - 2 STOREY	

TOTAL BUILDING AREA = 1039.3 SQM + 129.9 SQM (CARWASH) = 1169.2 SQM  
TOTAL GROUND FLOOR AREA = 1039.3 SQM  
TOTAL GROUND FLOOR AREA = 1039.3 SQM (EXCLUDING CAR WASH)  
PARKING SPACES REQUIRED 1 PER 6.23 SQM = 16.78 = 16  
PARKING SPACES REQUIRED FOR CAR WASH = 5

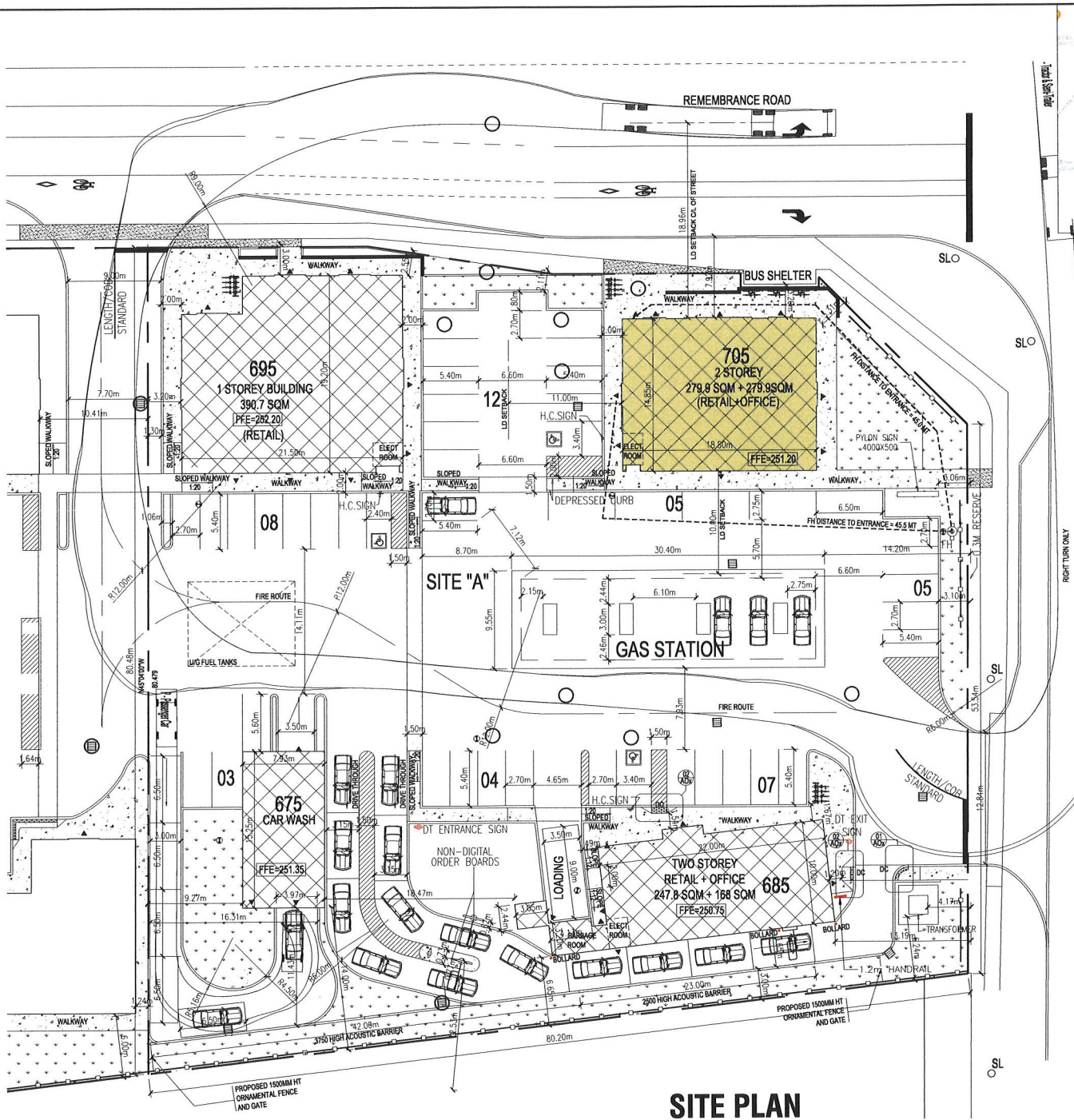
PARKING SPACES REQUIRED = 63
PARKING SPACES REQUIRED 44
INCLUDED 63
H.C. SPACES 3
LOADING SPACES 1

ACCESSIBLE PARKING TYPE A - VAN	2
ACCESSIBLE PARKING TYPE B	1

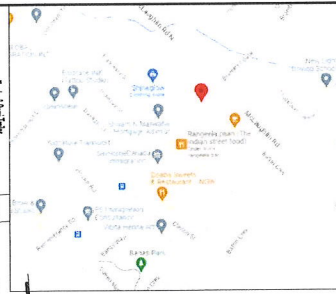
Received / Revised

AUG 12 2024

Committee of Adjustment



SITE PLAN



KEY PLAN

5	FUEL TRUCK TURNING	MAY 01/24
4	PARKING SPACES	APR 24/24
3	LIMITING DISTANCES	SEP 27/23
2	RESUBMISSION	JUL 31/23
1	SITE PLAN APPLICATION	JUN 10/23
NO.	DESCRIPTION	DATE
DRAWING ISSUE AND/OR REVISION NOTES		
CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.		
PROFESSIONAL SEALS:		
PROPOSED BRAMTRAIL GATE PLAZA 705 REMEMBRANCE ROAD BRAMPTON, ONTARIO		
SPA -		
 5540 CORTINA CRES. MISSISSAUGA ON L4Z 3R1, PHONE 905 507 4975		
PROJECT NO: 2020		
CAD FILE NAME: A1		
DRAWN/CHECKED: SC SCALE: 1:200		
DRAWING NO: A1		



LEGAL DESCRIPTION  
TOPOGRAPHIC DETAIL OF BLOCK 132 & 133  
PART OF LOT 16, CONCESSION 2, WEST OF HURONTARIO STREET,  
PARTS OF PLAT 430-3224  
REGIONAL OF PEEL

NOTE 1:  
NO CHANGE TO LOT COVERAGE  
NO CHANGE TO BUILDING AREA  
NO CHANGE TO LANDSCAPE COVERAGE  
NO CHANGE TO ANY RETRAKES  
NO CHANGE IN GFA FOR 695, 675 & 685

BUILDING STATISTICS

BUILDING	BUILDING AREA	GFA (ALL FLOORS)
705	279.8 SQM	567.7 SQM (SEE NOTE 2)
695	390.7 SQM	382.0 SQM
675	190.9 SQM	120.9 SQM
685	247.8 SQM	416.9 SQM
TOTAL	1039.3 SQM	1428.4 SQM

NOTE 2: (BUILDING 705)  
GFA AS PER PREVIOUS SPA = 373.9 SQM  
GFA PROPOSED = 297.7 SQM  
SECOND FLOOR = 252.2 SQM  
TOTAL = 549.9 SQM  
CHANGE IN GFA (609.7-273.9) = 235.8 SQM

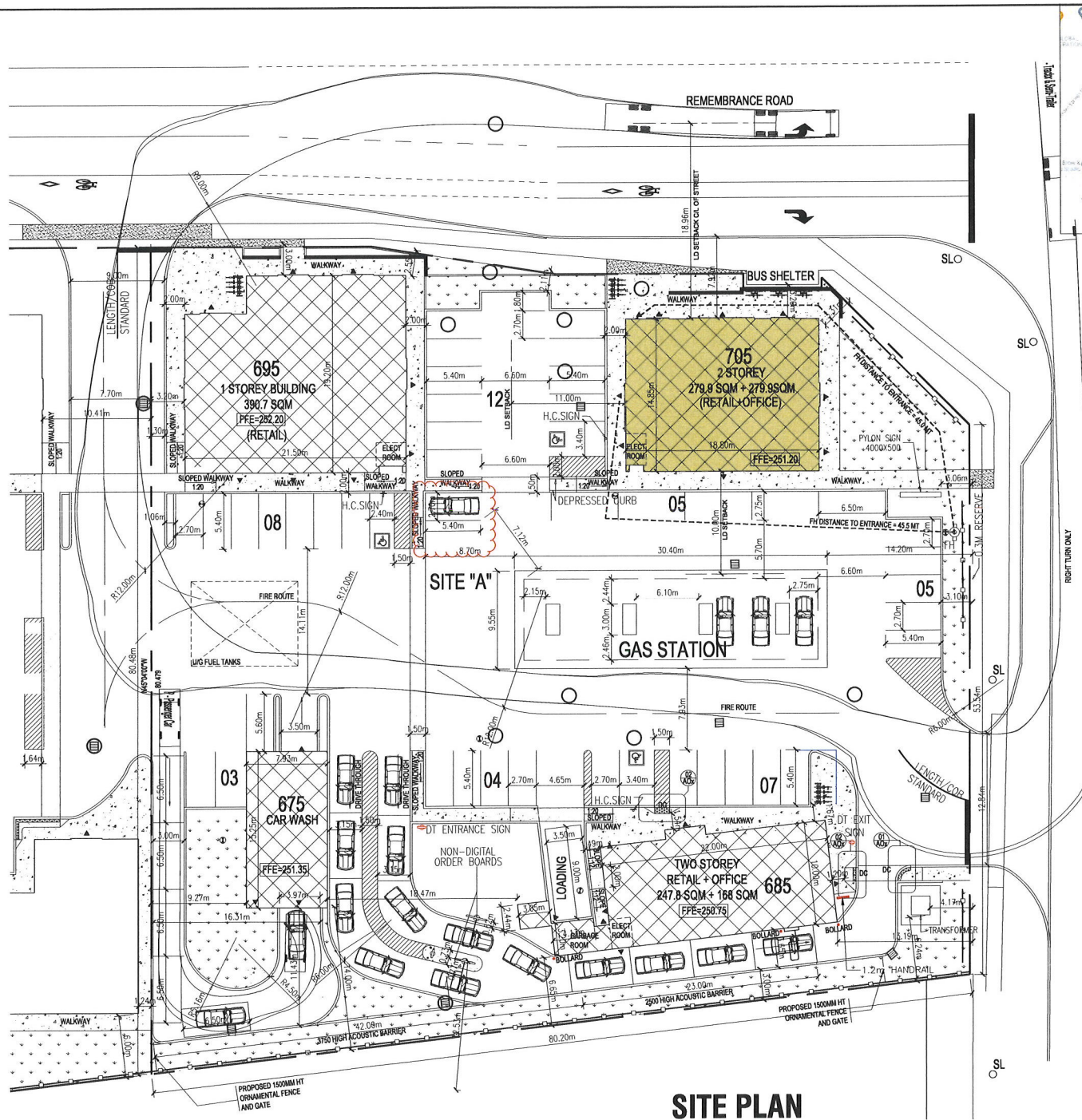
SITE STATISTICS

NET LOT AREA = 8781.5 SQM  
LOT COVERAGE 1039.3 SQM 17.9%  
SETBACKS REQUIRED PROVIDED  
NORTH 3.0 M 2.2 M  
SOUTH 6.0 M 6.4 M  
EAST 3.0 M 13.1 M  
WEST 3.0 M 3.2 M  
LANDSCAPE BUFFER REQUIRED PROVIDED  
McLAUGHLIN ROAD 3.0 M 2.8 M  
REMEMBRANCE ROAD 1.5 M 0.0 M  
McLAUGHLIN C/D 3.0 M 3.0 M  
MAX. HEIGHT OF THE BUILDINGS - 2 STOREY

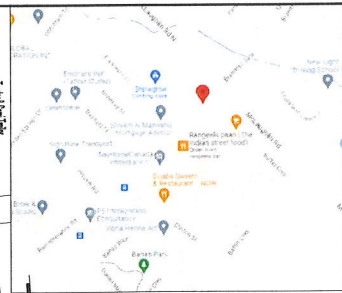
TOTAL BUILDING AREA = 818.4 SQM + 120.9 SQM (CARWASH) = 1039.3 SQM  
TOTAL GROSS FLOOR AREA = 200 SQM  
TOTAL GROSS FLOOR AREA = 1508.9 SQM (EXCLUDING CAR WASH)  
PARKING SPACES REQUIRED 178 @ 22 SQM + 16.78 = 16.78 = 16.78  
PARKING SPACES REQUIRED FOR CAR WASH = 5

PARKING SPACES REQUIRED = 63	
PARKING SPACE: 5.70 X 6.40	44
INCLUDES	
U.C. SPACES	3
LOADING SPACES	1

ACCESSIBLE PARKING TYPE A - VAN 2  
ACCESSIBLE PARKING TYPE B 1



SITE PLAN



KEY PLAN



5	FUEL TRUCK TURNING	MAY 01/24
4	PARKING SPACES	APR 24/24
3	LIMITING DISTANCES	SEP 27/23
2	RESUBMISSION	JUL 31/23
1	SITE PLAN APPLICATION	JUN 10/23
NO.	DESCRIPTION	DATE
DRAWING ISSUE AND/OR REVISION NOTES		

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

PROFESSIONAL SEALS:

PROPOSED  
BRAMTRAIL GATE PLAZA  
705 REMEMBRANCE ROAD  
BRAMPTON, ONTARIO

SPA -

ANTRIX  
ARCHITECTS  
3540 CORTINA CRES. MISSISSAUGA  
ON L4T 3K1, PHONE: 905 507 4975

PROJECT NO.: 2020  
CAD FILE NAME: A1  
DRAWN/CHECKED: SC SCALE: 1:200  
DRAWING NO.: A1

Received / Revised

MAY 07 2024

Committee of Adjustment



LEGAL DESCRIPTION  
TOPOGRAPHIC DETAIL OF BLOCK 132 & 133  
PART OF LOT 16, CONVESSION 2, WEST OF HURONTARIO STREET,  
PARTS OF PLAN 43M-33824  
REGIONAL OF PEEL

NOTE 1:  
NO CHANGE TO LOT COVERAGE  
NO CHANGE TO BUILDING AREA  
NO CHANGE TO LANDSCAPE COVERAGE  
NO CHANGE TO ANY SETBACKS  
NO CHANGE IN GFA FOR 695, 675 & 685

BUILDING STATISTICS

BUILDING	BUILDING AREA	GFA (ALL FLOORS)
705	279.9 SQM	509.7 SQM (SEE NOTE 2)
695	390.7 SQM	390.6 SQM
675	193.9 SQM	193.9 SQM
685	247.8 SQM	415.6 SQM
TOTAL	1093.3 SQM	1429.8 SQM

NOTE 2: (BUILDING 705)  
GFA AS PER PREVIOUS SPA = 273.9 SQM  
GFA PROPOSED  
GROUND FLOOR = 287.5 SQM  
SECOND FLOOR = 282.3 SQM  
TOTAL = 569.7 SQM  
CHANGE IN GFA (509.7-569.7) = 235.8 SQM

SITE STATISTICS

NET LOT AREA = 5781.5 SQM	17.9%
LOT COVERAGE	100% 3 SQM
REQUIREMENTS	22 M
NORTH	3.0 M
EAST	6.0 M
SOUTH	11.1 M
WEST	3.2 M
LANDSCAPE BUFFER	REQUIRED
MCLAUGHLIN ROAD	3.0 M
REMEMBRANCE ROAD	2.0 M
ADJACENT LOT	0.0 M
SOUTH	3.0 M

TOTAL BUILDING AREA = 1093.3 SQM + 135.9 SQM (CARWASH) = 1229.2 SQM  
TOTAL GROSS FLOOR AREA = 1429.8 SQM  
TOTAL GROSS FLOOR AREA = 1359.9 SQM (EXCLUDING CAR WASH)  
PARKING SPACES REQUIRED 1 PER 62.5 SQM = 19.81 = 19 SPACES  
PARKING SPACES REQUIRED FOR CAR WASH = 5  
PARKING SPACES REQUIRED = 24  
PARKING SPACES PROVIDED = 43  
SPACE = 2.70 X 5.40  
HOLDERS  
H.C. SPACES  
LOADING SPACES  
ACCESSIBLE PARKING TYPE A - VAN  
ACCESSIBLE PARKING TYPE C



SITE PLAN

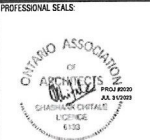
KEY PLAN

MCLAUGHLIN ROAD



2	RESUBMISSION	JUL 31/23
1	SITE PLAN APPLICATION	JUN 10/23

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTIONS OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.



PROPOSED  
BRAMTRAIL GATE PLAZA  
705 REMEMBRANCE ROAD  
BRAMPTON, ONTARIO  
SPA -



PROJECT NO: 2020  
CAD FILE NAME: A1  
DRAWN/CHECKED: SC SCALE: 1:200  
DRAWING NO: A1

# Zoning Non-compliance Checklist

File No.  
A-2023-0333

Applicant: Shashank Chitale  
Address: 705 Remembrance  
Zoning: C1-1104  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
REQUIRED NUMBER OF PARKING SPACES	To permit a total of 40 parking spaces	whereas the by-law requires a minimum 65 parking spaces	20.3.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Gurmel Gany

Reviewed by Zoning

2023-10-17

Date



LEGAL DESCRIPTION  
TOPOGRAPHIC DETAIL OF BLOCK 132 & 133  
PART OF LOT 16, CONCESSION 2, WEST OF HURONTARIO STREET,  
PARTS OF PLAN 438-28224  
REGIONAL OF REG.

NOTE 1:  
NO CHANGE TO LOT COVERAGE  
NO CHANGE TO BUILDING AREA  
NO CHANGE TO LANDSCAPE COVERAGE  
NO CHANGE TO ANY SETBACKS  
NO CHANGE IN GFA FOR 695, 675 & 685

BUILDING STATISTICS

BUILDING	BUILDING AREA	GFA (ALL FLOORS)
705	279.9 SQM	509.7 SQM (SEE NOTE 2)
695	390.7 SQM	380.9 SQM
675	120.9 SQM	120.9 SQM
685	247.8 SQM	418.8 SQM
TOTAL	1039.3 SQM	1429.4 SQM

NOTE 2: BUILDING 705  
GFA AS PER PREVIOUS SPA = 279.9 SQM  
GFA PROPOSED = 509.7 SQM  
GROUND FLOOR = 282.2 SQM  
SECOND FLOOR = 227.5 SQM  
TOTAL = 509.7 SQM  
CHANGE IN GFA (509.7-279.9) = 229.8 SQM

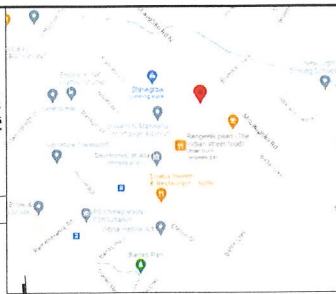
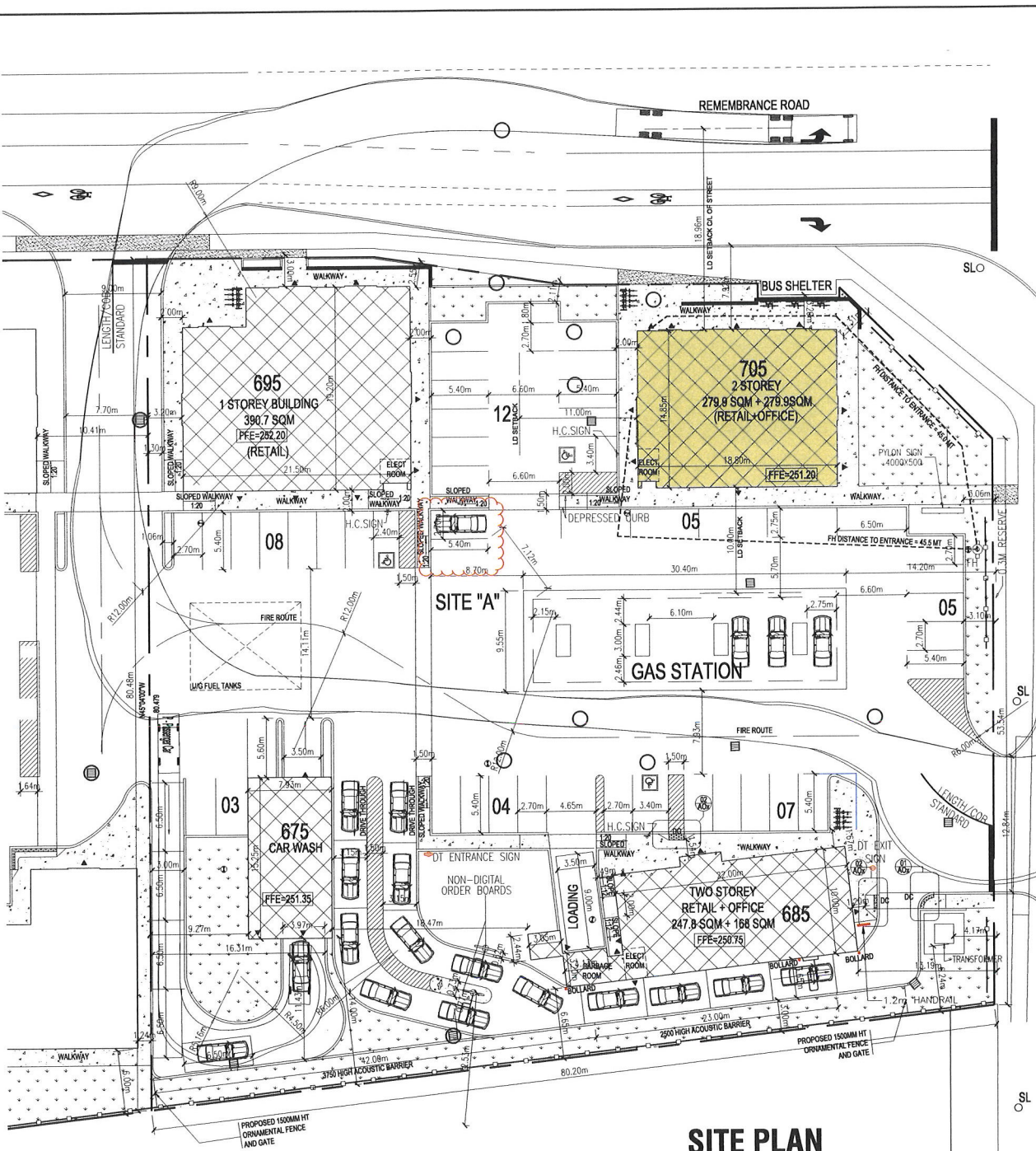
SITE STATISTICS

NET LOT AREA	5791.3 SQM
LOT COVERAGE	1039.3 SQM 17.9%
SETBACKS	REQUIRED 2.2 M PROVIDED 2.2 M
NORTH	3.0 M 8.6 M
SOUTH	5.0 M 13.1 M
EAST	3.0 M 3.2 M
WEST	3.0 M 3.2 M
LANDSCAPE BUFFER	REQUIRED 3.0 M PROVIDED 3.0 M
McLAUGHLIN ROAD	1.0 M 0.0 M
REMEMBRANCE ROAD	1.5 M 0.0 M
ADJOINING LOT	3.0 M 13.1 M
MAX. HEIGHT OF THE BUILDINGS - 2 STOREY	

TOTAL BUILDING AREA = 1039.3 SQM (CARWASH) = 1039.3 SQM  
TOTAL GROSS FLOOR AREA = 2000 SQM  
TOTAL GROSS FLOOR AREA = 1039.3 SQM (EXCLUDING CAR WASH)  
PARKING SPACES REQUIRED 1 PER 2.5 SQM = 56.78 SQM  
PARKING SPACES REQUIRED FOR CAR WASH = 5

PARKING SPACES REQUIRED = 63
PARKING SPACES REQUIRED 44
INCLUDES 3
H.D. SPACES 3
LOADING SPACES 1

ACCESSIBLE PARKING TYPE A - VN	2
ACCESSIBLE PARKING TYPE B	1



NO.	DESCRIPTION	DATE
5	FUEL TRUCK TURNING	MAY 01/24
4	PARKING SPACES	APR 24/24
3	LIMITING DISTANCES	SEP 27/23
2	RESUBMISSION	JUL 31/23
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CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. ANY WORK NECESSARY TO COMPLY WITH THE LATEST ONTARIO BUILDING CODE SHALL BE PERFORMED AT NO EXTRA COST TO OWNER. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTIONS(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

PROFESSIONAL SEALS:

PROPOSED  
BRAMTRAIL GATE PLAZA

705 REMEMBRANCE ROAD  
BRAMPTON, ONTARIO

SPA -



PROJECT NO: 2020

CAD FILE NAME: A1

DRAWING CHECKED: SC SCALE: 1:200

DRAWING NO: A1

Received / Revised

SEP 19 2024

Committee of Adjustment

SITE PLAN