

APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION

WHEREAS an application for minor variance or special permission has been made by **THE GORE PLAZA INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Block 33 Plan 43M-1912, located at the corner of **NEXUS AVENUE AND EBENEZER ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following:

1. To permit a building setback of 3m to Nexus Road whereas the By-law requires a minimum building setback of 6m to Nexus Road;
2. To permit 127 parking spaces whereas the by-law requires a minimum 144 parking spaces;
3. To permit a residential apartment dwelling (oriented to seniors) whereas the site specific zone does not permit the proposed use, but where previous conditional approvals by the Committee of Adjustment permit "a retirement home" (A04-330) and make reference to "a retirement residence" (A08-011 and A08-021) which, in the opinion of the applicant is a similar use generally defined by the by-law.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 30, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 18th day of March, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 25, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 25, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 26, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



416-346-8258
220 Kempenfelt Drive,
Barrie, Ontario, Canada L4M 1C4
www.riepma.ca

March 16, 2021

City of Brampton

2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Jeanie Myers

Re: Application A18-011 Amendment

Dear Jeanie:

Further to our letter of December 14, 2020, in which we submitted our amendment to the above application, this is to confirm that we have had pre-consultation discussions with City planning staff. As a result of these discussions our application has not changed and we remain hopeful of a positive recommendation from planning staff.

Existing zoning permissions

The site is currently zoned M4-2568 which permits a wide range of industrial uses, commercial uses, offices, a place of worship and a retirement residence. Variance A08-111 permits a retirement residence to be 11 stories in height.

Surrounding uses

To the north is a large place of worship. To the south and west is the existing two storey commercial plaza containing a variety of commercial uses on the ground floor and offices on the second floor. On the east side of Nexus is a three storey development with commercial on the ground floor and residences above.

Proposed Development

The applicant proposes to construct a 5 storey mixed use building. The ground floor will have commercial uses, the second floor will be office space and the upper three floors will be apartments oriented to seniors. The intention is that the units would be occupied by members of the community that wish to live close to the place of worship. As well the existing plaza provides many of the amenities and services that people in the area require. A site plan and building elevation drawings have been submitted in support of the application.

Application

In order to facilitate the proposed building, the proponent has made application to the Committee for three approvals:

1. Permission to reduce the front yard setback from Nexus from 6 m to 3m. This will bring the building closer to the street and is similar to the development on the opposite side of the street. It also provides for a strong street edge which is desirable from an aesthetic and human scale perspective. This application, in our view meets the four tests set out in the Planning Act.
2. A reduction in the number of parking spaces required by 17 spaces (from 144 to 127). It is well established that seniors have fewer vehicles than the rest of the population and therefore require fewer parking spaces. This is a relatively minor reduction and in our view meets the four tests as set out in the Planning Act.
3. Pursuant to Section 45 (2) (b) of the Planning Act a change in the definition of "Retirement Residence" is requested. As this is a seldom used (and therefore poorly understood) exercise of the Committee's jurisdiction, I will elaborate. Section 45 (2)(b) states:

"where the uses of land buildings or structures permitted in the bylaw are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms to the uses permitted in the bylaw."

Note that the four tests do not apply to this power. The only test that the Committee must apply is whether or not, in the opinion of the Committee, the requested use conforms to the uses permitted in the bylaw.

As indicated earlier the bylaw permits a wide range of uses and includes a Retirement Home which is defined as *"a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition or legal status, require a supervised living arrangement for their well being, in which:*

- (a) Dwelling units, rooms or room and board are supplied for hire or gain;*
- (b) More than eight (8) persons in addition to the staff and operator are accommodated in the retirement home;*
- (c) There is a common dining room and common sitting room for the resident, but shall not include:*
 - a. A group home;*
 - b. An auxiliary group home;*
 - c. A nursing home*

- d. A supportive housing facility*
- e. A supportive lodging house; or*
- f. A lodging house*

The approval granted in 2008 approved a “retirement residence” and the definition referred to in the site plan is for a “retirement home”. There is no definition in the bylaw for a “retirement residence”. It would be logical to assume that the intention is that they are the same thing.

The request that has been made is to permit a building with units that are geared to the senior population. It is clear that the retirement residence currently permitted is oriented toward providing accommodation for the senior population. The definition already permits dwelling units, requires more than 8 people to be accommodated and requires a common dining and sitting room. The proposed building will have a common room with some kitchen facilities.

The building however will not be designed to include supervision of the occupants. While supervision can be made available on an individual basis if needed, it will not be part of the residence model. It is well documented that seniors are generally healthier and more capable than in generations past and do not require extensive supervision until later in life.

Essentially the existing approvals on the site would permit the construction of an 11 storey apartment building geared to seniors provided the people living there needed supervision and the units were rented. The approval of the request removes these two requirements but does not change the building.

In view of the existing definition and the uses already permitted, we ask that the Committee find that the requested use conforms to the use permitted in the bylaw.

We submit that the current proposal integrates into the community much better than the current approval for an 11 storey building. As well the community requires retirement accommodation for people that are healthier and do not need the level of care as contemplated by the current use provision on the site.

I look forward to the Committee’s consideration of this matter and would be happy to answer any questions as they arise.

Yours very truly

RIEPMA CONSULTANTS INC.

Clarence (Clare) Riepma, P.Eng. RPP, MCIP
President



416-346-8258
220 Kempenfelt Drive,
Barrie, Ontario, Canada L4M 1C4
www.riepma.ca

December 14, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Jeanie Myers

Re: **Application A18-011 Amendment**

Dear Jeanie:

Further to our revised application for the above file, this is to confirm that I am the authorized agent for this application and am happy to respond to any questions concerning the matter. Since the original application was put on hold, we have not had further discussions with City staff.

The application has been amended to reflect current market realities and to respond to the community that desires to retire and live in this location. This location is preferred because it is immediately adjacent to their place of worship. As well the existing plaza provides many of the amenities and services that people require in their daily living. On the opposite side of Nexus Ave. is a three storey residential building with ground floor commercial uses. The current proposal is designed to be compatible with both the existing plaza and the surrounding uses.

We submit that the current proposal integrates into the community much better than the current approval for an 11 storey building. As well the community requires retirement accommodation for people that are healthier and do not need the level of care as contemplated by the current use provision on the site.

We have provided a preliminary site plan, building elevations and floor plans for the proposed building. We trust that they will assist the Committee in determining the matter. I would be happy to address any other concerns that you may have.

RIEPMA CONSULTANTS INC.

Clarence (Clare) Riepma, P.Eng. RPP, MCIP
President



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

FILE NUMBER: A18-011AMENDED

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)** The Gore Paza Inc.
Address 4515 Ebenezer Road, Suite 210, Brampton, Ont. L6P 2K7

Phone # 416-995-0159 **Fax #** _____
Email pritsingh@rogers.com

2. **Name of Agent** Clare Riepma
Address 220 Kempenfelt Drive, Barrie, Ontario L4M 1C4

Phone # 416-346-8258 **Fax #** _____
Email riepma@riepma.ca

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

1) reduction in parking requirement from 144 spaces to 127 spaces
2) Reduce front yard setback from 6m to 3m
3) permission to permit senior's apartments instead of a retirement home (Section 45 (2) b) of the Planning Act)

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

1) The application is to create apartments for seniors who have a much lower rate of car ownership. 2) While some support can be made available, it is expected that the seniors moving into this building will not require the extensive assistance as is contemplated by the retirement home definition currently in place. This use conforms to the use permitted in the bylaw. 3) Reduction of front yard setback to provide a stronger urban presence on the road.

5. **Legal Description of the subject land:**

Lot Number Part lot 5
Plan Number/Concession Number Con 10 ND
Municipal Address 0 Nexus Ave

6. **Dimension of subject land (in metric units)**

Frontage 90.45m
Depth 53m varies
Area 4344 sq. m

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.)

Vacant land
Place of Worship to the north
Commercial/office plaza to south and west
Three storey residential with ground floor commercial to the east

PROPOSED BUILDINGS/STRUCTURES on the subject land:

5 storey building with ground floor commercial, second floor office and upper three floors apartments geared to seniors
Gross floor area of building approximately 4,060 sq. m.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	3m
Rear yard setback	40.27m
Side yard setback	6.44m
Side yard setback	12.87m

10. Date of Acquisition of subject land: 2003

11. Existing uses of subject property: Vacant

12. Proposed uses of subject property: Five storey building with ground floor commercial, second floor offices and 19 apartments

13. Existing uses of abutting properties: Commercial plaza, Place of worship, three storey residential with ground floor commercial

14. Date of construction of all buildings & structures on subject land: Vacant

15. Length of time the existing uses of the subject property have been continued: Vacant

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 ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

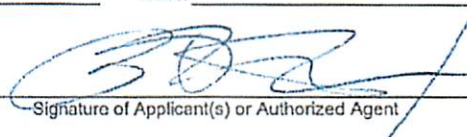
Yes ☐ No ☒

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 # A08-111 Decision Approved Relief permit 11 storey residential building
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Barrie

THIS 11 DAY OF Dec, 2020.

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, Clare Riepma, OF THE City _____ OF Barrie

IN THE County _____ OF Simcoe 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.

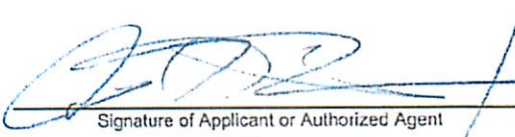
DECLARED BEFORE ME AT THE

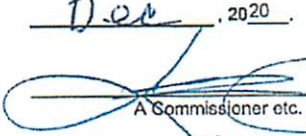
City _____ OF Barrie

IN THE County _____ OF

Simcoe THIS 11 DAY OF

Dec, 2020.


Signature of Applicant or Authorized Agent


A Commissioner etc.

Karin Anne Jacoby-Johnstone, a
Commissioner, etc., Province of Ontario,
for Jacoby Arkell Professional Corporation,
Barristers and Solicitors.
Expires June 11, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.


Zoning Officer

December 18, 2020

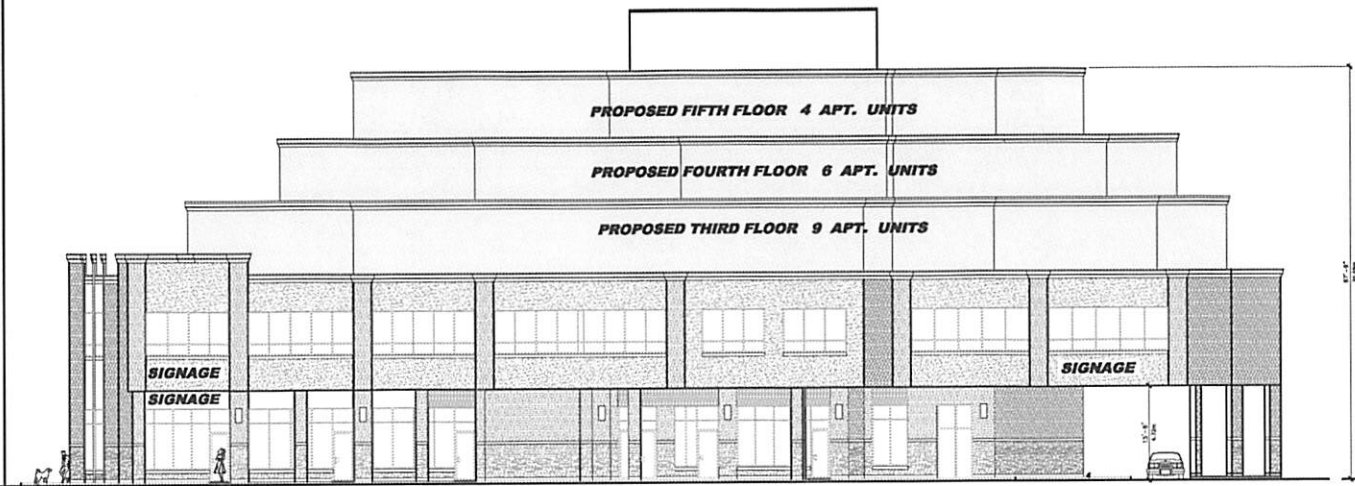
Date

DATE RECEIVED December 14, 2020

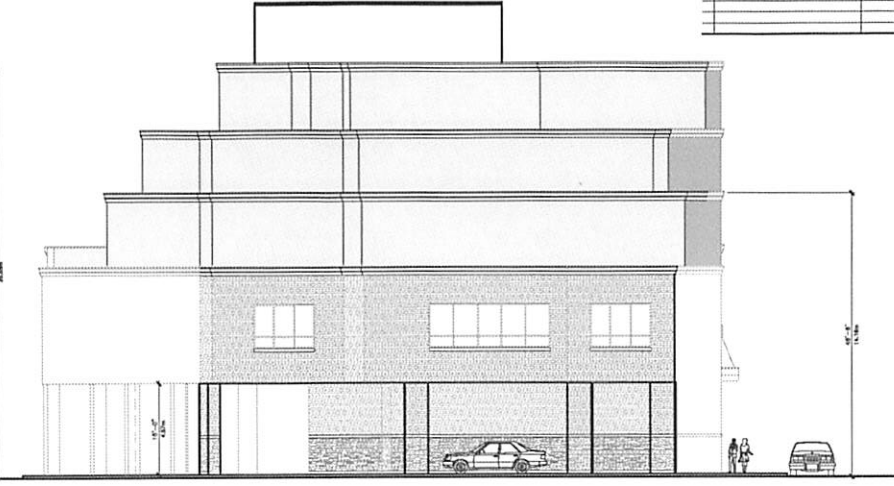
Date Application Deemed Complete by the Municipality December 18, 2020

Revised 2023/01/07

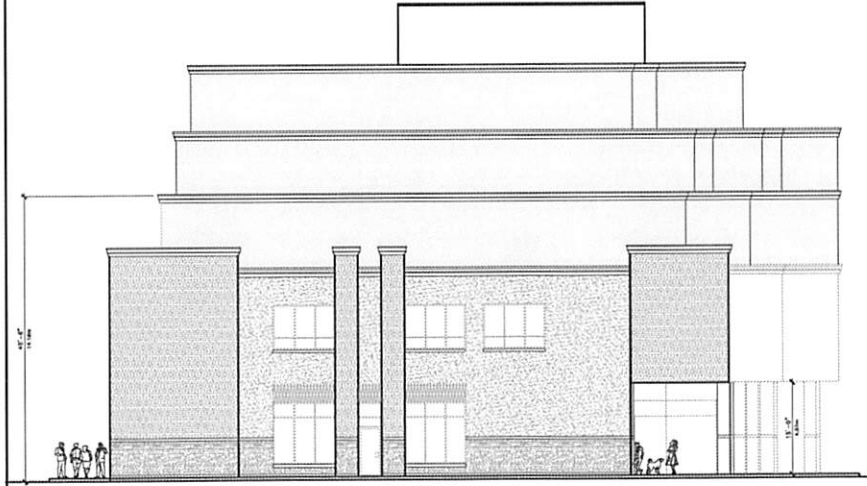
REVISIONS	
#	DATE



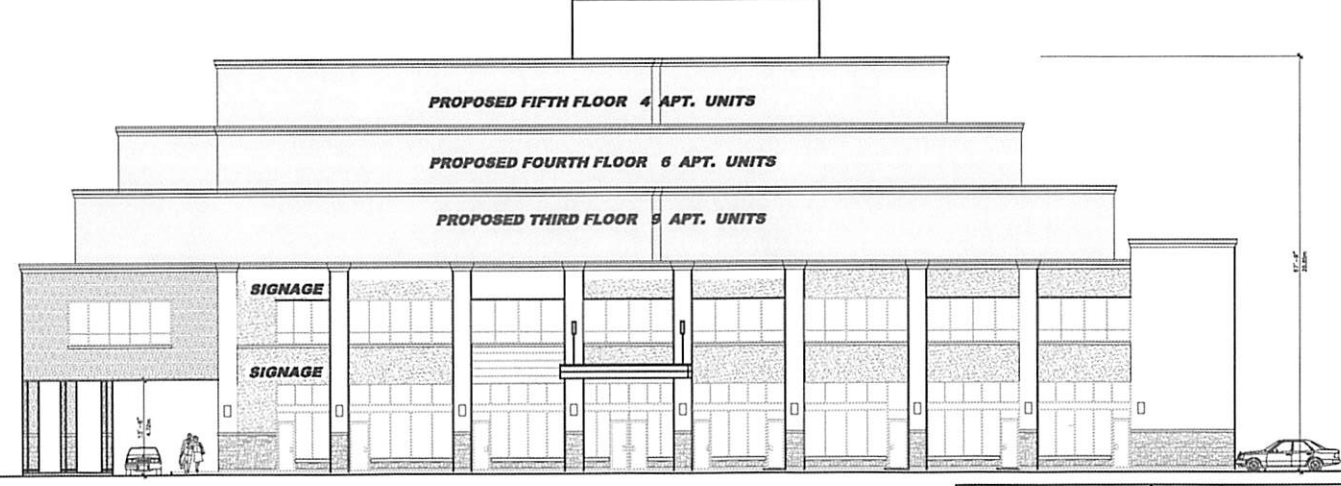
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



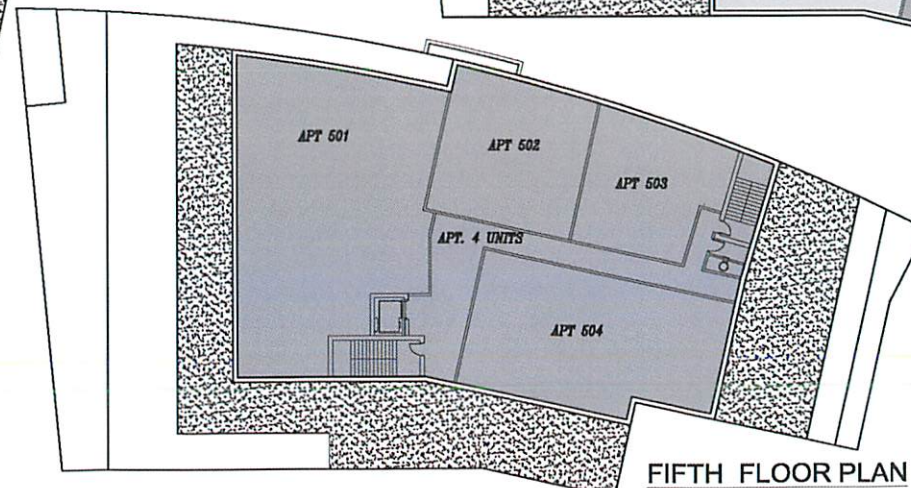
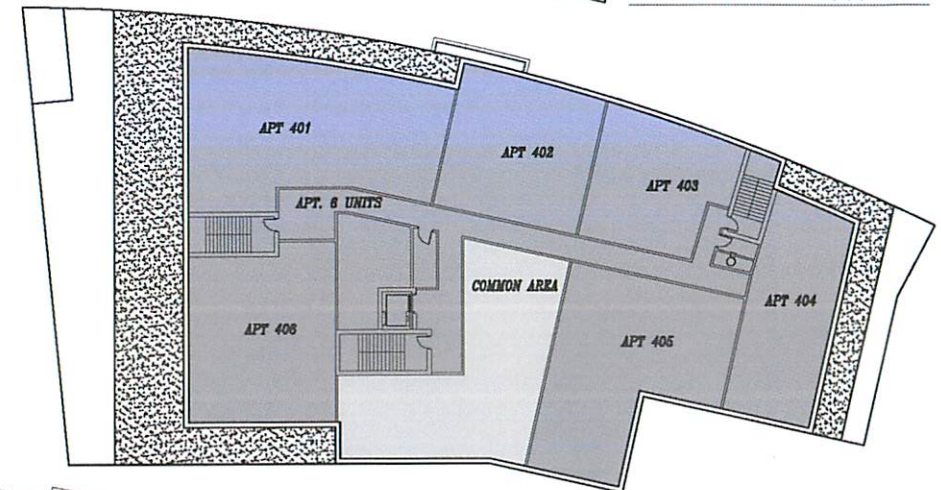
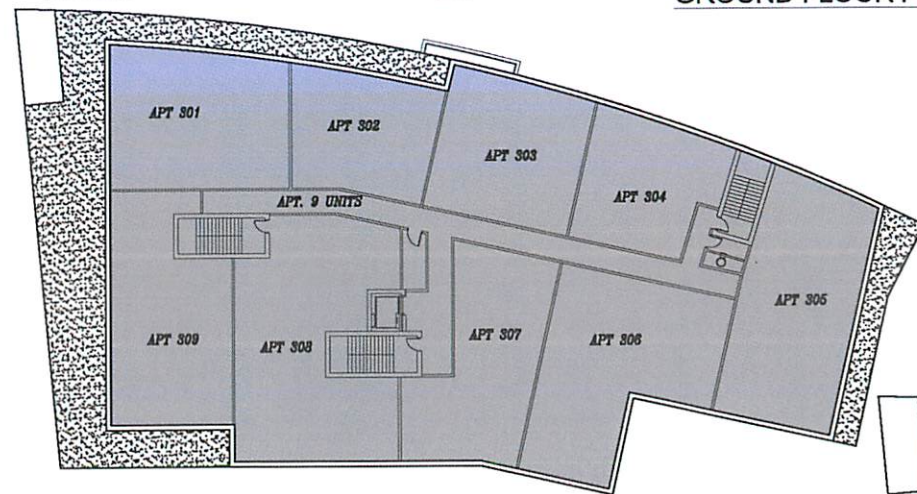
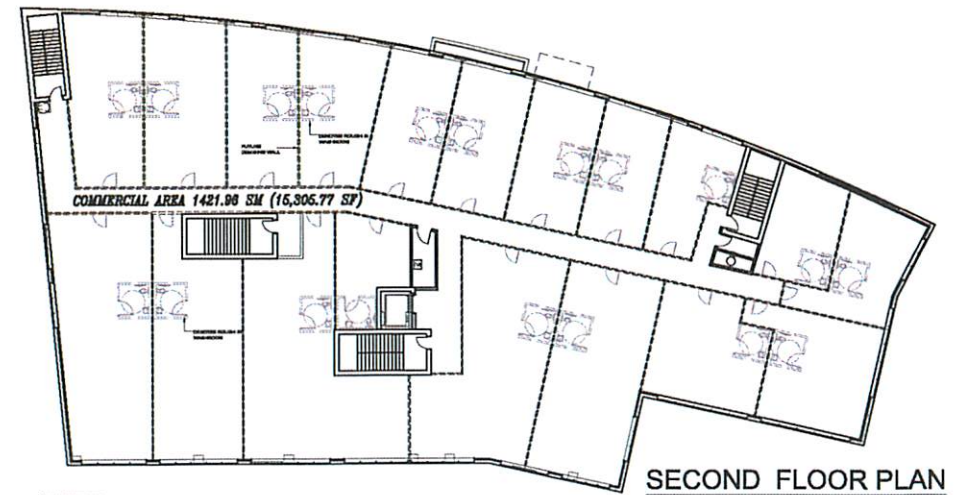
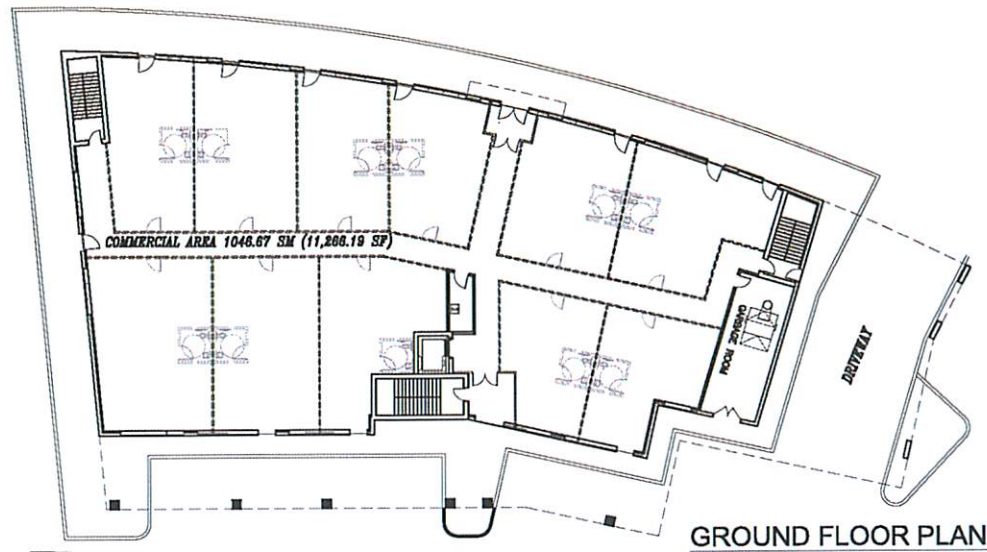
EAST ELEVATION

DRAFT
FOR DISCUSSION
PURPOSES ONLY


 ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 150 AVENUE
 LONDON
 7041
 ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY
 OF THE ARCHITECT AND CANNOT BE USED OR
 REPRODUCED WITHOUT HIS APPROVAL.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL
 DIMENSIONS ON THE SITE AND REPORT ANY
 DISCREPANCY TO THE ARCHITECT.
 ALL DIMENSIONS MUST NOT BE SOLELY.

**ARCHITECTURAL
 DESIGN INC.**
 56 PENNSYLVANIA AVE.
 UNIT 1
 CONCORD, ONT. L4K 3V9
 TEL 905 660-9353
 FAX 905 660-9419

PROJECT	
PROPOSED DEVELOPMENT FOR THE GORE PLAZA INC. AT: NEXUS AVENUE CITY OF BRAMPTON	
DRAWING	
ELEVATIONS	
DATE	PROJECT NO.
OCT '20	19-073
DRAWN	DRAWING NO.
L.A.	A-3
CHECKED	
SCALE	
3/32"=1'-0"	



DRAFT
FOR DISCUSSION
PURPOSES ONLY

<p>ASSOCIATION OF ARCHITECTS OF THE CITY OF BRAMPTON</p> <p>ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT. ALL DIMENSIONS MUST BE SCALED.</p> <p>ARCHITECTURAL DESIGN INC.</p> <p>56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9383 FAX 905 660-9419</p>	<p>PROJECT</p> <p>PROPOSED DEVELOPMENT FOR: THE GORE PLAZA INC. AT: NEXUS AVENUE CITY OF BRAMPTON</p>	
	<p>DRAWING</p> <p>ELEVATIONS</p>	
	<p>DATE</p> <p>OCT '20</p>	<p>PROJECT NO.</p> <p>19-073</p>
	<p>DRAWN</p> <p>L.A.</p>	<p>DRAWING NO.</p> <p>A-2</p>
	<p>CHECKED</p> <p>SCALE</p> <p>N.T.S.</p>	



Committee of Adjustment

HEARING DATE JANUARY 11, 2005

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A08-111

HEARING DATE JULY 15, 2008

APPLICATION MADE BY THE GORE PLAZA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR A BUILDING HEIGHT OF ELEVEN (11) STOREYS FOR A RETIREMENT RESIDENCE;

(4555 EBENEZER ROAD – PART OF LOT 5, CONC. 10 N.D)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

1. The applicant shall provide elevation drawings to the satisfaction of the Commissioner of Planning, Design and Development showing the building material and architectural articulation, to amongst other things, minimize the appearance of the eleven (11) storey building.

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: K. BOKOR

SECONDED BY: J. MASSEY-SINGH

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

DATED THIS 15TH DAY OF JULY, 2008

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 5TH, 2008.

I, EILEEN COLLIE, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A08/031

HEARING DATE FEBRUARY 19, 2008

APPLICATION MADE BY THE GORE PLAZA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES ASSOCIATED WITH DEVELOPMENT OF THE SITE FOR A RELIGIOUS INSTITUTION AND RETIREMENT RESIDENCE:

1. To allow a lot area of 0.24ha;
2. To allow a front yard setback of 4.5m;
3. To allow a rear yard setback 4.5m;
4. To allow an exterior side yard setback of 4.5m;
5. To allow an interior side yard setback of 4.5m;
6. To allow an underground parking structure setback of 0.0m;
7. To allow a Floor Space Index of 2.75 for the Retirement Residence and 1.3 for the Religious Institution;
8. To provide a total of 673 parking spaces;
9. To provide landscaping in 25% of the site area;
10. To allow fencing in the front yard;

(4545 & 4555 EBENEZER ROAD – PART OF LOT 5, CONC. 10 N.D.)

THE REQUEST IS HEREBY APPROVED
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: P. S. CHAHAL

SECONDED BY: R. NURSE

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

