



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **WAHEGURU INVESTMENTS 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 Part of Block A, Plan 676, Parts 1, 2, Plan 43R-577, municipally known as **1310 STEELES AVENUE EAST**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an office use whereas the by-law does not permit the proposed use;
2. To permit a front yard setback of 7.25m (23.79 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);
3. To permit 175 parking spaces whereas the by-law requires a minimum of 187 parking spaces;
4. To permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip along any property line abutting a street.

**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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 1, 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.**

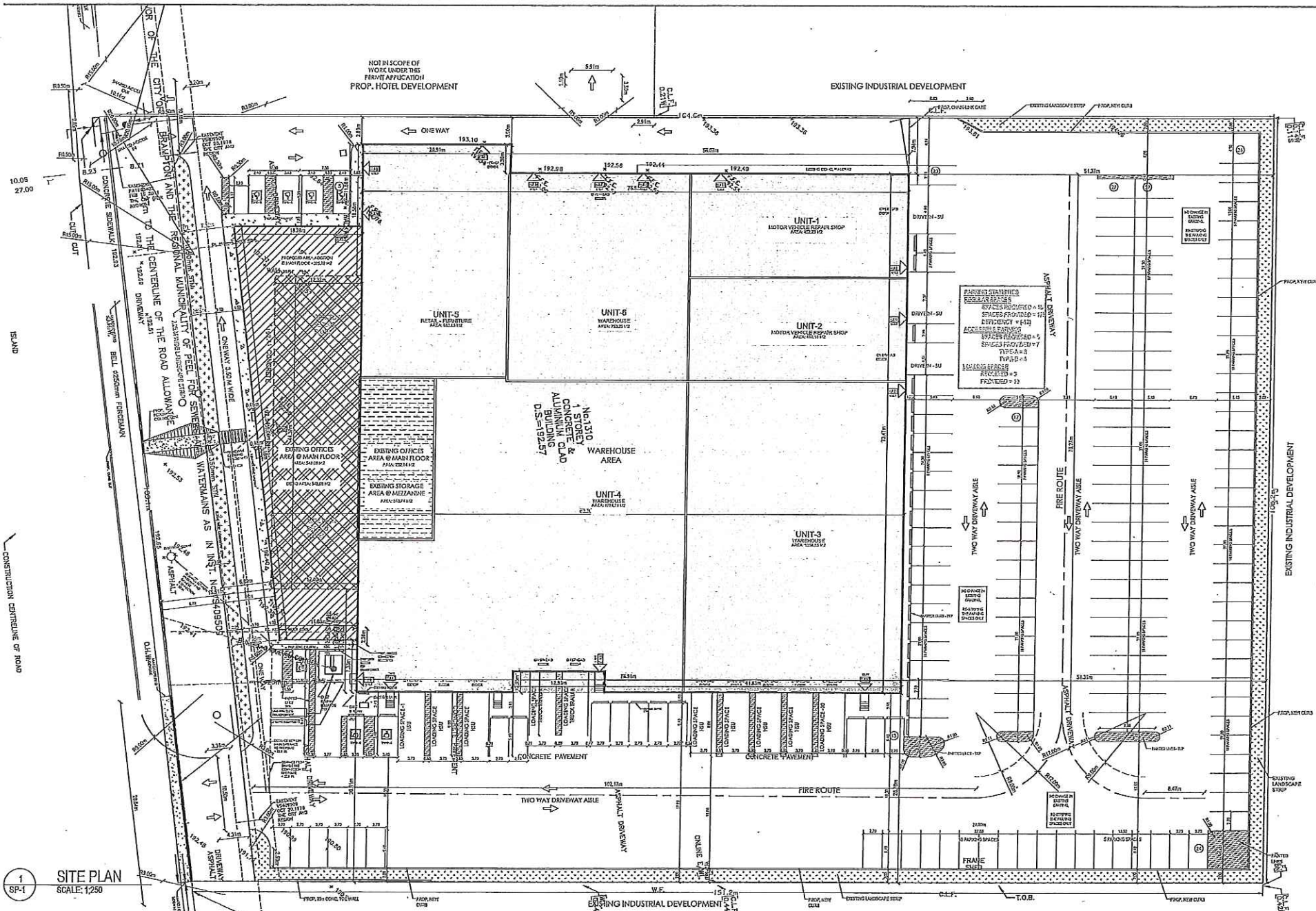
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 20th day of May, 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](mailto:jeanie.myers@brampton.ca)





LEGEND	
[Pattern]	EXISTING CONSTRUCTION TO REMAIN
[Pattern]	EXISTING CONSTRUCTION TO BE DEMOLISHED
[Pattern]	PROPOSED NEW CONSTRUCTION
[Pattern]	LANDSCAPE AREA
[Pattern]	ENTRANCE TO PROPOSED NEW UNITS

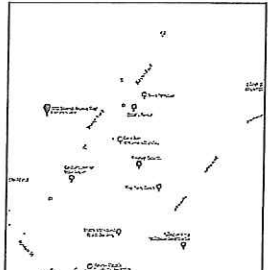
ZONING: A3-168 - INDUSTRIAL  
HEIGHT: NO RESTRICTION BUT MAXIMUM 2 STOREYS ON A LOT WHICH ADJACES A RESIDENTIAL ZONE  
FIRE WALL

BUILDING OCCUPANCY CLASSIFICATION:  
GROUP - F, DIVISION - 2, 3.2.2.6P (B)  
UP TO 4 STOREYS, SPRINKLERED

SETBACKS			
	REQUIRED	PROVIDED	REMARK
NORTH (REAR)	7.00m	51.37m	EXISTING
EAST (SIDE)	7.00m	25.76m	EXISTING
SOUTH (FRONT)	9.00m	12.52m	PROP.
WEST (SIDE)	7.00m	3.10/1.52m	EXISTING

LIST OF DRAWINGS	
DWG #	TITLE
SP-1	SITE PLAN
SP-2	SITE SECTION
SP-3	SITE PLAN - TYP DETAILS
A01	OVERALL EXISTING 1ST FLOOR PLAN
A02	DEMOL PLAN
A03	OVERALL 1ST FLOOR PLAN
A04	OVERALL 2ND FLOOR PLAN
A05.1	PROPOSED GROUND FLOOR PLANS
A05.2	PROPOSED SECOND FLOOR PLANS
A05.3	FLOOR AREA DIAGRAM
A06	ROOF PLAN
A07	ELEVATIONS
A08	SECTIONS

2  
SP-1  
LIST OF DRAWINGS  
SCALE: NTS



3  
SP-1  
CONTEXT PLAN  
SCALE: NTS

1  
SP-1  
SITE PLAN  
SCALE: 1:250

**LPM**  
LAXMAN PATEL ARCHITECT  
1101-21 MARKHAM ROAD, TORONTO, ON M3V 1S4  
416 947 7917 E: LAXMAN@LPMARCHITECT.COM

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR C.A.	2019.02.20
2	ISSUED FOR S.P.A. APPLICATION	2019.12.26

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT EXISTING AND PROPOSED TO THE ARCHITECT. DRAWING MUST NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

NOTE:  
1. FOR LIST OF DRAWINGS AND CONTEXT PLAN REFER DWG NO. SP-01

PROJECT:  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE. EAST, BRAMPTON  
DRAWING TITLE:  
PROPOSED SITE PLAN

DRAWN BY: LP  
CHECKED BY: LP  
DATE: 2019.02.20  
SCALE: AS NOTED  
DRAWING NO.: SP-1

ONTARIO ASSOCIATION  
OF ARCHITECTS  
LAXMAN PATEL  
LICENSE  
1911

FILE NO.  
SPA-2019  
-0067





# BRAMPTON

## Flower City

**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, May 27, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, May 28, 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, May 28, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

Flower City



brampton.ca

FILE NUMBER: A- 2021-0100

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) WAHEGURU INVESTMENTS INC.  
Address 1310 STEELES AVE EAST, BRAMPTON, ON, L6T 1A2  
  
Phone # 416 457 8571 Fax # \_\_\_\_\_  
Email bittuwalia71@yahoo.com
2. Name of Agent LAXMAN PATEL  
Address 1601 - 21 MARKBROOK LANE, TORONTO, ON, M9V 5E4  
  
Phone # 6479677937 Fax # \_\_\_\_\_  
Email archlaxmanpatel@gmail.com
3. Nature and extent of relief applied for (variances requested):  
1. FRONT YARD SET BACK - REQUIRED 9.0m, PROPOSED 7.25m  
2. WIDTH OF LANDSCAPE STRIP ALONG STEELES AVE - REQUIRED 3.0M, PROVIDED 2.25M  
3. NUMBER OF PARKING SPACES - REQUIRED 187, PROVIDED 175, SHORTFALL OF 12 SPOTS  
4. PROPOSED OFFICES AT SECOND FLOOR - REQUIRED ACCESSORY, PROVIDED STANDALONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Why is it not possible to comply with the provisions of the by-law?  
1. Front yard setback to existing building is reduced to 6.89m due to 'Dedication of Land for Right of way requirements by Region of Peel. However, the new addition is proposed with a front yard set back of 7.25m.  
2. In order to provide One-way drive way and Side walk in front of the building, the required width of Landscape strip is not possible to comply and therefore it's width is proposed as 2.25m.  
3. Due to higher parking ratio requirement for Industrial mall classification of the building, required number of parking spaces have increased. Parking spaces are provided to the maximum feasible and no further parking spaces are possible to accommodate on-site.  
4. In order to support the warehouse businesses in the building, stand-alone offices are required. It is not possible to have them accessory to other units due to ownership issues.
5. Legal Description of the subject land:  
Lot Number Part 1- Plan 43R-577  
Plan Number/Concession Number Registered Plan 676, Part of Block A  
Municipal Address 1310 STEELES AVE EAST, BRAMPTON, ON, L6T 1A2
6. Dimension of subject land (in metric units)  
Frontage 109.05m  
Depth 164.63/151.18m  
Area 17086.61 m2
7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ 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 BUILDING:

GROUND FLOOR AREA=6249.8 m2, GFA=6490.54 M2, Number of Storeys = 1+Mezz,  
Width (73.47+3.89)= 77.36 m; Length (76.91+12.40) = 89.31m; Height = 6.68 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

DEMOLITION FRONT OFFICE BLOCK AREA OF EXISTING BUILDING:

Demo area = 548.08 m2 (44.37mX12.40m)

PROPOSED ADDITION TO EXISTING BUILDING - 2 STOREY OFFICE BLOCK

GROUND FLOOR AREA= 873.2 m2 (Net increase = 325.12 m2) GFA=1595.91 m2  
Width = 59.04 m; Length = 11.03m/12.32m; Height = 7.21 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 15.51m / 21.01m

Rear yard setback 51.37m

Side yard setback 26.79 m

Side yard setback 3.90 m/7.94m

PROPOSED

Front yard setback 7.25 m

Rear yard setback 51.37 m

Side yard setback 26.79 m

Side yard setback 3.90 m/ 7.94m

10. Date of Acquisition of subject land: July 2011
11. Existing uses of subject property: INDUSTRIAL
12. Proposed uses of subject property: INDUSTRIAL
13. Existing uses of abutting properties: INDUSTRIAL / COMMERCIAL ON WESTSIDE
14. Date of construction of all buildings & structures on subject land: 1980's
15. Length of time the existing uses of the subject property have been continued: since 1980
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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 22<sup>nd</sup> DAY OF APRIL, 2021.

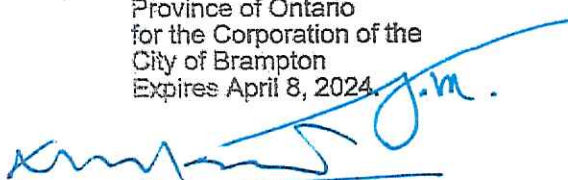
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

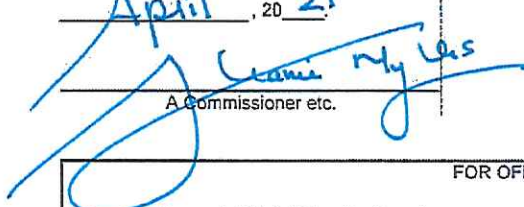
I, LAXMAN PATEL, OF THE CITY OF TORONTO  
IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

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 Brampton  
IN THE Region OF  
 Peel  THIS 22<sup>nd</sup> DAY OF  
April, 2021

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024. *J.M.*

  
Signature of Applicant or Authorized Agent

  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M2 - 168

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

HOTHU S.

Zoning Officer

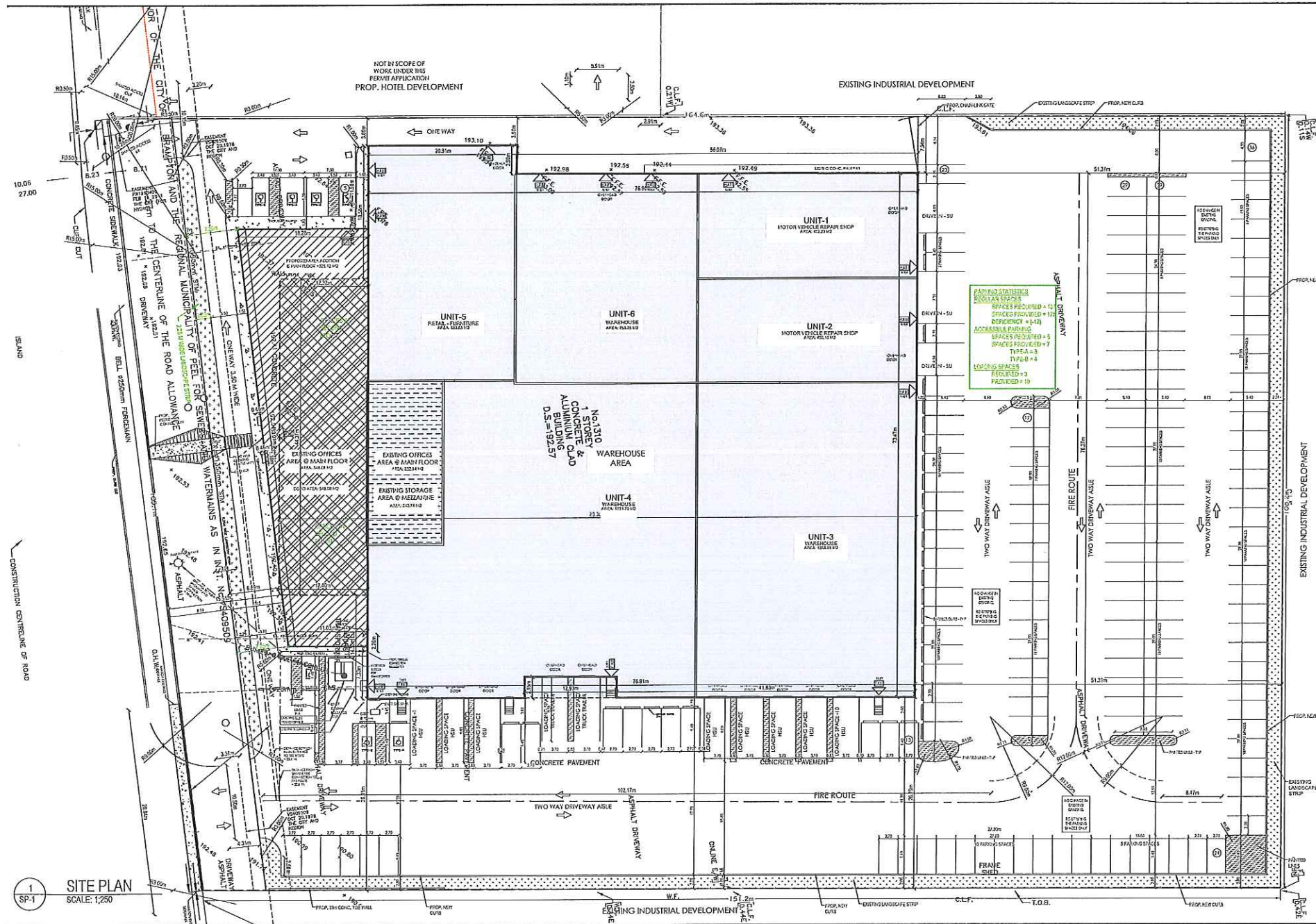
APRIL 26 2021

Date

DATE RECEIVED

April 22, 2021





LEGEND	
[Pattern]	EXISTING CONSTRUCTION TO REMAIN
[Pattern]	EXISTING CONSTRUCTION TO BE DEMOLISHED
[Pattern]	PROPOSED NEW CONSTRUCTION
[Pattern]	LANDSCAPE AREA
[Symbol]	ENTRANCE TO PROPOSED NEW UNITS

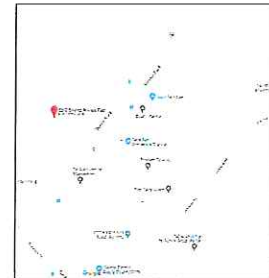
ZONING: M3-168 - INDUSTRIAL  
HEIGHT: NO RESTRICTION BUT MAXIMUM 2 STOREYS ON A LOT WHICH ADJUTS A RESIDENTIAL ZONE  
FIRE WALL

BUILDING OCCUPANCY CLASSIFICATION:  
GROUP - F, DIVISION - 2, 3.2.2.6P (B)  
UP TO 4 STOREYS, SPRINKLERED

SETBACKS			
	REQUIRED	PROVIDED	REMARK
NORTH (REAR)	7.00m	51.37m	EXISTING
EAST (SIDE)	7.60m	25.78m	EXISTING
SOUTH (FRONT)	9.00m	12.52m	PROP.
WEST (SIDE)	7.60m	3.90/7.92m	EXISTING

LIST OF DRAWINGS	
DWG #	TITLE
SP-1	SITE PLAN
SP-2	SITE SECTION
SP-3	SITE PLAN - TYP DETAILS
A01	OVERALL EXISTING MAIN FLOOR PLAN
A02	DEND PLAN
A03	OVERALL MAIN FLOOR PLAN
A04	OVERALL SECOND FLOOR PLAN
A05.1	PROPOSED GROUND FLOOR PLAN
A05.2	PROPOSED SECOND FLOOR PLAN
A05.3	FLOOR AREA DIAGRAM
A06	ROOF PLAN
A07	ELEVATIONS
A08	SECTIONS

2 LIST OF DRAWINGS  
SCALE: NTS



3 CONTEXT PLAN  
SCALE: NTS

**LPI**  
LAXMAN PATEL  
ARCHITECT  
1151-21 MARLBOROUGH, TORONTO, ON M2V 1E4  
416 597 7917 E.LAXMAN@LPIARCHITECT.COM

ALL INFORMATION AND DRAWINGS MUST BE CHECKED AND VERIFIED BY THE DESIGNER OR CHECKER BEFORE ANY CONSTRUCTION OR REVISIONS ARE MADE. THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS. THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS. THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS.

NO	DESCRIPTION	DATE
1	ISSUED FOR G.A.	2019.04.23
2	ISSUED FOR STAFF APPLICATION	2019.12.25

THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS. THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS. THE DESIGNER AND CHECKER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DRAWINGS.

NOTE:  
1. FOR LIST OF DRAWINGS AND CONTEXT PLAN REFER DWG NO. SP-1

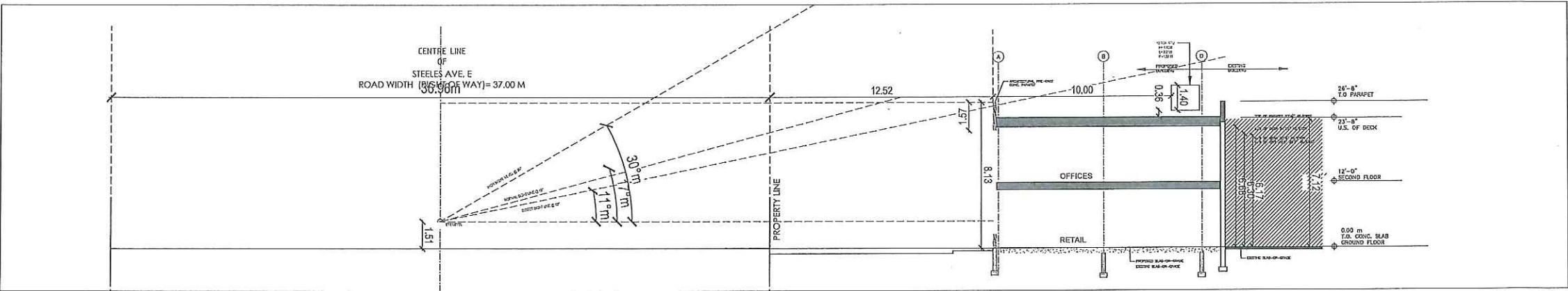
PROJECT:  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE. EAST, BRAMPTON  
DRAWING TITLE:  
PROPOSED SITE PLAN

DRAWN BY: LP  
CHECKED BY: LP  
DATE: 2019.02.29  
SCALE: AS NOTED  
DRAWING NO.: SP-1

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
LAXMAN PATEL  
ARCHITECT  
7011

FILE NO.  
SPA-2019  
-0067





1 SITE SECTION  
SCALE: 1:100

AREA STATISTICS				
DETAIL		AREA (M2)	AREA %	
1 SITE AREA		1705.61		
2 BUILDING AREA (COVERAGE)				
a EXISTING		624.8	36.59	
b PROPOSED ADDITION		325.12	1.50	
	TOTAL BUILDING AREA	6574.92	38.49	
GROSS FLOOR AREA (GFA) CALCULATION				
UNIT No.	USE	LOCATION	EXISTING GFA m2	PROPOSED GFA m2
a UNIT-1	MOTOR VEHICLE REPAIR SHOP	GR FL	452.23	
b UNIT-2	MOTOR VEHICLE REPAIR SHOP	GR FL	450.1	
c UNIT-3	WAREHOUSE	GR FL	3358.65	
d UNIT-4	WAREHOUSE	GR FL	3774.70	
e UNIT-5	RETAIL - FURNITURE SHOP	GR FL	600.65	
f UNIT-6	WAREHOUSE	GR FL	753.25	
g GR FL	EXISTING OFFICES	GR FL	783.22	
	(540.08+232.14+780.22)			
h MEZZ	STORAGE	MEZZ	240.74	
	TOTAL EXISTING GFA		6499.54	
	EXISTING GFA % (F5)		37.93	
4 PROP. DEMOLITION - OFFICE AREA - GFA			-548.08	
5 PROPOSED ADDITION - GFA				
a UNIT-9	OFFICE	2ND FL		430.3
b UNIT-10	RETAIL - BUILDING SUPPLIES	GR FL		427.93
c UNIT-11	RETAIL - BUILDING SUPPLIES	GR FL		170.75
d UNIT-12	RETAIL - BUILDING SUPPLIES	GR FL		77.6
e UNIT-13	OFFICE - PROPERTY MGMT	GR FL		72.5
f UNIT-14	OFFICE	2ND FL		321.37
g CA	COMMON AREA @ GR FL & 2nd FL			95.41
	TOTAL ADDITION GFA		5942.46	5595.91
6 GRAND TOTAL GFA (3+4+5)			7538.37	
	GRAND TOTAL GFA % (F5)		34.78	

7 SCOPE OF WORK - PART OF THIS PERMIT APPLICANT			AREA (M2) AREA %
a	PROPOSED DEMOLITION		548.08
b	PROPOSED AREA ADDITION @ MAIN FLOOR		325.12
c	PROPOSED NEW CONSTRUCTION		
	GROUND FLOOR	873.2	
	SECOND FLOOR	814.59	
	TOTAL	1717.79	
GFA SUMMARY			AREA (M2)
8	OFFICE USE		
a	EXIST	EXISTING OFFICE AT GR FL (F5)	332.03
b	UNIT-13	PROPOSED NEW OFFICE AREA AT GR FL	72.5
c	UNIT-9 & 14	PROP. NEW OFFICE AREA AT SECOND FL	751.67
	TOTAL OFFICE AREA		1056.25
9	MOTOR VEHICLE REPAIR USE		
a	UNIT-1	MOTOR VEHICLE REPAIR SHOP	452.23
b	UNIT-2	MOTOR VEHICLE REPAIR SHOP	450.1
	TOTAL		902.33
10	WAREHOUSE USE		
a	UNIT-3	WAREHOUSE	3358.65
b	UNIT-4	WAREHOUSE	3774.70
c	UNIT-6	WAREHOUSE	753.25
			5886.6
11	MEZZANINE STORE		240.74
12	RETAIL - BUILDING SUPPLIES		
a	UNIT-5	RETAIL AREA - FURNITURE SHOW ROOM	600.65
b	UNIT-10	PROPOSED RETAIL - BUILDING SUPPLIES	427.93
c	UNIT-11	PROPOSED RETAIL - BUILDING SUPPLIES	170.75
d	UNIT-12	PROPOSED RETAIL - BUILDING SUPPLIES	77.6
	TOTAL		1356.98
13	COMMON AREA		95.41
14	GROSS TOTAL GFA		7538.31

PARKING STATISTICS				
PARKING REQUIREMENTS AS PER 30.5.0				
USE	UNIT GFA	PARKING RATE	PARKING REQUIREMENT	
15	MOTOR VEHICLE REPAIR	502.33	1 SPACE FOR 18 M2	50
16	WAREHOUSE	3816.6	1 SPACE FOR 60 M2	64
17	MEZZANINE	240.74	1 SPACE FOR 60 M2	4
18	FURNITURE STORE	600.65	1 SPACE FOR 62 M2	11
18A	BUILDING SUPPLIES	676.33	1 SPACE FOR 31 M2	22
19	OFFICE	1056.31	1 SPACE FOR 30 M2	35
			TOTAL PARKING SPACES REQUIRED	187
20	TOTAL PARKING SPACES PROVIDED			175
21	DIFFERENCE			-12
22 ACCESSIBLE PARKING REQUIREMENTS				
			ACCESSIBLE PARKING REQUIRED	5
			ACCESSIBLE PARKING PROVIDED	7
24 PARKING DIMENSIONS				
25	REGULAR	2.70m X 5.40m		
26	ACCESSIBLE	TYPE A - 3.60m X 5.40m		
27	ACCESSIBLE	TYPE B - 2.40m X 5.40m		
28 LOADING SPACES				
29	REQUIRED	3 SPACES (OVER 7450 M2 UPTO 14000 M2)		
30	PROVIDED	10 SPACES		

2 AREA & PARKING STATISTICS  
SCALE: NTS



ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES IN FORCE AND IN ACCORDANCE WITH THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REVISED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

NO.	BY	DESCRIPTION	DATE
4			
3	LP	ISSUED FOR C/A	2021.04.20
2	LP	REVISED & ISSUED FOR S/A	2020.09.15
1	LP	ISSUED FOR S/A APPLICATION	2019.12.05

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT EXISTING AND DIMENSIONS TO THE ARCHITECT. DRAWING MUST NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

PROJECT:  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE. EAST, BRAMPTON  
DRAWING TITLE:  
PROPOSED SITE SECTION

DRAWN BY: LP  
CHECKED BY: LP  
DATE: 2019.02.23  
SCALE: AS NOTED  
DRAWING NO.: SP-2



FILE NO.  
SPA-2019  
-0067



