

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2025-0056

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) LDASK MBC CORPORATION and C/O Monterey Park Inc.
Address c/o 1002 Lawrence Avenue East, Unit 101
Toronto, Ontario, M3C 1R4

Phone # 416-225-6364

Fax # _____

Email mrozen@mpicanada.com

2. Name of Agent Urban Growth Inc. (Randal Dickie)

Address 446-1111 Davis Drive, Unit 23
Newmarket, Ontario, L3Y 9E5

Phone # 416-417-1357

Fax # _____

Email randaldickie@rogers.com

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

The proposal is to convert the former RONA warehouse on site to a Grocery Store. The Grocery store would include the following "uses" which are not permitted under the current Zoning By-law:

- 6,505 m² (70,000 sq.ft.) Grocery Store - SUPERMARKET - Minor Variance Required
- 3,255 m² (35,000 sq.ft.) Children's Indoor Playground - PLACE OF COMMERCIAL RECREATION - Minor Variance Required

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

Existing Site Specific Highway Commercial Zoning is old and does not provide for uses that are currently in demand.

5. Legal Description of the subject land:

Lot Number _____

Plan Number/Concession Number _____

Part of Lot 10, Concession 1 West of Hurontario Street (WHS)

Municipal Address 50 Gillingham Drive

6. Dimension of subject land (in metric units)

Frontage Approximately 1 kilometre on 3 public streets

Depth Approximately 255 m

Area 7.585 hectares

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.)

Existing commercial plaza is comprised of 7 separate commercial buildings. 50 Gillingham Drive is a 1-storey, 11,040m² GFA commercial building (former RONA building), to be converted to Grocery Store.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed physical construction, only interior renovation and facade changes to existing commercial shell 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	4.34m (from Bovaird)
Rear yard setback	
Side yard setback	approximately 22.23m (from east side)
Side yard setback	approximately 30.3m (from west side - Gillingham)

PROPOSED

Front yard setback	N/C
Rear yard setback	N/C
Side yard setback	N/C
Side yard setback	N/C

10. Date of Acquisition of subject land: 1980's
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Residential to south and west, Commercial to east, Industrial to north
14. Date of construction of all buildings & structures on subject land: 1990's and 2000's
15. Length of time the existing uses of the subject property have been continued: over 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 ☒

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 # A12-154	Decision Approved	Relief Private School
File # A08-118	Decision Approved	Relief PARKING
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE TOWN OF NEWMARKET
THIS 5th DAY OF JUNE, 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, RANDAL DICKIE, OF THE TOWN OF NEWMARKET
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

TOWN OF NEWMARKET

IN THE PROVINCE OF

ONTARIO THIS 5th DAY OF
JUNE, 2025

Signature of Applicant or Authorized Agent

Curtis W. McMinn
A Commissioner of the Court

Barrister, Solicitor, Notary Public

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 JUNE 16, 2025

Date Application Deemed
Complete by the Municipality

McMinn

Revised 2022/02/17

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: 50 Gillingham Drive

I/We, LDASK MBC Corporation

please print/type the full name of the owner(s)

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

Randal Dickie of Urban Growth Inc.

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 22 day of May, 2025



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

LDASK MBC Corporation - Debbie Tessler A.S.O.

(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: 50 Gillingham Drive

I/We, LDASK MBC Corporation

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 22 day of May, 2025



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

LDASK MBC Corporation - Debbie Tessier A.S.O.

(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

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 			



#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

May 30, 2025

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

Re: Application for Minor Variance
LDASK MBC Corporation
50 Gillingham Drive
City of Brampton

We are the authorized agents for the property owner of the above noted commercial plaza. We are submitting this application for a minor variance to the Committee of Adjustment to permit the former RONA building at the property known municipally as 50 Gillingham Drive, to be converted to a Supermarket, with ancillary uses. No substantial development is anticipated, as the proposal is primarily a re-use of an existing empty shell, with interior renovations and some expected external building façade changes.

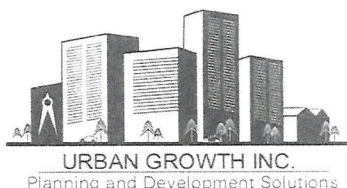
THE SITE

The “Gillingham Plaza” is an existing 7.585-hectare (18.7 acre) commercial complex, with frontage on Main (Huronario) Street North, Bovaird Drive and Gillingham Drive. There are currently 7 separate commercial buildings on site, with an existing total Gross Floor Area of 27,716 m² (298,330 sq.ft.). The building subject to this Minor Variance request (50 Gillingham Drive) is the single largest of the 7 buildings, with a Gross Floor Area of 11,040m² (118,800 sq.ft.).

A total parking supply of 1,216 parking spaces are provided on site, which meets the parking requirements of the Zoning By-law, regardless of the actual commercial use of 50 Gillingham Drive.

PROPOSED SUPERMARKET

The proposed business is a Supermarket, with ancillary uses, all combined under one roof. The operator provides the following explanation of the operation in greater detail:



#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

The principal business is of a food supermarket selling, at retail, food and non-food products as are typically sold in full line food supermarkets in the Greater Toronto Area and for no other purpose, except as set out in the following sentence. In the operation of its business as a full line food supermarket, the operation may offer products that cater to the various cultural groups in the trade area of the Shopping Centre, as they may exist from time to time, and the operation may sell prepared foods for on or off-site consumption, and may, on a strictly ancillary basis, sell beverage alcohol by the bottle or box for off-Premises consumption, provided the operation is legally permitted to do so. On a strictly incidental basis, the operation may also sell lottery tickets.

ZONING MATTERS

The proposed Supermarket also includes 3 ancillary uses, which are:

6,505 m² (70,000 sq.ft.) **SUPERMARKET** - Minor Variance Required

1,400 m² (15,000 sq.f.t) Food Court Area - **DINING ROOM RESTAURANT** - Permitted Use

3,255 m² (35,000 sq.ft.) Children's Indoor Playground - **PLACE OF COMMERCIAL RECREATION** - Minor Variance Required

404 m² (4,350 sq.ft.) Garden Centre (Existing Hoop House) - **GARDEN CENTRE SALES ESTABLISHMENT** - Permitted Use

OFFICIAL PLAN

The subject site is designated **Mixed – Use** in the recently adopted “Brampton Plan” Official Plan. The **Mixed – Use** designation identifies certain sites as future redevelopment opportunities providing for intensification and a wide range of uses, with the overall objective of creating complete communities. This proposal complies with the intent and purpose of the Official Plan, and does not preclude the site from being further redeveloped in the future. More specifically, the designation provides for “a mix of ... commercial, institutional, office, restaurant and service uses...”. This proposal would comply, and maintain the general intent and purpose of the Official Plan.

The subject site also designated **Highway and Service Commercial** in the older Brampton Flowertown Secondary Plan Area 6. This is an older document, that while greatly limiting the range of commercial uses on site, does provide the following General Policy:



#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

General

- i. *Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.*
- ii. *Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.*

Deference should be given to the more recently adopted policy of Council being the new Official Plan. This proposal would comply with the Official Plan, and maintain the general intent and purpose of the Official Plan.

ZONING BY-LAW

The current zoning on the property is **HC1 - SECTION 728** providing for a wide range of office and commercial uses; however, the requested **SUPERMARKET** and **PLACE OF COMMERCIAL RECREATION** are not among the list of permitted uses.

The proposed uses are very similar to other already permitted commercial uses, such as retail, and service shop. No physical changes will occur to the building or site plan in any way as a result of the use, other than minimal renovations and façade changes. The site is well situated along two main arterials, as well as being immediately accessible to a residential neighbourhood.

The general intent and purpose of the Zoning By-law is maintained by the granting of this variance.

The Food Court Area – deemed a **DINING ROOM RESTAURANT**, and the Garden Centre – deemed a **GARDEN CENTRE SALES ESTABLISHMENT**, are both permitted uses.

PROPOSAL IS AN APPROPRIATE USE OF THE LANDS

The existing commercial plaza provides a range of commercial services to the surrounding community. This proposal would add another commercial service to that community. There is sufficient parking on site to meet the needs of all uses, and very limited physical work would be required to the plaza.

This proposal is an appropriate use of the lands.



#446-1111 Davis Drive, Unit 23
Newmarket, Ontario
L3Y 9E5
Phone (416) 417-1357
randaldickie@rogers.com

THE REQUESTED VARIANCE IS MINOR IN NATURE

The proposal is minor in nature for a number of reasons, including the following:

- The proposed conversion of a large commercial shell building is a creative re-use of the building. There are other as-of-right uses that might be considered less desirable for the site and surrounding community (i.e. as-of-right Zoning permits uses not provided for in the new Brampton Plan);
- The extent of the conversion is limited to internal renovations and building façade changes.
- There is sufficient parking available on site;

PARKING

The Master Site Plan provides a total parking supply of 1,216 parking spaces, which is sufficient to comply with the Zoning By-law. No physical changes to the parking lot, driveways, loading docks or accessible parking stalls are proposed or required.

We ask that the Committee grant the request, for the following reasons:

1. It meets the four test of Section 45 of the Planning Act;
2. Provides for a creative re-use of a large, vacant, commercial format shell space;
3. Will have no physical impact on either the building or the overall commercial site;
4. Ample parking is available to provide for the use;
5. Does not preclude the future redevelopment of the site, consistent with the vision laid out in the new City of Brampton Official Plan.

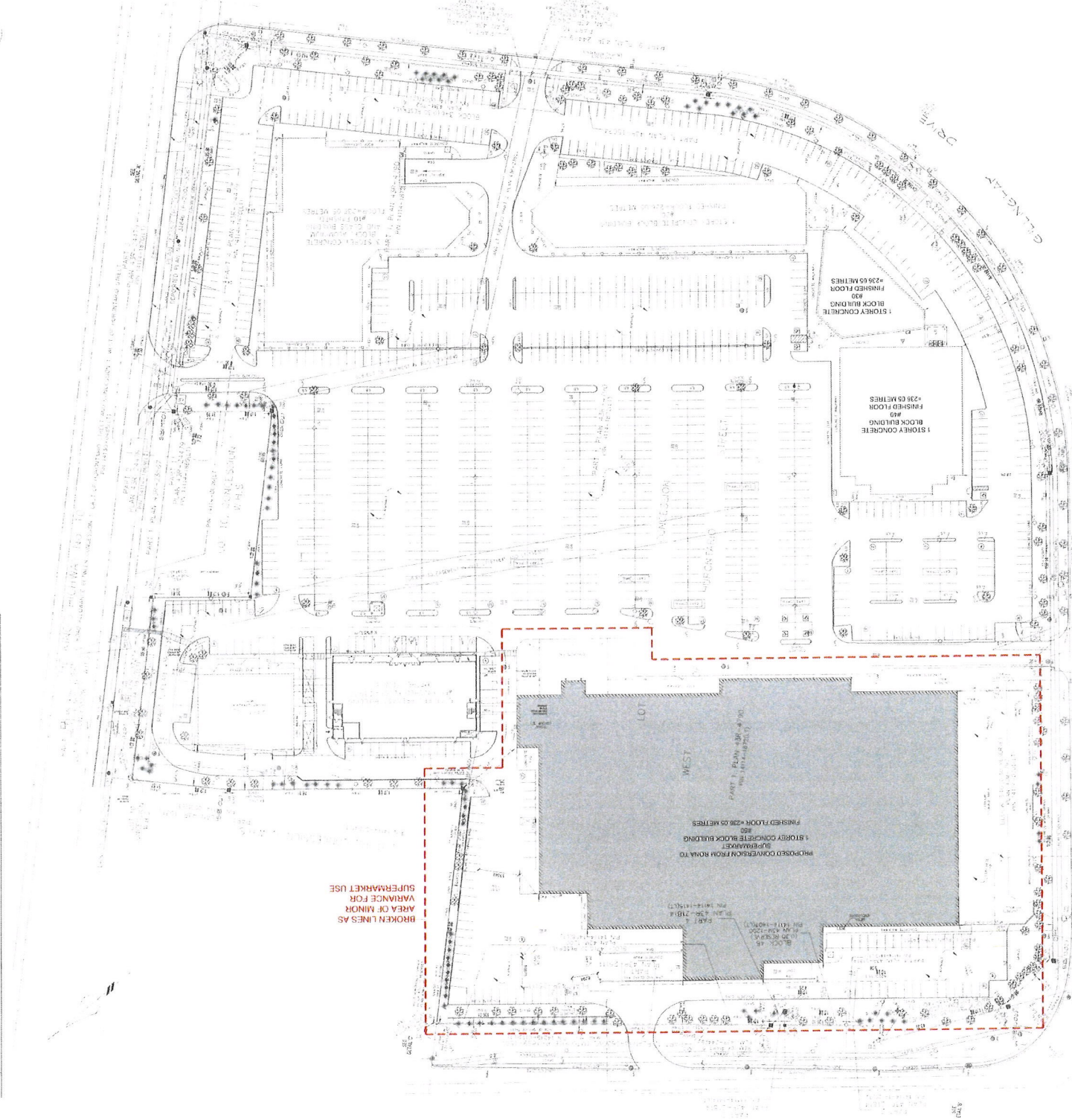
Please feel free to contact me at 416-417-1357 if you have any questions, or require additional copies.

Yours truly,
URBAN GROWTH INC.

Randal Dickie, MCIP, RPP
President

SITE STATISTICS	
1. LITCAL DESCRIPTION	
CITY OF BIRMINGHAM	
OFFICE OF HONORARIARY STREET	
LOT 10 CONVEYANCE 1	
2. ZONING	
HCT SECTION 728 (BY LWP 151-88)	
3. SITE AREA	
7.585 ACRES (7,946sq)	
4. BUILDING COVERAGE	
36.75% (29,191sq)	
5. PAVED AREA	
58.23% (44,160sq)	
6. LANDSCAPED AREA	
15.02% (11,395sq)	
10. CIRCULATING - (GROUP B & F)	
REAR	
OFFICE	
2.63sq	
10thand	
30 CIRCULATING - (GROUP B)	
77sq	
40 CIRCULATING - (GROUP B & F)	
179sq	
50 CIRCULATING - (GROUP B)	
110sq	
60 CIRCULATING - (GROUP B)	
590sq	
70 CIRCULATING - (GROUP A2)	
81sq	
8. PARKING & LOADING	
TOTAL PARKING REQUIRED	
1205 SPACES	
1/2and	
LOADING SPACES PROVIDED	
5	

LEGEND:

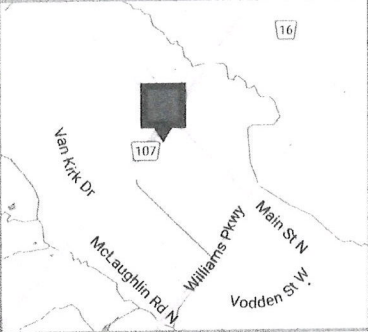


Monterey Park Inc.

Version:	Prepared: 09/04/2025
SP1A	Measured: 10/03/2025

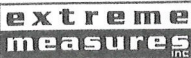
50 Gillingham Drive
Brampton, Ontario
Canada

Entire Building
Feasibility Study

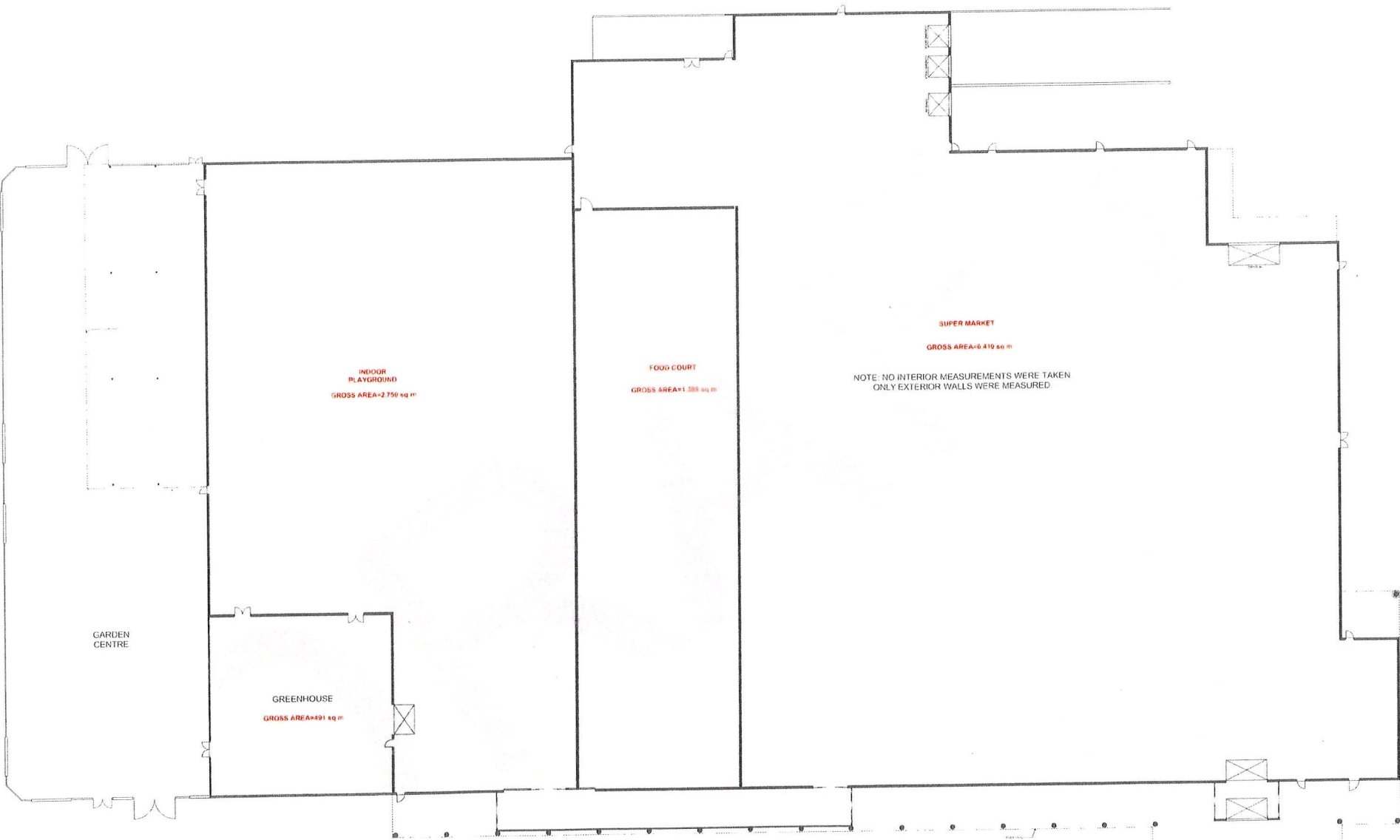


This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

This work product or portions thereof relies upon information provided by the Client and/or from third parties introduced by the Client that has not been independently verified by Extreme Measures Inc. Extreme Measures Inc. is not liable for any errors, omissions or inaccuracies that may result from such information.



Tel: 1-877-963-2787
Fax: 1-877-402-4690
mail@xmeasures.com
www.xmeasures.com



*NOTE: AREAS NOTED ABOVE WERE DETERMINED WITH INFORMATION PROVIDED BY THE CLIENT.



Zoning Non-compliance Checklist

File No.
A-2025- 0056

Applicant: LDASK MBC Corporation
Address: 50 Gillingham Drive
Zoning: Highway Commercial 1 Section 728
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the use of a supermarket.	Whereas the by-law does not permit the use.	728.1
	To permit the use of a place of commercial recreation.	Whereas the by-law does not permit the use.	728.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

June 9, 2025
Date