

APPLICATION # A-2021-0137
WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **THE CORPORATION OF THE CITY OF BRAMPTON** 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 Lots 4 and 5, Concession 2 WHS municipally known as **8950 MCLAUGHLIN ROAD SOUTH**, Brampton;

AND WHEREAS the applicant is requesting the following variance associated with a proposal to develop the site as a retirement village:

1. To permit a seniors residential apartment dwelling whereas the by-law does not permit the proposed use.

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, July 13, 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 30th Day of June, 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, July 8, 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, Friday, July 9, 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, July 9, 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.



GOLDEN AGE VILLAGE FOR THE ELDERLY

LÀNG DƯỠNG LÃO TUỔI HẠC ONTARIO

A not-for-profit and charitable organization #81479 7049 RR0001

11088 Pine Valley Drive, Vaughan, Ontario L3L-0B9

Tel: 647-785-5399 / 416-722-3677 / 647-524-0018

www.goldenagevillage.ca email: ldltuoihac@gmail.com

Facebook www.facebook.com/GoldenAgeVillageON/

Twitter: @goldenagevlg Instagram: @goldenagevillage

A-2021-0137

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June 3, 2021

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To: City of Brampton – Committee of Adjustment

Attention:

Jeanie Myers, Committee of Adjustment Secretary-Treasurer

Telephone: (905) 874-2117

Email: cityclerksoffice@brampton.ca

Re: Minor Variance for 8950 McLaughlin Road South

Dear Ms. Myers:

The Golden Age Village for the Elderly (GAVE), acting as agent on behalf of the property owner (the City of Brampton) are hereby submitting this Minor Variance Application for 8950 McLaughlin Road South. GAVE is leasing the subject property, vacant surplus municipal lands, from the City of Brampton for the proposed project.

GAVE has proposed to develop a retirement village for seniors on this property, designed as a 'campus of care.' The proposed development consists of 160 Provincially approved long-term care beds and up to 140 affordable rental apartment units for independent seniors. In addition, the project will integrate a cultural centre providing programming for residents of this development, members of the Vietnamese community from across the Greater Toronto Area and the Brampton community at large.

The integration of purpose-built rental housing with a long-term care facility in the campus-of-care model supports aging-in-place and independent living with supports, leading to better social and health outcomes for future residents. The rental housing project has received SEED Funding to support pre-planning activities from Canada Mortgage and Housing Corporation. Discussions have taken place with City of Brampton Planning Staff, who have recommended that the project apply for a minor variance to proceed.

We are seeking this minor variance because, despite a long and exhaustive search for suitable lands, we have had difficulty in finding and paying for a property for this important community project. Only through the City of Brampton's lease of the land in question is the project able to progress. It is

not possible for the applicant to comply with the provisions of the current by-law.

This Cover Memo outlines a summary of the minor variance that would be required, and outlines a rationale for the minor variance:

Permission for an apartment dwelling on the site, as an additional permitted use, whereas Section 43.2.1 of Zoning By-Law 270-2004 does not permit apartment dwellings in Institutional 2 (I2) zones.

Minor Variance Rationale

There are four tests to determine the validity of an application for a minor variance. Below we discuss the application in this regard.

1. Does the Application Meet the General Intent of the Official Plan?

The subject site at 8950 McLaughlin Road South is designated as Major Institutional under Schedule A General Land Use Designations in the City of Brampton's Official Plan (2020). As described in Section 4.9 of the Official Plan institutional land use designations set aside lands within the city for the provision of uses for "social, recreational, educational" and other uses, including "soft infrastructure" which "contribute to the creation of a complete community" and "enhance the health, social well-being and quality of life of" residents. Another objective of the institutional land use designations within the Official Plan is to make institutional services accessible to all residents of the community.

Permitting development of a seniors' affordable rental apartment dwelling on the subject property would support these goals by locating residents adjacent to the Flower City Seniors Centre, the Flower City Community Campus, and the future cultural centre that GAVE will also build on the site. Furthermore, the provision of seniors' affordable rental apartment dwellings on the site is complementary to the primary institutional use of the site and does not detract from the potential for development of these uses. Likewise, the introduction of the proposed apartment dwelling use would fulfill a growing need for Brampton residents to 'age-in-place' and remain in the community and areas which they are familiar with. In this way, permission for an affordable seniors' rental apartment dwelling on the site, as an additional permitted use, meets the general intent of the City of Brampton's Official Plan (2020).

In addition, Provincial policy in the form of the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2020) explicitly states that development which makes use of existing community service facilities, supports transit usage, and reduces congestion and greenhouse gas emissions is a desirable planning outcome. This application meets these criteria.

2. Does the Application Conform to the General Intent of the Zoning Bylaw?

The general intent of Zoning By-Law 270-2004 with regard to the Institutional 2 (I2) zone is to ensure that there is adequate land reserved for community uses intended to support the development and intensification of residential uses within the community. In this case, the I2 zoning has been applied to the entirety of 8950 McLaughlin Road South, which contains the municipally-owned Flower City Community Campus.

In the case of the proposal for 8950 McLaughlin Road South, this use is similar and complementary to the long-term care facility (classified as a nursing home within the By-Law) also planned for the site. Both are key components of a seniors' retirement village designed on the 'campus of care' model offering independent and supportive living options for future residents.

The portion of the site at 8950 McLaughlin Road South which this Minor Variance Application concerns has been declared surplus municipal land and is being leased to GAVE for the explicit purpose of creating a seniors campus of

care. As an additional permitted use, the construction of a seniors' rental apartment dwelling on the site would not only be complementary to these institutional uses permitted within the I2 zoning, but would enhance the functioning of these uses through the benefits of an integrated 'campus of care' model that allows aging-in-place for residents. As such, permission for an affordable seniors' rental apartment dwelling on the site, as an additional permitted use, does not conflict with and meets the general intent of the Zoning By-Law.

3. Is the Application Desirable for the Appropriate Development of the Lands in Question?

The location of affordable seniors' rental apartment dwellings as part of GAVE's proposal for 8950 McLaughlin Road South is appropriate. The other uses proposed for the site, a long-term care facility (nursing home) and cultural centre would be strengthened by the presence of the apartment dwellings through the creation of an integrated 'campus of care' which supports aging in place through side-by-side independent and supported living options. Furthermore, the 'campus of care' model improves social and health outcomes for residents and will support a sense of community among residents. The location of affordable seniors' apartment dwellings on the same site as a cultural centre will also maximize the efficient use of that community facility.

Furthermore, the site is well-served by transit on Queen Street West and Academic Drive (Brampton Transit Routes 1 and 57), and located directly adjacent to community amenities and facilities, including an existing park and the Flower City Seniors Centre. Location of this new development on the site at 8950 McLaughlin Road South would support transit usage and reduce private automobile trips to the adjacent community facilities, reducing congestion and greenhouse gas emissions in the City of Brampton. In this way, permission for an affordable seniors' rental apartment dwelling on the site, as an additional permitted use, is both appropriate and desirable.

4. Is the Application Minor?

The impact on the surrounding community of affordable seniors' apartments is comparable to that of the long-term care facility and cultural centre permitted within the Institutional 2 (I2) zone. As such, permission for an affordable seniors' rental apartment dwelling on the site, as an additional permitted use, is minor in nature.

In summary, the proposed development at 8950 McLaughlin Road South meets all four tests of an appropriate minor variance and represents good planning by intensifying a transit and community connected site which aligns with local and Provincial planning frameworks. It is the opinion of our planner that the above outlined variance meets the general intent of the Official Plan and Zoning Bylaw, is appropriate and desirable from a planning perspective, and is minor in nature.

Sincerely,



Tanya Nguyen
Secretary General

cc. Marion Nader, City of Brampton
Ed Starr, RPP, MCIP, SHS Consulting

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) Corporation of the City of Brampton
Address 2 Wellington Street West
Brampton, ON
L6Y 4R2
Phone # 905-874-2145 Fax #
Email marion.nader@brampton.ca

2. Name of Agent Golden Age Village for the Elderly (GAVE)
Address 11088 Pine Valley Drive
Woodbridge, ON
L3L 0B9
Phone # 647-524-0018 Fax #
Email tanya.nguyen.n@gmail.com

3. Nature and extent of relief applied for (variances requested):
Permission for an apartment dwelling on the site, as an additional permitted use, whereas Section 43.2.1 of Zoning By-Law 270-2004 does not permit apartment dwellings in Institutional 2 (I2) zones.

4. Why is it not possible to comply with the provisions of the by-law?
The applicant's proposal is to develop retirement village for seniors from the Vietnamese community and the population at-large. The concept utilizes a holistic 'campus of care' model which includes a culturally appropriate long-term care facility and inclusive and integrated mixed income purpose-built rental housing community that functionally supports aging-in-place and independent living with supports. The presence of both apartment dwellings and a long-term care facility on the site provides an enhanced environment and community for seniors who will live on the site. Despite a long and exhaustive search for suitable lands, the agent has had difficulty in finding and paying for a property for this important community project. Only through the City of Brampton's lease of the land in question is the project able to progress. In this way, it is not possible for the applicant to comply with the provisions of the current by-law

5. Legal Description of the subject land:
Lot Number Part of Lot 5
Plan Number/Concession Number CON. 2. W.H.S.
Municipal Address 8950 McLaughlin Road South

6. Dimension of subject land (in metric units)
Frontage 688.41 METRES
Depth 442.35 METRES
Area 26.01 HECTARES

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.)

There are no buildings or structures currently on the subject land, as it is a vacant parcel of surplus land owned by the City of Brampton and to be leased to the agent, Golden Age Village for the Elderly (GAVE).

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The agent, GAVE, proposes to build a campus of care for seniors from the Vietnamese community and the wider population as a whole. The development would be comprised of two (2) buildings on the site, a four (4) storey Long-Term Care facility with an approximate Gross Floor Area (GFA) of 11,659 square metres, and a six (6) storey seniors' rental apartment building with an approximate GFA of 13,229 square metres. The two buildings will be connected at grade by a cultural centre and a pedestrian breezeway.

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

TBD

Rear yard setback

TBD

Side yard setback

TBD

Side yard setback

TBD

10. Date of Acquisition of subject land:

The subject land is in the process of being leased to the applicant by the City of Brampton.

11. Existing uses of subject property:

The site is currently vacant surplus land owned by the City of Brampton.

12. Proposed uses of subject property:

A 160-bed long-term care facility and a 140-unit seniors rental apartment building.

13. Existing uses of abutting properties:

Flower City Community Campus to the south and east, Brampton Parking Enforcement and Zoning department municipal offices to the south, Flower City Seniors Centre to the south, Queen Street Public School and Sir William Gage Middle School to the west, and single detached residential uses north, across Queen Street West.

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

N/A

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

N/A

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 # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 8th DAY OF June, 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, THANH-NHA NGUYEN, OF THE TOWN OF WOODBRIDGE
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

City OF Brampton
IN THE Region OF Peel
THIS 8th DAY OF June, 2021

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

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

I(2)

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

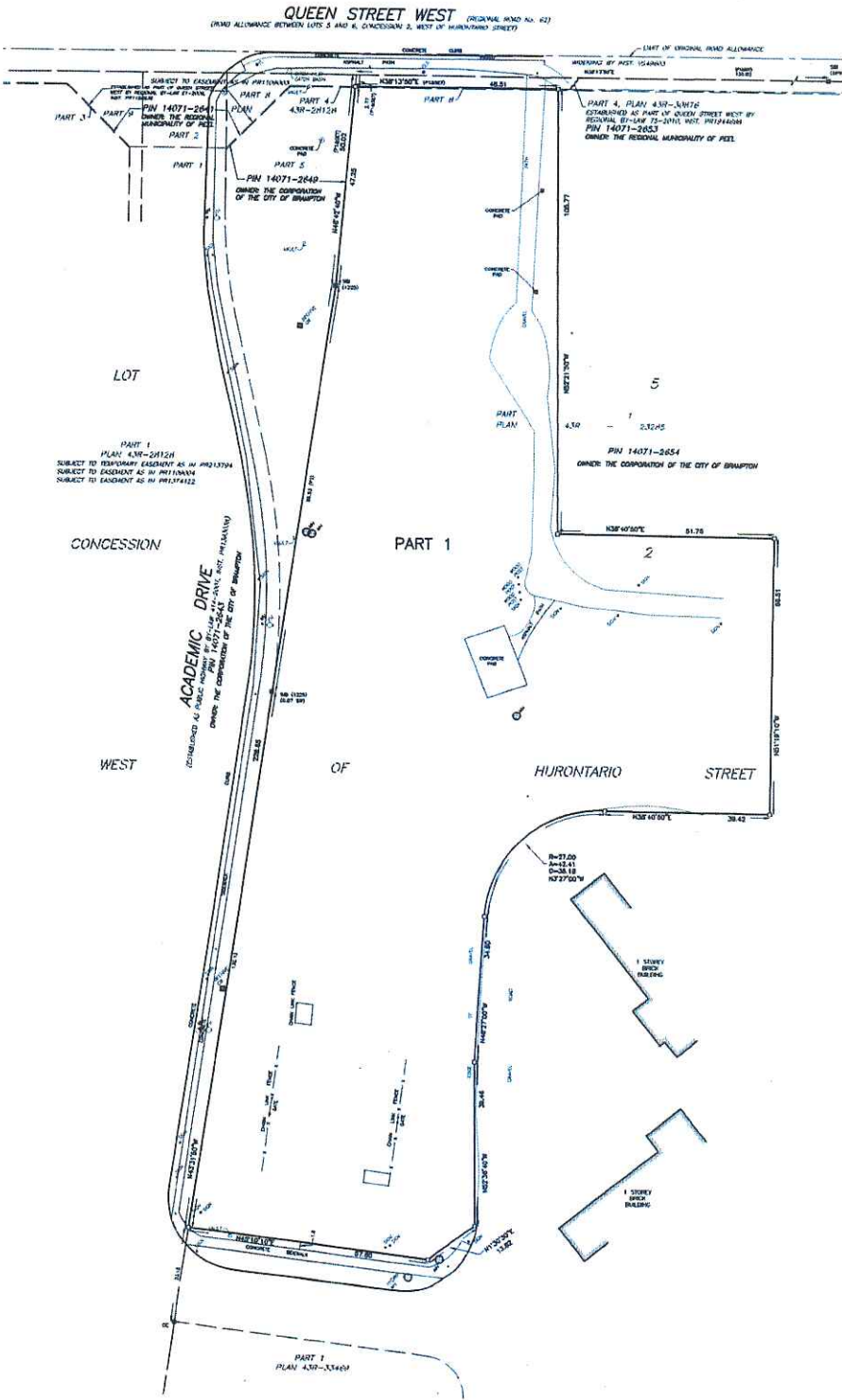
HOTHI S.

Zoning Officer

JUNE 08 2021

Date

DATE RECEIVED June 8, 2021



| SCHEDULE | | | | |
|----------|-----------|------------------------------|--------------------|------------------------|
| PART | LOT | CONCESSION | PN | AREA (m ²) |
| 1 | PART OF 5 | 2, WEST OF HURONTARIO STREET | PART OF 14071-2654 | 20234.3 |

PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 2
WEST OF HURONTARIO STREET
(ORIGINALLY IN TOWNSHIP OF CHINGUACOUSY)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE

SCALE 1 : 500
THE INTENDED PLOT SIZE OF THIS PLAN IS 21.6m x 91.0m IN METERS OR 610m x 240m WHEN PLOTTED AT A SCALE OF 1:500

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COORDINATE REFERENCE
COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED FROM DIRECT FIELD THE NETWORK (PDN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE WEST LONGITUDE, ZONE 17, UTM PROJECTION, NAD83 (EPSG: 31470) DATUM.
COORDINATES SHOWN ON THIS PLAN HAVE BEEN DETERMINED TO USUAL ACCURACY OF 0.05m AT 95% CONFIDENCE LEVEL, ACCORDING TO CLS20-214.710.
BEARINGS ARE GRID BEARINGS.
DISTANCES ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY COMBINED SCALE FACTOR OF 0.9998

| POINT | NORTHING | EASTING |
|-------|------------|------------|
| 1 | 6200000.00 | 6000000.00 |
| 2 | 6000000.00 | 6000000.00 |
| 3 | 6000000.00 | 6000000.00 |
| 4 | 6200000.00 | 6000000.00 |

COORDINATES ALONE CANNOT BE USED TO RE-ESTABLISH POINTS OR BEARINGS SHOWN ON THIS PLAN

- LEGEND
- 1 DENOTES SURVEY MONUMENT FOUND
 - 2 DENOTES SURVEY MONUMENT PLANTED
 - 3 DENOTES IRON BAR
 - 4 DENOTES STANCHION IRON BAR
 - 5 DENOTES SHORT STANCHION IRON BAR
 - 6 DENOTES CUT CROSS
 - 7 DENOTES PLAN 438-20878
 - 8 DENOTES PLAN 438-20138
 - 9 DENOTES DEPARTMENT OF PUBLIC WORKS
 - 10 DENOTES DAVID B. SEATON SURVEYING LTD., O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

MARCH 24, 2021
DATE
SHEEN MEYER
ONTOARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO THE FOLLOWING SURVEY
TARASICK McMILLAN KUBICKI LIMITED
ONTOARIO LAND SURVEYORS
4181 SACOVEN CHURCH, UNIT 42, MISSISSAUGA, ONTARIO L2L 0A2
TEL: (905) 262-8849 FAX: (905) 262-3100
E-MAIL: info@tarasickmckubicki.com
DRAWN BY: H.P. FILE NO: 8838-01

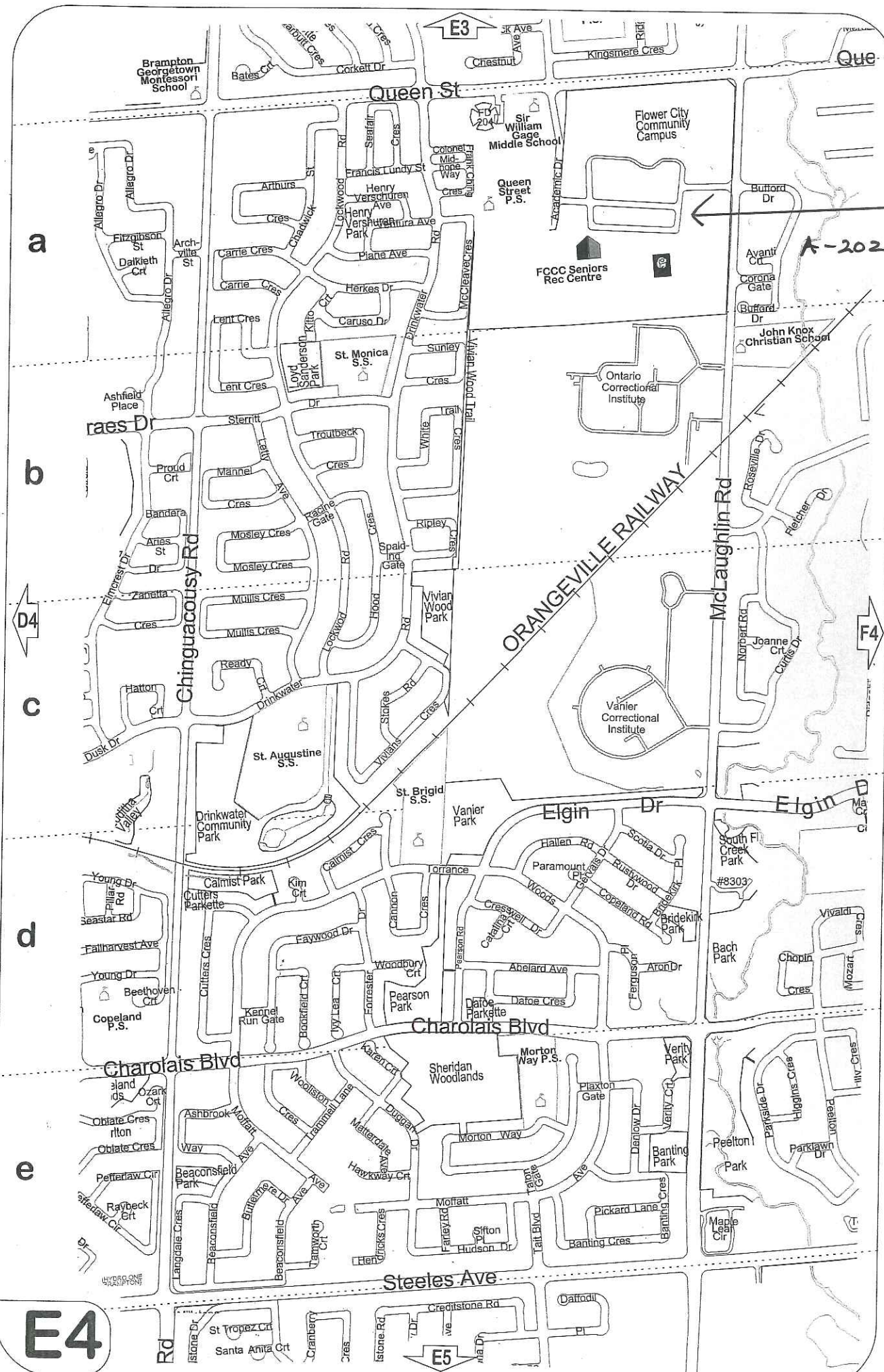


IBI GROUP ARCHITECTS
1000 SHEPPARD AVENUE EAST
SUITE 1000
VICTORIA, BC V8W 2E1
TEL: 250-383-1111
WWW.IBI-CA.COM

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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| | | | |
|-------------|----------------------|---------|------------|
| OWNER | GAVE | DATE | 05/13/2021 |
| PROJECT | GAVE BRAMPTON CAMPUS | SCALE | 1/8"=1'-0" |
| DRAWING NO. | SITE PLAN | JOB NO. | 126602 |



a

b

c

d

e

A-2021-0137

E4

E3

E5