

Flower City



brampton.ca

FILE NUMBER:

A-2025-0045

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**.

1. **Name of Owner(s)** FIRST GULF BUSINESS PARK INC.
Address 351 KING STREET EAST, 13TH FLOOR, TORONTO, ON M5A 0L8
Phone # 437-997-5940 **Fax #** N/A
Email N/A

2. **Name of Agent** David Carneiro, Michael Kirchmair, and Kevin Somra for First Gulf Corporation
Address 351 KING STREET EAST, 13TH FLOOR, TORONTO, ON M5A 0L8
Phone # 437-997-5940 **Fax #** N/A
Email ksomra@firstgulf.com

3. **Nature and extent of relief applied for (variances requested):**
Request a Variance to Section 34.1.1 - Permitted Uses Table - for Industrial Four (M4) Zone to permit Personal Service Shop uses at the Subject Site whereas the by-law does not permit Personal Service Shop uses in the Industrial Four (M4) Zone at the Subject Site.

4. **Why is it not possible to comply with the provisions of the by-law?**
Personal Service Shop use is not permitted under Industrial Four (M4) parent zoning and Section 34.1.1 and Special Section 2836.

5. **Legal Description of the subject land:**
Lot Number Parcel Block 1-4, Section 43M-947
Plan Number/Concession Number Plan 43M-947 designated as Parts 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20
Municipal Address 547 Steeles Avenue East, Brampton, ON

6. **Dimension of subject land (in metric units)**
Frontage 235m on Steeles Ave, 90m on Kennedy Road
Depth 90m along Kennedy Road South
Area 18 acres (73,083 sqm.)

7. **Access to the subject land is by:** Steeles Avenue East and Kennedy Road South
Provincial Highway **Seasonal Road**
Municipal Road Maintained All Year **Other Public Road**
Private Right-of-Way **Water**

0. 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:

Refer to the enclosed Site Plan and Leasing Site Plan

Building A (Unit 1A) - One storey 3,351 sqm. retail building

Building B (Units 1B, 3B) - One storey 5,836 sqm. retail building

Building C (Units 1C, 2C, 3C, 4C) - One storey 868 sqm. retail building

Building D (Unit D) - One Storey 1,821 sqm. retail building

Building E (Units 1E, 2E-1, 2E-2, 2E, 3E, 4E, 5, 6E) - One storey 8,618 sqm. retail building

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed buildings / structures

1. 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 From Steeles Avenue to faces of Building B, C, D = 16m

Rear yard setback From rear lot line to back of Building E = 12m

Side yard setback From Kennedy Road South to back of Building A = 15m

Side yard setback From Home Depot Lands to side of Building D and E = 12m

PROPOSED

Front yard setback No proposed setback

Rear yard setback No proposed setback

Side yard setback No proposed setback

Side yard setback No proposed setback

0. Date of Acquisition of subject land: 1993

1. Existing uses of subject property: Refer to memo, Commercial Retail

2. Proposed uses of subject property: Refer to memo, Commercial Retail (Personal Service Shop Use)

3. Existing uses of abutting properties: Refer to memo, Commercial Retail, Industrial, School, Residential Neighbourhood

4. Date of construction of all buildings & structures on subject land: 1996

5. Length of time the existing uses of the subject property have been continued: Approximately 30 years

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 Please note, email communications with Alex Sepe and GSAI were undertaken to discuss and confirm proposed variance and viability of coming in with an application for a minor variance for the additional use.

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 #	A15-154	Decision	Approved with conditions	Relief	To permit a retail establishment with a maximum Gross Floor Area of 149 sq. m (1,603 sq. ft.)
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____


Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto
THIS 16th DAY OF April, 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.

David Carreiro, President
OF First Half Corporation OF THE City OF Toronto

IN THE province OF Ontario 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

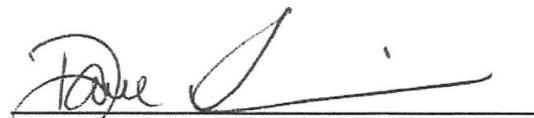
City OF Toronto

IN THE province OF

Ontario THIS 16th DAY OF

April, 2025


A Commissioner etc.


Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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

Zoning Officer

Date

DATE RECEIVED April 23, 2025
Cheva

PERMISSION TO ENTER

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

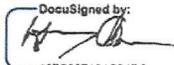
LOCATION OF THE SUBJECT LAND: 547 Steeles Avenue East, Brampton, ON

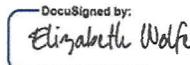
I/We, FIRST GULF BUSINESS PARK INC.

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 16th day of April, 2025.

DocuSigned by:


DocuSigned by:


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

Harry Rosenbaum, President

Elizabeth Wolfe, Vice-President

(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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 547 Steeles Avenue East, Brampton, ON

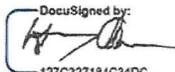
I/We, FIRST GULF BUSINESS PARK INC.
please print/type the full name of the owner(s)

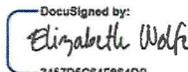
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

David Carreiro, Michael Kirchmair, and Kevin Somra for First Gulf Corporation
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 16th day of April, 2025.

DocuSigned by:


DocuSigned by:


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

Harry Rosenbaum, President

Elizabeth Wolfe, Vice-President

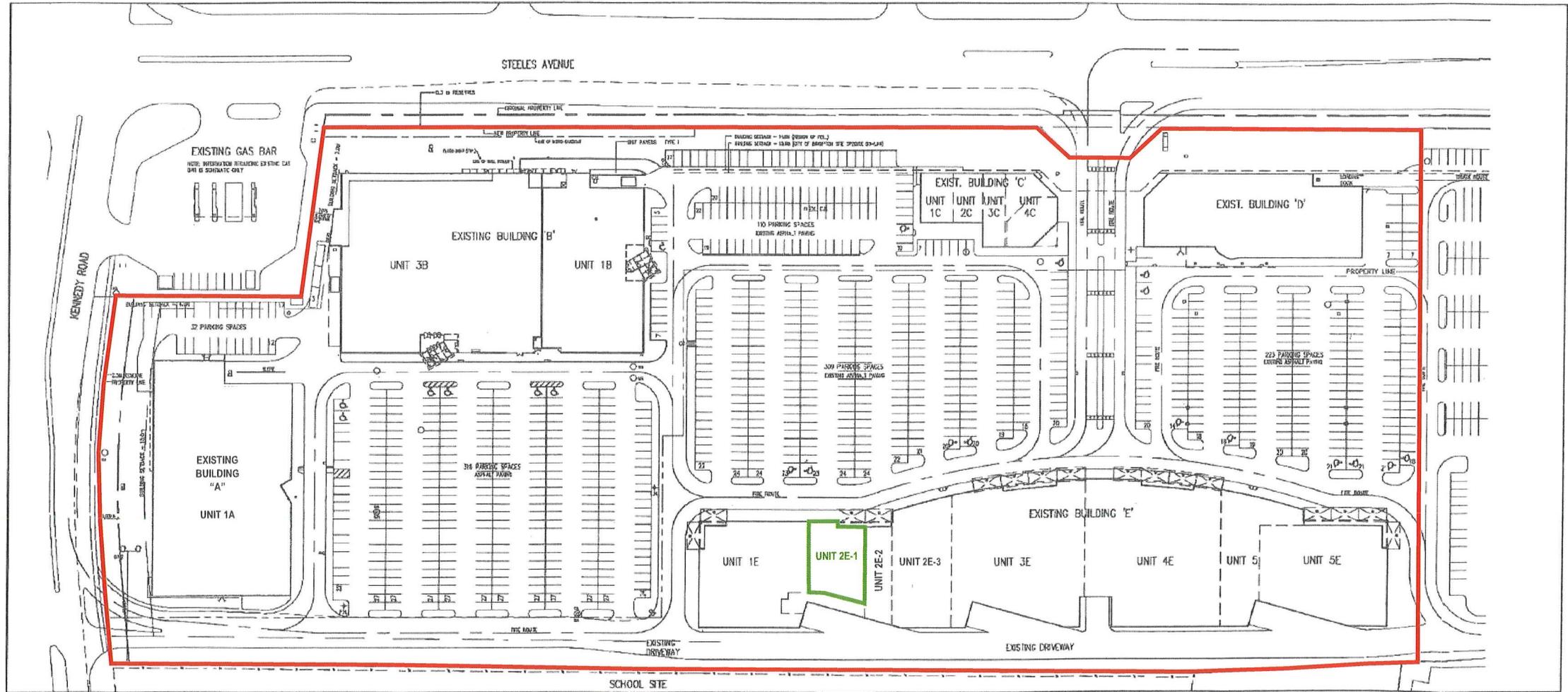
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

8. Committee of Adjustment

8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> • 75% refund if withdrawn prior to internal circulation • 50% refund if withdrawn prior to circulation of public notice of a hearing. • No refund if withdrawn once the circulation of the public notice of a hearing has occurred 			

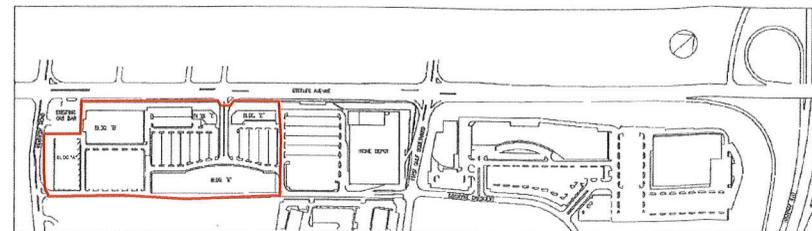
ORION GATE WEST SITE PLAN



SITE STATISTICS

- 1.0 SITE AREA
- 1.1 BLDGS 'A' TO 'F' SITE: 73,083 SQ. M 18.05 ACRES
- 2.0 EXISTING G.F.A.
 - 2.1 BUILDING A G.F.A. - 3,531 SQ. M (55,856 SQ. FT.)
 - 2.2 BUILDING B G.F.A. - 5,836 SQ. M (62,820 SQ. FT.)
 - 2.3 BUILDING C G.F.A. - 868 SQ. M (9,346 SQ. FT.)
 - 2.4 BUILDING D G.F.A. - 1,821 SQ. M (19,630 SQ. FT.)
 - 2.5 BUILDING E G.F.A. - 8,618 SQ. M (92,771 SQ. FT.)
- 2.6 TOTAL G.F.A. - 20,247 SQ. M (220,393 SQ. FT.)

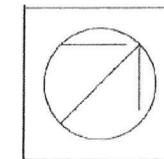
Date: April 4, 2025



KEY PLAN



LOCATION PLAN

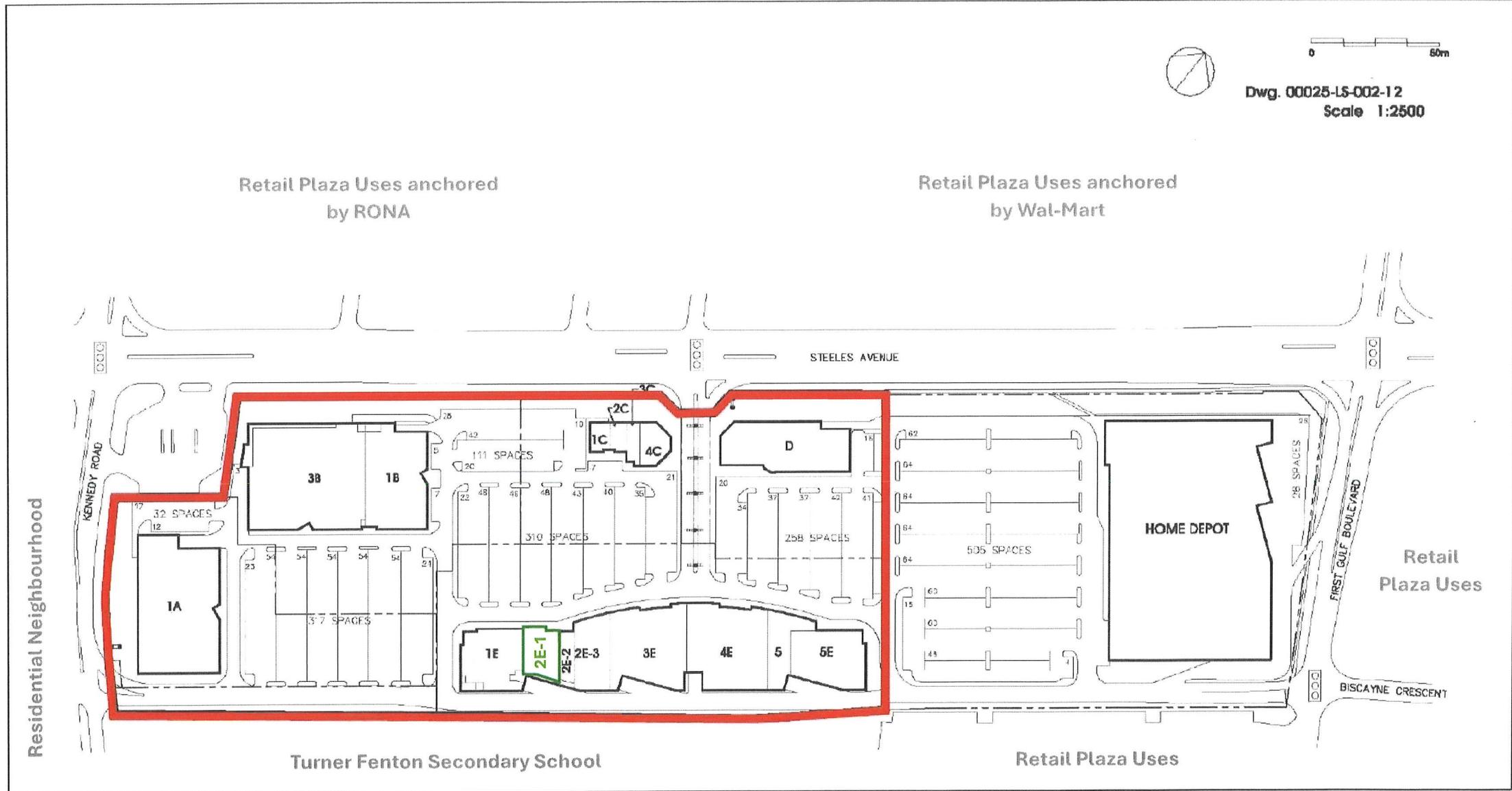


LEASING SITE PLAN

Date: April 4, 2025



Dwg. 00025-LS-002-12
Scale 1:2500



Retail Plaza Uses anchored
by RONA

Retail Plaza Uses anchored
by Wal-Mart

Residential Neighbourhood

STEELES AVENUE

HOME DEPOT

Retail
Plaza Uses

FIRST GULF BOULEVARD

BISCAYNE CRESCENT

Turner Fenton Secondary School

Retail Plaza Uses

ORION GATE WEST
BRAMPTON – ONTARIO

FIRST GULF

April 11, 2025

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Attn: Alex Sepe, MCIP, RPP Principal Planner, Development Services
Francois H. Morneau, Planner III, Planning, Building and Growth Management Services

Re: 547 Steeles Avenue East, Brampton – Application for Minor Variance

FIRST GULF BUSINESS PARK INC. (the “Landlord” being a First Gulf entity) is the owner of the subject property located at 547 Steeles Avenue East, Brampton, also known as Orion Gate Retail Centre (the “Subject Site”). First Gulf Corporation (“First Gulf”) represents FIRST GULF BUSINESS PARK INC. in the Minor Variance application required to support the proposed *Personal Service Shop* use at the existing retail plaza. The Subject Site is approximately 18 acres in size and with frontage along Steeles Avenue East and Kennedy Road. There are currently five (5) commercial buildings, inclusive of two multi-tenant buildings which are occupied by a variety of retail stores and restaurant uses, at the Subject Site.

This letter and attached application materials form our submission for an application for a Minor Variance to seek relief from the City of Brampton Zoning By-law 270-2004, as amended.

Background

First Gulf was recently approached by a potential tenant, Tress Lounge, whose principal business is a full-service salon and spa offering aesthetic treatments, manicures, and pedicures, and hair cutting and hair styling. Tress Lounge, founded in 2003, is a renowned salon chain based in North India. It began with its first outlet in Chandigarh and has since expanded significantly across the region. Mostly known for its luxurious and professional services, Tress Lounge offers a range of beauty and wellness options, including haircare, skincare, nail art, and makeup. The company has grown to include multiple brands under its umbrella, over 50 luxury salons, with more than 1100 workers and a robust franchise model. Given their success in India and having already opened one location in Brampton (8501 Mississauga Road), Tress Lounge is interested in opening another new location at Orion Gate Retail Plaza.

First Gulf, having been approached in the past by several candidates whose business would fall under the *Personal Service Shop* use, most recently by Tress Lounge, a Minor Variance to permit *Personal Service Shop* uses at the Subject Site is being sought to expand on the variety of personal service businesses that typically thrive in retail plaza environments; including but not limited to beauty salons, barbers, dressmakers, shoe repair, tailors, and photo studios. Tress

p 416.491.7778
e info@firstgulf.com

Lounge does not offer massages, and the Landowner further restricts massage services in the lease draft lease as a prohibited use. The City of Brampton Zoning Bylaw 270-2004 defines a *Personal Service Shop* as an establishment wherein a personal service is provided and, without limiting the generality of the foregoing, includes a barber shop, a beauty salon, a dressmaker shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.

Following discussions with staff, it was confirmed that the Subject Site is zoned Industrial Four (M4) and Special Section 2836 (M4-2836) under Zoning By-law 270-2004 and *Personal Service Shop* uses are not permitted at the Subject Site. It was confirmed that other retail plaza properties currently operating in the surrounding area fell under the Industrial M-Zones and had either obtained zoning exceptions and minor variances to permit *Personal Service Shop* uses in the past. Furthermore, other surrounding retail plazas under the industrial M-Zones currently host *Personal Service Shops* uses such as nail salons. On this basis, we strongly believe that a Minor Variance could be sought to obtain relief from the applicable zoning requirements.

Subject Site

The Subject Site was acquired in 1993 and developed into a retail plaza in 1996 by First Gulf. Over the last 30 years the plaza has thrived and continues to serve the wider community. First Gulf continues to own and manage the property and provide exceptional day-to-day property management services to the existing tenants.

The Subject Site is municipally known as 547 Steeles Avenue East. Like the other surrounding retail plazas mentioned below, the Subject Site has always been subject to the Industrial (M) parent zone.

The subject site is legally described as:

Part of Parcel Block 1-4, Section 43M-947, being those parts of Block 1, Plan 43M-947 designated as Parts 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Plan 43R-21446, City of Brampton, Regional Municipality of Peel.

Locational Context

North: Existing and longstanding retail plaza anchored by RONA.

Northeast: Existing and longstanding retail plaza anchored by Wal-Mart Supercentre, which currently hosts a nail salon "Nails for You".

East: Existing and longstanding Home Depot and retail plaza also owned by First Gulf entities.

South: Existing Turner Fenton Secondary School, and retail uses east of school property.

West: Existing and established residential neighbourhoods.

p 416.491.7778
e info@firstgulf.com

Proposed Variance

To allow *Personal Service Shop* uses on the Subject Site, the following variance has been identified:

1. Request a Variance to Section 34.1.1 - Permitted Uses Table - for Industrial Four (M4) Zone to permit *Personal Service Shop* uses at the Subject Site whereas the by-law does not permit *Personal Service Shop* uses in the Industrial Four (M4) Zone at the Subject Site.

In support of the proposed variance, the following precedent has been identified one other retail plaza across Steeles Avenue East, as follows:

410 @ Steeles Plaza at 15 Resolution Drive is a retail plaza located directly northeast of the Subject Site. This plaza is zoned Industrial M2-2073 and MBU-3456 under Zoning By-law 270-2004. There are currently six commercial buildings, inclusive of two multi-tenant buildings which are occupied by a variety of retail stores and restaurants. The owners of 410 @ Steeles Plaza obtained a Zoning Exception in (via Special Section 3456) to permit *Personal Service Shop* Uses, amongst other uses and site-specific development standards. Currently, a nail salon under the name "Nails for You" operates at 410 @ Steeles Plaza within one of the two multi-unit retail buildings.

This precedent of past-approved *Personal Service Shop* uses is representative of the type of personal service use that we want to expand and offer at Orion Gate Retail Centre through Tress Lounge and their associated beauty salon and spa uses mentioned above.

Tests for Minor Variance

It is in our opinion that the requested variance meets the four tests set out in subsection 45(1) of the *Planning Act*, as follows:

1. **The variance is minor in nature:** The variance is specific in nature as the proposal is seeking one additional commercial use within the existing and longstanding retail plaza that will serve and complement the surrounding family-oriented residential subdivision and community. The proposed variance does not alter the built form of the plaza as the Landlord is seeking site-specific relief to permit the *Personal Service Shop* use on the Subject Site. Therefore, it has been demonstrated that the proposed variance is minor in nature.
2. **The variance is desirable for the appropriate development or use of the land, building or structure of the property:** The variance will offer a suitable use for the Subject Site and this use has been successful in other Industrial Zones (with existing retail plazas) as described earlier in the "Proposed Variance" section. Similar to the previously mentioned precedent, the variance will ultimately be offering more functionality and versatility of the businesses that can uniquely operate within the Subject Site. The proposed variance is supported by the surrounding well-established commercial, industrial, and residential subdivisions that are continue to be served by the

p 416.491.7778
e info@firstgulf.com

Subject Site. Therefore, it has been demonstrated that the proposed variance is desirable for the appropriate development or use of the land, building or structure of the property.

3. **The variance meets the purpose and intent of the Zoning By-law:** The current Zoning By-law permits a variety of uses in the Industrial Four (M4) and Special Section 2836 zone. Furthermore, through site specific zoning provisions for adjacent properties (namely 410 @ Steeles Plaza) with similar parent zoning and built form to permit *Personal Service Shops*. The application requests a *Personal Service Shop* use to be permitted without changing the underlying existing zoning permissions. The existing plaza at the Subject Site will continue to serve its function within the local community as a commercial retail plaza. A personal service shop includes retailing goods and services, which is analogous to that of a retail use. The Subject Sites current function and existing uses are analogous to that of a commercial function. Additionally, the use will complement the existing fitness, retail stores, and restaurant uses that already exist at the Subject Site. Therefore, it has been demonstrated that the proposed variance meets the intent of the Zoning By-law.

4. **The variance meets the purpose and intent of the Official Plan:** As per the City of Brampton Official Plan "Brampton Plan" 2024 Schedule 2 – Designations, the Subject Site is designated "Mixed-Use Employment". According to Brampton Plan 2024, the Mixed-Use Employment designation is characterized by a mix of employment uses that support predominantly major office employment uses, as well as population-serving uses. According to Section 2.2.8.14 of Brampton Plan 2024, retail, restaurant, and other service uses which are below the Major Retail threshold may be permitted in these areas to support the function of Employment Areas. Furthermore, service commercial uses are permitted and are to be generally located along the edge of the Mixed-Use Employment designation abutting Neighbourhoods. The Orion Gate Retail Plaza currently abuts a lands designated Neighbourhoods. The Subject Site is subject to Highway 410 and Steeles Secondary Plan Area 5 and designated as Mixed Employment Commercial with Special Site Area 5 according to Schedule 5. According to Policy 2.4.3 of the secondary plan, Commercial uses within the Service Commercial designation of the plan are permitted, which include uses under Policy 1.1.1 such as "service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices." The proposed variance will allow the Subject Site to operate with a greater mix of commercial uses which is encouraged by the Brampton Plan policies for Mixed-Use Employment lands, and further supported by the secondary plan permitting similar service commercial uses. Additionally, if the variance is approved allowing the tenant to occupy within the plaza, the Subject Site will be 100% leased which will be consistent with the overall employment goals in the Official Plan. Therefore, it has been demonstrated that the variance request for the additional commercial use is consistent and compliant with the purpose and intent of the Official Plan.

In support of the application to the Committee of Adjustment for a Minor Variance, please find enclosed the following materials:

- Signed and completed Minor Variance Application Forms, dated April 10th, 2025;
- Supporting Planning Memo dated April 11, 2025;

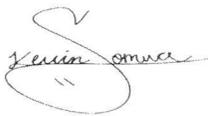
p 416.491.7778
e info@firstgulf.com

- Site Plan of existing plaza dated April 4, 2025;
- Leasing Site Plan / Context Plan dated April 4, 2025;
- Plan of Survey dated December 1, 2005;

Upon completion of pre-screening reviews, we will be on standby to pay all necessary fees as directed by City of Brampton staff. Following which, please confirm this application will be scheduled for Committee of Adjustment hearing to be held on May 27, 2025.

If you have any questions or require further information, please do not hesitate to contact me directly.

Yours truly,

A handwritten signature in black ink, appearing to read "Kevin Somra". The signature is written in a cursive style with a large initial 'K' and a long horizontal stroke.

Kevin Somra

p 416.491.7778
e info@firstgulf.com

Zoning Non-compliance Checklist

File No.

A 2025-0045

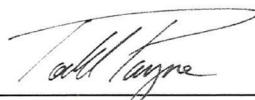
Applicant: First Gulf Business Park Inc.

Address: 547 Steeles Avenue East

Zoning: M4-2836

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a personal service shop	Whereas the By-law doesn't permit the proposed use	2836.1
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			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			



Reviewed by Zoning

April 16, 2025

Date