

NO.	DATE	REVISION
1	2024-12-10	FOR DISCUSSION
2	2025-01-20	ISSUED FOR MINOR VARIANCE
3	2025-02-13	RE-ISSUED FOR MINOR VARIANCE
4	2025-04-15	RE-ISSUED FOR MINOR VARIANCE

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* NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

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

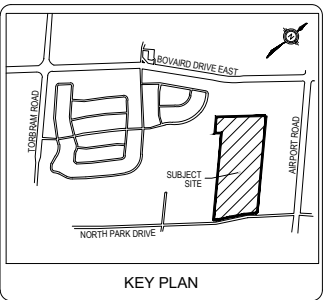
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SCALE :- 1:1700

MINOR VARIANCE REQUIREMENTS

[1] To permit the additional use of 'a Place of Commercial Recreation' in an Industrial Mall on lands zoned M2-896.

SITE STATISTICS		
ADDRESS:		PH-1 BUILDING SETBACKS [EXISTING SETBACKS TO REMAIN]:
PART 1, PLAN OF SURVEY OF PART OF LOTS 9 AND 10		
CONCESSION 6 EAST OF HURONTARIO STREET		FRONT YARD - NORTH PARK DRIVE:
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)		9M MINIMUM, 33.46M EXISTING
CITY OF BRAMPTON		SIDE YARD - FROM PROPERTY LINE:
REGIONAL MUNICIPALITY OF PEEL		4M MINIMUM.
		EAST SIDE 45.84M PROVIDED
NOTE: ALL SURVEY INFORMATION FROM		WEST SIDE 56.09M PROVIDED
DAVID B. SEARLES SURVEYING LTD.		
ONTARIO LAND SURVEYOR.		REAR YARD - FROM PROPERTY LINE:
4255 SHERWOODTOWNE BLVD., SUITE 206, MISSISSAUGA, ONTARIO.		7M MINIMUM
DATED JANUARY 16, 2023.		FROM PRE. FEB. SHED 8M, FROM MAIN BUILDING 48.59M PROVIDED
ZONING:		PH-1 LANDSCAPE OPEN SPACE:
EXISTING ZONING:		SOFTSCAPE AREA: ~13605.87 SQMT
THE PROPERTY IS ZONED "INDUSTRIAL TWO - SPECIAL SECTION 896		HARDSCAPE AREA: ~34345.99 SQMT
(M2-896)" ACCORDING TO CITY OF BRAMPTON PROPERTY REPORT		
SITE AREA:		PH-1 BUILDING COVERAGE:
PH-1: 77600.50 SQMT [7.760 HA] EXISTING BUILDING		MAX. LOT COVERAGE: NO DENSITY REQUIREMENT
PH-2: 43587.24 SQMT [4.359 HA] FUTURE DEVELOPMENT		EXISTING LOT COVERAGE: 38.20%
TOTAL AREA: 121187.74 SQMT [12.119 HA]		
PH-1 GROSS FLOOR AREA:		PH-1 PARKING:
		REGULAR PARKING: 740 STALLS
TOTAL GROSS FLOOR AREA: 29641.41 SQMT		LOADING SPACE & TRAILER PARKING: 62 STALLS



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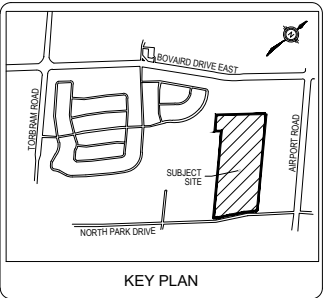
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SP-2.0	
	SCALE :-

GFA & PARKING SUMMARY								
Sr. No.	Unit No.	Uses	Units	GFA [Sq. Mt.]	Section	Calculation	Required Parking	Proposed Parking
[1]	1	Existing Building Area & Use To Remain [Inculding existing office]	1 Unit	22915.74	30	a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres = 22915.74 - 20000 = 2915.74 / 170 = 17.15 + 168 = 185.15	186	300
[2]	7	Commercial Recreational	1 Unit	2239.43	20	All Other Commercial Uses not specifically mentioned: 1 parking space for each 23 square metres of gross commercial floor area or portion thereof = 6725.67 / 23 = 292.42	293	440
[3]	8	Commercial Recreational	1 Unit	2241.89	20			
[4]	9	Commercial Recreational	1 Unit	2244.35	20			
TOTALGFA				29641.41	TOTAL PARKING		479 Parking + 4 Loading Space	*740 Parking + 62 Loading Space & Trailer Parking

* Extra Parking available on site :	261
* Extra Loading Space & Trailer Parking available on site:	58



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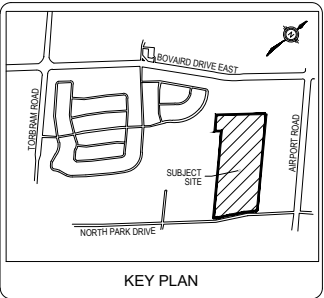
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PERMITTED USES & VARIANCE REQUIRED						
NO.	USES	M2 SECTION-896 [SPECIAL PROVISIONS]	SECTION-30.7 COMMERCIAL USES IN INDUSTRIAL ZONES	SECTION-20 [COMMERCIAL ZONE]	COMPLY	VARIANCE REQUIRED
[1]	Existing Building Area & Use To Remain [Inculding existing office]	Yes			Yes	-
[2]	Commercial Recreational	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.



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SP-4.0

SCALE :-