

FILE NUMBER:

A-2025-0015

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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**.

1.

Name of Owner(s)

1000144109 ONTARIO INC.

Address

21 MODESTO CRESCENT

BRAMPTON ON L6P 1N4

Phone #

416-887-1231

Fax #

Email

gurjinder@giggexpress.ca

2.

Name of Agent

RAJ (NILAMRAJ) PATEL (RPD STUDIO)

Address

SUITE 203, 7895 TRANMERE DRIVE

MISSISSAUGA ON L5S 1V9

Phone #

(647) 556-2596

Fax #

Email

project@rpdstudio.ca

3.

Nature and extent of relief applied for (variances requested):

1. Usage: Additional uses in an Industrial Mall on lands zoned M2-896
(Please refer to Drawing Set Sheet SP-01)

2. Parking spaces: Required minimum is 1356 parking spaces (including 65 tandem spaces).The proposed is 797 parking spaces (including 65 tandem spaces).

3. Tandem parking spaces: Required 50% of the parking spaces for motor vehicle repair and/or body shop. Proposed is 65% of the parking spaces.(65 spaces total).

4.

Why is it not possible to comply with the provisions of the by-law?

The requested variance is required in order to ensure that the subject property can effectively cater to both its existing and proposed uses.

5.

Legal Description of the subject land:

Lot Number

LT 9

Plan Number/Concession Number

CON. 6 EHS DES PT 3 PL 43R-23087

Municipal Address

2600 NORTH PARK DR, BRAMPTON, ON, L6S 6E2

6.

Dimension of subject land (in metric units)

Frontage

~ 235.36 m

Depth

~ 360.82 m

Area

77600.50 sqm

7.

Access to the subject land is by:

Provincial Highway

☐

Municipal Road Maintained All Year

☒

Private Right-of-Way

☐

Seasonal Road

☐

Other Public Road

☐

Water

☐

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: List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Area: 29648.22 sqm;
Gross Floor Area: 31576.85 sqm;
Width: 122.65 m;
Length: 317.00 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Offices on 2nd floor inside the existing building.

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)

EXISTING

| | |
|--------------------|--|
| Front yard setback | 33.46 m |
| Rear yard setback | 08.00 m (from pre fab. shed) and 48.59m (from main building) |
| Side yard setback | 45.84 m (East side) |
| Side yard setback | 56.09 m (West side) |

PROPOSED

| | |
|--------------------|---------|
| Front yard setback | 33.46 m |
| Rear yard setback | 08.00 m |
| Side yard setback | 45.84 m |
| Side yard setback | 56.43 m |

10. Date of Acquisition of subject land: 2024-05-06

11. Existing uses of subject property: Mixed use Industrial/Commercial

12. Proposed uses of subject property: Mixed use Industrial/Commercial

13. Existing uses of abutting properties: Mixed Use Industrial/ Commercial (North, South, North-East), Residential TH (West)

14. Date of construction of all buildings & structures on subject land: 11/06/2002

15. Length of time the existing uses of the subject property have been continued: ~ 20 years

16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐

(b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐

(c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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 ☐ IT WAS FILED BY PREVIOUS OWNER.

If answer is yes, provide details: File # SPA-2023-0041 Status UNKNOWN

18. Has a pre-consultation application been filed?

Yes ☒ No ☐ IT WAS FILED BY PREVIOUS OWNER (FILE NO.: PRE-2022-0149)

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 # A02-135 | Decision UNKNOWN | Relief to allow a waste processing facility with a zero setback to a non-industrial zone (Open Space). |
| File # | Decision | Relief |
| File # | Decision | Relief |

NOPEL
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA

THIS 15 DAY OF JANUARY, 2025.

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, RAJ (NILAMRAJ) PATEL (RPD STUDIO), OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL 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 PROVINCE OF

ONTARIO THIS 15 DAY OF

JANUARY, 2025.

NOPEL
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

MANINDER SINGH DHILLON
Barristers, Solicitors & Notary Public
7896 Tranmere Dr., Suite 220
Mississauga, ON L5S 1M1

Present Official Plan Designation: _____

Tel: (905) 673-7272

Fax: (905) 673-7270

Present Zoning By-law Classification: _____

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

Elizabeth Corazzola
Zoning Officer

January 21, 2025

Date

DATE RECEIVED January 27, 2025

Date Application Deemed
Complete by the Municipality

Mercedyn

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

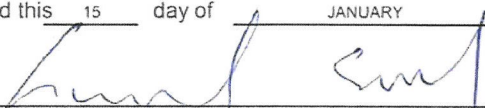
LOCATION OF THE SUBJECT LAND: 2600 NORTH PARK DR, BRAMPTON, ON, L6S 6E2

I/We, 100144109 ONTARIO INC.
please print/type the full name of the owner(s)

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

RAJ (NILAMRAJ) PATEL, RPD STUDIO
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 15 day of JANUARY, 2025.

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

GURJINDER SINGH (100144109 ONTARIO INC.)
(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

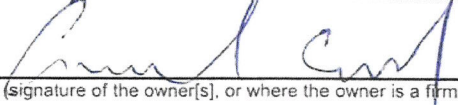
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2600 NORTH PARK DR, BRAMPTON, ON, L6S 6E2

I/We, 100144109 ONTARIO INC.
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 15 day of JANUARY, 2025.


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

GURJINDER SINGH (100144109 ONTARIO INC.)
(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



January 20, 2025
The City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

ATTN: Clara Vani

Re: Committee of Adjustment

Minor Variance Application package for 2600 North Park Dr Brampton, ON L6S 6E2.

**The Subject Lands are legally described as PT LT 9 CON 6 EHS DES PT 3 PL 43R-23087 T/W
EASEMENT OVER PT BLK 1 PL 43M-874 et al,**

Dear Clara,

On behalf of our client 1000144109 Ontario Inc, we enclose herewith the following documents relating to the above noted Minor Variance Application:

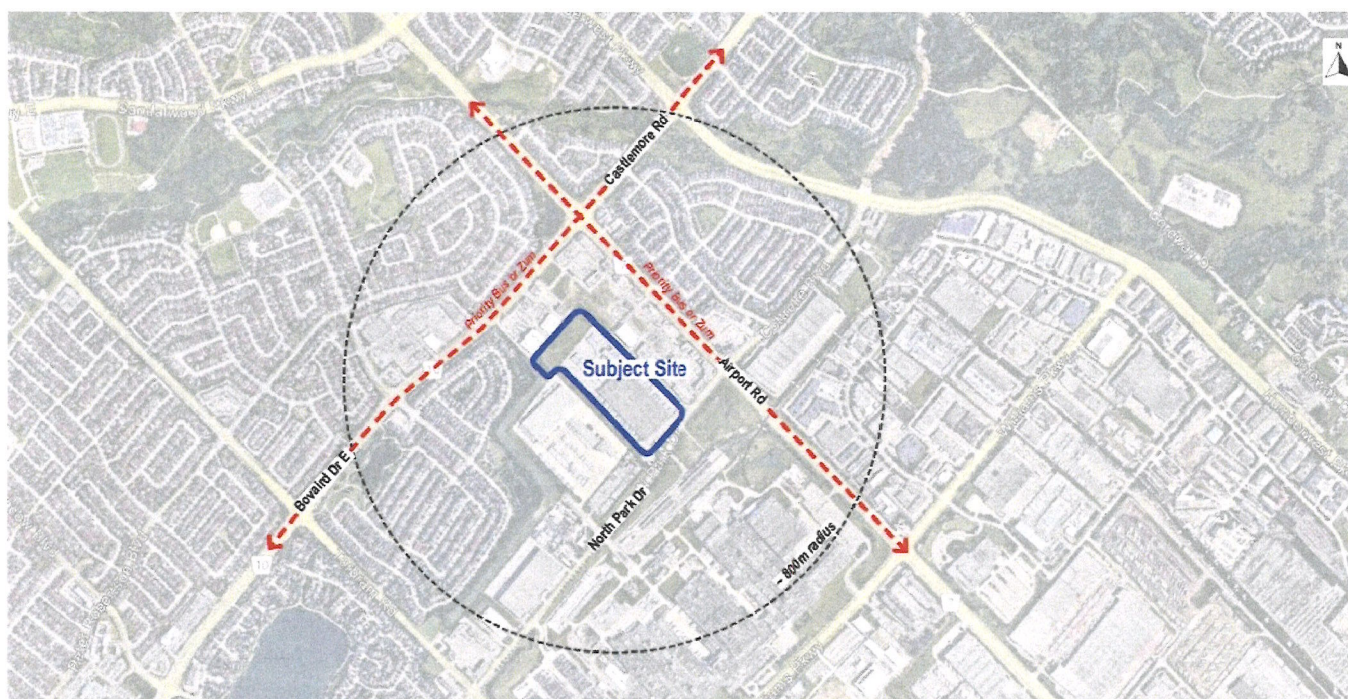
1. Digital copy of the site plan showing additional proposed uses within an Industrial Mall and parking, prepared by RPD Studio, dated January 2025;
2. Digital copy of minor variance application form;
3. Email correspondence from the City of Brampton's Zoning and Development Planning staff. Confirmation of the proposed uses and anticipated parking requirements by Senior Advisor, Elizabeth Corazzola;
4. Parking Justification Study: Please note that BT Engineering Inc. is working on the report and it will be submitted to the City prior to the review cut off date.

Subject Site and Context

The subject property is located on the north side of North Park Drive, west of Airport Road. The subject property occupies an area of approximately 12.14 hectares with approximately 234 metres of frontage along North Park Drive. The subject property is currently in use as a 29,658 square metre industrial warehouse. Additionally, the land at the rear of the property is designated for future development. The subject site is legally described as PT LT 9 CON 6 EHS DES PT 3 PL 43R-23087 T/W EASEMENT OVER PT BLK 1 PL 43M-874 et al, 2600 North Park Drive, Brampton.

Surrounding Context

- North: Commercial uses and residential on North west
- South: Industrial/commercial uses
- East: Commercial uses
- West: Industrial use



Context Map showing the Subject Property and Priority Bus or Zum – Schedule 3B of Brampton Plan

Proposed Development

We are currently in the process of developing a master plan for the site, including the existing building and future development area of site as well as the tertiary plan for the connections to adjacent sites. In the interim, our client intends to lease the existing building to offset holding costs while the master plan is finalized, our client intends to lease the existing building to multiple tenants. We are currently preparing the necessary renovation permits to create flexible shell spaces within the existing warehouse, allowing for adaptable unit sizes that meet the specific needs of future tenants.

The current proposal of the development includes 797 parking spaces, including 65 tandem spaces. This falls short of the minimum 1280 parking spaces (including 50 tandem spaces) required by the Zoning By-law. The following parking requirements for the proposed development were determined in consultation with City's Zoning staff:

- Permitted Industrial Uses: 141.78 spaces required (Ind. Mall GFA over 10,000 = 139 spaces plus 1 parking space per 170 Sq.m GFA for portion that is over 10,000sq.m)
- Permitted Banquet Hall: 274.86 spaces required (2198.86 sq.m @ 1 space/8 sq.m)
- Vehicle Repair/Body Shops: 100.37 spaces required (1806.64 sq.m @ 1 space/18 sq.m with up to 50% tandem)
- Supermarket: 177.23 spaces required (3012.93 sq.m @ 1 space/17 sq.m)
- Commercial Recreation: 389.65 spaces required (8961.95 sq.m @ 1space/23 sq.m)
- Retail: 101.51 spaces required (1928.63 sq.m @ 1 space/19 sq.m)
- Office (excluding medical): 64.29 spaces required (1928.63 sq.m @ 1 space/30 sq.m)
- Existing Office (including medical): 30.09 spaces required (481.54 sq.m @ 1 space/ 16 sq.m)
-

Policy Framework

Official Plan:

The subject site is designated as employment use in Schedule 2 of the Brampton Plan. Furthermore, Bovaird Drive East / Castlemore Road and Airport Road are identified as Priority Bus or Zum route in Schedule 3B, and North Park Drive is designated as a collector road in Schedule 3C of the Brampton Plan.

Secondary Plan - 4 Airport Inter Modal Area:

The subject property is designated as General Employment 1 which supports a broad range of industrial uses including warehousing, storage, manufacturing, processing, repairing/servicing operations etc.

Zoning By-law: The zoning by law designates the subject lands as an Industrial M2 use (with site specific Section 896) which permits industrial uses including manufacturing, warehousing, storage, and repair. In addition to the primary industrial uses, Section 896 allows accessory business, professional and administrative offices connected to another permitted use on the property. The parent zone M2 also allows for motor vehicle repair shop, a motor vehicle body shop and certain non industrial uses like recreational facilities, retail spaces and offices, as long as the retail outlet space does not exceed 15% of the total industrial area. Furthermore, Zoning By- law 270-2004 defines the Industrial mall as follows:

“INDUSTRIAL MALL shall mean a building or group of buildings upon which a group of at least five separate industrial users have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.”

As per Section 30 of the zoning by-law, ancillary commercial uses such as a banquet hall and office spaces (excluding medical and professional offices) are permitted within an industrial mall.

Minor Variances Required

The subject property is zoned M2-896, and through this minor variance application we are requesting a relief from the Zoning By-law 270-2004. The following minor variances are required:

1. To permit the following additional uses in an Industrial Mall on lands zoned M2-896:
 - a) A Place of Commercial Recreation;
 - b) A Supermarket;
 - c) A Retail Establishment;
 - d) An Office as a principal use, including medical and professional offices not associated with another permitted purpose;
 - e) A Motor Vehicle Repair and/or Body Shop; and
 - f) A Personal Services Shop.
2. The proposed development includes 797 parking spaces, including 65 tandem spaces, while the applicable by-law requires a minimum parking of 1280 including 50 tandem spaces; and
3. The proposal requests for 65% of the required parking spaces for motor vehicle repair and/or body shop uses to be tandem spaces (totaling 65 spaces), while the by-law permits a maximum of 50% of such parking spaces to be tandem.

Conclusion

We believe the proposal is minor in nature since the proposed additional uses, such as office and retail spaces, are generally compatible with the existing Industrial Mall designation and parent zone. While the Industrial zone allows for office uses excluding medical and professional businesses, our request seeks to permit professional office uses that are not directly associated with other permitted purpose on site.

Furthermore, commercial uses are permissible within an Industrial Mall, and the inclusion of a commercial recreational facility would address a significant community need, aligning with similar proposals in other industrial areas. The proposed supermarket would also provide a valuable amenity for local residents. Our future master plan will integrate the Industrial Mall with neighbouring retail and commercial developments to the north and east, and will explore future connections to the west. We envision active transportation connections, to create seamless connections between properties and enhance the overall experience for shoppers and visitors.

The proposed additional uses will foster a more integrated development within the existing neighbourhood that are in alignment with Brampton Plan. This approach supports key Official Plan objectives, such as creating '15-minute neighbourhoods.' By introducing much-needed commercial recreational amenities and other services, the development will enhance convenience for nearby residents. Furthermore, the proposal exceeds the minimum employment density requirement of 30 jobs per hectare, while promoting a diverse range of development along major street frontages.

The industrial sector is undergoing significant transformation, with warehouses increasingly incorporating automation technologies. This shift is leading to a decline in demand for manual labor positions within traditional warehousing operations. Repurposing an existing warehouse to accommodate a diverse range of industrial uses offers a compelling solution. Not only does it revitalize an underutilized asset, but it also serves as a catalyst for economic growth within the local community. This development has the potential to generate a substantial increase in employment opportunities. Businesses occupying the repurposed space will require a diverse workforce spanning various roles, including operations, maintenance, management, and support services. Compared to traditional warehousing, the proposed mixed-use approach could generate four to five times more jobs, significantly benefiting both the businesses operating within the space and the broader community.

Furthermore, the specific placement of proposed building uses will be adaptable and subject to adjustment as needed. This flexibility allows for future modifications to accommodate evolving operational requirements or other considerations, ensuring that the development can readily adapt to a range of uses and configurations.

We trust that we have enclosed all the necessary information, however if you have any questions please advise.

Sincerely,

Raj Patel, B.ARCH., MUD, OALA, Int'l Assoc. RAIC

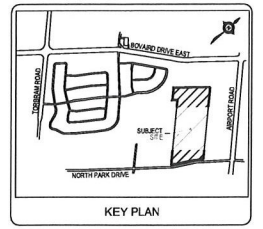
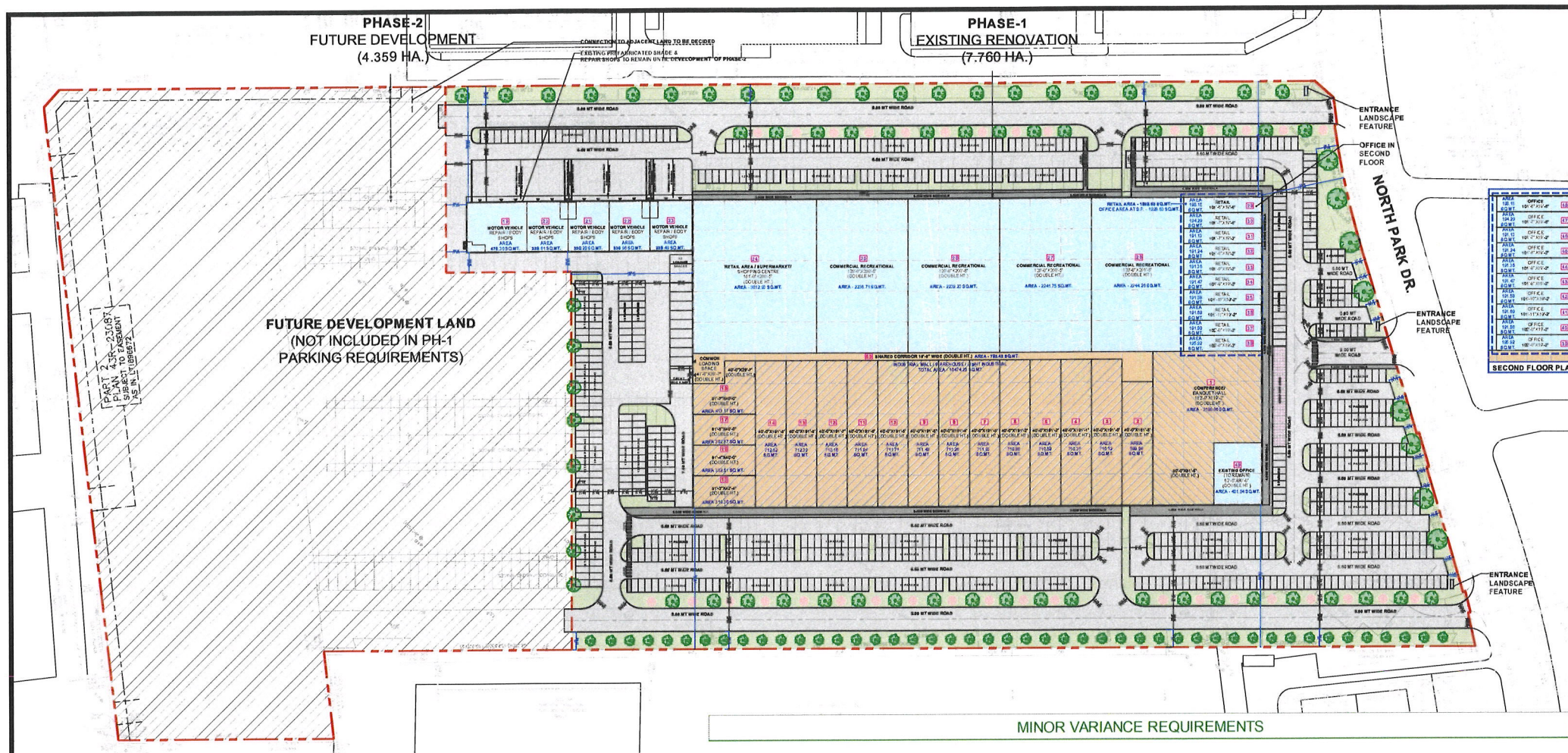
Principal, RPD Studio

GTA Office:

7895 Tranmere Dr, Suite 203, Mississauga ON L5S 1V9

Niagara Falls Office:

5309 Portage Rd Niagara Falls, ON L2E 6B8



| NO. | DATE | REVISION |
|-----|------------|---------------------------|
| 1 | 2024-12-10 | FOR DISCUSSION |
| 2 | 2025-01-20 | ISSUED FOR MINOR VARIANCE |

* NOT FOR SITE PLAN APPROVAL

* NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

MINOR VARIANCE REQUIREMENTS

- [1] To permit the following additional uses in an Industrial Mall on lands zoned M2-896:
- A Place of Commercial Recreation
 - A Supermarket
 - A Retail Establishment
 - An Office as a Principal use, including Professional Offices, Physician, Dentist, or Drugless Practitioner's Offices, Medical not associated with another permitted purpose
 - A Motor Vehicle Repair and/or Body Shop
 - A Personal Services Shop

- [2] To permit 797 parking spaces, including 65 tandem spaces whereas the by-law requires a minimum 1280 parking spaces, including 50 tandem spaces.

- [3] To permit 65% of the parking spaces required for motor vehicle repair and/or body shop uses to be tandem spaces (65 spaces total) whereas the by-law permits up to 50% of the parking spaces required for motor vehicle repair and/or body shop uses to be tandem spaces.

RPDS
INTEGRATED DESIGN FIRM
SUITE 203, 2835 TRANMERE DR., MISSISSAUGA, ON L5S 1Y9
MAIL: PROJ@RPDSTUDIO.CA CALL: (905) 556-7556
WEBSITE: WWW.RPDSTUDIO.CA

PROJECT & CLIENT
2600 NORTH PARK
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAWING TITLE
DRAFT SITE PLAN STUDY

DRAWING NO.
SP-1.0

N
SCALE: 1:1700

SITE STATISTICS

ADDRESS:
PART 1, PLAN OF SURVEY OF PART OF LOTS 9 AND 10
CONCESSION 6 EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NOTE: ALL SURVEY INFORMATION FROM
DAVID B. SEARLES SURVEYING LTD.
ONTARIO LAND SURVEYOR.
4255 SHERWOODTOWNE BLVD., SUITE 206, MISSISSAUGA, ONTARIO.
DATED JANUARY 16, 2023.

ZONING:

EXISTING ZONING:
THE PROPERTY IS ZONED "INDUSTRIAL TWO - SPECIAL SECTION 896 (M2-896)" ACCORDING TO CITY OF BRAMPTON PROPERTY REPORT

SITE AREA:

PH-1: 77600.50 SQMT [7.760 HA] EXISTING BUILDING
PH-2: 43587.24 SQMT [4.359 HA] FUTURE DEVELOPMENT
TOTAL AREA: 121187.74 SQMT [12.119 HA]

PH-1 GROSS FLOOR AREA:

TOTAL GROSS FLOOR AREA: ~31576.85 SQMT

PH-1 BUILDING SETBACKS [EXISTING SETBACKS TO REMAIN]:

FRONT YARD - NORTH PARK DRIVE:
9M MINIMUM, 33.46M EXISTING

SIDE YARD - FROM PROPERTY LINE:
4M MINIMUM.
EAST SIDE 45.84M PROVIDED
WEST SIDE 56.09M PROVIDED

REAR YARD - FROM PROPERTY LINE:
7M MINIMUM
FROM PRE. FEB. SHED 8M, FROM MAIN BUILDING 48.59M PROVIDED

PH-1 LANDSCAPE OPEN SPACE:

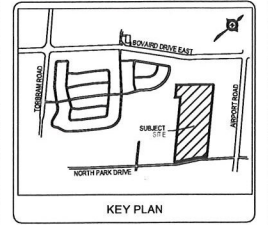
SOFTSCAPE AREA: ~15147.71 SQMT
HARDSCAPE AREA: ~32805.37 SQMT

PH-1 BUILDING COVERAGE:

MAX. LOT COVERAGE: NO DENSITY REQUIREMENT

EXISTING LOT COVERAGE: 38.21%

| |
|--|
| <p><u>PH-1 PARKING:</u></p> <p>REGULAR PARKING: 732 STALLS</p> <p>TANDEM PARKING: 65 STALLS</p> <p>LOADING SPACE: 12 STALLS</p> |
|--|



| NO. | DATE | REVISION |
|-----|------------|------------------------------|
| 1 | 2024-12-10 | FOR DISCUSSION |
| 2 | 2025-01-20 | ISSUED FOR MINOR VARIANCE |
| | | |

* NOT FOR SITE PLAN
APPROVAL

* NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

RPODS
INTEGRATED DESIGN FIRM
SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9
MAIL: PROJECT@RPOSTUDIO.CA, CALL: 647-556-2596
WEBSITE: WWW.RPOSTUDIO.CA

PROJECT & CLIENT

2600 NORTH PARK
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAWING TITLE

STATISTICS

DRAWING NO.

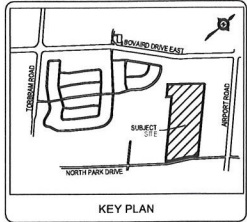
SP-2.0

SCALE :-

| GFA SUMMARY | | | | |
|-------------|----------|--|--------|---------------|
| SR. NO. | UNIT NO. | USES | UNITS | GFA [SQ. MT.] |
| [1] | 1 | Exhibition and Conference Halls / Banquet Halls [Section 30.7] | 1 Unit | 2198.86 |
| [2] | 2 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 599.96 |
| [3] | 3 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.12 |
| [4] | 4 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.35 |
| [5] | 5 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.58 |
| [6] | 6 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.80 |
| [7] | 7 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.03 |
| [8] | 8 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.26 |
| [9] | 9 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.48 |
| [10] | 10 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.71 |
| [11] | 11 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.94 |
| [12] | 12 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.16 |
| [13] | 13 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.39 |
| [14] | 14 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.62 |
| [15] | 15 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 319.30 |
| [16] | 16 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 302.51 |
| [17] | 17 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 302.87 |
| [18] | 18 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 413.17 |
| [19] | 19 | Motor Vehicle Repair / Body Shops | 1 Unit | 476.30 |
| [20] | 20 | Motor Vehicle Repair / Body Shops | 1 Unit | 329.61 |
| [21] | 21 | Motor Vehicle Repair / Body Shops | 1 Unit | 330.28 |
| [22] | 22 | Motor Vehicle Repair / Body Shops | 1 Unit | 330.96 |
| [23] | 23 | Motor Vehicle Repair / Body Shops | 1 Unit | 339.49 |

| | | | | |
|------|----|---|--------|---------|
| [24] | 24 | Retail Area / Supermarket/ Shopping Centre | 1 Unit | 3012.93 |
| [25] | 25 | Commercial Recreational | 1 Unit | 2236.71 |
| [26] | 26 | Commercial Recreational | 1 Unit | 2239.23 |
| [27] | 27 | Commercial Recreational | 1 Unit | 2241.75 |
| [28] | 28 | Commercial Recreational | 1 Unit | 2244.26 |
| [29] | 29 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 198.15 |
| [30] | 30 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 194.29 |
| [31] | 31 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.13 |
| [32] | 32 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.24 |
| [33] | 33 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.36 |
| [34] | 34 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.47 |
| [35] | 35 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.58 |
| [36] | 36 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.69 |
| [37] | 37 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.80 |
| [38] | 38 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 195.92 |
| [39] | 39 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 195.92 |
| [40] | 40 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.80 |
| [41] | 41 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.69 |
| [42] | 42 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.58 |
| [43] | 43 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.47 |
| [44] | 44 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.36 |
| [45] | 45 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.24 |
| [46] | 46 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.13 |
| [47] | 47 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 194.29 |

| | | | | |
|--------------------------|----|---|----------|--------|
| [48] | 48 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 198.15 |
| [49] | 49 | Existing Office [To Remain] | 1 Unit | 481.54 |
| [50] | 50 | Shared Corridor | 1 Space | 783.42 |
| TOTAL GFA AREA [SQ. MT.] | | | 31576.85 | |



| NO. | DATE | REVISION |
|-----|------------|---------------------------|
| 1 | 2024-12-10 | FOR DISCUSSION |
| 2 | 2025-01-20 | ISSUED FOR MINOR VARIANCE |

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PROJECT & CLIENT
2600 NORTH PARK
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAWING TITLE

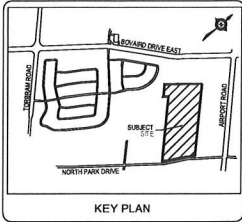
STATISTICS

DRAWING NO.

SP-3.0

SCALE :-

| PARKING SUMMARY | | | | | | | | |
|-----------------|----------|--|--------|---------------|---------|--|---------------------------------|---------------------------------|
| SR. NO. | UNIT NO. | USES | UNITS | GFA [SQ. MT.] | SECTION | CALCULATION | REQUIRED PARKING | PROPOSED PARKING |
| [1] | 1 | Exhibition and Conference Halls / Banquet Halls [Section 30.7] | 1 Unit | 2198.86 | 20 | 1 parking space for each 8 square metres of gross commercial floor area or portion thereof = $2198.86 / 8 = 274.86$ | 275 | 150 |
| [2] | 2 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 599.96 | 30 | a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres = $10474.25 - 10000 = 474.25 / 170 = 2.78 + 139 = 141.78$ | 142 | 83 |
| [3] | 3 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.12 | 30 | | | |
| [4] | 4 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.35 | 30 | | | |
| [5] | 5 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.58 | 30 | | | |
| [6] | 6 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 710.80 | 30 | | | |
| [7] | 7 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.03 | 30 | | | |
| [8] | 8 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.26 | 30 | | | |
| [9] | 9 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.48 | 30 | | | |
| [10] | 10 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.71 | 30 | | | |
| [11] | 11 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 711.94 | 30 | | | |
| [12] | 12 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.16 | 30 | | | |
| [13] | 13 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.39 | 30 | | | |
| [14] | 14 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 712.62 | 30 | | | |
| [15] | 15 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 319.30 | 30 | | | |
| [16] | 16 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 302.51 | 30 | | | |
| [17] | 17 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 302.87 | 30 | | | |
| [18] | 18 | Industrial Mall / Warehouse / Light Industrial Unit | 1 Unit | 413.17 | 30 | | | |
| [19] | 19 | Motor Vehicle Repair / Body Shops | 1 Unit | 476.30 | 20 | 1 parking space for each 18 square metres of gross floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces $= 1806.64 / 18 = 100.37 = 50 \text{ Regular} + 50 \text{ Tandem} = 100$ | 100 [50 Regular + 50 Tandem] | 100 [35 Regular + 65 Tandem] |
| [20] | 20 | Motor Vehicle Repair / Body Shops | 1 Unit | 329.61 | 20 | | | |
| [21] | 21 | Motor Vehicle Repair / Body Shops | 1 Unit | 330.28 | 20 | | | |
| [22] | 22 | Motor Vehicle Repair / Body Shops | 1 Unit | 330.96 | 20 | | | |
| [23] | 23 | Motor Vehicle Repair / Body Shops | 1 Unit | 339.49 | 20 | | | |



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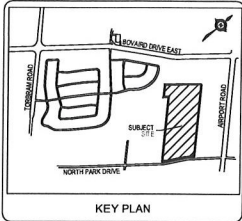
STATISTICS

DRAWING NO.

SP-4.1

SCALE :-

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|------|----|--|--------|---------|----|--|-----|-----|
| [24] | 24 | Retail Area / Supermarket/ Shopping Centre | 1 Unit | 3012.93 | 20 | Conservative Calculation: 1 parking space for each 17 square metres of gross commercial floor area or portion thereof = $3012.93 / 17 = 177.23$ | 177 | 124 |
| [25] | 25 | Commercial Recreational | 1 Unit | 2236.71 | 20 | Conservative Calculation: All Other Commercial Uses not specifically mentioned: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof = $8961.95 / 23 = 389.65$ | 390 | 200 |
| [26] | 26 | Commercial Recreational | 1 Unit | 2239.23 | 20 | | | |
| [27] | 27 | Commercial Recreational | 1 Unit | 2241.75 | 20 | | | |
| [28] | 28 | Commercial Recreational | 1 Unit | 2244.26 | 20 | | | |
| [29] | 29 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 198.15 | 20 | 1 parking space for each 19 square metres of gross commercial floor area or portion thereof = $1928.63 / 19 = 101.51$ | 102 | 61 |
| [30] | 30 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 194.29 | 20 | | | |
| [31] | 31 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.13 | 20 | | | |
| [32] | 32 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.24 | 20 | | | |
| [33] | 33 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.36 | 20 | | | |
| [34] | 34 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.47 | 20 | | | |
| [35] | 35 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.58 | 20 | | | |
| [36] | 36 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.69 | 20 | | | |
| [37] | 37 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 191.80 | 20 | | | |
| [38] | 38 | Retail Shop [1st Floor at North Park Road Side] | 1 Unit | 195.92 | 20 | | | |
| [39] | 39 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 195.92 | 20 | 1 parking space for each 30 square metres of gross commercial floor area or portion thereof = $1928.63 / 30 = 64.29$ | 64 | 61 |
| [40] | 40 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.80 | 20 | | | |
| [41] | 41 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.69 | 20 | | | |
| [42] | 42 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.58 | 20 | | | |
| [43] | 43 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.47 | 20 | | | |
| [44] | 44 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.36 | 20 | | | |
| [45] | 45 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.24 | 20 | | | |
| [46] | 46 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 191.13 | 20 | | | |
| [47] | 47 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 194.29 | 20 | | | |
| [48] | 48 | Offices [2nd Floor at North Park Road Side] | 1 Unit | 198.15 | 20 | | | |



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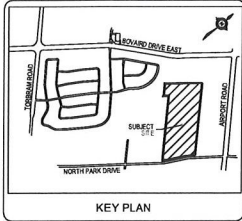
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DRAWING TITLE
STATISTICS

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| DRAWING NO. | |
| SP-4.2 | |
| SCALE :- | |

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|---------------------|----|-----------------------------|---------|----------|---------------|--|--|--|
| [49] | 49 | Existing Office [To Remain] | 1 Unit | 481.54 | 20 | Conservative Calculation: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof = 481.54 / 16 = 30.09 | 30 | 18 |
| [50] | 50 | Shared Corridor | 1 Space | 783.42 | | | | |
| TOTAL BUILDING AREA | | | | 31576.85 | TOTAL PARKING | | 1280 Parking + 7 Loading Space [1230 Regular + 50 Tandem & 7 Loading Space] | 797 Parking + 12 Loading Space [732 Regular + 65 Tandem & 12 Loading Space] |



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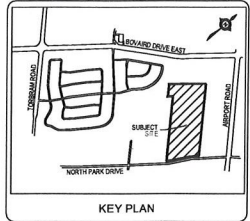
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STATISTICS

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| DRAWING NO. | |
| SP-4.3 | |
| SCALE :- | |

| PERMITTED USES & VARIANCE REQUIRED | | | | | | |
|------------------------------------|--|---|---|--|---|--|
| NO. | USES | M2 SECTION-896 [SPECIAL PROVISIONS] | SECTION-30.7 COMMERCIAL USES IN INDUSTRIAL ZONES | SECTION-20 [COMMERCIAL ZONE] | COMPLY | VARIANCE REQUIRED |
| [1] | Motor Vehicle Repair / Body Shops | No | | Yes | No | Variance required to permit Motor Vehicle Repair Shop or Motor Vehicle Body Shop, Motor Vehicle Service Station or Gas Bar, Personal Service Shop |
| [2] | Industrial Mall / Warehouse / Light Industrial Units | Yes | | | Yes | - |
| [3] | Exhibition and Conference Halls / Banquet Halls [Section 30.7] | Yes | Yes | | Yes | - |
| [4] | Retail Shops [1st Floor at North Park Road Side] | Accessory Uses - Yes Retail Establishment - No | | Accessory Uses - Yes Retail Establishment - Yes | Accessory Uses - Yes Retail Establishment - No | General retail & commercial uses are required but not limited to being classified as accessory units or with any exclusion. |
| [5] | Offices [2nd Floor at North Park Road Side] | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | Yes | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | General commercial & office uses are required including for Professional & Licensed Offices not associated with another permitted purpose but not limited to being classified as accessory units or with any exclusion. |
| [6] | Existing Office | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | Yes | Accessory Uses - Yes As Per Section 30.7 (e) - Yes Professional & Licensed - No | General commercial & office uses are required including for Professional & Licensed, Physician, Dentist, or Drugless Practitioner's Offices, Medical not associated with another permitted purpose but not limited to being classified as accessory units or with any exclusion. |
| [7] | Commercial Recreational Area | No | | Yes | No | Mixed uses are required but not limited to those listed under Recreational Uses in Section-20. Additional uses should include facilities for badminton, basketball, laser tag, trampoline parks, gymnasium and any other indoor recreational activities. |
| [8] | Retail Area / Supermarket/ Shopping Centre | Accessory Uses - Yes Retail Establishment - No | | Yes | Accessory Uses - Yes Retail Establishment - No | General retail & commercial uses are required but not limited to being classified as accessory units or with any exclusion. |



| NO. | DATE | REVISION |
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DRAWING TITLE
STATISTICS

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|---------------|--|
| DRAWING NO. | |
| SP-5.0 | |
| SCALE :- | |

RE: [EXTERNAL]RE: SPA-2023-0041 - 2600 North Park - Updated Siteplan

CE Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>
Fri, 13 Dec 2024 11:55:13 AM -0500 *
To "raj@rpdstudio.ca" <raj@rpdstudio.ca>
Cc "Campbell, Ross" <Ross.Campbell@brampton.ca>, "Jagtiani, Nitika" <Nitika.Jagtiani@brampton.ca>, "project@rpdstudio.ca" <project@rpdstudio.ca>, "RPD Studio" <design@rpdstudio.ca>, "Dickie, Amanda" <Amanda.Dickie@brampton.ca>, "Hemon-Morneau, Francois" <Francois.HemonMorneau@brampton.ca>

Hi Raj,

Thank you for providing this additional information. Based on a review of the proposed development and site statistics (attached), the following compliance issues will need to be resolved:

1. To permit the following additional uses in an Industrial Mall on lands zoned M2-896:
 - a. A Place of Commercial Recreation
 - b. A Supermarket
 - c. A Retail Establishment
 - d. An Office as a principal use, including professional offices not associated with another permitted purpose (*please confirm whether you are also anticipating medical/dental offices – if so, parking rates will be higher than indicated below*)
 - e. A Motor Vehicle Repair and/or Body Shop
2. To permit 797 parking spaces, including 65 tandem spaces) whereas the by-law requires a minimum 1270 parking spaces.
3. To permit 65% of the parking spaces required for motor vehicle repair and/or body shop uses to be tandem spaces (65 spaces total) whereas the by-law permits up to 50% of the parking spaces required for vehicle repair/body shop uses to be tandem spaces.

I note that “a personal services shop” has been referenced on Drawing No. SP-04 together with the vehicle repair/body shop use. Please note that “a personal service shop” is not a similar use and has not been identified as being a requested use in any of the units shown on the drawing. Examples of a personal service shop include a hair salon/barber shop, a nail salon, a dressmaker, a photo studio, pet grooming, etc. If you wish to add a personal service shop use in any unit of the building, please include this use under Variance 1 above.
Parking totals for the proposed development have been calculated as follows:

Permitted Industrial Uses: 146.39 spaces required (Ind. Mall GFA over 10,000 = 139 spaces = 1257.67 sq.m @ 1 space/17sq.m
Permitted Banquet Hall: 273.73 spaces required (2189.86 sq.m @ 1 space/8 sq.m)
Vehicle Repair/Body Shops: 100.36 spaces required (1806.64 sq.m @ 1 space/18 sq.m with up to 50% tandem)
Supermarket: 177.23 spaces required (3012.93 sq.m @ 1 space/17 sq.m)
Commercial Recreation: 389.65 spaces required (8961.95 sq.m @ 1space/17 sq.m)
Retail: 101.50 spaces required (1928.63 sq.m @ 1 space/19 sq.m)
Office (excluding medical): 80.34 spaces required (2410.17 sq.m @ 1 space/30 sq.m)
Sum Total: 1269.20

TOTAL PARKING REQUIRED: 1270

Prior to moving forward with a variance application, you may wish to connect with Francois Hemon-Morneau (copied above). Francois is the Development Planning Supervisor that oversees Committee of Adjustment reviews. He may be able to provide advice/guidance about the approval process for resolving the compliance issues identified and/or advise of additional information that may be required to evaluate this proposal.

I hope this information is of assistance.

Regards,
Elizabeth Corazzola
Sr. Advisor (P/T)
Zoning, Signs & Special Projects
Building Division
City of Brampton



From: Raj Patel <raj@rpdstudio.ca>
Sent: 2024/12/10 10:30 AM
To: Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>
Cc: Campbell, Ross <Ross.Campbell@brampton.ca>; Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; project@rpdstudio.ca; RPD Studio <design@rpdstudio.ca>
Subject: [EXTERNAL]RE: SPA-2023-0041 - 2600 North Park - Updated Siteplan

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Subject: Updated Site Plan and Statistics

Date: 2024-12-10

Hi Elizabeth,

Thank you for your comments and prompt response.

We are open to a parking study and it could be part of the condition for the Minor Variance approval.

Please review and advise.

Regards,

Raj Patel, B.Arch., MUD, OALA, Int'l Assoc. RAIC

Principal

RPD Studio

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--- On Tue, 03 Dec 2024 14:04:35 -0500 Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca> wrote ---

Hi Raj,

If you are intending to subdivide the building into 5 or more units and, if all the units are proposed to contain commercial uses (rather than the industrial uses permitted in the zone), then the Zoning By-law will require that parking be provided using the Shopping Centre rate i.e. 1 space for each 23 sq.m of gross commercial floor area for every unit of the building. A "shopping centre" is defined as follows:

SHOPPING CENTRE shall mean the premises upon which a group of at least **five separate commercial uses** have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

If the proposed commercial uses are being established as part of an Industrial Mall (with at least 5 separate industrial users) then the parking rate for the commercial uses would be the applicable rate set out in Section 20.3 of the by-law. If the proposed commercial use is not specifically mentioned in Section 20.3, then the rate of 1 space for each 23 sq.m would be applied to the commercial floor area and the Industrial parking rate would be applied to the remainder of the building housing industrial uses.

INDUSTRIAL MALL shall mean a building or group of buildings upon which a group of at least five separate industrial users have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

Zoning staff do not have the flexibility or discretion to apply comparable parking rates for other commercial uses that are not mentioned in the table (Section 20.3). The rate of 1 space/23sq.m will be applied. Likewise, if all of the floor area in the building will be devoted to commercial uses (in 5 or more units), then the same 1 space/23sq.m will apply as the site would be developed as a "shopping centre" as defined above.

You can certainly refer to comparable parking rates for other uses as part of your justification for a parking reduction variance. That rationale would be reviewed by the City's Development and Transportation Planning staff who may or may not agree with the rationale. A parking study may also be requested.

If you would like to share your drawings, including information about the unit size and intended use in each unit, I'd be happy to complete a preliminary Zoning review to confirm the number parking spaces required by the Zoning By-law.

Regards,

Elizabeth Corazzola

Plans Examiner (P/T)

Zoning & Sign By-law Services

Building Division

City of Brampton



From: Raj Patel <raj@rpdstudio.ca>

Sent: 2024/12/02 2:10 PM

To: Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>

Cc: Campbell, Ross <Ross.Campbell@brampton.ca>; Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; project@rpdstudio.ca; RPD Studio <design@rpdstudio.ca>
Subject: [EXTERNAL]RE: SPA-2023-0041 - 2600 North Park - Update

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Good afternoon Elizabeth,

As per my discussion with Nitika we are working on Minor Variance Application and site plan revision to be in compliance with the parking requirement.

Originally we trying to calculate parking based on the "not specific" category in the by-laws, we'd need to count parking at 1 space per 23 square meters, which results in approximately 1,200–1,300 parking spaces—clearly not feasible. So we are trying usage specific parking count.

Could you please provide some guidance for the following parking requirement?

- 1. **Indoor Kids' Play Activities:**
Can we calculate parking as per the **Day Nursery** requirement in Section-20 Commercial: *1 parking space for each employee plus 1 parking space for every 10 children capacity?*
- 2. **Indoor Badminton, Squash, Basketball:**
Section-20 Commercial specifies *4 spaces per court* for Tennis, Squash, or Handball courts. Can we use the same approach for **Badminton Courts [4 spaces]** and **Basketball Courts [12 spaces]**, factoring in players and employees?
- 3. **Laser Tag:**
Should we apply the same parking calculation as **Indoor Kids' Play Activities** [point 1]?
- 4. **Trampoline Park:**
Should this also follow the calculation method for **Indoor Kids' Play Activities** [point 1]?
- 5. **Cash & Carry Wholesale:**
Should we calculate parking as per the **Shopping Centre** category described in Section-20 Commercial?

Please let me know if you have any questions.

Regards,

Raj Patel, B.ARCH., MUD, OALA, Int'l Assoc. RAIC

Principal

RPD Studio

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----- On Tue, 12 Nov 2024 09:51:33 -0500 Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca> wrote -----

Hello Raj,

Your inquiry about uses permitted at the subject property on lands zoned M2-896 has been forwarded to my attention for reply. A response for each proposed use has been included below in **Red**. Please note that the site specific zone only permits uses listed in Section 896 which does not include all of the use permitted in the parent M2 zone. I will defer to Development Planning staff (Nitika) to confirm whether approval of a minor variance or rezoning would be appropriate to resolve the compliance issues associated with each use that is not permitted.

- 1. Indoor kids play activities (This use would be defined as "a place of commercial recreation" which is not permitted by Section 896).
- 2. Indoor badminton, squash, basketball (This use would be defined as "a recreational facility or structure" which is not permitted by Section 896)

3. Laser tag (This use would be defined as "a place of commercial recreation" which is not permitted by Section 896)
4. Trampoline park. RP: For Usage 1 to 4, 'a recreational facility, structure a community club' are allowed in Parent zone M2, do we need to apply for Minor Variance? (This use would be defined as "a recreational facility or structure" which is not permitted by Section 896)
5. Cash and carry wholesale, (Accessory retail may be permitted provided that the principal use is limited to a use described in Section 896)
6. Retail Shops along frontage on ground floor. RP: For usage 5&6. 'A Retail outlet is allowed with certain conditions in the Parent zone'. Do we need to apply for minor variance? (Accessory retail may be permitted provided that the principal use is limited to a use described in Section 896).
7. Offices along the frontage on the second floor. RP: 'business, professional and administrative offices connected With another permitted use of the land' is allowed as an Accessory use in M2 – SECTION 896. Do we need to apply for Minor Variance? (Offices use that are accessory to (i.e. incidental, subordinate and exclusively devoted) a permitted principal use described in Section 896 would be permitted. In addition, office uses (excluding medical, dental, school board admin. or offices for licenced or accredited professionals) are permitted in an industrial mall (subject to increased parking requirements) under the terms of Section 30.7 of the By-law. See Section 30.7 for commercial uses permitted in an Industrial Mall along with related requirement/restrictions. [SECTION 30 INDUSTRIAL.PDF](#)
8. Conference Hall/Banquet Hall RP: 'exhibition and conference halls' is allowed in M2 – SECTION 896, do we need to apply for Minor Variance for Banquet Hall? A banquet hall would be permitted as an "exhibition/conference hall" under Section 896 and is also listed as a permitted use in an Industrial Mall under Section 30.7 of the By-law. Parking requirements for a banquet hall would be applied to the associated floor area.
9. Approx 5-6 units with 4000 sq.ft size each will be motor repair shop. RP: 'repair or manufacturing of small goods and wares' are allowed in M2 – SECTION 896, and 'a motor vehicle Repair shop and a motor vehicle body shop' in parent zone M2, please confirm that this use in zoning compliance. Motor vehicle repair/body shops are not be permitted in Section 896 and would not be defined as a repair shop for "small goods and wares".

Please also note that parking for an industrial mall would be calculated based on the requirements set out in Section 30.5 of the By-law. Parking rates for commercial uses, including motor vehicle repair/body shops are found in Section 20.3 and can be reviewed at the following link [Section 20 Commercial](#)

I hope this information is of assistance. If you have any further questions about compliance with the Zoning By-law, please email ZoningInquiries@Brampton.ca.

Regards,
Elizabeth Corazzola
Plans Examiner (P/T)
Zoning & Sign By-law Services
Building Division
City of Brampton



From: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Sent: 2024/11/06 3:37 PM
To: Campbell, Ross <Ross.Campbell@brampton.ca>
Subject: re: SPA-2023-0041 - 2600 North Park - Update

Good Afternoon Ross,

Hope you are doing well. With respect to the above-noted application, the subject lands have a new owner and applicant. We have received a letter of authorization. We have requested the applicant to proceed with a pre-consultation meeting further. The applicant has now come back requesting more clarification on some proposed uses they could implement to the existing dwelling.

I request you to please review the applicant's email below. Thank you so much!

Should you have any questions, please do let me know.

Kind regards,

Nitika.

From: Raj Patel <raj@rpdstudio.ca>
Sent: 2024/10/28 12:04 PM
To: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Cc: project@rpdstudio.ca; RPD Studio <design@rpdstudio.ca>
Subject: [EXTERNAL]2600 North Park - Update